



OTTERPOOL PARK

COUNTRYSIDE • CONNECTED • CREATIVE

ENVIRONMENTAL STATEMENT ADDENDUM

OP5 CHAPTER 14 – **SOCIO-ECONOMIC EFFECTS AND COMMUNITY**



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Otterpool Park

Environmental Statement Addendum

Chapter 14: Socio-economic Effects and Community

September 2026

Otterpool Park Environmental Statement Addendum
Chapter 14: Socio-economic Effects and Community

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Acronyms and Abbreviations

Acronym / Abbreviation	Definition
ABC	Ashford Borough Council
AONB	Area of Outstanding Natural Beauty
BRES	Business Register and Employment Survey
BTEC	Bachelor of Technology
CDFS	Community Development and Facilities Strategy
CITB	Construction Industry Training Board
EKC	East Kent College
ELR	Employment Land Review
ES	Environmental Statement
EHP	Early Homes Parcel
FE	Forms of Entry
FHDC	Folkestone and Hythe District Council
FiT	Fields in Trust
FTE	full-time equivalent
IMD	Index of Multiple Deprivation
KCC	Kent County Council
km	kilometre
LSOA	Lower Super Output Area
MRF	Materials Recovery Facility
NL	National Landscape
NOR	Number on Roll
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
OPLNA	Otterpool Park Employment Land Needs Assessment
PAN	Published Admissions Number
SHMA	Strategic Housing Market Assessment
sq	Square

14 Socio-economic Effects and Community

14.1 Introduction

- 14.1.1 This chapter of the Environmental Statement (ES) Addendum assesses the impact of construction and operation of the Proposed Development with respect to socio-economic effects and community, as a result of the changes since the ES (2022), (hereafter referred to as the '2022 ES') was prepared.
- 14.1.2 This chapter should be read in conjunction with Chapters 1-4 (the introductory chapters), Chapter 6: Air Quality, Chapter 12: Landscape and Visual Impact, Chapter 13: Noise and Vibration, Chapter 16: Transport and Chapter 17: Waste and Resource Management.
- 14.1.3 This chapter is accompanied by ES Addendum Appendix 14.1: Economic Strategy Addendum. This chapter should also be read alongside the Community Development and Facilities Strategy Addendum (ES Addendum Appendix 4.10).

Relevant Aspects of the Proposed Development

- 14.1.4 This ES Addendum presents an update and re-assessment of impacts as a result of changes to the Proposed Development and construction programme since the 2022 ES, as described in Chapter 4: The Site and The Proposed Development, including:
- Updates to parameter plans to add flexibility and address potential barriers to delivery, including:
 - Updates to the Movement and Access Parameter Plan
 - Updates to the Open Space and Vegetation Parameter Plan
 - Updates to the Building Heights Parameter Plan.
 - Changes to wider strategies to reflect an updated approach, e.g. transport and advanced planting.
 - Updates to the ES to reflect the passage of time, including updates to policy, guidance, methodology and the construction programme.
 - Addition of an Early Homes Parcel (EHP) (of up to 300 homes) which are proposed as the first parcel of development, in the northeast area of the red line boundary, known as the Hillhurst Green Residential Area (North). This Addendum will outline mitigation specific to the EHP where required.
 - A proposed 250m consultation zone around the operational Materials Recovery Facility (MRF) at Otterpool Quarry, within which development may take place.
 - Updates to other documents for approval such as the Development Specification and Strategic Design Principles, to reflect the need for flexibility, and up to date, appropriate and timely delivery of the Proposed Development, in their role in a tiered planning permission.
- 14.1.5 As stated in the 2022 ES, this chapter considers the impact of the Proposed Development on existing land uses, residential amenity, public safety, the local economy, employment and tourism.

14.2 Updates to Assessment Methodology

Updates to Legislation, Policy and Guidance

Updates to Legislation

- 14.2.1 There have been limited changes to the legislative context relevant to the socio-economic assessment since the publication of the 2022 ES. The principal legislative change is the Levelling-Up and Regeneration Act 2023 (Ref 14.1), which introduces new duties and funding mechanisms relating to local growth, regeneration and strategic planning.

Updates to National and Local Policy

- 14.2.2 The National Planning Policy Framework (NPPF) was revised in August 2026 and sets out the Government's planning policies for England and how these are expected to be applied (Ref 14.2). It reinforces the importance of sustainability in planning by highlighting the UK's agreement to 'pursue the 17 Global Goals for Sustainable Development in the period to 2030' (para. 16).
- 14.2.3 The NPPF has three overarching objectives (para. 17), which are interdependent and need to be pursued in mutually supportive ways:
- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - **An environmental objective** – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.
- 14.2.4 In addition to these overarching objectives, the revised NPPF also has a section solely dedicated to 'delivering a sufficient supply of homes' (Section 6). This includes the requirement for a local housing needs assessment to identify the size, type and tenure of housing required for different community groups.
- 14.2.5 Policy HO8 of the NPPF addresses affordable housing provision. It states '*development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:*
- Off-site delivery on an alternative nearby site would optimise the quality or quantity of affordable homes built; or
 - A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.'
- 14.2.6 Policy E1 outlines that planning policies should have a '*clear economic vision and strategy, which takes a positive, proactive and realistic approach to encouraging sustainable economic growth in both urban and rural areas, having regard to the Industrial Strategy and any relevant strategic and local strategies*

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for economic development and regeneration' (E1, para 1a). Plans should also address barriers to investment such as infrastructure deficits, housing shortages, or environmental issues, while maintaining flexibility to accommodate unforeseen needs and evolving working practices, enabling swift adaptation to changing economic conditions.

Updates to Guidance

- 14.2.7 Employment generation has been calculated using the Employment Densities Guide (Ref 14.3).

Updates to Consultation

- 14.2.8 Engagement has been undertaken with Kent County Council (KCC) and Folkestone and Hythe District Council (FHDC) in relation to the updated planning application pack, including the inclusion and content of the ES Addendum, as described in ES Addendum Chapter 2: EIA Approach and Methodology, and the various interdependent discipline chapters. Discussions have also been held with KCC and FHDC regarding school capacity and the revised approach to primary school provision.

Updates to The Study Area

- 14.2.9 There are no changes to the study area from the 2022 ES.

Updates to Methodology

- 14.2.10 The 2022 ES primarily drew upon data from the 2011 Census. This has been updated to reflect the latest available data from the 2021 Census, which was not yet published at the time of the 2022 ES. Where other datasets have been used to update the baseline, these are referenced accordingly.
- 14.2.11 A range of data sources has been used to inform the assessment, including:
- Data available from 2021 Census data (Ref 14.4) and mid-year population estimates (Ref 14.5);
 - Office for National Statistics (ONS) Annual Survey of Hours and Earnings (Ref 14.6), Annual Business Survey 2023 (Ref 14.7) and Business Register and Employment Survey (BRES) (Ref 14.8);
 - English Indices of Deprivation 2025 (Ref 14.9)
 - Kent Police website and database (Ref 14.10); and
 - Primary and secondary school data from the UK Department of Education school database (Ref 14.11) and the Kent County Council annual published admissions numbers (Ref 14.12 and Ref 14.13).

Methodology for Assessing Impacts

- 14.2.12 The methodology applied to assess the socio-economic effects of the Proposed Development remains unchanged from that presented in the 2022 ES.

Updates to Limitations and Assumptions

- 14.2.13 There are no changes to the limitations and assumptions from the 2022 ES.

14.3 Updates to Baseline

Updates to Existing Baseline

Existing Land Uses

- 14.3.1 The businesses identified in the 2022 ES have been reviewed and remain within the application site boundary. Since submission of the 2022 ES, the Materials Recovery Facility (MRF) at Otterpool Quarry, operated by Countrystyle Recycling Limited, has been constructed and is now operational. Other than the addition of the MRF, there have been no changes to the baseline relating to existing land uses.
- 14.3.2 The operational MRF at Otterpool Quarry will remain part of the local infrastructure baseline. The MRF is accepting commercial and industrial waste and has approved planning permission to accept domestic waste within its existing overall throughput limits. The consented AD plant has not been built and would be subject to an environmental permit which has not been acquired as yet. The 250m consultation zone, which was previously an absolute exclusion zone, is now a proposed consultation zone (as shown on the Parameter Plans (ES Addendum Appendix 4.2).
- 14.3.3 The majority of the consultation zone will be a country park, as secured in the Parameter Plans (ES Addendum Appendix 4.2). The country park is located to the south of the A20 Ashford Road. Development within the consultation zone is only proposed to the north of Ashford Road, within Parcel RS.1.
- 14.3.4 This chapter considers the change from a 250m exclusion zone around the MRF/AD facility (as assessed in the 2022 ES cumulative effects assessment) to a consultation zone, within which development may take place, if evidence can be provided at Tier 2, in line with local policy, as described in ES Addendum Chapters 1-4: Introductory Chapters.

Population

- 14.3.5 Table 14-1 shows the population profile for the local and wider areas, with Table 14-2 setting out data relating to the age profile of those residents.

Table 14-1 Population Levels and Project Growth (%)

Study Area	2021	Mid-year 2024 Estimate	Projected Population 2034	Population Growth 2024 - 2034
Folkestone and Hythe	110,040	112,411	118,102	5.1%
Kent County	1,578,552	1,639,029	1,734,148	5.8%
South East	9,295,829	9,642,942	10,122,431	4.5%
England	56,554,891	58,620,101	61,293,331	4.6%

Source: Census 2021, Population Estimates Mid-2024.

- 14.3.6 The most recent population data at the Lower Super Output Area (LSOA) level is from the 2024 mid-year estimates. There are three LSOAs that intersect the application site (F&H 008D, F&H 009C and F&H 009D). These LSOAs have an estimated population of approximately 6,000 people (Ref 14.15). Population density for the three LSOAs is 68, 122 and 294 persons per square (sq) kilometres (km) respectively, compared to an average population density of 3,377 per sq km across Folkestone and Hythe, which reveal the rural nature of this area.

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- 14.3.7 Table 14-2 shows there is a slightly higher proportion of young people (0-15) in the county of Kent and the South-East region than is the case for Folkestone and Hythe. There are also a lower proportion of young adults aged 16-24 in Folkestone and Hythe (8.4%) compared to the regional (10%) and national (10.8%) figures. Folkestone and Hythe had a higher proportion of residents aged 45-64 and retired population than is the case for other areas.

Table 14-2 Age Profile (%)

Age Group	Folkestone and Hythe	Kent	South East	England
0-15	16.4	19.2	18.5	18.4
16-24	8.4	9.3	10.0	10.8
25-44	22.6	25.3	25.8	27.7
45-64	26.8	25.7	25.8	25.0
65+	25.7	20.5	19.8	18.7

Source: Mid-Year Population Estimates, 2024.

- 14.3.8 Table 14-3 outlines data relating to ethnicity, identifying that the district of Folkestone and Hythe and the County of Kent have a higher proportion of people from a white ethnic background than the South East or England as a whole.

Table 14-3 Ethnicity (%)

Ethnicity	Folkestone and Hythe	Kent	South East	England
Asian, Asian British or Asian Welsh	3.9	4.4	7.0	9.6
Black, Black British, Black Welsh, Caribbean or African	0.6	2.6	2.4	4.2
Mixed or Multiple ethnic groups	1.9	2.3	2.8	3.0
White	92.6	89.4	86.3	81.0
Other ethnic group	1.0	1.2	1.5	2.2

Source: Census 2021.

Housing

- 14.3.9 ONS dwelling stock estimates show approximately 54,389 dwellings are in Folkestone and Hythe (Ref 14.16). Average earnings and property prices can be contributing factors to types of housing tenure in an area. This is demonstrated by the 2021 Census housing tenure data in Table 14-4.
- 14.3.10 Over half of the population of both Folkestone and Hythe and Kent are property owners. Folkestone and Hythe has slightly more privately rented properties, whereas Kent has a higher proportion of social rents. In terms of property prices, average residential new build sales ranged between £355k and £750k in Folkestone and Hythe in September 2025. In 2024, Folkestone and Hythe had the third largest number of long-term empty residential properties, with 827 (Ref 14.17).

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Table 14-4 Housing Tenure (%)

Housing Tenure	Folkestone and Hythe	Kent	South East	England
Owned	65.8	66.1	65.7	61.3
Shared ownership	0.8	1.3	1.4	1.0
Social rented	10.9	13.6	13.6	17.1
Private rented	22.5	18.9	19.2	20.5

Source: Census 2021

- 14.3.11 The Strategic Housing Market Assessment (SHMA) (Ref 14.18) and the assessment of housing need prepared using the Government's standard methodology (Ref 14.19) have not been updated since the 2022 ES. Consequently, the evidence bases and findings reported in the 2022 ES remain unchanged, including the identified average annual housing requirement of 738 dwellings and the planned delivery of 13,284 homes over the period 2019/20 to 2036/37.

Economy and Employment

- 14.3.12 The proportion of economically active people who were unemployed in Folkestone and Hythe was 2.8%, which is higher than the regional (2.6%) and national levels (2.5%) (Ref 14.4).
- 14.3.13 According to the Census 2021, of those in employment 2.7% of females were unemployed compared to 3.7% of males (Ref 14.4). This difference in employment between men and women is similar at regional and national levels.
- 14.3.14 As of 2024, claimant count in Folkestone and Hythe was 4.3%, which is greater than the regional average of 2.9% (Ref 14.20).
- 14.3.15 Table 14-5 shows economic activity levels for the Folkestone and Hythe compared with Kent and the South East. The proportion of people economically active in Folkestone and Hythe is 54%, less than Kent (58.3%) and the regional average (60.1%). A small proportion of economically inactive residents within Kent are classified as long-term sick (5%) (Ref 14.4).

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Table 14-5 Economic Activity Status (%)

Economic Activity	Folkestone and Hythe	Kent	South East
Economically Active	54.0	58.3	60.1
In employment	51.1	55.7	57.6
- Employees	41.1	45.1	47.0
- Self-employed	10	10.7	10.6
Unemployed	2.8	2.6	2.5
Economically Inactive	44.6	39.8	37.8
Looking after family / home	4.7	4.9	4.4
Long-term sick	5.0	3.7	3.1

Source: Economic activity status, Census 2021.

- 14.3.16 Table 14-6 provides details of employment by occupation. The table shows that there are a higher proportion of residents in the associate professional and technical group and caring, leisure and service occupations in Folkestone and Hythe compared to Kent and the South East, while there are fewer managers, directors and senior officials compared to Kent and the regional average.

Table 14-6 Employment by Occupation

Occupation	Folkestone and Hythe	Kent	South East
Managers, directors and senior officials	12.9	14.2	14.9
Professional occupations	15.9	18.6	21.2
Associate professional and technical occupations	14.5	13.7	14.3
Administrative and secretarial occupations	9.0	9.7	9.4
Skilled trades occupations	11.7	11.0	10.0
Caring, leisure and other service occupations	11.9	9.4	9.1
Sales and customer service occupations	8.3	7.2	6.8
Process, plant and machine operatives	6.5	6.5	5.6
Elementary occupations	9.2	9.7	8.8

Source: Occupation, Census 2021.

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- 14.3.17 With regard to qualifications, data for Folkestone and Hythe show that a higher proportion of residents have no or lower-level qualifications than is the case at county level or for the South East (Table 14-8).
- 14.3.18 Table 14-7 presents the proportion of employees by industry from the Annual Population Survey for Oct 2024 to Sep 2025. Data not available where group sample is zero or disclosive. May not total to 100% due to rounding.

Table 14-7 Employment by Industry (%)

Occupation	Folkestone and Hythe	Kent	South East
A: Agriculture and fishing	n/a	0.7	0.6
B, D, E: Energy and water	n/a	1.0	1.6
C: Manufacturing	n/a	6.3	6.9
F: Construction	9.0	7.0	6.4
G, I: Distribution, hotels and restaurant	11.2	14.9	14.5
H, J: Transport and communications	16.3	9.3	11.2
K-N: Banking, finance and insurance	18.5	18.6	20.0
O-Q: Public admin. education and health	32.6	35.6	32.3
Other	10.0	6.1	6.2

Source: Annual Population Survey, ONS, 2025b.

- 14.3.19 Table 14-7 shows that Public admin, education and health was the largest industry sector in Folkestone and Hythe, Kent and the South East. Construction was 9% of employment in Folkestone and Hythe (4,400), more than Kent (54,500, 7% of employment) and the South East (Ref 14.21).
- 14.3.20 In 2024, construction output totalled £30.3bn in the South East region and is predicted to grow by 2.2% to 2029. Compared to the UK, the South East region has a higher share of output from the housing repair and maintenance sector (32%). The construction workforce in the South East totalled 375,060 in 2024 and is expected to increase to 390,970 by 2029, this is a similar pattern seen across the UK. To meet demand across the sector, it is estimated that an additional 7,090 extra workers would be need per year (Ref 14.22).

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Table 14-8 Qualifications (%)

Qualifications	Folkestone and Hythe	Kent	South East	England
No qualifications	19.4	18.0	15.4	18.1
Level 1 and entry level qualifications	11.6	10.8	9.8	9.7
Level 2 qualifications	14.9	14.9	13.9	13.3
Apprenticeship	6.3	5.6	5.1	5.3
Level 3 qualifications	17.2	17.4	17.4	16.9
Level 4 qualifications or above	27.4	30.5	35.8	33.9
Other qualifications	3.2	2.9	2.7	2.8

Source: Highest Level of Qualifications, Census 2021.

- 14.3.21 Average gross weekly pay for full-time workers in 2025 was £654.90 for residents of Folkestone and Hythe, compared to £655.90 for Kent and £678 for the South East (Ref 14.23).
- 14.3.22 The Employment Land Review (ELR) for Shepway (now Folkestone and Hythe) (2017) (Ref 14.24) summarises information about the local economy. This has not been updated since the 2022 ES and remains relevant to the assessment. The Review notes that Folkestone and Hythe supported around 48,200 jobs in 2016, representing an employment growth of 27% over the period from 1997 which was much higher than the growth recorded in Kent (22%), the South East (19%) and the UK (19%) over the same period. The district is over-represented in a number of employment sectors including public administration and defence, agriculture and finance and insurance, whilst under-represented in manufacturing, professional and other private services, and information / communication.
- 14.3.23 Gross value added per hour worked was £38.80 in Folkestone and Hythe, representing a £14.9 increase since 2004 but below the South East regional average of £45.20 (Ref 14.25).
- 14.3.24 In terms of business counts by size, Table 14-9 shows the proportions of businesses within each size category in Folkestone and Hythe, Kent and for the South East.

Table 14-9 Business Count by Employment Size Band

Business Size	Folkestone and Hythe	Kent	South East
Micro (0 to 9)	90%	90%	89.6%
Small (10 to 49)	8.4%	8.2%	8.4%
Medium (50 to 249)	1.3%	1.5%	1.6%
Large (250+)	0.3%	0.3%	0.4%

Source: Business Register and Employment Survey, 2025.

- 14.3.25 The Otterpool Park Employment Land Needs Assessment (OPLNA) 2018 (Ref 14.26) provides a partial update of the 2017 Shepway ELR. This has not been updated since the 2022 ES and remains relevant to the assessment. The report updates District wide growth projections and associated employment land requirements over the period to 2037 (i.e. to align with the Core Strategy Local Plan review period) by drawing on the latest population projections and economic forecasts. It also provides estimates of

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employment land needs for Folkestone and Hythe and Otterpool Park specifically, based on different assumptions of growth and demand.

- 14.3.26 The OPLNA considers Experian projections used to inform the 2017 ELR (taken from Experian's March 2016 release). This has not been updated since the 2022 ES and remains relevant to the assessment. The latest forecasts imply a much lower level of job growth in Folkestone and Hythe on an 'average per annum' basis, albeit covering different periods of time and a different end year to the forecast. The latest forecasts imply growth of 237 jobs per annum (between 2018 and 2037) compared with 445 jobs per annum (between 2006 and 2026) in the 2017 ELR.
- 14.3.27 Travel to work data is available for the 2021 Census. However, it is noted that the census took place during the coronavirus pandemic, and therefore a much larger proportion of individuals stated that they worked from home at that time; this number has likely changed since 2021. In Folkestone and Hythe, 28.8% of employed stated they worked mainly from home, this was lower than the average for Kent (31.1%), South East (31.5%) and England (35.8%) (Ref 14.4). Table 14-10 shows the distance travelled to work.

Table 14-10 Distance Travelled to Work

Distance	Folkestone and Hythe
Less than 2km	12.9%
2km to less than 5km	9.6%
5km to less than 10km	6.8%
10km to less than 20km	11.8%
20km to less than 30km	6.2%
30km to less than 40km	1.5%
40km to less than 60km	1.9%
60km and over	2.9%
Works mainly from home	28.8%
Works mainly at an offshore installation, in no fixed place, or outside the UK	17.5%

Source: Distance travelled to work, Census 2021.

- 14.3.28 The Employment Opportunities Study prepared for the Otterpool Park Garden Town by Lichfields in March 2018 (Ref 14.27) identifies that the existing commercial market in Folkestone and Hythe is relatively localised, with Folkestone and Hythe recording a relatively low share of inward investments compared to other parts of Kent over the last two decades. This study has not been updated since the 2022 ES and remains relevant to the assessment.

Deprivation

- 14.3.29 The English Indices of Deprivation 2025 provide a relative measure of deprivation at small area levels (LSOAs) across England, based on information relating to income, employment, health and disability,

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education, crime, barriers to housing and services and living environment, which can be combined into an overall Index of Multiple Deprivation (IMD) (Ref 14.28).

- 14.3.30 Deprivation is measured across seven different areas or domains. These domains are weighted and aggregated to create the index of multiple deprivation, which gives an indication of overall deprivation.
- 14.3.31 According to the 2025 IMD, Folkestone and Hythe is within the 30% most deprived local authorities in England (Ref 14.29). Of the LSOAs within Folkestone and Hythe, 7.5% (5 LSOAs) are in the top 10% most deprived communities compared to 6.4% of all LSOAs in Kent County Council. These LSOAs cover the areas of Folkestone Harbour, Folkestone Central, East Folkestone and Walland and Denge Marsh.
- 14.3.32 As for the three LSOAs that cover the Proposed Development, none are within the top 20% most deprived areas for the overall IMD. However, all three are within the top 10% most deprived in terms of barriers to housing and services, while two of them are within the top 20% most deprived for living environment which measures quality of housing and the outdoor environment (Ref 14.9).

Crime

- 14.3.33 As shown in Table 14-2, Folkestone and Hythe has a higher proportion of residents aged 45-64 and retired population than is the case for other areas; older population groups can feel a greater sense of vulnerability in relation to community safety and fear of crime. Rates of crime in the Police areas close to the Proposed Development are relatively low. According to data collected by Kent Police, Hythe, Hythe Rural and North Downs West police areas recorded 734, 185 and 216 crimes, respectively, from January to December 2025 (Ref 14.10).

Community Services and Infrastructure

- 14.3.34 Community services and infrastructure relate to education and healthcare facilities, in addition to other community facilities such as post offices, community centres and places of worship. This Addendum has reviewed the community facilities identified in the 2022 ES and updated accordingly below.

Education

- 14.3.35 In terms of education provision, there are nine childcare providers and 12 primary schools within 5km of the application site boundary. 15 childcare providers were previously considered in the 2022 ES. The nearest childcare providers are Little Learners Pre-School in Sellindge and Badgers Bridge Nursery. At the time of writing Little Learners were still taking applications.
- 14.3.36 Primary schools located within 5km of the site are listed in Table 14-11. The nearest schools to the site are Lympe Church of England Primary School and Sellindge Primary School.
- 14.3.37 Table 14-11 also shows the current pupil numbers and capacity for each school from the UK Department for Education (the majority of which have only one or one-half forms of entry (FE)) (Ref 14.11) together with the Published Admissions Number (PAN) 2026 (Ref 14.12) and an indication of surplus spaces as relevant.

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Table 14-11 Primary School Capacity

School	Pupil Application Numbers (PAN)	Capacity	Number on Roll (NOR)	Surplus
Aldington Primary School	30	210	198	12 (6%)
Brabourne Church of England Primary School	15	105	105	0 (0%)
Hythe Bay Church of England Primary School	45	315	263	52 (17%)
Lyminge Church of England Primary School	30	210	188	22 (10%)
Lympne Church of England Primary School	30	210	202	8 (4%)
Mersham Primary School	20	210	171	39 (19%)
Palmarsh Primary School	20	140	201	0 (0%)
Saltwood Church of England Primary School	30	222	207	15 (7%)
Sellindge Primary School	30	210	192	18 (9%)
Smeeth Community Primary School	20	140	107	33 (24%)
St Augustine's Catholic Primary School	30	210	161	49 (23%)
Stowting Church of England Primary School	15	105	103	2 (2%)

- 14.3.38 Table 14-11 shows that schools in the surrounding area to the site tend to be small and have limited capacity. Overall, there is a surplus of 189 places (8.3% of all places) across all years that are unfilled in these schools. According to the latest Commissioning Plan for Education Provision 2026 to 2030, birth rates within Folkestone and Hythe have fallen drastically over the past few years. Therefore, a significant surplus of around 20% of primary school places is expected across Folkestone and Hythe throughout the plan period (Ref 14.30). In summary, the baseline indicates that while there is moderate surplus capacity in the local area around the Proposed Development, most local primary schools are small and are unlikely to have capacity to cater for significant increases in demand, except in a relatively limited way.
- 14.3.39 There are currently 12 secondary schools within both Ashford Borough Council and Folkestone and Hythe areas. As stated in the 2022 ES, both Ashford Borough Council and Folkestone and Hythe are within Kent County Council, which has responsibility for school place planning. The four closest schools to the site are Brockhill Park Performing Arts College on the outskirts of Hythe, The Folkestone School for Girls, The Harvey Grammar School and Folkestone Academy. Of those, two are selective.
- 14.3.40 The capacity of secondary schools in both Ashford Borough Council and Folkestone and Hythe for Years 7-11 is shown below in Table 14-12, including the total capacity for each district (Ref 14.11) and the PAN 2026 (Ref 14.13).

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Table 14-12 Secondary School Capacity

Name	District	PAN	Capacity	NOR	Surplus (%)
Brockhill Park Performing Arts College	FHDC	235	1,384	1,358	26 (2%)
Folkestone Academy	FHDC	180	1,720	915	805 (47%)
Highworth Grammar School	ABC	210	1,227	1,543	0 (0%)
Homewood School and Sixth Form Centre	ABC	300	2,156	1,863	293 (14%)
The Folkestone School for Girls	FHDC	180	1,053	1,159	0 (0%)
The Harvey Grammar School	FHDC	150	980	1,015	0 (0%)
The John Wallis Church of England Academy	ABC	210	1,790	1,731	59 (3%)
The Marsh Academy	FHDC	180	1,110	1,017	93 (8%)
The North School	ABC	215	1,265	1,270	0 (%)
The Norton Knatchbull School	ABC	210	1,316	1,289	27 (2%)
Towers School and Sixth Form Centre	ABC	243	1,625	1,559	66 (4%)
Turner Free School	FHDC	180	1,260	1,020	240 (19%)
Wye School	ABC	90	600	575	25 (4%)
Total FHDC			7,507	6,484	1,164 (16%)
Total ABC			9,979	9,830	470 (5%)
Total all			17,486	16,314	1,634 (9%)

- 14.3.41 Over both authority areas there is some secondary school capacity, with some 9% of spaces (1,634 in total) across Years 7-11 currently unfilled. Surplus capacity is currently greater in Folkestone and Hythe (16%) than in Ashford Borough Council (5%).
- 14.3.42 The Turner Free School opened on the former Pent Valley Technology College site in 2018 and is the school with the most surplus capacity (19%). As stated in the 2022 ES, there are four selective grammar schools within the two districts (two boys' schools and two girls' schools); places at these schools would not necessarily be available to all local pupils who apply as at least a proportion of places will be allocated on merit rather than distance from the school.
- 14.3.43 There are currently 1,164 surplus places in the four non-selective schools closest to Otterpool Park (Brockhill Park, Folkestone Academy, Marsh Academy and Turner Free School). However, the latest Commissioning Plan for Education Provision in Kent 2026 to 2030 document indicates that a deficit is forecast across the plan period for the non-selective schools in Folkestone and Hythe.. This is partly due to Folkestone Academy reducing its PAN from 210 to 180 from September 2025. It is suggested that the deficit will be managed with the support of existing schools (Ref 14.30).
- 14.3.44 Further education is typically provided in a sixth-form college, a further education college or a higher education institution; higher education generally relates to degree level or above.
- 14.3.45 All of the secondary schools listed in the Table 14-12 above also have sixth form provision. These schools offer a range of options including A levels and BTEC qualifications. The nearest sixth form to the Development site is Brockhill Park Performing Arts College. This provides A/AS level courses and vocational qualifications including BTEC diplomas, including courses in performing arts such as drama,

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dance and music. In 2021, there were 183 sixth form students (Ref 14.31). The nearest non-specialised sixth forms are The Folkestone School for Girls (290 sixth form students in 2024 (Ref 14.32)) and The Harvey Grammar School (275 sixth form students in 2022 (Ref 14.33)) which both offer AS, A2 and BTEC courses. The nearest non-specialised, non-selective sixth form is Folkestone Academy which offers A level courses and vocational BTEC courses. In 2022, there were 129 sixth form students (Ref 14.34). The nearest further education college is East Kent College's campus in Folkestone, which also has campuses in Dover and Broadstairs and provides a range of professional, vocational and technical further education courses. Ashford College, now part of the East Kent College Group, provides a combination of further and higher education courses and is the only further education college in Ashford Borough.

Healthcare

- 14.3.46 Since the 2022 ES, there has been one update relating to healthcare provision. There are currently four dental surgeries in Hythe, compared with two reported in the 2022 ES.

Community Centres and Facilities

- 14.3.47 There are no updates to community centres and facilities from the 2022 ES.

Open Space and Recreation

- 14.3.48 The Shepway Open Space Strategy (Ref 14.35) identifies existing open space provision. This Strategy has not been updated since the 2022 ES and remains relevant to the assessment. The Strategy identified that the quality and value of publicly accessible open space across the former Shepway District (now Folkestone and Hythe) is relatively good, with a greater quantity of open space than surrounding local authorities. Green corridors are a key component of the open space network, providing opportunities for recreation, sustainable travel and nature conservation.
- 14.3.49 The Folkestone and Hythe Play Area Strategy 2020 – 2030 ensures play provision meets the recreational needs of the local community for everyone not just young children. The strategy aims to develop sites to ensure all residents have access to good quality and good value play space (Ref 14.36). This Strategy follows on from the Shepway Play Area Review which was prepared to help define the desired level of play provision across Folkestone and Hythe in terms of quantity, quality and accessibility (Ref 14.37). The review highlights that the western half of the District away from the more densely populated coastal towns experiences some lack of play provision. Ten wards within the District fail to meet the Fields in Trust (FiT) quantity benchmark, with regard to the provision of play areas, including Hythe and North Downs West (wards within which the Proposed Development sits). However, it should be recognised that the FiT benchmark is recognised as being aspirational and a benchmark that very few places meet.
- 14.3.50 Open spaces within close proximity to the EHP include Sandling Park, Brockhill Country Park and other public footpaths around the site. As stated in the 2022 ES, no walking or cycling routes will be lost as a result of the Proposed Development.

Existing Walking and Cycling Routes

- 14.3.51 There are no updates to existing walking and cycling routes from the 2022 ES.

Tourism and Recreation

- 14.3.52 In 2024, there were 3 million domestic overnight trips in Kent worth £558.6m, this is a slight decrease from 2023 which saw 3.3 million overnight trips worth £668.9m (Ref 14.38). In 2023, Folkestone and Hythe saw 4.3m day trips, a 2% decline since 2019, which supported over 5,000 jobs (direct, indirect and induced). On average visitors stayed for 3 nights, with 59% stating the purpose of their trip was for

a holiday. Direct expenditure associated with trips was valued at £57.5m in 2023 including spend on accommodation, shopping, food and drink, attractions and travel (Ref 14.39).

- 14.3.53 Folkestone and Hythe experience highly seasonal tourism trends. According to the 2026 Airbnb market analysis, Folkestone and Hythe had 538 listings on the site, with a 40.7% occupancy rate and a 5% revenue growth on 2025 figures. However, occupancy rates were 53.7% in peak season (August, July and May) compared to 33.5% in low season (January, February and March) (Ref 14.40). In terms of tourism accommodation, the Folkestone and Hythe Core Strategy Review (Ref 14.19) states at paragraph 5.92 that Folkestone 'retains a significant stock of hotel accommodation'. There are approximately 65 hotels in Folkestone and Hythe in 2026 (Ref 14.41).
- 14.3.54 To the south of the site is the Kent Downs National Landscape (NL) This is the 8th largest NL and covers 25% of the County of Kent (Ref 14.42). The 2022 ES outlined key parts of the Area Of Natural Beauty (AONB) Management Plan 2021-2026 (Ref 14.43) (written pre-renaming of AONB to NL in 2023). As this plan has not been updated since the 2022 ES this part of the baseline has not been updated.
- 14.3.55 Visitor surveys in the Kent Downs NL were undertaken by a team of four Arcadis employees during August and September 2017 to determine level of use, principal recreational uses (e.g. walking, fitness, dog walking), likely catchment areas for visitors and principal mode of travel used to reach each destination. These surveys have not been replicated for this Addendum and therefore the findings remain unchanged from the 2022 ES.
- 14.3.56 Baseline details on the long-distance footpaths, Dungeness complex and Westenhanger Castle are unchanged from the 2022 ES.

Early Homes Parcel

- 14.3.57 Addition of an EHP (of up to 300 homes) is proposed as the first parcel of development, in the northeast area of the red line boundary, known as the Hillhurst Green Residential Area (North). The EHP is covered in this chapter where relevant.

Updates to Future Baseline

- 14.3.58 The 2022 ES future baseline referenced the Core Strategy Review (Ref 14.19) and the Otterpool Park Employment Lands Needs Assessment (Ref 14.26). As these reports have not been updated there are no changes to the future baseline from the 2022 ES.

14.4 Updates to Design and Mitigation

Updates to Embedded Design Measures

- 14.4.1 Embedded mitigation measures are presented in the Outline Code of Construction Practice (ES Appendix 4.17). There are no changes to embedded design measures from the 2022 ES in relation to socio-economics.

Updates to Additional Mitigation

- 14.4.2 There are no changes from the 2022 ES in relation to additional mitigation, as a result of changes to the Proposed Development, including introduction of the EHP, or as a result of the updated baseline and assessment presented. The Proposed Development, during both construction and operation, is not considered to have the potential to cause significant adverse effects in relation to socio-economic effects. Therefore, no additional mitigation has been identified as being required.

14.5 Updates to Assessment of Residual and Cumulative Effects

Updates to Residual Effects from Construction

Existing Land-Uses

- 14.5.1 There are no changes to the assessment from the 2022 ES in relation to existing land uses.

Residential Amenity

- 14.5.2 The assessment on amenity takes the residual effects from the following topic chapters; Chapter 6: Air Quality, Chapter 12 Landscape and Visual Impact, Chapter 13: Noise and Vibration and Chapter 16: Traffic and Transport.
- 14.5.3 No changes have been identified to the air quality, landscape and visual, noise or traffic assessments since the 2022 ES that would alter the findings of the residential amenity assessment.

Public Safety

- 14.5.4 There are no changes from the 2022 ES in relation to public safety.

Economy and Employment

- 14.5.5 The principal socio-economic impact arising from the construction of the Proposed Development relates to the creation of construction employment and opportunities for training and skills development over the short and longer term. These effects are also addressed in the Economic Strategy (ES Appendix 14.1). Construction employment has been calculated using the latest data from Construction Industry Training Board (CITB) 2024 Construction Workforce Outlook (Ref 14.22) and 2025 Annual Population Survey (Ref 14.21) (see Section 14.3).
- 14.5.6 Given the latest figures from the CITB, an identified turnover per employee of approximately £80,800 is expected within the construction sector for the South East. This figure has been applied to the capital expenditure estimates of approximately £2.02 billion for the Proposed Development, resulting in 25,000 gross direct construction job years and thereby 2,500 full-time equivalent (FTE) construction jobs, assuming one FTE is equivalent to 10 annual job years.
- 14.5.7 The 2022 ES used the UK Government's Additionality Guide to estimate the local and wider employment effects of the Proposed Development. Since publication of the 2022 ES, the Additionality Guide has been withdrawn and is no longer considered current guidance. Although there has been no direct replacement for the guide, the underlying principles of additionality remain embedded within HM Treasury's Green Book (Ref 14.44), including consideration of leakage, displacement and substitution effects. Accordingly, this updated assessment continues to apply the same additionality principles as the 2022 ES. However, rather than relying on the multiplier assumptions contained within the withdrawn guidance, indirect employment effects have been estimated using the latest ONS Type I employment multipliers for the construction sector (Ref 14.45).
- 14.5.8 The assessment estimates both the wider and local employment effects of the Proposed Development. Direct construction employment is estimated at 2,500 FTEs. Applying the ONS Type I employment multiplier for the construction sector (2.215) results in a total gross employment effect of 5,538 FTEs, comprising direct construction employment and indirect supply chain employment. This represents the wider employment effect of the Proposed Development.
- 14.5.9 To estimate the employment effect within the local area, the leakage (50%) and displacement (25%) assumptions adopted in the 2022 ES have been applied to the direct construction employment estimate. This results in approximately 938 net additional direct FTE jobs within the local area. Applying the ONS Type I employment multiplier to these net direct jobs results in a total employment effect of

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approximately 2,077 net additional local FTE jobs. This represents the direct and indirect employment expected to be retained within the local study area after allowing for employment effects occurring elsewhere and the displacement of existing economic activity. A summary of the construction job creation is provided in Table 14-13.

Table 14-13 Construction Employment Summary

Type	Construction Employment (FTE)
Additional employment (FTEs)	
Direct	938
Indirect	1,139
Total	2,077
Wider gross employment (FTEs)	
Direct	2,500
Indirect	3,038
Total	5,538

- 14.5.10 Whilst the methodology for estimating indirect employment effects has been updated through the use of ONS Type I employment multipliers, the overall conclusions of the 2022 ES remain unchanged. The local labour market (Folkestone and Hythe) and regional labour market (South East) continue to be considered of high and medium sensitivity, respectively, taking account of the size and characteristics of the construction labour market. The Proposed Development is expected to result in a medium magnitude of impact on both the local and regional labour markets. Consequently, the effect on employment, skills and training during construction is still assessed as moderate beneficial and significant, consistent with the conclusions of the 2022 ES.

Tourism

- 14.5.11 As mentioned in the baseline section above, Folkestone and Hythe have a large stock of tourism accommodation (e.g. 65 hotels), that are likely to be able to accommodate construction workers seeking to stay in the area for temporary periods while they work.

Early Homes Parcel

- 14.5.12 The introduction of the EHP, comprising up to 300 residential units, does not alter the assessment presented above. The EHP remains part of the Proposed Development assessed in the 2022 ES and does not result in any additional effects on socio-economic receptors during construction beyond those previously identified.

Updates to Residual Effects from Operation

- 14.5.13 The Proposed Development creates new housing, employment, community and leisure space which will have a range of effects in terms of the population and associated services and facilities. The Proposed Development is for the creation of 8,500 new homes at Otterpool Park. A household density of 2.4 persons per dwelling has been assumed. With this assumption the Proposed Development is estimated to support a total population of 20,400 people, with construction taking place up to 2056.

Housing

- 14.5.14 The updated density assumptions have been considered in the context of the latest evidence on housing need and supply. Despite continued housing pressures within the area, the Proposed Development would make a substantial contribution towards meeting identified housing needs. The revised density approach supports the delivery of a broader range of dwelling sizes and tenures, enabling the development to respond more effectively to current demographic trends, affordability issues and the varied housing requirements of existing and future residents. As such, the conclusions of the 2022 ES remain unchanged, with the residual housing effect continuing to be significant and major beneficial.

Economy and Employment

- 14.5.15 There are no changes to the evidence presented in the 2022 ES regarding employment and economic growth. The economic challenges and opportunities identified in the Otterpool Park Economic Strategy and Employment Opportunities Study (Ref 14.27) remain unchanged, as do the assumptions and estimates relating to employment generation associated with the Proposed Development.
- 14.5.16 The approach to estimating employment generation remains unchanged from the 2022 ES. However, the proportion of home workers has been updated to reflect 2021 Census data for Folkestone and Hythe. Table 14-14 sets out employment generation resulting from commercial floorspace and other uses planned within the Proposed Development. The total proposed employment generating floorspace is up to 87,500 sqm (see ES Addendum Appendix 4.1: Development Specification Table 1).
- 14.5.17 Employment has been converted to FTE jobs using the assumptions set out in the HCA Employment Densities Guide (2015) (Ref 14.46), with part-time employment assumed to equate to 0.5. The updated assessment shows the Proposed Development would generate 7,533 FTE across a range of sectors which, when taking into account part-time workers, could equate to 9,418 jobs. The number of home workers has been estimated using the ratio of home-workers to dwellings in Folkestone and Hythe (54,389). The proportion of home workers is based on the working from home data in the 2021 Census, 28.8% for Folkestone and Hythe, applied to total employment (Ref 14.20). This ratio has then been applied to the number of dwellings at the Proposed Development (8,500).
- 14.5.18 Using updated 2021 Census data, the number of home-working jobs associated with the Proposed Development has increased from 1,190 to 2,003. Consequently, the total number of jobs generated by the Proposed Development has increased from 8,605 to 9,418. All other assumptions and employment generation estimates remain unchanged.

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Table 14-14 Employment Generation by Floorspace

Use Class	Description	FTE		% Part Time ¹	Jobs	
Employment (Use Class E and B2)	Commercial business in hubs*	810	3,730	30%	955	4,390
	Commercial business parks*	2,690		30%	3,165	
	Light industrial business park*	230		30%	270	
Mixed retail and related uses (Use Class E and Sui Generis)	Business, Café / restaurant, Pub / takeaway	480	1,200	64%	705	1,750
	Retail	720		63%	1,045	
Education and Community Facilities (Use Class E and F)	Sports pavilion	15	695	50%	20	950
	Indoor sports hall	55		50%	70	
	Secondary school (including sixth form)	185		31%	220	
	Primary schools	230		71%	360	
	Nursery	90		55%	125	
	Community centre	65		50%	85	
	Primary care	55		40%	70	
C2	Extra care	215	255	40%	270	325
C1	Hotel	40		64%	55	
C3	Home working ²		1,653		35%	2,003
TOTAL		7,533		39%	9,418	

* these elements could include health and social care research/training etc.

- 14.5.19 There are no changes to the conclusions presented in the 2022 ES. The Proposed Development would continue to support a substantial number of jobs across a range of sectors and skill levels, including high-value employment opportunities, while also generating wider economic benefits through increased business activity, expenditure and investment. The Retail Impact Assessment has been updated to reflect current policy (ES Addendum Appendix 11.2); however, its findings are unchanged and continue to conclude that the proposed retail and related floorspace would not result in significant adverse

¹ Part time working is based on the industry breakdown of part time employment in Folkestone and Hythe (BRES 2016, ONS (Ref 14.8).

² The proportion of home workers is based on the working from home data in the 2021 Census, 28.8% for Folkestone and Hythe (Ref 14.4), applied to total employment.

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impacts on existing centres. Consequently, the effect of the Proposed Development on the local and wider economy remains assessed as major beneficial and significant.

Community Services and Infrastructure

- 14.5.20 The Community Development and Facilities Strategy (CDFS) (ES Appendix 4.10) has been updated (ES Addendum Appendix 4.10) and has considered the primary education provision requirement to be lower than what was required in 2022. As such only 6 primary schools are now required. No updates have been made to the child yield assumptions. Consequently, the conclusion that sufficient school places will be delivered as part of the proposed Development to meet the needs of children on-site and to reduce the potential for children to travel on-site to school from elsewhere, remains unchanged from the 2022 ES.
- 14.5.21 There are currently 1,164 surplus places in the four non-selective schools closest to Otterpool Park (Brockhill Park, Folkestone Academy, Marsh Academy and Turner Free School). The CDFS Addendum retains the conclusions of the 2022 strategy in relation to secondary education provision, identifying the need for one secondary school of up to 10FE, together with a safeguarded site capable of accommodating a further school of up to 6FE should additional capacity be required in the future.

Open Space and Play Areas

- 14.5.22 There are no changes from the 2022 ES in relation to open space and play areas.

Tourism and Recreation

- 14.5.23 The estimated new population of Otterpool Park, once the 8,500 new homes are built out, is in the region of 17,000 people.

Crime and Anti-social Behaviour

- 14.5.24 There are no changes from the ES in relation to crime and anti-social behaviour.

Early Homes Parcel

- 14.5.25 The CDFS Addendum concludes that the EHP, in isolation, would not generate sufficient demand to require the provision of new on-site education infrastructure. However, the additional demand arising from the EHP will be mitigated through a financial contribution secured via the Section 106 Agreement, to address the education infrastructure needs generated by this parcel.
- 14.5.26 Similarly, the EHP does not include the provision of on-site healthcare facilities and other community infrastructure. The additional demand for healthcare services generated by the parcel will therefore be mitigated through off-site contributions secured via an EHP-specific Section 106 Agreement.
- 14.5.27 The open space provided within the EHP and the existing open space provision within the local area, as identified in the baseline (Section 14.3), is considered sufficient to support the needs of at least the 600 residents occupying the EHP.

Waste Facility Consultation Zone

- 14.5.28 A 250m consultation zone is proposed around the operational MRF at Otterpool Quarry. As the MRF is now constructed and operational, this does not give rise to any additional socio-economic effects beyond those identified in the 2022 ES.
- 14.5.29 At this stage, the specific form, scale and location of development that may come forward within the consultation zone has not been determined. Consequently, it is not possible to undertake a detailed

assessment of any site-specific amenity effects that may arise for future receptors within the consultation zone. Such matters will be considered at Tier 2 of the planning process should development be proposed within this area. It is noted, however, that the planning applications for the MRF concluded that there would be no significant effects at the nearest existing sensitive receptor, the Airport Café, located approximately 30m from the facility, to the north of the A20 Ashford Road, which is the same distance from the facility as the closest potential development within Parcel RS.1. Odour issues related to the consented AD facility are to be considered as part of the permitting stage for the facility, however, the Proposed Development commits to ensuring that proposed sensitive receptors (including residential properties) are not exposed to predicted odour concentrations in excess of current best practice odour criterion (see ES Addendum Chapter 6: Air Quality, Chapter 13: Noise and Vibration and Chapter 17: Waste and Resource Management).

- 14.5.30 The 2022 ES concluded that construction of the waste facility would reduce the overall scale of the Proposed Development by approximately 800 residential units and a primary school. This reduction in development was not considered to result in any additional cumulative impacts on community facilities or services, as it would correspondingly reduce demand for those facilities and services. As the 2022 ES assessed this as the reasonable worst-case scenario, and the MRF is now constructed and operational, this conclusion remains unchanged.

Updates to Cumulative Effects

- 14.5.31 The Proposed Development, together with the committed schemes identified, would generate employment opportunities linked to construction activities. While there is not sufficient information to make a detailed quantitative assessment of the value of this activity, a high-level indicative extrapolation based on the construction employment generated by the Proposed Development can be made.
- 14.5.32 A total of 21,450 homes is assumed to be built, comprising 10,000 homes within the Otterpool Framework Masterplan and an additional 11,450 cumulative homes. The potential job creation associated with the Proposed Development (as detailed in Table 14-13) results in a jobs-to-home ratio of 0.187. Applying this ratio to the cumulative total number of homes yields an estimated indicative total of approximately 4,022 FTE new jobs. This level of job creation is expected to generate a significant beneficial economic impact for the local area.
- 14.5.33 In relation to cumulative effects from the consented anaerobic digestion facility, there is insufficient information available from the existing technical assessments, including air quality, odour and noise, as well as detail on construction and workforce, to enable a robust assessment of the potential socio-economic effects at this stage.
- 14.5.34 Although not listed in ES Addendum Appendix 2.5: Cumulative Assessment Scheme Information, as it is below the threshold criteria, a recent planning application (reference FH/25/1394) for a residential development at Barrow Hill, Sellindge, identified potential capacity constraints at the two nearest primary schools, Lympne Church of England Primary School and Sellindge Primary School. The assessment undertaken in support of that application forecast a deficit of primary school places following delivery of the Barrow Hill development. However, the socio-economic baseline reported within this ES Addendum considers all primary schools within 5 km of the Proposed Development rather than only the two closest schools. Given there is no prescribed guidance on the catchment or maximum travel distance for primary education, it is reasonable to consider schools within approximately 2 to 3 miles of the Proposed Development (Ref. 14.47). Across the schools reviewed as part of the socio-economic assessment, there is sufficient surplus capacity to accommodate the additional pupils generated by the EHP. Furthermore, the CDFS Addendum proposes mitigation in the form of financial contributions secured through a Section 106 Agreement to address education demand arising from the EHP. Consequently, the cumulative effect on education provision is not expected to be significant.

14.6 Updates to Monitoring

- 14.6.1 As per the 2022 ES, no specific monitoring requirements have been identified relevant to the socio-economic topic.

14.7 Updates to Assessment Summary

Construction

- 14.7.1 During construction, no significant adverse socio-economic effects were identified. Minor adverse effects relating to residential amenity, public safety and temporary pressure on visitor accommodation were assessed as not significant following the implementation of embedded mitigation measures. The loss of existing employment within the application site boundary was also assessed as resulting in a negligible, not significant effect. The principal construction-phase benefit is employment generation, which was assessed as a moderate beneficial and significant effect. No additional mitigation was required beyond the embedded measures incorporated within the Proposed Development. These conclusions remain unchanged from the 2022 ES.

Operation

- 14.7.2 During operation, the Proposed Development is expected to generate significant beneficial socio-economic effects through the delivery of new housing, employment opportunities, education facilities, healthcare provision, community infrastructure, and green infrastructure. Major beneficial significant effects were identified in relation to housing provision, employment opportunities, school places and healthcare facilities, while community infrastructure and open space provision were assessed as resulting in moderate beneficial significant effects. Potential adverse effects associated with recreational pressure on environmentally sensitive areas and crime and antisocial behaviour were assessed as minor adverse or negligible and not significant. No additional mitigation was identified as necessary, and the beneficial effects of the Proposed Development remain significant in the long term. These conclusions remain unchanged from the 2022 ES.

Early Homes Parcel (EHP)

- 14.7.3 The EHP, comprising up to 300 homes, would generate additional demand for education, healthcare and other community services. However, the CDFS Addendum concludes that the EHP would not, in isolation, necessitate new on-site education or healthcare infrastructure. Instead, the additional demand arising from the parcel will be mitigated through financial contributions secured via an EHP-specific Section 106 Agreement. Furthermore, proposed open space in the EHP and existing open space provision within the local area is considered sufficient to meet the needs of the approximately 600 residents anticipated to occupy the EHP. Consequently, the EHP is not expected to result in any significant adverse effects on community infrastructure or service provision.

15 References

Reference	Title
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