

5.0 SOCIO ECONOMIC ASSESSMENT

5.1 INTRODUCTION AND METHODOLOGY

5.1.1 This Chapter assesses the socio-economic impacts arising from the proposed development at New Lubbesthorpe, west of Leicester in Blaby District. It concentrates on the socio-economic impacts of the proposals on the surrounding environment and provision of facilities serving local people. The assessment addresses the impacts on the following:

- Housing;
- Retail;
- Economy and employment;
- Health;
- Education, including early years and higher education;
- Cultural, Community facilities and Libraries;
- Open space and sports provision; and
- Safety

Methodology

5.1.2 The socio-economic conditions of the Project are assessed by comparing the baseline conditions within the area against those likely to result from the constructional and operational phases of the development when complete. An audit of the existing conditions within the area was assembled from existing data sources and original research and this provides the baseline position mostly as at 2010.

5.1.3 The source for much of the baseline is secondary sources including the evidence base assembled for the **Regional Spatial Strategy** and the subsequent emerging Blaby District **Core Spatial Strategy Submission Version** (July 2009), and supporting reports such as the Council's **PPG17** open space audit. District area profile information prepared by the County Council has also been used. In addition, analysis of local mapping provides a picture of the provision of local facilities. Information from the Office of National Statistics (ONS) and Nomis provides a baseline picture of the local population. In some cases information was supplemented by published data from national organisations.

5.1.4 In addition, two workshops were held with stakeholders to assess the likely provision of facilities within the development including doctors, community meeting spaces/venues, schools and policing, and a separate workshop on green infrastructure including open space provision. Follow-up discussions have been held with certain stakeholders on local levels of provision.

5.1.5 The assessment is also supported by a **Retail Impact Assessment** and a study of the employment potential entitled **Market Based Employment Study** (both supporting documents to this Environmental Statement), both prepared by King Sturge, Chartered Surveyors.

5.1.6 The method applied to assessing the impacts is common throughout this environmental assessment and the criteria on the extent of and significance of the impact have been defined as follows:

- **Beneficial** – positive impact
- **Adverse** – negative impact
- **Neutral** – no noticeable impact
- **Minor** – impact is slight or insignificant
- **Moderate** – impact is of reasonable significance
- **Major** – impact is substantial
- **Transient** – short term, temporary impact
- **Long term** – more permanent impact

Blaby District

5.1.7 Blaby District is situated in the South West of the County of Leicestershire and covers an area of approximately 50 square miles (13,047 hectares). The District offers a diverse mix of urban and rural environments and is more rural in the south and urban in the north and east, forming part of the Leicester urban area. The district has 24 parishes varying in population from about 30 to around 15,000 residents. The M1 and M69 motorways run through the District, meeting at Junction 21 towards the north of the District. Major cities such as Leicester, Nottingham, Derby, Coventry and Birmingham are easily accessible by road, and London is 2 hours drive away.

5.2 PLANNING CONTEXT

National Planning Policy Context

5.2.1 The relevant national planning policy context includes:-

Planning Policy Statement 1: Delivering Sustainable Development (2005)

5.2.2 **PPS1** establishes that sustainable development is the core principle underpinning the planning system. Planning needs to facilitate and promote sustainable and inclusive development, a key principle within this is ensuring that development supports existing and future communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. It is therefore important to ensure any development contributes positively to the existing local environment and community.

Planning Policy Statement 3: Housing (2006) revised 2010

5.2.3 In support of its objective to create mixed and sustainable communities, the Government's policy is to ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. Moreover

PPS3 proposes that local authorities should promote developments which combine a mix of land uses. It also highlights that priority for housing development should be given to previously developed land and, in particular, vacant and derelict sites and buildings. Revisions made by the Coalition government removed the minimum Greenfield density specified by **PPS3**.

Planning Policy Statement 4: Planning for Sustainable Economic Development (2009)

5.2.4 **PPS4** sets out government objectives on economic development, these include providing a good range of sites for economic and mixed development and creating a good supply of land and buildings which offers a range of opportunities for creating new jobs in large and small businesses as well as start-up firms and which is responsive to changing needs and demands.

5.2.5 The **PPS** states that regional planning bodies and local planning authorities should plan positively and proactively to encourage economic development, in line with the principles of sustainable development. In particular they should develop flexible policies which are able to respond to economic change and the need for co-ordination with infrastructure and housing provision.

Planning Policy Guidance 17: Planning for Sport, Open Space and Recreation (2002)

5.2.6 **PPG17** sets out the considerations that regional planning bodies and local authorities should make in setting policies for open space, sport and recreation within their area.

Regional Planning Policy

East Midlands Regional Plan (RSS8)

5.2.7 The **Regional Spatial Strategy** was published in March 2009 and provides the **Regional Plan** until 2026. The Coalition Government revoked regional strategies however this decision was quashed in the High Court in November 2010 leading to the re-instatement of regional strategies until replacement legislation is in place, which is expected in 2011/2012. For the purposes of this planning application the **RSS** remains in force and therefore will be a consideration in determining the suitability of this planning application.

5.2.8 The **RSS** identifies the scale and distribution of new housing provision and priorities for economic, environment, transport infrastructure, agriculture, energy, mineral and waste treatment and disposal.

5.2.9 Policy 3 identifies that new development will be primarily in and adjoining the Region's five Principal Urban Areas (PUAs), the built up areas centred (inter alia) on Leicester. The Leicester principal urban area falls within the Three Cities sub-area. Policy 12 identifies that development should support the continued growth and development of the Three Cities. Policy 13 identifies the housing requirements for the district with a requirement for 380 homes per annum from 2006 to 2026 with a total of 7,600 by 2026.

- 5.2.10 Policy 18 identifies the regional priorities for the economy, Policy 20 identifies regional priorities for employment land, Policy 21 identifies the need for strategic distribution uses within the Leicester and Leicestershire HMA area.
- 5.2.11 Policy 22 deals with retail provision favouring town centres and limiting out of town shopping. Policy 28 identifies regional priorities for green infrastructure. Policy 41 deals with regional priorities for Culture, Sport and Recreation.
- 5.2.12 The Three Cities Sub-Regional Strategy identifies that Blaby should accommodate 380 houses per annum over the plan period which at least 250 dwellings per annum should be within or adjoining the Leicester PUA, including Sustainable Urban Extensions as necessary. Policy SRS4 Employment Land also states that in reviewing employment land provision authorities should have regard to Policy 20 and to the following factors: the housing distribution set out in Three Cities SRS Policy 3, in particular the Sustainable Urban Extensions.

The Leicester and Leicestershire Employment Land Study 2009

- 5.2.13 The study found that additional employment land is required across the sub-region to provide for existing firms, provide renewal of existing stock, plan for development and provide competition between developments and improve choice. The study proposes a sequential approach to new allocations to help develop a sustainable pattern of employment provision. The hierarchy identifies:-
- a) Grade A offices within the New Business Quarter in Leicester;
 - b) Additional employment land in Leicester (but due to physical constraints is unable to be met fully within the city boundary in adjacent local authority areas);
 - c) Strategic employment sites within the Sustainable Urban Extensions in Blaby, Charnwood, Coalville and Hinckley and Bosworth (with a 50 ha allocation in South Charnwood SUE);
 - d) Employment land for R&D at Loughborough Science and Enterprise Park;
 - e) A 50 ha strategic road-rail distribution centre in NW Leicestershire;
 - f) Local allocations in notably Hinckley, Market Harborough and Melton Mowbray.
- 5.2.14 The study identified the need for advance investment and public sector intervention to bring forward strategic employment sites within the proposed Sustainable Urban Extensions to accord with government guidance to: contribute to identified local and strategic employment needs, provide for sustainable development with a better alignment between homes and jobs; and provide development platforms for low carbon development.
- 5.2.15 A parallel 'workspace study' looks at provision of space to accommodate individual sectors sectorally – with knowledge based sectors, and spatially – with the new pattern of development to align homes with jobs and sustainable modes of transport. The two studies led to a series of recommendations including setting strategic priorities including:-

- 3a) Advance development of strategic low carbon employment sites in each of the proposed Sustainable Urban Extensions (SUEs).

Local Planning Policy

Sustainable Community Strategy

- 5.2.16 The **Sustainable Community Strategy for Blaby District (2008)** identifies in its Vision for 2026:-

“In 2026 Blaby District will be made up of thriving sustainable, safe, healthy, fair and secure communities, where people are happy to live and work. We want Blaby District to be known for:-

Its clean, attractive and sustainable environment where:-

- *The economy is prospering and prosperous*
- *It is easy to get about using sustainable, integrated transport networks*
- *The physical environment across the whole of the District makes people proud*
- *We are doing everything we can to respond to the challenges of climate change*
- *People can afford to live in high quality, sustainable homes in strong communities*

The contribution of its children and young people where:-

- *Children and young people make positive choices about their health and behaviour*
- *Young people are actively involved in planning and delivering improvements to services*
- *All children and young people can reach their potential*

The safety, strength and health of its communities where:-

- *People work together to make their communities safer*
- *Anti-social behaviour is a thing from the past*
- *People from differing backgrounds and needs have the opportunity to be engaged in their community*
- *Communities and individuals have the skills and confidence to actively work together to shape their community*
- *All people are as healthy and active as they can be*
- *Older people are independent and enjoy a good quality of life*

High quality, responsive, efficient and valued public services where:-

- *Agencies communicate and work together to provide customer focused services*
- *Customers expect and receive the very best services”*

Emerging Core Spatial Strategy (September 2009)

- 5.2.17 The **Core Strategy** was prepared to submission stage and then suspended with the council changing its approach from one of specifically ‘allocating’ sites to the broader identification of the ‘location’ for the development. In the emerging plan the most relevant policies are:-

- **Policy 1 – Locating Development** identifies that some 7,600 homes are to be developed in the district with some 5,250 in and adjacent to the PUA;
- **Policy 2 Design of New development** sets objectives for high quality development including a achieving the silver standard for Building for Life criteria;
- **Policy 3 – Sustainable Urban Extension** identifies land at Lubbesthorpe for an SUE including 4,500 new homes employment opportunities, 3 primary schools and a secondary school, Health care facilities, Community / Faith facilities, Retail provision (circa 3,000 – 4,500 sq m (net)), Green space provision and transport improvements;
- **Policy 4 - Strategic Employment Site** identifies a site of 20 hectares off The Warrens Industrial estate for a SES;
- **Policy 6 – Affordable Housing** identifies the target to secure 30% affordable housing within the proposed SUE and 25% affordable housing on all other developments;
- **Policy 7 - Mix of Housing** identifies that residential proposals should meet the housing needs of all sections of the community, including accommodation type (house, flat, bungalow etc); tenure (owner-occupied, rented, intermediate) and size (bedroom numbers). All homes should meet Lifetime Homes standards;
- **Policy 10 - Services and Facilities to support growth** states that the SUE west of Leicester will require provision of a new secondary school, and 2 to 3 primary schools (depending upon the scale of development). In addition, education, health, library and other public facilities will be required in order to sustain new residents and the wider population. Council will seek to encourage co-location of education, health, library and other facilities;
- **Policy 12 – Retail Developments at the Proposed SUE** states that new retail facilities of an appropriate scale will be allowed to meet the needs of new and existing residents;
- **Policy 13 - Green Infrastructure (GI)** identifies that Blaby District Council and its partners will seek to maintain existing, and provide new, 'networks of multi-functional green spaces' identifying that the Sustainable Urban Extension provides an opportunity to plan for a green infrastructure network, serving the needs of new communities and providing green links (for people and wildlife) from the urban area to the wider countryside;
- **Policy 14 - Play and Open Spaces** identifies standards for provision; and
- **Policy 15 - Green Wedges** states opportunities to create new Green Wedges will be explored particularly in areas around the proposed Sustainable Urban Extension to the west of Leicester.

- 5.2.18 The proposals in the plan are supported by an evidence base which includes a sustainability appraisal and strategic environmental assessment, studies of employment land requirements, transport and infrastructure requirements amongst others, and these are referred to where relevant in the assessment.

5.3 BASELINE CONDITIONS

- 5.3.1 The proposal is located within the district of Blaby and is located on the existing edge of the Leicester Principal Urban Area (PUA), south of the settlements of Leicester Forest East and Kirby Muxloe, west of Thorpe Astley and Braunstone and north of Enderby. These represent settlements that effectively operate as part of the wider Leicester urban area.

Demography

- 5.3.2 The District of Blaby has experienced significant housing development since the 1960s, but particularly in the last 20 years there has been a large growth in its resident population, and in its economic base with the development of new business and retail parks concentrated close to Junction 21 of the M1.
- 5.3.3 The ONS Mid Year 2009 population estimates show Blaby to have a population of 93,600, which shows a percentage increase in the period 2001-2009 of 4%; the second lowest increase for the districts in Leicestershire (Melton was 2%). The county as a whole grew by 6% to 644,700 in the same period.
- 5.3.4 The latest small area figures are available for 2004. These show the estimated proportion of white British origin at 90.9% which is similar to the county at 91.2%. By far the largest ethnic minority group are people from Indian origin which accounted for around 40% of the black and minority ethnic population in Blaby in 2004.

Deprivation in Blaby

- 5.3.5 An assessment of deprivation in Blaby produced by the Research and Information Team at the County Council in 2005 (Blaby District Council Profile 2005) shows that levels of deprivation are low and Blaby is the second lowest in Leicestershire. But some wards experience higher levels of deprivation than others. There are 1,341 children (Under 16 years) and 1,745 older people (over 60 years) living in income deprived households within the district.
- 5.3.6 The national indices of multiple deprivation (IMD) 2004 shows Blaby has an IMD score of 8.68 and is ranked 318th least deprived district in England (out of 354 where 1 is the least deprived).
- 5.3.7 The super-output area statistics (SOAs) which contain 1,500 people each show that all 60 SOA in Blaby are ranked within the 50% least deprived in England. The most deprived wards in Blaby are Winstanley at 16,262 nationally and Blaby South at 17,560, Enderby St Johns at

18,143 above the national median of 26,049. However, Blaby has no ward within the 50 most deprived in Leicestershire.

- 5.3.8 Some 1,341 children live in deprived households in the district. The highest rating SOAs are Ravenhurst and Fosse. Some 1,745 people over 60 live in deprived households. The most deprived SOAs are Stanton Flamville and Forest wards, which are both at the 40% most deprived wards in England for that measure. Forest ward sits alongside the site and has 133 older people living in deprived households.

Housing

- 5.3.9 The **Regional Spatial Strategy** for the East Midlands identifies that to meet housing requirements the district should provide 380 homes annually and 7,600 new homes within the period from 2006-2026. Of these the RSS identifies that some 250 should be within or adjacent to the Principal Urban Area (PUA).

- 5.3.10 In the period 1991 to 2001 Blaby's housing stock saw growth of 9.1%, which is the second highest of any district including the city in percentage terms within the Strategic Housing Market Area. The county grew by 7.8% over the same period. This reflects the long term growth of the district which over the 20 year period grew by 16.8%

Affordable Housing

- 5.3.11 The Council's **Corporate Plan** (2008) and its **Sustainable Community Strategy** (2008) contain the ambition that 'people can afford to live in high quality, sustainable homes in strong communities'. The **Leicestershire Local Area Agreement** (2008) seeks to increase the provision of affordable housing.

- 5.3.12 Housing affordability within the district is addressed in the **Leicester and Leicestershire Strategic Housing Market Assessment (SHMA)** prepared by BLine Housing Information Ltd and other consultants and published in 2007/8. The **Strategic Housing Market Assessment (SHMA)** covers the eight local authorities of Blaby, Charnwood, Harborough, Hinckley & Bosworth, Leicester, Melton, North West Leicestershire and Oadby & Wigston, which were designated as a Housing Market Area by the Regional Housing and Planning Board in 2004.

- 5.3.13 The existing housing market in Blaby is characterised in the study as follows:-

- The district breaks up into 7 sub-district market areas;
- Blaby is a moderately mixed area with a rural feel which makes it attractive place to live with high demand;
- Blaby's urban settlements tend to house prospering younger or older families or aspiring households;
- Using the DEFRA urban/rural definitions shows that much of the M1 corridor is considered urban in character;
- The existing household type is predominantly family households, there are also a significant number of couples and single pensioners;

- Acorn lifestyle groups within Blaby show more diversity closer to Leicester city, though family households of one form or another are clearly the most common ('settled suburbia', 'flourishing families', 'starting out'). There are also a number of 'affluent greys' suggesting under-occupation;
- Most housing in Blaby is semi-detached though there are significant numbers of both terraces and detached houses. Semi-detached houses are far more common in the more urban areas, though not uncommon in the more rural settlements. Flats are sparsely distributed but present in most settlements to some extent;
- Most properties in Blaby are owner occupied; around 8% is social housing. There is very little privately rented housing across the district;
- Average property prices rose steeply between 2003 and 2007. They have taken a fairly sharp fall since November 2007, but are still well above what would have been expected at a normal rate of inflation. The average property price is markedly high in comparison to those in Leicester. Lower quartile prices show a huge spike in flat prices in 2002. Lower quartile prices for all property types remain above £100,000;
- House sales in Blaby are mostly shared between semi-detached and detached housing, with few terraces and even fewer flats, reflecting the general property profile of the area;
- Blaby has a typical pattern where housing nearest to urban areas is cheapest and prices rise moving out towards rural areas. Price differentials also appear to reflect the location of social housing stock.

5.3.14 The **Blaby Local Housing Strategy** (February 2009) identifies the key issues facing the district in terms of housing provision as follows:-

- There are three sub-markets that overlap with adjacent districts:-
 - 1) Urban North East at the borders of Leicester: which consists of the lower value area of Braunstone, the higher value Kirby Muxloe and the mixed value Glenfield;
 - 2) Central Commuter Belt: based on the old villages and towns of Enderby, Narborough, Cosby, Blaby, Glen Parva, Whetstone and Countesthorpe;
 - 3) Rural South West: including Stoney Stanton, Sapcote and Sharnford and which are oriented more towards Hinckley and Nuneaton than towards Leicester.
- An imbalanced housing market with the housing stock is highly skewed in three respects:-
 - 1) In relation to property type: in the high proportion of larger detached homes and in the lower supply of smaller terraced homes, and especially flats and maisonettes;
 - 2) In relation to size: as a corollary of the above, in the high proportions of larger 4 and 5 bed family homes and in the low supply of smaller 1 and 2 homes;
 - 3) In relation to tenure: in the well above average home ownership sector and the well below average social and private rented sectors.
- A lack of affordable housing:-

- 1) New households (especially first time buyers) wishing to purchase a lower quartile priced property would need an annual income in excess of £40,000 and / or a significant deposit.

Housing Needs

- 5.3.15 The **SHMA** identifies an annual need in Blaby for some 289 affordable homes in the seven year period to 2015. Of these some 78% are identified as social rent and 22% as intermediate housing.
- 5.3.16 There is recognition in the **SHMA** at paragraph 4.149 that given the very high levels of affordable housing requirements relative to the overall level of planned housing provision, that the policy could not achieve the requirement and therefore a lower percentage figure must be identified.
- 5.3.17 The Council's emerging policy for provision of affordable housing is set out in the submission draft Core Strategy at Policy 6 which indicates that affordable housing provision should be 30% within the SUE and 25% outside the SUE, reflecting the supposed greater ability of the SUE to provide a greater proportion of affordable homes.
- 5.3.18 In the light of the, then, revoked **RSS** (now re-instated), the Council has resolved to undertake a review of its overall housing requirements, including affordable housing within the district to 2026 and beyond. This process has continued even though the **RSS** has been re-instated in expectation of new legislation during 2011/12.
- 5.3.19 The **SHMA** also identifies a typical mix of housing provision across the whole **SHMA**. However this is only a guide to future profile of the housing market as existing properties will also adapt and change as requirements change. This cannot be taken as necessarily typical for Blaby and housing provision will clearly be influenced by the prevailing market attractiveness of particular locations for particular types of housing.

Retail

- 5.3.20 An assessment of current retailing patterns is provided in the Retail Assessment prepared by King Sturge (document 8).
- 5.3.21 The retail environment of Blaby District is dominated by Leicester City Centre and Fosse Retail Park and to a lesser extent the district's only designated town centre in Blaby. In terms of comparison shopping Leicester City Centre is of regional significance and is easily accessible from most parts of Blaby District by a choice of means of transport. The city centre offers a full range of shops and is dominated by two shopping malls of Highcross and Haymarket.
- 5.3.22 Convenience shopping is usually undertaken on a local basis and accordingly, the city's food stores do not attract a great deal of expenditure from Blaby District. Fosse Retail Park,

which is an out-of-centre retail destination of regional/sub-regional significance, is the dominant retail destination in Blaby District for both comparison and convenience goods.

- 5.3.23 Fosse Retail Park includes two full format superstores - Asda at 11,540m² and Sainsbury's at 9,783m² gross. According to the **Blaby Retail Study** these two stores account for 44% of the total convenience goods spending in Blaby District. Sainsbury's has recently been granted planning permission for a 1,849m² (net sales) mezzanine to provide additional comparison and convenience retail floor space. Once constructed this would bring the net sales area to 9,300m².
- 5.3.24 The accessibility of Fosse Park off the ring road and M1 and M69 motorways make it highly accessible by car. This level of accessibility, combined with the wide retail offer would appear to have the greatest influence on shopping patterns in Blaby District.
- 5.3.25 Blaby, located to the south east of the subject site, has a relatively good convenience retail offer provided through Waitrose, Aldi and a range of independent traders. In contrast, Blaby has a poor comparison shop provision.
- 5.3.26 Enderby, located to the south of the subject site, performs an important role as a service centre for its residents and those of surrounding hamlets. Enderby is clearly a lower order settlement than Blaby. Enderby has two medium-sized Co-operative supermarkets, which dominate the convenience top-up offer within the village.
- 5.3.27 Earl Shilton, although outside the District, plays a similar role to that of Enderby and serves hamlets within Blaby District. Earl Shilton has a single medium-sized supermarket, and a range of service uses. However, it offers a better comparison offer than Enderby and is more similar to the offer available at Blaby.
- 5.3.28 The other centres include Aylestone, Kirby Muxloe and Thorpe Astley. Thorpe Astley is essentially just an Aldi food store. In addition to the above are the local centres of Countesthorpe, Braunstone and Leicester Forest East. All have a limited retail offer and are underserved.

Economy and Employment

Local Economy

- 5.3.29 A total of 40,100 people were employed in the district in 2004. Employment increased by 10,000 jobs (some 34.4%) in the period 2000-2004 compared with an increase of 8.8% in the county and 3.2% nationally.
- 5.3.30 The largest employment sector in 2004 was distribution, hotels, restaurants and retail at 31% - a higher proportion than the county at (28.6%) and East Midlands (25.1%). The district has only 10% employment in manufacturing which is well below the county (19%) and nationally (11.9%). A high proportion of jobs are in key growth sectors of financial and business Services (22.1%). The development of knowledge sectors has also progressed rapidly. There

are a higher proportion of people in consumer services and knowledge-based services compared with the county, regionally and nationally, although there is a lower proportion in high technology manufacturing.

- 5.3.31 There are a total of 2,615 VAT registered businesses in Blaby and business registrations grew by 6.3% between 2000 and 2004. Some 95.8% of businesses employ less than 50 people in 2004 which is similar to the county average (96.8%), region (96.2%) and nationally (96.2%).
- 5.3.32 The largest employers are the County Council (2,000), Leicestershire Constabulary (1,600) Alliance and Leicester/Santander (1,500) and Next (1,500) in May 2006.
- 5.3.33 The economic activity rate in the district in March 2010 was 78.1% which is slightly below that for the East Midlands at 77.4% and Great Britain at 76.5%. In October 2010 some 2.0% in Blaby were claiming job-seekers allowance compared with 3.2% in the East Midlands and 3.5% in Great Britain (Nomis). In May 2008 the figure for Blaby was 1%, which shows the recent increase.
- 5.3.34 In 2004 median resident annual earnings were £1,731 greater than the median workplace annual earnings which suggests the district is a less self-contained labour market compared with the county and region as a whole (ASHE 2004).
- 5.3.35 In terms of working occupation structure Blaby has 37.9% within SOC 2000 Major Group 1-3 (managers and senior officials, professional occupations, associate professional and technical) which lower than the East Midlands figure of 40.6% and for Great Britain 44.3% (Nomis).
- 5.3.36 The proportion of people with at least NVQ Level 4 qualification (to degree or equivalent level) for Blaby is well below the national level and for the sub-region. Blaby has 21.3% against an East Midlands figure of 25.7% and Great Britain at 29.9%. The district has the lowest two and four level qualification rates in the county and is below the national average (Nomis).

Existing Employment Areas

- 5.3.37 Employment sites close to the proposed development include (and are shown in, indicated at **Figure 5.1 Existing Facilities: Employment**, include:-
- **Grove Park** located immediately to the south of Meridian Business Park and adjacent to Fosse Park. The business park extends to 105 acres (42 hectares) providing a net developable area of 80 acres (32 hectares). Development dates from the 1990s and has seen considerable development in recent years. Amenities include a four star Marriott Hotel. Key occupiers are RBS, HSBC, Mattioli Woods, Audit Commission, NHS, Sytner and Centrica. There is only 10 acres (4 hectares) left undeveloped which has outline permission for office development. Once fully developed, Grove Park will comprise approximately 116,000 m² (1.25 m ft²) of offices, production and distribution space, together with the Hotel;

- **Meridian Business Park** extends to some 170 acres; Meridian Business Park is home to approximately 200,000 ft² of office accommodation in a range of small to medium sized court yard office buildings developed since the 1990s. Meridian Business Park's office development has been developed in two specific locations, Meridian South and Meridian East, leaving the remaining and majority of the Park for warehousing and distribution development. Occupiers on the park include Lloyds TSB, Barclays and NEBOSH. There is no further development land available with the last two phases of development known as Merus Court and Jupiter Court completed in 2006, providing 55,000 ft² and 21,600 ft² of speculative space respectively – much of which remains vacant;
- **Carlton Gate** is a 120 acre site situated two miles to the south of Junction 21 of the M1. The site was formerly the Carlton Haynes Hospital, which closed in 1996 when the site was purchased by Alliance and Leicester for their new headquarters. Alliance and Leicester built a 500,000 ft² Head Quarter Building on the site, which was completed in 1998. Carlton Park also has a Racquets and Health Club, which opened in the summer of 2006. There is also a children's nursery at the site. The site is split into two parts Forest and Lakeside. Forest provides 4.7 acres of development land with outline planning permission for small office accommodation of 2,500 ft² up to a total development of 80,000 ft². Lakeside is a development of 5.1 acres of land with outline planning permission for office buildings of 12,500 ft² up to 50,000 ft². The total development permitted on Lakeside will be 90,000 ft² including a children's nursery;
- **The Warrens Industrial Estate** is a mixture of office and industrial accommodation built out in the mid 1990s to the south of the M69. The estate offers mainly small courtyard offices and small to medium sized industrial accommodation. The estate is well-occupied; tenants include Case Pack, 3TC Software, Guest Trucks, LFE Insurance, Pipe Media and Eucarta & Co.

Health

- 5.3.38 The ONS national statistics (VV20) for 2004 shows the general health of the district and local wards. Based on a population of 90,252 the figures show that some 71% are in good health, 22% fairly good and 7% are not good. This is higher than both the East Midlands and England figures which show in the East Midlands only 68% consider themselves in good health, and nationally 69%. The nearest urban ward at Leicester Forest east show that some 73% consider themselves in good health, 28% fairly good and 6 % not in good health.
- 5.3.39 Primary health care services in the Leicester and Leicestershire HMA are delivered by the NHS Leicestershire County and Rutland NHS Primary Care Trust and NHS Leicester City (the City's Primary Care Trust).

Hospitals

- 5.3.40 The area is served by three main hospitals:-

- Glenfield Hospital is a university teaching hospital 3 miles north of the city. It has 520 beds and offers a range of services for patients including a nationally recognised cardiac centre and specialist lung cancer centre, and purpose built breast care centre;
- The Leicester Royal Infirmary in the city centre has more than 1,000 beds and provides the only accident and emergency base. It is a children's hospital and provides out of hours GP service;
- The Leicester General Hospital is located at Evington about 3 miles east of the city centre. It is the headquarters of University Hospitals of Leicester NHS Trust. The hospital provides around 680 beds with a range of medical services including a national centre for renal and urology.

Doctors

5.3.41 There are four doctors practices near the site:-

- Leicester forest East: Dr SB Bolt, Dr M Reuban, Dr NJ Grundy
- Forest House Medical Centre: Dr MG Mead
- Dr SH Lambert, Dr JF a Boyden
- Dr HC Bhutani

Dentists

5.3.42 The following dentists have been identified in the local area:-

- Blaby Dental Practice, Blaby
- Glenfield
- Thorpe Astley
- Enderby
- Whetstone

Education and Childcare (Refer to Appendix 5A: Figure 5.2 Existing Facilities: Education)

Primary Schools

5.3.43 There are six primary schools that serve the immediate existing population. These are shown in **Figure 5.2** and are:-

- Enderby Dane Mill
- Kirby Muxloe Primary
- LFE Stafford Leys.
- Kingsway
- Millfield
- Ravenhurst.

5.3.44 Holmfield Primary School in Leicester Forest East closed in July 2010.

Secondary Schools

- 5.3.45 Leicestershire County Council operates both a middle / upper school system and a single tier secondary school approach. Blaby has a two tier system with schools providing 10 or 11 to 14, and then 14-19 education. The proposal at New Lubbesthorpe is to develop a (single tier) secondary school.
- 5.3.46 The County Council Schools Feeder Plan shows the local primary schools feeding to the following middle and upper schools:

Table 5a: Feeder Schools

Primary School	Middle School	Upper School
Enderby Dane Mill	Enderby Brockington College	Lutterworth Upper
Kirby Muxloe	Groby Brookvale	Groby Community College
Stafford Leyes LFE	Markfield South Charnwood	Bosworth College Desford and Groby Community College
Kingsway	Braunstone Winstanley High	Bosworth College
Ravenhurst	Braunstone Winstanley High	Bosworth College
Millfield	Braunstone Winstanley High	Bosworth College

- 5.3.47 Children are therefore dispersed over a wide geographical area to attend middle and upper schools from the local area. The upper schools are some distance from the area which already necessitates considerable travelling by pupils to middle and upper schools.
- 5.3.48 Each of the middle and upper schools operates at or near capacity, which would require extensive developments to accommodate pupils from the development.

Higher Education

- 5.3.49 There are three major universities in the city and county. The city has two universities; the University of Leicester with 15,495 students and De Montford University with 21,210 students, and within the county the University of Loughborough with 18,220 students. The Universities are variously ranked with Loughborough as 9th, Leicester as 12th and De Montford as 73 out of 118 institutions nationally in the Guardian University League Tables.

Libraries

- 5.3.50 There is library provision at Kirby Muxloe, Leicester Forest East Library, and Enderby Library and Braunstone Town Library which are within a 1 km distance of the site. These facilities are run by the County Council and provide branch library-scale facilities

Open Space and Sports Provision

5.3.51 A **PPG17** study was prepared for Blaby District Council in June 2009 to identify existing and proposed provision for open space, sport and recreation and to set local standards for new provision. The study considers existing levels of provision and divides the district up into 4 sub-areas. Those relevant to the proposal are area 4 including the parishes of Lubbesthorpe, Leicester Forest and Kirby Muxloe, Braunstone and Glenfield. The adjacent parishes (sub-area 3) include Enderby and are less directly relevant.

5.3.52 In the audit of local provision the study assesses provision of facilities across each parish individually. Lubbesthorpe is identified specifically but does not currently provide any open space or sports or recreation facilities given its small size at 70 residents, and its predominantly rural character. The location of existing open space areas is shown in **Figure 5.3**.

Sports Centres

5.3.53 The following sports centres have been identified in the local area;

Council facilities:-

- Enderby Leisure Centre
- Huncote – The Pavilion

Commercial facilities:-

- Everyone Active – Enderby
- Living Well
- David Lloyd Meridian Park
- David Lloyd Narborough

5.3.54 In addition, indoor sports facilities are available at Countesthorpe, Winstanley, and Brockington Community Colleges,

5.3.55 The 10-minute drive time demonstrates that most of the district is within a reasonable drive time to sports centres excepting the outer edges to the south west and north east, furthest from the facilities. The assessment identifies a shortage of provision within the district, and a shortage of 1x4-court play and pay venue within the district.

Sports Pitches and Parks

5.3.56 The Blaby **PPG17** assessment identifies local parks and facilities within Kirby Muxloe and LFE and their relevant catchments. Kirby Muxloe CP and LFE CP are relatively well provided for in outdoor provision with some 61ha of outdoor sports area. The assessment does however identify an existing deficiency within Kirby Muxloe and LFE against standards for allotments, children's and young person's space, informal open space and natural green space

categories. The **PPG17** study also identifies a deficiency across the district in provision of synthetic pitches – the district does not offer any full size synthetic turf pitches. A swimming pool is provided at Enderby Leisure Centre and one is available at Winstanley Community College. The location of local sports pitches and open space facilities are identified in **Figure 5.3 Existing Facilities: Leisure and Environment**.

Golf

5.3.57 There are three major golf facilities within a 10-minute drive time of the proposed development site at Western Park to the east of the M1 Motorway and off the A47, the Kirby Muxloe Golf Club to the north and west of Kirby Muxloe and the Kingsland Golf Club to the west of the site and south of the A47, accessed from Beggar's Lane.

5.3.58 The location of existing outdoor sports and recreation facilities are shown in the plan.

Play Areas

5.3.59 The location of play areas close to the site is shown in the plan. These generally serve their local communities and are some distance from the site and are not able to meet needs arising from the development.

Community Facilities

5.3.60 Places of worship include:-

- Covenant Life Church
- Enderby Parish Church
- Enderby Methodist Church
- Enderby URC Church
- Enderby Free Church
- Kirby Muxloe and LFE Parish Church
- St Andrews Anglican Methodist Church
- St. Mary's Congregation, Braunstone
- Kirby Muxloe Free Church
- St Bartholomew's Church

Small Halls and Community Venues

5.3.61 There are small community venues/meeting places at:-

- Braunstone Town - Braunstone Civic Centre / Braunstone West Social centre
- Enderby - St Johns Community Centre / Enderby Civic Centre / Enderby Village Hall
- Leicester Forest East - LFE Parish Hall
- Kirby Muxloe - Kirby Muxloe Parish Hall

5.3.62 These are shown in **Figure 5.4 Existing Facilities: Social Infrastructure**.

Safety

- 5.3.63 Local crime level statistics are available from the Leicestershire Constabulary. The project falls within an essentially rural parish. The crime figures show that much of the surrounding areas have 'average' levels of crime. The adjacent parishes of Enderby and St John's have an above average level of crime. Compared with the average crime figures for the preceding three months (July, August, and September 2010) show that crime levels have decreased from last year in all adjacent parishes.
- 5.3.64 A police station is located in Blaby on Leicester Road and the Leicestershire Constabulary HQ in Enderby, just off the M1 Motorway at Junction 21 and close to the Fosse Park Shopping Centre. There is also a local police station in Enderby.

Project Design Responses

- 5.3.65 The Project has been designed to provide some 4,250 new homes, major employment uses and facilities to serve the local population generated by the proposals. These include two primary schools, a secondary school, two local shopping and community centres, and a district centre with larger shopping, health and community facilities, as well as local workspace opportunities. The Project also provides extensive sports and recreation facilities in a local park system, which also includes extensive natural open spaces and restoration of the historic Enderby Park. The proposals also provide a 21ha Strategic Employment Site to the south of the M69.
- 5.3.66 The proposals have been consulted upon with the major statutory consultees and stakeholders and assessments have been undertaken of the need and scale of provision of facilities to serve the community, and the likely impacts of both employment and retail developments on the local area. The proposals have been designed to meet the strategic requirements for housing and employment deriving from the Regional Plan and the emerging Core Strategy, and closely reflect the proposals within those plans, as well as the objectives set by accompanying and supporting policy documents.
- 5.3.67 Therefore the mitigation of effects is essentially covered within the project design, with the proposals meeting the requirements set for it, and providing facilities to meet the needs of the new community.

5.4 ASSESSMENT OF EFFECTS**Construction Phase**

- 5.4.1 The primary socio-economic impacts arising from the construction phase will be in terms of job creation.
- 5.4.2 During the construction phase of the development, temporary jobs will be created as part of the infrastructure provision and construction works of the development. To consider the

potential impact of the construction phase of the Project a project construction cost of some £300 million has been assumed.

- 5.4.3 Temporary construction jobs (person years of employment) can be estimated based on one person year of construction employment for every £125,617 of construction expenditure. This figure is based on average turnover per employee per annum in the construction industry from the Annual Business Inquiry 2006. The result is 2,388 person years of construction employment during construction works. Using a standard convention from appraisals of public sector projects of 10 person years of construction employment equivalent to one full time equivalent (FTE), around 238 FTE gross direct jobs could be created.
- 5.4.4 It is likely that some degree of leakage would occur from some of the jobs being taken up by people living outside of the local area. A 10% leak rate is assumed (English Partnerships Additionality Guide)
- 5.4.5 It is also likely that some degree of displacement would occur from the development proposals. Due to the significant population growth anticipated in the area, a limited rate of displacement of approximately 25% is estimated (English Partnerships Additionality Guide)
- 5.4.6 An estimate of indirect jobs resulting from the construction phase can be made by applying a range of composite multipliers with 1.1 at the neighbourhood level to 1.5 at the regional level. **Table 5b** shows the identification of a total of 176 jobs at the local level as a result of the construction phases and 240 jobs created at the regional level, a total of 416 jobs. This is anticipated to be a moderate beneficial impact at the district scale of a temporary nature.

Table 5b: Total Short-Term Direct and Indirect Jobs

	Local	Regional
Estimated Jobs	238	238
Leakage (10%)	-24	-24
Gross local direct Jobs:	214	214
Displacement (25%)	54	54
Net Local Direct Jobs:	160	160
Indirect Local Multiplier (1.1)	176	na
Indirect Regional Multiplier (1.5)	Na	240
Total Net Jobs	176	240

- 5.4.7 The employment opportunities created will vary from design professions and engineers at the beginning of the process and subsequently those within the construction and utility industries when the development reaches the implementation stages. These employment opportunities incorporate workers from all sectors ranging from those involved in manual labour, to professionals, managerial roles and also in the latter stages sales and marketing.

Operational Phase

5.4.8 The principal socio-economic impacts of the development operational phase are identified as follows:-

- The economic impacts of the development in particular in relation to development;
- The social impacts of the development in particular the provision of new homes;
- The impact on community facilities including education, open spaces and retail facilities;
- The impact on safety.

Economic Impacts

Scale of Employment

5.4.9 The development of the site involves the provision of some 86,000 sq. m of employment space to significantly increase the opportunities for new job creation within the district and this will inevitably increase the amount of people employed within the local area. Table 5c sets out the jobs created based on the proposed mix of employment space within the Strategic Employment Site.

Table 5c: Job creation – Strategic Employment Site

Type	Floor space sq. m	Ratio sq. m/Job*	Total Jobs
Distribution B8	56,700	67.4	841
General Employment B1/B2/B8	19,700	41.1	479
Business and Light Industry B1 (a,b,c)	7,600	21	362
Total Employment	84,000		1,682

* Derived from Table 43, *Blaby Employment Land and Premises Assessment*, BE Group, March 2006

5.4.10 The standards for job creation are generated from various guidance sources and recent evidence including *Employment Densities: A Full Guide (English Partnerships 2001)*. Densities for office employment are based on a general category rather than a business park category. Actual employment levels will depend upon the actual activity of the companies.

5.4.11 In addition to the strategic employment site jobs will be created within the main residential-led development in space provided within the district and local centres and through provision of retail and other uses. These jobs are estimated in **Table 5d** below.

Table 5d: Job Creation – Residential-Led Development

	Ratio sq. m/Job	Floorspace (sq m)	Jobs
District Centre			
Retail	20	4,230	212
Health centre	estimate	1,200	20
Community uses/trust	estimate	1,500	10
Other commercial	20	1,230	62
Workspaces	40	2,000	50
Nursery/Crèche	estimate		5
Local Centres			
Retail	20	1,240	62
Community	estimate	1,400	5
Workspaces	40	500	13
Convenience Shop	20	180	9
Schools			
Primary	estimate		60
Secondary	estimate		150
Total			658

5.4.12 Based on the above analysis, the proposed mix of uses therefore will provide for 2,340 direct jobs to be created across the SUE and SES.

Indirect Jobs

5.4.13 An estimate of the indirect jobs resulting from the proposals can be made by applying a range of composite multipliers of 1.1 at the neighbourhood level to 1.5 at the regional level. For a multiplier effect of 1.1, the total net jobs created at the local level would be 1,650. For a multiplier effect of 1.5, the total net jobs created at the regional level would be 2,250. This assumes a leakage rate of 10% and displacement of approximately 25%.

Table 5e: Estimate of Indirect Job Creation

Total Gross Direct Jobs	2,340
Leakage (10%)	-234
Gross local direct Jobs:	2,106
Displacement (25%)	-527
Net local direct jobs:	1,579
Indirect local multiplier (1.1)	158
Indirect regional multiplier (1.5)	790
Total Net Jobs	2,527

5.4.14 In the following paragraphs the significance of the likely scale of employment growth is assessed. The employment development will make a significant contribution to both the consolidation and growth of the local and sub-regional economy at an established and commercially attractive location for investment, and support the development of the sustainable growth of the district at New Lubbesthorpe.

- 5.4.15 The proposals for the SES are consistent with the identification of the need for a strategic employment site of around 20 hectares within the district identified in the emerging **Core Strategy** and the proposed site is also consistent with the site identified in the submission draft of the **Core Strategy**. The proposals are also consistent with the underlying evidence base such as the **PACEC** study which identifies the need for a strategic employment site in the district of some 25 hectares and, while smaller than 25 hectares, the Market Based Employment Study demonstrates that the site will fulfil a strategic role and amply fulfil the requirements for the SES identified in the economic studies and **CSS**.
- 5.4.16 The Project will have a major positive contribution to developing the local economy and will ensure a continuous supply of high quality, well located and strategically accessible sites which has led to the considerable economic growth of the district in the recent past. It is also significant that in the face of the current recession high quality opportunities are brought forward that meet strategic, national and international investor's requirements.
- 5.4.17 Importantly the location the employment development close to and easily accessible from the SUE ensures there can be a strong inter-relationship between the two developments and travel distances to work potentially reduced. The Project is also well located near to existing strategic employment sites to the east of the M1 and west (Next), and to nearby existing communities at Blaby, Narborough and Enderby, as well as the proposed community at New Lubbesthorpe.
- 5.4.18 An assessment of alternative locations for employment investment of this scale has been made by the Council. The District Council rejected proposals at an alternative SES at Glenfield and the project promoters have appealed their refusal of planning permission with an inquiry programmed for March 2011. It is considered that that proposal does not offer the same benefits that the Lubbesthorpe proposal offers in terms of being accessible to the SUE or near established employment areas.
- 5.4.19 Consideration has also been given as to whether the proposal will affect regeneration plans within the city. The composition of employment has been specifically tuned to limit the amount of new office development, which might affect office development proposals within the priority regeneration areas in the city centre, such as the station area. The proposals have been brought forward within the context of the emerging **Core Strategy** and are therefore consistent with the wider aims for the authority with the sub-regional economic development objectives.
- 5.4.20 The impacts of the development will therefore be major, beneficial and long term, and will be experienced at the local and district and sub-regional levels.

Economic Impacts – Range of Employment Opportunities

- 5.4.21 The proposals will secure a range of employment opportunities that will represent opportunities for existing local residents and which will expand the range of local skills sought within the local economy – reducing the need to travel and addressing social exclusion.

- 5.4.22 The proposals can help provide a range of small scale B1 employment uses building on the strength of the area in terms of its finance, IT and other business sectors. The development will also respond to the need for more general employment development and distribution, logistics developments meeting the identified shortage of suitable sites within the sub-region, and support the food and drink sector and to develop new opportunities within the creative and environmental service sectors.
- 5.4.23 The development will give rise to a variety of opportunities across a broad range of skill levels. These will include drivers, operatives, stock checkers, sales, personnel service, administration, catering, managerial and professionals. Given the range of types of employment to be provided, and the balance between the uses, it is likely that a full range of skill levels will be provided through the development.
- 5.4.24 The proposals also include the provision of a variety of other sites that are designated for employment use. These include office space, district and local centres, schools, energy facilities and local workspaces. These will provide local employment opportunities and will generally be higher paid, higher skilled activities.
- 5.4.25 The proposed community management trust will also create locally-based jobs in running and maintaining the parks and open spaces within the development as well as community facilities and possibly the energy network and generation facilities.
- 5.4.26 In terms of the range of employment opportunities and the opportunity for training, the project will have a major, beneficial, long term impact at the local, district and sub-regional levels.

Housing and Population

- 5.4.27 The development will bring up to 4,250 new dwellings to the area. The average household size in the 2001 census was 2.43 for the district. We have taken the projected household size for Leicester city (average 2011-2026) for the purposes of the assessment used in the Growth Infrastructure Assessment (April 2009) of 2.28. As the development is on the edge of the city we consider this more appropriate than the 'Leicestershire' or 'All HMA' population projection, and represents a worst case assessment. This assumption therefore generates a potential on site residential population of 9,690 persons.
- 5.4.28 By constructing these additional 4,250 new dwellings in Blaby this will have a significant impact on the ability of the district to fulfil its RSS requirement to deliver some 7,600 new dwellings across the district by 2026. Thus the site would provide a substantial proportion of the district's overall housing requirements and the bulk of the requirement within the PUA.
- 5.4.29 The **RSS** identifies a sustainable urban extension west of Leicester in Blaby – of a scale capable of offering medium and long term housing opportunities and allowing for the continued growth of the sub-region in line with increasing housing requirements. There are no other locations that meet the **RSS** requirements for a strategic Sustainable Urban Extension to the west of Leicester and no other proposals which are consistent with the Council's own emerging **Core Strategy**. While consideration has been given to alternative locations for

development these would be inconsistent with the policy framework and sustainability appraisal of those proposals, and unlikely to achieve the benefits of the development.

5.4.30 The development will provide a range of housing, including different types, sizes and tenures. It is envisaged that the application site will make a contribution towards the delivery of additional affordable housing within the district and at the proportions identified by the Council within their emerging **Core Strategy** and housing strategy at 30% of the total.

5.4.31 The provision of new housing through the proposals will result in a major, long term benefit for the local, district and sub-regional area.

Affordable Housing Provision

5.4.32 The proposals are to provide 30% of the total housing as affordable housing. Of these some 80% are proposed as socially rented homes and 20% as intermediate tenures. This is in accordance with the **Blaby Housing Strategy, Strategic Housing Market Assessment** and the emerging **Core Spatial Strategy**. The size of housing provision is also expected to be consistent with the local authority's requirements.

5.4.33 The proposals are therefore seen to be beneficial, major, district levels and long term.

Retail

5.4.34 The scale of the district and local centre retail provision has been proposed with care to ensure a supportive and complementary relationship with nearby centres.

5.4.35 The retail impacts of the proposals are assessed in the Retail Impact Assessment report as produced by King Sturge.

5.4.36 The provision of the district and local centres and local convenience shop will encourage self-sufficiency and thus promote sustainable community principles. The local centres recognise the potential for top-up shopping by residents but also provide for the significant numbers of employees who will work close to the site, particularly the southern local centre.

5.4.37 The Retail Assessment concludes that the retail provision on the site will meet the local needs generated by the new development and will not impact on nearby centres, and indeed will bring a scale and quality of new shopping that the local area currently lacks, and therefore will be of benefit to the development and surrounding communities. The mixed use provision will also encourage activity in the area and promote the vitality and viability of retail and other services in the local area as well as reducing the potential for crime and fear of crime.

5.4.38 The proposals are considered to be beneficial, moderate, district and local levels and long term.

Health

- 5.4.39 Baseline information has been collected on the number of local surgeries, hospitals, dentists and other local community facilities within the local area. Discussions have also been held with the local Primary Care Trust (PCT) about the need for future provision.
- 5.4.40 The doctor and dentist provision appears to show that the existing community is well-served with facilities. The additional population increase of some 9,690 people will give rise to a need for additional facilities. The full development might give rise to a further 4 doctors. The PCT advise that in the early stages of development the need for doctors could be met by expansion of the existing doctors practice at LFE but that new provision should be made within the development, and a site is reserved for a health facility in the proposals. This health centre may also be attractive for a local dentists practice. In the short term therefore the demand for doctor's surgeries will be met by developing existing patient lists and/or expansion of the number of local doctors, to be determined with the local PCT.
- 5.4.41 The impact of the development without the expansion of existing services may have a temporary minor adverse impact at the local level.
- 5.4.42 In relation to access to hospital treatment, hospitals are funded through PCTs as purchasers of hospital services, who have funding which adjusts for capitation. As population increases then funding for PCTs should therefore increase, although there are variations because of clinical activity rates and deprivation, which affect funding. The area is already provided with large high quality hospitals, and it is expected that these will grow as the local population grows and funding will be met through normal processes.
- 5.4.43 The Project will therefore have a neutral impact on the availability of provision of hospital care.

Education

- 5.4.44 The child yield provides an indication of the number of children of school ages that will live within the Project. In estimating the child yield of new houses account may be taken of the evidence of census data, previous developments and the mix of housing within developments (existing and proposed). Leicestershire County Council provides a formula for generation of potential pupil yield as follows:-
- Number of primary age pupils = number of new family homes x 0.24, flats and apartments x 0.043;
 - Number of secondary age pupils = number of new family houses x 0.20, flats/apartments x 0.032.
- 5.4.45 This means that the county council considers that for each 100 houses some 24 primary age children are generated and 20 secondary school children, and for flats/apartments some 4.3 primary and 3.2 secondary school children. The generated pupils are shown in the Table 5f below.

Table 5f: Estimated Pupil Generation

	Dwellings	Pupil Ratio	Pupil Potential
Primary pupils			
Houses	4,000	0.24	960
Flats/Apartments	250	0.043	11
			971
Secondary pupils			
Houses	4,000	0.20	800
Flats	250	0.032	8
			808

- 5.4.46 The Project provides for one 2 hectare site and one 2.5 hectares site for new primary school provision. The scale and capacity of the school will be determined in line with the local need. The two schools are located to be accessible to the populations they will serve. The two primary schools are between a 2 form (420 form entry) and 3 form (630) entry. There will be no impact on existing primary provision as no long-term capacity is thought to exist at existing schools. The impact is therefore neutral. Indeed there is potential for the new primary schools to improve the overall range and quality of education in the local area.
- 5.4.47 The first primary school will be constructed during phase one (300 units) which generates a primary age requirement for a potential 72 children and a secondary age requirement for a potential 60 pupils. Given this issue should the first school not be provided early in the programme then there is likely to be a short term, moderate adverse impact on primary education.
- 5.4.48 The potential secondary school pupil generation and the limited capacity at existing schools justifies the provision on the site of a new secondary school. The usual minimum scale provision is 600 places with the ideal between 800 and 1,200 pupils. So provision at 808 is slightly below the ideal but well-above the minimum. The baseline assessment reveals that children currently have to travel long distances from the local area for post 12/14 education, which is not satisfactory for future major housing growth.
- 5.4.49 The Project provides a site of some 10 hectares for a secondary school close to the district centre and providing for a full range of facilities including sports pitches. The intention is that this school will be developed to ensure it is available within phase two of the project (some 2,000 units). In the interim period the need for secondary age provision would be met at the range of existing local middle and upper schools. Therefore, in the short term it is considered the secondary school provision might lead to short term, moderate adverse impacts.
- 5.4.50 Overall, in both primary and secondary education the medium and long term impacts are considered to be neutral on local education provision. Indeed increases in the capacity of the secondary school may allow children in existing housing to be educated at the new secondary school which would lead to moderate beneficial impacts.

Early Years Provision

- 5.4.51 The baseline suggests that the local area is well provided with early years/nursery provision to meet the demand that arises. In the county the provision is generally made through the private sector, and early years provision for 4+ is provided within primary schools. The district and local centres will provide commercial space and community meeting places that could meet any private sector early years provision.
- 5.4.52 The city and county have a number of Sure Start Programmes targeting the most deprived areas to provide a range of education and health provision to pre-school children in specific areas linked to Children's Centres. As the development is not expected to be an area of deprivation then provision is not required over and above that available through the primary schools.

Children's Social Care

- 5.4.53 Education and social care of children is the responsibility of the local authority and covers children at risk, disabled children and looked-after children. As part of their general duty local authorities are responsible for delivering services through a network of Children's Centres, which offer service hubs where children under 5 years old and their families receive integrated services. The County Council identify a need for a Children's centre within each of the SUEs.
- 5.4.54 Provision of the Children's centre services depend on the likely level of need within the community and it is difficult to determine what this level will be within the New Lubbesthorpe proposal. The provision of a major community facility within the district centre might feasibly meet this need, or as part of the primary schools. The requirement for provision would need to be monitored as the development progresses.

Open Space and Sports Provision

- 5.4.55 The proposals provide an extensive open space network across the site amounting to some 40% of the total site area. This includes four major parks; the northern park for sport and recreational uses, the central park or 'commons' which follows the central valley and includes the Scheduled Monument, and a southern 'Brook Park' which follows the course of the Lubbesthorpe Brook along the southern side of the residential area. It is also proposed that Enderby Park, the former parkland associated with Enderby Hall but now separate, is restored and managed for public access. Large areas of informal and natural green space are created along the watercourses and through the boundary woodland planting, and retention of the large existing woodlands.
- 5.4.56 Provision of play spaces is proposed within the residential areas for smaller children and alongside the housing areas and within the major parks.
- 5.4.57 The proposed standards for sport, open space and recreation are shown in **Table 5g** against the proposed provision. This shows that the proposed provision comfortably meets the requirements of the standards.

- 5.4.58 Provision of open space uses at the schools is not included in the provision at this stage but may also provide facilities which could contribute to local open space requirements, particularly for outdoor sports.

Table 5g: Open Space Provision by Type

Typology	Standard	Requirement	Provision
Parks, Gardens & Recreation Grounds	0.8 ha per 1,000 persons	7.76 ha	63.38
Outdoor Sports Space	ha per 1,000 persons	9.97	16.72
Children and Young people's space	0.3 ha per 1,000 persons	2.91	3.0
Informal Open Space	0.5 ha per 1,000 persons	4.85	12.37
Natural Green Space	1.0 ha per 1000 persons	9.97	80.79
Allotments	0.3 ha per 1000 persons	2.91	3.0
Total		38.37	179.17

(based on 4,250 homes @ 2.28 persons per house)

Accessibility to Open Spaces

- 5.4.59 Standards for accessibility are identified in the **PPG17** study and in the Council's requirements **SPG**. These are compared with the provision in **Table 5h** below and the catchment requirements for each facility are provided in **Figure 5.5 Accessibility to Open Spaces**.

Table 5h: Open Space Provision

Typology	Access Standard	Provision
Parks and Recreation Grounds	800m (15 minutes straight line walk time)	Requirement met
Outdoor Sports Space	480m (10 minutes straight line walk time)	Requirement not met
Children & Young people's space	Junior provision – 450m (just under 10 minutes straight line walk time) Youth provision – 800m (15 minute straight line walk time)	Requirement met
Informal Open Space	480 m (10 minutes straight line walk time)	Requirement not met
Natural Green space	960 m (20 minutes straight line walk time)	Requirement met

Typology	Access Standard	Provision
Allotments	480m (10 minutes straight line walk time)	Requirement not met
Sports halls	10 minutes drive time	Requirement met
Swimming pools	10 minutes drive time	Requirement met
Small halls/community venues	10 minutes walk time	Requirement met

5.4.60 The majority of standards can be achieved satisfactorily. Access to sports facilities is not achieved and parts of the site are not within 480m of sports provision. The sports facilities are concentrated on the flat land in the north of the site and pitches are grouped together. However school pitches might be available to provide against the standard, and small kick-about areas of flatter ground might also be provided for within the natural green space areas to address the accessibility standard.

5.4.61 Similarly, informal open spaces are both strategic and will also be provided within the housing areas. While not all development meets the standard for access to informal space, all of the development has access to parks and recreation grounds which will include formal and informal areas. Given the overall scale of open space provision across the proposals this is not seen as a significant shortfall or impact of the development.

Small Halls and Community Venues

5.4.62 The standards for provision of small halls and community venues are provided by the Council's Planning Obligations and Developer Contributions Planning Document. This identifies a requirement for 1 community hall to be provided per 2,500 persons. On the basis of the Project generating a resident population of 9,690 persons the scheme would generate a requirement for 4 community halls (3.9 unrounded).

5.4.63 The Project provides for the provision of community meeting places at each local centre, and a major facility within the district centre to serve the community as a whole. The proposed schools may also offer community meeting places, and the secondary school may combine this with sports facilities, arts and other cultural activities. It is therefore considered that the provision meets the requirements.

5.4.64 The assessment is that the impacts will be neutral at a local and district scale.

Provision of Large Built Facilities

5.4.65 The baseline assessment identifies an existing shortfall of provision against standards for sports halls, swimming pools and STP according to Sport England's Sports Facility Calculator.

5.4.66 The standard applied in the **PPG17** assessment is:-

- Sports halls – 1x4-court per 13,984 persons or 0.0715 per 1,000 persons (within 10-minute drive time);

- Swimming pools – 1x4-lane x 25 metre pool (213 sq. m) per 20,720 persons (or 10.27 sq. m per 1,000 persons) (within 10-minute drive time);
- Synthetic Turf Pitches (STPs) – 1x full size STP per 50,000 persons (within 10-minute drive time).

5.4.67 On the basis of the estimated future resident population of the development at 9,690 persons (at 2.28 persons per household), the anticipated generation of facilities is as follows:-

- Sports Halls – 0.7 provision;
- Swimming pools – 98.6 sq. m of swimming pool which represents less than half of a 4 lane swimming pool;
- STPs – the Project generates a requirement for approximately 20% of the supportable provision of an STP.

5.4.68 The Project does not therefore generate the need alone for provision of large built facilities. There may be potential that contributions can be made to the provision of facilities either off-site or provided on site, for instance through provision within the proposed secondary school, where a sports hall, swimming pool and all weather training pitch may be provided to meet the needs arising from the development and elsewhere as they are at other local facilities such as Brockington College in Enderby. Alternatively, the upgrading of facilities elsewhere may provide to be a better option to serve the larger population using facilities of this type.

Community Facilities

5.4.69 Existing community facilities including places of worship, leisure facilities, community meeting places/parish halls appear to have adequate capacity to meet the needs of the existing communities, with each nearby community having at least one community meeting place.

5.4.70 The Project provides for three community meeting places/community centres with a larger centre for the community as a whole within the district centre, and two smaller meeting places within the local centres. This provision will allow local people to meet within their communities and be accessible to the community as a whole, as well as surrounding communities. Provision is made at each phase of the plan. The larger centre also provides for local indoor sports provision.

5.4.71 As a result the scale and location of new facilities will meet the needs arising from the local community. The impacts will therefore be moderate beneficial and of local and district level significance.

Youth Provision

5.4.72 The County Council envisages that each SUE would make provision for 'youth centres' and the Growth Infrastructure Assessment identifies a need for a centre at the SUE. A centre is generally required each time a secondary school is provided although they are not provided on the secondary school site.

5.4.73 Youth provision can be met either as purpose built centre or through use of community facilities provided within the development. A major community meeting place is proposed within the district centre and this is considered suitable to meet the local needs as they arise.

5.4.74 The assessment is that with provision through the community facilities in the district centre the impacts are neutral at the local and district scale and long term.

Library Facilities

5.4.75 The published standard for provision of libraries is the Museums and Library Archives (MLA) – 'A Standard Charge Approach' (2008). This identifies a standard of 30 sq. m per 1,000 population. Using the likely population of 9,690 this gives rise to a requirement for 198 sq. m of library provision generated by the development.

5.4.76 The standards for library provision in monetary terms are identified in the **Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Document**. This identifies the need for contributions to enhance and provide library facilities to serve new development.

5.4.77 Discussions with the County Council as provider of libraries has identified that Leicester Forest has a library and the council, through their asset management review, are looking at the location and quality of council provided services, which may lead to a rationalisation and concentration in fewer better located and higher quality facilities. The requirement for additional library provision could be met by improving/expanding existing provision or inclusion of library provision within community facilities proposed within the district centre, or local centres. Or alternatively library services might be included within the school provision for instance.

5.4.78 The impacts are therefore assessed to be minor adverse at a local scale and short term until provision is made, and at that point are neutral.

Safety

5.4.79 Local crime statistics show that the local area exhibits 'average' level of crime in the 'beats' closest to the site. The development will be designed in a comprehensive way and adopting 'Secure by Design' techniques which will allow the development to reduce the potential opportunity for crime. The district and local centres will be designed, and uses organised to ensure natural surveillance reducing crime and the fear of crime.

5.4.80 The proposals are therefore considered to have a neutral, long term effect on the local area.

Summary of Impacts

5.4.81 The potential adverse effects of developing a large scale comprehensive scheme are mitigated by the comprehensive nature of the proposals providing for schools, open spaces, etc. and the planning obligations commitments that are made to provide these facilities.

Table 5i: Socio-Economic Impacts before Mitigation

Impact	Geographical Significance	Significance and Duration of impact
Construction phase		
<i>Employment:</i> Jobs created through construction work	District Local	Beneficial Moderate Transient
Operational Phase		
<i>Economy and Employment:</i> Scale of Job creation Contribution to land availability Fulfilment of regional and local objectives	Region District Local	Beneficial Major Long term
<i>Economy and Employment;</i> Impact on other employment sites	Local	Neutral Long term
<i>Economy and Employment;</i> Range of employment opportunities Expansion of training opportunities	District Local	Beneficial Major Long term
<i>Housing:</i> Provision of new housing opportunities Provision of affordable housing Fulfilment of regional and local objectives	Region District local	Beneficial Major Long term
<i>Retail:</i> Overall impact on nearby centres	Local	Neutral Long term
<i>Retail;</i> Impact on existing smaller centres	Local	Neutral Long term
<i>Retail:</i> Impact on local retail opportunities for the project area	Local	Beneficial Moderate Long term
<i>Health:</i> Pressure on local health facilities	Local	Adverse Minor Transient

Impact	Geographical Significance	Significance and Duration of impact
<i>Health:</i> Impact on hospital services <i>Health:</i> provision of health for community	Local	Neutral Long Term
<i>Education:</i> Pressure on local schools	Local	Adverse Moderate Short term
<i>Education:</i> Impact of provision of primary schools	Local	Beneficial Moderate Long term
<i>Education;</i> Pressure on early years provision	Local	Neutral Long term
<i>Education:</i> Impact of provision of secondary school	Local	Beneficial Moderate Long term
<i>Open Space Provision:</i> Impact on existing open space and sports facilities	Local	Neutral Long term
<i>Open Space Provision:</i> Provision of new, comprehensive, centrally located, publically available open spaces and sports facilities	Local District	Beneficial Major Long term
<i>Community facilities:</i> Impact on existing community facilities	Local	Neutral Long term
<i>Safety</i>	Local	Neutral Long term

Mitigation

5.4.82 The following mitigation measures are proposed:-

Construction Impacts

5.4.83 Given the positive impact of the proposals it is unnecessary to make provision for further mitigation measures, Nevertheless, it is anticipated that individual construction companies and developers will, when practical:-

- Put in place measures to recruit employees locally; and
- Encourage the procurement of local services and supplies;

- Provide training programmes for local employees to improve the local construction trades skills base.

Operational Impacts

- 5.4.84 Given the largely positive socio-economic impact of the proposals there is little need to mitigate beyond those measures identified within the proposals. The mitigation measures are in large part already integral to the proposals, for instance the inclusion of open spaces, schools and health facilities.
- 5.4.85 In terms of economic impacts, while no mitigation is necessary, it is envisaged that the developers of the Project will market the opportunities for a range of employment uses including smaller business units and the provision of managed business space to encourage local entrepreneurship. Businesses will also be encouraged to work with local colleges to develop training programmes.
- 5.4.86 Active marketing will also be undertaken to encourage local health provision, nursery school provision, as well as exploring the potential within the primary schools for early provision on the sites.
- 5.4.87 The secondary school also offers the opportunity to develop an all day-round community facility with education for children and adults, all weather sports provision, theatre space and general meeting spaces. The secondary school offers the potential to develop a major facility of significance to the district as a whole.

5.5 STATEMENT OF EFFECTS

- 5.5.1 **Table 5j** below summarises the statement of effects having taken into account the mitigation measures proposed.

Table 5j: Residual Impacts after Mitigation

Impact	Mitigation	Significance and Duration of impact
Construction phase		
<i>Employment:</i> Jobs created through construction work	Employer training where practical Local procurement Local recruitment	District/local Beneficial Moderate Transient
Operational Phase		
<i>Economy and Employment:</i> Scale of Job creation Contribution to land availability Fulfilment of regional and local objectives	None required	Region/District/local Beneficial Major Long term
<i>Economy and Employment;</i> Impact on other employment sites	Phasing of b1 office space provision to ensure reduced impacts	District/local Neutral Long term
<i>Economy and Employment;</i> Range of employment opportunities Expansion of training opportunities	Marketing of employment sites to broad range of sectors	District/local Beneficial Major Long term
<i>Housing:</i> Provision of new housing opportunities Provision of affordable housing Fulfilment of regional and local objectives	None required	Region/District/Local Beneficial Major Long term
<i>Retail:</i> Overall impact on nearby centres	None required	Local Neutral Long term
<i>Retail;</i> Impact on existing smaller centres	None required	Local Neutral Long term
<i>Retail:</i> Impact on local retail opportunities for the project area	None required	Local Beneficial Moderate Long term

Impact	Mitigation	Significance and Duration of impact
<i>Health:</i> Pressure on local health facilities	Marketing of health centre site within development on favourable terms to secure provision	Local Adverse Minor Transient
<i>Health:</i> Impact on hospital services	None required	Local Neutral Long Term
<i>Health:</i> provision of health for community	None required	Local Beneficial Moderate Long term
<i>Education:</i> Pressure on local schools	Possible short term expansion of schools or temporary provision on site if viable	Local Adverse Moderate Short term
<i>Education:</i> Impact of provision of primary schools	None required	Local Beneficial Moderate Long term
<i>Education;</i> Pressure on early years provision	Provision of site for crèche/nursery in district and local centres Nursery/early years provision as part of primary schools	Local Neutral Long term
<i>Education:</i> Impact of provision of secondary school	None required	District/Local Beneficial Moderate Long term
<i>Open Space Provision:</i> Impact on existing open space and sports facilities	None required	District/Local Neutral Long term
<i>Open Space Provision:</i> Provision of new, comprehensive, centrally located, publically available open spaces and sports facilities	None required	District/Local Beneficial Major Long term
<i>Community facilities:</i> Impact on existing community facilities	Provision of early facilities in local and district centres Additional provision within schools	Local Neutral Long term
<i>Safety</i>	Best practice design approaches	Local Neutral Long term