

Chapter 6: Socio-Economics

SOCIO-ECONOMICS	
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SUPPORTING APPENDIX	<i>ES Volume 3, Appendix: Socio-Economics:</i> Annex 1: Legislation, Planning Policy and Other Relevant Standard and Guidance.
KEY CONSIDERATIONS	The socio-economic assessment examines the following potential effects at the relevant geographic scale: - Demolition and construction employment; - Local spend by the demolition and construction workforce; - Operational employment opportunities, and resulting indirect and induced employment; - Expenditure and revenue generated by employees and visitors; - Contribution towards leisure provision; - Contribution towards retail provision; - Impacts upon housing targets, along with associated population accommodated by the proposed residential development; - Residential spending and associated indirect employment; - Impacts upon primary healthcare provision; - Impacts upon crime and deprivation; - Impacts upon the demand for school places; and - Impacts upon open and play space.
CONSULTATION	An EIA Scoping Report was formally issued to Woking Borough Council (WBC); following this, a meeting with WBC was undertaken to discuss the EIA and scope of the ES. The EIA Scoping Report and WBC's EIA Scoping Opinion is presented in <i>ES Volume 3, Appendix: Methodology (Annex 1)</i> . No specific comments were made on the scope of the socio-economics assessment.

ASSESSMENT METHODOLOGY

Defining the Baseline

Current Baseline Conditions

- 6.1 Existing socio-economic baseline conditions have been established through the interpretation of nationally recognised research, data and survey information. The sources are referenced throughout the chapter and the data is sourced from the Office of National Statistics (ONS) where possible and the most up to date data is used in each instance. At each point where data for periods/years prior to 2019 are presented, this is due to the unavailability of current data. Where data from these years has not been available, the next best alternative has been used, i.e. the most up to date. The policies, guidelines, and data sources used in the baseline assessment are listed in *ES Volume 3, Appendix: Socio-Economics (Annex 1)*.
- 6.2 Where information is available and where relevant, the baseline quantifies how the socio-economic conditions are likely to change from current levels during the period that the Proposed Development is under construction. This exercise aims to provide a more relevant future baseline against which to assess the operational effects arising as a result of the Proposed Development. Any information detailing changes to existing conditions within the baseline has been taken from ONS statistical forecasts or local planning policy to ensure reliability. Where information on how the baseline conditions are likely to change whilst the Proposed Development is under construction is not available (for example information on crime and deprivation), or the future baseline is not expected to change materially from the existing baseline (for example open space, play space) it has been assumed that the future baseline is unchanged from the existing baseline.
- 6.3 *ES Volume 1, Chapter 1: Introduction* describes the existing site, which comprises of a football stadium, home to the Woking Football Club; a collection of large-footprint, low-rise buildings, including the Woking Snooker Centre; David Lloyd Leisure Centre (including tennis courts), and Woking Gymnastics Club; car parking; and a small number of residential properties situated in the north of the site.

Geographical Extent

- 6.4 There are multiple geographical areas that are used to assess the baseline conditions for the Proposed Development. These are set out in Table 6.1.

Table 6.1 Geographical Definitions

Geographical Level	Definition
Local Area (Medium Super Output Areas (MSOAs))	MSOAs: Woking 006, Woking 010, Woking 011
District	The Borough of Woking
Regional	Surrey
National	United Kingdom/Great Britain (GB) / England (depending on data availability)

- 6.5 The local area is made up of three Medium Super Output Areas (MSOAs)¹ – Woking 006 in which the site falls; Woking 010 and Woking 011 which surround the site. Figure 6.1 shows the local area within the district and regional context. Surrey has been used regional context because it is deemed a more appropriate comparator for social and economic baseline conditions than the wider South East region.

Figure 6.1 The Site Location within Relevant Geographical Boundaries



Figure Notes: the site outline presented within *ES Volume 1, Chapter 1: Introduction* is the legally correct redline boundary. All other depictions of the site outline throughout this ES are indicative and for the purposes of locating the site within the site's wider context only.

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Impact Assessment Methodology

- 6.6 As noted within *ES Volume 1, Chapter 2: EIA Methodology*, the Applicant intends to demolish the existing David Lloyd Leisure Centre as part of the Proposed Development; however, this will be re-provided within the Egleby Road site. This assessment considers the relocation of the David Lloyd Leisure Centre to the Egleby Road site.
- 6.7 The relocation would change some of the effects because it would mean that the leisure uses and resulting economic activity would be retained within Woking. The following effects consider the impact of the relocation of the David Lloyd Leisure Centre as well as the impact of the Proposed Development in isolation:
 - Employment generation during the operational phase;
 - Local expenditure by the operational workforce; and
 - Contribution of the Proposed Development towards leisure provision.

¹ MSOAs are small area geographic boundaries defined for England and Wales for which regular (non-census) data is provided by the ONS.

Demolition and Construction

Geographical Extent of Effects

6.8 The potential effects arising from the Proposed Development during the demolition and construction phase have been determined at various geographical scales known as study areas, in accordance with the Additionality Guide² study areas are determined by the relevant evidence base. The geographic scale and evidence base at which each effect is assessed is presented in Table 6.2.

Table 6.2 Socio-economic Effects During Demolition and Construction

Potential Effects	Geographical Area	Sources of Evidence Base
Employment generation	Regional	ONS, Gross Value Added, 2016 ³
Local expenditure of workers	Local Area	YouGov Survey on worker spending within Local Area

6.9 Employment created by the Proposed Development during the demolition and construction phase is considered relative to the Surrey region as this is the principal catchment area for the labour market; known as the Travel to Work Area (TTWA). TTWAs represent the population that may reasonably be expected to travel to, and benefit from (in terms of employment), the Proposed Development.

Construction Employment

6.10 The Proposed Development would result in economic activity in terms of demolition and construction employment (hereafter referred to as 'demolition and construction' or 'construction') which in turn would result in spending in the local area. The standard method for estimating the number of direct jobs that would be created during the construction period is to divide the total construction cost by the gross value added (GVA) for construction workers in Surrey (£78,700 in 2017)⁴. The analysis of employment estimated to be generated during the demolition and construction period has only assessed the effect of the direct construction jobs supported by the Proposed Development, as is standard in socio-economic assessments undertaken for EIA developments. This is because any indirect and induced impacts would be felt over a larger geographical area, and by definition would only be temporary. Set in that context, they would be unlikely to result in any significant socio-economic effects.

Construction Worker Expenditure

6.11 During the demolition and construction phase of the Proposed Development, workers will typically be located on-site. Workers would be expected to spend money in the local area during this period, generating further economic activity. A 2005 YouGov Survey found that the average daily expenditure of workers in the local area of their employment was £6 a day⁵. Uplifted for UK earnings growth to 2019, the differential in earnings for Surrey employees compared to the Great Britain average, and the average differential in earnings in the construction industry, average construction worker expenditure is estimated to be £10.90 per day. To provide a conservative estimate of worker expenditure it is assumed that 60% of construction workers would spend money in the local area on any given working day during the demolition and construction period.

Completed Development

Geographical Extent of Effects

6.12 For each operational impact generated by the completed Proposed Development, the recommended scale and evidence base is provided in Table 6.3.

Table 6.3 Socio-economic Effects of the Completed Development

Potential Effects	Geographical Area	Sources of Evidence Base
Employment generation	Regional	Census, 2011, Origin and Destination of Workforce ⁶ , Employment Density Guide ⁷ , and HCA Additionality Guide ⁸

2 Homes & Communities Agency, 2014, Additionality Guide: Fourth Edition.
 3 ONS, 2016, Regional GVA (income approach).
 4 ONS, 2016, Regional GVA (income approach); ONS, 2017, Business Register and Employment Survey; Volterra Calculations.
 5 Although this study dates back to 2005 it is the most up to date and most frequently used assumption concerning what employees spend in their local area of work. Conservative assumptions have been applied when using this figure.
 6 National Census, 2011, WF01BEW - Location of usual residence and place of work.
 7 Homes & Communities Agency (HCA), 2015, Employment Densities Guide – third edition.
 8 Homes & Communities Agency (HCA), 2014, Additionality Guide – fourth edition.
 9 Scottish Football Association, 2013, National Football Survey.

Potential Effects	Geographical Area	Sources of Evidence Base
Local expenditure by employees	Local Area	YouGov Survey on worker spending within the Local Area
Local expenditure by visitors	District	Scottish FA, 2013, National Football Survey ⁹
Contribution towards leisure provision	District	Woking, 2018, Infrastructure Delivery Plan ¹⁰
Housing provision	District	Woking Core Strategy Housing Targets ¹¹
Residential expenditure	District	ONS, Household Expenditure Survey, 2018 ¹²
Effect upon health provision	Local Area (based on GP catchments)	Deloitte report on average distance travelled to access healthcare ¹³
Effect upon crime and deprivation	Local Area	Index of Multiple Deprivation, 2015 ¹⁴
Effect upon the demand for primary school places	2.6km radius	The National Travel Survey 2017 ¹⁵
Effect upon the demand for secondary school places	5.6km radius	The National Travel Survey 2017 ¹⁵
Effect upon open and play space	Varies by age	Woking Core Strategy ¹¹

6.13 The geographic scale at which social and community infrastructure effects are assessed is dependent on the most up to date socio-economic data or policy and guidance available. When assessing primary school provision, for example, it is common practice to assess the impacts and effects through the average distance travelled to school (estimated to be 2.6km across the United Kingdom).

6.14 The geographic scale at which the leisure impacts and effects are assessed is dependent upon the profile of their likely use. Visitors to the David Lloyd Leisure Centre would be predominantly traveling from local community areas within Woking and, therefore, the assessment is undertaken in relation to the district level.

Operational Employment – Direct

6.15 The HCA Employment Densities Guide is the widely recognised framework for identifying and estimating the employment generation effects of schemes⁷. There are various applicable employment categories referenced in the *Employment Densities Guide* which can be applied to the Proposed Development. Many of the densities are presented as a range. For example, the category D2 'Visitor & Cultural Attractions' relevant for the football stadium within the Proposed Development has a recommended density of between 30 square metres (m²) and 300m² per full-time equivalent (FTE) job. Given the uncertainty, this assessment uses an incremental approach to estimate employment effects. It draws on guidance provided within the *Employment Densities Guide* and previous examples of similar developments to determine the most relevant employment density and, where this is undertaken, justification is provided.

6.16 It is standard practice to compare the Proposed Development against the site's existing uses, in order to understand the extent to which economic activity created by the Proposed Development would be additional to the existing economic activity on-site now and how it might change. As described in the 'Baseline Conditions' section of this ES Chapter, the site comprises the Woking Football Club stadium as well as the David Lloyd Leisure Centre, Woking Snooker Centre, and Woking Gymnastic Club. The existing employment on-site is accounted for when determining the additionality of any operational employment effects.

Operational Employment – Net Additional

6.17 The HCA Additionality Guide provides a framework for estimating the additional effects of a Proposed Development:

- Leakage relating to employment from outside the target area – this is the proportion of jobs taken by people who live outside of the study area. The latest data from the census shows that 81% of the local

10 Woking Council, 2018, Infrastructure Delivery Plan.
 11 Woking Council, 2012, Core Strategy.
 12 ONS, 2018, Household Expenditure Survey.
 13 Deloitte, 2006, Adjusting the General Medical Services Allocation Formula for the unavoidable effects of geographically-dispersed populations on practice sizes and locations. Report to NHS employers.
 14 MHCLG, 2015, English Indices of Deprivation. (Local authority deprivation is taken from the ranking of the average rank of the lower super output areas within each authority).
 15 Department for Transport, 2017, National Travel Survey.

area's workforce commuted from within Surrey. A leakage figure of 19% of employment generated is employed when calculating employment for residents within Surrey.

- **Displacement** is the proportion of jobs that would otherwise have been supported elsewhere. The Additionality Guide notes that “displacement arises where the intervention takes market share... from existing local firms or organisations”. Due to the limited alternative locations available to support the development of a football stadium in Woking, it is thought that the proportion of jobs supported by the Proposed Development (that would otherwise have been supported elsewhere) would be low. To be conservative when considering the mix of employment uses at the Proposed Development, the analysis uses the medium displacement figure of 50% recommended within the HCA Additionality Guide⁸; and
- The **multiplier** impact is the indirect benefits to other sectors supported by the Proposed Development, generated through both the supply chain and worker expenditure. The Proposed Development is located in Surrey, and given the scale of the region's economy, is therefore likely to incur relatively 'strong' supply chain linkages. The HCA Additionality Guide presents evidence that, at the regional level, four different interventions have an average multiplier effect of between 1.38 and 1.56⁸. As the economy of Surrey is relatively larger than other regions, multiplier effects at the Proposed Development are anticipated to be at the high end of this range. The “medium” regional level composite multiplier of 1.5 has therefore been selected for analysis of employment effects arising from the Proposed Development.

Operational Worker Expenditure

- 6.18** A 2005 YouGov survey found that workers in the UK spent on average £6 a day in the local area around their place of work¹⁶. Uplifting this for earnings growth between 2005 and 2019, the higher earnings in Surrey, and the earnings differential between the various industries, it is estimated that the employees on-site are expected to spend an average of £6.46 a day in the local area. To provide a conservative estimate of worker expenditure it is assumed that 60% of workers would spend money in the local area on any given working day.

Visitor Expenditure

- 6.19** To assess the visitor expenditure generated by the Proposed Development, a per visitor expenditure estimate is applied to the additional number of visitors expected to be generated by the Proposed Development each year. Through surveying football fans attending matches, the Scottish Football Association (FA) determined (through the 2013 Scottish National Football Survey) that a fan spends, on average, £20 excluding ticket and travel costs on visits to watch football games¹⁷.
- 6.20** The number of additional visitors to the Proposed Development each year has been determined with reference to the modelled transport survey that estimates the difference in pedestrian numbers leaving the stadium following a football match¹⁸. The transport survey estimates that that the site currently attracts an average of 2,884 visitors for a football match¹⁹. Following the Proposed Development, the transport survey estimates that an average of 6,278 visitors will attend each football match. Therefore, the Proposed Development is anticipated to lead to an average of 3,394 additional visitors to each match.
- 6.21** To calculate the number of additional visitors generated by the Proposed Development each year, these visitors are estimated to attend 23 football matches annually. This figure corresponds to the minimum number of 'home' football matches played each season, given Woking Football Club is currently in a football league including 23 other teams. This would likely correspond to an absolute minimum yearly number of matches as additional matches are also expected to be played each year within other tournaments. This is therefore a worst-case assessment of visitor expenditure.
- 6.22** There would also be other visitors to the Proposed Development for non-football related reasons, such as those on site for GP appointments or shopping. Some of these visitors will be additional to the football attendance. It has not been possible to quantify and value the expenditure associated with these non-football visitors and whilst they would be expected to support additional spending in the local area, this is not expected to be material. The visitor expenditure from these visitors is considered as a qualitative benefit, though it is not expected to affect the significance of the conclusions presented.

¹⁶ Although this study dates back to 2005, it is the most up to date and most frequently used assumption concerning what employees spend in the local area at work.

¹⁷ Scottish FA, 2013, National Football Survey.

¹⁸ Vectos, 2019, 2019 Base Pre-Game Pedestrian Flows and 2019 Base + Uplift Pre-Game Pedestrian Flows.

¹⁹ This figure has been calculated from the difference between the modelled survey base pre-game pedestrian flow towards the station and the modelled uplift pre-game pedestrian flow towards the stadium.

²⁰ GLA, 2019, Population Yield Calculator v3.1

Residential Yield

- 6.23** Estimates of the residential yield at the Proposed Development have been calculated through applying the GLA Population Yield Calculator²⁰. This tool, produced by the Greater London Authority, takes into account the unit mix of a development, the quantity of social housing, to estimate the residential yield anticipated once completed. Whilst the site is located in Woking and the tool is designed for use within the London region, in the absence of a local tool, it is judged that the site location is relatively similar to the less accessible outer London classification²¹, and therefore estimates of residential yield drawn from the GLA tool would still be applicable and reliable.
- 6.24** The residential yield is calculated based on the following residential mix.

Table 6.4 The Proposed Development: Residential Unit Mix

Unit Type	Number of Units					Total
	Block 1	Block 2	Block 3	Block 4	Block 5	
Studio	-	58	30	26	26	140
1 Bed	54	88	33	53	51	279
2 Bed	137	58	29	57	71	352
3 Bed	-	-	-	1	-	1
1 Bed Townhouse (TH) / Duplex	-	20	15	28	32	95
2 Bed TH	-	24	18	12	19	73
2 Bed Duplex	-	24	12	32	32	100
3 Bed TH	-	5	1	2	-	8
Total	191	277	138	211	231	1,048

Residential Expenditure

- 6.25** The assessment of residential expenditure generated by the Proposed Development is performed by multiplying the average weekly expenditure by household within the relevant regional area to the number of additional households generated. The average weekly expenditure for Surrey households that is spent within Surrey used within the assessment is £331 per week.²²

Healthcare

- 6.26** The Healthcare Estate Requirement of the Proposed Development has been assessed by Primary Care Surveyors Ltd in a separate report that will be submitted with the planning application.²³ This report assesses whether there is sufficient existing provision of healthcare estates near the site to cater to the Proposed Development, and whether additional capacity is required. The results from that report are used to inform the assessment of healthcare in this chapter.

Assumptions and Limitations

- 6.27** The assessment of socio-economic impacts and effects has been carried out against a benchmark of the socio-economic baseline conditions prevailing in the area of the site, and other relevant geographies. As with any data set, the baseline data will change over time. Where information exists detailing how the environmental conditions will change before the occurrence of an effect is available and robust, this information is considered within the assessment of socio-economic effects. The most recently published data sources have been used in this assessment, which is usually data from either 2017, 2018 or 2019, but where this has not been available, the next best alternative (i.e. the most up-to-date) has been used as a proxy.

²¹ The age profile and housing breakdown of the two areas has been examined to sense check this approach. Using 2018 data, the age profile of the two regions is broadly similar, with the exception that the population of Woking is marginally older than that of outer London (17% of Woking residents are above the age of 65 compared to 14% of outer London). The housing profile of the two areas is additionally similar, with the exception that a larger proportion of housing within Woking contains four bedrooms (21%) than within outer London (11%).

²² This figure has been estimated through examination of the expenditure categories provided within the ONS 2016-18 Household Expenditure Survey for the South East region.

²³ Primary Care Surveyors Ltd (2019), Healthcare Estate Requirement Report, Assessing Healthcare Estate Requirement in Woking Surrey, with regard to the proposed development of Kingfield Stadium, Woking.

6.28 There are wider impacts and resultant effects of the Proposed Development which are hard to quantify, such as displacement, leakage and multiplier impacts. Whilst accepted methods of quantification have been used wherever possible, expert judgment has been applied where necessary. Where judgment has been used, justification and explanation has been provided.

Assessment of Cumulative Effects

6.29 As set out in *ES Volume 1, Chapter 2: EIA Methodology*, no cumulative schemes were identified within the surrounding area of the site. Therefore, a cumulative effects assessment (i.e. an assessment of the effects of the Proposed Development in combination with the effects of other cumulative schemes within the surrounding area) has not been undertaken.

Methodology for Defining Effects

Identification of Receptors and Receptor Sensitivity

6.30 The sensitivity of receptors considered in this assessment have been defined as high, medium, low or negligible. In the context of socio-economics, the level of sensitivity depends upon the baseline conditions (i.e. the extent to which unemployment, skills deficit, or social infrastructure issues etc. are present in an area) and thus how many jobs and how much spending or infrastructure is needed in that area.

6.31 The receptor sensitivity has been assessed on a case-by-case basis, using professional judgement, although broad definitions of the receptor sensitivities are set out in Table 6.5.

Table 6.5 Receptor Sensitivities

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

Magnitude of Impact

6.32 The assessment of the magnitude of potential impacts has been undertaken based on expert judgement as there are no industry standard criteria relating to the determination of the magnitude of a socio-economic impact. The assessment has aimed to be objective, quantifying the magnitude of impacts wherever possible. Where quantification has not been possible, qualitative assessments have been made and justified.

6.33 The magnitude of impacts has been classified as high, medium, low or negligible. Table 6.6 outlines how the magnitude of an impact on baseline socio-economic conditions have been determined.

Table 6.6 Magnitude of Impact on Baseline Socio-Economics

Magnitude of Impact	Description
High	The Proposed Development would have the potential to result in loss or substantial change to a receptor at any given spatial scale.
Medium	The Proposed Development would have the potential to result in noticeable change to a receptor at any given spatial scale.
Low	The Proposed Development would cause a hardly perceptible change to a receptor or resource at any given spatial scale.
Negligible	The Proposed Development would have no discernible effect on (i.e. result in no discernible change to) existing socio-economic conditions at any given spatial scale.

Scale and Nature of Effect

6.34 In terms of effect nature, effects have been defined as either:

- **Beneficial** – advantageous to the defined study area;
- **Adverse** – detrimental to the defined study area; or
- **Neutral** – resulting in no effect on the defined study area.

6.35 The magnitude of each impact and the sensitivity of the receptor affected have then been combined to provide a scale of effect, as set out in Table 6.7. For example, an impact of medium magnitude on a highly sensitive receptor would result in an effect that is major in scale.

Table 6.7 Matrix to Determine Scale of Effect

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

Categorising Likely Significant Effects

6.36 Effects that have been classified as moderate or major – whether beneficial, or adverse, during demolition and construction or operation – are significant effects. Those that have been classified as negligible or minor are not significant.

Geographic Extent of Effect

6.37 The effects of the Proposed Development have been assessed at multiple geographical areas. These are set out in Table 6.3.

Effect Duration

6.38 For the purposes of the ES, effects that have been generated as a result of the demolition and construction works (i.e. those that last for this set period of time) have been classed as ‘temporary’. Effects that result from the completed and operational Proposed Development have been classed as ‘permanent’ or ‘long-term’ effects.

Direct and Indirect, Reversible or Irreversible Effects

6.39 The impact assessment has also identified whether an effect is ‘direct’ (i.e. resulting without any intervening factors) or ‘indirect’ or ‘secondary’ (i.e. not directly caused or resulting from something else). Additionally, the assessment has identified whether an effect is ‘reversible’ or ‘irreversible’.

BASELINE CONDITIONS

Current Baseline Conditions

Population

6.40 Table 6.8 compares the current population and recent population growth in the comparator areas. Over the period 2011-2017, the population of Woking has increased from 99,500 to 101,100, corresponding to a total growth of 1.6%²⁴. Comparatively, the population within the local area has grown at a faster rate than that of Woking, Surrey, and Great Britain over this period, with a total growth of 6.9%. As of 2017, the local area had a total population of 23,200 residents²⁴.

²⁴ ONS, 2017, *Mid-Year Population Estimates 2017*.

Table 6.8 Mid-Year Population, 2011-2017

Geographical Level	2011	2017	Population Growth
Local Area	21,700	23,200	6.9%
Woking	99,500	101,100	1.6%
Surrey	1,135,000	1,185,000	4.4%
Great Britain	61,470,000	64,169,000	4.4%

NB: Figures may not sum due to rounding

Source: ONS, 2017, Mid-Year Population Estimates 2017.

6.41 In 2017, 14,000 residents in the local area were of working age (16-64 years), which corresponds to 60% of the total population (see Table 6.9)²⁴. Over the period 2011-2017, the working age population within the local area rose by 1.3%, which is slightly below the growth seen across Surrey and Great Britain (1.4% and 1.5%)²⁴. However, growth in the working age population was significantly larger in the local area than in Woking, due to a 2.9% reduction in the total number of residents within Woking over the period²⁴.

Table 6.9 Working Age (16-64 years) Population, 2011-2017

Geographical Level	2011	2017	Population Growth	Proportion of total population that are working age (2017)
Local Area	13,800	14,000	1.3%	60%
Woking	63,500	62,700	-2.9%	62%
Surrey	720,400	730,300	1.4%	62%
Great Britain	39,776,000	40,368,000	1.5%	63%

NB: Figures may not sum due to rounding

Source: ONS, 2017, Mid-Year Population Estimates 2017.

6.42 Over the period 2017-2025, the residential population of Woking is anticipated to grow by an average of 0.3% each year, resulting in a total of 2,400 additional residents across the period²⁵. The age profile of the borough in anticipated to change over this time period. The age group accounting for the largest proportion of this change is residents aged 65 and over, with the number of these residents anticipated to increase by 15%²⁵. In contrast, the number of residents aged 0-19 is anticipated to grow by 1.9%, and the number of residents aged 20-64 is anticipated to fall by 1.5%²⁵. This is likely to have further impacts on the provision of other social infrastructure.

Economic Activity of Residents

6.43 In 2017, there were 55,400 residents in Woking aged 16-64 years who were classified as economically active (see Table 6.10)²⁶. This equated to an economic activity (or participation rate) of 88% for the borough²⁶. Compared to the Surrey and national levels, a greater proportion of working age residents in Woking are active in the labour market²⁶.

6.44 Of the economically active residents in Woking, an average of 1,400 were unemployed through 2017, corresponding to an overall unemployment rate of 2.5%²⁶. The unemployment rate in the borough was marginally higher than that for Surrey (2.4%), but significantly lower than the national average of 4.3%²⁶.

Table 6.10 Resident Economic Activity, 2017

Variable	Woking	Surrey	Great Britain
Total population aged 16-64 years	62,700	730,300	40,368,600
Number economically active	55,400	590,800	31,458,500
Proportion economically active	88%	81%	78%

25 ONS, 2019, Population projections – local authorities: SNPP Z1.

26 ONS, 2018, Annual Population Survey 2017.

27 Before 2013 the Claimant Count was measured using the number of people claiming Jobseeker's Allowance (JSA). Following the introduction of Universal Credit, it is now measured as the number of people claiming JSA plus the number of Universal Credit claimants who are required to

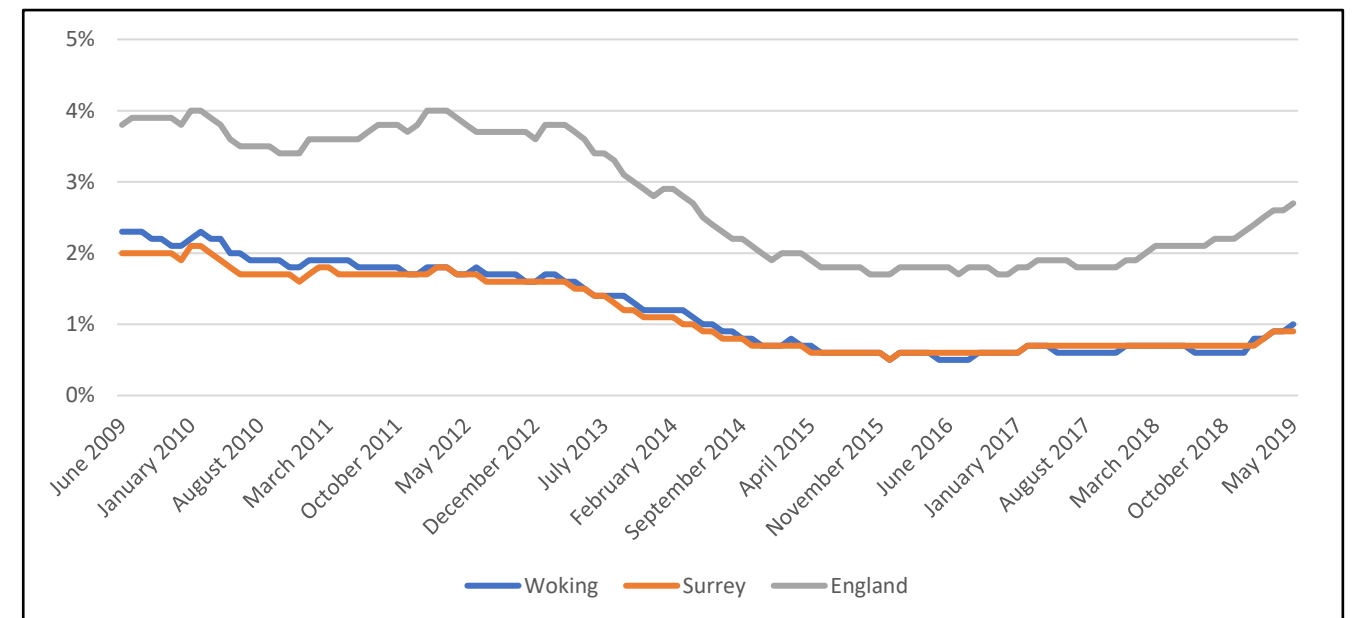
Variable	Woking	Surrey	Great Britain
Number in employment	54,900	575,500	30,116,600
Employment rate	88%	79%	75%
Number in unemployment	1,400	14,700	1,341,900
Unemployment rate*	2.5%	2.4%	4.3%

*Unemployment rate denominator is 16-64 year olds who are economically active.
NB: Figures may not sum due to rounding

Source: ONS, 2018, Annual Population Survey 2017.

6.45 Since June 2009, the proportion of residents claiming out-of-work benefits²⁷ has fallen at the Woking, Surrey, and national levels (see Figure 6.2). In Woking, the proportion of working age claimants has decreased from 2.3% in June 2009 to 1.0% in May 2019, in line with country trends²⁸. The proportion of the working age claimants in Woking and Surrey remained significantly lower than the national average throughout the entire June 2009 to May 2019 period²⁹.

Figure 6.2 Proportion of Resident Population Aged 16-64 years on Claimant Count



Source: ONS, 2019, Claimant Count by sex and age; NB data at LSOA level is not available for claimant count and so the local area is not included within this graph

Qualifications

6.46 The proportion of Woking's working age population who have at least a qualification of NVQ1 or higher (92%) in 2018 was marginally higher than the Surrey average (91%), and significantly higher than the national average (85%)³⁰. Woking residents are, on average, even more likely to have a degree level or higher qualification (NVQ4+) (56%) than the county (50%) and national averages (39%)³⁰.

6.47 Figure 6.3 details the proportion of residents within Woking, Surrey, and England that have achieved a minimum of a NVQ1 qualification and a NVQ4 qualification respectively.

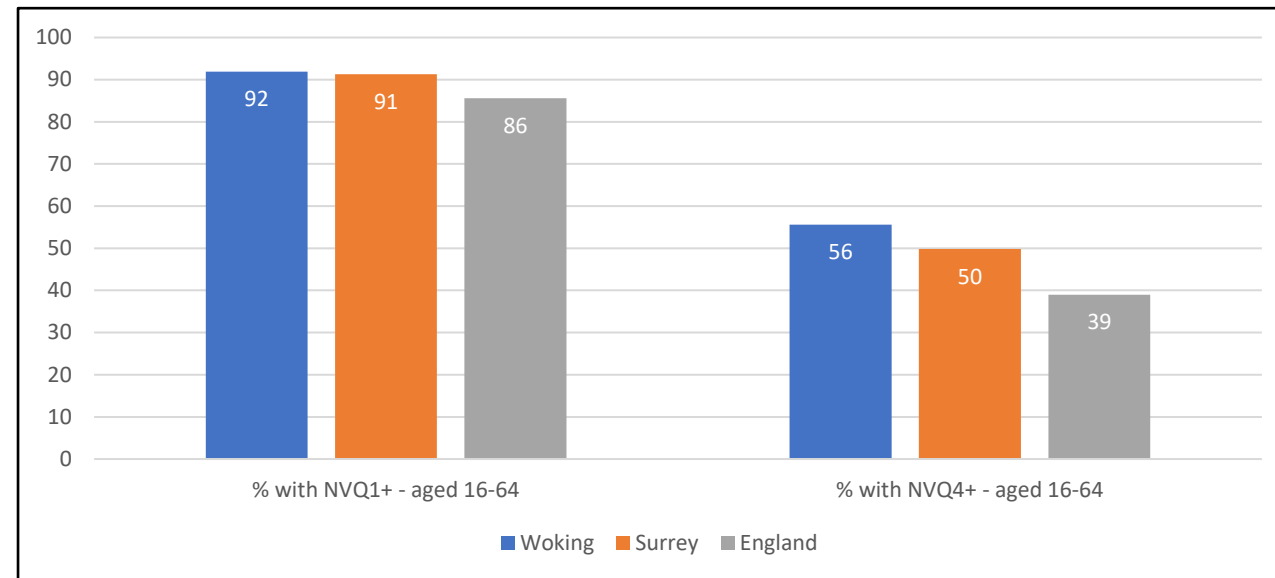
look for work. The administration of Universal Credit requires people to look for work, and so includes a broader group of people than the Claimant Count. As a result, Claimant Count statistics may provide a misleading representation of the UK labour market.

28 ONS, 2019, Claimant Count by sex and age.

29 ONS, 2019, Claimant Count by sex and age.

30 ONS, 2019, Annual Population Survey January 2018 to December 2018.

Figure 6.3 Qualification Levels, 16 to 64 years, 2018 (%)



Source: ONS, 2019, Annual Population Survey January 2018 to December 2018.

Employment

Current Employment On-Site

6.48 The existing site includes the existing David Lloyd Leisure Centre and the Woking Football Stadium (both employment class D2), as well as the Woking Snooker Centre and Woking Gymnastics Club. The Applicant has advised that employment at the existing leisure centre totals 70 FTEs, employment at the snooker centre totals 5 FTEs, employment at the gymnastics club totals 5 FTEs, and employment at the Woking Football Stadium totals 15 FTEs. The site therefore currently supports a total of 95 FTE jobs. The leisure centre, snooker centre, gymnastics club and the football stadium are additionally supported by a number of volunteers.

Surrounding Area Employment Context

6.49 The local area supported 6,050 jobs in 2017, equating to an employment density of 4.1 jobs per hectare (ha) (see Table 6.11).³¹ The local area has a higher number of residents, supporting a population density of 15.6ha, showing that it is predominantly a residential location³¹. Comparatively, both the employment and population density in the local area are above the Surrey average, but below that for Woking³¹.

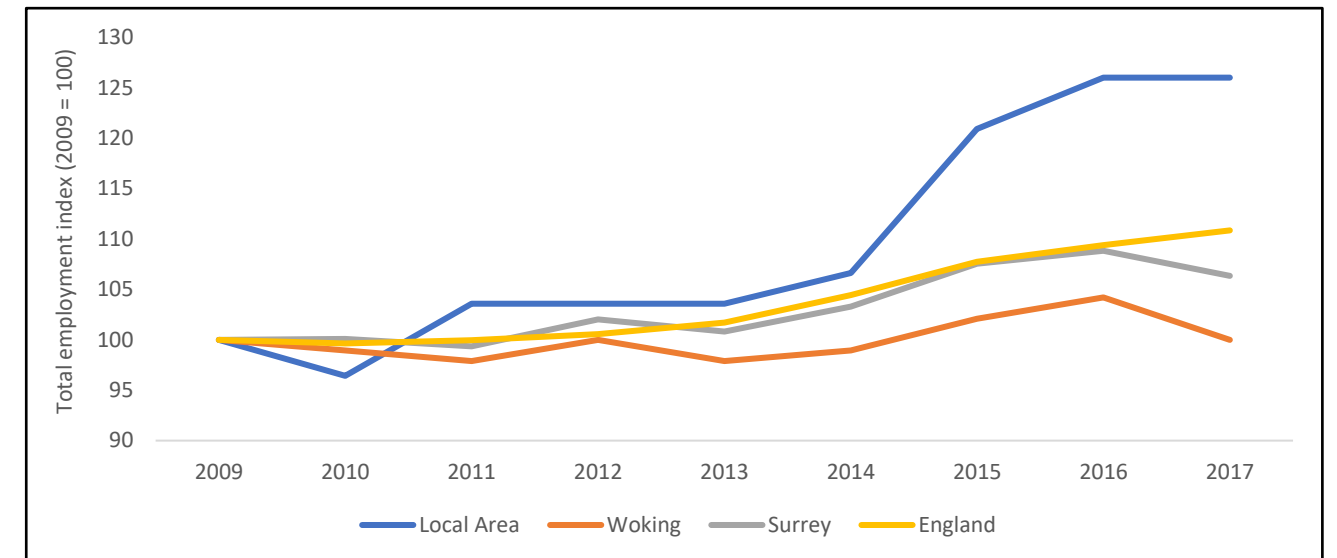
Table 6.11 Employment and Population Density Comparison, 2017

Geography	Total Employment	Employment Density (Jobs per ha)	Population	Population Density (Residents per ha)
Local Area	6,050	4.1	23,200	15.6
Woking	47,000	7.4	101,100	15.9
Surrey	575,500	3.5	1,185,000	7.1
England	26,682,000	2.0	55,619,000	4.3

Source: ONS, 2018, Business Register and Employment Survey 2017; Mid-Year Population Estimates, 2017.

6.50 Figure 6.4 provides an index of total employment over the period 2009-2017 for each of the relevant geographical areas. The index demonstrates the percentage growth in total employment experienced within each area each year since 2009, indexing 2009 total employment as '100', e.g. over the period 2009-2014, the local area has experienced total employment growth of 7%. The figure shows that although total employment growth over the whole period in Woking and Surrey remained below the national average, the local area achieved significantly greater growth²⁹. Over the period 2009-2017, total employment in the local area grew by 26%²⁹.

Figure 6.4 Index of Total Employment, 2009-2017 (2009 = 100)



Source: ONS, 2017, Business Register and Employment Survey.

6.51 Table 6.12 provides a detailed breakdown of the employment in each sector³², for the relevant geographical areas³³. Compared to Woking, the local area has relatively more employment in public sector industries, and relatively less in office sectors. Woking has a relatively higher proportion of office employment sectors than Surrey and England, with 33% of total employment coming from office sectors compared to 31% and 28% respectively. Specifically, the proportion of employment in the information & communication and business administration & support services sectors is larger in Woking than at the regional and national levels³¹.

Table 6.12 Employment by Industry (%), 2017

Industry	Local Area	Woking	Surrey		England	
			Local Area	Woking	Local Area	Woking
Other	Agriculture, forestry & fishing	0%	1%	1%	1%	1%
	Mining, quarrying & utilities	0%	2%	1%	1%	1%
	Manufacturing	18%	8%	4%	8%	26%
	Construction	6%	23%	6%	5%	5%
	Motor trades	1%	2%	2%	2%	2%
	Wholesale	3%	5%	5%	4%	4%
	Transport & storage	3%	3%	3%	5%	5%
Retail and leisure	Retail	9%	9%	8%	9%	9%
	Accommodation & food services	24%	7%	7%	7%	7%
	Arts, entertainment, recreation & other services	9%	25%	6%	5%	5%
Public sector	Public administration & defence	32%	2%	2%	4%	25%
	Education	7%	19%	9%	9%	9%
	Health	10%	13%	13%	13%	13%

³¹ ONS, 2018, Business Register and Employment Survey 2017.

³² Industry sectors are defined by the broad industrial groups within the 2007 Standard Industrial Classification.

³³ Individual sector data is unavailable for some broad industrial groups at MSOA level, and therefore only the aggregated sector data is presented.

Industry		Local Area	Woking	Surrey	England			
Office	Information & communication	26%	9%	33%	6%	31%	4%	28%
	Financial & insurance		1%		4%			
	Property		2%		2%			
	Professional, scientific & technical		13%		11%			
	Business administration & support services		8%		8%			
Total		100	100	100	100	100	100	

Source: (ONS) Business Register and Employment Survey, 2017.

NB: The employment within the local area is not broken down by one digit SIC code industries due to sampling variation at this local geography.

6.52 The most up-to-date employment forecasts for Woking are provided within the Woking (2010) Employment Position Statement, these forecasts are presented over the period 2006-2026³⁴. Over this period, it is forecast that employment within the borough will increase by approximately 10%, corresponding to a total of 5,000 jobs³⁴. It is worth noting that as with any forecast of employment, estimates are subject to substantial uncertainty. This forecast predicts total employment in Woking to be c. 52,000 jobs as of 2017, above the level actually experienced³⁴.

Leisure Provision

6.53 The provision of leisure facilities is difficult to quantify with publicly available data, due to the variety of leisure needs and the lack of data on the need for football stadiums in particular. Instead, local planning policy and the evidence base supporting this policy, is examined in order to determine the environmental context of leisure provision across Woking. Planning policy considered within the assessment of leisure provision is as follows:

- Woking Borough Council, 2011, Woking Social and Community Facilities Study³⁵;
- Woking Borough Council, 2012, Woking Core Strategy¹¹; and
- Woking Borough Council, 2018, Infrastructure Delivery Plan¹⁰.

6.54 There are a number of leisure facilities within Woking providing opportunities for indoor and outdoor sports. WBC's Infrastructure Delivery Plan (2018) is the most up to date source regarding the borough's provision of indoor sports and leisure facilities¹⁰.

6.55 The primary provision for indoor sports within Woking is via the Woking Leisure Centre and Pool in the Park, both of which are located in close proximity to the site. The Woking Leisure Centre is supported by Woking Sportsbox, a newly developed sports facility serving Hoe Valley School, offering further indoor and outdoor sports provision, gym facilities, and fitness classes for local communities. Other centres including the Winston Churchill School Sports Centre and Woking College Sports Centre provide additional leisure facilities; however, the Woking Leisure Centre and Woking Sportsbox remain the only dedicated indoor sports and leisure centres within the borough.

6.56 The 2011 Woking Social and Community Facilities Study³⁵ states that in the Westfield area, in which the Proposed Development is located, there are a large number of community leisure facilities. Issues regarding the provision of leisure facilities are instead focused on the quality of provision at the larger facilities, such as Woking Leisure Centre and Pool in the Park. Since this review of leisure facilities in the local area was undertaken, both the Woking Leisure Centre and Pool in the Park have seen significant redevelopments, and the Woking Sportsbox facility has been created¹⁰.

6.57 Regarding the quality of leisure and community facilities, the Woking Core Strategy states that:

“Generally, public satisfaction with leisure and community facilities is high at around 80%, and there are no major gaps in public provision.”¹¹

³⁴ Woking Borough Council, 2010, Employment Position Paper.

³⁵ Woking Borough Council, 2011, Social and Community Facilities Study.

³⁶ Elmbridge Borough Council, 2016, Elmbridge Retail Assessment.

6.58 Overall, WBC's planning policy identifies that there is some capacity within existing leisure facilities across the borough to cope with additional future demand. This is particularly true in the local area of the Proposed Development, in which a number of leisure facility providers are located, in addition to the existing David Lloyd Leisure Centre located on-site.

Retail Provision

6.59 The town centre of Woking contains a significant level of retail provision, competing with other nearby retail centres such as Guildford, Addlestone, and Leatherhead. In 2016, Woking offered a total of 397 retail units located across 110,000m² of retail floorspace³⁶. The Venuescore 2014-15 retail rankings ranks Woking as the 163rd most prominent retail centre for comparison consumer spending nationally³².

6.60 In 2015, Woking town centre was estimated to draw total expenditure of comparison goods totalling £92 million, placing the total comparison expenditure received by the borough in line with Walton-on-Thames (£93 million), and above Staines (£76 million) and Guildford (£51 million)³².

6.61 In addition, a large retail development is currently under construction within Woking town centre. The development, known as Victoria Square, will contain approximately 11,600m² of newly additional retail floorspace and is due for completion in 2020.

Housing and Housing Need

Housing Profile

6.62 In 2017, there were 42,260 dwellings across Woking. Over the period 2009-2017, the number of dwellings in the borough increased by 5% (see Table 6.13). This growth in the number of dwellings within the borough is larger than the Surrey average, but in line with the national average³⁷.

Table 6.13 Number of Dwellings, 2009 to 2017

Geography	Number of Dwellings		% Change
	2009	2017	
Woking	40,300	42,460	5.4%
Surrey	469,150	489,990	4.4%
England	22,694,000	23,950,000	5.5%

Source: DCLG, 2019, Live Tables on Dwelling Stock (including vacants).

6.63 Table 6.14 shows that relatively more homes within Woking and Surrey are privately owned than the England average. The borough also contains relatively fewer homes owned by housing associations, and a higher proportion of local authority stock, than the Surrey and England average.

Table 6.14 Tenure of Households, 2017

Geography	Privately owned	Housing Association	Local Authority
Woking	89%	3%	8%
Surrey	88%	7%	5%
England	83%	10%	7%

Source: DCLG, 2019, Live Tables on Dwelling Stock (including vacants).

6.64 Whilst the growth of the housing stock in Woking and Surrey has remained below the England average, there has been strong demand for housing in Woking³⁷. As a result, the median house price within both Woking and Surrey has grown by more than double the national average rate over the period 2008-2018 (see **Error! Reference source not found.**). Out of the 348 local authorities in England and Wales, Woking saw the 83rd largest median house price growth over the 2008-2018 period³⁸. The ratio of median house price to resident income for Woking increased from 8.6 to 11.1 over the same period, and is significantly above the national average of 8.0, but marginally below the whole of Surrey ratio of 11.8³⁹.

³⁷ MHCLG, 2019, Live Tables on Dwelling Stock (including vacants).

³⁸ ONS, 2019, Median House Prices for Administrative Geographies: HPSSA Dataset 9.

³⁹ ONS, 2019, House Price to Residence-Based Earnings Ratio.

Table 6.15 Median House Price

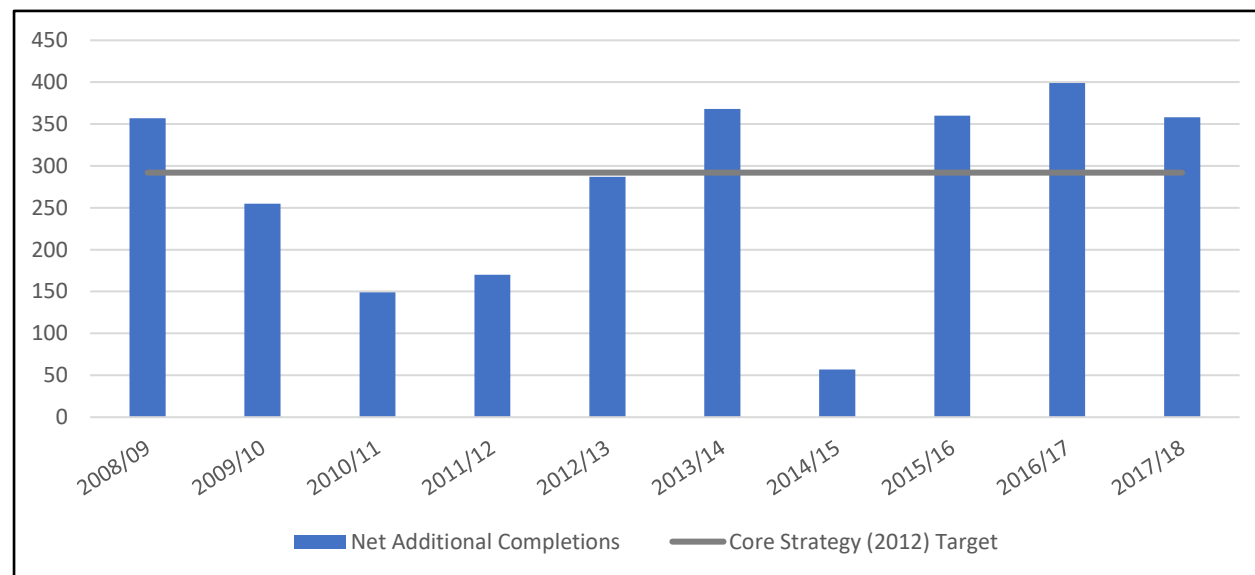
	Median House Price		% Change
	2008	2018	2008-18
Woking	£250,000	£390,000	56%
Surrey	£276,000	£435,000	58%
England	£174,000	£240,000	24%

Source: ONS, 2019, Median House Prices for Administrative Geographies: HPSSA Dataset 9.

Housing Need

6.65 Woking's Core Strategy establishes a target level of completions of additional dwellings within the borough at 292 per year¹¹. This target takes into account the current demand, supply and the inward and outward flow of residents to the borough until 2026. Over the last decade, an average of 276 additional dwellings have been completed within Woking each year, marginally below the current target (see Figure 6.5)⁴⁰.

Figure 6.5 Housing Delivery in Woking



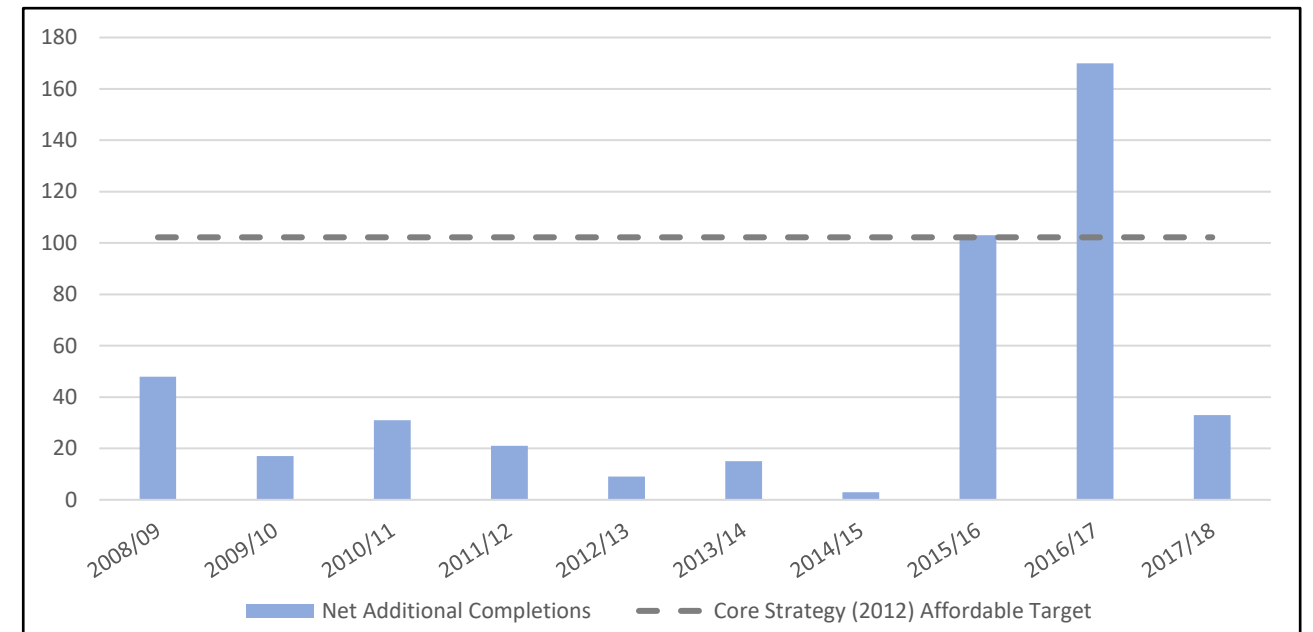
Source: Woking, 2009-2018, Annual Monitoring Plans.

6.66 Whilst Woking has been historically close to meeting its housing target, the Ministry for Housing, Communities & Local Government (MHCLG) has determined the objectively assessed need (OAN) within the borough to be 409 additional dwellings per year over the period 2016-2026⁴¹. This is based on using the Standard Method for OAN (SOAN) and does not equate to Woking's housing target. The OAN would represent a significantly higher target (40% higher) than the one put forward within Woking's Core Strategy, and average housing delivery within the borough would have to greatly increase to achieve this.

6.67 Additionally, Woking's Core Strategy sets out a target for 35% of dwelling completions over the plan period (2010-2027) to be affordable housing, corresponding to 102 affordable dwellings per year¹¹. Figure 6.6 presents the net completions of affordable housing across the borough over the period 2008/09 to 2017/18. It can be seen that average affordable housing completions fall significantly below the target level. Affordable housing delivery has only exceeded the target in two out of the ten years presented. Over the period 2008/09 to 2017/18, a total of 450 affordable residential units were completed across Woking, corresponding to 16% of total net additional completions.

6.68 Although the delivery of affordable housing within the borough has fallen significantly below its target rate, WBC highlight the contributions made by developers towards affordable housing through Section 106 (s106) payments. In 2017/18, the council received £4.3 million in s106 for the provision of affordable housing.

Figure 6.6 Affordable Housing Delivery in Woking



Source: Woking, 2009-2018, Annual Monitoring Plans.

Commuting

6.69 The 2011 Census showed that 17% of the local area's workforce are also residents of the local area.⁴² In total, just under half (49%) of the total workforce in the local area are residents in Woking. After Woking, the local authorities in which the largest proportion of the local area workforce reside are Guildford (13%), Surrey Heath (6%), and Runnymede (5%). In total, 81% of the workforce of the local area are residents in Surrey⁴².

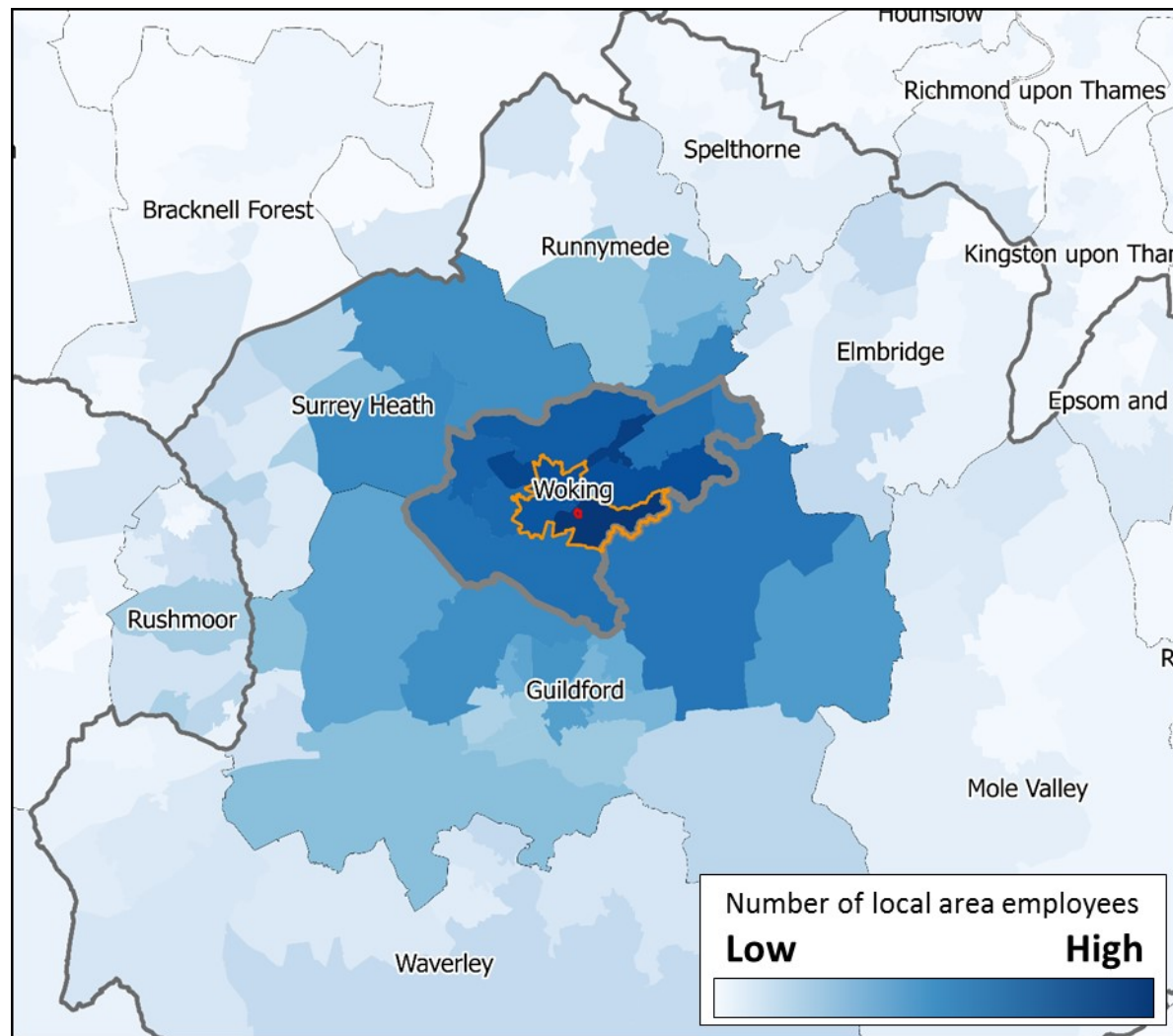
6.70 Figure 6.7 shows where workers in the local area live.

⁴⁰ Woking, 2009-2018, Annual Monitoring Reports.

⁴¹ MHCLG, 2018, Planning for the Right Homes in the Right Places: Consultation Proposals.

⁴² ONS, 2011, National Census Data, Location of usual residents by place of work.

Figure 6.7 Commuting Patterns of Local Area Employees, 2011



Source: ONS, 2011, National Census Data, Location of usual residents by place of work.

Deprivation

6.71 The Index of Multiple Deprivation (IMD) ranks deprivation based on seven key indicators:

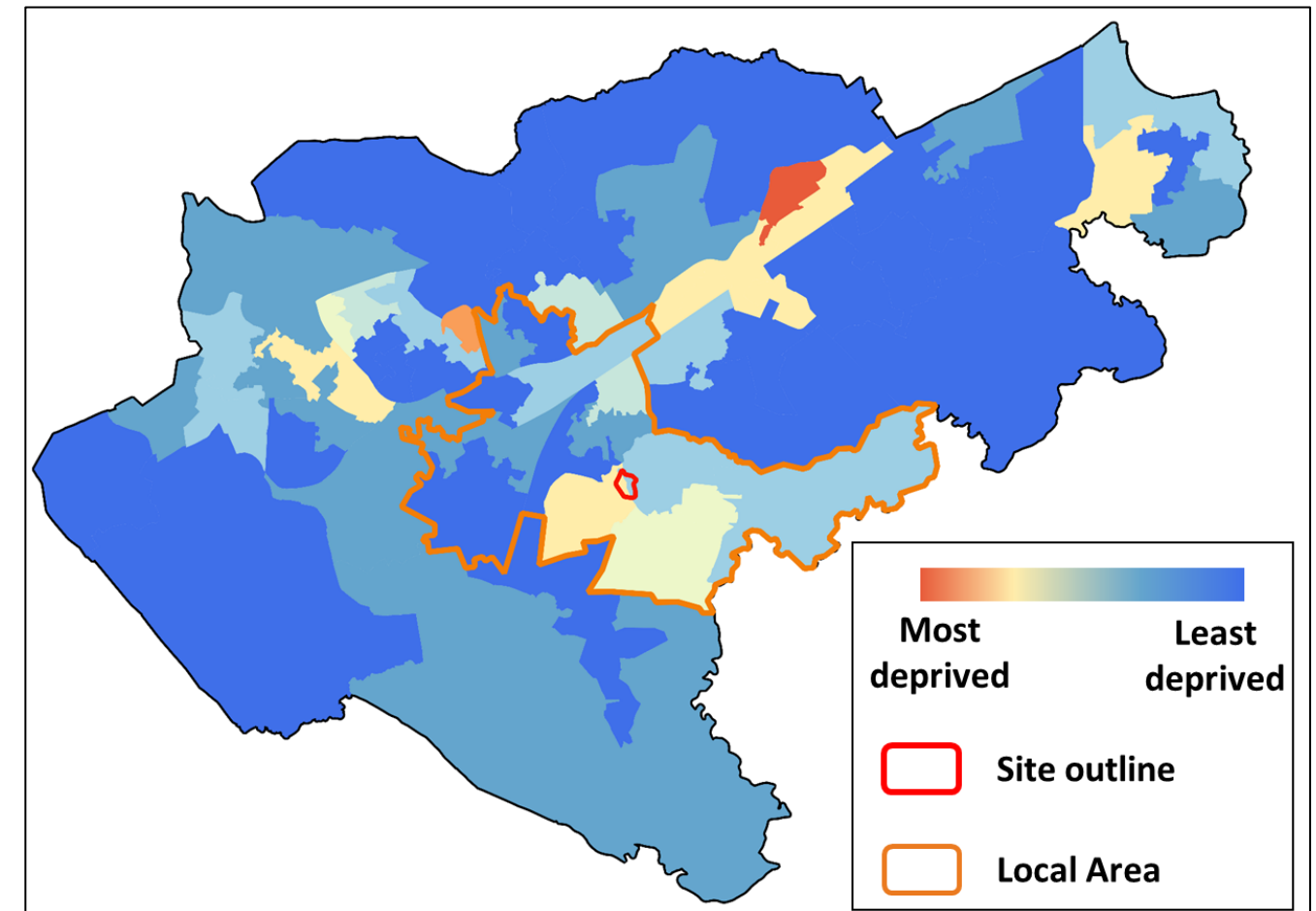
- Income;
- Employment;
- Health deprivation and disability;
- Education, skills and training;
- Barriers to housing and services;
- Crime and disorder; and
- Living environment.

6.72 In 2015, the IMD ranked Woking as within the 10% least deprived local authorities in England.⁴³ The domains of deprivation in which Woking performs most poorly are barriers to housing, living environment, and crime domains, although the borough remains in the 50% least deprived local authorities for each of these measures. Compared to the 2010 index of multiple deprivation rankings, Woking has improved its local authority ranking by seven places.⁴⁴

⁴³ DCLG, 2015, English Indices of Deprivation. (Local authority deprivation is taken from the ranking of the average rank of the lower super output areas within each authority).

6.73 Figure 6.8 maps deprivation across Woking at the lower super output (LSOA) level. None of the LSOAs within the local area are in the 50% most deprived

Figure 6.8 Woking Index of Multiple Deprivation by LSOA, 2015



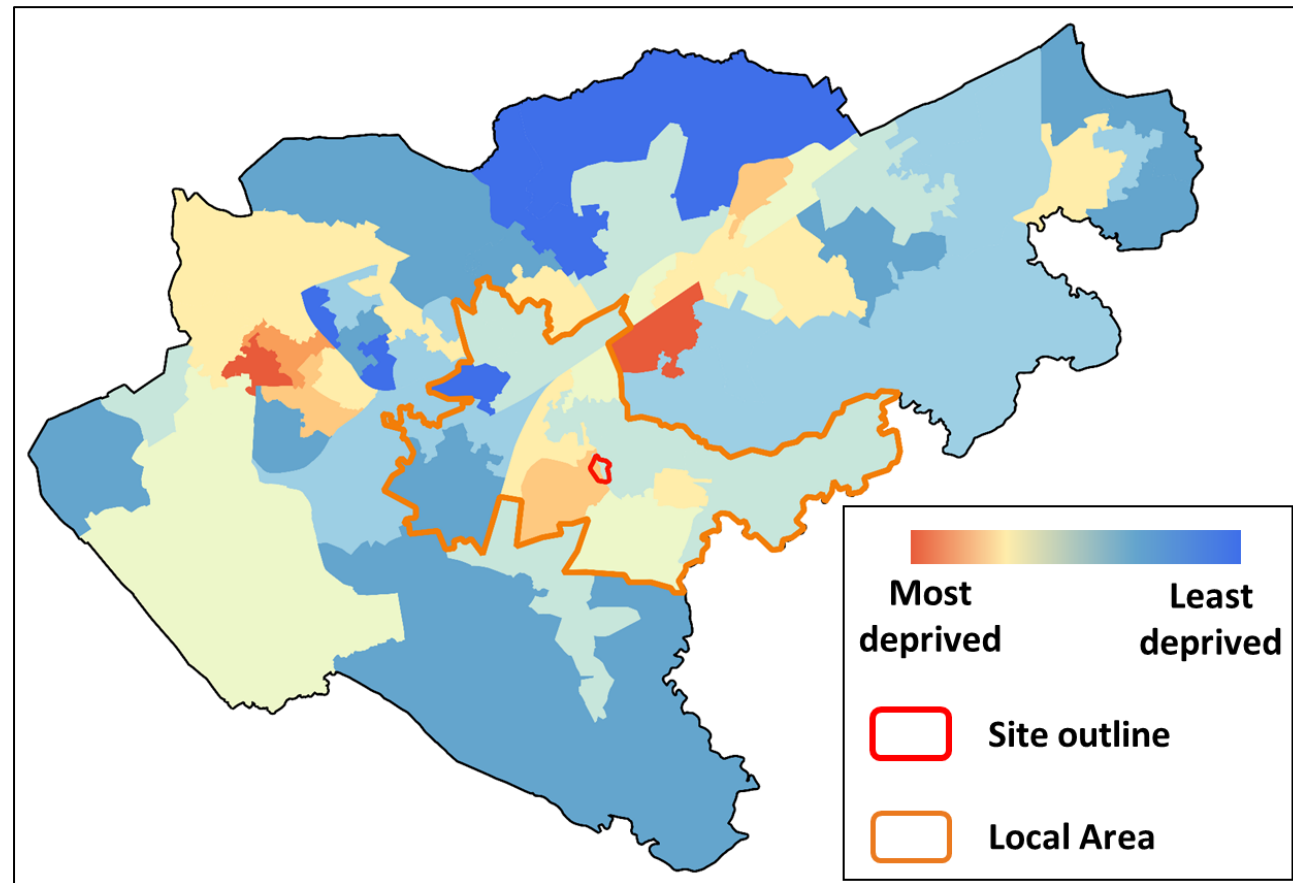
Source: DCLG, 2015, English Indices of Multiple Deprivation.

Crime

6.74 The IMD reports 'crime and disorder' deprivation which is a measure of the risk of personal and material victimisation. Across Woking, 28% of LSOAs are within the 50% most deprived in the UK, with the borough overall being the 213th most deprived local authority out of 326 by the crime and disorder domain of deprivation. Woking is therefore less deprived under the crime domain of deprivation than the national average. Figure 6.9 shows a map of the crime and disorder domain of deprivation for LSOAs within Woking.

⁴⁴ DCLG, 2010 and 2015, English Indices of Deprivation. (Local authority deprivation is taken from the ranking of the average rank of the lower super output areas within each authority).

Figure 6.9 Woking Crime and Disorder Domain of Deprivation by LSOA, 2015



Source: DCLG, 2015, English Indices of Multiple Deprivation.

6.75 Open data provided by Surrey Police show that within the local area, a total of 1,385 crimes were committed over the 12-month period of August 2018 to July 2019. This corresponds to a total of 60 crimes per 1,000 residents, below the average for Woking as well as slightly below the regional level (see Table 6.16). Of the 1,385 crimes committed within the local area, violence and sexual offences account for the largest number of crimes (491 crimes).

Table 6.16 Crime Occurrences (August 2018 to July 2019)

Geography	Total Crimes	Crimes per 1,000 Residents
Local Area	1,385	60
Woking	6,963	69
Surrey	73,984	62

Source: Home Office, 2019, Surrey Police Monthly Crime Reports.

Health

Primary Care

6.76 The Healthcare Estate Requirement Report submitted as part of this application, identifies that there are 9 GP practices within Woking for which the catchment area covers the site. The table below lists the 9 GP practices at which residents of the Proposed Development could register, with the number of patients registered at each, the number of FTE GPs per practice, and the patient to GP ratio.

6.77 The total ratio of patients per FTE GP within the radius is 2,471, significantly above the guideline patient list size of 1,800 per GP employed within the HUDU Planning Contribution Model, and above the national average of 1,780 patients per FTE GP⁴⁵. GP practices in the local area are also operating above the average number of patients per FTE GP for the North West Surrey Clinical Commissioning Group in which the site is located

45 NHS London Healthy Urban Development Unit (HUDU), 2009, HUDU Planning Contribution Model Guidance Notes.

(1,916 patients per FTE GP). All of the GP practices identified are additionally operating above the 1,800 patients per FTE GP threshold. However, all GP practices within the radius are currently accepting new patients.

Table 6.17 GP practices where residents of the Proposed Development can register

GP Practice	Main/Branch Address and Distance from Kingfield	Registered Patients*	Number of FTE GPs*	Patients per FTE GP
1 – Southview Medical Practice	Westfield Surgery, Holmes Close, Westfield – 0.6 miles	10,648	3.7	2,878
	Southview Surgery, Guildford Road, Woking – 1 mile			
2 – Greenfield Surgery	177 High Street, Old Woking – 0.8 miles	1,978	0.8	2,473
3 – Hillview Medical Centre	3 Heathside Road, Woking – 1.4 miles	14,376	5.4	2,662
4 – Goldsworth Medical Practice	York House Medical Centre, Heathside Road, Woking – 1.5 miles	12,277	5	2,455
	Goldsworth Park Health Centre, Denton Way, Woking – 2.5 miles			
5 – Sunny Meed Surgery	15-17 Heathside Road, Woking – 1.5 miles	9,727	3.6	2,702
6 – St John’s Family Practice	Hermitage Road, Woking – 2.3 miles	11,776	5.8	2,030
7 – College Road Surgery	4-6 College Road, Woking – 2.5 miles	3,259	0.7	4,656
8 – Villages Medical Practice	Send Barns Lane, Woking – 2.5 miles	7,933	4.3	1,845
9 – Maybury Surgery	Alpha Road, Woking – 2.7 miles	2,904	1.0	2,904
TOTAL		74,878	30.3	
Number of registered patients per FTE GP		74,878 / 30.3 =		2,471

Source: Healthcare Estate Requirement Report, 2019. [Submitted as part of this application.]

6.78 The Healthcare Estate Requirement concludes:

“the 9 GP practices at which residents of Kingfield can register as patients are already heavily subscribed, with 2,471 patients per FTE GP. With most of the 9 practices far exceeding 1,800 patients per FTE GP – and College Road Surgery having more than double the optimum number – it would appear that the existing GP practices in the area are already operating far beyond optimum capacity for the extant population, indicating that, in terms of GPs and capacity within the existing primary healthcare estate, there is inherent under-provision in the locality.

[...] the extant general practice estate comprises mainly converted residential premises or dated purpose-built health centres with limited expansion potential and therefore limited opportunity for the recruitment of GPs or the provision of additional healthcare such as physiotherapy and social prescribing.”

A&E

6.79 The closest provider of accident and emergency (A&E) services to the site, St Peter’s Hospital is located 8km to the North-East of the site. The Healthcare Estate Requirement report finds that there are 8 NHS and private

hospitals within 10 miles of the site, providing a range of services. However, this analysis focuses on the closest public hospital with A&E services.

- 6.80 Since 2010, A&E departments have had the target of admitting, discharging, or transferring 95% of patients within four hours. This national standard recognises that for some patients it may not be clinically appropriate to manage them within four hours of arrival in the department.
- 6.81 In Q1 of 2019, the most recent quarter for which data are available, 85.1% of patients across England were seen to within the four-hour target time. Over this period St Peter's Hospital achieved the four-hour target time for 74.4% of all patients that attended the hospital. St Peter's Hospital is not operating at the A&E target and is additionally operating below the national average.

Education

Early Years

- 6.82 All children aged three and four years old are entitled to at least 15 hours free nursery education per week, for 38 weeks of the year. Some children are entitled to 30 hours per week, if they meet various eligibility criteria. This provision can be taken in a number of early years settings, including private nurseries (subject to availability).
- 6.83 As of March 2019, there were 234 Early Years Register (EYR) providers in Woking, providing a total of 2,884 places (see Table 6.18). There were approximately 2.3 children aged 0-5 years old for every one child place at an EYR childcare provider, which is marginally higher than the equivalent figure for Surrey (1.9) and for England (1.7), suggesting that early years childcare is more constrained than the Surrey and England average levels.⁴⁶

Table 6.18 Early Years Register Providers and Places

		Woking	Surrey
Providers	Childminder	123	1,389
	Childcare on non-domestic premises	56	787
	Childcare on domestic premises	55	608
	Total	234	2,784
Places	Childminder	679	7,677
	Childcare on non-domestic premises	2,205	28,868
	Childcare on domestic premises	NA	NA
	Total	2,884	36,545
Population (0-4)		6,692	70,074
Population per place		2.3	1.9

Source: Childcare providers and inspections March 2019, published June 2019; Ofsted. ONS, 2019, Mid-Year Population Estimates.

Primary Education

- 6.84 The 2017 National Travel Survey shows that on average pupils in the UK travel 2.6km to attend primary school.⁴⁷ The baseline assessment for primary schools considers establishments within this radius from the site.
- 6.85 There are nine primary schools within a 2.6km radius of the site, these are presented within Table 6.19. As of the 2018/19 academic year, the seven schools for which data are available serve a total of 3,195 pupils and have a total capacity to serve 3,229 primary age pupils. Primary schools within the 2.6km radius are therefore operating at 99% of total capacity. Whilst it is typical of primary schools to be operating at close to capacity, nationally primary schools are operating at 96% of total capacity, implying that local primary schools are more constrained than the national average level. Across the whole of Woking and Surrey respectively, primary schools are operating at 99% and 96% of total capacity, this implies that primary schools within the 2.6km

⁴⁶ As not all children are placed into early years education, not all providers are on the Early Years Register, and place data are not available for domestic childcare providers it is more appropriate to compare early years provision to the regional average.

radius are operating at similar capacity levels to the rest of Woking, but significantly above those of the whole of Surrey.

Table 6.19 Primary Schools within 2.6km Radius of the Site

Primary School	Distance from Site	Nursery Provision within School?	Number of Pupils	Stated Capacity
Kingfield Primary School	0.5km	Has Nursery Classes	246	210
Barnsbury Primary School and Nursery	0.8km	Has Nursery Classes	447	420
Westfield Primary School	0.9km	No Nursery Classes	NA	510
St Dunstan's Catholic Primary School, Woking	1.7km	No Nursery Classes	599	630
Goldsworth Primary School	1.7km	No Nursery Classes	601	630
Maybury Primary School	1.9km	Has Nursery Classes	NA	270
The Horsell Village School	2.1km	No Nursery Classes	268	269
Horsell CofE Aided Junior School	2.5km	No Nursery Classes	358	360
Sythwood Primary School	2.6km	Has Nursery Classes	676	710
Total*			3,195	3,229

Source: Department for Education, 2019, Get information about schools.

* Westfield Primary School and Maybury Primary School are excluded from the total presented here due to lack of data on pupil numbers.

- 6.86 The Surrey County Council School Organisation Plan (SOP) 2018-2027 estimates that, at primary school level, the number of primary-age pupils requiring reception-year places in Woking is forecast to face a minor reduction of the period 2018/19 to 2026/27⁴⁸. The SOP notes that Surrey County Council aim to meet future primary school demand across Woking predominantly through expansion in admission numbers of existing primary education facilities.
- 6.87 WBC's 2018 Infrastructure Capacity Study and Delivery Plan (IDP) states that in recent years Woking has experienced a significant increase in demand for primary education places, with reception year (aged 4-5) applications increasing by 28% over the period 2008-2017¹⁰. The IDP states that "just under half of the 25 primary schools" in Woking have been, or are in the process of being, expanded to meet the recent increase in demand¹⁰. Since 2013, Surrey County Council has commissioned primary education provision projects that have led to a 165 pupil permanent increase in primary education capacity¹⁰. The IDP summarises analysis presented within the Surrey Infrastructure Study (2017), that there are an additional 255 additional school places planned over the period 2017-2023, and these result in surplus capacity corresponding to 4% of total provision by 2023¹⁰. It is concluded that "Woking is in a positive position to accommodate future primary pupil growth"¹⁰.

Secondary Education

- 6.88 The 2017 National Travel Survey shows that on average pupils in the UK travel 5.6km to attend secondary school⁴⁷. The baseline assessment for primary schools considers establishments within this radius from the site.
- 6.89 There are six secondary schools within a 5.6km radius of the site; these are presented within Table 6.20. As of the 2018/19 academic year, the six schools serve a total of 6,304 pupils and have a total capacity to serve 6,736 secondary age pupils. Secondary schools within the 5.6km radius are therefore operating at 94% of total capacity. Nationally, secondary schools are operating at an average of 87% of total capacity, implying that local secondary schools are more constrained than the national average.
- 6.90 Hoe Valley School accounts for the majority of the spare capacity within secondary schools in the local area of the site. The school first opened in September 2015, and in September 2018 moved from a temporary premises in Woking Park to its new permanent site on Egley Road, increasing its total pupil capacity. As the school is newly established, the capacity within Hoe Valley School is likely to reduce as new year groups start. However,

⁴⁷ Department for Transport, 2018, National Travel Survey 2017.

⁴⁸ Surrey County Council, 2018, School Organisation Plan 2018-2027

there is likely to be capacity for additional pupils at the school in the short-term, over the next few academic years.

Table 6.20 Secondary Schools within 5.6km Radius of the Site

Secondary School	Distance from Site	Sixth Form Provision within School?	Number of Pupils	Stated Capacity
St John the Baptist Catholic Comprehensive School, Woking	0.7km	Has a sixth form	1,280	1,036
Hoe Valley School	1.3km	Has a sixth form	351	840
Woking High School	2.7km	Does not have a sixth form	1,193	1,050
The Winston Churchill School A Specialist Sports College	3.1km	Does not have a sixth form	1,468	1,500
The Bishop David Brown School	4.1km	Does not have a sixth form	586	722
Fullbrook School	5.5km	Has a sixth form	1,426	1,588
Total			6,304	6,736

Source: Department for Education, 2019, Get information about schools.

- 6.91** The SOP forecasts an increase in the demand for secondary school places in Woking over the period 2018/19 to 2026/27⁴⁸. Part of this demand is due to be met by proposals to increase the capacity of St John the Baptist Catholic Comprehensive School by 60 places, however, it is anticipated that there is likely to be unmet demand for secondary school places by 2027 without additional provision⁴⁸.
- 6.92** WBC's IDP reiterates the position stated within the SOP, attributing the forecast rise in the number of secondary places to the recent increase in demand for primary education places feeding through as pupils progress through education stages¹⁰. The IDP summarises analysis presented within the Surrey Infrastructure Study (2017), which states that although there was a 3% surplus in the number of secondary places within Woking in January 2017, the increase in demand is anticipated to result in a 19% deficit in capacity by 2025¹⁰. The trend for a current surplus in secondary education places to change to a deficit by 2025 is visible across all Surrey local authorities in the analysis¹⁰.

Open Space

- 6.93** Open space provision is assessed and compared with guidelines at a national and local level. Guidelines are set both in terms of the level of open space per 1,000 residents, and the recommended walking distance from a place of residence to an accessible open space.
- 6.94** The most recent review of open space for the borough is the 2008 Woking Borough Open Space, Sports & Recreation Facilities Audit⁴⁹. The audit found that in 2007 there were approximately 1,680ha of open space, sport, and recreational facilities in the borough of Woking. In 2007, this corresponded to an average provision of 17.8ha of open space per 1,000 residents.
- 6.95** The 2008 review breaks down the total area of publicly accessible open space into different categories, and reports the total area of open space for each category. Table 6.21 presents this breakdown of open space alongside the target provision level aimed for within the 2008 open space audit. These guidelines are presented alongside commonly used for natural and semi-natural urban open space, amenity green space, and parks and gardens taken from Fields in Trust (2015)⁵⁰. The Fields in Trust guidelines are commonly used measures⁵¹ employed by land use planners, to aid in maintaining standard levels of open space provision and allow comparisons to be drawn regarding the availability of open space between different areas.
- 6.96** Applying these standards, it can be seen that the only type of open space in Woking to meet the guidelines is natural and semi-natural urban open space. Open space within Woking can be seen to be constrained, relative to the targets that have been set within the Woking Borough Open Space, Sports & Recreation Facilities Audit⁴⁹.

⁴⁹ Woking Council, 2008, Open Space, Sports & Recreation Facilities Audit.

⁵⁰ Fields in Trust, 2015, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard.

⁵¹ It is estimated that 75% of local authorities employ these standards within local policy. (2014 Fields in Trust / David Lock Associates Survey)

⁵² Natural England, 2011, Providing Accessible Natural Greenspace in Towns and Cities.

⁵³ LAPs are classified as spaces with the following properties:

- Intended primarily for children up to the age of 6, though can be used by older children at different times of day;
- Includes a buffer zone of 5m from the nearest dwelling; and

Table 6.21 Open Space Provision by Type within Woking

Space Type	Total Provision	Provision per 1,000 Residents	Guideline Provision per 1,000 Residents	Guidelines Met?
Allotments	15ha (9 plots)	0.16ha	None available	
Natural and semi-natural urban open space	495ha	5.24ha	1.8ha	Yes
Cemetery and churchyard	148ha	1.57ha	None available	
Amenity green space	41ha	0.43ha	0.6ha	No
Parks and gardens	47ha	0.50ha	0.8ha	No

Source: Woking Council, 2008, Woking Borough Open Space, Sports & Recreation Facilities Audit.

- 6.97** Woking's Core Strategy states that the Accessible Natural Greenspace Standards (ANGSt)⁵² should be adhered to within developments providing open space. These standards recommend that everyone, wherever they live, should have:
- An accessible natural greenspace of at least 2ha in size, no more than 300m from home;
 - At least one accessible 20ha site of natural greenspace within 2km of home;
 - One accessible 100ha site of natural greenspace within 5km from home; and
 - One accessible 500ha site of natural greenspace within 10km of home.

- 6.98** Currently all these standards, with the exception of a 100ha site within 5km, are met in the local area of the site. Table 6.22 provides a description of the local open spaces which contribute to the Proposed Development meeting the ANGSt standards.

Table 6.22 Local Open Space Provision Meeting ANGSt Standards

Requirement	Open Space Meeting Requirement	Distance from Site
2ha site within 300m	Hoe Valley Linear Park	200m
20ha site within 2km	Woking Park	700m
100ha site within 5km	None	-
500ha site within 10km	Chobham Common	7km

Source: OS data @ Crown copyright and database right [2019].

- 6.99** Woking's IDP identifies that in the medium term, open space within the borough would continue to meet accessibility thresholds outlined within the WBC's Core Strategy. However, the report explains that due to high levels of expected development, it would be necessary for additional parks, gardens, recreational grounds, and amenity spaces to be created within the borough¹⁰.

Play Space

- 6.100** Woking's Core Strategy (Policy CS17: Open space, green infrastructure, sport and recreation) requires residential development proposals to contribute towards the provision of open space, including children and teenager's play areas, through CIL; or on larger sites through on-site provision and / or S106 contributions as appropriate. Where provision is on-site, standards set out in Appendix 4 of Woking's Core Strategy should be applied. Appendix 4 identifies the following play standards:
- Children should have access to a local area for play (LAP) within 100m walking distance of, or 60m straight line distance from, the site;⁵³
 - Children should have access to a local equipped area for play (LEAP) within 400m walking distance of, or 240m straight line distance from, the site;⁵⁴ and

⁵⁴ LEAPs are classified as spaces with the following properties:

- Contains a sign indicating that the area is for children's play and that dogs are not welcome;
- Intended primarily for children who are beginning to go out and play independently;
- Includes a buffer zone of 10m from the nearest dwelling; and
- It is designed to provide a stimulating and challenging play experience, including a minimum of six different types of play experience.

- Children should have access to a neighbourhood equipped area for play (NEAP) within 1,000m walking distance of, or 600m straight line distance from, the site.⁵⁵
- 6.101** These can be complemented by other facilities including multi use games areas (MUGAs) and skateboard parks etc. Teenage provision includes:
- MUGAs – should be accessible within an 8-9 minute walk (equivalent to approximately 700m walking distance or 400m straight line distance);
 - Skate parks;
 - Stand-alone equipment (e.g. basketball nets, climbing boulders);
 - Cricket practice nets; and
 - Seating areas (rather than teen shelters).
- 6.102** Whilst Woking's Core Strategy identifies the above minimum distance standards, it does not identify the size requirements. WBC's 2018 Draft Infrastructure Capacity Study and Delivery Plan (IDP) provides more detail:
- "The latest Fields in Trust guidance recommends the following benchmark quantity provision for formal play space: 0.25ha of equipped/designated play areas per 1000 people; and 0.30ha of MUGAs and skateboard parks per 1000 people. These guidelines should not be interpreted as either a maximum or minimum level of provision; rather they are benchmark standards that can be adjusted to take account of local circumstances."*¹⁰
- 6.103** Provision of equipped / designated play areas across the borough equates to approximately 0.04ha per 1,000 population, significantly below the benchmark. Within the guideline walking distances of the site there are no LAPs or LEAPs, but there is a NEAP, Woking Park.
- 6.104** The IDP also notes that there are benchmark guidelines for 0.3ha of MUGAs / skateboard parks per 1,000 population but 0.01ha of existing provision per 1,000 population across the borough. There are no MUGAs within 400m of the site.
- 6.105** Woking's IDP provides estimates for the number of play spaces required to meet future demand up to 2027. Overall, it is estimated that an additional 6 LEAPs, 1 NEAP, and 2 MUGA/skatepark facilities are required to meet demand generated by additional development over the period 2017-2027¹⁰. Redevelopment of the Sheerwater area (also located within the borough of Woking) is expected to meet a significant proportion of the demand for these play spaces. However, the level of demand unmet by the Sheerwater area redevelopment and other developments across the borough is unknown.

IDENTIFICATION OF RECEPTORS AND RECEPTOR SENSITIVITY

Existing

- 6.106** Based on the information presented above in the baseline section, the following socio-economic receptors and their respective sensitivities have been identified in Table 6.23.

Table 6.23 Existing Baseline Receptors for the Assessment

Receptor	Potential Effect	Relevant Study Area	Receptor Sensitivity
Demolition and Construction			
Construction employment (current and future residents and workers living in London)	Employment generation during the demolition and construction phase	Regional	Low
Local expenditure and performance of local retail businesses	Local expenditure during the demolition and construction phase	Local Area	Low

⁵⁵ NEAPs are classified as spaces with the following properties:

- Intended primarily for use by older children of relative independence;
- Includes a buffer zone of 30m from the nearest dwelling;
- It is designed to provide a stimulating and challenging play experience, including a minimum of nine different types of play experience;

Receptor	Potential Effect	Relevant Study Area	Receptor Sensitivity
(existing businesses in the Local Area)			
Completed Development			
Employment/unemployment (current and future residents and workers living in London)	Employment generation following completion and during operation of the Proposed Development (direct, indirect and induced effects)	Regional	Low
Worker expenditure (existing businesses in the Local Area)	Local worker expenditure during the operational phase	Local Area	Low
Housing and housing need (existing and future local residents)	Housing provision	District	Medium
Local expenditure and performance of local retail businesses (existing businesses in the Local Area)	Local residential expenditure during the operational phase	Local Area	Low
Local expenditure and performance of local retail businesses (existing businesses in the Local Area)	Local visitor expenditure during the operational phase	Local Area	Low
Leisure provision (existing and future local residents)	Contribution towards leisure provision	District	Low
Retail provision (existing and future local residents)	Contribution towards retail provision	District	Low
Crime and deprivation (existing and future local residents)	Change to the level of crime and deprivation	Local Area	Low
GP surgeries (existing and future local residents)	Primary health care	Local Area	High
Primary education (existing and future local residents)	Effect upon the demand for primary school places	Local Area (2.6km radius)	Medium
Secondary education (existing and future local residents)	Effect upon the demand for secondary school places	Local Area (5.6km radius)	Medium
Open space (existing and future local residents)	Effect upon the demand for open space	Varies by type	Medium
Play space (existing and future local residents)	Effect upon the demand for play space	Varies by age/type	Medium

- It includes adequate space within the area of the NEAP to allow for children to be generally active and play 'chase' type games; and
- It includes seating for accompanying adults and siblings.

Introduced

- 6.107 For the purposes of this socio-economics assessment, there are no new receptors introduced as a result of the Proposed Development. All receptors to be considered within this assessment already exist.

POTENTIAL EFFECTS

Demolition and Construction

Employment

Direct Employment

- 6.108 The demolition and construction phase of the Proposed Development would result in economic activity in terms of demolition and construction employment. As described in the 'Assessment Methodology' section, the standard method for estimating the number of jobs that would be created during the construction period is to divide the total construction cost by the GVA for construction workers in the area. Based on this method, it is estimated that the demolition and construction of the Proposed Development would support 2,220 gross job years directly on-site, which corresponds to the total number of jobs over the length of the entire construction period. There would therefore be an estimated average of 440 direct construction jobs on-site per year throughout the construction period, which is equivalent to 1.2% of the 2017 construction workforce in Surrey⁵⁶. It should be noted that these construction jobs are all gross direct. Net additional jobs that account for displacement and multiplier effects have not been considered here, in accordance with the standard approach for socio-economic assessments of the demolition and construction phase.
- 6.109 The standard assumption is that ten jobs years of construction employment are equivalent to one FTE job. The Proposed Development is therefore expected to create the equivalent of 220 FTEs over the course of the demolition and construction period.
- 6.110 In the context of the labour pool in Surrey, the employment created during the demolition of existing structures on-site and the construction of the Proposed Development would likely to have an impact of low magnitude on construction employment (low sensitivity), resulting in a direct, reversible, short-term effect that is **negligible** at the regional level. The effect is therefore not significant.

Construction Worker Expenditure

- 6.111 It is estimated that the construction workforce of the Proposed Development would spend approximately £640,000 in the local area, annually, equivalent to £3.2 million over the course of the entire demolition and construction phase.
- 6.112 The additional local expenditure anticipated to be created throughout the demolition and construction works would likely have an impact of low magnitude on worker expenditure (low sensitivity), which would result in a direct, reversible, short-term effect that is **negligible** at the local area level. This effect is not significant.

Completed Development

Employment

Direct Employment

- 6.113 The Proposed Development would support a variety of different employment types once operational. Alongside employment associated with hosting events at the stadium, the Proposed Development would contain areas for commercial, retail, and medical (including GP/dental surgery) uses. In addition to the employment located within the new stadium, the Proposed Development would also provide some flexible uses, which would support employment. There will also be a community concierge classed as residential ancillary space and other areas which will be available for hire. These facilities may support some employment but it would be limited. They are conservatively assumed not to support any employment for the purposes of this assessment.
- 6.114 Gross employment at the Proposed Development has been estimated with reference to the Employment Densities Guide⁷. The Employment Densities Guide contains estimates on the amount of floorspace required to support one FTE, by the type of employment class.

⁵⁶ ONS, 2017, BRES. 2017 data used to be consistent with construction GVA data used in calculations.

⁵⁷ It is acknowledged that the floorspace within the medical centre would support employment. However, the medical centre has the potential to support a variety of primary healthcare supporting employment, for example general practice, but also dentistry, pharmacy, and social

- 6.115 Table 6.24 provides an outline of the estimated employment that the Proposed Development would likely generate within each use class (in FTEs). In order to provide a conservative estimate of the employment that would likely be generated by the Proposed Development, the employment supported by the medical centre floorspace has not been included in total estimates⁵⁷.

- 6.116 To calculate the employment that would be generated by the stadium element of the Proposed Development, the HCA Employment Densities Guide provides a wide range of estimates for the employment density of D2 class floorspace, as the D2 category uses can vary from music halls to cinemas and swimming pools. The density of 125m² per FTE employee corresponds to the density provided for a mixed-use leisure/cultural venue. The reliability of the density estimates provided have been tested against other technical methods for calculating the D2 employment, with 125m² per FTE being deemed the most appropriate for the Proposed Development⁵⁸.

Table 6.24 Estimated Employment (by Use Class) anticipated to be generated by the Proposed Development

Use	NIA (m ²)	Area (m ²) Required per FTE	FTEs
General Stadium (D2)	3,630	125	30
Stadium Commercial	416	120*	5
Flexible Retail (A1/A2/A3)	334	20*	15
Medical Centre (D1)	859	-	-
Total FTEs			50

Source: HCA, 2015, Employment Densities Guide; Volterra calculations.

NB: Values rounded to nearest five (figures may not sum due to rounding).

* The Employment Densities Guide provides an employment density for commercial visitor attractions which is applied here.

- 6.117 It is estimated that once operational, the Proposed Development would support a total gross direct employment of 50 FTEs, of which 15 would be within areas designated for retail use, and the remainder (35 FTEs) being designated for stadium events, commercial space, and management. When the part-time working patterns of the industries in which employment is considered, the Proposed Development is estimated to support a total of 65 jobs.
- 6.118 Both the existing football stadium and David Lloyd Leisure Centre are currently supported by a number of volunteers. It is thought likely that a number of volunteers would also continue to support the David Lloyd Leisure Centre and stadium once operational, however it is not possible to quantify the number of volunteers and their effect on employment estimates. Therefore, to be conservative, volunteers have not been included in the calculation of employment anticipated to be generated by the stadium element of the Proposed Development.

Gross Additional Employment

- 6.119 It is standard practice to compare the proposed use of the site to the current use of the site, in order to understand the extent to which economic activity created by the Proposed Development would be additional to the existing economic activity on-site and how the types of economic activity might change. Where a new development generates more employment than that supported by the existing use of the site, the extra employment generated by a new development is referred to as gross additional employment.
- 6.120 The existing David Lloyd Leisure Centre would be demolished and the jobs supported by the centre would be lost. As the gross direct employment that would be generated by the Proposed Development is a total of 50 FTEs and the site currently supports 95 FTEs, the Proposed Development would result in a loss of approximately 45 FTE positions. However, because the existing David Lloyd Leisure Centre would be relocated from the site to the Egley Road site, the jobs supported by the existing leisure centre would be retained in Woking. On that basis, the Proposed Development would result in the loss of the 25 FTE positions employed at the existing stadium, snooker centre, and gymnastics club. Overall, the Proposed Development is estimated to support a total of 25 gross additional FTEs across Woking.

prescribing. The number of different potential uses creates uncertainty about the employment generated, and therefore this is excluded from employment estimates, which is a conservative estimate.

⁵⁸ Other technical methods for calculating employment at the Proposed Development were to uplift existing employment by the increase in visitor capacity, or employment floorspace. These methodologies would result in general stadium FTE estimates of 25 and 30 respectively.

Net Additional Employment

- 6.121 As previously noted, the gross additional employment is defined as the extra employment generated by the Proposed Development, when compared to the employment generated by the existing site. This reflects the gross economic impact that would be created by the Proposed Development. In order to present the net impact that would be generated by the Proposed Development, leakage, displacement, and multiplier impacts must be accounted for. Definitions of these impacts are provided within the 'Assessment Methodology' section of this chapter.
- 6.122 The framework (provided by the HCA Additionality Guide) for estimating the additional effects of the Proposed Development takes into account the additional indirect employment supported by the direct jobs (i.e. through supply chain impacts and worker expenditure). It does not take into account the indirect jobs supported by additional residential and visitor expenditure. It is possible to estimate the net additional employment accounting for jobs generated by residential and visitor expenditure by dividing the total additional expenditure (£19.7m, estimated overleaf) by the average GVA of a consumer services worker in Surrey (£46,200)⁵⁹. On this basis, it is estimated that the additional residential and visitor expenditure generated by the Proposed Development would support a further 310 FTEs.
- 6.123 Table 6.25 summarises the estimates of total net additional FTEs by scenario. As the number of residents in and visitors to the Proposed Development are anticipated to be equal under both scenarios, differences in the number of jobs supported within each scenario would be caused simply by whether or not the employment within the existing David Lloyd Leisure Centre is retained. Overall, it is estimated that the Proposed Development would support a total of 380 jobs, of which an estimated 305 would be for residents of Surrey. When taking into account the relocation of the David Lloyd Leisure Centre, the Proposed Development would support 450 jobs, of which an estimated 365 would be for Surrey residents.

Table 6.25 Operational Phase: Net Employment Summary

Type of FTE / Job		The Proposed Development	Taking into account the relocation of David Lloyd Leisure Centre to Egley Road
FTEs	Gross Additional	-45	25
	Net direct (displacement)	-25	10
	Net indirect (multiplier)	-10	5
	Net induced (residential)	285	285
	Net induced (visitors)	25	25
	Net additional	275	330
	of which are within Surrey	225	265
Jobs	Net additional	380	450
	of which are for Surrey residents	305	365

NB: Values rounded to nearest five (figures may not sum due to rounding).

- 6.124 In summary, the existing site supports a total of 95 FTEs, of which 70 FTEs are associated with the David Lloyd Sports Centre. The Proposed Development would support a total of 50 FTEs on-site and the jobs at the David Lloyd Leisure Centre would also be retained in Woking at the Egley Road site. The Proposed Development is therefore estimated to support 25 gross additional FTEs across Woking.
- 6.125 There are also wider impacts of these jobs in terms of displacement and multiplier effects resulting from local spending from the workers, visitors and residents, and the supply chain. Taking these into account, the Proposed Development is expected to support a total of 330 net additional FTEs.
- 6.126 Based on the net employment generated, it is considered that the Proposed Development would likely have an impact of low magnitude on employment (low sensitivity), which is anticipated to result in a direct, reversible, long-term effect that is **negligible** at the regional level. This effect is not significant.

Worker Expenditure

- 6.127 The workers located at the Proposed Development would additionally support expenditure within the local area once the Proposed Development is operational. The gross direct employment previously estimated that the Proposed Development would support 50 FTEs located on-site. These workers are estimated to spend a total of £42,000 per year in the local area.
- 6.128 Taking into account the relocation of the David Lloyd Leisure Centre, the Proposed Development (once operational) would support an additional 25 FTEs in Woking. The additional workers located on site are estimated to increase expenditure in the local area by c. £21,000 per year. Overall, the Proposed Development is anticipated to have an impact of negligible magnitude on worker expenditure (low sensitivity), resulting in a direct, reversible, long-term effect that is **negligible** at the local area level. This effect is not significant.

Housing and Population

Housing

- 6.129 The Proposed Development would provide 1,048 additional dwellings. This is a significant supply of housing for one development. The WBC's Core Strategy sets a minimum target of 4,964 homes to be built in Woking over the period 2010-2027 and, therefore, the Proposed Development would deliver over a fifth of this total target¹¹.
- 6.130 Of the 1,048 additional units supported by the Proposed Development, 191 would be affordable housing units, corresponding to 18% of total provision. Although the provision of affordable units falls below the target proportion established by Woking Council within the 2012 Core Strategy, the contribution is better than average delivery over the period 2008/09 to 2017/18 (16%)⁴⁰. Additionally, the Proposed Development alone would contribute more than five times more affordable units than were completed across the whole of Woking in the last year for which data were available (2017/18).
- 6.131 The provision of additional dwellings (including affordable units) at the Proposed Development would, therefore, likely to have an impact of medium magnitude on the Woking housing stock (medium sensitivity), which is anticipated to result in a direct, reversible, long-term effect that is **moderate beneficial** at the district level. This effect is significant.

Population

- 6.132 The number of people of different ages, including children, who would live in any new residential development, is typically estimated by applying appropriate population and child yields metrics to the residential unit accommodation schedule, as different sizes and tenures of properties typically accommodate different numbers of people.
- 6.133 Employing the GLA Population Yield Calculator at the relevant geography for the site,⁶⁰ it is estimated that the Proposed Development would support 2,140 residents. Of the residents supported at the site, 460 would be children (aged between 0 and 17 years). Table 6.26 presents the estimated residential yield at the Proposed Development, broken down by age group.

Table 6.26 Population Yield by Age Group

Age Group (years)	Residential Yield
0-3	205
4-10	195
11-15	40
16-17	15
Sub-total of Children (0-17)	460
18+	1,685
Total Population	2,140

Source: GLA, 2019, Population Yield Calculator.

NB: Figures may not sum due to rounding.

59 ONS, 2017, Gross Value Added (income approach) by SIC07 industry at current basic prices.

60 Given the local area residential density and accessibility levels, this has been determined to be Outer London PTAL 0-2.

Residential Spending

- 6.134** The residents of the Proposed Development are expected to contribute significantly to the level of economic activity in the local area through expenditure. The Household Expenditure Survey shows that (averaged over the period 2016-2018) a household in the South East would spend an average of £331 per week in the local area¹².
- 6.135** Given that the Proposed Development would provide 1,048 additional residential units, it would be expected that the Proposed Development would result in £18.1 million of expenditure within the local area per year (Table 6.27). As presented within the discussion of net additionally employment, the expenditure generated by the Proposed Development would induce a total of 285 additional FTEs.⁶¹

Table 6.27 Residential Expenditure

	The Proposed Development
Average weekly local expenditure per household	£331
No. households	1,048
Total weekly expenditure	£347,000
Total local expenditure per year	£18.1 million

Source: ONS, 2018, Household Expenditure Survey; Volterra Calculations.

NB: Figures may not sum due to rounding.

- 6.136** The local spending of residents who will live in the Proposed Development is expected to have an impact of medium magnitude on residential expenditure (low sensitivity), resulting in a direct, reversible, long-term effect that is **minor beneficial** at the local area level. This effect is **not significant**.

Leisure Provision

- 6.137** The existing David Lloyd Leisure Centre, snooker centre, and gymnastics club located on-site provides leisure facilities accessible to Woking's residents. In the event the leisure centre was removed without replacement, leisure provision would be reduced for local residents. In contrast, the redevelopment of the existing football stadium will positively benefit existing and future users.
- 6.138** The David Lloyd Leisure Centre is to be relocated to the Egley Road site elsewhere in Woking. The Proposed Development would therefore retain the existing leisure provision and provide improved provision in the form of the stadium, so it is expected to have a positive impact on leisure provision within the borough.
- 6.139** In the context of this, it is anticipated that the Proposed Development would result in an impact of low magnitude on leisure provision (low sensitivity) across Woking. This would result in a direct, reversible, long-term effect that is **minor beneficial** at the district level. This effect is **not significant**.

Retail Provision

- 6.140** The Proposed Development would contain additional provision of retail floorspace both within the redeveloped stadium and community concierge facilities. This would contribute to retail floorspace availability across the borough. The Proposed Development would include retail provision within the stadium footprint, and an additional 334m² of NIA retail floorspace within the community concierge. In the context of the existing retail provision within Woking Town Centre of 110,000m² it is anticipated that the increase in floorspace accounted for by the Proposed Development would result in an impact of negligible magnitude on retail provision (low sensitivity) across Woking. This would result in a direct, reversible, long-term effect that is **negligible** at the district level. This effect is **not significant**.

Visitor Expenditure

- 6.141** Similar to employees and residents, the visitors to the Proposed Development are expected to contribute significantly to the level of economic activity in the local area, through expenditure. The Scottish National Football Survey shows that on average football fans spend £20 excluding ticket and travel costs on visits to watch football games.^{62, 63}

⁶¹ This calculated figure is in line with empirical evidence presented within GLA, 2015, More Residents, More Jobs, which estimates that an increase of 1,000 in the residential population would lead to 171 additional local jobs. Under this methodology it is estimated that 355 additional jobs would be created.

⁶² Scottish FA, 2013, National Football Survey.

- 6.142** Information taken from the transport survey for the Proposed Development shows that the provision of the new football stadium will attract an average of 3,394 additional visitors per football match. Under the assumption that 23 Woking FC football matches will be played in the football stadium each year, the Proposed Development would support expenditure totalling £1.6 million in the local area per year (see Table 6.28).

Table 6.28 Additional Visitor Expenditure

	The Proposed Development
Spend per visitor	£20
Number of additional visitors per match	3,400
Number of matches per year	23
Additional expenditure generated per year	£1.6 million

Source: Scottish FA, 2013, National Football Survey; Transport survey data regarding visitor numbers.

NB: Figures may not sum due to rounding.

- 6.143** It is acknowledged that there will be additional visitors generated by the Proposed Development who are not football fans, such as those visiting for access to the medical centre or other retail provision. These other visitors will generate further expenditure to the benefit of the local area. However, this expenditure has not been quantified here due to the lack of robust methodology to assess both the number of additional visitors generated and the expenditure generated by these other types of visitors. This is a conservative assessment as they would result in some additional visitor expenditure in the local area, it is, however, unlikely to be significant. This is assessed qualitatively here.
- 6.144** Overall, visitors to the Proposed Development are likely to have an impact of low magnitude on visitor expenditure (low sensitivity), resulting in a direct, reversible, long-term effect that is negligible at the local area level. The **negligible** effect at the local area level is **not significant**.

Crime and Deprivation

- 6.145** The ability of well-designed developments to 'design-out' crime is well studied. Architects and criminologists have long recognised the role of urban design in crime prevention. Crime Prevention Through Environment Design (CPTED) holds that proper design, through the application of CPTED theories, results in behavioural responses that deter and reduce the fear of crime. Elements of CPTED that new developments can apply include:
- Natural surveillance – more 'eyes on the street' deters criminal activity;
 - Access control – physical barriers to entry provide less opportunity for criminals; and
 - Maintenance and management – low levels of visual deterioration that may encourage crime and an increased 'pride of place'.
- 6.146** The Proposed Development would provide increased natural surveillance all around the site, with activated frontages and improved legibility to create a sense of place. Lower levels of visual deterioration through landscaped public realm, and a greater 'pride of place' are also likely to reduce the currently high levels of antisocial behaviour in the area.
- 6.147** The layout and access strategy of the Proposed Development was revised following comments received during the Design South East Review Panel, Changes included reducing public access to some areas of the site in order to reduce opportunities for crime and antisocial behaviour.
- 6.148** It is anticipated that the reductions in crime due to the improved design of the site are likely to have a low magnitude of impact which is expected to result in a direct, reversible, long-term beneficial effect that is **negligible** in scale at the local area level. The negligible effect is **not significant**.

GP Surgeries

- 6.149** Since 2015, GPs have been allowed to accept patients who are living outside of their practice boundaries. Individuals can now register with GPs near their place of work. While GPs are not obliged to take on people

⁶³ This estimate has been sense checked against that of other planning applications. The 2015 application for the redevelopment of Tottenham Hotspur Football Club stadium estimated that visitors to the stadium spend a total average of £20-£34. The Brentford Football Club's 2014 application for the redevelopment of their football stadium employed an average expenditure figure of up to £17 per visitor on a match day.

outside of their boundary, and many workers are unlikely to use local GPs, this analysis conservatively assesses the worst-case scenario that all workers and residents would impact on local facilities.

- 6.150** The baseline figures show that the average ratio of registered patients per GP (across the 9 GP practices identified in the baseline) is 2,471, which is significantly above the benchmark list size of 1,800 patients per FTE GP. If the additional residents (up to 2,140) and workers (up to 50), anticipated to be supported by the Proposed Development, were to register with the GPs assessed in the baseline, the additional residents and workers would require an extra 1.2 FTE GPs under the 1,800 patients per GP guideline. In this case, the ratio of patients to GPs would rise by 3% to 2,543 patients per FTE GP for practices identified in the baseline.
- 6.151** However, the Proposed Development contains an area of floorspace with the potential to create an additional GP practice, alongside other primary healthcare supporting uses. Although NHS funding available for the creation of an additional GP practice is at this stage unknown, the area would provide capacity for the creation of a surgery to service demand significantly greater than that generated by the Proposed Development. It is not possible to estimate the likely number of GPs that would be provided within this space at this stage, however, it would be expected to mitigate the likely effects of the Proposed Development.
- 6.152** Overall, when considering the potential for the creation of further GP and primary healthcare supporting facilities, it is anticipated that the Proposed Development would have an impact of negligible magnitude on GP surgeries (high sensitivity) in the local area. This would result in a direct, reversible, long-term neutral effect that is minor in scale at the local area level. This **neutral** effect is **not significant**.

Primary Education

- 6.153** It is estimated that there would be an estimated 195 children living at the Proposed Development who may require primary school places.
- 6.154** As discussed in the 'Baseline' section of this chapter, there are currently 9 primary schools (excluding all-through schools) within 2.6km of the site, with a total capacity of 34 places. The additional primary-age children estimated to be residents at the Proposed Development would, therefore, result in a net deficit of up to 160 primary school places, in the worst-case scenario, in which each attended primary school is within a 2.6km radius. However, as presented within the 'Baseline' section of this chapter, the demand for primary school places is anticipated to fall in the near future. This factor, alongside an anticipated expansion of primary school places aids in reducing the scale of the effect at the point at which primary-age children are anticipated to be resident within the Proposed Development.
- 6.155** Overall, the additional children at the Proposed Development are likely to have an impact that is medium in magnitude at the local level. Given the medium receptor sensitivity, the medium magnitude results in a direct, reversible, long-term adverse effect of moderate scale at the local area level. This **moderate adverse** effect at the local area level is **significant**.

Secondary Education

- 6.156** It is estimated that there would be an estimated 60 secondary-age children living in the Proposed Development. These children will increase demand for secondary-age education within the surrounding area of the Proposed Development.
- 6.157** As discussed in the 'Baseline' section of this chapter, there are currently 6 secondary schools within 5.6km of the site. If all the secondary-age children at the Proposed Development are assumed to go to these schools, total capacity would reduce from 432 to 372. This would, in reality, reflect a worst-case assessment as not all secondary-age children resident at the Proposed Development would attend these 6 schools. However, as presented within the 'Baseline' section, Woking is anticipated to face an increase in the demand for secondary-age education places. Although there are current plans to expand the capacity in existing secondary schools, the increase in demand would be thought to increase the scale of the effect at the point at which secondary-age children are anticipated to be resident within the Proposed Development.
- 6.158** Following consideration of the future increase in demand for secondary school places, the additional demand generated by secondary-age children resident at the Proposed Development is thought likely to have an impact of low magnitude on the provision of secondary-age education. This impact is anticipated to result in a direct, reversible, long-term effect that is adverse in nature and minor in scale at the local area level. The **minor adverse** effect at the local area level is **not significant**.

Open Space

- 6.159** The Proposed Development will contain 5,015m² of publicly accessible open space. In addition, there will be a further 2,030m² of private open space for residents of the Proposed Development. Whilst the residents would place additional demand on local open space, there are no specific requirements in Woking for open space provision and the site currently meets all ANGSt standards, with the exception of a 100ha site within 5km.
- 6.160** The Proposed Development would have a low magnitude of impact on open space provision, on a medium sensitivity receptor, that would result in a direct, reversible, long-term effect that is adverse in nature and minor in scale at the local area level. This **minor adverse** effect is **not significant**.

Play Space

- 6.161** The Proposed Development will contain a total provision of c. 1,765m² of publicly accessible play space. In addition, a total of approximately 755m² of play space will be provided that is accessible for residents of the Proposed Development, this will reduce the anticipated demand faced by existing off-site play spaces.
- 6.162** It is estimated that the Proposed Development would support 460 children. These children would result in additional play space demand in the local area. Under the guidelines laid out in the Woking Infrastructure Delivery Plan⁶⁴, the additional population anticipated to be residents at the Proposed Development would generate demand for a total play space provision c. 5,300m² of equipped play space and 6,400m² of MUGA or skateboard park space. However, the IDP notes that these guidelines should not be interpreted as either a maximum or minimum level of provision, rather they are benchmark standards that can be adjusted to take account of local circumstances.
- 6.163** The Proposed Development will support a lower quantity of play space than advised by the benchmarks. However, there is no specific play space requirement in Woking and nearby Woking Park provides significant play space. On that basis, the impact of the Proposed Development is expected to be low. This would result in a direct, reversible, long-term effect that is adverse in nature and minor in scale at the local area level. This **minor adverse** effect is **not significant**.

MITIGATION AND MONITORING MEASURES

Demolition and Construction

- 6.164** No mitigation is deemed necessary as there are no significant adverse effects.

Completed Development

- 6.165** The Applicant will be required to pay the Community Infrastructure Levy (CIL) to WBC as part of the development proposed. WBC's Regulation 123 List and Infrastructure Development Plan (IDP) identifies that £16,088,227 of the CIL contributions collected in the Borough (c. 30%) will go towards funding committed education provision projects between 2012 and 2022.⁶⁵
- 6.166** The purpose of CIL contributions is to offset the negative impacts on existing local infrastructure (as a result of anticipated new development coming forward in an area) by identifying and making provision for funding of key infrastructure provision, to help support the regeneration of an area and the resulting increase in demand on existing social facilities. It is, therefore, assumed that CIL funds collected by WBC will support the mitigation of the potential for adverse impacts on existing social infrastructure (i.e. primary and secondary education) by funding the provision of new infrastructure (i.e. infrastructure as identified in the Regulation 123 List and IDP).
- 6.167** On the basis of the above, at the time of preparing this assessment, it is not known what specific infrastructure (and the capacity to cater for new demand) will be funded from the Proposed Development's CIL contributions, but it is likely that some of it would and should be used to provide increased education places. It is, therefore, assumed that the provision of infrastructure (by way of CIL contributions) would reduce the magnitude of impact on the receptor by at least one category, resulting in a residual effect of low magnitude. The residual effect of the Proposed Development on primary education would be a direct, reversible, long-term effect that is adverse in nature and minor in scale at the local area level. This **minor adverse** effect is **not significant**.

⁶⁴ These guidelines correspond to a benchmark quantity provision for formal play space of 0.25ha of equipped play areas per 1,000 people and 0.3ha of MUGA and skateboard park space per 1,000 people.

⁶⁵ Woking Borough Council, 2019, Regulation 123 List.

RESIDUAL EFFECTS

6.168 The residual effects resulting from the Proposed Development are summarised in Table 6.29.

Table 6.29 Summary of Residual Effects

Receptor	Receptor Sensitivity	Residual Effect (Nature and Scale)	Geo	D I	P T	R IR	St Mt Lt
Demolition and Construction							
Construction employment	Low	Negligible	R	D	P	R	St
Expenditure	Low	Negligible	L	D	P	R	St
Completed Development							
Employment	Low	Minor beneficial	R	D	P	R	Lt
Worker expenditure	Low	Negligible	L	D	P	R	Lt
Housing provision	Medium	Moderate beneficial	D	D	P	R	Lt
Retail provision	Low	Negligible	D	D	P	R	Lt
Residential expenditure	Low	Minor beneficial	L	D	P	R	Lt
Visitor expenditure	Low	Negligible	L	D	P	R	Lt
Leisure provision	Low	Minor beneficial	D	D	P	R	Lt
Crime and deprivation	Low	Negligible	L	D	P	R	Lt
GP surgeries	High	Neutral	L	D	P	R	Lt
Primary education	Medium	Minor adverse	L	D	P	R	Lt
Secondary education	Medium	Minor adverse	L	D	P	R	Lt
Open space	Medium	Minor adverse	L	D	P	R	Lt
Play space	Medium	Minor adverse	L	D	P	R	Lt
Notes: Residual Effect - Scale = Negligible / Minor / Moderate / Major - Nature = Beneficial or Adverse Geo (Geographic Extent) = Local (L), District (D), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary R = Reversible / IR= Irreversible St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed							

LIKELY SIGNIFICANT EFFECTS

6.169 For the purposes of this assessment, only moderate and major effects are deemed to be significant.

6.170 The Proposed Development would be anticipated to result in one significant residual effect. This would be a moderate beneficial effect at the district level on the provision of housing.

CLIMATE CHANGE

6.171 In the context of socio-economics, it is believed that climate factors have little influence on most baseline conditions. Potentially vulnerable receptors include those associated with healthcare provision, affecting the primary healthcare provision receptor (GP surgeries) in this assessment.

66 Health Protection Agency, 2002, Health Effects of Climate Change in the UK 2002.

6.172 Under a moderate climate change scenario, it is expected that the health of the population may be adversely affected by increased risk of overheating and other heat-related illnesses, drought, and decreased water and food security. This is partially offset by a reduced risk of cold-weather related illness in the winter, essentially in vulnerable groups such as the elderly. Increased rainfall over short period also leads to increased numbers of bacterial cells in surface water, with detrimental effects on drinking water.

6.173 There is little evidence available to quantify the potential impacts of a changing climate on overall health outcomes. The Health Protection Agency produced a report 'Health Effects of Climate Change in the UK'⁶⁶ with subsequent updates in 2008 and 2012⁶⁷. The 2012 report summarises the potential health impacts of various climatic variables and is used as qualitative evidence here.

6.174 One health factor that is made worse by climate change is water and food borne diseases. The warmer weather allows pathogens such as Salmonella to grow more readily in food, for example. The Health Protection Agency report⁶⁷ also notes that climate change is likely to elevate food prices, reducing nutritional quality in some population groups. Other health impacts noted include increased UV radiation and air pollution which may also increase the burden on primary care (i.e. GP surgeries).

6.175 Primary care provision in the local area is somewhat dependent on the current climate and could see an increased level of provision required within potentially increasing ill-health. It is judged to be of **moderate** vulnerability.

Table 6.30 Summary of Receptor Sensitivity and Vulnerability of Assessment to Climate Change

Receptor	Relevant Study Area	Receptor Sensitivity	Vulnerability
Demolition and Construction			
Construction employment	Regional	Low	Low
Worker expenditure	Local Area	Low	Low
Completed Development			
Employment	Regional	Low	Low
Worker expenditure	Local Area	Low	Low
Housing provision	District	Medium	Low
Residential expenditure	Local Area	Low	Low
Visitor expenditure	Local Area	Low	Low
Leisure provision	District	Low	Low
Retail provision	District	Low	Low
Crime and deprivation	Local Area	Low	Low
GP surgeries	Local Area	High	Moderate
Primary education	Local Area	Medium	Low
Secondary education	Local Area	Medium	Low
Open space	Local Area	Medium	Low
Play space	Local Area	Medium	Low

Impact of Climate Change

GP Surgeries

6.176 It is likely that, in the absence of behavioural and medical change, the health of the population would likely be affected in the period up to 2080, increasing the burden on GPs. While the changing climate would magnify the adverse effects of the Proposed Development on GP provision because in more extreme weather, people tend to require more health care, the scale of this increase on the demand faced by the GPs is anticipated to be minimal.

6.177 The Proposed Development would still be regarded as having a **neutral** effect on GP surgeries at a local level and this is considered to be **not significant**.

67 Health Protection Agency, 2012, Health Effects of Climate Change in the UK 2012

Mitigation

- 6.178 No mitigation is deemed necessary, as there would be no additional significant adverse effects generated by the Proposed Development.

ASSESSMENT OF FUTURE ENVIRONMENT

Evolution of the Baseline Scenario

- 6.179 Under an evolved baseline scenario considering the socio-economic environment subsequent to the completion date of the Proposed Development, but in its absence, there is no reason to believe that on-site conditions will change. The conditions in the local area can be expected to change – there is likely to be continued population and employment growth in the area, leading to increased pressure on local education and healthcare facilities and demand on open and play space.
- 6.180 There is insufficient evidence available to consider quantifiably how the demand and supply of social infrastructure will change in the future given that there is little evidence available for committed investment in adding to the supply of infrastructure. It is, therefore, assumed that changes to the baseline conditions presented here will be accounted for within WBC's future local planning policy, and that the sensitivity of receptors and potential effects upon such receptors (as identified in this chapter) will remain as assessed.

Cumulative Effects Assessment

- 6.181 As set out in *ES Volume 1, Chapter 2: EIA Methodology*, no cumulative schemes were identified within the surrounding area of the site; therefore, a cumulative effects assessment (i.e. an assessment of the effects of the Proposed Development in combination with the effects of other cumulative schemes within the surrounding area) has not been undertaken.