

5. Socio-economics and Health

5.1. Introduction

- 5.1.1. This chapter determines the baseline socio-economic conditions and considers the likely socio-economic effects of the Proposed Development. The considerations of this chapter are mostly related to the effects of the Proposed Development on the human population who will live in the vicinity of the Site.
- 5.1.2. This chapter is accompanied by a Health Impact Checklist prepared by Pegasus Group at **Appendix 5.1**.
- 5.1.3. The assessment presented in this chapter is made by studying the potential effects arising from the Proposed Development and assessing the impact this could have on relevant economic and social baseline, services and facilities. It identifies the socio-economic baseline in relation to key economic and social variables. It then examines the potential effects that could occur, both direct and indirect, resulting from the Proposed Development during construction (temporary effects) and operation (permanent effects).

5.2. Assessment Approach

Methodology

- 5.2.1. There is no specific guidance available which establishes a methodology for undertaking socio-economic effects of a Proposed Development in the context of an EIA. Accordingly, the approach adopted for this assessment is based on professional experience and best practice, and in consideration of the policy requirements/tests set out within the National Planning Policy Framework (NPPF) and the development plan framework.
- 5.2.2. The range of data sources used in the assessment include, but is not limited to:
- Office for National Statistics.
 - Ministry of Housing (GOV.UK).
 - Business Register and Employment Survey.
 - UK Business Count.
 - 2011 Census.
 - 2021 Census.
 - Live Table 122 (Gov.UK).
 - Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies.
 - Get Information About Schools (Gov.UK).
 - Google Maps.
 - Active Lives Survey.

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- Sport England.
- Find a GP.
- NHS General Practice Workforce Survey.
- Public Health England.

Study Area

5.2.3. Baseline information is presented at an appropriate scale, and where publicly available. The following spatial scales are covered, as relevant:

- Lower Super Output Area (LSOA) – Broxtowe 007A, Broxtowe 013B, Broxtowe 013E and Broxtowe 015A.
- Wards – Bramcote, Toton and Chilwell Meadows, Chilwell West.
- Borough– Broxtowe.
- Regional – East Midlands.
- National – England.

Surveys

5.2.4. No primary surveys have been conducted in relation to the socio-economic and health assessment.

Assessment of Significance

Criteria for Receptor Sensitivity

5.2.5. The first step in the assessment is to identify the sensitivity of the receptors. In socio-economic assessments, receptors are not sensitive to changing environmental conditions in the same way as many environmental receptors are. To address this, the assessment draws on a combination of measurable indicators (jobs, population, etc.) and a consideration of the importance of the receptor in policy terms to gauge the receptor's sensitivity. The sensitivity criteria proposed to be used in this Socioeconomics and Health ES chapter is presented in **Table 5.1**.

Table 5.1: Criteria for Receptor Sensitivity.

Significance Criteria	Description of Criteria
High	Change related to the receptor accorded a high priority in local, regional, or national economic regeneration policy. Evidence of direct and significant socio-economic challenges including: • Areas with levels of unemployment well in excess of regional / national averages and high levels of relative deprivation (i.e. top 10%). • Claimant count is well in excess of regional and national averages. • Areas with employment change well below regional and national averages. • Areas with levels of crime well in excess of regional / national averages. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have no capacity / are over-subscribed.

Significance Criteria	Description of Criteria
	• Areas with a considerable shortfall of open and recreational space / poor-quality resources, or tourist attractions of national importance, national cycle routes and national trails and no potential for substitution. • Areas with identified health inequalities well in excess of the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity. • Areas with physical activity levels well below the regional / national averages, in respect of adults or children, or both, as applicable. • Areas with house price affordability ratios well in excess of regional / national averages, in respect of median affordability ratios or lower quartile affordability ratios, or both, as applicable. • Areas with net additional annual dwelling delivery that is consistently well below the Local Plan Target figure. • Areas where the highest qualification levels are well below regional / national averages. • Areas with Gross Value Added well below the regional / national averages, in respect of construction GVA or total GVA, or both, as applicable.
Medium	Change relating to the receptor has medium priority in local, regional, and national economic and regeneration policy. Some evidence of socio-economic challenges, including: • Areas with levels of unemployment above regional / national averages and levels of relative deprivation (i.e. top 50%). • Claimant count is in excess of regional and national averages. • Areas with employment change below regional and national averages. • Areas with levels of crime above regional / national averages. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have limited capacity. • Areas with a shortfall of open and recreational spaces / moderate-quality resources, or tourist attractions / recreational provision of regional importance and limited potential for substitution. • Areas with identified health inequalities above the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity. • Areas with physical activity levels below the regional / national averages, in respect of adults or children, or both, as applicable. • Areas with House Price Affordability Ratios in excess of regional / national averages, in respect of median affordability ratios or lower quartile affordability ratios, or both, as applicable. • Areas with net additional annual dwelling delivery that is consistently below the Local Plan Target figure. • Areas where the highest qualification levels are below regional / national averages. • Areas with Gross Value Added below the regional / national averages, in respect of construction GVA or total GVA, or both, as applicable.
Low	Change related to the receptor is accorded a low priority in local, regional, and national economic and regeneration policy. Little evidence of socio-economic challenges, including: • Areas with levels of unemployment in line with regional / national averages and levels of relative deprivation (i.e. bottom 50%). • Claimant count is in line with or below regional and national averages. • Areas with employment change well in excess of regional and national averages. • Areas with levels of crime in line with regional / national averages.

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Significance Criteria	Description of Criteria
	• Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have some capacity. • Areas with a surplus of open and recreational space / high-quality resources or recreational provision of local importance only. • Areas with identified health inequalities in line with the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity. • Areas with physical activity levels in line with the regional / national averages, in respect of adults or children, or both, as applicable. • Areas with House Price Affordability Ratios in line with or below regional / national averages, in respect of median affordability ratios or lower quartile affordability ratios, or both, as applicable. • Areas with net additional annual dwelling delivery that is consistently in line with/above the Local Plan Target figure. • Areas where the highest qualification levels are in line with regional / national averages. • Areas with Gross Value Added in line with the regional / national averages, in respect of construction GVA or total GVA, or both, as applicable.
Negligible	The receptor is not considered a priority in local, regional, and national economic development and regeneration policy. No socio-economic issues relating to a receptor, including: • Areas with levels of unemployment less than regional / national averages and low levels of relative deprivation (i.e. bottom 10%). • Areas with minimal issues in respect of crime. • Areas within which social and community infrastructure (e.g. education, healthcare and community facilities) have substantial surplus capacity. • Areas with a considerable surplus of open and recreational space / high-quality resources, or, conversely, no provision of any tourism or recreational facilities to be considered as sensitive. • Areas with better than average health indicators compared with the regional / national averages, such as in respect of obesity and heart disease in the case of adults, and childhood obesity. • Areas with physical activity levels above the regional / national averages, in respect of adults or children, or both, as applicable. • Areas with House Price Affordability Ratios well below regional or national averages, in respect of median affordability ratios or lower quartile affordability ratios, or both, as applicable. • Areas where the highest qualification levels are above the regional / national averages. • Areas with Gross Value Added above the regional / national averages, in respect of construction GVA or total GVA, or both, as applicable.

Criteria for Magnitude of Change

- 5.2.6. The magnitude of change upon each receptor is then determined by considering the predicted deviation from baseline conditions, both before and, if required, after mitigation. The magnitude of effect criteria proposed to be used in the Socioeconomics and Health ES chapter is presented in **Table 5.2**.
- 5.2.7. Wherever possible the magnitude of change will be quantified. Where this is not possible, for example in relation to the number of the social and health related considerations, consideration

of magnitude of change will be on a qualitative basis and justified through baseline research and a review of relevant policy.

Table 5.2: Criteria for Magnitude of Change.

Significance Criteria	Description of Criteria
High	The assessed development would cause a large change to existing socio-economic conditions in terms of absolute and / or percentage change, such as: • Greater than 5% increase / decrease on existing baseline levels of employment. • Greater than 5% increase / decrease in provision of open and recreational space. • Greater than 5% increase/decrease in GVA from baseline. • Considerable increase in spend associated with the on-site workers and households. • Considerable increase / decrease in the provision of healthcare facilities / services. • Considerable increase / decrease in the provision of education facilities/ services. • Considerable increase in the likely eventuality of crime due to design / intended use of the proposals. • Considerable increase in demand on social and community infrastructure with no capacity / decrease in demand on social and community infrastructure with ample surplus capacity. • Considerable increase in availability of non-healthy food outlets. • Considerable increase in opportunities for physical activity. • Considerable increase in housing delivery. • Considerable increase in the number of economically active residents.
Medium	The assessed development would cause a moderate change to existing socio-economic conditions in terms of absolute and / or percentage change, such as: • 1% - 5% increase / decrease on existing baseline levels of employment. • 1% - 5% increase / decrease in provision of open and recreational space. • 1-5% increase/decrease in GVA from baseline. • Moderate increase / decrease in the provision of healthcare facilities / services. • Moderate increase / decrease in the provision of education facilities/ services. • Moderate increase in spend associated with the on-site workers and households. • Moderate increase in the likely eventuality of crime due to design / intended use of the proposals. • Moderate increase / decrease in demand on social and community infrastructure with limited capacity. • Moderate increase in availability of non-healthy food outlets. • Moderate increase in opportunities for physical activity. • Moderate increase in housing delivery. • Moderate increase in the number of economically active residents.
Low	The assessed development would cause a minor change to existing socio-economic conditions in terms of absolute and / or percentage change, including:

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Significance Criteria	Description of Criteria
	• 0.1% – 0.99% increase / decrease on existing baseline levels of employment. • 0.1% – 0.99% increase / decrease in provision of open and recreational space. • 0.1–0.99% increase/decrease in GVA from baseline. • Limited increase in spend associated with the on-site workers and households. • Limited increase / decrease in the provision of healthcare facilities / services. • Limited increase / decrease in the provision of education facilities/ services. • Limited increase in the likely eventuality of crime due to design / intended use of the proposals. • Limited increase / decrease in demand on social and community infrastructure with surplus capacity. • Limited increase in availability of non-healthy food outlets. • Limited increase in opportunities for physical activity. • Limited increase in housing delivery. • Limited increase in the number of economically active residents.
Negligible	No discernible change in baseline socio-economic conditions.

Significance Scale of Effect Criteria

5.2.8. There are no industry standard significance criteria for the assessment of socio-economic effects. The assessment is quantitative where possible. In circumstances where this is not possible, the assessment is qualitative in nature and based on professional judgement. The significance of effect is identified by combining the sensitivity of the receptor against the magnitude of impact using the matrix in Table 5.3. 'Moderate' and above effects are considered Significant in EIA terms, and below i.e., 'Minor-Moderate' are considered to be Not Significant. The range of effect is shown in **Plate 5.1**.

Plate 5.1: Range of Effect – Sliding Scale

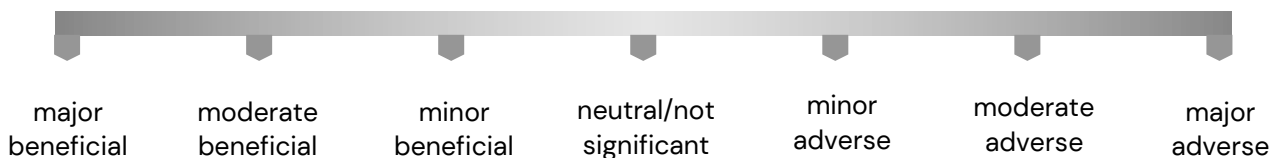


Table 5.3: Significance Matrix.

Magnitude of Change	Sensitivity of Receptor				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Legislative and Policy Framework

National Planning Policy Framework¹

- 5.2.9. The most recent National Planning Policy Framework (NPPF) was published in December 2024, which notes the significance of delivering social outcomes that align with social sustainable development objectives. This can include the promotion of community health and wellbeing through facility and infrastructure provision within proposed developments.
- 5.2.10. The main section of the NPPF that is significant from a social outcome and health perspective is the 'Promoting Healthy and Safe Communities' section which outlines the importance of delivering 'healthy, inclusive and safe' spaces. If this is achieved, these places will (paragraph 96):
- Facilitate and support social gatherings and interactions through the utilisation of multipurpose developments, well-connected neighbourhood centres and dynamic street frontages.
 - Be easily accessible by a variety of transport modes, including cars, bikes, and public transport. The design of these sites strongly emphasises and encourages the public's choice to utilise active transport through the facilitation of clearly designated pedestrian walking and cycling routes.
 - Promote safety and security through clearly and beautifully designed connectivity and accessibility routes throughout the site, which assist in ensuring that fear of crime and disorder do not undermine the quality of life of residents when utilising the space.
 - Have high liveability levels by supporting and empowering residents to undertake healthy lifestyles and adopt routines which improve their wellbeing, specifically when this aids in addressing previously recognised community wellbeing requirements. This may be achieved through the provision of safe and easily available green spaces or local amenities, including shops, sports facilities, access to healthy food etc. within a walkable distance to residents' homes.
- 5.2.11. The NPPF states (in paragraph 98) that to deliver social, recreational, and cultural amenities that the community requires, the planning of all developments should have the wellbeing of the entire community at the forefront of their design. Furthermore, it highlights the need to preserve locally valued facilities, so as not to diminish the community's capability to perform essential day-to-day tasks. The need for an integrated approach to considering household location, economic uses and community spaces and amenities is also highlighted.

Greater Nottingham (Broxtowe Borough, Gedling Borough and Nottingham City) Aligned Core Strategies Part 1 Local Plan²

- 5.2.12. The Part 1 Local Plan was adopted in September 2014 and outlines the vision for Broxtowe as an economically strong area, whereby the proportion of the population that are economically active is high, and unemployment and claimant count rates are minimal. Broxtowe aims to be a culturally rich and socially vibrant community, through the enhancement and protection of

¹ National Planning Policy Framework December 2024, Ministry of Housing, Communities and Local Government. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² Broxtowe Borough, Gedling Borough, Nottingham City Aligned Core Strategies Part 1 Local Plan. Adopted September 2014. Available at <https://www.broxtowe.gov.uk/media/2160/broxtowe-aligned-core-strategy.pdf>.

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existing infrastructure that is of cultural, historical and heritage significance to community residents. Further development of active and transport infrastructure will ensure that the area is well-connected and beautifully designed, through the expansion and upgrading of underutilised and insufficient transport modes, including primary pedestrian travel routes. Broxtowe aims to expand its protected habitats and green spaces (and so access to these) and so improve its biodiversity, through additional investment into green infrastructure.

5.2.13. The Local Plan outlines Spatial Objectives that seek to deliver this vision, including:

- Ensuring that all development is environmentally responsible and addresses climate change as best it can. This can be achieved through promoting sustainable transport options, implementing environmentally sensitive designs into construction processes, and encouraging the utilisation of building materials and technology that have low carbon footprints.
- Producing housing of the highest quality and of varied sizes. All suitable land, including brownfield sites, will be maximised to minimise the environmental impact of construction on greenfield land.
- Establishing an equitable approach to economic growth to ensure that the benefits of economic prosperity are shared across the community, including supporting Broxtowe's City Centre commercial and residential development initiatives. Furthermore, creating an environment in which all residents can actively participate in economic activity by expanding employment opportunities is crucial.
- Working to generate conditions within Broxtowe which make residents feel safe, secure and promote resident wellbeing (mental and physical). This will be achieved by targeting environmental factors which are negatively impacting health and security, including pollution sources and public facilities that lead residents to feel unsafe. Residents will further be encouraged to express their views on how Broxtowe can assist in protecting and enhancing their wellbeing and safety.

Broxtowe Borough Council Part 2 Local Plan 2018-2028³

5.2.14. The Broxtowe Borough Council Part 2 Local Plan was adopted in October 2019. It sets out the detailed development management policies and site allocations to accompany the Part 1 Local Plan. The purpose of the document is to provide a clearly outlined local framework to secure positive investment and development that will enhance all aspects of the Borough.

5.2.15. Part 2 of the Local Plan details three policies of interest:

- Policy 9 – Retention of Good Quality Existing Employment Sites. This policy aims to ensure that good quality existing employment sites are to be retained alongside the production of increased employment opportunities. This will contribute to improved community wellbeing as well as maintaining employment rates and providing local jobs for local residents.
- Policy 24 – The Health and Wellbeing Impacts of Development. This policy promotes the importance of healthy lifestyles that promote wellbeing in order to reduce the

³ Broxtowe Part 2 Local Plan 2018-2028. Adopted October 2019, Broxtowe Borough Council.
<https://www.broxtowe.gov.uk/media/7088/part-2-local-plan-adopted-october-2019.pdf>.

prevalence of health inequalities within the community. To achieve this, a Health Impact Assessment Checklist is required for large developments or developments which pose significant impacts to health and wellbeing, ensuring that community wellbeing is given appropriate weight in the consideration of planning applications.

- Policy 25 – Culture, Tourism and Sport. This policy supports the development of new facilities alongside the enhancement of existing culture, tourism and sporting facilities that hold local significance or are located in nearby districts or adjoining towns. It aims to promote the provision of sports facilities for a wide age range of users, particularly children's sport.

The Chetwynd and Toton Neighbourhood Plan 2020-2040⁴

5.2.16. This Neighbourhood Plan sets out a vision for the Neighbourhood Area over the next twenty years, reflecting on the thoughts and aspirations of local people with a real interest in and knowledge of their community. It further provides a vision for the future of the area, setting out clear planning policies to realise this vision.

5.2.17. The Plan's vision statement displays the following aims:

- To protect the wellbeing of communities who live and work in the area.
- To innovate and adopt strategies that promote a sustainable, diverse place which is attractive for people to live and worth within.
- To promote a sustainable sense of place.
- To provide the framework to encourage world class development of regional significance.

Housing Background Paper June 2012 (Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council)⁵

5.2.18. The 2012 Housing Background Paper supports the Greater Nottingham (Broxtowe Borough, Gedling Borough and Nottingham City) Aligned Core Strategies Local Plan in the aim of providing a minimum of 60,600 new homes between 2006 and 2026 (Paragraph 2.9). The document provides guidance around what the implications of constructing various levels of housing provision are on factors such as population statistics, migration rates, economic stability and rates of home building.

Broxtowe's Corporate Plan, 2020-2024⁶

5.2.19. Broxtowe's Corporate Plan considers community feedback on how to make Broxtowe a greener, safer, healthier and more prosperous place for its residents to live. It focuses on five priorities, and details the achievements, challenges and goals for each factor.

⁴ The Chetwynd and Toton Neighbourhood Plan 2020-2040, February 2024. Available at:

<https://www.broxtowe.gov.uk/media/sdclldq/chetwynd-the-toton-and-chilwell-n-p-feb-2024.pdf>.

⁵ Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham Borough Council Housing Background Paper June 2012, Broxtowe Borough Council. Available at: <https://www.broxtowe.gov.uk/media/2288/housing-background-paper-june-2012.pdf>.

⁶ Broxtowe's Corporate Plan 2020-2024, Broxtowe Borough Council. Available at: <https://www.broxtowe.gov.uk/media/7433/corporate-plan-2020-2024-final-accessible.pdf>.

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1. Housing.

5.2.20. There is a backlog of house building delivery which is slowing down progress towards Broxtowe achieving its housing provision targets. Over 1,900 people are on Broxtowe's housing waiting list, with it taking six months for a family to be moved into a Council property.

5.2.21. In terms of goals, Broxtowe aims for everyone to have a good quality home. This will be achieved by implementing a House Building Delivery Plan to increase the number of houses being built in a shorter span of time, utilising derelict or underused land. More accommodation will be provided to homeless people and housing safety and energy efficiency will be a further priority.

2. Business Growth.

5.2.22. Broxtowe aims to invest in its towns and people through the redevelopment of its town centres, investing into supporting skills development to improve social mobility and opportunities. Town Investment Schemes and plans will be created to further improve the development in Broxtowe's urban centres.

3. Environment.

5.2.23. The Borough have set up and began to implement plans to reduce Broxtowe's carbon emissions to meet their 2027 net zero target. Investment has been increased to support the redevelopment of parks and open spaces, including the 'Pride in Parks' programme. Recycling and composting rates are projected to rise with increased promotion of these initiatives and community involvement in achieving them.

4. Health.

5.2.24. In terms of challenges, child poverty rates in some areas of Broxtowe are high. Physical activity rates need to be maintained and continually improved.

5.2.25. In terms of goals, Broxtowe Borough Council aims to further promote the uptake of healthy lifestyles through the renewal of leisure facilities. Additional support will be offered to those living with dementia, with mental health issues or who are lonely through the newly implemented Mental Health and Dementia Action Plans.

5. Community Safety.

5.2.26. Broxtowe aims to make its Borough a safe place for everyone to live. This will be achieved by partnering with the police, probation services, Nottinghamshire County Council and schools to develop a local action plan to tackle the issues at hand. Furthermore, a Youth Action Plan will assist in meeting the needs of Broxtowe's young populations, assisting in reducing anti-social behaviour rates.

Broxtowe Business Growth Business Plan 2022-2025⁷

⁷ Broxtowe Business Growth Business Plan 2022-2025, Broxtowe Borough Council. Available at: <https://www.broxtowe.gov.uk/media/10148/businessgrowthbusinessplan2022-25-final.pdf>.

5.2.27. Broxtowe's Business Growth Plan is a supporting document to Broxtowe's Corporate Plan which outlines business growth as a priority. The Council's priority for business growth is to increase investment into its towns and people between 2022 and 2025. This will be achieved by:

- The complete redevelopment of Beeston Town Centre.
- Uptake town investment schemes in Eastwood, Kimberley and Stapleford.
- Support of skills development, apprenticeships, training opportunities and wellbeing within Broxtowe's workforce.
- Detect previously developed brownfield sites for re-development.
- Identify further opportunities for growth by collaborating with partners and attracting resources.

Broxtowe Health Business Plan 2023-2026⁸

5.2.28. Broxtowe's Health Business Plan outlines the projects and activity that will be undertaken between 2023-2026 in support of health being a priority in the Broxtowe Borough Council Corporate Plan. The Council's priority for health is to promote active and healthy lifestyles so that its residents enjoy long lives. To support this initiative, Broxtowe Borough Council will:

- Encourage the uptake of active and healthy lifestyles in every area of Broxtowe by promoting the health benefits of living actively alongside providing motivation and support for those aiming to be more active.
- Create plans to renew their leisure facilities.
- Create additional support networks for those who are lonely, living with dementia or mental health issues, including raising awareness of appropriate mental health helplines and websites.

Scoping Criteria

5.2.29. **Table 5.4** below presents a summary of the scope of the assessment, including consideration of potential effects (technical scope), the receptors, and temporal scope (whether relevant to construction phase or once completed and operational).

⁸ Broxtowe's Health Business Plan 2023-2026, Broxtowe Borough Council. Available at: <https://www.broxtowe.gov.uk/media/10472/health-business-plan-2023-26.pdf>.

Table 5.4: Summary of Assessment Scope

Potential effect	Relevant study area	Potential receptor(s)
CONSTRUCTION		
Employment opportunities	Local authority – Broxtowe Borough	Local workforce – Broxtowe Borough
Economic contribution	Local authority – Broxtowe Borough	Local economy – Broxtowe Borough
Disturbance to Neighbourhood Amenity	Wards – Barmcote, Toton and Chilwell Meadows, Chillwell West.	Existing residents
OPERATION		
Employment	Local authority – Broxtowe Borough	Local economy – Broxtowe Borough
Economy	Local authority – Broxtowe Borough	Local economy – Broxtowe Borough
Economic contribution	Local authority – Broxtowe Borough	Local economy – Broxtowe Borough
Housing	Local authority – Broxtowe Borough	Existing and future residents
Access to Education	Defined study area (relevant Planning Area, plus considering any other schools within 2-3 miles of Site., depending on stage of education)	Existing and future residents
Access to Healthcare	Defined study area (up to 1 mile from Site)	Existing and future residents
Access to Open Space	Defined study area (up to 1 km from Site)	Existing and future residents
Potential health and wellbeing effects	- Wards – Bramcote, Toton and Chilwell Meadows, Chillwell West. - Local authority – Broxtowe Borough	Existing and future residents

Limitations to the Assessment

- 5.2.30. Baseline information is derived from the latest available statistics, however there is often a time-lag associated with the publication of this data. As such, a process of triangulation is utilised wherever possible and relevant whereby baseline data is collated and presented from a range of sources to ensure that as full and up to date picture as possible is presented.

5.3. Baseline Conditions

Site Description and Context

- 5.3.1. The Site falls within Broxtowe 015A LSOA, and spans across the three wards of Bramcote, Chilwell West and Toton and Chilwell (referred to as the 'Local Area'). Plate 5.2 shows the Site location of the Proposed Development in relation to the rest of Broxtowe. Where possible, socio-economic and health data are provided for the whole of Broxtowe LPA. Data are also provided for the Local Area (where available) alongside the East Midlands region and England.

Plate 5.2: Location of the Site.

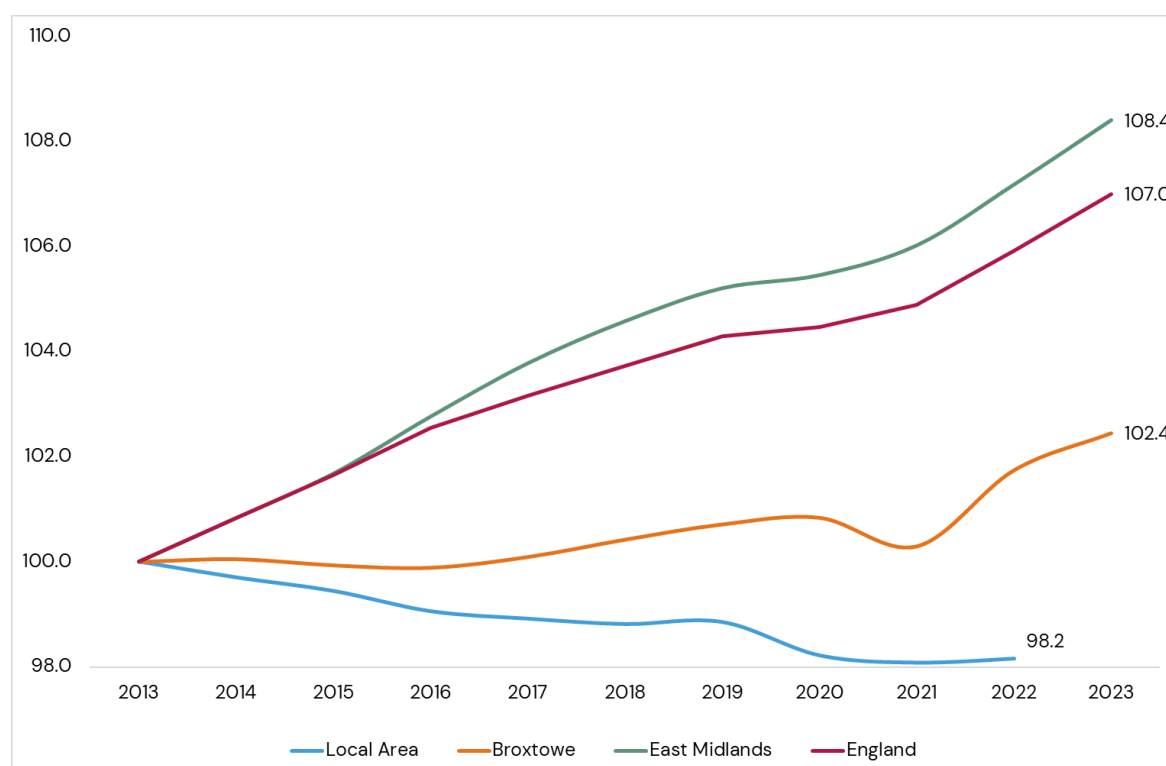


Population

Population Estimates

- 5.3.2. Data published by the Office for National Statistics (ONS) show that in 2023 Broxtowe's population was 113,172. The population of Broxtowe grew by 2.4% (an additional 2,702 people) between 2013 and 2023. The populations of the East Midlands (8.4% rise – an additional 386,697 people) and England (7.0% rise – an additional 3,771,637 people) also saw growth over the ten-year period. See **Plate 5.3** for more details. Data for the Local Area (ward-based geographies) are only available up to 2022. Total population in the Local Area declined by 1.8% between 2013 and 2022, representing 430 fewer people.

Plate 5.3: Population Change, 2013–2023.



Source: ONS, Population Estimates.

- 5.3.3. In relative terms, the fastest growing age group in Broxtowe between 2013 and 2023 was the 65+ age bracket, which increased by 13.3% (an additional 2,900 people) between 2013 and 2023. The East Midlands and England followed the same trend, with the 65+ age bracket expanding by 18.2% in the East Midlands (an additional 151,700 people) and expanding by 16.1% in England (an additional 1,498,700). Over the slightly shorter timeframe of 2013–22 in the Local Area (due to data limitations), the 65+ age group experienced growth of 10% (490 additional people). The 0–15 and 16–64 age groups saw declines of 2.8% and 5.6% respectively over this timeframe.
- 5.3.4. Further details on total population change between 2013 and 2023 by age for each geography are shown in **Tables 5.5–5.8**.

Table 5.5: Population Change by Age in Local Area, 2013–2022.

	2013	2022	Absolute Change	% Change
Aged 0–15	4,159	4,044	-115	-2.8%
Aged 16–64	14,366	13,561	-805	-5.6%
Aged 65+	4,889	5,379	490	10.0%
Total	23,414	22,984	-430	-1.8%

Source: ONS, Mid-Year population estimates.

Table 5.6: Population Change by Age in Broxtowe, 2013–2023.

	2013	2023	Absolute Change	% Change
Aged 0–15	18,700	19,000	300	1.6%
Aged 16–64	70,000	69,500	–500	–0.7%
Aged 65+	21,800	24,700	2,900	13.3%
Total	110,500	113,200	2,700	2.4%

Source: ONS, Mid-Year population estimates.

Table 5.7: Population Change by age in the East Midlands, 2013–2023.

	2013	2023	Absolute Change	% Change
Aged 0–15	848,200	901,100	52,900	6.2%
Aged 16–64	2,920,900	3,103,100	182,200	6.2%
Aged 65+	835,400	987,100	151,700	18.2%
Total	4,604,500	4,991,300	386,700	8.4%

Source: ONS, Mid-Year population estimates.

Table 5.8: Population Change by age in England, 2013–2023.

	2013	2023	Absolute Change	% Change
Aged 0–15	10,180,500	10,648,400	467,900	4.6%
Aged 16–64	34,453,800	36,258,900	1,805,100	5.2%
Aged 65+	9,284,400	10,783,100	1,498,700	16.1%
Total	53,918,700	57,690,400	3,771,700	7.0%

Source: ONS, Mid-Year population estimates.

Population projections

- 5.3.5. The 2018–based ONS subnational population projections indicate that Broxtowe's population is projected to increase by 9.8% (an additional 11,154 people) from 2018–2038. This exceeds the expected growth in England of 8.6% (an additional 4.8 million people) but is lower than the 12.0% growth expected in the East Midlands (an additional 577,137 people).
- 5.3.6. In relative terms, the fastest growing age group across all geographies is projected to be the 65+ age bracket, which is expected to expand most rapidly in the East Midlands (a 43.1% rise, equating to an additional 399,798 people), followed by England (a 40.8% rise, equating to an additional 4.1million people), then finally Broxtowe (a 32.5% rise, equating to an additional 7,726 people).
- 5.3.7. Between 2018 and 2038, Broxtowe's 0–15 age cohort is expected to rise by 0.2% (an additional 46 people) and Broxtowe's working age 16–64 cohort is expected to rise by 4.8% (an additional 3,382 people). See **Tables 5.9, 5.10 and 5.11** for further details. Population projections are not available for wards, therefore it is not possible to analyse any data for the Local Area.

Table 5.9: Population Projections in Broxtowe, 2018–2038.

	2018	2038	Absolute Change	% Change
0–15	19,430	19,476	46	0.2%
16–64	70,035	73,417	3,382	4.8%
65+	23,807	31,533	7,726	32.5%
Total	113,272	124,426	11,154	9.8%

Source: ONS 2018–Based Subnational Population Projections.

Table 5.10: Population Projections in the East Midlands, 2018–2038.

	2018	2038	Absolute Change	% Change
0–15	893,824	905,068	11,244	1.3%
16–64	2,983,294	3,149,389	166,095	5.6%
65+	927,031	1,326,829	399,798	43.1%
Total	4,804,149	5,381,286	577,137	12.0%

Source: ONS 2018–Based Subnational Population Projections.

Table 5.11: Population Projections in the England, 2018–2038.

	2018	2038	Absolute Change	% Change
0–15	10,748,458	10,370,237	–378,221	–3.5%
16–64	35,049,467	36,066,076	1,016,609	2.9%
65+	10,179,253	14,329,964	4,150,711	40.8%
Total	55,977,178	60,766,251	4,789,073	8.6%

Source: ONS 2018–Based Subnational Projections.

Deprivation

- 5.3.8. The 2019 Index of Multiple Deprivation (IMD) provides an indication of the average deprivation levels for lower super output areas (LSOAs) across England. It provides an overall assessment of the average deprivation levels alongside providing an assessment against an array of deprivation domains. Altogether, England has 32,844 LSOAs, with 1 being the most deprived and 32,844 being the least deprived.
- 5.3.9. The largest part of the Site falls within the Broxtowe O15A LSOA which has an overall IMD rank of 31,940, placing it in the top 10% least deprived areas. It has its highest rank in the Barriers to Housing and Service domain (21,677), placing it in the 40% least deprived areas. Its lowest rank is in the Income domain (30,463) placing it in the top 10% least deprived areas.
- 5.3.10. As the Site falls across 4 LSOAs (Broxtowe O15A, O07A, O13B, O13E), it is important to review the IMD of all these areas. Broxtowe O07A LSOA has an overall IMD rank of 30,718, placing it in the top 10% least deprived areas. It has its highest rank in the Crime domain (9,063), placing it in the top 30% most deprived. Its lowest rank is in the Income domain (31,903), placing it in the top 10% least deprived areas.
- 5.3.11. Broxtowe O13B has an overall IMD rank of 11,497, placing it in the top 40% most deprived areas. It has its highest rank in the Employment domain (7,413), placing it in the top 30% most deprived areas. Its lowest rank is in the Living Environment domain (24,753), placing it in the top 30% least deprived areas.

- 5.3.12. Broxtowe O13E has an overall IMD rank of 5,310, placing it in the top 20% most deprived areas. It has its highest rank in the Employment domain (3,111), placing it in the top 10% most deprived areas. Its lowest rank is in the Barriers to Housing and Service Domain (31,765), placing it in the top 10% least deprived areas.
- 5.3.13. The full lists of the individual domain rankings for Broxtowe O07A, O13B, O13E and O15A are set out in **Tables 5.12, 5.13 5.14 and 5.15** respectively. The lower the number is, the more deprived the area is in comparison to the other LSOAs nationally.

Table 5.12: Broxtowe O07A IMD 2019 Domain Rankings.

	Broxtowe O07A Rank	Decile/Deprivation Status
Overall IMD	30,718	Top 10% (least)
Income	31,903	Top 10% (least)
Employment	30,650	Top 10% (least)
Education	30,987	Top 10% (least)
Health and Disability	30,031	Top 10% (least)
Crime	9,063	Top 30% (most)
Barriers to Housing & Service	26,922	Top 20% (least)
Living Environment	23,211	Top 30% (least)

Source: Ministry of Housing, Communities & Local Government.

Table 5.13: Broxtowe O13B IMD 2019 Domain Rankings.

	Broxtowe O13B Rank	Decile/Deprivation Status
Overall IMD	11,497	Top 40% (most)
Income	10,298	Top 40% (most)
Employment	7,413	Top 30% (most)
Education	9,428	Top 30% (most)
Health and Disability	11,344	Top 40% (most)
Crime	15,522	Top 50% (most)
Barriers to Housing & Service	17,732	Top 50% (least)
Living Environment	24,753	Top 30% (least)

Source: Ministry of Housing, Communities & Local Government.

Table 5.14: Broxtowe O13E IMD 2019 Domain Rankings.

	Broxtowe O13E Rank	Decile/Deprivation Status
Overall IMD	5,310	Top 20% (most)
Income	2,434	Top 10% (most)
Employment	3,111	Top 10% (most)
Education	5,664	Top 20% (most)
Health and Disability	8,281	Top 30% (most)
Crime	13,982	Top 50% (most)
Barriers to Housing & Service	31,765	Top 10% (least)
Living Environment	19,385	Top 50% (least)

Source: Ministry of Housing, Communities & Local Government.

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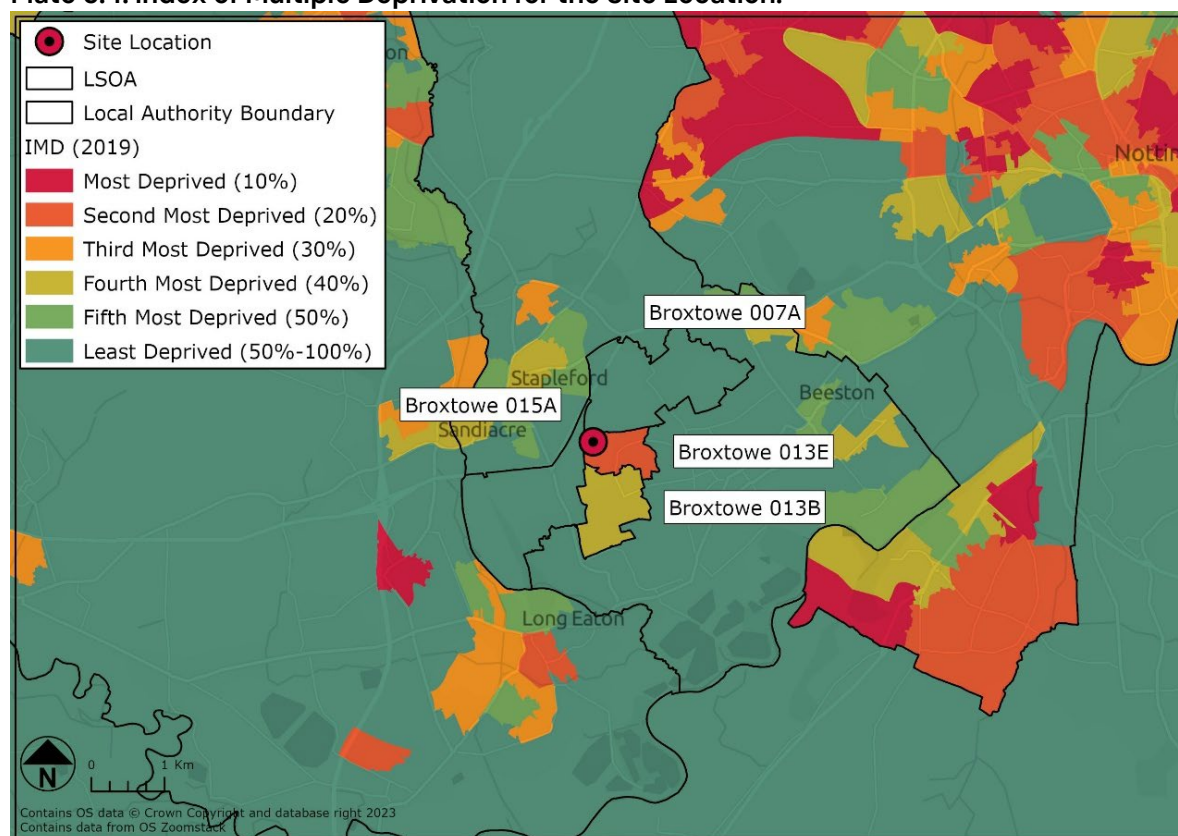
Table 5.15: Broxtowe O15A IMD 2019 Domain Rankings.

	Broxtowe O15A Rank	Decile/Deprivation Status
Overall IMD	31,940	Top 10% (least)
Income	30,463	Top 10% (least)
Employment	29,674	Top 10% (least)
Education	28,864	Top 20% (least)
Health and Disability	30,651	Top 10% (least)
Crime	23,230	Top 30% (least)
Barriers to Housing & Service	21,677	Top 40% (least)
Living Environment	27,816	Top 20% (least)

Source: Ministry of Housing, Communities & Local Government.

- 5.3.14. **Plate 5.4** shows the overall level of deprivation in the LSOAs surrounding the Site. There is a mix of areas that fall within the most 10%, 20% and 30% of deprived parts of the country.

Plate 5.4: Index of Multiple Deprivation for the Site Location.

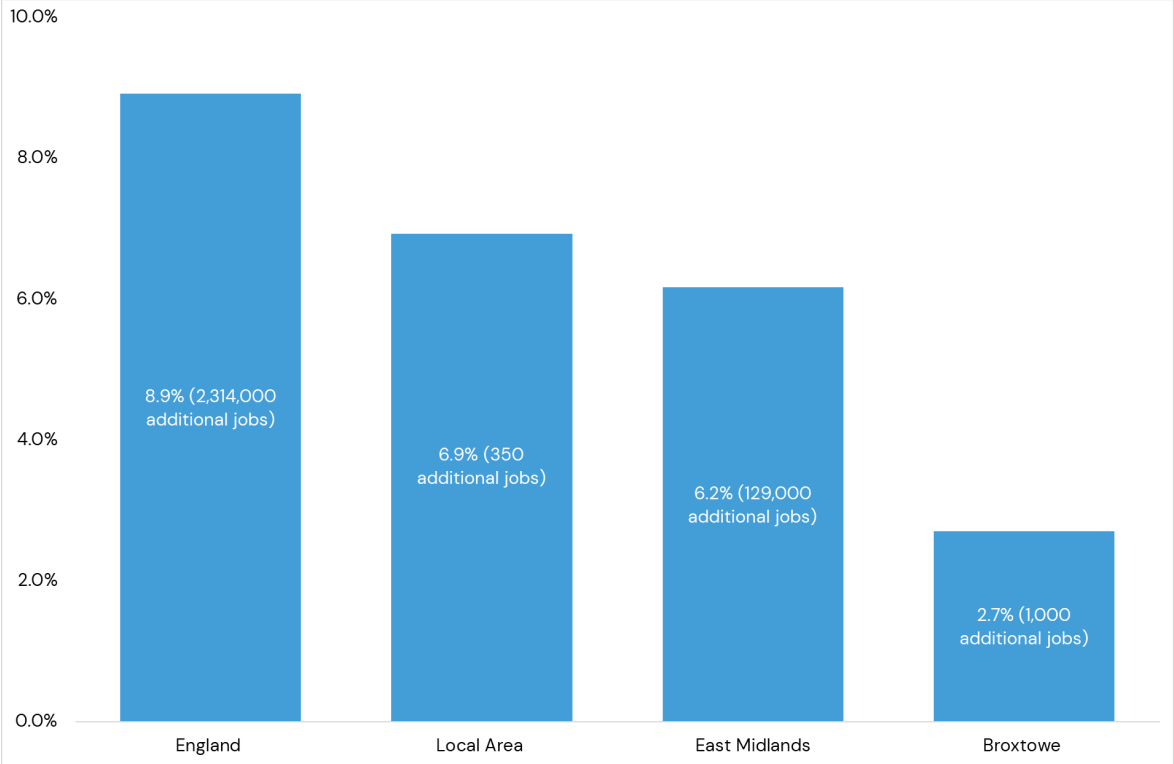


Source: Ministry for Housing, Communities & Local Government.

Employment

- 5.3.15. **Plate 5.5** shows employment change from 2015–2023 in Broxtowe, the East Midlands and England alongside the Local Area (the wards of Bramcote, Chilwell and Toton & Meadows). In 2015 there were 37,000 jobs in Broxtowe, including self-employed roles. Between 2015 and 2023, Broxtowe experienced a rise in employment of 1,000 jobs (a 2.7% increase). This differed from regional and national employment increases which were much higher, with an increase of 129,000 jobs in the East Midlands (a 6.2% increase) and an increase of 2,314,000 jobs in England (an 8.9% increase). In the Local Area, job numbers increased by 6.9%, equating to 350 additional jobs.

Plate 5.5: Employment Change, 2015–2023.



Source: ONS, Business Register and Employment Survey.

Employment by Sector

- 5.3.16. **Table 5.16** shows employment by sector in 2023 within the Local Area, Broxtowe, the East Midlands and England. The largest employment sector in all geographical areas was public admin, education and health which accounted for 21.3% (alongside the Transport and Storage section which also accounted for 21.3%) of employment in the Local Area and supported 150 jobs. In Broxtowe, this employment sector accounted for 20.6% of employment, supporting 7,900 jobs. In the East Midlands, it accounted for 26.8% of employment and in England, it accounted for 25.9% of employment.
- 5.3.17. In relative terms, between 2015 and 2023, the arts, entertainment, recreation and other services sector experienced the largest growth in employment in the Local Area with an increase of 225% (an additional 90 jobs). In Broxtowe, the business, financial & professional services sector experienced the largest growth in employment with an increase of 38.2% (an additional 2,100 jobs). The transport and storage sector experienced the largest increase in employment in the East Midlands (a 47.1% increase, equating to an additional 49,000 jobs). In England, the accommodation and food services sector saw the largest increase in employment of 19.8%, equating to an additional 346,000 jobs.
- 5.3.18. As of 2023, the construction sector in the Local Area supported 45 jobs and accounted for 6.4% of total employment. In the same year, the construction sector in Broxtowe supported 3,000 jobs, equating to 7.8% of total employment. In the East Midlands, the construction sector supported 97,000 jobs, equating to 4.4% of total employment. The construction sector in England accounts for 4.8% of total employment.

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Table 5.16: Employment by sector, 2023.

	Local Area	Broxtowe	East Midlands	England
Agriculture, mining, utilities etc.	0.0%	0.9%	3.0%	2.3%
Manufacturing	1.4%	13.1%	11.9%	7.3%
Construction	6.4%	7.8%	4.4%	4.8%
Wholesale and retail	15.6%	16.2%	15.1%	13.7%
Transport & storage	21.3%	6.5%	6.9%	5.1%
Accommodation and food services	2.8%	7.8%	7.0%	7.8%
Information and communication	4.3%	2.6%	2.7%	4.7%
Business, financial and professional services	8.5%	19.8%	18.0%	23.9%
Public admin, education and health	21.3%	20.6%	26.8%	25.9%
Arts, entertainment, recreation and other services	18.4%	4.6%	4.2%	4.6%

Source: ONS, Business Register & Employment Survey.

Business Count

- 5.3.19. **Table 5.17** displays the changes in the number of businesses in Broxtowe alongside regional and national comparators between 2014 and 2024. From 2014–24, the number of businesses within Broxtowe grew by 14.8% (an additional 510 businesses). This was slightly lower than the regional business growth of 16.9% (an additional 30,635 businesses) and the national business growth of 17.8% (an additional 413,240 businesses).

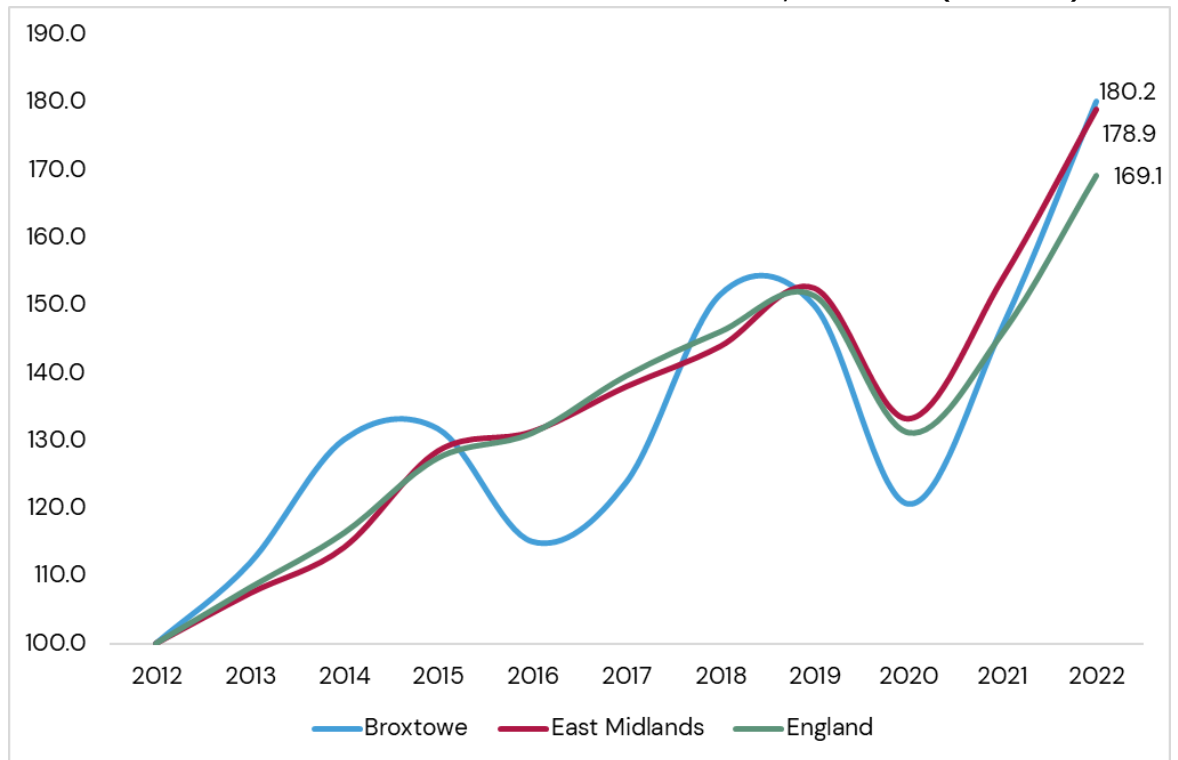
Table 5.17: Change in Business Numbers, 2014–2024.

	2014	2024	Absolute Change	% Change
Broxtowe	3,450	3,960	510	14.8%
East Midlands	181,115	211,750	30,635	16.9%
England	2,322,375	2,735,615	413,240	17.8%

Source: ONS, UK Business Count.

Construction Gross Value Added

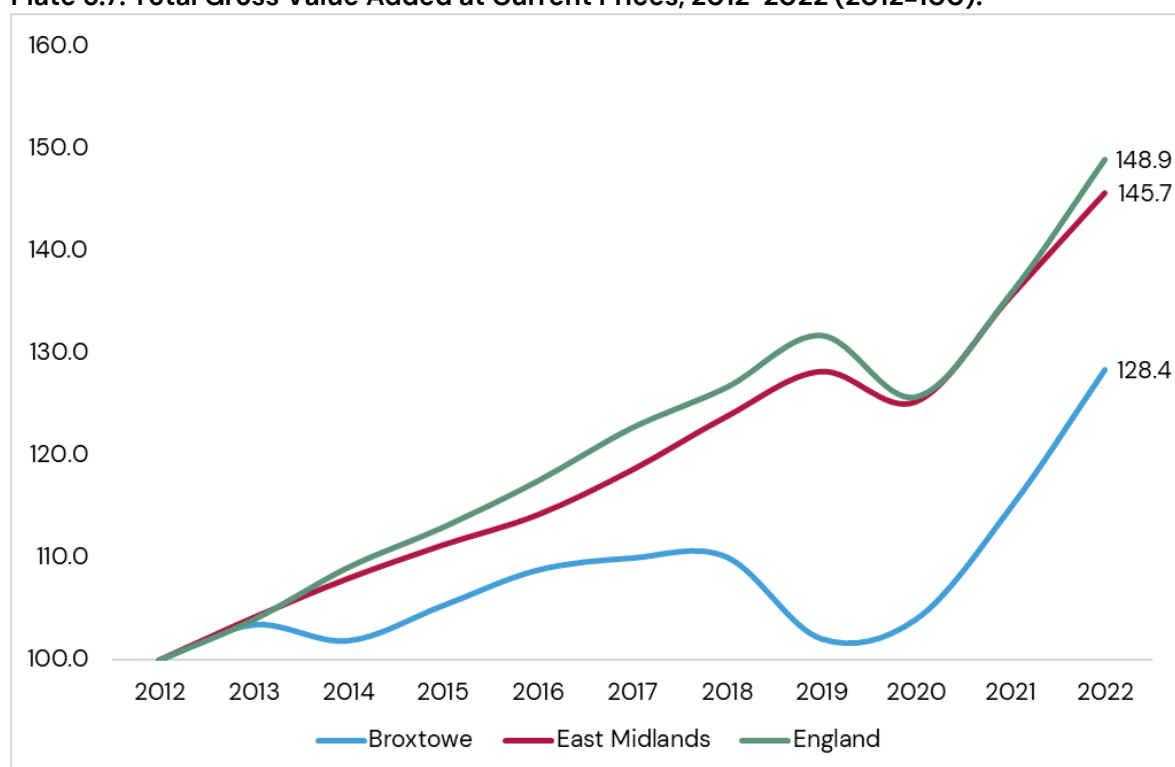
- 5.3.20. **Plate 5.6** shows the change in construction gross value added (GVA) in current prices for Broxtowe, the East Midlands and England between 2012 and 2022. Over the timeframe, construction GVA increased by 80.2% in Broxtowe. This increase was higher than both the regional (78.9%) and national (69.1%) increases.

Plate 5.6: Construction Gross Value Added at Current Prices, 2012–2022 (2012=100).

Source: ONS.

5.3.21. **Plate 5.7** shows the change in total GVA in current prices for Broxtowe, the East Midlands and England between 2012 and 2022. Over this timeframe, total GVA in current prices increased by 28.4% in Broxtowe. This increase was much lower than the regional (45.7%) and national (48.9%) increases.

Plate 5.7: Total Gross Value Added at Current Prices, 2012–2022 (2012=100).



Source: ONS.

Skills and Qualifications

- 5.3.22. According to data from the 2021 Census, the proportion of residents over the age of 16 in Broxtowe that have an NVQ4+ qualification (degree or equivalent) is 34.2%. This is higher than the figures for the East Midlands (29.1%) and England (33.9%), but lower than the figure for the Local Area (40.5%). The majority of other qualification levels are broadly similar across all geographical ranges. The Local Area has a significantly lower percentage of its working population that had no qualifications (13.9%), as opposed to 17.4% in Broxtowe, 19.5% at a regional level and 18.1% at a national level. See **Table 5.18** for further detail.

Table 5.18: Highest Level of Qualification Amongst All Residents 16+.

	Local Area	Broxtowe	East Midlands	England
% With NVQ4+	40.5%	34.2%	29.1%	33.9%
% With NVQ3 only	16.0%	18.1%	18.3%	16.9%
% With Apprenticeships	5.4%	6.0%	6.0%	5.3%
% With NVQ2 only	12.7%	12.4%	13.9%	13.3%
% With NVQ1 only	8.7%	9.5%	10.4%	9.7%
% With other qualifications	2.6%	2.5%	2.8%	2.8%
% With no qualifications	13.9%	17.4%	19.5%	18.1%

Source: ONS, 2021 Census.

2021 Commuting

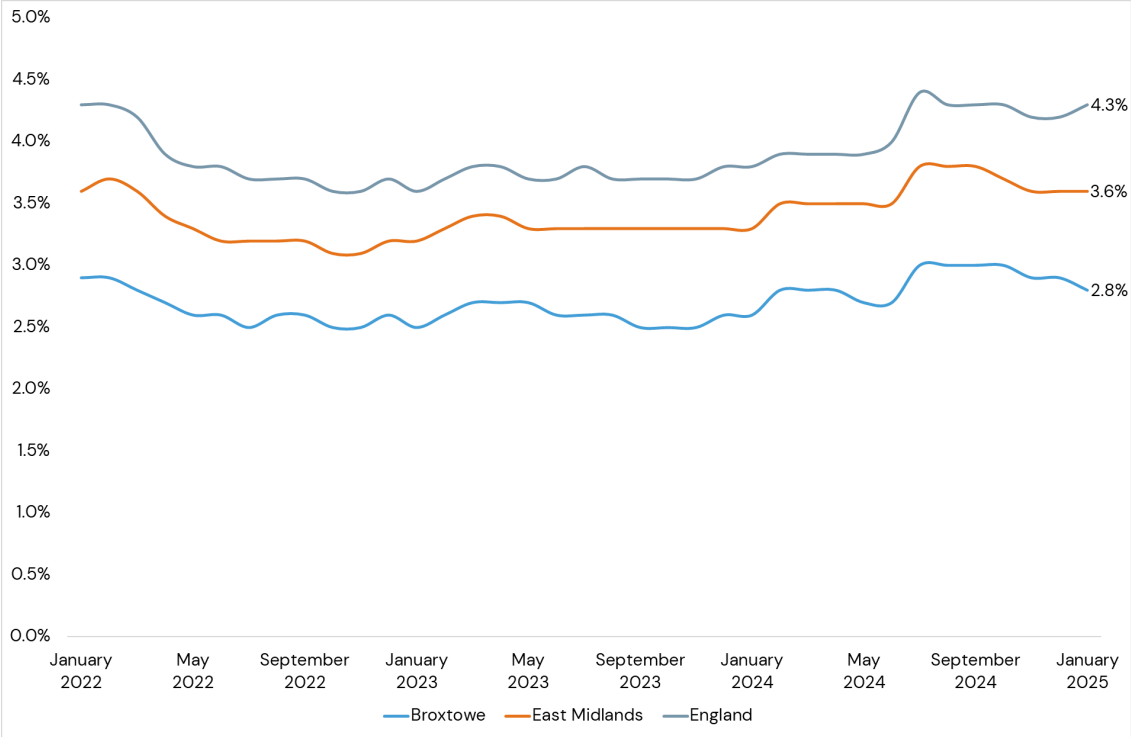
5.3.23. Based on data from the 2021 Census, in Broxtowe there are 31,249 people that live and work in the area. There are a further 14,744 people that work in Broxtowe but live elsewhere. The top origin destinations for commuters are Nottingham (9,189 people), Erewash (2,738 people) and Derby (1,353 people). There are also 20,670 people that live in Broxtowe but travel elsewhere for work. The top destinations commuters travel to are Nottingham (4,500 people), Erewash (3,184 people) and Amber Valley (1,358 people). With 14,744 in-commuters and 20,670 out-commuters, Broxtowe has a net outflow of 5,926 commuters.

Unemployment

5.3.24. The claimant count measures the number of people claiming the Jobseeker's Allowance combined with those who are claiming Universal Credit and are required to either be available to work or are actively seeking employment.

5.3.25. **Plate 5.8** presents the claimant count for Broxtowe, the East Midlands and England every month from January 2022 – January 2025, expressed as a proportion of residents aged 16–64. In January 2022, the claimant count in Broxtowe was 2.9%. This figure was below the regional figure of 3.6% and the national figure of 4.3%. As of January 2025, Broxtowe's claimant count is 2.8% which is still below the regional (3.6%) and national (4.3%) rates.

Plate 5.8: Claimant Count, January 2022 – January 2025



Source: ONS.

Home Ownership

5.3.26. **Tables 5.19 and 5.20** present data derived from the 2011 and 2021 Censuses regarding housing tenure in Broxtowe compared to the Local Area, regional and national comparators. The data show that home ownership levels alongside social renting levels dropped across all areas

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between 2011 and 2021, with the Local Area having the highest current percentage of home ownership (77.4%)

- 5.3.27. The overall percentage of the population privately renting increased across all geographies from 2011-2021. Broxtowe is experiencing a current private renting rate of 17.3%, which is higher than the Local Area (13.4%), but lower than the regional average (18.7%) and national average (20.5%).

Table 5.19: Housing Tenure, 2011.

	Owns – outright or with a mortgage/or shared ownership	Social rented	Private rented	Lives rent free
Local Area	78.0%	9.4%	11.4%	1.2%
Broxtowe	73.6%	11.1%	14.1%	1.2%
East Midlands	67.9%	15.8%	14.9%	1.3%
England	64.1%	17.7%	16.8%	1.3%

Source: 2011 Census.

Table 5.20: Housing Tenure, 2021.

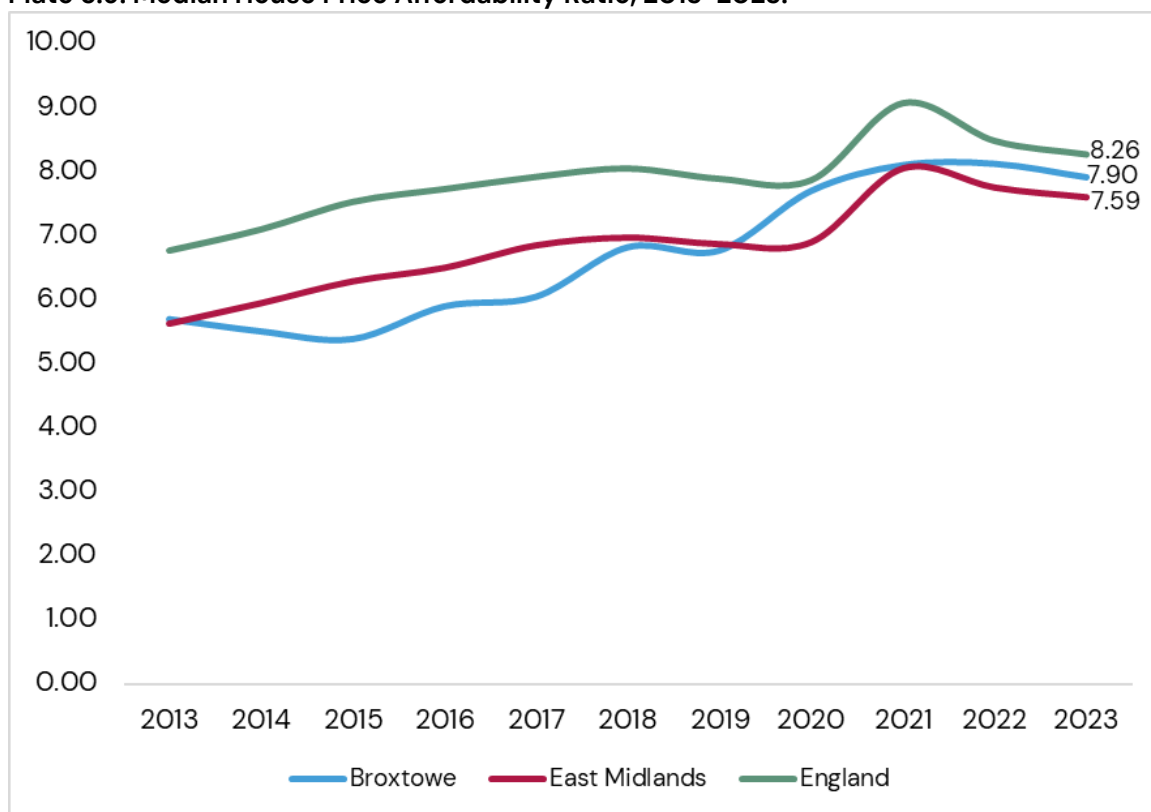
	Owns – outright or with a mortgage/or shared ownership	Social rented	Private rented	Lives rent free
Local Area	77.4%	9.1%	13.4%	0.2%
Broxtowe	71.6%	11.0%	17.3%	0.1%
East Midlands	66.3%	14.9%	18.7%	0.1%
England	62.3%	17.1%	20.5%	0.1%

Source: 2021 Census.

Affordability Ratios

- 5.3.28. An affordability ratio is calculated by dividing the median house price paid in an area by the median workplace-based annual salary of the area. **Plate 5.9** presents the median affordability ratio in Broxtowe along with regional and national comparators from 2013 to 2023. In 2013, Broxtowe's affordability ratio was 5.69. By 2023 it had risen to 7.9, increasing by 2.21.
- 5.3.29. Currently, Broxtowe's median affordability ratio is exceeding the East Midlands' ratio (7.59) but is below England's ratio (8.26).

Plate 5.9: Median House Price Affordability Ratio, 2013–2023.



Source: ONS, Affordability Ratios.

- 5.3.30. **Plate 5.10** presents the lower quartile affordability ratios in Broxtowe, the East Midlands and England between 2012 and 2022. In 2012, the lower quartile affordability ratio in Broxtowe was 6.25, increasing to 7.84 in 2022.
- 5.3.31. Over the same timeframe, the lower quartile affordability ratios in the East Midlands and England grew to 7.26 and 7.37 respectively. As of 2022, Broxtowe's lower quartile house prices were £177,500, which is higher than the regional average (£167,000) but slightly lower than the national average (£180,000). Broxtowe's lower quartile gross annual workplace-based salary in 2022 was £22,630, which is lower than both the regional average (£23,012) and the national average (£24,429).

Plate 5.10: Lower Quartile Affordability Ratios, 2012–2022.



Source: ONS, Affordability Ratios.

Accommodation Type

- 5.3.32. **Table 5.21** displays information on accommodation type from the 2021 Census. The percentage of Broxtowe's population living in detached housing (36.2%) is similar to the East Midlands figure (33.2%) but is much lower when compared to the Local Area figure (46.2%). Further details regarding the proportion of accommodation type across all geographies are presented in **Table 5.21**.

Table 5.21: Accommodation Type, 2021.

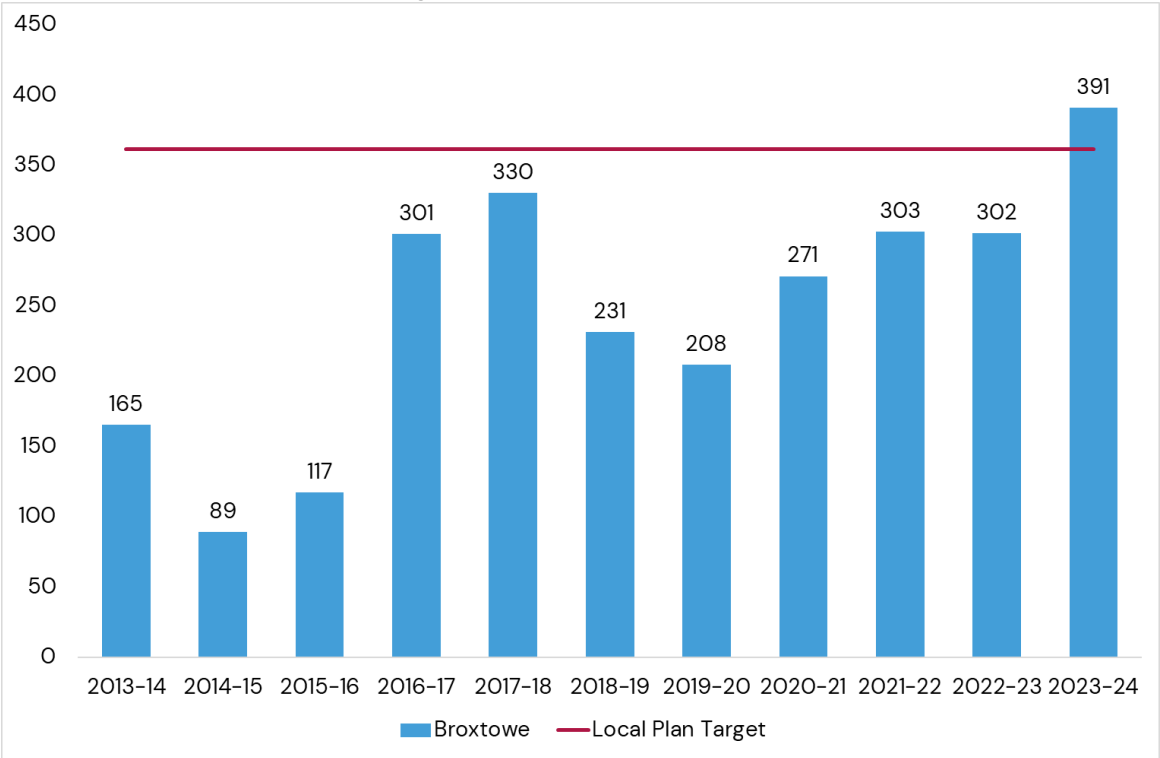
	Local Area	Broxtowe	East Midlands	England
Detached	46.2%	36.2%	33.2%	22.9%
Semi-detached	30.5%	36.0%	35.7%	31.5%
Terraced	11.5%	16.2%	19.3%	23.0%
In a purpose-built block of flats or tenement	10.9%	9.4%	8.9%	17.1%
Other	0.9%	2.3%	3.0%	5.6%

Source: 2021 Census.

Housing Delivery

- 5.3.33. The Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies sets a requirement of 6,150 dwellings over the period 2011–28 for Broxtowe. This results in an annual target rate of 362 dwellings per year in the Borough between 2011 and 2028. **Plate 5.11** displays the housing delivery in Broxtowe since 2013–14 and highlights performance against the annual target. Housing delivery in Broxtowe across the time period has been below target, apart from the most recent data in 2023–24 whereby 391 houses were delivered which is above the annual Local Plan target of 362.

Plate 5.11: Net Additional Dwellings in Broxtowe, 2013-14 – 2023-24.



Source: Live Table 122, Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies.

Education Provision

- 5.3.34. Local Education Authorities (LEAs) have a statutory duty to secure and provide sufficient school places within their designated area. The school that any child attends is a parental choice based upon the available capacity at the selected school. It is always subject to the overriding requirements of a school's published admission criteria, alongside the appeals procedure for individual pupils.
- 5.3.35. The capacity of primary and secondary schools is assessed in a separate report produced by EFM produced in January 2025. A summary of EFM's findings is provided below, beginning with primary school provision.

Primary School Provision

- 5.3.36. There are at least 17 independent, state funded, non-selective schools accommodating Primary School aged children within a two-mile radius of the development Site. Of these schools, fifteen are within a 2-mile walking distance, and thus only these schools have been considered to be appropriate capacity for the pupils living on the proposed new houses. The schools are all within the NCC administrative area, and are organised across 3 Primary Planning Areas.
- 5.3.37. The closest schools to the development site, at 0.6 and 0.5 miles walking distance respectively, are Alderman Pounder Infant School, and Eskdale Junior School. These are 2.5 Form of Entry Schools directly to the east of the proposed new houses. The schools, as of the previous academic year (23/24), were operating at 81% of their capacities with 97 spare places, or an average of 14 spare places per Year Group. It should be noted that the lowest roll number was in the entry year where the Infant School had 21 spare places in Reception.

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- 5.3.38. Overall, for primary schools within two miles of the Site, there were 490 spare places across the 15 closest schools in 22/23, with 142 of these (29%) in Reception Year.

Secondary School Provision

- 5.3.39. There are at least 7 independent, state funded, non-selective schools accommodating Secondary School aged children within a 3-mile radius of the development Site. Of these schools, 4 are within a 3-mile walking distance, with the remaining 3 being over the administrative border into Derbyshire, and thus only these 4 are being considered as appropriate capacity for the proposed new houses. These schools are all within the same Planning Area, within the NCC administrative area.
- 5.3.40. The closest school to the development site, at 0.2 miles walking distance from the proposed new houses, is George Spencer Academy. This is an 8FE Secondary School that as of the previous academic year (23/24) was full according to EFM. The second closest school to the development site, at 1.3 miles walking distance from the proposed new houses, is Alderman White School. This is a 5FE Secondary School that as of the previous academic year was full. The third and fourth closest schools to the development site, which are 1.7 and 1.9 miles walking distance from the proposed new houses respectively, are also completely full.

Healthcare Provision

- 5.3.41. There are 11 GP practices which have the Proposed Development within their catchment area and these fall within a 2.1-mile radius of the Site. **Table 5.22** shows the GP practices alongside their distance from the Site, the number of full time equivalent (FTE) GPs, the number of patients on roll and the number of patients per GP.
- 5.3.42. The two GP Practices closest to the Site are The Linden Medical Group and Saxon Cross Surgery (both 0.9 miles away). The Linden Medical Group has 7,208 patients and 4.0 FTE GPs, resulting in a GP-to-Patient ratio of 1,790. Saxon Cross Surgery has 7,378 patients and 5.0 FTE GPs, resulting in a GP-to-Patient ratio of 1,488. This is below the average patient to GP ratio within the 2.1-mile study area, which is 1,998 patients per GP. See **Table 5.22** for further detail.

Table 5.22: GP Services within 2.1 miles of the Site.

	Distance from Site (miles)	Number of Patients	Number of FTE GPs	GP-to-Patient Ratio	Accepting New Patients
The Linden Medical Group	0.9	7,208	4	1,790	Yes
Saxon Cross Surgery	0.9	7,378	5	1,488	Yes
Chilwell Valley and Meadows Practice	1.1	15,908	11	1,400	Yes
Hickings Lane Medical Centre	1.2	7,743	5	1,713	Yes
College Street medical Practice	1.3	6,324	3	1,817	Yes
Adam House Medical Centre	1.3	6,469	1	6,469	Yes
The Aitune Medical Centre	1.3	7,998	4	1,877	Yes
West Park Surgery	1.3	16,948	12	1,410	Yes
Bramcote Surgery	1.4	3,787	2	2,152	Yes

	Distance from Site (miles)	Number of Patients	Number of FTE GPs	GP-to-Patient Ratio	Accepting New Patients
The Moir Medical Centre	1.5	13,465	16	832	Yes
Abbey Medical Centre	2.1	5,168	5	1,029	Yes
Total	-	98,396	68.6	1,435	-

Source: Find a GP, General Practice Workforce.

- 5.3.43. The closest hospital to the Site is Nottingham University Hospitals NHS Trust – Queen's Medical Centre Campus which is located 3.7 miles away from the Site. Within 2 miles of the Site, there are 9 Dentist Practises, the closest being Stapleford Dental Centre (0.9 miles away), 17 pharmacies, the closest being Tesco Instore Pharmacy (0.7 miles away), and 9 opticians, the closest being Scrivens Ltd (0.8 miles away).

General Health

- 5.3.44. **Table 5.23** shows the health status of residents across the various geographies in 2021. The proportion of Broxtowe's population who have very good health is 46.3%, which is lower than the national average (48.5%) and Local Area average (48.0%) but higher than the regional average (46.2%). The proportion of Broxtowe's population with good health (34.6%), fair health (13.9%), bad health (4.0%) and very bad health (1.1%) is similar to that of the other geographies.

Table 5.23: General Health, 2021.

	Very good health	Good health	Fair health	Bad health	Very bad health
Local Area	48.0%	34.7%	13.0%	3.4%	0.9%
Broxtowe	46.3%	34.6%	13.9%	4.0%	1.1%
East Midlands	46.2%	34.8%	13.6%	4.2%	1.2%
England	48.5%	33.7%	12.7%	4.0%	1.2%

Source: 2021 Census.

Health Profile of Local Population

- 5.3.45. Overall, the health of Broxtowe's population is mostly better when compared to the East Midlands and England. Life expectancy for males in Broxtowe in 2022 is 80.8, which is higher when compared to 78.6 regionally and 78.9 nationally. Life expectancy for females in Broxtowe in 2022 is 82.8, which is higher when compared to 82.7 regionally but lower than the national figure of 83.2.
- 5.3.46. The under 75 mortality rates from all causes in Broxtowe (312.8 per 100,000 population for 2023) is much lower than at the regional and national scales (357.3 per 100,000 regionally and 341.6 per 100,000 nationally). This is similar to the under 75 mortality rates from all cardiovascular diseases, whereby the rate in Broxtowe is 72.3 per 100,000 population in 2023, which is lower than both the regional average (80.3) and national average (77.4).
- 5.3.47. Broxtowe's suicide rate of 8.6 per 100,000 population is lower than regional (11.3 per 100,000 population) and national (10.7 per 100,000 population) comparators. Similarly, Broxtowe's rate of intentional self-harm in 2022–23 (113.4 per 100,000 population) is much lower than the regional rate of 146.2 per 100,000 population and the national rate of 126.3 per 100,000.

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- 5.3.48. Broxtowe's percentage of physically active adults in 2022–23 (71.0%) is significantly higher than the regional figure of 66.5% and the national figure of 67.1%. Broxtowe's percentage of overweight or obese adults in 2022–23 was 63.8%, which is lower than both the regional (66.1%) and national (64.0%) averages. Further detail can be found in **Table 5.24**.

Table 5.24: Health Profile for Broxtowe, the East Midlands and England.

Variable	Broxtowe	East Midlands	England	Year
Life expectancy at birth (male)	80.8	78.6	78.9	2022 (1 year range)
Life expectancy at birth (female)	82.8	82.7	83.2	2022 (1 year range)
Under 75 mortality rate from all causes	312.8	357.3	341.6	2023
Under 75 mortality rate from all cardiovascular diseases	72.3	80.3	77.4	2023
Suicide rate	8.6	11.3	10.7	2021–2023
Rate of intentional self-harm	113.4	146.2	126.3	2022–2023
% of overweight/obese adults	0.6	0.7	0.6	2022–2023
% of physically active adults	0.7	0.7	0.7	2022–2023

Source: Public Health England.

Note: Figures are per 100,000 population.

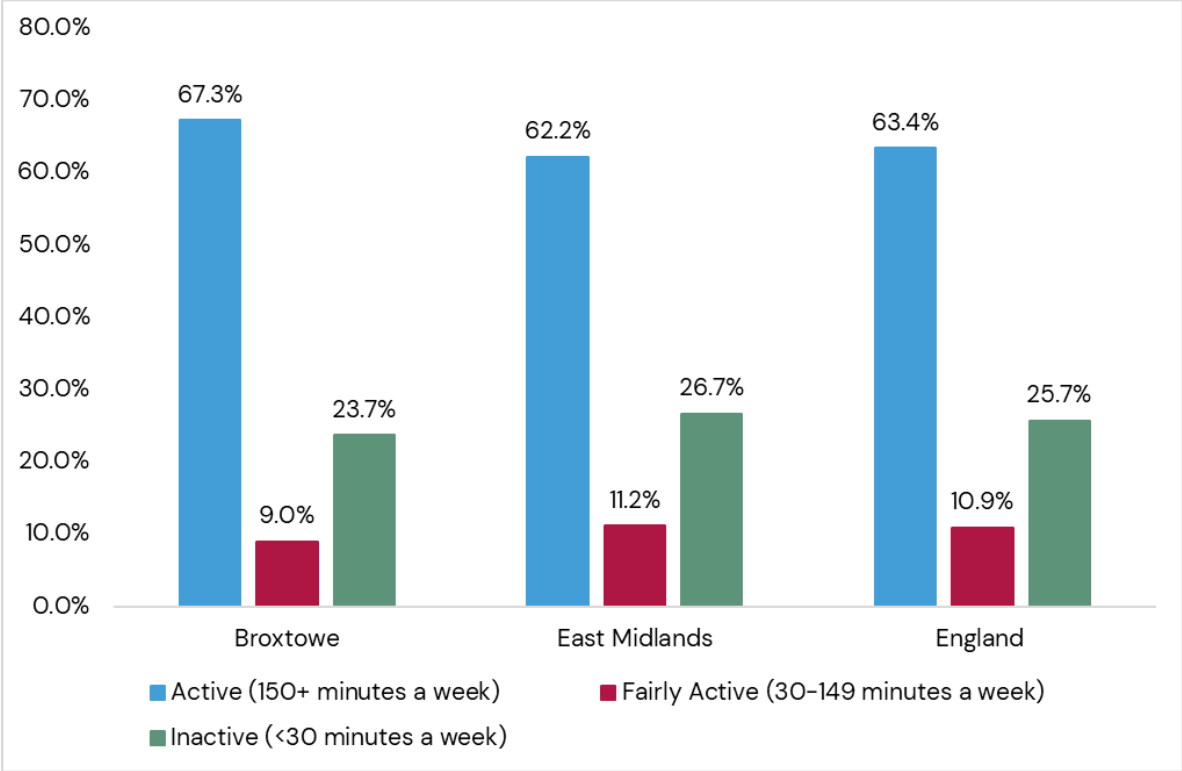
Crime

- 5.3.49. Data from LG Inform on Broxtowe's total recorded offences per 1,000 population is unavailable at the time of writing. Instead, Public Health England data on the rate of violent crime in Broxtowe was utilised.
- 5.3.50. The rate of violent crime in Broxtowe between 2020/21 and 2022/23 was 29.6 per 1,000 population, which is higher than the regional value (27.6 per 1,000 population), but much lower when compared to the national value (34.3 per 1,000 population).

Physical Activity

- 5.3.51. **Plate 5.12** shows the levels of physical activity of adults aged 16+ in Broxtowe, the East Midlands and England for the period November 2022–23. In Broxtowe, 67.3% of adults were classified as active, meaning that they engaged in at least 150 minutes of physical activity a week. This was slightly higher than the rates in both the East Midlands (62.2%) and England (63.4%). Around 9.0% of adults in Broxtowe were classified as fairly active, meaning they engaged in 30–149 minutes of physical activity a week. This is lower than the rates in both the East Midlands (11.2%) and England (10.9%). In the same period, 23.7% of adults in Broxtowe were classified as inactive, meaning that they engaged in less than 30 minutes of physical activity a week. This was below the rates of inactivity in both the East Midlands (26.7%) and England (25.7%).

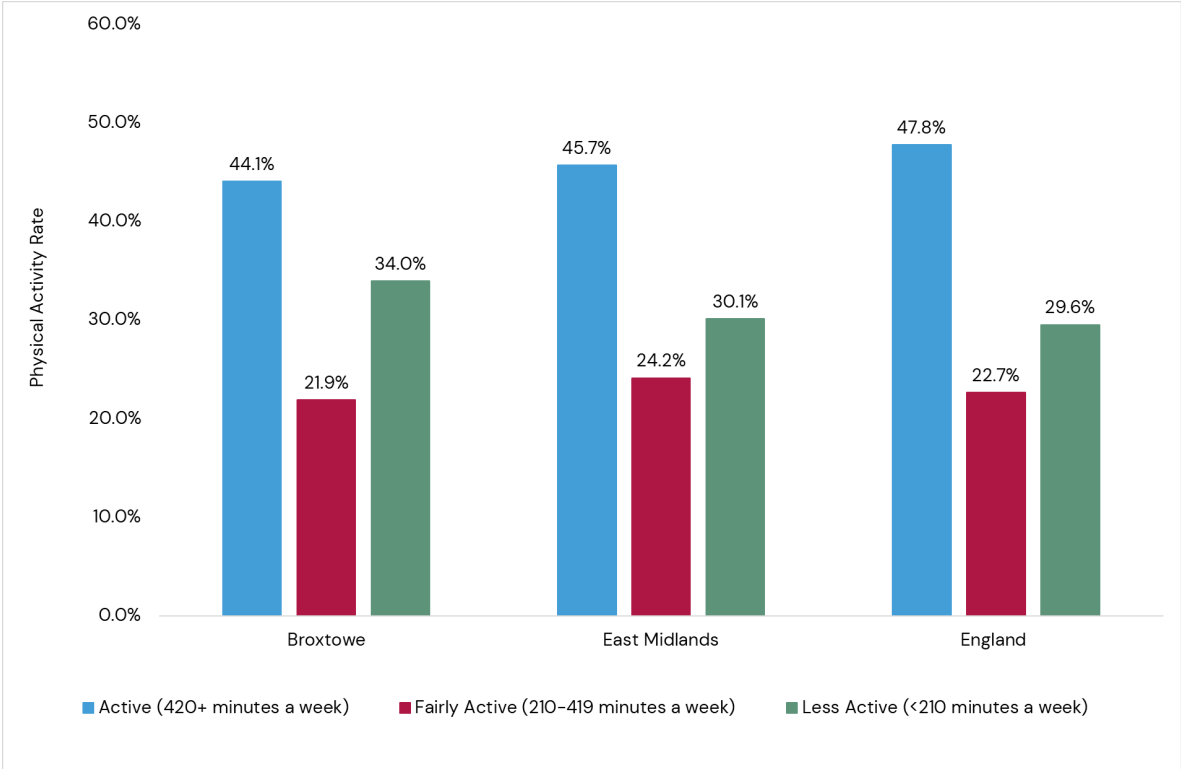
Plate 5.12: Sport and Physical Activity of Adults Aged 16+, November 2022–November 2023.



Source: Sport England, Active Lives Survey.

5.3.52. **Plate 5.13** shows the physical activity of Children and Young People occupying School Years 1–11 in Broxtowe, the East Midlands and England for the academic year 2023–2024. In Broxtowe, 44.1% of children and young people were classified as active, meaning that they engaged in at least 420 minutes of physical activity a week. This was below the rates in both the East Midlands (45.7%) and England (47.8%). An estimated 21.9% of children and young people in Broxtowe were classified as fairly active, meaning that they engaged in 210–419 minutes of physical activity a week. This is lower than the rate in the East Midlands (24.2%) and in England (22.7%). In the same period, 34% of children and young people in Broxtowe were classified as less active, meaning that they engaged in less than 210 minutes of physical activity a week. This was above the rates in both the East Midlands (30.1%) and England (29.6%).

Plate 5.13: Sport and Physical Activity of Children and Young People in School Years 1-11, November 2023–November 2024.



Source: Sport England, Active Lives Survey.

Open Space

5.3.53. Regarding open spaces and recreation, there are 12 amenities within a 3-mile radius of the Site for the Proposed Development. The closest recreational facility is Archers Field Recreation Ground which is located approximately 0.7 miles away from the Site. **Table 5.25** displays all 12 areas.

Table 5.25: Open Space and Recreational Facilities near the Site.

Facility	Distance from Site (miles)	Postcode
Archers Field Recreation Ground	0.7	NG9 7ET
Judson Ave Recreational Ground	0.8	NG9 7FH
Manor Farm Open Space	1.4	NG9 6EL
Bramcote Hills Park	1.8	NG9 3JT
Hayworth Road Park	2.0	NG10 5LL
Bluebell Woods	2.2	NG9 4HR
Toppy Woodland	2.2	NG10 5NL
Long Lane Recreation Ground	2.6	NG9 6BA
West Park Bandstand	2.6	NG10 3NL
Fox Covert Nature Reserve	2.7	NG10 3NP
Springfield Park	2.7	NG10 5LY
Chilwell Manor Golf Club	3.0	NG9 5AE

Source: Google Maps.

5.4. Assessment of Likely Significant Effects

Construction

Employment

- 5.4.1. Economic Benefits will arise through the provision of temporary jobs during the construction phase at the Site, which is estimated to be around seven years. Construction cost is estimated at approximately £90.4million over the build programme (at current prices). Construction costs have been calculated using the BCIS Online tool⁹ and are exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc.
- 5.4.2. To estimate construction employment supported during the build phase, the total construction cost has been divided by the average turnover per construction employee in the East Midlands of £211,007¹⁰ in 2024. During the build phase, around 61 direct construction jobs could be supported on-site per annum during the estimated seven-year build phase.
- 5.4.3. It is widely recognised that construction has knock-on effects for other sectors, which leads to increased demand for building materials and equipment at the construction phase, as well as furniture, carpets etc. following completion. This generates and sustains employment in other sectors. This is known as the 'multiplier effect' and analysis published by the Homes and Communities Agency (HCA – now Homes England) indicates that the employment multiplier for construction activities in the UK is 2.75 – i.e. for every construction job created, a further 1.75 jobs are supported in the wider economy. This suggests that as well as the 61 on-site jobs, development could support a further 107 additional jobs during the build phase.
- 5.4.4. In total, around 168 temporary construction jobs could be supported per annum during the build phase¹¹.
- 5.4.5. The significance of the effect on construction employment has been assessed as follows:
- The sensitivity of the receptor (employment in construction and other sectors of the economy) is assessed as being **medium**, in line with criteria set out in **Table 5.1**. Construction employment represents around 7.8% of total employment in Broxtowe which was above the proportion of employment supported by the sector at a regional and national level.
 - The magnitude of effect is considered to be **medium**, in line with criteria set out in **Table 5.2**, given the generation of around 61 jobs per annum would represent an 2% increase in construction employment in Broxtowe.
 - The significance of the temporary effect of employment in the construction phase is considered to be **moderate beneficial** at the District scale which is **significant** in EIA terms.

Economic Contribution

- 5.4.6. Another way of looking at the economic impact of the construction phase is to calculate the contribution a development makes to wealth creation, as measured by the increase in the value

⁹ Accessed: 14/01/2025.

¹⁰ ONS – 2024 Business Population Estimates.

¹¹ Figures may not sum due to rounding.

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of goods and services generated within an area. This can be done by looking at the increase in gross value added (GVA), a common proxy for economic output. Using ONS data, it is possible to calculate GVA per employee by sector at a regional level. In the East Midlands, construction's GVA per employee is around £75,183 per annum. Total annual GVA per employee for all sectors in the region is estimated at £57,446.

5.4.7. Applying these GVA figures to the employment estimates outlined above, the Proposed Development could generate an additional £10.7million of GVA per annum or £68million during the seven-year construction period (present value¹²). This is split by £4.6million per annum in construction GVA and £6.2million in GVA from the multiplier jobs¹³.

5.4.8. The significance of the effect on construction GVA has been assessed as follows:

- The sensitivity of the receptor (economic output from the construction sector in Newcastle upon Tyne) is assessed as being **high**, in line with criteria set out in Table 5.1. Economic output from the construction sector increased by 80.2% between 2012 and 2022. This was above the increase seen at a regional and national level.
- The magnitude of effect is considered to be **medium**, in line with criteria set out in Table 5.2, given the generation of £4.6million in economic output per annum would increase construction GVA in Broxtowe by 2% per annum.
- The significance of the temporary effect of employment in the construction phase is considered to be **major beneficial** at the District scale which is **significant** in EIA terms.

Disturbance to neighbourhood amenity

5.4.9. The sensitivity of the receptors of the Proposed Development, is **medium**, in line with criteria set out in **Table 5.1**, overall, given that:

- The local area and local authority saw jobs growth of 6.9% and 2.7% respectively between 2015 and 2023. This compares to 6.2% in the East Midlands and 8.9% in England over the same timeframe.
- The claimant count in Broxtowe has decreased from 2.9% in January 2022 to 2.8% as of January 2025. This is currently below the rate seen in the East Midlands (3.6%) and England (4.3%).
- The Site is located across four LSOAs (Broxtowe O15A, O07A, O13B, O13E). Broxtowe O15A has an overall rank of 31,940 putting it in the top 10% least deprived LSOAs in England. Broxtowe O07A has a rank of 30,718 putting it in the top 10% least deprived areas, Broxtowe O13B is ranked 11,497 putting it in the top 40% most deprived LSOAs in the country and Broxtowe O13E is ranked 5,310 putting it in the top 20% most deprived areas in the country.

¹² Where future benefits are calculated, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5%.

¹³ Figures may not sum due to rounding.

- The local health profile of Broxtowe is mostly better in most indicators when compared to regional and national figures.

5.4.10. The assessment of the potential impacts on health and wellbeing is informed by other assessments undertaken and presented in this ES, including townscape and visual, Transport Assessment, Air Quality Assessment, and Noise Assessment. The residual effects identified as a result of the construction phase are used as the basis of this assessment. A summary of the key residual effects are as follows:

- Visual amenity during construction – Construction is likely to generate a variety of vehicle movements including on site machinery such as a general plant, forklifts, cranes and lifting equipment. Off-site movements are likely to include light and heavy haulage, commercial vehicles, and site staff vehicles. Given the scale of the Site, there will be a very limited selection of visual effects with most of the visual receptors in the wider landscape/townscape being not significant.
- Transport effects – There are no significant transport effects expected as a result of the construction phase.
- Air quality effects – A Construction Traffic Management Plan (CTMP) and Construction Environment Management Plan (CEMP) will be used to control activity during the construction phase, and secured by condition, and as such, emissions to air will be mitigated.
- Noise effects – A CEMP will be implemented during the construction phase of the Proposed Development to mitigate against construction effects relating to noise and vibration, on the environment, existing surrounding communities, businesses, and residents of the area.

5.4.11. It is noted that the potential for construction effects are, in the main, identified as negligible. Best practice construction measures will be implemented by way of a Construction Environment Management Plan (CEMP) to minimise effects as far as possible. As such, accounting for all potential synergistic health and wellbeing effects during the construction phase, the magnitude of effect within this socio economic and health assessment is considered to be **low**, in line with criteria set out in Table 5.2.

5.4.12. The potential temporary construction effect on health and wellbeing is considered to be **minor to moderate adverse** which is **not significant** in EIA terms.

Operation

Housing

Economy

5.4.13. The Proposed Development will deliver up to 420 dwellings. Based on data from the 2021 Census¹⁴, the average household size in Broxtowe for all property types is 2.3 people – giving an estimated population of 946 when operational.

¹⁴ Tables T001 & T003.

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- 5.4.14. It is estimated that the Proposed Development will provide homes for 473 economically active residents¹⁵. Data from the annual population survey, published by the ONS show that 93% of the economically active population in Broxtowe are employed¹⁶. Assuming this figure remains broadly the same, applying it to the population living in the Proposed Development, it could result in around 438 economically active and employed residents living there once the site is fully built and occupied. This is likely to be a mixture of people from outside the area, as well as existing residents who move from other parts of the local area.
- 5.4.15. If residents show a similar employment profile to the existing working age population of Broxtowe, 454% (236) of the economically active and employed people could be working in higher value occupations, which includes: managers, directors, senior officials, professional and associate professional & technical roles.
- 5.4.16. Additional household expenditure will be supported by the new dwellings. Based on expenditure data from Experian (October 2024 in 2022 prices), the spend per capita in Broxtowe on comparison goods, convenience goods and leisure is £4,145, £2,616 and £2,807 respectively. Applying these to the 420 dwellings with an average household size of 2.3 the total household expenditure from the Proposed Development is estimated to be £6.7million. Based on the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015)¹⁷, it is estimated that 65.4% of convenience spend and 31.4% of comparison and leisure spend will be retained within Broxtowe. This gives a total of £2.1million of household expenditure from the Proposed Development that will be retained within the LPA. **Table 5.27** shows this in more detail.

Table 5.27: Household Expenditure from the Proposed Development

	Annual Spend per person	Total spend	% Retained locally	Absolute spend retained
Convenience	£2,616	£2,526,745	65.4%	£1,652,491
Comparison	£4,145	£4,004,331	31.4%	£1,257,360
Leisure	£2,807	£2,711,085	31.4%	£851,281
Total	-	£6,715,416		£2,108,641

Source: Pegasus Group calculations based on Experian expenditure data

- 5.4.17. Assuming the new dwellings fall within Band D¹⁸, they are estimated to generate around £1million in additional Council Tax on an annual basis, or £10million over 10-years (current prices).
- 5.4.18. Research published by the Home Builders Federation (HBF) suggests that the average homeowner spends approximately £5,000 to make their house 'feel like home' within 18 months of moving in¹⁹. Taking into account inflation, this figure is now estimated to be around £6,000. Applying this to the 420 dwellings gives an estimate of up to £2.5million in first occupation spend.
- 5.4.19. The significance of the effect on the economy has been assessed as follows:
- The sensitivity of the receptor is assessed as being **medium**, in line with criteria set out in **Table 5.1**. The LSOAs within which the Proposed Development falls (Broxtowe 015A, 007A, 013B and 013E) are within the top 10% least deprived LSOAs (015A and 007A) within the country and within the top 40% and top 20% most deprived LSOAs (013B and 013E)

¹⁵ Census 2021: average number of economically active residents per household in Broxtowe is 1.13.

¹⁶ ONS, Annual Population Survey, October 2023 – September 2024.

¹⁷ Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015): Carter Jones, September 2015.

¹⁸ Average band D Council Tax for 2024/25 in Broxtowe is £2,401.09.

¹⁹ https://www.hbf.co.uk/documents/7876/The_Economic_Footprint_of_UK_House_Building_July_2018LR.pdf.

within the country. Broxtowe has had population growth below that seen at a regional and national level.

- The magnitude of effect is considered to be **medium**, in line with criteria set out in **Table 5.2**, given the considerable increase in the estimated increase in economically active residents generated by the Proposed Development, the additional household expenditure supported by the new dwellings, and additional Council Tax generated by the Proposed Development.
- The significance of the temporary effect of employment in the construction phase is considered to be **moderate beneficial** at the borough level which is **significant** in EIA terms.

Educational Capacity

- 5.4.20. The Proposed Development will generate school aged children and will therefore have implications for local education provision. It is difficult to accurately estimate the number of children that will occupy these dwellings. This is because some children will arrive as migrants to the area, whilst others will simply be part of families moving to the Site from other existing residential areas within Broxtowe.

Primary School Provision

- 5.4.21. As outlined in the Education Report produced by EFM for the Proposed Development, there is existing capacity in the primary schools around the Site. The sensitivity of the receptor is considered to be **low**, given that there is existing primary school capacity within the local area around the site. The magnitude of effect is considered to be **medium** given that, the Proposed Development will increase the demand for primary school places in the local area, however, there are sufficient places to meet the need arising from the Proposed Development. The significance of permanent effect in relation to healthcare provision as a result of the operational phase is **minor to moderate adverse**, which is **not significant** in EIA terms.

Secondary School Provision

- 5.4.22. As outlined in the Education Report produced by EFM for the Proposed Development, the secondary schools in Nottinghamshire are full and new provision is likely to be required as a result of the Proposed Development. The sensitivity of the receptor is considered to be **high**, given that there is not any existing secondary school capacity within the local area around the site. The magnitude of effect is considered to be **high** given that, the Proposed Development will increase the demand for secondary school places in the local area which cannot be met by existing provision. The significance of permanent effect in relation to secondary school provision as a result of the operational phase, without additional mitigation, is considered to be **major adverse**, which is **significant** in EIA terms. A financial contribution towards secondary school provision would mitigate against this adverse impact and as a result would not be significant.

Healthcare Provision

- 5.4.23. Based on data from 2021 Census²⁰, the average household size in Broxtowe is 2.3 people – giving an estimated population for the Proposed Development of 946. Some, but not all, of the population growth will be new to the area as some households will move from within the area.

²⁰ Tables T001 & T003.

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Many of these will release their previous homes to the market which in turn will be occupied by new households and so generate additional population within the area, albeit not on the Application Site. However, it is also recognised that some people moving within the area will not release a previous property to the market and so will not have any implications on the population within the area (for example, first-time buyers).

- 5.4.24. As already noted, there are 11 doctors' surgeries within two miles of the Application Site that are accepting new patients and these surgeries have an average patient-to-GP ratio of 1,435. The additional 946 residents would increase the patient-to-GP ratio at these four surgeries to 1,448, which is an increase of 0.96%.
- 5.4.25. The British Medical Association²¹ states that, as of October 2024, the average number of patients per FTE GP stands at 2,271 across England. This is above the current patient-to-GP ratio seen within 2.1-miles of the Proposed Development.
- 5.4.26. The significance of the effect on healthcare provision has been assessed as follows:
- The sensitivity of the receptor is assessed as being **medium**, in line with criteria set out in Table 12.1, on the basis that the existing primary healthcare provision has existing capacity.
 - The magnitude of the impact is assessed as **negligible**, in line with criteria set out in Table 12.2, given the increase in the population will have minimal impact on the current patient-to-GP ratio.
 - The significance of the permanent effect is therefore considered to have a **negligible**, which is **not significant** in EIA terms.

Open Space

- 5.4.27. Based on the Parameters Plan for the Proposed Development, 7.722ha of open space will be delivered on the Site. The sensitivity of receptor is considered to be **low** based on the fact that the closest facility is 0.7 miles away and that there are 12 amenities within a 3-mile radius of the Site for the Proposed Development. The magnitude of effect is considered to be **medium** as the open space moderately increases opportunities for physical activity. The significance of permanent effect in relation to open spaces as a result of the operational phase is **minor to moderate beneficial** at the Borough scale, which is **not significant** in EIA terms.

Health & Wellbeing

- 5.4.28. The sensitivity of the receptors (local residents) of the Proposed Development, is **medium**, overall, in line with criteria set out in Table 5.1, given that:
- The local area and local authority saw jobs growth of 6.9% and 2.7% respectively between 2015 and 2023. This compares to 6.2% in the East Midlands and 8.9% in England over the same timeframe.

²¹ Pressures in general practice data analysis, British Medical Association, November 2024. Available at: <https://www.bma.org.uk/advice-and-support/nhs-delivery-and-workforce/pressures/pressures-in-general-practice-data-analysis>.

- The claimant count in Broxtowe has decreased from 2.9% in January 2022 to 2.8% as of January 2025. This is currently below the rate seen in the East Midlands (3.6%) and England (4.3%).
- The Proposed Development is located across four LSOAs (Broxtowe O15A, O07A, O13B, O13E). Broxtowe O15A has an overall rank of 31,940 putting it in the top 10% least deprived LSOAs in England. Broxtowe O07A has a rank of 30,718 putting it in the top 10% least deprived areas, Broxtowe O13B is ranked 11,497 putting it in the top 40% most deprived LSOAs in the country and Broxtowe O13E is ranked 5,310 putting it in the top 20% most deprived areas in the country.
- The local health profile of Broxtowe is mostly better in most indicators when compared to regional and national figures.

5.4.29. The assessment of the potential operational impacts on health and wellbeing is informed by other assessments undertaken and presented in this ES, including the Landscape and Visual Impact Assessment (Chapter 6), Ecology and Biodiversity (Chapter 7), Transport and Access (Chapter 9), Air Quality (Chapter 10), Noise and Vibration (Chapter 11), and also a range of other documents submitted with the planning application.

5.4.30. The residual effects identified as a result of the operational phase are used as the basis of this assessment. Full detail is presented in other chapters of this ES, however, in summary, the key residual effects as a result of the completed and operational Proposed Development are as follows:

- Significant economic benefits once operational – homes for 438 economically active and employed residents, £1million additional council tax per annum and £2.1million of household spend that will be retained within Broxtowe.
- The Proposed Development includes a mixture of dwellings aligning with requirements of Part M4 of The Building Regulations.
- There will be up to 126 affordable dwellings delivered on-site which is policy compliant.
- Provision of approximately 7.722 ha of open space.
- The Site is a highly accessible location so facilitates access to existing public transport (including by bus, tram, walking and cycling routes), and facilitates active travel improvements, so a high modal shift away from single occupied private cars is possible.

5.4.31. Considering the above, the magnitude of the effect is considered to be **medium**, in line with criteria set out in Table 5.2, as there are considerable economic, environmental, and social benefits resulting from the Proposed Development, which all combine to contribute to a positive change in health and wellbeing, and will ultimately contribute to improving identified health and deprivation inequalities of future and existing residents.

5.4.32. The potential permanent operational effect on health and wellbeing is considered to be **moderate beneficial** which is **significant** in EIA terms.

5.5. Mitigation, Enhancement and Residual Effects

Mitigation by Design

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- 5.5.1. There are no significant adverse effects identified as a result of the Proposed Development. As such, no mitigation by design is deemed to be necessary.

Additional Mitigation.

- 5.5.2. Given the lack of secondary school provision in the area, it is not unreasonable to expect a financial contribution to be required to address to this issue. This will be discussed as necessary with BBC.

Table 528: Mitigation

Ref	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measure would be secured		
		By Design	By S.106	By Condition
1	Financial contribution to secondary school provision		X	

Enhancements.

- 5.5.3. No enhancements are expected to be proposed in relation to Socioeconomics and Health.

Residual Effects

- 5.5.4. Overall, the Proposed Development is considered to provide significant beneficial effects during the construction phase in relation to employment and economic contribution. Once operational, significant beneficial effects are expected in relation to the economy. Negligible effects are predicted in respect of primary education and healthcare once operational, acknowledging that there is more than sufficient existing capacity available. Major adverse effects are predicted in respect of secondary education provision once operational. However, after mitigation these is considered to be negligible which is not significant.

Table 5.29: Residual Significance of Effects (with Mitigation)

Environmental Effect	Sensitivity of Receptor	Impact Magnitude	Nature of Impact (Permanent/ Temporary)	Effect and Significance
CONSTRUCTION				
Employment	Medium	Medium	Temporary	Moderate beneficial (Significant)
Economic Output	High	Medium	Temporary	Major beneficial (Significant)
Amenity Impact	Medium	Low	Temporary	Minor to moderate adverse (Not Significant)
OPERATION				
Economy	Medium	Medium	Permanent	Moderate beneficial (Significant)
Educational Capacity – Primary Schools	Low	Medium	Permanent	Minor to moderate adverse (Not Significant)

Environmental Effect	Sensitivity of Receptor	Impact Magnitude	Nature of Impact (Permanent/Temporary)	Effect and Significance
Educational Capacity – Secondary Schools	High	Negligible	Permanent	Negligible (Not Significant)
Healthcare Provision	Medium	Negligible	Permanent	Negligible (Not Significant)
Open Space	Low	Medium	Permanent	Minor to moderate beneficial (Significant)
Health & Wellbeing	Medium	Medium	Permanent	Moderate beneficial (Significant)

5.6. Cumulative and In-Combination Effects

- 5.6.1. The cumulative effects of related developments as set out in Chapter 2 of this ES are considered in order to establish whether the Proposed Development would in combination contribute to effects which may need to be mitigated. The relevant schemes to consider with regard to Socioeconomics and Health are outlined in **Table 5.30** below.

Table 5.30: Cumulative Schemes

No.	Cumulative Development	Details	Status
1	Southfields Farm, Common Lane, Bramcote, Nottinghamshire NG9 3DT 24/00066/FUL	Construction and operation of two adjacent Battery Energy Storage Systems (BESS) facilities operating at different voltages (132kV and 33kV) in order to fully support the local electricity network. Both facilities are adjacent to each other within a single new overall site compound comprising: the erection of battery containers, switchgear containers, inverters, control building, and new substations; installation of new underground cable circuits to connect the new BESS substations; improvements to access from Common Lane; establishing new internal access roads, resurfaced compound, and turning area; installation of perimeter fencing and access gate; associated ground works; and landscaping (revised scheme)	Conditional permission granted on 21st August 2024. Construction has not yet commenced.
2	Land at Toton East	The construction of up to 160 dwellings with associated open space and infrastructure	Application being prepared by the Applicant (in conjunction with others)

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No.	Cumulative Development	Details	Status
3	Land at Toton North	The construction of up to 880 dwellings with associated open space and infrastructure	Application being prepared by the Applicant (in conjunction with others)

5.6.2. To assess the potential cumulative effects, the same methodology applied to calculating the Proposed Development's impacts has been used when considering what the impacts could be on the economy, education provision, healthcare provision, open space and health and wellbeing.

5.6.3. The proposed BESS scheme at Southfield Farm does not have information available in terms of construction employment and GVA and therefore it is not possible to calculate the cumulative construction employment and economic output impact. The proposed BESS scheme has also not been considered in the cumulative operational impacts as the development will not generate any additional households or demand for healthcare or education once operational.

5.6.4. The operational impacts are presented for the Proposed Development in combination with the cumulative schemes. In total the cumulative schemes (Toton East and Toton North) alongside the Proposed Development total 1,455 dwellings.

Construction²²

Employment

5.6.5. The construction employment impact of the Proposed Development and cumulative sites (1,455 dwellings) is estimated as follows:

- An estimated 106 construction jobs will be supported on the Proposed Development and cumulative sites per annum over the 14-year build timeframe. Taking into account multiplier effects as estimated 291 jobs could be supported on-site and in the wider economy per annum during the build phase of the Proposed Development and cumulative schemes.

5.6.6. Cumulatively, the sensitivity of the receptor is assessed as being **medium**, while the magnitude of the change is **medium**. The significance of the effect on housing and the economy is therefore considered to be **moderate beneficial** which is **significant** in EIA terms.

Economic Output

5.6.7. The construction GVA impact of the Proposed Development and cumulative sites (1,455 dwellings) is estimated as follows:

²² The construction impact of the cumulative schemes is assumed to be 14-years in line with Toton North development which is the longest build timeframe of all three cumulative schemes. Therefore, given the longer timeframe the impacts will not equal the individual impacts of the three cumulative schemes combined together due to the impacts being split over a longer timeframe.

- An estimated £18.6million of GVA could be generated per annum during the build phase of the Proposed Development and cumulative schemes. Over the 14-year build timeframe an estimated £222million of GVA could be generated (present value²³).

5.6.8. Cumulatively, the sensitivity of the receptor is assessed as being **high**, while the magnitude of the change is **medium**. The significance of the effect on housing and the economy is therefore considered to be **major beneficial** which is **significant** in EIA terms.

Neighbourhood Amenity

5.6.9. The sensitivity of the receptors (local residents) of the Proposed Development is **medium**, as identified in the assessment related to the Proposed Development in isolation. Baseline characteristics identified consider District level spatial scale and therefore the sensitivity is considered applicable when considered against the receptors of relevance to the Proposed Development and Cumulative Schemes.

5.6.10. As for the Proposed Development in isolation, best practice construction measures are assumed to be implemented for all the cumulative schemes, by way of appropriate management plans, such as a CEMP. These measures will serve to minimise any potential temporary construction effects. As such, magnitude of effect is considered to be **low**.

5.6.11. The potential temporary construction cumulative effect on health and wellbeing is considered to be **minor to moderate adverse** which is not significant in EIA terms.

Operational

Housing & the Economy

5.6.12. The total impact of the Proposed Development and cumulative sites (1,455 dwellings) is estimated as follows:

- The Proposed Development and cumulative schemes will generate a population of around 3,277 residents²⁴. It is estimated that around 1,512 of these residents will be economically active and employed, with around 48% working in higher value added occupations.
- The dwellings could generate household spend in the region of £23.3million per annum, of which £7.3million could be retained within Broxtowe.
- Annual Council Tax revenue generated by the dwellings is estimated to be £3.5million per annum.

5.6.13. Cumulatively, the sensitivity of the receptor is assessed as being **medium**, while the magnitude of the change is **high**. The significance of the effect on housing and the economy is therefore considered to be **major beneficial**. This is significant in EIA terms.

Education Capacity

²³ ²³ Where future benefits are calculated, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5%.

²⁴ Based on the average household size in Broxtowe of 2.3 from the 2021 Census.

Socioeconomics and Health

Primary School Provision

- 5.6.14. The sensitivity of the receptor is considered to be **low**, given that there is existing primary school capacity within the local area around the Site. The magnitude of effect is considered to be **medium** given that, the Proposed Development and cumulative schemes will increase the demand for primary school places in the local area, however, there are sufficient places to meet the need arising from the Proposed Development. The significance of permanent effect in relation to healthcare provision as a result of the operational phase is **minor to moderate adverse**, which is **not significant** in EIA terms.

Secondary School Provision

- 5.6.15. The sensitivity of the receptor is considered to be **high**, given that there is not any existing secondary school capacity within the local area around the Site. The magnitude of effect is considered to be **high** given that the Proposed Development and cumulative schemes will increase the demand for secondary school places in the local area which cannot be met by existing provision. The significance of permanent effect in relation to healthcare provision as a result of the operational phase is **major adverse**, which is **significant** in EIA terms. Contribution towards secondary school provision would mitigate against this adverse impact and as a result would not be significant.

Healthcare Provision

- 5.6.16. Around 3,288 people are estimated to live at the Proposed Development and cumulative schemes. Some, but not all, of the population growth will be new to the area as some households will move from within the area. Cumulatively, the sensitivity of the receptor is assessed as being **medium**, while the magnitude of the impact is **low**, given that a number of surgeries in the local area are accepting of new patients and there will be a 3.3% increase in the number of patients. The increase in patient to GP ratio after the Proposed Development will still be below the average for England. The significance of the permanent effect is therefore considered to have a long-term **minor to moderate adverse** impact, which is not significant in EIA terms.

Open Space

- 5.6.17. Altogether at the Proposed Development and cumulative schemes there will be 40.862 ha of open space and green infrastructure delivered on-site. The sensitivity of receptor is considered to be **low** based on the fact that the closest facility is 0.7 miles away and that there are 12 amenities within a 3-mile radius of the Site for the Proposed Development. The magnitude of effect is considered to be **high**. While BBC do not have a specific policy the amount of open space to be delivered by a scheme, the quantum delivered by the Proposed Development and cumulative schemes substantially increases opportunities for physical activity. The significance of permanent effect in relation to open spaces as a result of the operational phase is **moderate beneficial** at the Borough scale, which is **significant** in EIA terms.

Health and Wellbeing

- 5.6.18. The sensitivity of the receptors, local residents and/or users of the Proposed Development, is **medium**, as identified in the assessment related to the Proposed Development in isolation. Baseline characteristics identified consider District level spatial scale and therefore the sensitivity is considered applicable when considered against the receptors of relevance to the Proposed Development and cumulative schemes.

5.6.19. The magnitude of the effect is considered to be **medium** as there are considerable economic benefits resulting from the Proposed Development and cumulative schemes, considerable increase in housing supply and quality in the local area, proposals designed to minimise risk of crime and optimise community interaction and safety, a considerable net increase in open space, and considerable opportunity for increased physical activity area.

5.6.20. As such, the significance of the permanent cumulative effect is assessed as being **moderate beneficial** at the District level, which is **significant** in EIA terms.

5.7. Summary

Introduction

5.7.1. This chapter has assessed the socio-economic impacts arising from proposals that will deliver up to 420 residential dwellings on land at Toton West, Broxtowe.

Baseline Conditions

5.7.2. A review of Broxtowe's socio-economic context reveals the following:

- Between 2013 and 2023, Broxtowe's population has grown at a slower rate than that seen at a regional and national level. In this time the fastest growing age group were those aged 65+. This trend is projected to continue between 2018 and 2038.
- Employment in Broxtowe increased at a slower rate than the local area, the East Midlands and England between 2015 and 2023.
- The claimant count rate in Broxtowe is currently below the rate seen at a regional and national level.
- Economic output in Broxtowe has increased at a slower rate than regional and national averages between 2012 and 2022.
- The local area and Broxtowe have a higher proportion of its resident working age population with a degree of equivalent when compared to the East Midlands and England.
- The Proposed Development is located across four LSOAs. Broxtowe O15A and O07A are located in the top 10% least deprived LSOAs in the country, Broxtowe O13B is located in the top 40% most deprived LSOAs in the country and Broxtowe O13E is located in the top 20% most deprived in the country.
- When looking at health indicators in Broxtowe many are better when compared to national averages.
- Levels of physical activity in Broxtowe amongst adults are higher than average when compared with the East Midlands and England. There was a higher proportion of children in Broxtowe that were active compared to the East Midlands and England.

Likely Significant Effects**Proposed Development**

5.7.3. In respect of the construction phase, the assessment indicates that the Proposed Development will have the following temporary effects:

- An estimated 169 jobs could be supported on-site and in the wider economy per annum during the build phase.
- Around £10.7million of gross value added per annum is estimated to be generated over the two-year build period, or £68million over the entire build phase (present value).

5.7.4. In EIA terms, this impact is considered to have a **significant beneficial effect**.

5.7.5. In respect of the operational phase, the assessment suggests that the Proposed Development will have the following permanent effects:

- An estimated 438 economically active and employed residents are estimated to live in the Proposed Development.
- The Proposed Development could generate an additional household expenditure of £6.7million per annum once it is complete and fully occupied, of which around £2.1million would be retained within Broxtowe.
- The dwellings could generate additional £1million per annum in Council Tax payments.
- The dwellings could generate an estimated £2.5million in first occupation expenditure.

5.7.6. In EIA terms, overall these impacts are considered to have a **significant beneficial effect** in the long-term, with no adverse effects on existing community infrastructure.

Cumulative Effects

5.7.7. In respect of the construction phase, the assessment indicates that the Proposed Development and cumulative schemes will have the following temporary effects:

- An estimated 291 jobs will be supported on-site and in the wider economy during the total 14-year build phase.
- Around £18.6million of gross value added per annum is estimated to be generated over the 14-year build period, or £222million over the entire build phase (present value).

5.7.8. In EIA terms, this impact is considered to have a **significant beneficial effect**.

5.7.9. In respect of the operational phase, the assessment suggests that the Proposed Development and the cumulative schemes will have the following permanent effects:

- An estimated 1,512 economically active and employed residents are estimated to live in the Proposed Development.

- The Proposed Development could generate an additional household expenditure of £23.3million per annum once it is complete and fully occupied, of which around £7.3 would be retained within Broxtowe.
- The dwellings could generate an additional £3.5million per annum in Council Tax payments.
- Delivery of 40.862 ha of open space and green infrastructure on-site at the Proposed Development and cumulative schemes.

5.7.10. In EIA terms, overall, these impacts are considered to have a **significant beneficial effect** in the long-term.

Mitigation and Enhancement

5.7.11. Given the lack of secondary school provision in the area, a financial contribution may be provided, should this be required. This will be discussed as necessary with BBCCConclusion

5.7.12. Overall, the Proposed Development is considered to provide **significant beneficial effects** during the construction phase in relation to economic contribution. Once operational, **significant beneficial effects** are expected in relation to wider economic effects and open space.

5.7.13. **Table 5.31** provides a summary of effects, mitigation and residual effects.

Socio-Economics and Health

Table 5.31: Summary of Effects, Mitigation and Residual Effects

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Construction								
Employment	Construction employment on-site	Temporary	Medium	Medium	Broxtowe (Borough)	Moderate Beneficial (not significant)	N/A	Moderate Beneficial (not significant)
Economic Output	Economic output generated by construction	Temporary	High	Medium	Broxtowe (Borough)	Major Beneficial (significant)	N/A	Major Beneficial (significant)
Amenity Impact	Impact on neighbourhood amenity	Temporary	Medium	Low	Local Area	Minor to moderate adverse (not significant)	Implement CEMP & CTP as proposed	Minor to moderate adverse (not significant)
Operation								
Housing & Economy	Increase in household spend, first occupation expenditure and council tax	Permanent	Medium	Medium	Broxtowe	Moderate Beneficial (significant)	N/A	Moderate Beneficial (significant)

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Socio-Economics and Health

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Educational Capacity – Primary Provision	Increased number of primary school pupils living at Proposed Development	Permanent	Low	Medium	Local Area	Minor to Moderate Adverse (not significant)	N/A	Minor to Moderate Adverse (not significant)
Educational Capacity – Secondary Provision	Increased number of secondary school pupils living at Proposed Development	Permanent	High	High	Local Area	Major Adverse (Significant)	Financial contribution to secondary school provision	Negligible (not significant)
Healthcare Provision	Increased demand for healthcare services	Permanent	Medium	Negligible	Local Area	Negligible (not significant)	N/A	Negligible (not significant)
Open Space	Increased provision of open space	Permanent	Low	Medium	Local Area	Minor to moderate beneficial (not significant)	N/A	Minor to moderate beneficial (not significant)
Health & Wellbeing	Impact on health and wellbeing of existing and	Permanent	Medium	Medium	Local Area	Moderate Beneficial (significant)	N/A	Moderate Beneficial (significant)

Socio-Economics and Health

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
	future residents							
Cumulative and In-Combination								
Construction								
Construction employment on-site	Construction employment on-site	Temporary	Medium	Medium	Broxtowe (Borough)	Moderate Beneficial (not significant)	N/A	Moderate Beneficial (not significant)
Economic output generated by construction	Economic output generated by construction	Temporary	High	Medium	Broxtowe (Borough)	Major Beneficial (significant)	N/A	Major Beneficial (significant)
Impact on neighbourhood amenity	Impact on neighbourhood amenity	Temporary	Medium	Low	Local Area	Minor to moderate adverse (not significant)	CEMP	Minor to moderate adverse (not significant)
Operation								

Environmental Statement

Socio-Economics and Health

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Housing & Economy	Increase in household spend, first occupation expenditure and council tax	Permanent	Medium	High	Broxtowe	Major Beneficial (significant)	N/A	Major Beneficial (significant)
Educational Capacity – Primary Provision	Increased number of primary school pupils living at Proposed Development	Permanent	Low	Medium	Local Area	Minor to Moderate Adverse (not significant)	N/A	Minor to Moderate Adverse (not significant)
Educational Capacity – Secondary Provision	Increased number of secondary school pupils living at Proposed Development	Permanent	High	High	Local Area	Major Adverse (Significant)	Financial contribution to secondary school provision	Negligible (not significant)
Healthcare Provision	Increased demand for healthcare services	Permanent	Medium	Low	Local Area	Minor to Moderate Adverse (not significant)	N/A	Minor to Moderate Adverse (not significant)
Open Space	Increased provision of open space	Permanent	Low	High	Local Area	Moderate beneficial (significant)	N/A	Moderate beneficial (significant)

Socio-Economics and Health

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Health & Wellbeing	Impact on health and wellbeing of existing and future residents	Permanent	Medium	Medium	Local Area	Moderate beneficial (significant)	N/A	Moderate beneficial (significant)