



Public

Trustees of J.P. Milne Trust
**Land North and East of Stakehill
Industrial Estate, Middleton**

Environmental Statement Volume I Chapter 10 -
Population and Human Health Chapter

2025 March

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Trustees of J.P. Milne Trust

LAND NORTH AND EAST OF STAKEHILL INDUSTRIAL ESTATE, MIDDLETON

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and Human Health Chapter

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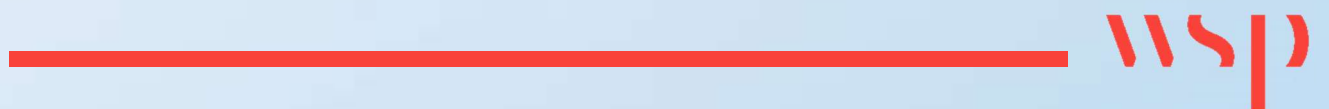
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POPULATION AND HUMAN HEALTH



10 POPULATION AND HUMAN HEALTH

10.1 INTRODUCTION

- 10.1.1. This Chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development in relation to socio-economics, population and human health (focussing on the social determinants of health).
- 10.1.2. Other likely significant environmental effects to human health are addressed in: Chapter 6: Air Quality; Chapter 9: Noise and Vibration and Chapter 11: Transport and Access, respectively.
- 10.1.3. The Chapter describes the consultation that has been undertaken to inform the EIA, the scope of the assessment and assessment methodology, and a summary of the baseline information that has informed the assessment. The assessment reports on the likely significant environmental effects, the further mitigation measures required to prevent, reduce or offset any significant adverse effects, or further enhance beneficial effects. The conclusions are provided both in terms of the residual effects and whether these are considered significant.

10.2 LEGISLATIVE FRAMEWORK, POLICY AND GUIDANCE

LEGISLATION

- 10.2.1. The EU Directive 2011/EU, as amended by 2014/52/EU states: The objective of EIA is “to ensure a high level of protection of the environment and of human health”; and the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specify 'population and human health' as one of five core 'factors' to be assessed in an environmental impact assessment. Thus, there is a clear requirement to ensure that health effects are considered early in the design process and that any likely significant health effects arising from the project are identified and mitigated.

POLICY

- 10.2.2. The National Planning Policy Framework (NPPF)¹ and covers key topics relating to the socio-economics assessment, including:
 - Chapter 6: Building a strong, competitive economy;
 - Chapter 8: Promoting healthy and safe communities; and
 - Chapter 11: Making effective use of land.
- 10.2.3. The Places for Everyone Joint Development Plan Document (PfE) 2020-2037 is a long-term plan for Greater Manchester districts. PfE was formally adopted by the nine Councils on 21 March 2024.
- 10.2.4. PfE Policy JP-P6, outlines the importance of tackling health inequalities in new development and outlines development should:
 - Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;

¹ National Planning Policy Framework, updated in February 2025.

- Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and
- Be supported by a Health Impact Assessment for all developments which require an Environmental Impact Assessment, and other proposals where the local planning authority considers it appropriate².

10.2.5. Rochdale Core Strategy (adopted 2016) Policy C6 ‘improving health and well being’ focuses on creating an economic, physical and social environment which promotes and supports healthy lifestyles³.

GUIDANCE

10.2.6. The Population and Human Health ES Chapter will be undertaken using Government guidance and accepted methodologies for the assessment of local economic impact, including:

- The Green Book is guidance issued by HM Treasury on how to appraise policies, programmes and projects⁴;
- DLUHC has published its Appraisal Guide, which is based Green Book framework⁵. ‘Annex D: Estimating Additionality’ provides guidance on quantifying the size of the additionality for residential and non-residential developments;
- The Additionality Guide, published in 2014, by the former Homes and Communities Agency (HCA), now Homes England, provides guidance to justify assumptions on deadweight, displacement, leakage and multipliers⁶;
- The Employment Density Guide, 3rd Edition⁷, published by the former Homes and Communities Agency provides advice to practitioners involved in regeneration and economic development projects on employment densities associated with different types of uses;
- Healthy Urban Development Unit (HUDU) (2019), Rapid Health Impact Assessment Toolkit (4th Edition); and
- IEMA (2022) Determining Significance for Human Health in Environmental Impact Assessment⁸.

² Places for Everyone, Publication Stage, August 2021.

³ Rochdale Adopted Core Strategy, October 2016.

⁴ HM Treasury (2022), The Green Book.

⁵ DLUHC (2023), Appraisal Guide.

⁶ Homes and Communities Agency (2014), Additionality Guide. It is noted that the Homes and Communities Agency (HCA) Additionality Guide was withdrawn in May 2022 and the Department for Levelling Up, Housing and Communities (DLUHC) published an Appraisal Guide in March 2023, which includes additionality. WSP considers it reasonable to use the HCA Additionality Guide given that it provides more detail on specific assumptions and it is widely considered to remain relevant in the consideration of additionality of local economic growth.

⁷ Homes and Communities Agency (2015). Employment Density Guide 3rd Edition HCA London.

⁸ IEMA (2022), Determining Significance for Human Health in Environmental Impact Assessment.

10.3 SUMMARY OF CONSULTATION

10.3.1. The following table provides an overview of the consultation that has been undertaken to inform this ES Chapter, including the consideration of likely significant effects and the methodology for assessment.

Table 10-1 – Summary of Consultation Undertaken to Inform this ES Chapter

Organisation and Main Contact	Date of Consultation	Summary of Key Points Discussed
Representative from Education Team, Rochdale Borough Council	9 th May 2024, Microsoft Teams video call	Confirmation of the correct pupil yield multipliers to be applied for this assessment. Discussion of current and forecast trends regarding capacity of school provision and indicative mitigation solutions; RBC provided copies of the relevant reports: 'Need for Primary School Places 2024-2027' and 'Need for Secondary School Places 2024-2027' which provide data regarding current and forecast capacity and education infrastructure planning across Rochdale.
Representatives from the Economic Development and Adult Skills teams, Rochdale Borough Council	20 th May 202; Microsoft Teams video call	Discussion of economic development priorities including skills development, improving rates of economic activity and participation, as well as retaining talent within the borough. RBC considered that the Proposed Development will be likely to deliver a range of employment opportunities across a range of skills levels, and that there is a strong need to provide both high-skilled as well as lower-skilled and entry level jobs in Rochdale. This could help to support wider economic development goals, of which the priority is to reduce economic inactivity, as well as to reduce economic disparity and poverty and support social determinants of health. RBC stated that the proposed uses are aligned with the Greater Manchester 'Seven Areas of Growth' which includes the logistics sector. RBC are keen to see that the Proposed Development brings forward a range of employment opportunities that can be accessed by local residents. RBC commented that the location of the Proposed Development is not particularly well connected, and this could create a barrier for local people to access on-site jobs, as the future occupiers at the development could offer jobs with shift patterns during unsociable hours that are not aligned with local bus services. In terms of wider development, the Proposed Development can help to support economic agglomeration through the clustering of economic activity in Atom Valley, with key sites at Kingsway and Northern Gateway.

Source: WSP (2024)

10.4 SCOPE OF THE ASSESSMENT

10.4.1. An EIA Scoping Report was submitted to RBC in March 2024. This section provides a summary of the approach to this ES Chapter and presents the likely significant effects that have been scoped into the assessment.

EFFECTS NOT CONSIDERED SIGNIFICANT

10.4.2. As part of the EIA Scoping Assessment, the following effects were identified as not significant and therefore are not considered further in this Chapter. Further detail on the rationale for scoping these effects out of the ES is provided in the EIA Scoping Report:

- Crime levels and community safety;
- Access to healthy food; and
- Access to open space.

10.4.3. Effects relating to Water and Climate Change have been scoped out of this EIA, and therefore human health effects related to water and climate change will not be considered in the Population and Human Health ES Chapter.

10.4.4. Please note that other environmental effects on human health associated with noise, air quality and transport will be addressed in Chapter 6: Air Quality; Chapter 9: Noise and Vibration and Chapter 11: Transport and Access, respectively. We note that a separate standalone Flood Risk Assessment will be prepared to support a planning application, in line with local and national guidance, the scope of which considers impact to human health.

LIKELY SIGNIFICANT EFFECTS

10.4.5. The following table presents the effects which are considered significant and are reported within this Chapter.

Table 10-2 – Likely Significant Effects

Effect	Receptor	Development Phase
Direct, indirect and induced employment during the construction phase	Construction workforce, in the local and wider impact areas	Construction Phase
Direct, indirect and induced employment supported by commercial uses once operational	Workforce across all industries, in the local and wider impact areas	Operational Phase
Economic productivity generated (Gross Value Added)	Economic productivity of the local and wider impact areas	Construction and Operational Phases
Increased employment land supported by commercial land industrial floorspaces (B2 and B8)	Businesses operating in the local impact area	Operational Phase
Housing supply and proportion of affordable housing	Housing stock, neighbourhood and local impact areas	Operational Phase

Effect	Receptor	Development Phase
Expenditure by new residents	Retail and leisure businesses located in the local impact area and wider impact area	Operational Phase
Increased demand for education provision (early years, primary and secondary)	Primary and secondary school aged pupils, residing within the neighbourhood impact area	Operational Phase
Increased demand for primary healthcare infrastructure (GPs, dentists)	Local residents, all demographic profiles, residing within the neighbourhood impact area	Operational Phase
Social and neighbourhood cohesion	Local residents, all demographic profiles, residing within the neighbourhood impact area	Operational Phase

Source: WSP (2024)

10.5 EXTENT OF STUDY AREA

- 10.5.1. In the absence of guidance or policy available to inform the definition of appropriate study areas, it is reasonable to define study areas based on an understanding of relevant local and wider economic geographies, and the extent to which Socio-Economic, Population and Human Health effects are likely to be contained within these geographies.
- 10.5.2. The assessment will be based on the following impact areas:
- A neighbourhood impact area is based a bespoke geography combining several Lower Super Output Areas (LSOA) within approximately 2-3 mile radius from the centre of the site, which includes the Lower Super Output Area in which the Proposed Development is located – Rochdale 021F, and within the Castleton ward⁹. Some effects are more meaningful quantified at this scale of assessment, such as access to open space, education and health infrastructure;
 - A local impact area based on the administrative area of Rochdale Borough Council. The 2021 Census indicates that 74.0% of people working in Rochdale also live in this area suggesting a reasonable level of containment; and
 - A wider impact area defined as Greater Manchester. The 2021 Census found that the majority (91.7%) of people working in Rochdale lived within the Greater Manchester area. Therefore, is it considered that the majority of socio-economic effects would be concentrated within the wider impact area.

10.6 BACKGROUND STUDIES TO INFORM THE ES

- 10.6.1. No primary research studies have been undertaken to inform this ES; however, the analysis draws on a range of secondary research which is referenced throughout.

⁹ The LSOAs which make up the neighbourhood impact area are: Rochdale 016D; Rochdale 017A; Rochdale 017C; Rochdale 017D; Rochdale 021C and Rochdale 021F.

10.7 ASSESSMENT METHODOLOGY

- 10.7.1. There is no overarching guidance which sets out the preferred methodology for the preparation of assessments of the likely effects of development proposals in terms of socio-economic, population or human health effect. There are, however, relevant legislation, policy and technical guidance as set out below, which will be used to guide the Population and Human Health ES Chapter.

LEGISLATION

- 10.7.2. The EU Directive 2011/EU, as amended by 2014/52/EU states: The objective of EIA is “to ensure a high level of protection of the environment and of human health”; and
- 10.7.3. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specify 'population and human health' as one of five core 'factors' to be assessed in an environmental impact assessment. Thus, there is a clear requirement to ensure that health effects are considered early in the design process and that any likely significant health effects arising from the project are identified and mitigated.

POLICY

- 10.7.4. The National Planning Policy Framework (NPPF)¹⁰ and covers key topics relating to the socio-economics assessment, including:
- Chapter 6: Building a strong, competitive economy;
 - Chapter 8: Promoting healthy and safe communities; and
 - Chapter 11: Making effective use of land.
- 10.7.5. The Places for Everyone Joint Development Plan Document (PfE) 2020-2037 is a long-term plan for Greater Manchester districts, which was adopted in March 2024.
- 10.7.6. PfE Policy JP-P6, outlines the importance of tackling health inequalities in new development and outlines development should:
- Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;
 - Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and
 - Be supported by a Health Impact Assessment for all developments which require an Environmental Impact Assessment, and other proposals where the local planning authority considers it appropriate¹¹.
- 10.7.7. Rochdale Core Strategy (adopted 2016) Policy C6 'improving health and well-being' focuses on creating an economic, physical and social environment which promotes and supports healthy lifestyles¹².

¹⁰ National Planning Policy Framework, updated in December 2023.

¹¹ Greater Manchester Combined Authority (2024), Places for Everyone.

¹² Rochdale Adopted Core Strategy, October 2016.

TECHNICAL GUIDANCE

- 10.7.8. The Population and Human Health ES Chapter will be undertaken using Government guidance and accepted methodologies for the assessment of local economic impact, including:
- The Green Book is guidance issued by HM Treasury on how to appraise policies, programmes and projects¹³;
 - DLUHC has published its Appraisal Guide, which is based Green Book framework¹⁴. 'Annex D: Estimating Additionality' provides guidance on quantifying the size of the additionality for residential and non-residential developments;
 - The Additionality Guide, published in 2014, by the former Homes and Communities Agency (HCA), now Homes England, provides guidance to justify assumptions on deadweight, displacement, leakage and multipliers¹⁵;
 - The Employment Density Guide, 3rd Edition¹⁶, published by the former Homes and Communities Agency provides advice to practitioners involved in regeneration and economic development projects on employment densities associated with different types of uses;
 - Healthy Urban Development Unit (HUDU) (2019), Rapid Health Impact Assessment Toolkit (4th Edition³);
 - IEMA (2017) Health in Environmental Impact Assessment: A Primer for a Proportionate Approach¹⁷; and
 - IEMA (2022) Determining Significance for Human Health in Environmental Impact Assessment¹⁸.
- 10.7.9. To assess economic effects, WSP has developed a bespoke Economic Impact Model, which is used to calculate the economic impact of the Proposed Development of both commercial and residential uses. The methodology of the Economic Impact Model is based on Government guidance and industry best practice namely the HCA Additionality Guide (2014) and the HCA Employment Densities Guide (2015). All economics impacts presented as net figures, discounting for leakage¹⁹ and displacement²⁰ as well as accounting for multipliers to present indirect and induced impacts.

¹³ HM Treasury (2022), The Green Book.

¹⁴ DLUHC (2023), Appraisal Guide.

¹⁵ Homes and Communities Agency (2014), Additionality Guide. It is noted that the Homes and Communities Agency (HCA) Additionality Guide was withdrawn in May 2022 and the Department for Levelling Up, Housing and Communities (DLUHC) published an Appraisal Guide in March 2023, which includes additionality. WSP considers it reasonable to use the HCA Additionality Guide given that it provides more detail on specific assumptions and it is widely considered to remain relevant in the consideration of additionality of local economic growth.

¹⁶ Homes and Communities Agency (2015). Employment Density Guide 3rd Edition.

¹⁷ IEMA (2017), Health in Environmental Impact Assessment: A Primer for a Proportionate Approach.

¹⁸ IEMA (2022), Determining Significance for Human Health in Environmental Impact Assessment.

¹⁹ Leakage is defined as 'the proportion of outputs that benefit those outside of the intervention's target area or group. For example, the number of jobs which would be held by those living outside of the respective impact areas.

²⁰ Displacement is defined as the 'proportion of intervention outputs/outcomes accounted for by reduced outputs/outcomes elsewhere in the target area.

- 10.7.10. The former Homes and Community Agency (HCA), now Homes England, Additionality Guide recommended an approach to calculating additionality when assessing local economic growth²¹. The assessment is in accordance with the latest edition (4th Edition, 2014) of the Additionality Guide which provides an approach to assess additionality, which takes into account:
- **Leakage** – a measure of the extent to which the benefits that accrue outside of the intervention's target area, in this case referring to employment will be taken up by persons residing outside of the local and wider impact areas;
 - **Displacement** – the extent to which investment in the Proposed Development will lead to existing companies or employees within the target area relocating activities to the site, rather than attracting new investment and employment from businesses located outside of the target area; and
 - **Multiplier effects** – further economic activity associated with additional employment and spending by workers and throughout the supply chain. Multipliers published by the What Works Centre for Economic Growth Local Multiplier Toolkit²² are used. In the absence of specific data on the specific existing economic activities per quantum of floorspace, this assessment has used a composite multiplier of 1.75 to assess multiplier effects for both the assessment of existing uses as well as the assessment of the Proposed Development, reflecting that existing uses and proposed uses are tradable sectors and a proportion of jobs will be classed as high-skilled tradable.
- 10.7.11. For the purposes of this ES Chapter, an assumption regarding the quantum of employment floorspace per use class has been applied in order to calculate potential employment. It is assumed that 25% of the employment floorspace will be for B2 uses and the remaining 75% of employment floorspace will be for B8 floorspace.
- 10.7.12. To assess human health effects, the NHS London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment Tool provides a framework for assessing characteristics of the built environment which can affect human health. The HUDU tool outlines eleven topics (or 'determinants of health') which are the social, economic and environmental conditions which influence health and wellbeing²³.
- 10.7.13. Please note that a standalone Health Impact Assessment (HIA) will be prepared to meet the validation requirements of Rochdale Borough Council. The HIA will be prepared by the same team at WSP who are undertaking the Population and Human Health ES. Though we recognise that the ES and the HIA serve a different purpose and adopt a different methodology, we will ensure consistency in the approach and make use of the same baseline data where appropriate.

²¹ It is noted that the Homes and Communities Agency (HCA) Additionality Guide was withdrawn in May 2022 and the Department for Levelling Up, Housing and Communities (DLUHC) published an Appraisal Guide in March 2023, which includes additionality. WSP considers it reasonable to use the HCA Additionality Guide given that it provides more detail on specific assumptions and it is widely considered to remain relevant in the consideration of additionality of local economic growth.

²² The use of the What Works Centre for Economic Growth Local Multiplier Toolkit is supported by HM Treasury in the latest (2022) Green Book with regard to the assessment of place-based employment effects. The toolkit sets out that an additional job in tradable sectors will create 0.9 jobs in non-tradable sectors and an additional job in high-skilled tradable sectors will create 2.6 jobs in non-tradable sectors.

²³ NHS Healthy Urban Development Unit (2019), Rapid Health Impact Assessment.

- 10.7.14. To assess impacts on the access of community facilities, comprising education provision and primary health care, the assessment uses Government guidance, such as the Education Act 1996 on statutory walking distances²⁴; Department for Education's non statutory guidance on estimating the pupil yield from housing development²⁵ and NHS guidance on benchmarking capacity in GPs.
- 10.7.15. The assessment of social cohesion brings together effects assessed elsewhere and focuses on physical connection and access to open space, provision of community facilities, range of the mix of uses in the Proposed Scheme, and alignment with the Government's definition of 'Lifetime Neighbourhoods', as well as the Greater Manchester Places For Everyone which aims to promote social cohesion and interaction and improve quality of life, through the provision of a mix of affordability of homes and uses.

ASSESSMENT OF SIGNIFICANCE

- 10.7.16. The sensitivity of receptors is determined through comparison with wider regional and national trends. Through observation of a receptor's capacity for change relative to wider comparator areas and/or national standards, the sensitivity of receptors locally can be observed. Consideration is also given to the priority placed on specific receptors in strategy and policy terms, particularly in the case of more qualitatively based receptors and those where there may be a shortage of quantitative evidence. The assessment is based on professional judgement.
- 10.7.17. Once the sensitivity of the population group has been identified, the absolute impact attributable to the Proposed Development is benchmarked against the average annual rate of change in the corresponding social, economic or health characteristics or baseline. This enables a relative assessment of the magnitude that is attributable to the Proposed Development to be undertaken.
- 10.7.18. The assessment of potentially significant effects on sensitive receptors considers the sensitivity of the receptor and the magnitude of change to determine significance. The approach is aligned with the method as set out in Chapter 5 of this EIA. Sensitivity is assessed on a scale of: 'negligible', 'low', 'medium' or 'high'; and magnitude is assessed on a scale of: 'negligible', 'low', 'medium' or 'high'. Only those effects determined to be major or moderate are considered as significant.

REPORTING OF THE ENVIRONMENTAL EFFECT AND SIGNIFICANCE CRITERIA

- 10.7.19. The assessment of likely significant environmental effects as a result of the Proposed Development takes into account the construction and operational phases.
- 10.7.20. The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.

²⁴ HM Government (2011), Education Act.

²⁵ DfE (2023), Estimating pupil yield from housing development.

10.8 BASELINE CONDITIONS

10.8.1. The following aspects of the baseline environment are considered for the assessment of socio-economic and human health effects, as outlined below. Only those related directly to the likely significant effects are reported:

- Population;
- Employment and Economic Activity;
- Housing Market;
- Education Infrastructure; and
- Health Infrastructure.

POPULATION

Residential Population

10.8.2. According to the 2021 Census, there are approximately 224,000 people living in Rochdale.

10.8.3. The population of Rochdale increased by 5.7%, from around 211,700 as recorded in the 2011 Census, to around 223,800 in the 2021 Census. The residential population of Rochdale increased by a greater percentage than the overall population of the North West (5.2%), but by a smaller percentage than the overall population of England (an increase of 6.6% since the 2011 Census)²⁶.

Age Profile

10.8.4. The age profile of residents in Rochdale is broadly aligned with the trends seen in Greater Manchester and England, though Rochdale has a slightly higher proportion of young people aged 15 and under (20.5%) compared to Greater Manchester (19.2%) and England (17.4%)²⁷. Rochdale and Greater Manchester both have a slightly smaller proportion of residents aged 65 and above (16.5% and 15.8% respectively), compared to England, at 18.4%²⁸.

Working Age Population

10.8.5. Of residents in the neighbourhood impact area, comprising approximately 7,000 people, the majority 67% are of a working age population, compared with 63% for the local impact area and 65% for the wider impact area²⁹.

Deprivation

10.8.6. The Lower Super Output Area (LSOA) in which the Proposed Development is located is ranked among the 50% most deprived in England, however there are LSOAs located nearby, particularly in Oldham and Rochdale centres, where there are LSOAs ranked among the top 10% deprived in England³⁰.

²⁶ Ibid.

²⁷ ONS (2022), 2021 Census.

²⁸ Ibid.

²⁹ ONS (2022), 2021 Census.

³⁰ ONS (2019), Indices of Multiple Deprivation.

- 10.8.7. The key challenges of the most deprived wards can be characterised by: high levels of employment deprivation and unemployment; high claimant count for Job Seekers Allowance; lower levels of education performance; a higher than average proportion of residents holding no formal qualifications; and lower levels of health.

EMPLOYMENT AND ECONOMIC ACTIVITY

Economic Activity

- 10.8.8. Data from the 2023 ONS Annual Population Survey shows that of the working age population (those aged 16-64), residents in Rochdale have a lower rate of economic activity at 75.1%, compared to the Greater Manchester average (76.6%) and England (78.9%).

Unemployment

- 10.8.9. According to the 2021 Census, 52.6% of residents in Rochdale reported that they were employed compared with 52.9% reported by the 2011 Census; and 3.3% of Rochdale residents (aged 16 years and over) reported that they were unemployed, a reduction from 5.4% from the 2011 Census. Unemployment rates are lower in Rochdale, compared to Greater Manchester (4.4%) and England (3.9%) averages.

Skills

- 10.8.10. The 2021 Census found that a higher proportion of residents in Rochdale (23.2%) had no qualifications, compared to the average for Greater Manchester (20.0%) and England (18.1%). Correspondingly, those with qualifications at Level 4 or above comprised 26.4% of the population in Rochdale, a far lower proportion compared to the averages for Greater Manchester (31.9%) and England (33.9%). These findings are shown in the following table.

Table 10-3 – Skills Attainment, Rochdale Local Authority, Greater Manchester and England

Industry	Local Impact Area: Rochdale Local Authority		Wider Impact Area: Greater Manchester		England	
	Count	Percentage	Count	Percentage	Count	Percentage
No qualifications	40,649	23.2%	457,032	20.0%	8,317,789	18.1%
Level 1 and entry level qualifications	18,414	10.5%	220,170	9.6%	4,456,198	9.7%
Level 2 qualifications	24,559	14.0%	303,450	13.3%	6,126,130	13.3%
Apprenticeship	10,564	6.0%	127,071	5.6%	2,446,935	5.3%
Level 3 qualifications	29,467	16.8%	387,539	17.0%	7,784,977	16.9%
Level 4 qualifications or above	46,238	26.4%	727,689	31.9%	15,606,458	33.9%
Other qualifications	5,056	2.9%	59,979	2.6%	1,268,468	2.8%

Source: ONS (2022), 2021 Census

Occupation

- 10.8.11. Reflecting the skills profile discussed above, a lower proportion of residents in Rochdale are employed in jobs as Managers, Directors, Senior Officials and Professional occupations (27.7%), compared to Greater Manchester (38.9%) and England (38.2%).
- 10.8.12. Conversely, a higher proportion of residents in Rochdale are employed in jobs as Process, Plant and Machine Operatives and Elementary Occupations (18.2%), compared to Greater Manchester (13.3%) and England (14.7%)³¹.

Employment by Sector

- 10.8.13. There are 78,150 employee jobs located in Rochdale, of which over half are concentrated in five industries: Health and Manufacturing (both at 12.8%); Retail (11.5%); Education and Business Administration and Support Services (both 9.0%).
- 10.8.14. Rochdale has a higher proportion of jobs in Manufacturing (12.8%) and Retail (11.5%) compared to Greater Manchester (7.0% and 8.2%, respectively) and England (7.5% and 8.5%, respectively). Conversely, Rochdale has a lower proportion of jobs in Professional, Scientific and Technical industries (3.8%), compared to Greater Manchester (11.5%) and England (9.4%)³².

Table 10-4 – Employment per Broad Sector, Rochdale Local Authority, Greater Manchester and England

Industry	Local Impact Area: Rochdale Local Authority		Wider Impact Area: Greater Manchester		England	
	Count	Percentage	Count	Percentage	Count	Percentage
Agriculture, Forestry and Fishing	350	0.4%	2,250	0.2%	362,000	1.3%
Mining, Quarrying and Utilities	600	0.7%	13,000	0.9%	308,000	1.1%
Manufacturing	10,000	12.3%	101,000	7.0%	2,057,000	7.4%
Construction	5,000	6.2%	71,000	4.9%	1,381,000	4.9%
Motor Trades	1,500	1.9%	21,000	1.4%	497,000	1.8%
Wholesale	5,000	6.2%	69,000	4.8%	1,057,000	3.8%
Retail	9,000	11.1%	120,000	8.3%	2,358,000	8.4%
Transport and Storage	6,000	7.4%	70,000	4.8%	1,423,000	5.1%
Accommodation and Food Services	4,500	5.6%	102,000	7.0%	2,198,000	7.9%

³¹ ONS (2023), Annual Population Survey.

³² ONS (2022), Business Register and Employment Survey.

Industry	Local Impact Area: Rochdale Local Authority		Wider Impact Area: Greater Manchester		England	
	Count	Percentage	Count	Percentage	Count	Percentage
Information and Communication	2,500	3.1%	63,000	4.3%	1,306,000	4.7%
Financial and Insurance	500	0.6%	41,000	2.8%	919,000	3.3%
Property	1,000	1.2%	29,000	2.0%	571,000	2.0%
Professional, Scientific and Technical	3,500	4.3%	169,000	11.7%	2,642,000	9.5%
Business Administration and Support Services	8,000	9.9%	140,000	9.7%	2,529,000	9.0%
Public Administration and Defence	2,500	3.1%	66,000	4.6%	1,173,000	4.2%
Education	7,000	8.6%	116,000	8.0%	2,322,000	8.3%
Health	10,000	12.3%	201,000	13.9%	3,616,000	12.9%
Arts, Entertainment, Recreation and Other Services	3,000	3.7%	56,000	3.9%	1,234,000	4.4%
Total	79,950	100%	1,450,250	100%	27,953,000	100%

Source: ONS (2022), Business Register and Employment Survey

Economic Output and Productivity

10.8.15. In terms of economic productivity, measured in Gross Value Added (GVA) per FTE job, the manufacturing sector is associated with a higher GVA per FTE job (£88,000) than the all-sector regional average (£57,000). In comparison, the GVA per FTE job is lower in the construction sector (£55,600) and the transport and storage sector (£41,900).

Table 10-5 – GVA per FTE, Sectors Relevant to the Economic Activities Associated with the Proposed Development

Relevant Sector	North West Region
All sector average GVA per FTE	£57,000
Construction sector GVA per FTE	£55,600
Manufacturing sector GVA per FTE	£88,000
Transport and Storage GVA per FTE	£41,900

Source: ONS (2023), Gross Value Added per region

Employment Land

- 10.8.16. In terms of employment floorspace, the Places for Everyone Development Plan Document states that Rochdale has an existing supply of 340,883 sqm of employment land supply specific for industrial and warehousing uses, reflecting the uses in the Proposed Development³³.
- 10.8.17. Regarding the delivery of new employment related floorspace, the Places for Everyone Development Plan Document states that for Rochdale, the allocated sites for employment land specific to industry and warehousing uses total 244,000 sqm. Across all 10 local authorities within Greater Manchester, the total industry and warehousing employment floorspace of allocated sites is for 2,001,585 sqm³⁴.
- 10.8.18. The Places for Everyone document states that new industrial and warehousing development can support economic growth while helping to reduce disparities:
- 10.8.19. “New industrial and warehousing development has an important role to play in addressing the economic disparities across Greater Manchester, and in particular to boost the competitiveness of northern areas. It can help to deliver more balanced growth across the sub-region and tackle deprivation. Consequently, the release of Green Belt for employment use is focused primarily in the northern parts of Greater Manchester, with a string of high quality opportunities of varying sizes focused particularly around the key motorway corridors. Overall, this will result in around two-thirds of the supply being in the districts of Wigan, Bolton, Bury, Rochdale, Oldham and Tameside, whereas just over one-half of the supply in land availability assessments is in those six districts. The strategic location of Northern Gateway will alone account for about one-fifth of the Greater Manchester supply³⁵.”

HOUSING MARKET

Housing Delivery

- 10.8.20. A key strategic aim of RBC is for new housing to support wider regeneration and economic development goals. In the latest Housing Strategy, RBC states:
- 10.8.21. “The regeneration of the Boroughs town centres is a key priority for the Council. Housing has a key role to play in this regeneration, by encouraging people to move into the town centres. The Council is currently developing Masterplans for Rochdale, Heywood and Middleton Town Centres and these masterplans will include a commitment to improve the housing offer in these town centres, by bringing underutilised properties and sites back into use, assisting in the conversion of commercial properties into residential uses and building new accommodation to increase choice³⁶.”
- 10.8.22. RBC’s current Housing Strategy (2017-2022) states that the Council aims to deliver approximately 460 units of housing per annum between 2012 and 2028³⁷.

³³ Greater Manchester Combined Authority (2024), Places for Everyone, page 127.

³⁴ Greater Manchester Combined Authority (2024), Places for Everyone, page 127.

³⁵ Greater Manchester Combined Authority (2024), Places for Everyone, page 128.

³⁶ RBC (2017), Housing Strategy, page 19.

³⁷ RBC (2017), Housing Strategy, page 19.

10.8.23. In October 2023, RBC passed a motion to declare a housing emergency within the borough, with particular focus on the need to increase supply of affordable housing, reflecting that at the time there were almost 10,000 rehousing applications across the borough, with a wait list of up to 5 years. RBC recognises the intrinsic link between housing and health outcomes, recognising housing as a wider determinant of human health³⁸.

10.8.24. The latest available data published by the Department for Levelling Up, Housing and Communities (DLUHC) states that 594 net additional dwellings were delivered in 2022-2023³⁹. In the same year, 2022-2023, 164 units were affordable units, the highest quantum since 2010-2011 when 242 affordable units were delivered⁴⁰.

Table 10-6 – Housing Delivery, Rochdale, 2010-2011 to 2022-2023

Year	Total Net Additional Dwellings	Affordable Units
2010-2011	280	242
2011-2012	561	134
2012-2013	555	113
2013-2014	374	119
2014-2015	420	123
2015-2016	415	31
2016-2017	422	65
2017-2018	906	54
2018-2019	940	130
2019-2020	757	111
2020-2021	627	106
2021-2022	553	151
2022-2023	594	164

Source: DLUHC (2024), Live Tables, Table 122 and Live Table 1008c

10.8.25. As shown in the following table, across the local authorities of Greater Manchester, a total of 9,336 net additional dwellings were delivered in 2022-2023.

³⁸ RBC (2023), Housing Task and Finish Group Findings Report.

³⁹ DLUHC (2024), Table 122: Housing supply; net additional dwellings, Rochdale local authority.

⁴⁰ DLUHC (2024), Table 1008C: Total additional affordable dwellings provided by local authority area – Completion, Rochdale local authority.

Table 10-7 – Net Additional Dwellings, Rochdale and Greater Manchester Local Authorities

Local Authority	Net Additional Dwellings, 2022-2023
Bolton	737
Bury	280
Manchester	1,816
Oldham	400
Rochdale	594
Salford	2,214
Stockport	481
Tameside	467
Trafford	939
Wigan	1,408
Total	9,336

Source: DLUHC (2024), Net additional dwellings 2022-2023

Household size

10.8.26. Within Rochdale local authority, 2 person households account for the higher proportion of household sizes at 30.9%, followed by single person households at 30.6%. Three person households accounts for 16.6%; four person households account for 12.4% and 5 person and above account for the remaining 9.4% of households in Rochdale⁴¹.

EDUCATION INFRASTRUCTURE

General Trends

10.8.27. During consultation with RBC's Education Team, data and information regarding the current and forecast capacity of relevant schools was provided for the purposes of this ES Chapter.

10.8.28. RBC reported that in recent years there has been increased pressure on primary and secondary schools across the borough, resulting largely from in-ward migration from surrounding Greater Manchester boroughs, in particular Manchester, as well as international immigration, with an uplift of approximately 20% over the past 5 years⁴².

Primary and Secondary

10.8.29. The relevant School Planning Areas and catchment schools; and data on current capacity are shown in the following table for primary and secondary education.

⁴¹ ONS (2022), 2021 Census.

⁴² Consultation with RBC, Education Team, for this ES Chapter, May 2024.

Table 10-8 – Relevant School Planning Area, Catchment School and Data on Current Capacity

Education Phase	School Planning Area Relevant to the Proposed Development	Catchment School Relevant to the Proposed Development	Current Spare Capacity at Catchment School
Primary	Rochdale South Primary School Planning Area	St Johns Church of England Primary School, Thornham	Capacity: 105 places Number on roll: Data not published by DfE RBC, during consultation for this assessment, indicated that the school is currently at capacity, evidenced by a planned expansion project for this school for which RBC has already forward funded.
Secondary	Rochdale Secondary School Planning Area	Cardinal Langley Roman Catholic High School	Capacity: 1,200 Number on roll: 1,204 This school is currently accommodating approximately 4 pupils above its stated capacity and therefore can be considered to not have any spare capacity to accommodate additional demand.

Source: RBC (2018), School Planning Areas; DfE (2024), Get Information About Schools

Early Years

- 10.8.30. The Department for Education (DfE) does not regularly collect data on the provision of early years facilities; as such very little data is published in the public domain regarding this type of education. As such, no data on the current capacity of the specific early years facilities is available for this assessment.
- 10.8.31. RBC's (2020) Childcare Sufficiency Assessment notes that the majority of the supply of early years provision across Rochdale is provided by the private, voluntary and independent sectors:
- 10.8.32. "Early Years and Childcare provision in Rochdale is delivered through a wide and diverse range of providers from the private, voluntary and independent (PVI) sectors and maintained provision from the Local Authority. As the majority of our early years and childcare places are delivered through the private, voluntary and independent sectors."⁴³
- 10.8.33. However, RBC provides an overview for maintained schools, stating that the average capacity was 79.6% for 2019, though it is recognised that trends may have changed over the past five years to 2024:
- 10.8.34. "We can give accurate figures for occupancy levels in maintained schools as this information is centrally collected, and this year (based on summer term 2019) occupancy levels are at 79.57% of capacity".

⁴³ RBC (2020), Rochdale Childcare Sufficiency Assessment, page 5.

10.8.35. RBC states the vast majority of early years provision in Rochdale (93.9%) is rated by Ofsted at 'Good' or 'Outstanding'⁴⁴.

HEALTH PROFILE AND HEALTHCARE INFRASTRUCTURE

Health Profile

10.8.36. According to the 2021 Census, 44.1% of Rochdale residents described their health as "very good", increasing from 40.9% in 2011. Those describing their health as "good" rose from 33.7% to 33.8%. The proportion of Rochdale residents describing their health as "very bad" decreased from 1.9% to 1.5%, while those describing their health as "bad" fell from 6.7% to 5.5%⁴⁵.

10.8.37. The average life expectancy for both males and females residing in Rochdale is lower than the national average. In 2022, men in Rochdale had an average life expectancy of 76.7 years, lower than the England average of 79.3 years. In 2022, women in Rochdale had an average life expectancy of 81.2 years, lower than the England average of 83.2 years.

10.8.38. There is a higher-than-average prevalence of obesity in Year 6 children (aged 10-11 years) in Rochdale, with a rate of 25.3% compared to the national average of 22.7%.

10.8.39. Data from the 2021 Census shows that a higher proportion of residents are considered disabled under the 2010 Equality Act (19.0%) compared to Greater Manchester (18.3%) and England (17.3%)⁴⁶. Compared to the trends reported in the 2011 Census, Rochdale saw the North West's joint third-largest percentage-point fall (alongside Bolton and Manchester) in the proportion of residents who were identified as disabled and limited a little (from 11.6% in 2011 to 10.7% in 2021)⁴⁷.

GP Provision

10.8.40. There is one GP surgery located within 1.3 miles of the site, The Hive Health Centre. The latest General Practice Workforce figures (January 2024) confirms the practice has a ratio of one full-time equivalent (FTE) GP to 1,287 patients⁴⁸. This is below the HUDU benchmark GP to patient ratio of 1:1,800 and the practice has also identified it is accepting new patients.

Dental Provision

10.8.41. The closest dental practice is approximately 1.5 miles from the Proposed Development, and there are a total of 5 dental practices within 2 miles of the Proposed Development, of which 2 are currently reporting that they accept NHS patients⁴⁹. Note that patients are not registered with a dentist in the same way as they are with a GP. Any patient may access dental services from any practice in any area.

10.8.42. The NHS does not collect data on capacity in the same way that is done for GP provision, and therefore data on the specific dental surgeries is not available to inform this assessment.

⁴⁴ RBC (2020), Rochdale Childcare Sufficiency Assessment, page 7.

⁴⁵ ONS (2022), 2021 Census.

⁴⁶ ONS (2022), 2021 Census.

⁴⁷ ONS (2022), 2021 Census and 2011 Census.

⁴⁸ NHS (2024), General Practice Workforce Data.

⁴⁹ NHS (2024), Find a Dentist Tool.

10.8.43. The NHS Greater Manchester Integrated Care Partnership, the NHS body responsible for strategic planning for dental provision, has recently published (September 2023), review titled 'Provision & Access to NHS Dentistry in the Borough of Rochdale' which highlights the link between economic disparity and poorer health outcomes, a trend seen in some communities in Rochdale. The report notes that there are 22 NHS dental providers in Rochdale, equivalent to 6.5% of the number across Greater Manchester⁵⁰.

10.9 FUTURE BASELINE

Population Projections

- 10.9.1. ONS data for population projections indicates that the residential population of Rochdale is projected to increase at a higher rate than compared to the Greater Manchester average over the next ten years to 2034⁵¹.
- 10.9.2. As shown in the following table, both Rochdale and Greater Manchester are expected to have an ageing population over the next ten years, with a marked growth rate in the proportion of the residential population aged 65 and above. This trend may result in increased demand for primary healthcare services across the local and wider impact areas.

Table 10-9 – Population Projections, by Age Group, Rochdale and Greater Manchester, 2024-2034

Geography	Total Percentage Change 2024-2034	Aged 0-15	Aged 16-64	Aged 65+
Rochdale	5.0%	-3.7%	4.1%	19.1%
Greater Manchester	3.6%	-3.6%	2.2%	17.9%

Source: ONS (2018), Population projections - local authority based by single year of age

Household size

- 10.9.3. Aligned with national trends, the household size for Rochdale is projected to fall from an average of 2.4 to 2.3 persons per household over the next 5 years⁵².

Housing delivery

- 10.9.4. Rochdale Borough Council's current Housing Strategy (2017-2022) states that the Council aims to deliver approximately 460 units of housing per annum between 2012 and 2028⁵³.

⁵⁰ NHS Greater Manchester Integrated Care Partnership (September 2023), 'Provision & Access to NHS Dentistry in the Borough of Rochdale', page 6.

⁵¹ ONS (2018), Population projections - local authority based by single year of age.

⁵² ONS (2022), 2021 Census, Household and resident characteristics.

⁵³ RBC (2017), Housing Strategy, page 19.

Demand for education provision

- 10.9.5. Demand for early years places may increase due to national changes to HM Government early years policy. From April 2024, the Government will invest £8 bn every year to 2027/28 to increase the level of funded hours and early years education. It is not clear at this time whether this policy change and additional funding will directly impact the level of demand for early years places, however it is worth noting that this could influence the forecast position. The impact of this will likely not be borne out in the data until at least early 2025.
- 10.9.6. With regard to primary education, RBC's latest (2024) 'Need for Primary School Places 2024-2027' provides data and information regarding current and forecast trends. In reference to the local area relevant to the location of the Proposed Development, known as the School Planning Area 'Rochdale South', RBC states:
- 10.9.7. "Forecasts for pupil intakes in Rochdale South continue to be challenging. Birth rates have zig-zagged with schools under-recruiting in some year groups. The area also sees high levels of in-year applications and consequently there are some key stage 2 year groups where additional classes have needed to be created in previous years. The current forecast would suggest that recent birth rates are levelling off at around 750 up to 2027/28, and the spare capacity will be approximately 70 spare places per Reception intake"⁵⁴.
- 10.9.8. The following table is an excerpt from RBC's 'Need for Primary School Places 2024-2027' document which shows that there will be a level of spare capacity in the relevant primary level School Planning Area in 2027-28, at 65 spare places.

Table 10-10 – Forecast Position for 'Rochdale South' Primary School Planning Area

	2024-25	2025-26	2026-27	2027-28
Extra reception places needed	87 spare	62 spare	58 spare	65 spare
Plans / Future Issues	Additional housing developments currently under construction and associated with Places for Everyone mean that additional capacity is likely to be needed despite current spare capacity			

Source: RBC (2024), Need For Primary School Places 2024-2027, Page 7

- 10.9.9. During consultation with RBC for this assessment, representatives from the Council's Education Team explained that RBC follows best practice to main approximately 20-30 spare places across the School Planning Area to allow for changes in parental preference and mid-year admissions, therefore meaning that the forecast spare capacity would be approximately 35 places. RBC has forward funded a school expansion at the catchment school, St John's Church of England Primary School, Thornham.

⁵⁴ RBC (2024), Need for Primary School Places 2024-2027, page 7.

- 10.9.10. With regards to secondary education, RBC's latest (2024), 'Need for Secondary School Places 2024-2028' document, in reference to the relevant School Planning Area at the secondary level, states that there are pressures on existing and forecast capacity, and this has been exasperated by the delay of a planned new secondary school. As a result, secondary aged pupils residing in areas in Rochdale are having to travel out of the borough to access secondary schools.
- 10.9.11. "In 2022 the LA was notified of the DfE "pause" in the delivery of a second new Secondary academy school. The DfE have now notified the LA that the project is to be restarted. Unfortunately, because of the pause the project is to be restarted afresh. Consequently, the DfE have suggested that any new school will not be opened until 2027 at the earliest.
- 10.9.12. Rochdale (North and South) townships see the largest flow out at Secondary transition. The combined Rochdale and Pennines areas see on average 10.5% (or 217 pupils) leave the borough for their secondary education"⁵⁵.

10.10 ASSESSMENT OF EFFECTS, SECONDARY MITIGATION AND RESIDUAL EFFECTS

CONSTRUCTION PHASE

Direct, Indirect and Induced Employment During the Construction Phase

- 10.10.1. Based on the estimated construction cost⁵⁶ and estimated build period of approximately 4.5 years, the Proposed Development could support approximately 280 full-time equivalent (FTE) jobs on-site and off-site, within the construction sector, across the length of the construction period.
- 10.10.2. A proportion of the construction jobs will be taken up by those residing outside of the local impact area of Rochdale local authority and outside of the wider impact area of Greater Manchester, (referred to as 'leakage'). In addition, a proportion of jobs will be taken by those already working on construction projects locally (referred to as 'displacement'). After accounting for assumptions relating to leakage and displacement, the Proposed Development is estimated to support approximately 200 FTE jobs in the wider impact area of Greater Manchester, of which approximately 160 FTE jobs could be taken up by residents in the local impact area of Rochdale local authority.
- 10.10.3. The UK construction sector is characterised by an extensive network of supply chains resulting from expenditure on construction materials, goods and other services, covering a wide range of trades and skills. As a result, the construction investment of the Proposed Development will generate positive economic 'multiplier' effects both locally and across the wider impact area. This will bring indirect employment and financial benefits for local individuals and firms involved in the skilled construction trades and associated professions. It could also help to sustain employment within this sector across the local and wider economy. Incorporating indirect and induced multiplier effects⁵⁷, the construction of the Proposed Development could support a further 100 FTE jobs in the wider impact area of Greater Manchester, inclusive of approximately 20 FTE jobs in the local impact area of Rochdale.

⁵⁵ RBC (2024), Need for Secondary School Places 2024-2028, page 7.

⁵⁶ BCIS Cost Modelling, accessed May 2024, based on the development proposals, data for Rochdale local authority.

⁵⁷ Application of the HCA Additionality Guidance sub-regional multiplier for regeneration and physical infrastructure projects.

- 10.10.4. Therefore, a total net additional 300 FTE jobs could be supported in the wider impact area of Greater Manchester, of which approximately 170 FTE jobs could be within the local impact area of Rochdale.
- 10.10.5. New employment opportunities are considered to be an important beneficial contributor and wider determinant of human health.
- 10.10.6. These findings are shown in the following table.

Table 10-11 – Construction Phase Net FTE Employment Generation

Net FTE Employment, Construction Phase	Local Impact Area: Rochdale Local Authority	Wider Impact Area: Greater Manchester
Construction period (years)	4.5	
Direct employment (gross jobs)	280	
Net direct construction employment	160	200
Indirect / induced employment	20	100
Net Additional Employment (Total)	170	300

Source: WSP (2024)

- 10.10.7. The sensitivity of construction employees working in the local and wider impact areas (including those seeking employment in the construction industry) is considered to be medium noting that the sector accounts for 6.2% of employment in the local impact area and 4.9% in the wider impact area. The magnitude of change is considered to be low in comparison to the those currently employed in the sector, which is 5,000 in the local impact area and 71,000 in the wider impact area.
- 10.10.8. Therefore, there is likely to be a direct, temporary, medium-term beneficial effect which is considered to be 'Minor'.

Secondary Mitigation or Enhancement

- 10.10.9. No secondary mitigation or enhancement is required. If a Local Labour Agreement is created for the Proposed Development, this may support a higher proportion of construction jobs to be taken up by residents within Rochdale.

Residual Effect

- 10.10.10. In the absence of secondary mitigation, the residual effects for construction employees working in the local and wider impact areas is the same as those reported in the pre-mitigation scenario.

This effect is considered to be Not Significant

Economic Productivity Generated (Gross Value Added)

- 10.10.11. The construction phase of the Proposed Development will generate a temporary uplift in economic productivity, measured in Gross Value Added (GVA)⁵⁸. GVA measures the value of output created (i.e. turnover) net of inputs purchased and is used to produce a good or service (i.e. production of the output). This provides a measure of economic productivity.
- 10.10.12. Over the construction period, which is estimated to be 4.5 years, the Proposed Development could generate £21.1 million in net additional GVA for the wider impact area of Greater Manchester, inclusive of approximately £16.7 million in GVA which could support the local economy of Rochdale.
- 10.10.13. These findings are shown in the following table.

Table 10-12 – GVA Generation, Construction Phase

Net GVA Generation, Construction Phase	Local Impact Area: Rochdale	Wider Impact Area: Greater Manchester
Direct GVA generated	£15.6 million	
Net additional GVA generated, total construction period	£16.7 million	£21.1 million

Source: WSP (2024)

- 10.10.14. The sensitivity of businesses in the economy of the local impact area and wider impact area is considered to be low given that the average GVA output per FTE for the construction sector (at approximately £55,600) is in line with the all-sector average GVA per FTE (at approximately £57,000).
- 10.10.15. The magnitude of change is considered to be low reflecting that the GVA output generated by the construction phase of the Proposed Development is equivalent to approximately 1.3% of GVA output across Rochdale⁵⁹.
- 10.10.16. Therefore, there is likely to be a direct, temporary, medium-term, beneficial effect which is considered to be 'Minor'.

Secondary Mitigation or Enhancement

- 10.10.17. No secondary mitigation or enhancement is required.

Residual Effect

- 10.10.18. In the absence of secondary mitigation, the residual effect for economic productivity of the local and wider impact areas the local and wider impact areas is the same as that reported in the pre-mitigation scenario.

This effect is considered to be Not Significant

⁵⁸ ONS (2023), Annual Business Survey Section F, UK, 2008 to 2021 and ONS (2021), Business Register and Employment Survey.

⁵⁹ ONS (2023), GVA and Economic Productivity, Rochdale.

OPERATIONAL PHASE

Direct, Indirect and Induced Employment Supported by Commercial Uses Once Operational

- 10.10.19. The employment uses of the operational phase of the Proposed Development, comprising B2 and B8 uses for Industrial and Manufacturing; and Storage and Distribution related economic activities, respectively, as well as ancillary office uses, are estimated to support approximately 220 gross Full Time Equivalent (FTE) jobs.
- 10.10.20. New employment opportunities are considered to be an important beneficial contributor and wider determinant of human health.
- 10.10.21. The proportion of total on-site operational employment attributed to each proposed employment use is outlined in the following table.

Table 10-13 – On-site Employment Supported by Proposed Uses, Operational Phase

Proposed Employment Use	Floorspace (sqm GEA)	Employment Assumptions	FTE Jobs Supported
B2	As set out in the methodology section, it has been assumed that 25% of the employment floorspace, equivalent to approximately 35,110 sqft or 3,262 sqm would be for B2 uses.	Employment density for B2 uses at 36 sqm (GIA) per 1 FTE job	Approximately 90 FTE jobs
B8	As set out in the methodology section, it has been assumed that 75% of the employment floorspace, equivalent to approximately 105,330 sqft or ,9,785 sqm would be for B2 uses.	Employment density for B8 uses at 77 sqm (GEA) per 1 FTE job	Approximately 130 FTE jobs

Source: Homes and Communities Agency (2015) Employment Density Guide

- 10.10.22. The term 'net additional employment' refers to the scale of employment that is generated after taking into account a number of economic considerations have been taken into account, namely leakage, displacement and multiplier effects.
- 10.10.23. After taking into account additional factors leakage and displacement, it is estimated that the Proposed Development could support approximately 160 FTE direct net additional jobs of in the wider impact area of the Greater Manchester regional economy, inclusive of 120 FTE jobs that are likely to be taken up by those living in the local impact area of Rochdale.

10.10.24. The multiplier effects of consumer spending by employees and spending in the supply chain by businesses accommodated onsite will provide a further boost to the local economy. Multipliers published by the What Works Centre for Economic Growth Local Multiplier Toolkit⁶⁰ are used. The analysis suggests that a further 120 FTE jobs would be supported via indirect and induced effects across the wider economy across Greater Manchester of which 90 FTE jobs in the local impact area of Rochdale.

10.10.25. Therefore, the total net additional FTE jobs after accounting for displacement, leakage and multiplier effects is estimated to be 270 FTE jobs for the wider impact area, inclusive of 220 FTE jobs that could be taken up by residents in the local impact area of Rochdale.

Table 10-14 – Net direct FTE Employment

Net FTE Employment, Existing Uses	Local Impact Area: Rochdale Local Authority	Wider Impact Area: Greater Manchester
FTE employment (gross on-site jobs)	220	
Net direct employment	120	160
Indirect / induced employment	90	120
Net Additional Employment (Total)	220	270

Source: WSP (2024)

10.10.26. The sensitivity of the workforce in the economy of the local and wider impact areas to changes in the performance of the local and wider impact area economies is considered to be medium. This sensitivity is a function of lower than average economic activity rates.

10.10.27. The magnitude of change is considered to be low, when considering that the unemployment rate in the local impact area (3.7%) and the wider impact area (4.4%) are lower the national average (3.9%) and considering the size of the existing labour market for the relevant sectors to the Proposed Development (Manufacturing and Transport and Storage), which combined provide 16,000 employee jobs in the local impact area and 171,000 in the wider impact area.

10.10.28. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be 'Minor'.

⁶⁰ The use of the What Works Centre for Economic Growth Local Multiplier Toolkit is supported by HM Treasury in the latest (2022) Green Book with regards to the assessment of place-based employment effects. The toolkit sets out that an additional job in tradable sectors will create 0.9 jobs in non-tradable sectors and an additional job in high-skilled tradable sectors will create 2.6 jobs in non-tradable sectors. In the absence of specific data on the proposed economic activities per quantum of floorspace, this assessment has used a composite multiplier of 1.75 to assess multiplier effects for both the assessment of existing uses as well as the assessment of the Proposed Development, reflecting that proposed uses are tradable sectors and a proportion of jobs will likely be classed as high-skilled tradable.

Secondary Mitigation or Enhancement

10.10.29. No secondary mitigation or enhancement is required. If a Local Labour Agreement is created for the Proposed Development, this may support a higher proportion of operational on-site jobs to be taken up by residents within Rochdale.

Residual Effect

10.10.30. In the absence of secondary mitigation, the residual effects for the workforce across all industries, in the local and wider impact areas, is the same as those reported in the pre-mitigation scenario.

This effect is considered to be Not Significant

Economic Productivity Generated (Gross Value Added)

- 10.10.31. The employment related economic activity supported during the operational phase of the Proposed Development could generate increased economic productivity, measured as Gross Value Added (GVA) per annum.
- 10.10.32. There is potential for the on-site uses to directly generate approximately £11.8 million GVA per annum, reflecting that the economic activities associated with the Proposed Development.
- 10.10.33. For the purposes of this assessment, a weighted average of £53,425 GVA per FTE has been applied for this assessment reflecting the proposed mix of uses by floorspace, in the manufacturing; transport and storage sectors.
- 10.10.34. Taking into account additionality factors, the Proposed Development could generate approximately £14.4 million in GVA per annum for the wider impact area of Greater Manchester, of which £11.8 million could support the local Rochdale economy.
- 10.10.35. These findings are shown in the following table.

Table 10-15 – Operational Phase Net GVA Generation

Net GVA Generation, Illustrative Layout FE-05B	Local Impact Area: Rochdale	Wider Impact Area: Greater Manchester
Direct GVA generated	£13.6 million	
Net additional GVA generated, per annum	£11.8 million	£14.4 million

Source: WSP (2024)

- 10.10.36. The sensitivity of businesses in the economy of the local impact area and wider impact area is considered to be medium given that the weighted average GVA output per FTE for the manufacturing; transport and storage sectors (£53,425) is below the all-sector average of approximately £57,000, and these sectors account for approximately 17.2% of all GVA output in the regional economy.
- 10.10.37. The magnitude of change is considered to be low. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be 'Minor'.

Secondary Mitigation or Enhancement

10.10.38. No secondary mitigation or enhancement is required.

Residual Effect

10.10.39. In the absence of secondary mitigation, the residual effect for economic productivity of the local and wider impact areas is the same as that reported in the pre-mitigation scenario.

This Effect is Considered to be Not Significant

Increased Employment Land Supported by Commercial Land Industrial Floorspaces (B2 and B8)

10.10.40. The Proposed Development includes up to 140,440 sqft of employment floorspace, equivalent to 13,047 sqm.

10.10.41. This is equivalent to an uplift of approximately 3.8% compared to the existing industrial and warehousing land supply in Rochdale, at 340,883 sqm, and approximately 5.3% of the allocated sites for industrial and warehousing uses in Rochdale, at 244,000 sqm⁶¹.

10.10.42. The sensitivity of businesses in the economy of the neighbourhood impact area is considered to be medium given that the Proposed Development is an allocated site in the Places for Everyone Plan, there is policy support to bring forward the site and there is recognition of the contribution that the additional employment land can generate to support economic growth and help reduce economic disparity in Rochdale and the wider Greater Manchester economy.

10.10.43. The magnitude of change is considered to be low in comparison to the existing level of relevant floorspace and the proportion of allocated sites across the local impact area of Rochdale.

10.10.44. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be 'Minor'.

Secondary Mitigation or Enhancement

10.10.45. No secondary mitigation or enhancement is required.

Residual Effect

10.10.46. In the absence of secondary mitigation, the residual effects for businesses operating in the local and wider impact areas is the same as those reported in the pre-mitigation scenario.

This Effect is Considered to be Significant

Housing Supply and Proportion of Affordable Housing

10.10.47. The Proposed Development includes up to 314 new homes, which will include a mix of 2, 3 and 4 bed units, including affordable homes.

10.10.48. Rochdale Borough Council's current Housing Strategy (2017-2022) states that the Council aims to deliver approximately 460 units of housing per annum between 2012 and 2028⁶². As outlined in the Baseline Section, the latest available data published by the Department for Levelling Up, Housing and Communities (DLUHC) states that 594 net additional dwellings and 164 affordable units were delivered in Rochdale in 2022-2023⁶³.

⁶¹ Greater Manchester Combined Authority (2024), Places for Everyone, page 127.

⁶² RBC (2017), Housing Strategy, page 19.

⁶³ DLUHC (2024), Live Table 122 and Live Table 1008c.

10.10.49. The sensitivity of the housing market in the neighbourhood impact area is considered to be medium when assessed against the need and policy context which supports new housing in Rochdale, and given the positive current rate of housing delivery as set out in the Baseline Section.

10.10.50. The magnitude of change is considered to be medium, given the quantum of additional new homes proposed at up to 314, compared to the housing targets for Rochdale local authority, as well as considering the size of the existing residential housing stock and the existing residential population in the neighbourhood impact area at approximately 7,000 residents, compared to the Proposed Development for up to 314 new homes and a new residential population of approximately 720 residents.

10.10.51. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be 'Moderate'.

Secondary Mitigation or Enhancement

10.10.52. No secondary mitigation or enhancement is required.

Residual Effect

10.10.53. In the absence of secondary mitigation, the residual effects for the housing stock in the neighbourhood and local impact area is the same as that reported in the pre-mitigation scenario.

This Effect is Considered to be Significant.

Expenditure by New Residents

10.10.54. The Proposed Development for up to 314 new dwellings could increase the local population and therefore increase the proportion of expenditure within the local and wider economy.

10.10.55. High quality homes are considered to be an important beneficial contributor and wider determinant of human health.

10.10.56. Based on the projected number of residents per household for Rochdale, at an average of 2.3, the Proposed Development could accommodate approximately 720 people.

10.10.57. Data from the 2023 ONS Annual Population Survey shows that of the working age population (those aged 16-64), residents in Rochdale have a lower rate of economic activity at 75.1%, compared to the Greater Manchester average (76.6%) and England (78.9%). According to the 2021 Census, 52.6% of residents in Rochdale reported that they were in employment.

10.10.58. Assuming that the delivery of up to 314 new homes will increase the population in line with the existing resident profile, it is estimated that the Proposed Development could accommodate approximately 540 additional economically active residents of working age, of which approximately 380 could be in employment.

Table 10-16 – Total Residential Population, Economically Active and in Employment Population, Supported by the Proposed Development

Population Residing within the Proposed Development	Number of Residents
Total residents on-site	720
Economically active	540
Employed residents	380

Source: WSP (2024)

10.10.59. Household income can support the local economy as expenditure will occur over a long-term timeframe in which the home is occupied. The Annual Survey of Hours and Earnings (ASHE) provides income data for the residential population in Rochdale. Applying of the ASHE data indicates that employed residents of the Proposed Development could receive a collective income of approximately £13.3 million per annum.

10.10.60. Based on ONS data, the new residential population could spend approximately £4.8 million per annum on goods and services in the leisure and retail sectors. A proportion of this expenditure could be spent in local shops and businesses in the neighbourhood impact area, the local impact area of Rochdale and the wider Greater Manchester economy, which in turn provides an important source of local employment.

Table 10-17 – Expenditure by Residents at the Proposed Development

Population Residing Within the Proposed Development	Amount (£)
Total income of employed residents	£13.3 million per annum
Expenditure on convenience, comparison and leisure goods and services (based on all households)	£4.8 million per annum

Source: WSP (2024); ONS (2023), ASHE; ONS (2023), Family Spending

10.10.61. The sensitivity of the retail and leisure businesses located in the local impact and wider impact area is considered to be low, given the relative strength of the Wholesale and Retail and Accommodation, Food Services and Recreation sectors in the local impact area of Rochdale as set out in the Baseline Section. The magnitude of change is considered to be negligible, given the relative change to overall expenditure.

10.10.62. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be ‘Negligible’.

Secondary Mitigation or Enhancement

10.10.63. No secondary mitigation or enhancement is required.

Residual Effect

10.10.64. In the absence of secondary mitigation, the residual effects for retail and leisure businesses located in the local impact and wider impact area is the same as that reported in the pre-mitigation scenario.

This effect is considered to be Not Significant.

Increased demand for education provision (early years, primary and secondary)

10.10.65. Application of RBC’s pupil yield multipliers and based on the maximum number of homes proposed (314), the Proposed Scheme will generate approximately 80 primary school children and 30 secondary pupils. This is equivalent to 0.4 Forms of Entry (FE) and 0.2 FE, respectively.

10.10.66. BCC does not publish pupil yield multipliers for the early years level. Alternatively, the DfE Pupil Yield Dashboard⁶⁴, which provides data for the local authority of Rochdale, has been used, which indicates that the Proposed Development at 314 dwellings could generate demand for 20 early years places.

Table 10-18 – Demand for Early Years, Primary and Secondary Provision Generated by the Proposed Development

Education Phase	Pupil Yield Multiplier	Source of Pupil Yield Multiplier	Demand Generated by 314 Dwellings
Early years	0.07	DfE (2023), Pupil Yield Dashboard for Rochdale local authority	20 early years pupils
Primary	0.25	Provided during consultation with RBC, for this assessment	80 primary pupils
Secondary	0.10	Provided during consultation with RBC, for this assessment	30 secondary pupils

Source: WSP (2024); RBC (2024); DfE (2023), Pupil Yield Dashboard, Rochdale local authority

- 10.10.67. With regards to primary school provision, as already outlined in the Baseline and Future Baseline sections, it is likely that there will not be spare capacity within the relevant School Planning Area ‘Rochdale South’ in the forecast position. It is estimated that there might be approximately 35 spare places within the forecast provision. Therefore, it is likely that the demand generated by the Proposed Development for 80 primary places, cannot be accommodated in existing provision.
- 10.10.68. With regards to secondary school provision, RBC has stated that 10.5% of secondary aged pupils residing in the ‘Rochdale’ School Planning Area are having to travel outside of the borough to access secondary school provision. This trend will be exacerbated by the demand generated by the Proposed Development. RBC are working with DfE to deliver a new secondary school, which, as outlined in the Future Baseline section, has been subject to delays.
- 10.10.69. The sensitivity of pupils attending primary or secondary school within the neighbourhood impact area considered to be high given the low number of spare places in relevant schools as well as RBC’s forecast position that there will be insufficient places to accommodate demand generated by the Proposed Development without an expansion at St Johns Church of England Primary School, Thornham at the primary level, and the delivery of the forthcoming new secondary school currently in the pipeline.
- 10.10.70. The magnitude of change is considered to be low, when considering the number of potential pupils generated by the Proposed Development, set within the context of a typical sized school, which is a minimum of 420 pupils for the primary level and 900 for the secondary level.
- 10.10.71. Therefore, there is likely to be a direct, permanent, long-term, adverse effect which is considered to be ‘Moderate’.

⁶⁴ DfE (2023), Pupil Yield Dashboard, Rochdale local authority.

Secondary Mitigation or Enhancement

10.10.72. It is considered that developer contributions could be made to support the accommodation of the additional demand generated by the Proposed Development, for instance by an expansion project at the primary level, and towards a new school projected planned at the secondary school level, as indicated by RBC during consultation for this assessment.

Residual Effect

10.10.73. After taking account of secondary mitigation of developer contributions to education provision, the residual effects for pupils attending primary or secondary school within the neighbourhood impact area is considered to be 'Negligible'.

This effect is considered to be Not Significant

Increased Demand for Primary Healthcare Infrastructure

10.10.74. The Proposed Scheme is expected to accommodate approximately 720 residents once fully built-out and operational. In line with the British Medical Association (BMA), and HUDU guidance, the standard for the provision of GPs is 1 FTE GP per 1,800 patients. Therefore, the total number of residents of the Proposed Scheme will generate equivalent demand for approximately 0.4 FTE GPs.

10.10.75. As demonstrated in the Baseline section, there is only one GP surgery located within 1.3 miles of the site, The Hive Health Centre. The latest General Practice Workforce figures (January 2024) confirms the practice has a ratio of one full-time equivalent (FTE) GP to 1,287 patients⁶⁵. This is below the HUDU benchmark GP to patient ratio of 1:1,800 and the practice has also identified it is accepting new patients.

10.10.76. After taking into account the demand generated by the Proposed Development, for an additional 720 patients, The Hive Health Centre could accommodate a further 1,400 patients before the GP : patient ratio would reach the recommended capacity benchmark. Therefore, it is considered that the additional demand generated by the Proposed Development could be accommodated within existing provision.

10.10.77. The sensitivity of local residents, all demographic profiles living within the neighbourhood impact area, in terms of access to GP and dental services is considered to be negligible given the number of surgeries locally with spare capacity.

10.10.78. The magnitude of change is considered to be low when considering the level of additional demand generated (720) in comparison to spare places indicated (2,200) within existing GP facilities.

10.10.79. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be 'Negligible'.

Secondary Mitigation or Enhancement

10.10.80. No secondary mitigation or enhancement is required.

Residual Effect

10.10.81. In the absence of secondary mitigation, the residual effects for the residential population residing in the neighbourhood impact area is the same as those reported in the pre-mitigation scenario.

⁶⁵ NHS (2024), General Practice Workforce data.

This effect is considered to be Not Significant.

Social and neighbourhood cohesion

- 10.10.82. Social cohesion is considered an important social determinant of health by the NHS Healthy Urban Development Unit (HUDU). Social cohesion is considered to be an important beneficial contributor and wider determinant of human health.
- 10.10.83. The guidance outlines that “urban planning can help to facilitate social cohesion by creating safe and permeable environments with places where people can meet informally and consider the availability of positive community guardianship” and “friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.”⁶⁶
- 10.10.84. The NHS HUDU Health Impact Assessment Toolkit provides guidance for the assessment of ‘social cohesion’ against five criteria, which are each considered with respect to the Proposed Development in the following table.

Table 10-19 – Analysis of NHS HUDU Social Cohesion Criteria

Theme	Criteria	Application to the Proposed Development
Community engagement	Does the proposal consider health inequalities by addressing local needs through community engagement?	As part of the development of the Places for Everyone Plan, in which the Proposed Development has been allocated, an 8-week public consultation was undertaken. In addition, further public consultation is planned during the course of the planning application process, to gather specific feedback on the Proposed Development.
Social interaction	Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	The Proposed Development includes open space including play space for children which creates opportunity for social interaction among new residents. In addition, the Proposed Development will include landscaping and green and blue infrastructure within the site both to enhance the attractiveness of the scheme and provide opportunities for recreation to both residents and people working in the area. Severance is relevant to the design of this scheme. The design of the Proposed Development purposefully includes severance to create a physical barrier between the residential and employment uses, separated by existing bodies of water, to provide a safe space for the residential population, particularly young and vulnerable groups, away from the employment uses which will involve goods vehicles.
Mixed uses and community facilities	Does the proposal include a mix of uses and a range of community facilities?	The Proposed Development does not propose to include community facilities on-site. As stated in the site allocated for the Proposed Development in the Greater Manchester Places for Everyone Plan, the

⁶⁶ NHS HUDU (2019), Health Impact Assessment Toolkit.

Theme	Criteria	Application to the Proposed Development
		development of the residential element of the site will be expected to make financial contributions for offsite additional primary and secondary school provision to meet needs generated by the development in accordance with policy JP-P5. Should developer contributions be required, the funding would help to provide and support new and improved community facilities such as education provision and healthcare provision within the local area surrounding the site.
Opportunities for voluntary and community sector involvement	Does the proposal provide opportunities for the voluntary and community sectors?	The development proposals do not directly provide opportunities for the voluntary and community sectors. Although unknown at the current time, it is likely that a proportion of future residents will take part in voluntary activities within the local area in Rochdale.
Inclusive design	Does the proposal take into account issues and principles of inclusive and age-friendly design?	One of the four main aims of the Proposed Development is to 'provide new family housing to meet a range of local needs', providing a mix of 2, 3 and 4 bed houses. It is expected that the residential units will provide a range of options suited to the housing need of Rochdale local authority, including affordable housing.

Source: NHS HUDU (2019), analysis by WSP (2024).

- 10.10.85. The Proposed Development will be likely to be occupied, at least in the initial phases, by new residents that may have few existing social networks. As provided by the analysis in the above table, the delivery of the Proposed Development will provide new open space and positive public realm interventions which will aid social cohesion among the new residential population and will provide a range of housing to support a mixed community.
- 10.10.86. The neighbourhood impact area in which the Proposed Development is located, currently has a residential population of approximately 7,000 people. At present, there is no residential population within the red line boundary of the Proposed Development, therefore the delivery of additional population resulting from the Proposed Development, estimated to be approximately 720 residents, will not result in any displacement of the existing residential population.
- 10.10.87. The sensitivity of the local residents, across all demographic profiles, living within the neighbourhood impact area, in terms of social cohesion, is therefore considered to be low.
- 10.10.88. The magnitude of change is considered to be medium, given the quantum of new residents at the Proposed Development, at approximately 720 people, and additional new homes proposed compared to the existing neighbourhood population at approximately 7,000 people, and wider housing targets for Rochdale local authority.
- 10.10.89. Therefore, there is likely to be a direct, permanent, long-term, beneficial effect which is considered to be 'Minor'.

Secondary Mitigation or Enhancement

- 10.10.90. No secondary mitigation or enhancement is required.

Residual Effect

10.10.91. In the absence of secondary mitigation, the residual effects for local residents, all demographic profiles, residing within the neighbourhood impact area is the same as those reported in the pre-mitigation scenario.

This effect is considered to be Not Significant.

10.11 SUMMARY

10.11.1. The following table provides a summary of the effects, receptors, residual effects and a conclusion as to whether the effect is significant or not significant.

Table 10-20 – Summary of Residual and Significant Effects for Population and Human Health ES Chapter

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction Phase					
Construction workforce, in the local and wider impact areas	Direct, indirect and induced employment during the construction phase	Minor beneficial (not significant) T / D / MT	None	Minor beneficial (not significant) T / D / MT	None
Economic productivity of the local and wider impact areas	Economic productivity generated (Gross Value Added)	Minor beneficial (not significant) T / D / MT	None	Minor beneficial (not significant) T / D / MT	None
Operational Phase					
Workforce across all industries, in the local and wider impact areas	Direct, indirect and induced employment supported by commercial uses once operational	Minor beneficial (not significant) P / D / LT	None	Minor beneficial (not significant) P / D / LT	None
Economic productivity of the local and wider impact areas	Economic productivity generated (Gross Value Added)	Minor beneficial (not significant) P / D / LT	None	Minor beneficial (not significant) P / D / LT	None

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Businesses operating in the local impact area	Increased employment land supported by commercial land industrial floorspaces (B2 and B8)	Minor beneficial (not significant) P / D / LT	None	Minor beneficial (not significant) P / D / LT	None
Housing stock, neighbourhood and local impact areas	Housing supply and proportion of affordable housing	Moderate beneficial (significant) P / D / LT	None	Moderate beneficial (significant) P / D / LT	RBC to monitor housing delivery
Retail and leisure businesses located in the local impact area and wider impact area	Expenditure by new residents	Negligible beneficial (not significant) P / D / LT	None	Negligible beneficial (not significant) P / D / LT	None
Primary and secondary school aged pupils, residing within the neighbourhood impact area	Increased demand for education provision (early years, primary and secondary)	Moderate adverse (significant) P / D / LT	It is considered that developer contributions could be made to support the accommodation of the additional demand generated by the Proposed Development, to be determined with RBC.	Negligible adverse (not significant) P / D / LT	If developer contributions are required, RBC to monitor developer contributions according to CIL 2010 Regulations.
Local residents, all demographic profiles, residing within the neighbourhood impact area	Increased demand for primary healthcare infrastructure (GPs, dentists)	Negligible beneficial (not significant) P / D / LT	None	Negligible beneficial (not significant) P / D / LT	None

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Local residents, all demographic profiles, residing within the neighbourhood impact area	Social and neighbourhood cohesion	Minor beneficial (not significant) P / D / LT	None	Minor beneficial (not significant) P / D / LT	None

Source: WSP (2025)

Key to table:

P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable

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