



Oaklands College & Land south of Sandpit Lane, St Albans

Socio-Economic Statement

October 2025



Socio-Economic Statement

Oaklands Blossom and Oaklands College, St Albans



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1 Introduction

This Socio-Economic Statement has been prepared by Stantec's Development Economics Team to support submission of a hybrid planning application to St Albans City and District Council (SACDC) by Taylor Wimpey and Oaklands College ("the Applicant") for mixed-use development and new educational facilities at Oaklands College and on land south of Sandpit Lane, in Smallford, St Albans (hereon within referred to as "the Site"). The description of development for the hybrid planning application ("the Proposed Development") is as follows:

"A Hybrid planning application for a severable phased development comprising:

- Full planning application for the construction of homes (use class C3); new local centre and community facility (use classes E(a to f) and F); a children's home (use class C2); demolition and renovation of existing college buildings; construction of new college buildings (use class F1.); the creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; along with the laying out of green infrastructure (including publicly accessible open space) and habitat creation; drainage infrastructure, earthworks, new means of access and alterations to existing access points.*
- Outline planning application (access only, all other matters reserved) for the construction new homes (use class C3); new extra care home dwellings (use class C2); land for the construction of a new primary school (use class F.1); demolition and renovation of existing college buildings; construction of new college buildings (use class F1.); the construction of new sports facilities and pitches; the creation of Active Travel Routes including footpaths for walking, cycling and equestrian activities; removal and planting of trees; new energy centre; new recycling facilities; new car parking facilities; along with the laying out of green infrastructure and habitat creation; drainage infrastructure, earthworks, pedestrian and cycle routes, alterations to existing access points.*
- The phasing of the development is indicative allowing different phases to commence at different times and independently (severable) from each other. The outline phases will be the subject of parameter plans and design codes".*

The Statement has been prepared to understand the potential impact of the Proposed Development on the surrounding social and economic infrastructure. The SACDC's Infrastructure Delivery Plan (IDP) 2024¹ details the type of community infrastructure SACDC will consider when planning for future housing growth. Having regard to the IDP, the Socio-Economic Statement considers the need for and impact on health infrastructure, specifically General Practitioners (GPs) and leisure facilities,

¹ SACDC, 20 September 2024, Infrastructure Delivery Plan



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specifically open space, play space and leisure and recreation. A separate assessment has been prepared by EFM to consider the impact on education infrastructure, namely primary and secondary education.

In addition to considering the impact on community infrastructure, this Statement also demonstrates the social and economic benefits that the Proposed Development will bring to the local area including:

- Housing delivery and the contribution towards affordable housing need;
- Additional Council Tax receipts;
- Increase in consumer expenditure arising from the Proposed Development's residential population;
- Employment generation from construction of the Proposed Development and once complete and operational;
- Creation of Gross Value Added (GVA) - a measure of the values of goods and services produced in an area; and
- Increase in community provision.

The Statement is structured as follows:

- Section 2: **Policy Context**, provides an overview of the current national, regional and local policy in respect of socio-economics, which is relevant to this Statement;
- Section 3: **Existing Socio-Economic Conditions**, identifies an appropriate study area for assessing the impact of the Proposed Development and attributing the social and economic benefits and presents the existing socio-economic conditions of the study area including the population profile, housing stock, employment status, skills/qualifications, occupational profile, deprivation and existing provision of recreation/play space and GPs;
- Section 4: **Demand for Community Infrastructure**, calculates the anticipated future population of the Proposed Development and the associated additional demand for GP places and open/play space;
- Section 5: **Social and Economic Impacts/Benefits of the Proposed Development**, sets out the socio-economic benefits of the Proposed Development (described in paragraph 1.3), detailing the methodologies and data sources used to derive the benefits; and
- Section 6: **Summary of Findings**, provides a concise summary of the Statement's findings and the socio-economic benefits of the Proposed Development.



2 Policy Context

The following review provides a summary of national and local planning policy relevant to socio-economics.

2.1 National Policy

National planning policy is contained principally in the **National Planning Policy Framework (NPPF) (December 2024)**². At the centre of the NPPF is the principle of sustainable development, with three overarching objectives: economic, social and environmental.

The social objective *'strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'* (paragraph 8).

The economic objective is *'to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure'* (paragraph 8).

So that sustainable development is pursued in a positive way, the NPPF states that *'plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects'* (paragraph 11).

The NPPF requires planning authorities to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area (paragraph 39). Significant weight should be placed on the need to support sustainable economic growth (paragraph 81).

Planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction; are safe and accessible; and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example, *'through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling'* (paragraph 96). Furthermore, *'access to a network of high quality open spaces and opportunities for sport and physical activity is*

² Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework



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important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change (paragraph 103).

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should *'plan positively for the provision of shared spaces, community facilities (such as shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities'* and should *'ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'* (paragraph 98).

2.2 Local Policy

The current adopted Local Plan for SACDC is ***The District Local Plan Review 1994 – saved and deleted policies version (July 2020)***. Most of the policies in relation to the quantum of housing, employment and leisure facilities have been deleted and superseded by more up to date policy or guidance. Nonetheless the adopted Plan's objectives remain relevant and include the need to:

- Provide housing and influence the type of dwellings provided to help meet the needs of the area;
- Provide sufficient land and floorspace to cater for full employment and provide for different kinds of employment uses whilst not encouraging substantial additional commuting into the District; and
- Make provision for leisure uses.

SACDC are in the process of preparing a new Local Plan - ***SACDC Draft Local Plan 2041***³. Whilst the Plan is not yet currently adopted, the draft policies provide an indication of direction for SACDC and are therefore worthy to consider despite carrying no weight from a development control perspective. Emerging policies that are relevant to this Statement include:

- **SP1: A Spatial Strategy**, recognises that new growth will enhance the attractiveness of the District and requires growth to be supported by the necessary community infrastructure. The draft Policy identifies a need for at least 14,603 net additional new houses, or 885 per annum in the period 1 October 2024 to 31 March 2041, following the Government's required 'Standard Method' for calculating local housing need.
- **SP3: Land and the Green Belt** – growth must be supported by suitable supporting infrastructure, including; schools, healthcare and ambulance facilities, transport, parks and open space, extensive tree planting, sports and leisure facilities, and renewable and low carbon energy generation.

³ SACDC (September 2024) Draft Local Plan 2041: Regulation 19 Publication



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- **SP4: Housing** - SADC aims to deliver high-quality, inclusive housing by promoting a diverse mix of housing including affordable housing and specialist housing for older people.
- **HOU1: Housing Mix** – requires developments to provide a mix of dwelling sizes, types and tenures that reflect the latest evidence of housing need, including the Strategic Housing Market Assessment. The policy encourages a higher proportion of smaller homes (1- and 2-bedroom units) and family housing where appropriate.
- **HOU2: Affordable Housing** – requires Sites of 10 or more homes to provide 40% of homes as on-Site affordable housing.
- **HOU3: Specialist Housing** – requires a range of specialist housing to meet the needs of older people and / or people with disabilities. The draft Policy identifies a need for 809 additional homes with care (extra care housing) over the period 2024 to 2041.
- **EMP 5: Employment Skills** – requires major developments to contribute to local employment and skills development, including through construction training, apprenticeships, and local labour agreements, particularly in areas of identified skills shortages.
- **SP7: Community Infrastructure** - seeks to protect, enhance, and expand community infrastructure, ranging from healthcare and education to emergency services, leisure, and cultural facilities, ensuring new developments provide necessary capacity and resisting loss unless adequate replacement or clear redundancy is demonstrated.
- **NEB12: Green Space Standards and New Green Space Provision** – for developments delivering 250+ dwellings (which applies to the Proposed Development) the draft Policy requires full provision on-site of green space in accordance with the standards detailed in Table 2-1.

Table 2-1 SACDC's Quantity Standards for Green Space

Open Space Type	Quantity Standard (sqm per person)	Accessibility Standard (metres)
Parks and Gardens	7.1	710
Natural and Semi-natural Greenspace	34.6	720
Amenity Greenspace	15.3	480
Provision for Children and Young People		
LAP (Local Area of Play)	0.6	100
LEAP (Local Equipped Area of Play)		400
NEAP (Neighbourhood Equipped Area of Play)		1,000
Allotments	4.5	1,000



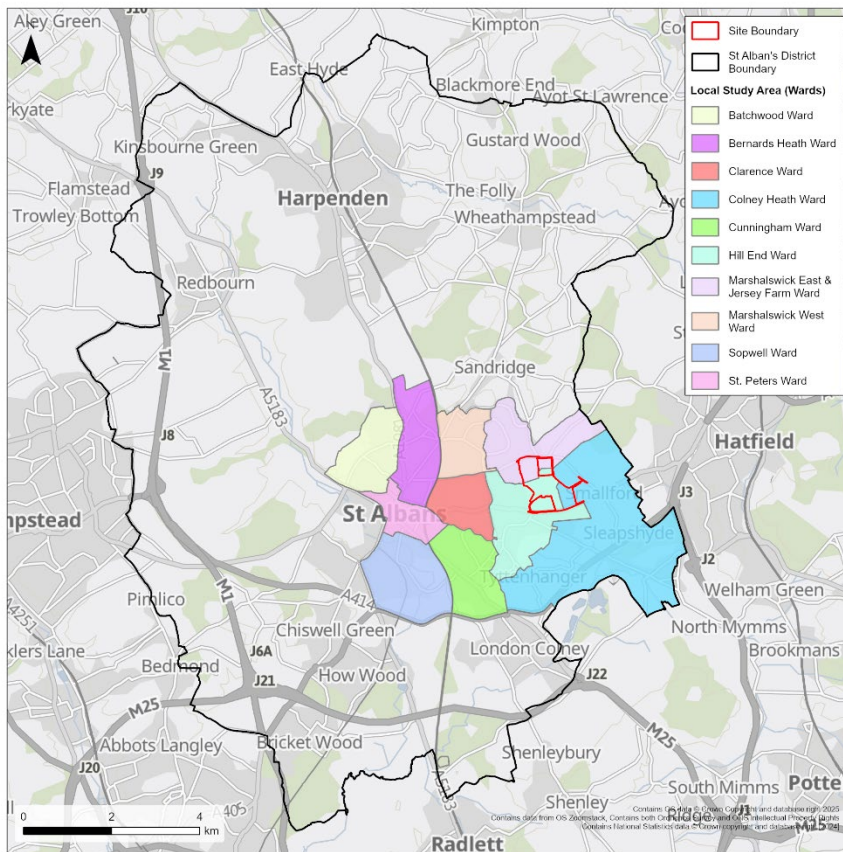
3 Existing Socio-Economic Conditions

To inform the socio-economic impact assessment, it is necessary to consider the geographical location of the Proposed Development and identify the possible area on which the Proposed Development will have an impact. Existing socio-economic conditions for the identified study area are then presented to provide the baseline from which to assess the socio-economic impact/benefits of the Proposed Development.

3.1 Identifying an Appropriate Study Area

The Site is on the Oaklands College campus within St Albans City. It is therefore considered that St Albans City will be the area upon which the Proposed Development will have the greatest immediate impact. The following nine electoral wards have been used to define St Albans City ('the Study Area'): Batchwood, Bernards Heath, Clarence, Colney Heath, Cunningham, Hill End, Marshalswick East and Jersey Farm, Marshalswick West, and Sopwell. The Study Area is illustrated in Figure 3-1.

Figure 3-1: Study Area



3.2 Existing Socio-Economic Conditions

Having identified the main area of socio-economic influence surrounding the Site (St Albans City), existing socio-economic characteristics are now considered for this Study Area alongside the St Albans City and District Council (SACDC) Area, and the national (England) average.

3.2.1 Housing Profile

At the time of the 2021 Census, there were 28,506 homes in the Study Area. The homes in the Study Area represent 48% of homes in the SACDC Area (58,990 homes).

As shown by Figure 3-2 and Table 3-1, semi-detached homes account for the largest proportion of homes in the Study Area (32%). This is the same for the SACDC Area, albeit slightly less (30%). The second most common type of home in the Study Area is flats (23%). This is different from the SACDC Area as the second most common house type is detached housing (26%). Only 17% of homes in the Study Area are detached.

Figure 3-2: Household Accommodation Type (2021)



Source: ONS, 2021 Census. Table TS044. All figures are rounded and may not sum



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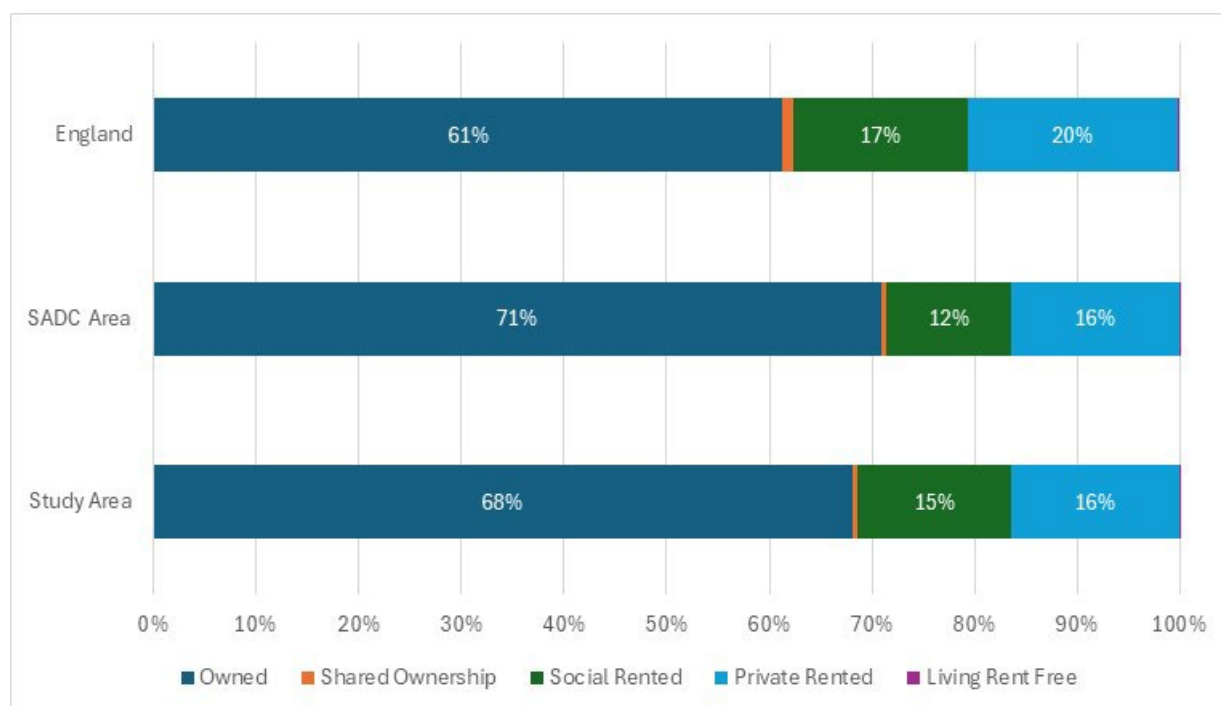
Table 3-1: Household Accommodation Type (2021)

Type	Study Area	SACDC Area	England
Detached	17%	26%	23%
Semi Detached	32%	30%	31%
Terraced	22%	20%	23%
Flats	23%	19%	17%
Other	6%	5%	6%
Total	100%	100%	100%

Source: ONS, 2021 Census. Table TS044. All figures are rounded and may not sum.

As shown by Figure 3-3 and Table 3-2, the majority of homes in the Study Area are owned (68%). The proportion is less than the average for the SACDC Area (71%) but higher than the national average (61%). The second most common tenure type in the Study Area is private rented which accounts for 16% of all households. This is the same proportion as the SACDC Area but lower than the national average (20%). Social rent accounts for 15% of households in the Study Area, which is higher than the SACDC Area (12%) but lower than the national average (17%).

Figure 3-3: Accommodation Tenure (2021)



Source: ONS, 2021 Census. Table TS054. All figures are rounded and may not sum.



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Table 3-2: Accommodation Tenure (2021)

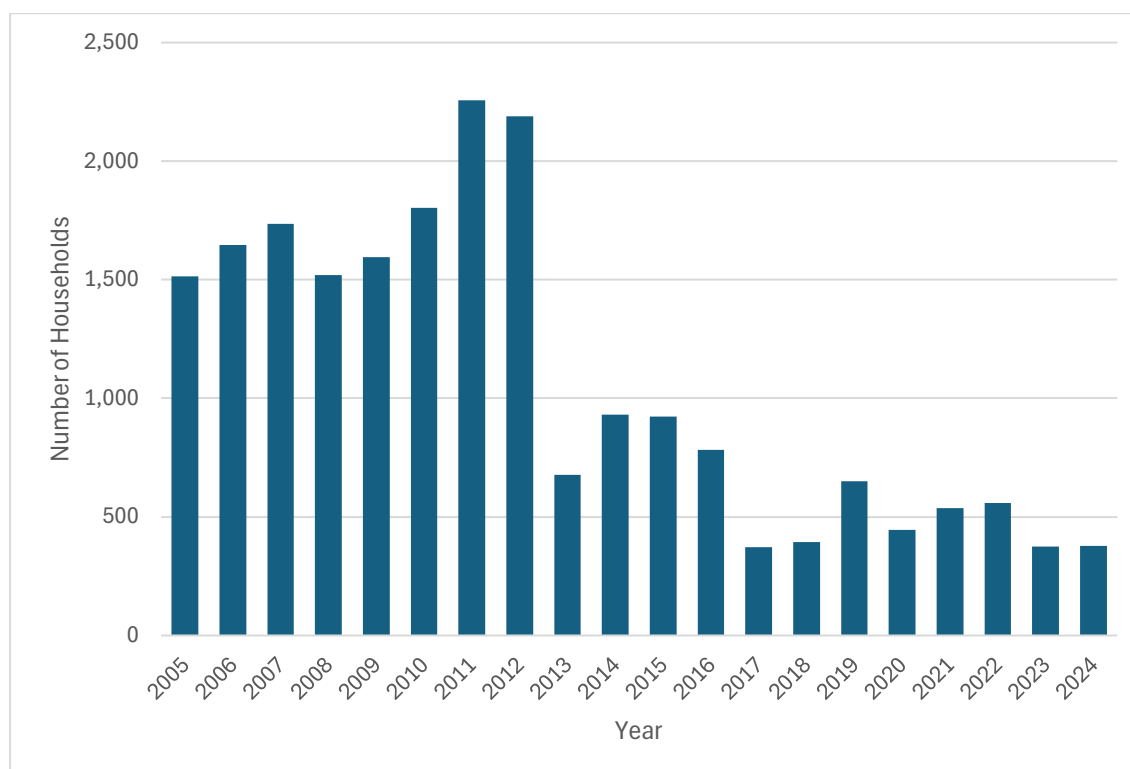
Tenure	Study Area	SACDC Area	England
Owned	68%	71%	61%
Shared Ownership	0%	1%	1%
Social Rented	15%	12%	17%
Private Rented	16%	16%	20%
Living Rent Free	0%	0%	0%
Total	100%	100%	100%

Source: ONS, 2021 Census. Table TS054. All figures are rounded and may not sum.

3.9% of homes in the Study Area are classified as being overcrowded⁴ which is higher than the SACDC Area average (3.1%) but lower than the national average (4.4%).

As of March 2024, there were 378 households on the SACDC housing register. The number of households on the housing register has reduced since 2021 as shown on Figure 3-4.

Figure 3-4: Number of Households on the SACDC Housing Register



Source: MHCLG, Live Table 600

⁴ ONS 2021 Census. Table TS052. Defined as properties with an occupancy rating of either -1 or -2 meaning there is 1 or 2 less rooms than required.



3.2.2 Population

The 2021 Census identified that there are 62,625 people living in the Study Area. This represents 42% of the SACDC Area population (148,173).

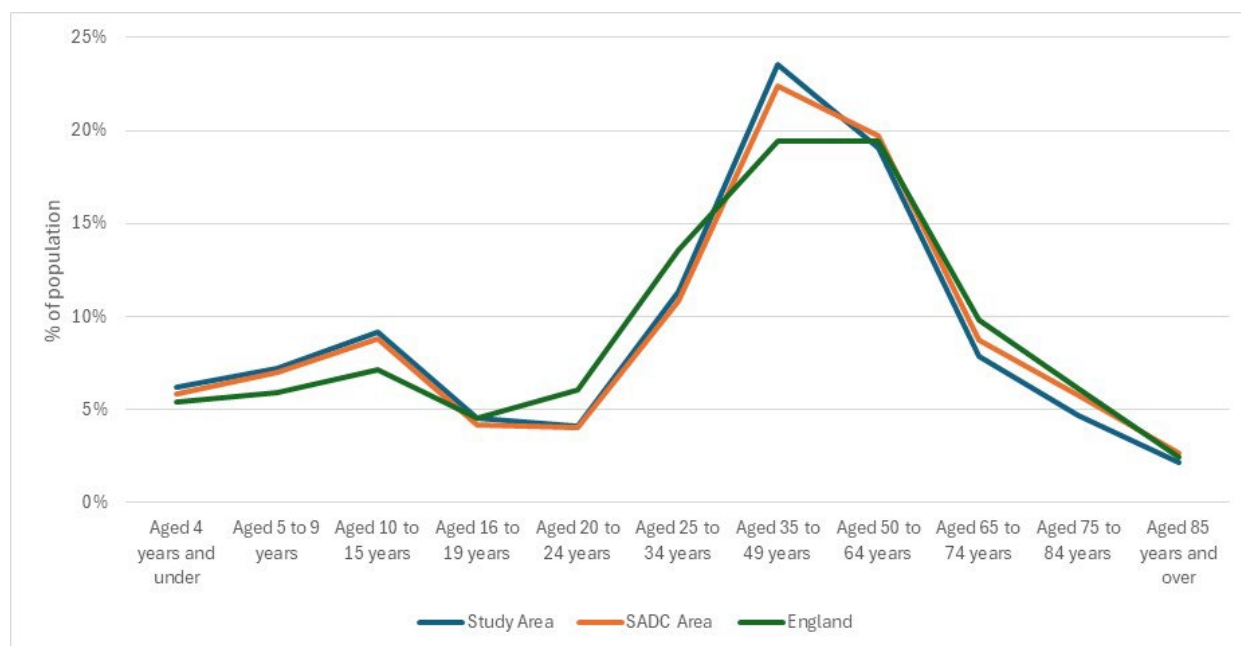
The Study Area has a younger population than the SACDC Area and England with a lower proportion of the population aged 65+ years, and a higher child and working age population as shown in Table 3-3 and Figure 3-5.

Table 3-3 Age Profile (2021)

Age (years)	Study Area	SACDC Area	England
0 to 15	23%	22%	19%
16 to 64	63%	61%	63%
65+	15%	17%	18%
All Ages	100%	100%	100%
Total Population	62,625	148,173	56,490,045

Source: ONS, 2021 Census. Table TS007. All percentages are rounded and may not sum.

Figure 3-5: Age Profile by Broad Age Group (2021)



Source: ONS, 2021 Census. Table TS007.

3.2.3 Economic Activity of Residents

The 2021 Census recorded that there were 73,882 residents in the SACDC Area aged 16 years and over who were classified as economically active (this includes all those people in employment or available to work, for example the unemployed), of which 31,657 reside in the Study Area. This is



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equivalent to 64% of the population aged 16 and over in the SACDC Area and 65% in the Study Area. The national average is 59%.

Of those economically active SADC residents, 71,281 were in employment which is equivalent to 61% of 16+ year olds; lower than the average employment rate for the Study Area (63%) but higher than the national average (56%).

The remaining 2,601 economically active SACDC residents were unemployed. This represents 2.2% of all residents aged 16+ years; lower than the proportion of unemployed residents in the Study Area (2.4%) and the national average (2.9%).

A lower proportion of the population aged 16 and over are economically inactive in the Study Area (33%) compared to the SACDC Area (35%) and England (39%). The most common reason for being economically inactive second to retirement in the Study Area is looking after home or family or being a student (5%). This is the same in the SACDC Area (5%). Table 3-4 provides the detail.

Table 3-4 Economic Activity (2021)

	Study Area	SACDC Area	England
Economically Active	65%	64%	59%
In employed	63%	61%	56%
Unemployed	2%	2%	3%
Economically Inactive	33%	35%	39%
Retired	18%	21%	21%
Student	5%	5%	6%
Looking after home or family	5%	5%	5%
Long-term sick or disabled	3%	2%	4%
Other	2%	2%	3%

Source: ONS, 2021 Census. Table TS066.

Whilst not a measure of total unemployment, Claimant Count data provides a count of the number of people claiming Job Seekers Allowance ('JSA'), National Insurance ('NI') Credits or Universal Credit ('UC') principally for the reason of being unemployed and therefore provides an indication of people actively seeking employment. In July 2025, 1,025 residents in the Study Area (2.6% of those aged 16 to 64) were claiming unemployment related benefits. This is slightly higher than the proportion in the SACDC Area (2.4%) albeit lower than the proportion nationally (4.1%). Table 3-5 presents the data.

Table 3-5 Claimant Count (July 2025)

	Study Area	SACDC Area	England
Number of Claimants	1,025	2,195	1,501,560
Claimants as a % of residents aged 16 - 64	2.6%	2.4%	4.1%

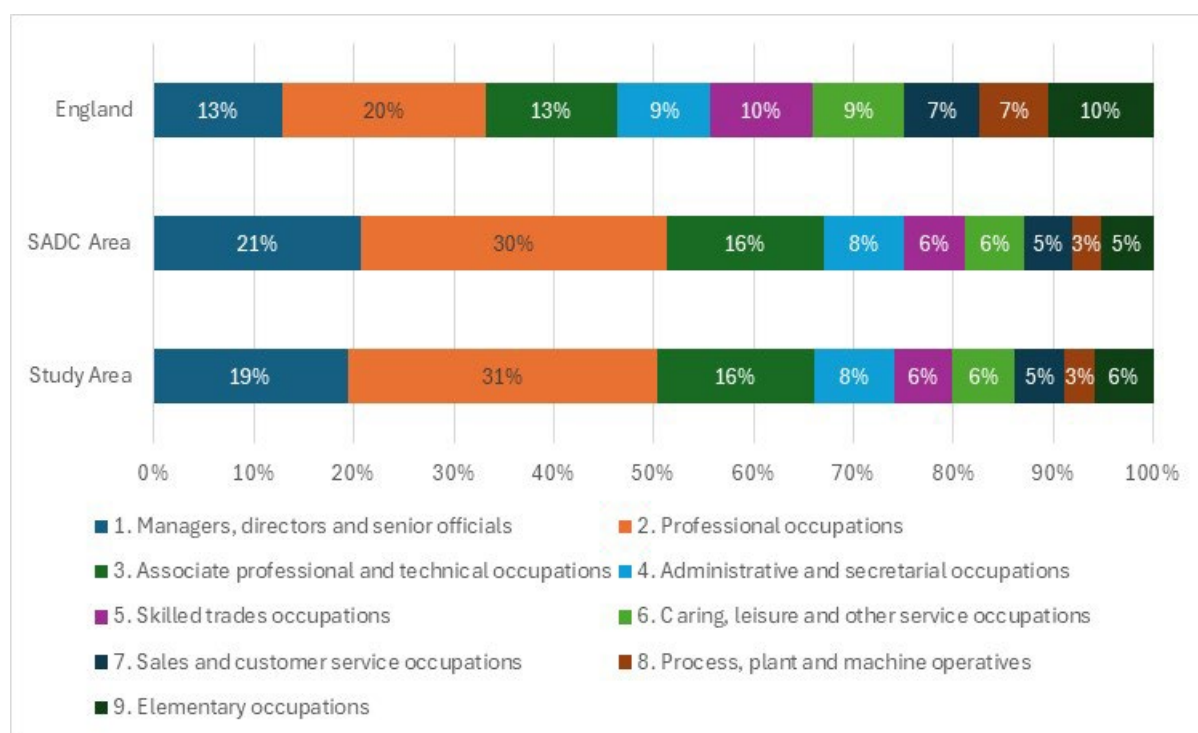
Source: ONS.



3.2.4 Resident Employment and Skills

The occupational profile of residents in employment in the Study Area is similar to that of the SACDC Area in Figure 3-6 and Table 3-6. Both the Study Area and SACDC Area have a higher proportion of residents in the higher value occupations such as: managers, directors and senior officials; professional occupations; and associate professional and technical occupations, compared to the national average. In contrast, both the Study Area and SACDC Area have a lower proportion of workers employed in lower value occupations compared to the national average such as: skilled trades; caring, leisure and other service occupations; process plant and machinery; and elementary occupations.

Figure 3-6: Occupation of Residents in Employment (2021)



Source: ONS, 2021 Census. Table TS063

Table 3-6: Occupation of Residents in Employment (2021)

Occupation	Study Area	SACDC Area	England
1. Managers, directors and senior officials	19%	21%	13%
2. Professional occupations	31%	30%	20%
3. Associate professional and technical occupations	16%	16%	13%
4. Administrative and secretarial occupations	8%	8%	9%
5. Skilled trades occupations	6%	6%	10%
6. Caring, leisure and other service occupations	6%	6%	9%
7. Sales and customer service occupations	5%	5%	7%
8. Process, plant and machine operatives	3%	3%	7%



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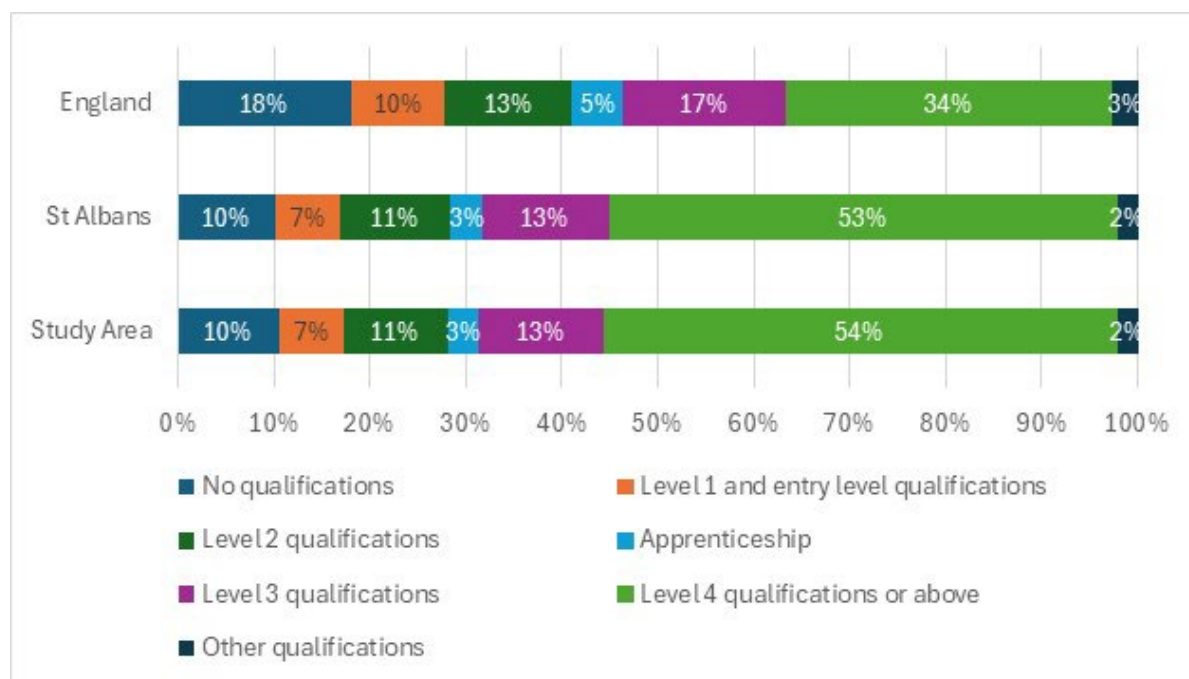
Occupation	Study Area	SACDC Area	England
9. Elementary occupations	6%	5%	10%
Total Occupations	100%	100%	100%

Source: ONS, 2021 Census. Table TS063. All figures are rounded and may not sum.

Similarly, residents (aged 16+ years) of the Study Area and SACDC Area have a higher level of qualification in comparison to the national average as shown in Figure 3-7 and Table 3-7. The levels of qualification are as follows:

- **Level 1** = 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills
- **Level 2** = 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*-C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma
- **Level 3** = 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma
- **Level 4** = Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree (NI), Professional qualifications (for example teaching, nursing, accountancy)

Figure 3-7: Highest Level of Qualification of Residents Aged 16+ (2021)



Source: ONS, 2021 Census. Table TS067



Table 3-7 Highest Level of Qualification of Residents Aged 16+ (2021)

	Study Area	SACDC Area	England
No qualifications	10%	10%	18%
Level 1 and entry level qualifications	7%	7%	10%
Level 2 qualifications	11%	11%	13%
Apprenticeship	3%	3%	5%
Level 3 qualifications	13%	13%	17%
Level 4 qualifications or above	54%	53%	34%
Other qualifications	2%	2%	3%
Total	100%	100%	100%

Source: ONS, 2021 Census. Table TS067. All figures are rounded and may not sum.

3.2.5 Employment (workplace-based)

Data from the 2023 Business Register and Employment Survey (BRES) identifies that the SACDC Area supports employment of 65,150 jobs, of which 18,780 are within the Study Area. Table 3-8 illustrates the industrial profile of the jobs.

The professional, scientific and technical sector accounts for the highest proportion of employment in the SACDC Area (15%), whereas in the Study Area, the retail sector accounts for the largest proportion of employment (16%).

Table 3-8 Employment (workplace-based) by Industrial Sector

	Study Area	SACDC Area	England
1 : Agriculture, forestry & fishing	0%	0%	1%
2 : Mining, quarrying & utilities	2%	1%	1%
3 : Manufacturing	3%	2%	7%
4 : Construction	4%	6%	5%
5 : Motor trades	2%	2%	2%
6 : Wholesale	5%	5%	4%
7 : Retail	16%	12%	8%
8 : Transport & storage (inc postal)	3%	3%	5%
9 : Accommodation & food services	6%	8%	8%
10 : Information & communication	4%	5%	5%
11 : Financial & insurance	2%	2%	3%
12 : Property	1%	2%	2%
13 : Professional, scientific & technical	11%	15%	10%
14 : Business administration & support services	9%	8%	9%



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	Study Area	SACDC Area	England
15 : Public administration & defence	0%	2%	4%
16 : Education	17%	11%	8%
17 : Health	10%	9%	13%
18 : Arts, entertainment, recreation & other services	5%	6%	5%

Source: ONS, BRES 2023.

3.2.6 Deprivation

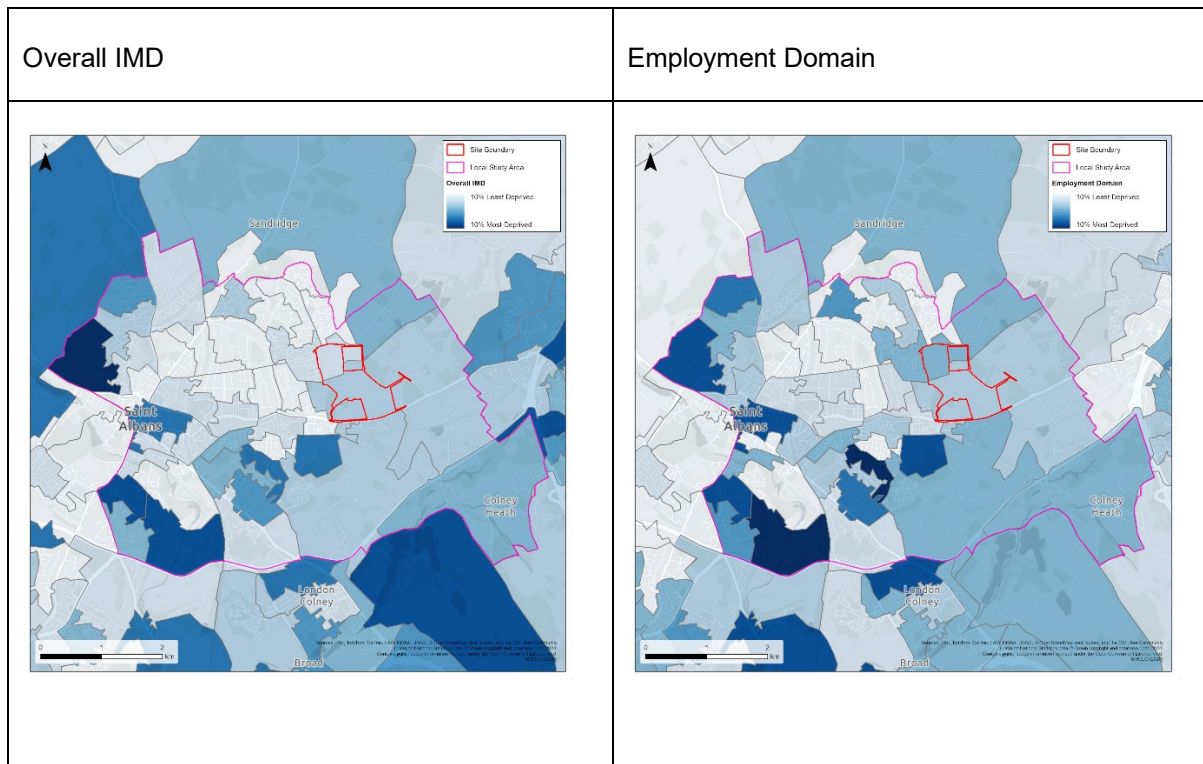
The Indices of Deprivation (IoD) 2019 is published by the Ministry of Housing, Communities and Local Government (MHCLG) and provides a relative measure of deprivation for areas in England.

The IoD provides local authority summaries of deprivation, ranking all 317 local authorities in England from most deprived (rank 1) to the least deprived (rank 317). SACDC is ranked 306th out of 317 local authorities, placing it amongst England's least deprived authority areas.

In addition, the IoD provides a more refined picture of deprivation across England, presenting deprivation levels at LSOA level. This component of the IoD is referred to as the Index of Multiple Deprivation (IMD) and is based on 39 separate indicators, organised across seven distinct domains of deprivation which are combined and weighted to calculate the IMD.

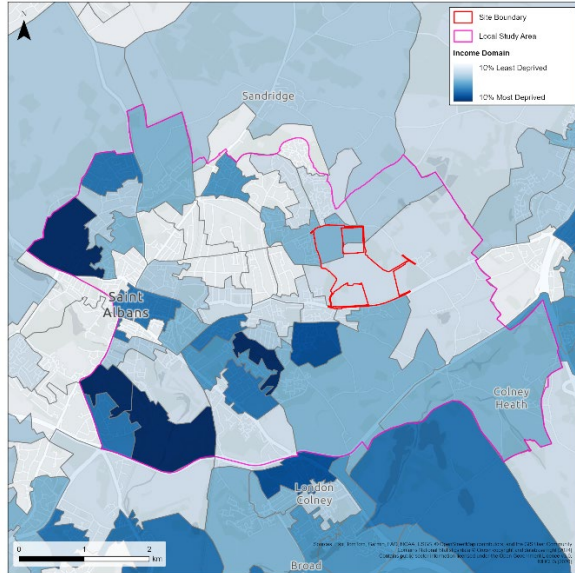
Figure 3-8 shows the national rank of LSOAs within the Study Area, for the overall IMD and each of the individual deprivation domains.

Figure 3-8: IMD 2019 (National Rank)

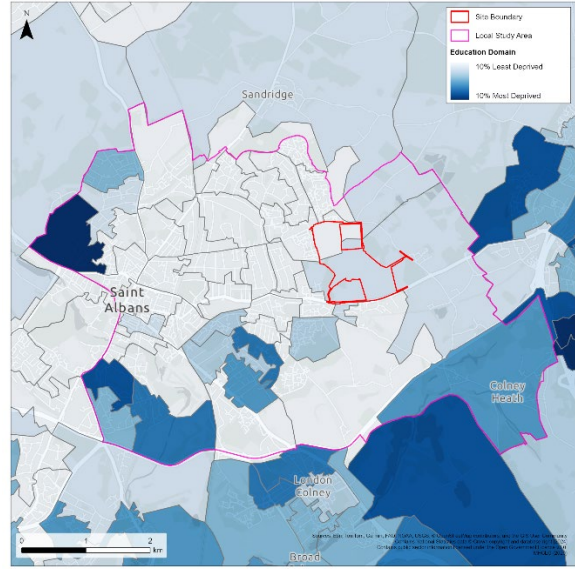


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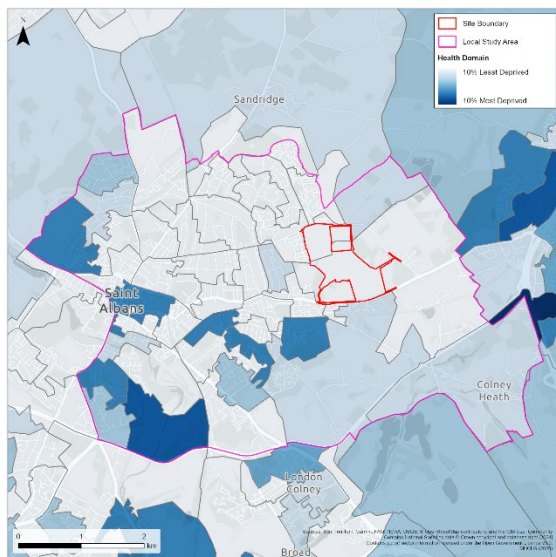
Income Domain



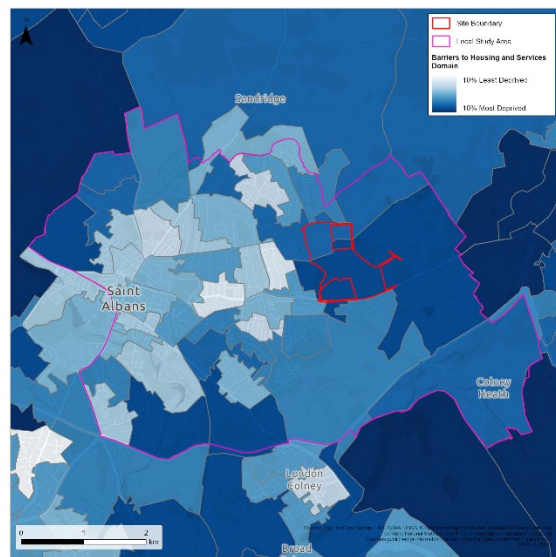
Education Domain



Health Domain



Barriers to Housing and Services Domain



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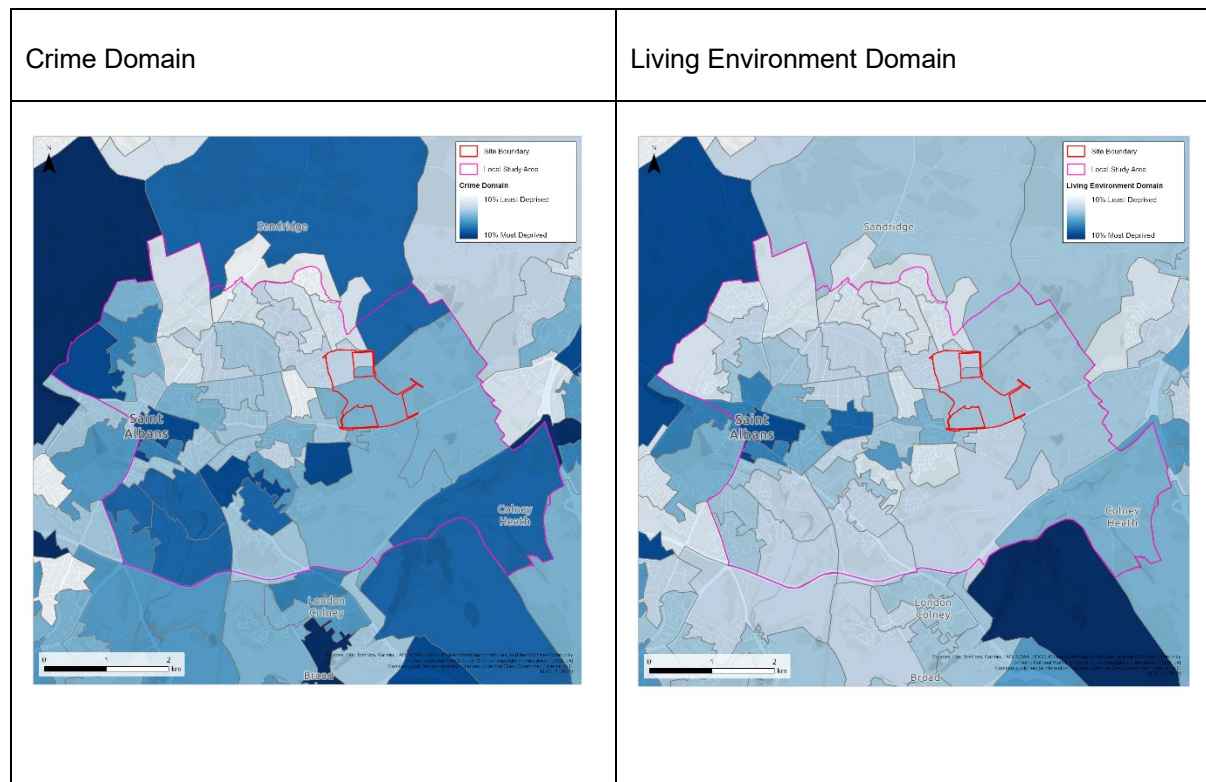


Figure 3-8 shows that there are varying levels of deprivation within the Study Area, with typically only limited pockets of deprivation. The one exception to this trend, is with regards to the Barriers to Housing and Services domain, where a large proportion of the Study Area is ranked within England's most 10% deprived.

Table 3-9 summarises the deprivation rank (national) for the two LSOAs that incorporate the extent of the Site. Decile 1 represents the most deprived and decile 10 represents the least deprived. As shown, the two LSOAs covering the Site generally have low levels of deprivation typically ranking within deciles 8, 9 and 10. However, similar to the Study Area, the immediate area covering the Site is more deprived in relation to barriers to housing and services where the LSOAs rank within deciles 2 and 4 (within the most 20% and 40% deprived respectively).

Table 3-9 Indices of Multiple Deprivation (2019) – National Decile

Deprivation Domain	LSOA St Albans 015B	LSOA St Albans 015D
IMD	8	8
Income	7	9
Employment	7	8
Education, Skills and Training	10	9
Health Deprivation and Disability	9	10
Crime	6	6
Barriers to Housing and Services	4	2
Living Environment	8	7



3.2.7 Mosaic Profile

Experian’s Mosaic UK 7 segmentation model¹ divides the UK population into 15 groups and 66 detailed types, using over 400 data variables to define their lifestyle characteristics. Figure 3-9 compares the Mosaic Group profile of households of the Study Area, SACDC Area and England.

Figure 3-9: Mosaic Group Profile

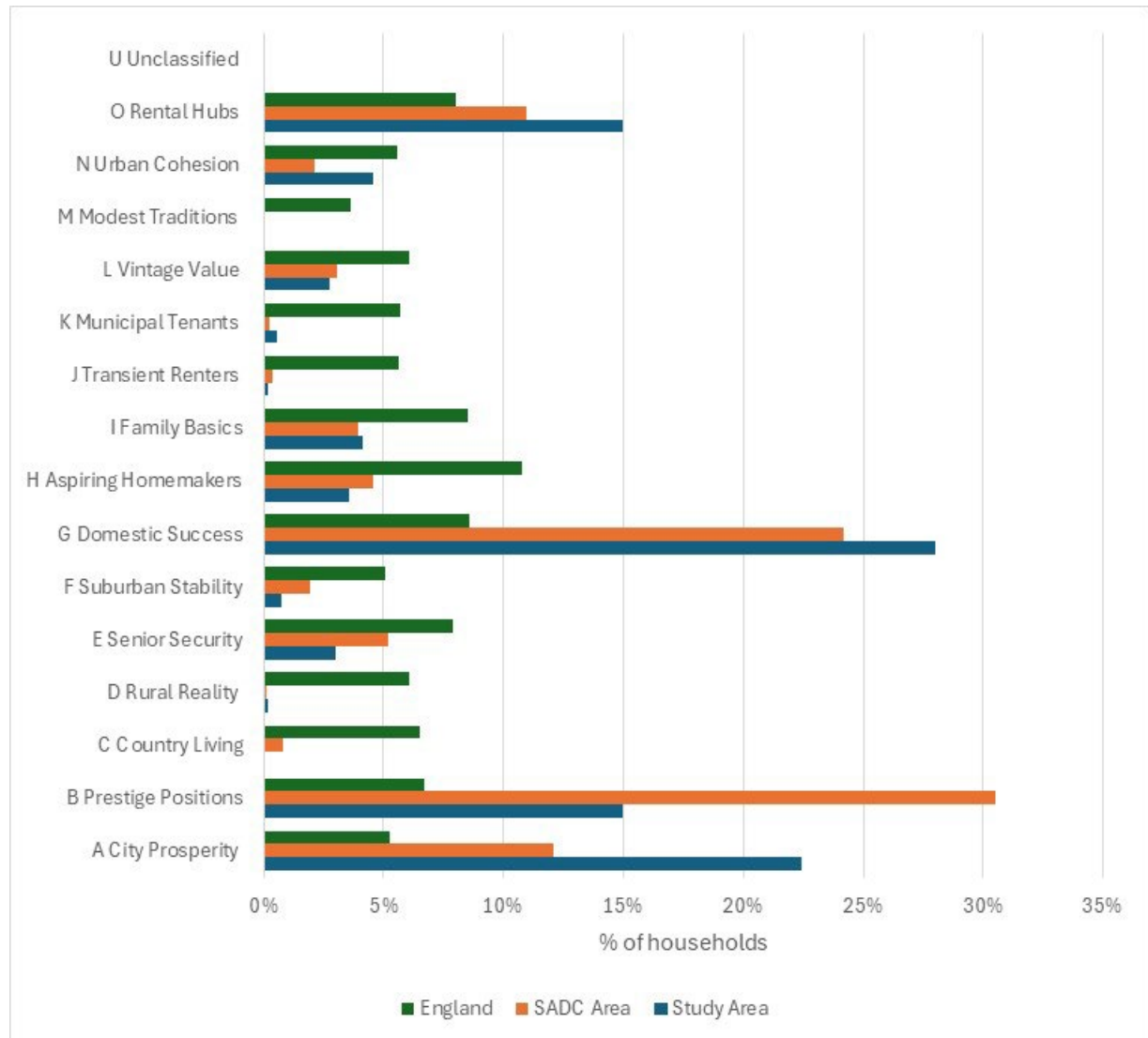


Figure 3-9 shows that the Study Area incorporates a variety of Mosaic groups, with the four largest Mosaic Groups being Domestic Success (28%), City Prosperity (22%), Prestige Positions (15%) and Rental Hubs (15%). The profile of the Study Area is similar to the SACDC Area average.

Domestic Success is defined as ‘Thriving families who are busy bringing up children and following careers.’ Domestic Success are householders in their middle years who have made progress in their careers and own comfortable family homes. Most are couples aged in their thirties and forties. These



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families usually have children who are moving through the stages of schooling. Other households consist of single people living alone in family-sized properties.

City Prosperity is defined as 'High status city dwellers living in central locations and pursuing careers with high rewards.' City Prosperity are high-income residents who have expensive homes in desirable metropolitan locations. Households range in type from successful young professionals to wealthy families.

Prestige Positions is characterised as 'Established families in large detached homes living upmarket lifestyles.' Prestige Positions are affluent families who live in spacious homes within sought-after neighbourhoods. Most householders are married couples – some are older and no longer have dependants, others have children or young adults to support. Many have lived in their high-status homes for many years

Rental Hubs is defined as 'Educated young people privately renting in urban neighbourhoods'. Rental Hubs are young people enjoying city lifestyles in accessible locations. Usually aged in their twenties and thirties, they moved to their current addresses relatively recently. Many live alone and others share with housemates or partners, but few are thinking about children yet.

3.2.8 Open Space Provision

Reference to OS Open Space Greenspace identifies the provision of open/ play space within proximity of the Site as illustrated on Figure 3-10. Table 3-10 provides detail of existing open/ play space, indicating distance of the provision from the Site.



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Figure 3-10: Open Play Space provision within 1km of the Site

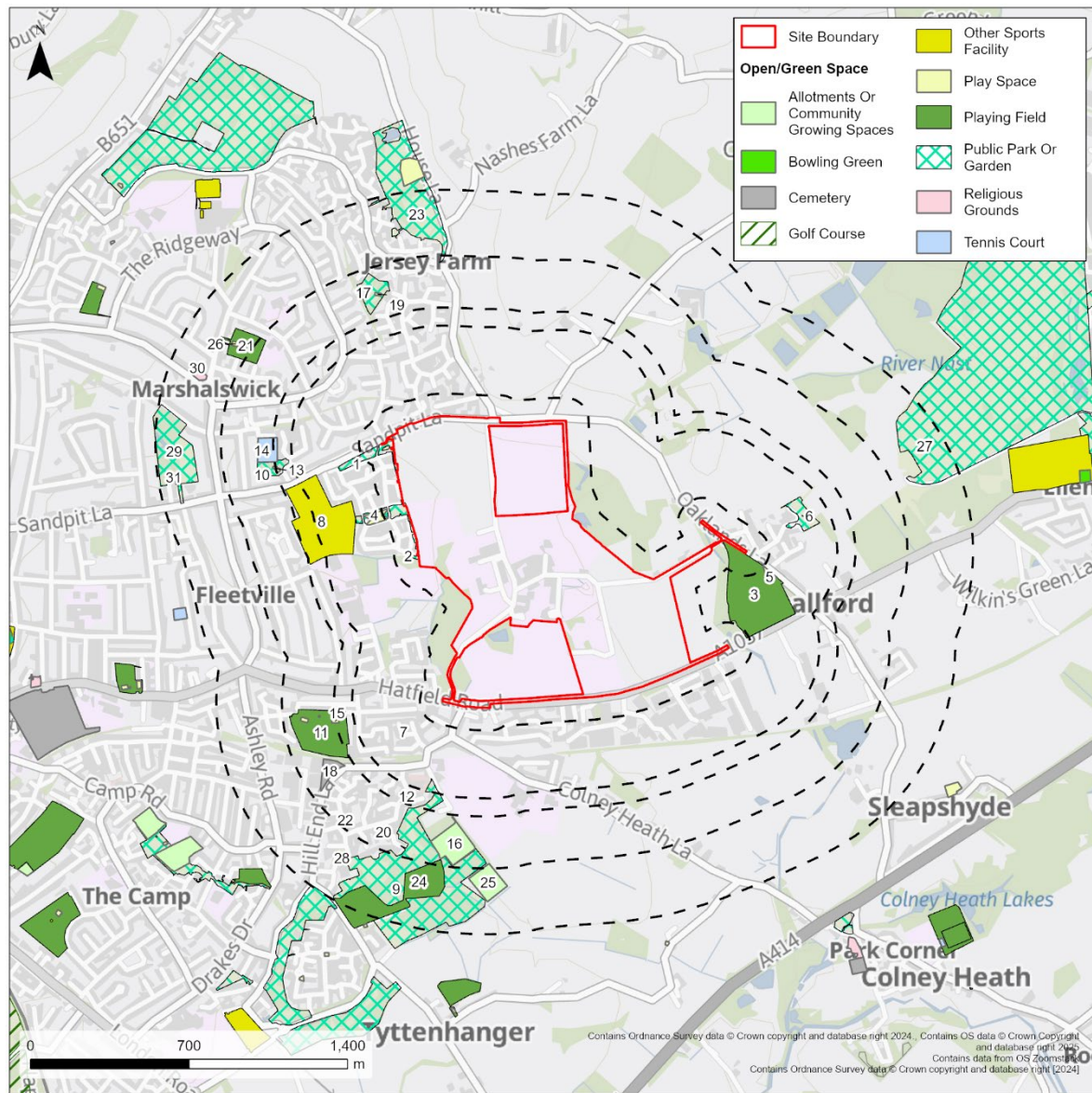


Table 3-10 Open Space Provision within 1km of the Site

Location on Figure 3.10	Name	Description	Distance from the site (m)
1	Sandpit Lane Green Space	Public Park Or Garden	0
2	Oaklands College Green Space	Public Park Or Garden	0
3	St Albans RFC	Playing Field	1
4	Oaklands College Green Space	Play Space	74
5	St Albans RFC	Play Space	92
6	Jove Gardens	Public Park Or Garden	205
7	Gresford Close Play Space	Play Space	210



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Location on Figure 3.10	Name	Description	Distance from the site (m)
8	Verulam Playing Fields	Other Sports Facility	219
9	Highfield Park	Public Park Or Garden	344
10	St Albans Tennis Club	Public Park Or Garden	417
11	Longacres Open Space	Playing Field	430
12	Soverign Park	Play Space	443
13	Damson Way Playground	Play Space	460
14	St Albans Lawn Tennis Club	Tennis Court	461
15	Longacres Activity Area	Play Space	464
16	Hixberry Lane Allotments	Allotments Or Community Growing Spaces	489
17	Cheriton Close Park	Public Park Or Garden	511
18	Hill End Garden of Rest	Cemetery	516
19	Cheriton Close Play Space	Play Space	578
20	Hill End Lane	Play Space	625
21	Sherwood Park Recreation Ground	Playing Field	656
22	Edison Close	Play Space	669
23	Jersey Farm Open Space Playground	Public Park Or Garden	678
24	Highfield Park	Playing Field	683
25	Hixberry Lane Allotments	Allotments Or Community Growing Spaces	688
26	Sherwood Park Play Space	Play Space	765
27	Ellenbrook Fields	Public Park Or Garden	775
28	Highfield Play Area	Play Space	816
29	Marshalswick Recreation Ground	Public Park Or Garden	826
30	St Mary's Church	Religious Grounds	826
31	The Wick Nature Reserve	Play Space	919

Within 1km of the Site, there are 31 open space areas including playing fields, sports facilities and allotments.

The main open play space in close proximity to the Site is the open space associated with Oaklands College (marked number 2 on Figure 3-10).

3.2.9 Health Care Provision

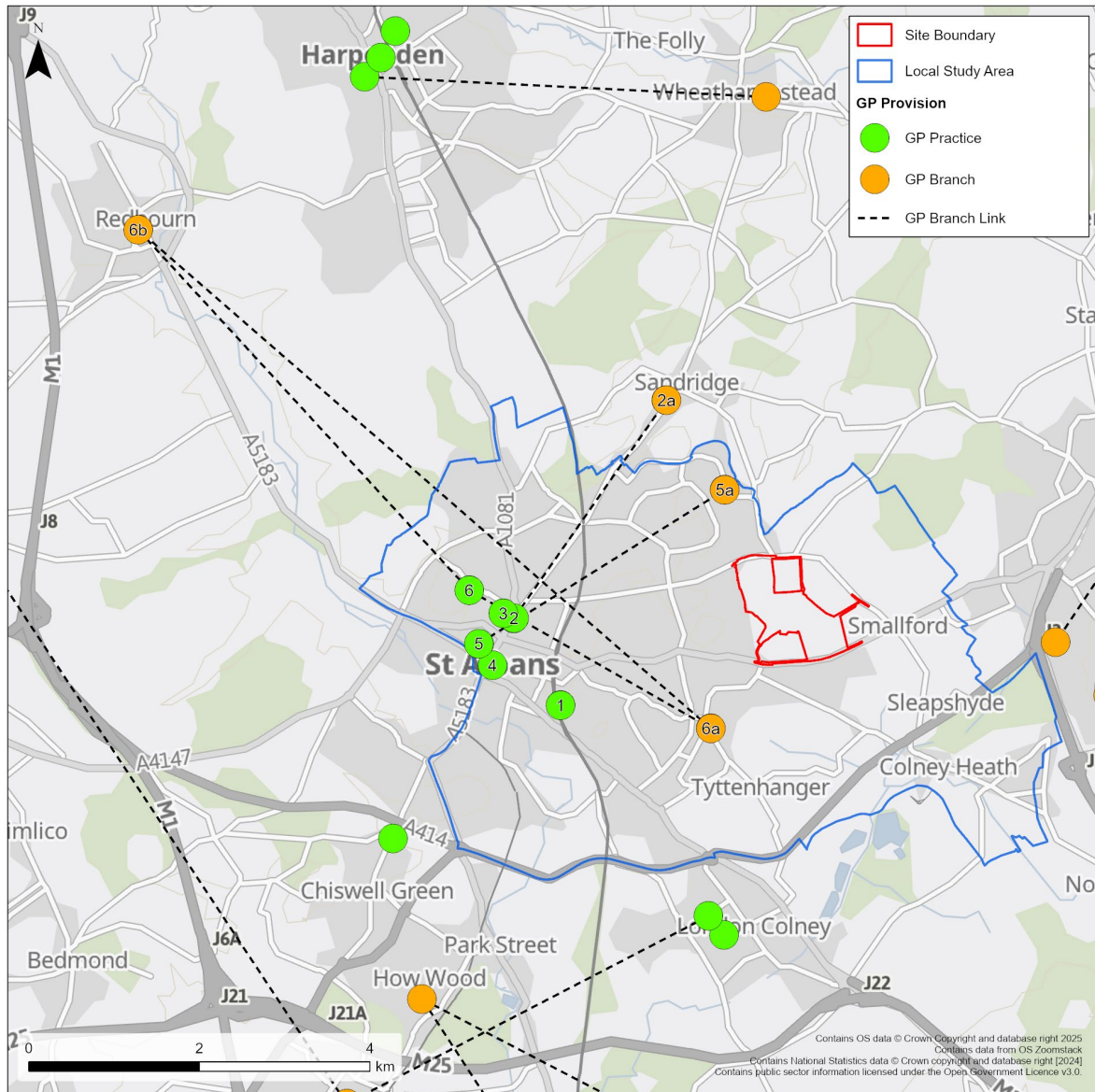
Since 2015, people have a legal right to register with any GP of their choice to best suit their needs. The GP practice must register you unless there are reasonable grounds not to do so, for example, it has no capacity to take on new patients, it may not be accepting new patients who do not live within its practice boundary catchment area, or because an individual's circumstances may mean it is not appropriate to register with a practice that is a long distance from where you live .



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However, to focus the assessment, GP provision within the Study Area has been considered. This is considered to incorporate GP provision which has the potential to be impacted upon greatest by the Proposed Development. Figure 3-11 illustrates the location of the GP provision in relation to the Site.

Figure 3-11: GP Provision within the Study Area



There are six GP practices located within the Study Area, three of which have four associated branches, two of which are in the Study Area and two are outside of the Study Area. Table 3-11 provides details of the number of registered patients and the number of FTE GPs (excluding training GPs) as of 31 July 2025 for each GP practice. Please note, that the data for each GP practice includes the data for an associated GP branch. Data is not published for GP branches.



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To determine whether existing GP provision is under or over-capacity, GP to patient ratios of the identified practices have been compared to SACDC's benchmark of 1 GP for every 1,800 people⁵.

Table 3-11 shows that five of the six GP practices are currently operating over-capacity when compared to the SACDC benchmark. Only one GP practice is operating with available capacity to accommodate an additional 2,393 patient registrations before reaching the benchmark. This GP practice is the Harvey Group Practice, which has an associated branch (Jersey Farm Surgery) close to the Site.

Table 3-11 Existing GP Provision and Capacities within the Study Area (31 July 2025)

No on Figure 3.11	Name	GP FTE	Patients	Patient to GP Ratio	Surplus/ Deficit Capacity
1	Hatfield Road Surgery	2.0	5,063	2,532	-1,463
2	Parkbury House Surgery	11.3	22,171	1,962	-1,831
2a	Parkbury at Sandridge				
3	Grange Street Surgery	5.6	10,565	1,887	-485
4	Maltings Surgery	8.9	19,349	2,174	-3,329
5	Harvey Group Practice	9.1	13,987	1,537	2,393
5a	Jersey Farm Surgery				
6	Lodge Surgery	9.8	19,854	2,026	-2,214
6a	Highfield Surgery				
6b	Redbourn Health Centre				
	Total	46.7	90,948	1,884	-6,929
	Total (surplus places only)				2,393

Source: NHS

⁵ SACDC, 20 September 2024, Infrastructure Delivery Plan



4 Demand for Community Infrastructure

To determine the socio-economic impacts/benefits of the Proposed Development, it is necessary to understand the number of people anticipated to live in the Proposed Development and the resultant demand for community infrastructure.

4.1 Total Population Yield

The Proposed Development will deliver 472 new homes (167 within the detailed element and 305 within the outline element) across a range of tenures and bedrooms sizes. Table 4-1 details the proposed housing mix for the 472 new homes (Use Class C3). 40% of the homes will be delivered as affordable.

Table 4-1 Housing Mix of the Proposed Development

	Detailed Element		Outline Element (Indicative)		Total		
	Market Sale	Affordable	Market Sale	Affordable	Market Sale	Affordable	Total
1-bedroom	0	39	0	3	0	42	42
2-bedroom	12	21	8	49	20	70	90
3-bedroom	41	5	48	64	89	69	158
4-bedroom	29	2	88	6	117	8	125
5-bedroom	18		39	0	57	0	57
Total	100	67	183	122	283	189	472

In addition, the outline element of the Proposed Development incorporates an extra care home containing up to 70 new dwellings (Use Class C2) as part of the detailed element. The units will fall into the definition of 'housing with care' with occupants of these units (minimum age 65+ years) having minimum care requirements. 40% of the homes will be affordable.

The Proposed Development will also provide a 4-bedroom children's home.

Average household size by bedroom size and tenure for the SACDC area, as recorded in the 2021 Census, is detailed in Table 4-2.

Table 4-2 Average Household Size for the SACDC Area

	Persons per household		
	Market Sale Homes	Affordable Homes	All Tenures
1-bedroom	1.26	1.21	1.32
2-bedroom	1.72	2.39	1.96
3-bedroom	2.36	2.94	2.48
4+ bedroom	2.94	3.37	2.96
Total	2.47	2.24	2.49



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Applying the average household size assumptions (Table 4-2) to the Proposed Development's housing mix (Table 4-1) it is estimated that the Proposed Development's 472 homes and 4-bedroom children's homes, will yield a total population of 1,208 people.

In addition, it is considered that the 70-bed extra care facility will provide homes for a further 70 residents.

In total therefore, the Proposed Development is estimated to have a total resident population of 1,278 people.

4.2 Demand for GP Places

Whilst some of the Proposed Development's future residents will move from within the local area and therefore already be registered with a local GP, the worst-case assessment assumes that all of the Proposed Development's future population will need to register with a local GP. On this basis, it is assumed that the Proposed Development will create demand for an additional 1,278 GP places.

4.3 Demand for Open/Play Space

Table 4-3 details the Proposed Development's requirement for open / play space based on application of SACDC's emerging quantity standards for green space (set out in Table 2-1) to the Proposed Development's anticipated population of 1,278 people.

Table 4-3 The Proposed Development's Open/Play Space Requirement

Open Space Type	Quantity Standard (sqm per person)	Proposed Development's Requirement (sqm)
Parks and Gardens	7.1	9,072
Natural and Semi-natural Greenspace	34.6	44,212
Amenity Greenspace	15.3	19,550
Provision for Children and Young People		
LAP (Local Area of Play)		
LEAP (Local Equipped Area of Play)	0.6	767
NEAP (Neighbourhood Equipped Area of Play)		
Allotments	4.5	5,750



5 Social and Economic Impacts/ Benefits of the Proposed Development

Having considered the existing socio-economic conditions of the Site and surrounding area (Section 3) and the demand for community infrastructure arising from the Proposed Development (Section 4), this knowledge can be used to inform the assessment of social and economic impacts/benefits associated with the Proposed Development.

5.1 Housing Delivery

There are no homes on the Site currently. The Proposed Development will deliver 472 homes (Use Class C3) (167 homes within the detailed element and 305 homes within the outline element), a 70-bed extra-care facility (Use Class C2) and a 4-bedroom children's homes.

The Proposed Development will therefore deliver a mix of housing that will provide homes for different groups of the community as required by local planning policy.

Draft Policy SP1 in SACDC's Draft Local Plan 2041 identifies a need for 14,603 net additional homes in the SACDC area over the period 2024 to 2041. **The Proposed Development's delivery of 472 new homes will contribute 3.2% of the total Draft Local Plan housing requirement.**

Draft Policy HOU3 identifies a need for 809 additional homes with care (extra care housing). **The Proposed Development's delivery of a 70-bed extra care facility will contribute 8.6% of the Draft Local Plan requirement for extra care housing.**

Table 4-1 in the previous section of this report detailed the housing mix of the Proposed Development. **The Proposed Development will deliver 40% of the homes as affordable homes**, which meets the affordable housing requirement according to Draft Policy HOU2.

Section 3 of this report identified that there are currently 378 applicants on the housing register in SACDC. Therefore, the Proposed Development's delivery of 189 additional affordable homes will increase SACDC's affordable housing stock and will provide homes to some of those families on the housing register.

5.2 Revenue Generation from Additional Homes

The Proposed Development's delivery of 472 homes will generate additional revenue for SACDC through Council Tax Receipts. No Council Tax payments will be realised from the 70-bed extra care facility.

Based on the average of SACDC Council Tax bands (groups A and H) for 2025/2026 for the St Albans City area (£2,727 per annum), **the Proposed Development's 472 homes could generate around £1.3 million in Council Tax payments per annum.** This would comprise £455,500 per annum from the 167 homes to be delivered within the detailed element of the Proposed Development and £831,800 per annum from the 305 homes to be delivered within the outline element.



The additional revenue created by the Proposed Development can be used by SACDC to put towards local services such as education, libraries, social care, emergency services, waste collection, maintaining parks and recreation facilities, street lighting and transport, for example.

5.3 Commercial Expenditure from Additional Households

It is assumed that each of the Proposed Development's 472 homes, 70-bed extra facility and children's home will represent a new household. On this basis, the Proposed Development will introduce 543 additional households to the SACDC area. The new households will provide an increase in consumer spending as they use local shops and services to meet their day-to-day needs.

Retail expenditure data from Experian (2023) reports the average annual expenditure of households in SACDC on convenience (food), comparison (non-food) and leisure goods and services as follows:

- Convenience = £7,794 per household per annum;
- Comparison = £11,968 per household per annum; and
- Leisure = £13,281 per household per annum.

On the basis of these expenditure figures, the 543 additional households created **by the Proposed Development could generate an additional £17.9 million in commercial expenditure per annum.** Table 5-1 illustrates the breakdown of this total by type of expenditure.

Table 5-1 Commercial Expenditure to be Generated by the Proposed Development (Per Annum)

Type of Expenditure	Detailed Element (167 homes and children's home)	Outline Element (305 homes and 70-bed extra care facility)	Proposed Development Total
Comparison	£2.0 million	£4.5 million	£6.5 million
Convenience	£1.3 million	£2.9 million	£4.2 million
Leisure	£2.2 million	£5.0 million	£7.2 million
Total	£5.5 million	£12.4 million	£17.9 million

5.4 Employment Generation

The Proposed Development will create additional employment opportunities whilst the Proposed Development is being constructed, and once complete and operational.



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Construction Phase

Employment generated from construction of the Proposed Development is calculated using the Construction Industry Training Board (CITB) Labour Forecasting Tool (LFT). Utilising the project value (i.e. construction cost), a start date, duration and location, the LFT predicts labour demand on a month-by-month and trade-by-trade basis.

The LFT accounts for 28 occupation groups, split into the following work types:

- Design - those involved in design process, including senior managers and support staff with design organisations,
- Management of construction - those staff involved with the management of the delivery of the construction or installation. This includes professionals employed for the construction stage or the projects; and,
- Construction operatives - those operatives involved in the delivery of the construction or installation.

Construction projects such as proposed here are relatively short term, during which several phases of construction activity take place. For the contractors involved, this is likely one of several projects that they will be involved in during the course of a year or number of years. Construction activity will take place temporarily and then move on to other projects, which might be local, elsewhere in the region or further afield. For this reason, we consider construction to be an activity that is safeguarded (sustained) by this type of project and treat the jobs (and associated GVA) accordingly, safeguarded because of the project, but not created by it.

It is estimated that the Proposed Development will support 158 direct construction jobs each month over an anticipated 8-year construction period (starting 2026/2027). This will consist of a mix of design, management and construction operative roles. Table 5-2 sets out the split across the three groups that make up the occupations assessed within the LFT. It emphasises the varied occupation profile and skill requirements across the sector. Demand for each occupation type will vary throughout the construction programme.

Table 5-2 Construction Employment - Occupation Profile

Group	Occupation Category	Average Number
Design	Senior, executive and business process managers	2
	Civil engineers	2
	Other construction professionals and technical staff-Design	13
	Architects	3
	Surveyors	1
	Non-construction professional, technical, IT and other office-based staff (excl. managers)	4
	DESIGN TOTAL	25



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Management	Senior, executive and business process managers	9
	Civil engineers	1
	Other construction professionals and technical staff-Design	4
	Architects	1
	Surveyors	4
	Non-construction professional, technical, IT and other office-based staff (excl. managers)	19
	Construction project managers	2
	Other construction process managers	11
	MANAGEMENT TOTAL	51
Operatives	Construction trades supervisors	2
	Wood trades and interior fit-out	12
	Bricklayers	9
	Building envelope specialists	7
	Painters and decorators	4
	Plasterers	3
	Roofers	2
	Floorers	1
	Glaziers	2
	Specialist building operatives nec	3
	Scaffolders	1
	Plant operatives	3
	Plant mechanics/fitters	3
	Steel erectors/structural fabrication	2
	Labourers nec	8
	Electrical trades and installation	7
	Plumbing and HV&C trades	9
	Logistics	1
	Civil engineering operatives nec	0
	Non-construction operatives	2
OPERATIVES TOTAL	83	
Total	158	

In addition to the direct jobs resulting from the construction and management of the Proposed Development, further indirect jobs would be sustained as a result of spin-off and multiplier effects.



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To establish the number of indirect jobs that could be supported during the construction phase, we apply employment multipliers published in The Green Book (HM Treasury, 2022)⁶. Specifically, we apply the 'low' employment multipliers (x 0.4), recognising that new jobs are not created, just safeguarded.

Applied to the 158 direct construction jobs, this suggests that construction of **the Proposed Development could support a further 63 indirect jobs**.

Operational Phase

The Proposed Development once complete and operational will support employment through its delivery of a local centre, community floorspace, a children's home, an extra-care facility and an increase in education related floorspace on the Oaklands College campus.

The Proposed Development's local centre will comprise 578 sqm Gross Internal Area (GIA) floorspace for flexible E Class Uses (a to f) which will allow for the delivery of retail, finance and professional services, restaurants and cafes, fitness facilities (such as a gym) and medical, creche/day nursery facilities. The Homes and Communities Agency (HCA) provide a range of employment densities for these uses⁷. For retail uses the employment density range is between 15 to 20 sqm (Net Internal Area (NIA)) per FTE job for high street stores and food stores. Similarly, the employment density for restaurants and cafes is also 15 to 20 sqm (NIA) per FTE job. The employment density for professional services is 16 sqm (NIA) per FTE job. A reasonable employment density to assume for the Proposed Development's local centre is therefore 17.5 sqm per FTE job which represents a mid-point of the ranges outlined.

The floorspace for the local centre is provided as GIA, however the identified employment density of 17.5 sqm per FTE is for NIA floorspace. The GIA floorspace is converted into NIA by assuming 85% of the GIA area, following conversion guidance provided in the Density Guide. On this basis 578sqm GIA is equivalent to 491 sqm NIA. Applying the employment density of 17.5 sqm (NIA) per FTE job to this, suggests that 28 jobs could be supported by the Proposed Development's local centre.

The community floorspace to be delivered by the Proposed Development is anticipated to support one FTE job, associated with maintenance and day-to-day operational management of the space.

The Proposed Development's children home will have a member of staff in the home 24/7. On this basis, the children's home is anticipated to support one FTE job.

The 70-bed extra-care facility is estimated to support 42 FTE jobs on the basis that there will be one member of staff for every six residents according to staffing ratios reported by the Care Quality Commission.

⁶ HM Treasury (2022) The Green Book: Central Government Guidance on Appraisal and Evaluation

⁷ Homes and Communities Agency (2015). Employment Densities Guide: 3rd Edition



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The Proposed Development will provide an increase of +9,673 sqm of education related floorspace at the Oaklands College campus. The additional floorspace will support a range of uses on the campus from education floorspace to external sports pitches and recreation facilities. To calculate the number of jobs that could be supported by this floorspace, the mid-point employment density of 165 sqm (GIA) per FTE job for visitor and cultural attractions (30 to 300 sqm) has been applied. This suggests that the increase in education related floorspace could support 59 FTE jobs.

In total therefore, it is estimated that once complete and operational, **the Proposed Development could support a total of 131 FTE jobs on-site.**

5.5 GVA Creation

To understand the value of the Proposed Development to the local economy, consideration is given to the creation of GVA. GVA is a measure of economic output, distributed through retained profit and wages. GVA will be created during both the construction and operational phases of the Proposed Development.

Construction Phase

Construction of the Proposed Development will create GVA via both the direct and indirect construction jobs supported. Oxford Economics estimate that the average GVA per construction worker in the SACDC area is £89,488 per annum. Applied to the 158 direct construction jobs supported by the Proposed Development, this would generate approximately £113.4m of GVA over the 8-year construction period. Applying the national average GVA per worker (across all sectors) of £60,234 to the 63 indirect construction jobs supported by the Proposed Development, this would generate approximately £30.5m of GVA over the anticipated 8-year construction period. This would provide a combined GVA from direct and indirect construction employment of £143.9m over the construction period.

Operational Phase

Applying the average GVA per worker for the SACDC area across all industries of £54,341 per annum to the 131 FTE jobs estimated to be supported on-site, it is calculated that the Proposed Development could generate GVA of £7.1 million per annum.

5.6 Impact on GP Provision

Section 4 of this Statement established that the Proposed Development will provide homes for approximately 1,278 people, with the worst-case scenario for assessment assuming that all future residents will be new to the area and therefore will need to register with a local GP.

Section 3 of this Statement established that whilst there are six GP facilities in the Study Area, only one is currently operating with surplus capacity when assessed against the SACDC benchmark of 1 GP for every 1,800 patients. This Practice is the Harvey Group Practice which has capacity to accommodate an additional 2,393 patients before the benchmark is reached.



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On the basis that the number of available GP places within the Study Area (2,393 places) is in excess of the additional demand for GP places created by the Proposed Development (1,278 places), it is considered that the Proposed Development will have little impact on the existing GP provision, as all demand for GP places created by the Proposed Development can be accommodated within the existing GP provision.

5.7 Impact on Open/Play Space

Section 4 of this Statement established the open/play space requirement to support a population of 1,278 people through application of SACDC's emerging open space quantity standards. Table 5-3 sets out the requirement alongside the proposed provision.

Table 5-3 Proposed Development's Requirement for and Provision of Open Space

Open Space Type	Proposed Development's Requirement (sqm)	Proposed Development's Provision (sqm)
Parks and Gardens	9,072	10,082
Natural and Semi-natural Greenspace	44,212	38,820
Amenity Greenspace	19,550	23,502
Provision for Children and Young People		
LAP (Local Area of Play)		
LEAP (Local Equipped Area of Play)	767	744
NEAP (Neighbourhood Equipped Area of Play)		
Allotments	5,750	470

Table 5-3 demonstrates that the Proposed Development is providing a range of open space which is intended to be multifunctional. The proposals comprise a park and garden spanning the central area of the Site and incorporates a LEAP. A community growing area and orchard is also proposed. Semi-natural greenspace surrounds the whole Site and amenity space is interwoven within the Site.

In addition to the provision of amenity greenspace and play space being delivered on-site, Section 3 of this Statement identified that there are currently playing fields, sports facilities and allotments all within proximity of the Site which future residents of the Proposed Development will also have access to.

5.8 Impact on Community Provision

The Proposed Development will provide an expansion to Oaklands College (+9,673 sqm, equivalent to a 26.4% increase). The additional floorspace will support a range of uses on the campus from education floorspace to external sports pitches and recreation facilities.



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The detailed element of the Proposed Development comprises renovation of existing education buildings and the construction of new education facilities in the following zones:

- Creative Gateway
- Animal Management
- High Needs Center
- Propellor Stage Studio
- Sports Hall & Martial Arts Center
- Refectory and kitchen
- Estates and deliveries
- Improvements to the Mansion house
- Improvements to the Construction zone
- Improved pedestrian and vehicular routes, car park
- External learning and recreation landscaping

The expansion of the education floorspace will enhance learning opportunities for students. The proposals include an expanded special education needs and disabilities (SEND) provision within the new High Needs Centre for those with profound learning difficulties. The Creative Gateway will support the film and TV industry. Further consideration of the benefits to be realised from the improved education provision is presented in the Education Needs Statement.

The outline element of the Proposed Development will include the construction of a new energy centre, a new waste and recycling facility and new external sports pitches and tracks including:

- Covered Cricket lanes
- Cricket Pavilion
- Cricket Pitch
- Games courts
- All weather Rugby pitch
- Athletics track and field
- Cycle center, pump track and skate park
- Hockey/ Cycle/ Athletics Pavilion



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The Proposed Development will therefore provide a substantial increase in the provision of sports and recreation facilities in the Study Area, which supports active lifestyles and in turn benefits the health and well-being of the local community.



6 Summary of Findings

This Statement has given consideration to the socio-economic conditions that exist in St Albans City currently, providing a comparison to the SACDC area and national average.

The Proposed Development's delivery of 472 new homes will provide additional housing in the SACDC area, contributing to SACDC's housing requirement established in local planning policy (3.2% of the total Draft Local Plan housing requirement). Furthermore, 40% of the homes will be affordable meeting the affordable housing requirement according to Draft Policy HOU2. The Proposed Development's delivery of a 70-bed extra care facility will contribute 8.6% of the Draft Local Plan requirement for extra care housing.

The Proposed Development will provide homes for approximately 1,278 people and the indicative mix, which incorporates a number of smaller, affordable homes, has the potential to attract a younger demographic which will contribute to creating a mixed and balanced community.

The additional homes created by the Proposed Development will generate revenue for the SACDC through Council Tax receipts. The additional money collected from these sources can be used by SACDC to fund local services such as education, libraries, social care, emergency services, maintaining parks and recreation facilities, street lighting and transport, for example.

The additional residents to the SACDC area created by the Proposed Development will provide an increase in consumer spending as the new residents use local shops and services to meet their day-to-day needs. A proportion of the additional expenditure will be spent within the local area surrounding the Proposed Development Site.

Construction of the Proposed Development will create employment opportunities across all construction disciplines from ground workers to construction management over the 8-year construction period and further indirect employment and economic benefits would be experienced as a result of spin-off and multiplier effects in the supply-chain. Once complete and operational, the Proposed Development will support employment on-site.

The Proposed Development will create GVA through construction and operational employment, thereby contributing to the local economy.

The economic benefits of the Proposed Development are quantifiable and are summarised in Table 6-1, along with some of the social benefits that can be quantified.



Socio-Economic Statement

Table 6-1 Summary of the Proposed Development's Economic Benefits

Phase	Benefit	Number
Construction (8-year period)	Direct employment	157 FTE jobs
	Indirect employment	63 FTE jobs
	GVA direct employment	£113.4m
	GVA indirect employment	£30.5m
	GVA direct and indirect employment	£143.9m
Operational	Homes	472
	Extra-Care Facility	70-bed
	Children's Home	1 x 4-bed
	Resident population (estimate)	1,278
	Commercial expenditure (per annum)	£17.9 million
	Council Tax generation (per annum)	£1.3 million
	On-Site employment	131 FTE jobs
	GVA from on-site employment	£7.1 million

The future population of the Proposed Development will create additional demand for community infrastructure, including primary healthcare (namely GP places) and open/play space. Demand for additional education places will also be created but this has been considered via a separate assessment.

In respect of the impact on primary healthcare, this assessment has identified that there is capacity within the existing GP provision within proximity of the application Site to accommodate all of the demand for additional GP places created by the Proposed Development.

Whilst the Proposed Development will also create extra demand for open/play space, the Proposed Development incorporates the provision of a range of open space comprising a central park and garden incorporating a LEAP, a community growing area and orchard, semi-natural greenspace and amenity space.

The Proposed Development incorporates the renovation and expansion of the existing Oaklands College campus. The expansion of the education floorspace will enhance learning opportunities for students and will provide a new High Needs Centre for those with profound learning difficulties, along with facilities to support the film and TV industry. The expansion of Oaklands College will also



Socio-Economic Statement

provide a substantial increase in the provision of sports and recreation facilities, which supports active lifestyles and in turn benefits the health and well-being of the local community.

Therefore, on the basis of the existing community infrastructure that exists within proximity of the application Site, and the delivery of new infrastructure by the Proposed Development, the impact on the surrounding social and economic infrastructure is deemed to be low and rather the Proposed Development will create a number of social and economic benefits for the local area and wider SACDC area.



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