

6 SOCIO-ECONOMICS AND HEALTH

Introduction

- 6.1 This Chapter assesses the effects of the Proposed Development (as defined in Chapter 2) on socio-economics and human health. In particular it identifies and assesses the likely significant effects resulting from the Proposed Development on socio-economics and human health during the construction and operational phases.
- 6.2 The Chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct, indirect, and cumulative effects of the development, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Nexus Planning.
- 6.3 This Chapter is supported by the following figures and appendices:
- Figure 6.1 Study Area
 - Figure 6.2 Index of Multiple Deprivation
 - Figure 6.3 Schools
 - Figure 6.4 Open Spaces
 - Figure 6.5 Additionality Formula
 - Appendix 6.1: Health Impact Assessment (HIA)

Legislative and Planning Policy Context

National Planning Policy

National Planning Policy Framework

- 6.4 Paragraph 8 of the NPPF (December, 2024)ⁱ emphasises the social and economic role of the planning system through its definition of the three overarching objectives under sustainable development. These are as follows:
- *“Economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

- *Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- *Environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

6.5 The relationship between the planning system and health is also confirmed through the National Planning Practice Guidance (PPG), which states:

“Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).”

Local Planning Policy

Manchester Core Strategy

- 6.6 The Manchester Core Strategyⁱⁱ was adopted in 2012 and sets out the long-term strategic policies for Manchester’s future development over the period 2012 to 2027.
- 6.7 Policy H1: Housing Provision outlines the aim of delivering 60,000 new dwellings between 2009 and 2027, equivalent to 3,333 units per year. The policy also recognises that there is a growing number of elderly people who will have different housing needs.
- 6.8 Policy H7: Wythenshawe outlines that approximately 1,830 of these total dwellings, as outlined above, should be delivered in Wythenshawe.
- 6.9 Policy H8: Affordable Housing establishes that 20% of new housing should be provided as affordable housing.

Places for Everyone Joint Development Plan

- 6.10 Places for Everyoneⁱⁱⁱ is the joint development plan for Greater Manchester authorities for the period 2022 to 2039, and was adopted in 2024.

- 6.11 Policy JP-H1: Scale, Distribution and Phasing of New Development outlines the objective of delivering a minimum of 175,185 dwellings over the period 2022-2039.
- 6.12 Policy JP-H2: Affordability of New Housing aims to improve the affordability of housing throughout Greater Manchester by maximising housing delivery and supporting the provision of affordable housing as part of new developments.
- 6.13 Policy JP-H3: Type, Size and Design of New Housing states that new development should seek to incorporate a diverse range of dwelling types and sizes, including specialist housing for older households where appropriate.
- 6.14 Policy JP-P1: Sustainable Places states that places should be designed to be socially inclusive, resilient, adaptable and supported by critical infrastructure.

Other Relevant Policy, Standards and Guidance

IEMA: Determining Significance For Human Health In Environmental Impact Assessment

- 6.15 This guidance^{iv} outlines the approach to be taken when assessing the significance of human health impacts as part of an EIA. It explains how sensitivity should be assigned to receptors, how the magnitude of change of each effect is defined, and then how the significance of the effect is determined.

Social Impact Assessment in Environmental Impact Assessment in the UK

- 6.16 This guidance^v from the Institute of Sustainability & Environmental Professionals (ISEP) sets out how social impact assessment should be integrated into EIAs. It provides tools to ensure that social impacts are identified and addressed appropriately.

The Green Book

- 6.17 The Green Book^{vi} is guidance issued by HM Treasury on how to appraise policies, programmes and projects. In regards to the calculation of employment and productivity effects it outlines the significance of accounting for leakage, displacement and substitution, and the appropriate use of multipliers.

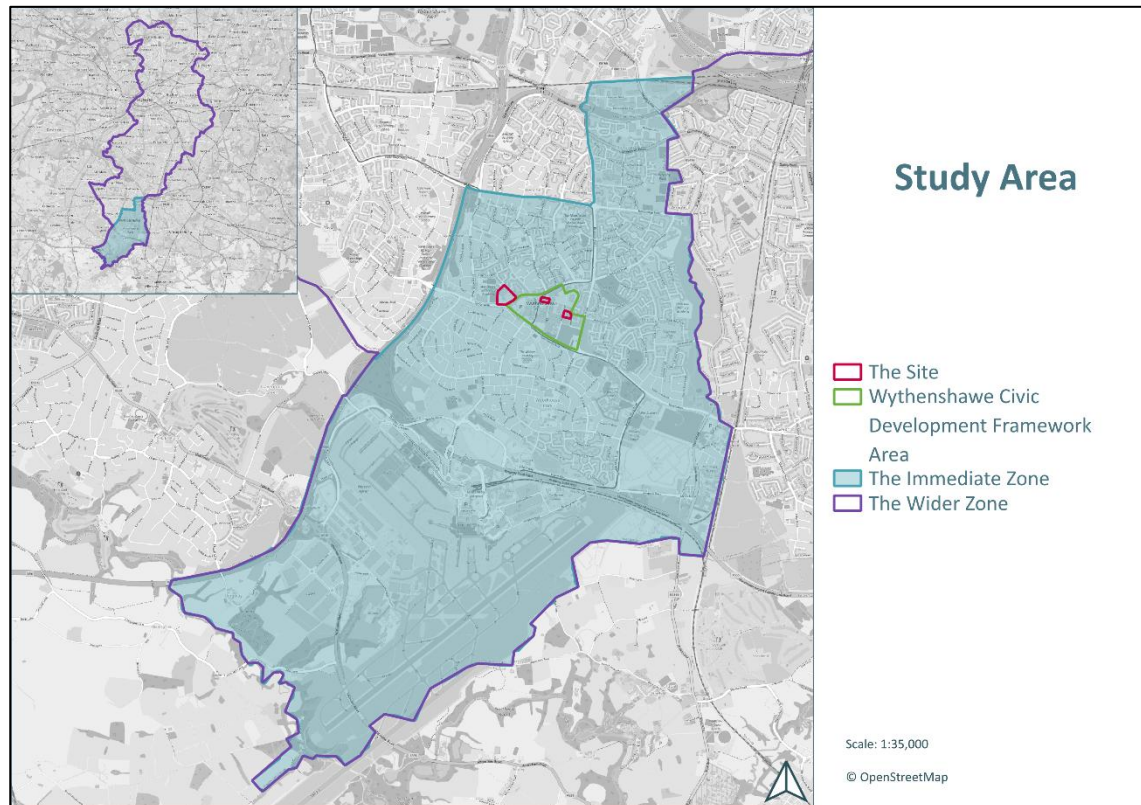
Assessment Methodology and Significance Criteria

Identification of the Study Area

- 6.18 This chapter assesses the impact of the Proposed Development Site, which is considered to be the three plots collectively. The Site Location plans for each are provided in **Chapter**

1: Introduction. It also assesses the wider Development Project, which covers the Development Framework (DF) area.

- 6.19 In assessing potential socio-economic and health impacts, it is important to define relevant assessment zones which are most likely to be impacted.
- 6.20 Impacts are first considered on the basis of an Immediate Zone of Influence (“the Immediate Zone”), which is the area where the Proposed Development’s impacts are anticipated to be the greatest. In this case, the Immediate Zone is the ward in which the Proposed Development Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.
- 6.21 Impacts are also considered on the basis of a Wider Zone of Influence (“the Wider Zone”). In this case, the Wider Zone of Influence is Manchester City Council’s administrative area.
- 6.22 The Immediate and Wider Zones are illustrated in the figure below:

Figure 6.1 Study Area

- 6.23 Comparisons will also be made throughout to averages in the combined authority (Greater Manchester), regional averages (North West) and national averages (England), to understand relative performance across different indicators.

Desk-based Data

- 6.24 Baseline conditions will be established through the analysis of data from sources including, but not limited to:
- Census 2021;
 - Index of Multiple Deprivation 2025;
 - NHS Digital;
 - Nomis;
 - Department for Education School Capacity tables;
 - HM Land Registry; and
 - Business Register and Employment Survey.

Identification of Sensitive Receptors

- 6.25 The assessment considers the following receptors when evaluating socio-economic and health impacts:
- Population
 - Deprivation
 - Housing
 - Employment and economy
 - Education
 - Health and wellbeing
 - Open space
- 6.26 The sensitivity of each receptor is classified, which is refined primarily through the baseline assessment process, where any particular vulnerabilities will be identified. Each receptor is determined to be of high, medium, low or negligible sensitivity.
- 6.27 The criteria used to judge the sensitivity of receptors is summarised in the table overleaf:

Table 6.1 Sensitivity criteria

Sensitivity Level	Evidence
High	Evidence of significant socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to: • High population of over 65s, or small working age population; • High deprivation levels; • High levels of housing unaffordability; • High unemployment levels; • Significant oversubscription of local schools; • Significant oversubscription of local health services; and • Significant deficiencies in local open space provision, in terms of quality, quantity or accessibility.
Medium	Some evidence of socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to: • Either high or low population growth (relative to other areas); • Higher than average deprivation levels; • Higher than average levels of housing unaffordability; • Higher than average unemployment levels; • Some oversubscription of local schools; • Some oversubscription of local health services; and • Some deficiencies in local open space provision, in terms of quality, quantity or accessibility.
Low	Little evidence of socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to:

Sensitivity Level	Evidence
	• Slightly lower or higher levels of population growth (relative to other areas); • Average or low deprivation levels; • Average levels of housing unaffordability; • Average unemployment levels; • Some capacity within local schools; • Some capacity within local health services; and • Low level of deficiencies in local open space provision, in terms of quality, quantity or accessibility.
Negligible	No evidence of socio-economic and health issues when compared to other assessment areas. Examples of such indicators may include, but are not limited to: • Average levels of population growth (relative to other areas); • Low deprivation levels; • Low levels of housing unaffordability; • Low unemployment levels; • Healthy levels of capacity within local schools; • Healthy levels of capacity within local health services; and • No deficiencies in local open space provision, in terms of quality, quantity or accessibility.

Characterisation of Effect

- 6.28 The nature of the impact is established in terms of its duration, extent, frequency, likelihood of occurrence, reversibility, and compliance with recognised standards. This is based on professional judgement and our knowledge of similar schemes.
- 6.29 The magnitude of potential impact is judged through our impact assessment process. This is carried out in full accordance with HM Green Book guidance and informed by industry knowledge to make a professional judgement as to the magnitude of the impact.
- 6.30 The criteria used to determine the magnitude of an impact is summarised in the table below:

Table 6.2 Magnitude criteria

Magnitude Level	Evidence
High	The Proposed Development would result in a large change in existing baseline conditions. Examples of such indicators may include, but are not limited to: • Significant increase in population; • Significant improvements to deprivation levels; • Significant increase in housing stock; • Significant job creation and gross value added (GVA) generation; • Significant impact on capacities within local schools, either through increased demand or expansion of provision; • Significant impact on capacities within local healthcare services, either through increased demand or expansion of provision; and • Significant impact on local open spaces, either through increased demand or additional provision.
Medium	The Proposed Development would result in a moderate change in existing baseline conditions. Examples of such indicators may include, but are not limited to: • Moderate increase in population;

Magnitude Level	Evidence
	• Moderate improvements to deprivation levels; • Moderate increase in housing stock; • Moderate job creation and gross value added (GVA) generation; • Moderate impact on capacities within local schools, either through increased demand or expansion of provision; • Moderate impact on capacities within local healthcare services, either through increased demand or expansion of provision; and • Moderate impact on local open spaces, either through increased demand or additional provision.
Low	The Proposed Development would result in a minor change in existing baseline conditions. Examples of such indicators may include, but are not limited to: • Minor increase in population; • Minor improvements to deprivation levels; • Minor increase in housing stock; • Minor job creation and gross value added (GVA) generation; • Minor impact on capacities within local schools, either through increased demand or expansion of provision; • Minor impact on capacities within local healthcare services, either through increased demand or expansion of provision; and • Minor impact on local open spaces, either through increased demand or additional provision.

Magnitude Level	Evidence
Negligible	No change in baseline conditions.

Significance Criteria

6.31 From the steps outlined above, we then determine the significance of the impact on each receptor, which is defined on the following scale:

- Major Beneficial;
- Moderate Beneficial;
- Minor Beneficial;
- Negligible;
- Minor Adverse;
- Moderate Adverse; and,
- Major Adverse.

6.32 The significance of the impact will take into account variables such as the sensitivity of the receptors, the magnitude of the effect, the scale of the effect and the duration of the effect.

Table 6.3 Significance matrix

Magnitude of change	Sensitivity of receptor				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to moderate	Negligible
	Low	Moderate	Minor to moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

6.34 Effects which are judged to be major or moderate are considered significant. Effects which are judged to be minor or negligible are considered not significant.

Assumptions/Limitations

6.35 Data availability at appropriate geographic levels can be a technical difficulty, with differing availability at local authority, parish, ward, Middle Layer Super Output Area

(MSOA) and Lower Layer Super Output Area (LSOA) levels. Where data is unavailable, this is highlighted, and any potential impact on the assessment, if any, is evaluated.

- 6.36 This chapter makes use of the most recent data sources available, however not all data sources are frequently updated and not all data is provided at consistent reporting years.
- 6.37 The assessment aims to be objective and to qualify impacts, where possible. Where quantification has not been possible, qualitative assessment has been undertaken and justified by professional judgement.
- 6.38 Distances are generally measured in terms of walking time in minutes. Unless otherwise specified, catchments have been defined on the basis of a combination of site access at each of the three plots.

Consultation

- 6.39 A Scoping Report was submitted to MCC in October 2025. MCC issued their Scoping Opinion in November 2025, and a series of consultation bodies also provided their own responses.
- 6.40 The table below details the responses provided that are relevant from a socio-economic and health perspective.

Table 6.4: Consultation

Consultee	Date and Time	Comments	Actions
MCC	5 th November 2025	The scope of the ES is considered proportionate and appropriate.	None.
Natural England	24 th October 2025	The ES should consider linkages to green infrastructure, both to existing networks and within the development site.	An assessment of access to green space is included within this ES chapter.
Transport for Greater Manchester	3 rd November 2025	The ES should consider the accessibility of the site via sustainable modes of transport.	An assessment of accessibility is included within the HIA attached to this ES chapter.

Baseline Conditions

Population

- 6.41 As of the 2021 Census^{vii}, the Immediate Zone had a population of 32,226 people, which accounts for 5.8% of the Wider Zone's total population (551,924). The Immediate Zone has 13,324 households, which results in an average household size of 2.42 persons per household, which is consistent with national averages but lower than the Wider Zone average.

Table 6.5 Population and households (2021)

	Immediate Zone	Wider Zone	North West	England
Population	32,226	551,924	7,417,549	56,490,284
Households	13,324	214,720	3,153,369	23,436,184
Average household size	2.42	2.57	2.35	2.41

- 6.42 Table 6.6 details the age structure of the Immediate Zone in comparison to the other assessment areas. Relative to regional and national averages, the Immediate Zone has a younger population, with a higher population of people under 16 and fewer over 65s. The working-age population is however consistent with the national average, and below that of the Wider Zone average.

Table 6.6 Age structure (2021)

Age group	Immediate Zone	Wider Zone	North West	England
0-15	23.4%	20.6%	18.8%	18.6%
16-64	63.3%	69.9%	62.5%	63.0%
65+	13.3%	9.5%	18.7%	18.4%

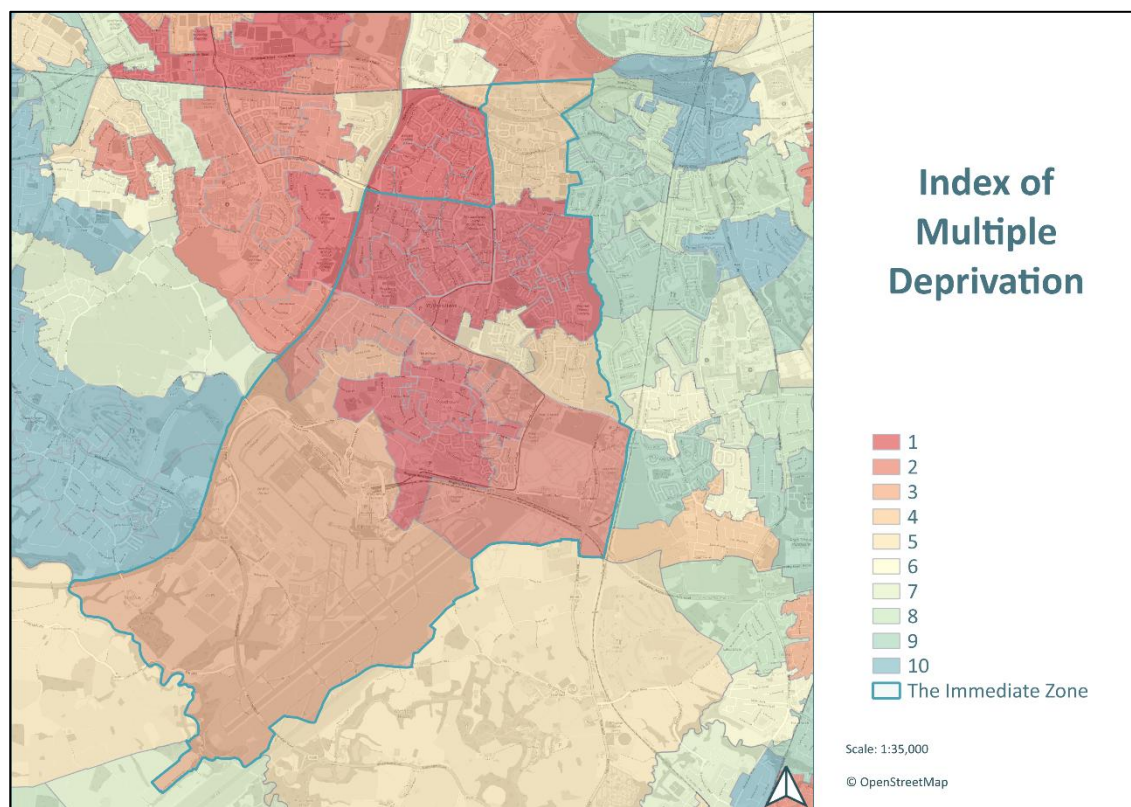
Deprivation

- 6.43 The Index of Multiple Deprivation (IMD)^{viii} is a measure of multiple deprivation for small areas. The indices of deprivation are determined by seven domains, these being:
- Income (which measures the proportion of the population experiencing deprivation relating to low income);
 - Employment (which measures the proportion of the working age population in an area involuntarily excluded from the labour market);

- Education, skills and training (which measures the lack of attainment and skills in the local population);
- Health and disability (which measures the risk of premature death and the impairment of quality of life through poor physical or mental health);
- Crime (which measures the risk of personal and material victimisation at a local level);
- Barriers to Housing and Services (which measures the physical and financial accessibility of housing and local services); and
- Living Environment (which measures the quality of the local environment).

6.44 According to the IMD 2025, of the 317 local authorities in England (where 1 is the most deprived and 317 is the least deprived), Manchester is ranked 2, making it one of the most deprived local authorities in the country.

6.45 IMD data is also available at an LSOA level. **Figure 6.2** illustrates how the Immediate Zone performs in the overall IMD. Results are presented in terms of deciles (i.e. intervals of 10%), where 1 is considered the highest level of deprivation within the sliding scale, and 10 is considered the lowest level of deprivation. As seen, there is some variation across the Immediate Zone although generally deprivation levels are high.

Figure 6.2 Index of Multiple Deprivation

- 6.46 Table 6.7 details the average decile, minimum decile and maximum decile achieved in the Immediate Zone LSOAs across each domain. The Immediate Zone performs poorly across all deciles, particularly in health deprivation and disability. It performs slightly better in the domains of Barriers to Housing and Services, and Living Environment.

Table 6.7 IMD domain deciles (2025)

Domain	Average decile	Minimum decile	Maximum decile
IMD	2	1	5
Income	2	1	5
Employment	2	1	5
Education, Skills and Training	2	1	6
Health Deprivation and Disability	1	1	3
Crime	2	1	5
Barriers to Housing and Services	4	2	7
Living Environment	7	5	9

Housing

- 6.47 As seen in Table 6.8, the Immediate Zone is mixed in terms of dwelling size. Dwellings tend to be mid-size, with the vast majority either 2- or 3-bedroom dwellings. There are

fewer households living in dwellings with 1-bedroom, or 4 or more bedrooms, when compared to the other assessment areas.

Table 6.8 Number of bedrooms (2021)

Number of bedrooms	Immediate Zone	Wider Zone	North West	England
1 bedroom	7.0%	15.6%	9.3%	11.6%
2 bedrooms	31.9%	32.7%	27.6%	27.3%
3 bedrooms	53.6%	39.8%	44.5%	40.0%
4 or more bedrooms	7.5%	11.9%	18.6%	21.1%

- 6.48 Table 6.9 details occupancy ratings for bedrooms, as of the 2021 Census. A rating of -1 or less suggests that a household's accommodation has fewer bedrooms than is required, whereas a rating of +1 or more indicates that a household's accommodation has more bedrooms than is required. The data suggests that the Immediate Zone has more overcrowded households when compared to regional and national averages, but fewer overcrowded households when compared to the Wider Zone.

Table 6.9 Occupancy rating for bedrooms (2021)

Occupancy rating	Immediate Zone	Wider Zone	North West	England
+2 or more	23.7%	21.1%	36.0%	35.6%
+1	40.0%	33.3%	36.0%	33.2%
0	30.9%	37.7%	24.6%	26.8%
-1	4.6%	6.3%	2.8%	3.6%
-2 or less	0.7%	1.6%	0.5%	0.7%

- 6.49 As seen in Table 6.10 below, very few households in the Immediate Zone live in detached properties when compared to regional and national averages, while there is a higher proportion of households living in flats. The most common housing types in the Immediate Zone are semi-detached and terrace properties, which is consistent with the findings of Table 6.8 which suggests that accommodation in the Immediate Zone tends towards mid-size properties.

Table 6.10 Accommodation type by household (2021)

Accommodation type	Immediate Zone	Wider Zone	North West	England
Detached	6.2%	5.4%	19.0%	22.9%
Semi-detached	39.2%	31.9%	36.8%	31.5%
Terraced	30.3%	27.9%	28.1%	23.0%
Flat	24.0%	33.8%	15.1%	21.4%
Other	0.3%	0.9%	1.0%	1.3%

- 6.50 The Immediate Zone has a significantly high proportion of households living in social rented housing, at almost half of all households. This is considerably higher than in all other assessment areas. Conversely, there are fewer households living in private rented accommodation when compared to the other assessment areas. At 35.8%, home ownership in the Immediate Zone is well below the regional and national averages, albeit it is consistent with the Wider Zone average.

Table 6.11 Housing tenure (2021)

Tenure	Immediate Zone	Wider Zone	North West	England
Owned: Owns outright	16.0%	16.5%	33.3%	32.5%
Owned: Owns with a mortgage or loan	19.8%	20.7%	29.0%	28.8%
Shared ownership: Part-owns and part-rents	1.3%	0.8%	0.7%	1.0%
Social rented	46.8%	29.5%	17.6%	17.1%
Private rented	15.9%	32.3%	19.2%	20.5%
Living rent free	0.2%	0.2%	0.1%	0.1%

- 6.51 The ONS provides data on housing affordability through its ratio of house price to workplace-based earnings^{ix}, available for regions and local authorities. In 2024, the Wider Zone had an affordability ratio of 6.46, which means residents must pay 6.46 times their annual salary for a house. The ONS defines any ratio below 5 as affordable, and therefore housing in the Wider Zone is considered unaffordable. In comparison, in 2024 the North West region had an affordability ratio of 5.86, while England as a whole had a ratio of 7.71. Although affordability in the Wider Zone appears to be a less pronounced issue than other parts of the UK, housing affordability is a national issue.
- 6.52 According to the same dataset, the Wider Zone had a median house price of £240,000. This is significantly higher than the regional average (£206,000) but lower than the national average (£289,995).
- 6.53 MHCLG's Housing Delivery Test (HDT) results^x demonstrate how well local authorities are meeting their housing requirements. According to the 2023 results, over the period 2020-21 to 2022-23, the Wider Zone had a housing requirement of 7,886 dwellings and delivered 10,161, resulting in a HDT measurement of 129%.

- 6.54 Manchester City Council published their most recent Five-Year Housing Land Supply Statement in April 2024^{xi}, which includes an update on the local authority's housing land supply position. As of April 2024, the report outlines a housing land supply of 6.2 years.

Employment and economy

- 6.55 Table 6.12 details the economic activity of residents aged 16 and over as of the Census 2021.

Table 6.12 Economic activity status (2021)

Economic activity status	Immediate Zone	Wider Zone	North West	England
Economically active (including students)	59.6%	59.2%	58.9%	60.9%
In employment	54.6%	53.5%	55.5%	57.4%
Unemployed	5.1%	5.7%	3.4%	3.5%
Economically inactive	40.4%	40.8%	41.1%	39.1%
Retired	15.1%	10.6%	22.2%	21.5%
Student	4.9%	13.1%	5.6%	5.6%
Looking after home or family	6.9%	6.6%	4.7%	4.8%
Long-term sick or disabled	8.8%	5.9%	5.3%	4.1%
Other	4.7%	4.6%	3.3%	3.1%

- 6.56 As seen, the Immediate Zone has an economic activity rate of 59.6% which is broadly consistent with the other assessment areas. 5.1% of adults are unemployed which is slightly higher than regional and national averages. There are fewer adults who are retired or students when compared to regional and national averages. However, there are more adults looking after home or family or long-term sick or disabled in comparison to the other assessment areas.
- 6.57 As of September 2025, Manchester had a total of 25,320 people claiming Universal Credit or Jobseeker's Allowance (JSA)^{xii}. Of these, 4,940, or 19.5%, are aged between 16 and 24.
- 6.58 In Manchester, 6.2% of residents aged between 16 and 64 are claiming Universal Credit or JSA. This is well above the regional average of 4.2% and the national average of 4.1%.
- 6.59 As seen in Table 6.13, in comparison to national averages, the Immediate Zone has fewer people employed in occupations associated with high wages and high qualifications (e.g. managers, directors and senior officials and professional occupations), and more people

employed in occupations associated with lower wages and lower qualifications (e.g. sales and customer service occupations and elementary occupations).

Table 6.13 Occupation (2021)

Occupation	Immediate Zone	Wider Zone	North West	England
1. Managers, directors and senior officials	6.7%	8.7%	11.4%	12.9%
2. Professional occupations	13.8%	23.9%	19.2%	20.3%
3. Associate professional and technical occupations	9.9%	13.5%	12.6%	13.3%
4. Administrative and secretarial occupations	9.2%	8.0%	9.7%	9.3%
5. Skilled trades occupations	9.5%	6.6%	10.0%	10.2%
6. Caring, leisure and other service occupations	13.9%	10.1%	10.0%	9.3%
7. Sales and customer service occupations	10.5%	9.3%	8.4%	7.5%
8. Process, plant and machine operatives	8.4%	6.4%	7.6%	6.9%
9. Elementary occupations	18.2%	13.5%	11.0%	10.5%

- 6.60 In terms of industries worked in, there are more people in the Immediate Zone employed in transport and storage, administrative and support service activities and human health and social work activities when compared to national averages. However, there are fewer people employed in manufacturing, construction and professional, scientific and technical activities.

Table 6.14 Industry (2021)

Industry	Immediate Zone	Wider Zone	North West	England
A: Agriculture, Forestry and fishing	0.2%	0.1%	0.7%	0.8%
B: Mining and quarrying	0.0%	0.0%	0.1%	0.2%
C: Manufacturing	5.7%	4.4%	8.1%	7.3%
D: Electricity, gas, steam and air conditioning supply	0.5%	0.4%	0.6%	0.6%

Industry	Immediate Zone	Wider Zone	North West	England
E: Water supply; Sewerage, Waste management and Remediation activities	0.6%	0.4%	1.0%	0.7%
F: Construction	6.9%	5.0%	8.0%	8.7%
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	16.0%	15.4%	16.1%	15.0%
H: Transport and storage	9.9%	6.0%	5.1%	5.0%
I: Accommodation and food service activities	7.1%	7.0%	5.1%	4.9%
J: Information and communication	4.3%	5.3%	3.5%	4.7%
K: Financial and insurance activities	2.2%	3.2%	3.0%	3.8%
L: Real estate activities	1.4%	1.5%	1.5%	1.6%
M: Professional, scientific and technical activities	3.2%	7.6%	5.8%	6.7%
N: Administrative and support service activities	8.9%	6.6%	5.1%	5.3%
O: Public administration and defence; compulsory social security	3.2%	4.2%	6.1%	5.8%
P: Education	7.4%	10.9%	9.7%	9.9%
Q: Human health and social work activities	19.2%	17.4%	16.2%	14.6%
R, S, T, U Other	3.4%	4.5%	4.2%	4.6%

- 6.61 Data on earnings is available from the Annual Survey of Hours and Earnings (ASHE) at a local authority level^{xiii}. As of 2024, full-time workers in Manchester had a weekly gross pay of £669.80 and part-time workers had a weekly gross pay of £258.00. In both cases, this is below regional and national averages.

Table 6.15 Weekly gross pay (2024)

Weekly gross pay	Wider Zone	North West	England
Full-time workers	£669.80	£696.00	£732.00
Part-time workers	£258.00	£265.10	£262.90

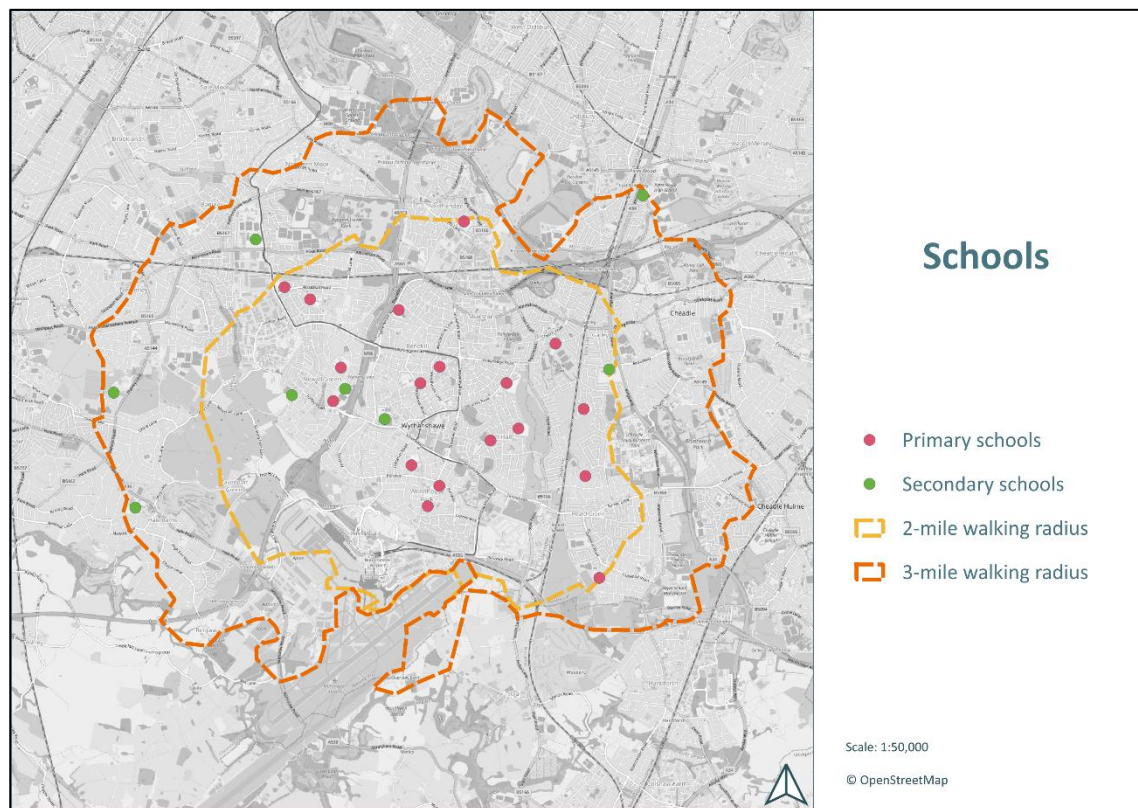
Education

- 6.62 In comparison to the other assessment areas, the Immediate Zone has a less qualified population, with more people with no formal qualifications and fewer people with Level 4 qualifications and above.

Table 6.16 Highest qualification level (2021)

Qualification level	Immediate Zone	Wider Zone	North West	England
No qualifications	27.2%	19.7%	19.5%	18.1%
Level 1 and entry level qualifications	11.6%	8.0%	9.7%	9.7%
Level 2 qualifications	14.4%	10.3%	13.6%	13.3%
Apprenticeship	5.2%	3.5%	5.9%	5.3%
Level 3 qualifications	15.1%	18.2%	17.6%	16.9%
Level 4 qualifications and above	23.6%	37.6%	31.2%	33.9%
Other qualifications	2.8%	2.7%	2.5%	2.8%

- 6.63 The following section considers the education infrastructure available in the Immediate Zone, in reference to primary education and secondary education.
- 6.64 The Department for Education (DfE) travel accessibility standards^{xiv} are that schools should be within walking distance of the homes of the majority of its children. For children under 8 years the maximum walking distance is 2-miles and for children over 8 years 3-miles. In view of these standards, the education baseline applies a 2-mile and 3-mile accessibility buffer around the Site.
- 6.65 **Figure 6.3** illustrates all early years and primary education providers within a 2-mile walking distance from the Site, and all secondary schools within a 3-mile walking distance from the Site.

Figure 6.3 Schools

6.66 There are 18 primary schools within a 2-mile walking distance from the Proposed Development, which are detailed in Table 6.17. The most recent Ofsted rating for each school has also been noted. As seen, quality is generally high, with most schools rated as 'Good', two rated as 'Outstanding' and only three rated as 'Requires Improvement' (where data is available).

Table 6.17 Primary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Baguley Hall Primary School	Good	525	498	27	5.1%
Benchill Primary School	Requires Improvement	532	475	57	10.7%
Bolshaw Primary School	Good	210	213	-3	-1.4%
Crossacres Primary Academy	Outstanding	630	620	10	1.6%
Gatley Primary School	Outstanding	630	568	62	9.8%
Haveley Hey Community School	Requires Improvement	432	405	27	6.3%
Lum Head Primary School	Good	315	243	72	22.9%

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Newall Green Primary School	Good	630	552	78	12.4%
Peel Hall Primary Academy	Requires Improvement	210	176	34	16.2%
Prospect Vale Primary School	Good	210	205	5	2.4%
Ringway Primary School	Good	420	403	17	4.0%
Sacred Heart Catholic Primary School	Good	207	223	-16	-7.7%
Ss John Fisher and Thomas More Catholic Primary School	Good	315	314	1	0.3%
St Anthony's Catholic Primary School	Good	630	629	1	0.2%
St Elizabeth's Catholic Primary School	Good	196	210	-14	-7.1%
St Peter's Catholic Primary School	Good	210	217	-7	-3.3%
St Wilfrid's CofE Aided Primary School Northenden	Good	315	298	17	5.4%
The Willows Primary School	Good	423	408	15	3.5%
Total	-	7,040	6,657	383	5.4%

- 6.67 Capacity varies between each school, with some slightly over-capacity, and others slightly under-capacity. Across all the schools, there is a total of 7,040 places available, only 6,657 of which are occupied. This results in a surplus of 383 places, equivalent to 5.4% of all spaces, which points to a good level of capacity available.
- 6.68 Within a 3-mile walking distance of the Site there are eight secondary schools, which are detailed in the table below. Two of the eight were rated as 'Requires Improvement' in their most recent Ofsted inspection which may suggest qualitative issues in secondary education provision.

Table 6.18 Secondary schools

Name	Ofsted Rating	Capacity (2023/2024)	Pupils enrolled (2023/2024)	Headroom (2023/2024)	% capacity
Altrincham College	Good	1,117	980	137	12.3%
Dixons Brooklands Academy	Requires Improvement	1,170	1,022	148	12.6%
Dixons Newall Green Academy	-	700	133	567	81.0% ¹
Manchester Enterprise Academy	Good	1,320	1,266	54	4.1%
Parrs Wood High School	Good	1,932	1,907	25	1.3%
Saint Ambrose College	Good	1,050	1,068	-18	-1.7%
Saint Paul's Catholic High School	Good	900	939	-39	-4.3%
The Kingsway School	Requires Improvement	1,670	1,294	376	22.5%
Total	-	9,859	8,609	1,250	12.7%

- 6.69 Generally there is a high number of surplus places available at the schools, although there are slight capacity issues at two schools (Saint Ambrose College and Saint Paul's Catholic High School). Across the eight schools there is a surplus of 1,250 places, which equates to 12.7% of all places available.

Health and wellbeing

- 6.70 Table 6.19 outlines the condition of residents' general health, as self-reported in the Census 2021. As seen, health in the Immediate Zone appears to be worse than in the other assessment areas, with fewer people described as being in very good or good health, and more people in bad or very bad health.

¹ Dixons Newall Green Academy opened in 2023 and so capacity in 2023/24 is unlikely to reflect true enrolment.

Table 6.19 General health (2021)

General health	Immediate Zone	Wider Zone	North West	England
Very good health	45.3%	50.8%	47.7%	48.5%
Good health	31.5%	31.4%	32.7%	33.7%
Fair health	14.9%	11.8%	13.4%	12.7%
Bad health	6.2%	4.5%	4.8%	4.0%
Very bad health	2.1%	1.5%	1.4%	1.2%

- 6.71 The Census 2021 also collected data on the definition of respondents as disabled under the Equality Act (2010), which is summarised in the table below. 22.6% of people in the Immediate Zone are defined as disabled, which is significantly higher than the other assessment zones.

Table 6.20 Disabilities (2021)

Disability	Immediate Zone	Wider Zone	North West	England
Disabled under the Equality Act	22.6%	17.5%	19.4%	17.3%
Not disabled under the Equality Act	77.4%	82.5%	80.6%	82.7%

- 6.72 Table 6.21 sets out the local authority's performance against several key health indicators, as identified in the Department of Health & Social Care's Fingertips tool ^{xv}. Life expectancies in the Wider Zone for both males and females are low when compared to regional and national averages. The mortality rate of those aged under 75 is also higher than average.
- 6.73 The rate of physically active adults in the Wider Zone is low. The prevalence of smoking in the Wider Zone is equivalent to national and regional averages.

Table 6.21 Health indicators (2023)

Health indicator	Wider Zone	North West	England
Life expectancy at birth (male)	75.2	77.7	79.3
Life expectancy at birth (female)	79.9	81.7	83.2
Percentage of physically active adults (%)	64.7%	65.5%	67.4%
Smoking prevalence in adults (18 and over)	11.9%	11.8%	11.6%
Under 75 mortality rate from all causes (rate per 100,000 people)	510.4	408.1	341.6

- 6.74 The following section considers the primary healthcare infrastructure available in the Immediate Zone, in reference to GP surgeries, hospitals, dentists, and pharmacies.
- 6.75 The NHS 'Find a GP' web tool^{xvi} allows users to identify which GP surgeries provide services for their postcode. According to the tool, the Proposed Development Site falls within the catchment area of six GP surgeries, two of which are located within Wythenshawe Town Centre itself.
- 6.76 In Table 6.22 the capacities available at each of these surgeries as of August 2025 (according to NHS data) is illustrated. The total capacity is calculated based on the number of FTE GPs at each surgery, and following guidelines that each FTE GP can cater for 1,800 patients. From the results below, it appears that local GP surgeries are operating at good capacity levels, with a high number of surplus places available. Although two surgeries are slightly over-capacity, there is a surplus of places available at the majority of surgeries.

Table 6.22 GP capacities (2025)

Name	Patients	FTE GPs	GP requirements	GP shortfall/surplus
Cornishway Group Practice	10,584	8.1	5.9	2.2
Peel Hall Medical Centre	9,739	9.9	5.4	4.5
Benchill Medical Practice	9,832	5.2	5.5	-0.3
Tregenna Group Practice	5,430	3.9	3.0	0.9
The Park Medical Centre	6,888	6.6	3.8	2.7
Wilmslow Road Surgery	5,769	1.8	3.2	-1.4
Total	30,155	23.2	27	9

- 6.77 According to the NHS 'Find a dentist' service^{xvii}, there are three dental surgeries within the Immediate Zone: Poundswick Lane Dental Practice, Portway Dental Practice and Brownley Green Dental Practice. Although capacity figures are not published in the same way for dental surgeries as for GP surgeries, all three surgeries indicate that they are currently accepting adult NHS patients, which suggests there are not existing capacity issues.

- 6.78 According to the NHS ‘Find a pharmacy’ service^{xviii}, there are seven pharmacies in the Immediate Zone. Three of these are located within the town centre itself. In addition to standard prescription services, they also offer vaccination and screening services.
- 6.79 The nearest hospital is Wythenshawe Hospital, located 2km west of the Site.

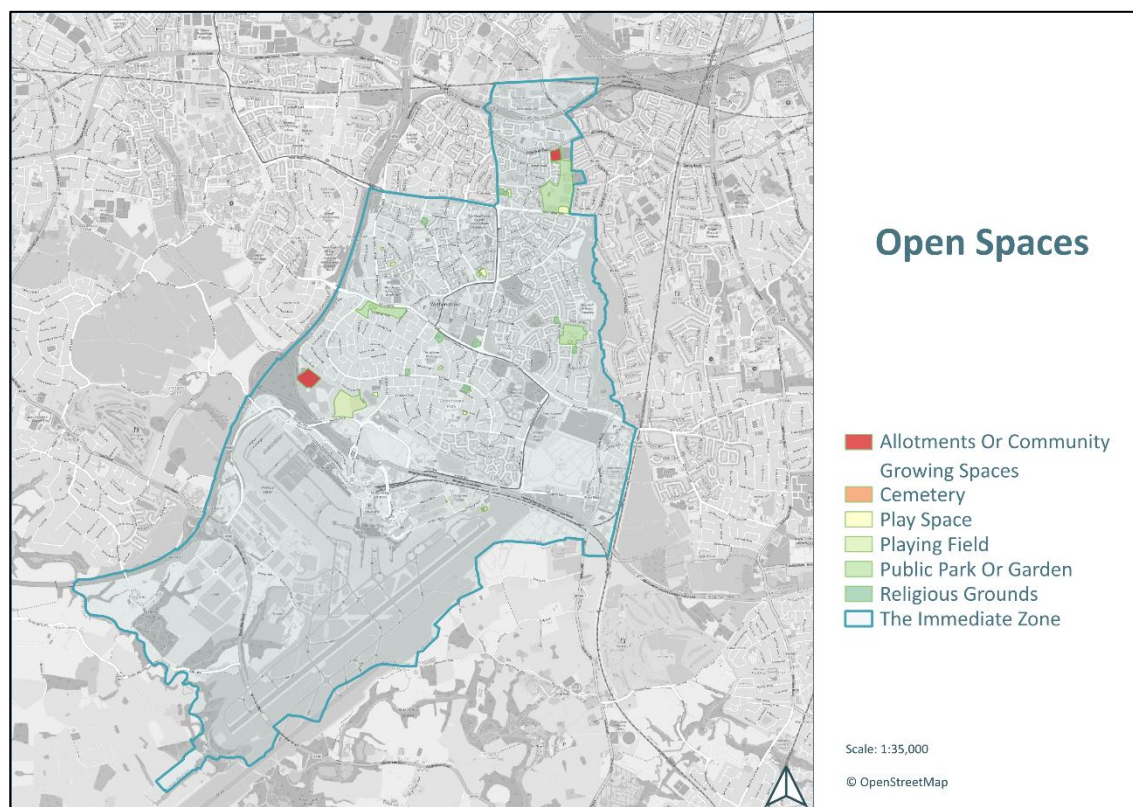
Open space

- 6.80 According to the 2025 Manchester Open Space Assessment^{xix}, there are a total of 199 open spaces in the Wythenshawe sub-area, totalling 331.32ha.
- 6.81 The table below details the provision of open spaces across the sub-area:

Table 6.23 Wythenshawe open space provision

Open space typology	Number of open spaces	Existing provision (ha)
Allotments and community gardens	7	8.10
Amenity greenspace	62	49.43
Cemeteries and burial grounds	18	6.89
Civic spaces	0	0.00
Natural and semi-natural areas greenspace	61	115.41
Parks and gardens	13 (incl. 1 strategic park)	147.53 (incl. 107.43 strategic parks)
Provision for children and young people	38	3.85
Total	199	331.21

- 6.82 In terms of accessibility, the assessment identifies access issues particularly in the typologies of Local Area for Play (LAP) and Local Equipped Area for Play (LEAP) provision, and in allotments and community gardens. The assessment also identifies ‘quality’ factors with open space provision in Wythenshawe, with a higher number of sites graded as ‘Poor’ or ‘Fair’, fewer sites graded as ‘Good’ or ‘Very Good’, and no sites graded as ‘Excellent’. This varies by typology, however, with natural and semi-natural greenspace performing particularly poorly, and provision for children and young people scoring highly.
- 6.83 **Figure 6.4** illustrates the open spaces within the Immediate Zone specifically, according to the OS Open Greenspace dataset.

Figure 6.4 Open Spaces**Sensitivity of Receptors**

- 6.84 Based on the assessment of existing baseline conditions, the sensitivity of each receptor has been identified, which is summarised in the table below.

Table 6.24 Receptor sensitivities

Receptor	Sensitivity	Evidence
Population	Low	The Immediate and Wider Zones have large working age populations, and larger than average population of under 16s.
Deprivation	High	Both the Immediate and Wider Zones experience very high levels of deprivation.
Housing	Medium	Housing in the Wider Zone is unaffordable, albeit more affordable than national averages. Housing delivery in the Wider Zone has exceeded requirements. A very high proportion on households in the Immediate Zone live in social rented accommodation.
Employment and economy	Medium	The Wider Zone has a high unemployment rate, and wages are below average. In the Immediate Zone, occupations tend towards those associated with lower wages and lower skills.
Education	Low	The Immediate Zone has a less qualified population when compared to averages. There is a healthy level of capacity available within local primary and secondary schools.

Receptor	Sensitivity	Evidence
Health and wellbeing	Medium	The health of residents in the Immediate and Wider Zones is lower than regional and national averages. There is a high level of capacity available within local GPs and other healthcare services such as dentists and pharmacies
Open space	Low	There are accessibility and 'quality' factors within open spaces in the Immediate Zone.

Embedded Mitigation

Construction Phase

- 6.85 No embedded mitigation measures have been identified during the construction phase of the Proposed Development.

Completed and Operational Development

- 6.86 No embedded mitigation measures have been identified during the operational phase of the Proposed Development.

Assessment of Likely Significant Effects

- 6.87 This section details the potential effects of the scheme and their significance.
- 6.88 Impacts are considered for the Proposed Development, which considers the three plots collectively, unless significant effects are identified which require the consideration of specific mitigation relative to each individual development. Impacts are also separately assessed for the wider Development Project, which is exclusive of the Proposed Development.

Construction Phase

- 6.89 The following sets out the impacts associated with the construction phase of the Proposed Development prior to any mitigation measures.

Population

- 6.90 Although a limited number of short-term migrant workers may be attracted from outside of the Wider Zone during the construction period, it is expected that the majority of construction jobs would be sourced from within the local workforce. The temporary nature of the construction period would be unlikely to result in population growth.

- 6.91 For both the Proposed Development and the wider Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is low, which is therefore a **negligible** impact which is **not significant**.

Deprivation

- 6.92 Due to the economic benefits associated with the construction phase, in terms of job creation and GVA, the Proposed Development and the wider Development Project has the potential to make positive contributions towards reducing deprivation, particularly in the domain of unemployment, as it could reduce unemployment and boost the local economy. This would make small scale improvements on a temporary basis.
- 6.93 For both the Proposed Development and the wider Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is high, which results in a **negligible** impact which is **not significant**.

Housing

- 6.94 Due to the size of the construction workforce in the Wider Zone, it is assumed that the majority of employees would be sourced locally. Additionally, the temporary nature of the construction phase would be unlikely to result in employee relocation. As such, the construction phase is unlikely to put significant pressure on the local private rented housing stock and process.
- 6.95 For both the Proposed Development and the wider Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is medium, which results in a **negligible** impact which is **not significant**.

Employment and economy

- 6.96 The Proposed Development is expected to support the local economy by creating temporary employment during the construction phase. There are two methods to calculate the number of construction jobs created.
- 6.97 First, construction employment can be derived as a product of construction costs, which is approximately £120m for the Proposed Development, and estimated to be approximately £450m for the wider Development Project area. The average turnover per worker in the construction sector from the Annual Business Survey (ABS) data^{xx} on regional turnover, and Business Register and Employment Survey (BRES) data^{xxi} on employment in the North West region to infrastructure and building costs which provides an indication of the employment anticipated to be generated by the construction of the

development is then applied. For the Proposed Development, this equates to 667 person years of employment over the two-year build period, equivalent to 310 temporary FTE jobs per annum. For the wider Development Project area, this is 2,507 person years of employment over an assumed ten-year build period, equivalent to 251 temporary FTE jobs per annum.

- 6.98 The second method of calculating construction jobs assumes that 30% of construction costs will be spent on labour. Average North West construction labour wages in 2024 were £41,337. Allowing for overheads, the Proposed Development would generate some 786 person years of employment over the construction period, equivalent to 365 jobs per annum. The wider Development Project area would likely generate 2,952 years of employment, equivalent to 295 jobs per annum.
- 6.99 A midpoint of the results from these two approaches. For the Proposed Development, an estimated 727 person years of employment will be supported on-site over the build period, which is equivalent to 337 jobs per annum. For the wider Development Project area, an estimated 2,327 person years of employment is be supported on-site over the build period, which is equivalent to 233 jobs per annum.
- 6.100 When calculating economic impact, net additional jobs are also considered which may be created by the Proposed Development and wider Development Project area. In our analysis we account for the following economic effects:
- Displacement – whether jobs created are detracting from other business/employers;
 - Substitution – whether jobs have been created without the Proposed Development in any case;
 - Leakage – the extent to which jobs are taken by those outside of the study area; and
 - Multiplier effects – downstream business benefits through the supply chain (indirect) and benefits created through additional income expenditure of employees (induced).
- 6.101 Displacement: Given the number of construction workers required, particularly for the wider Development Project area, it is anticipated that there may be a small amount of displacement.
- 6.102 Substitution: The jobs arising from the Proposed Development and Development Project are not anticipated to substitute alternate activity.

- 6.103 Leakage: The baseline identifies that the Wider Zone has a construction workforce of 11,817 workers. The average annual requirement for the Proposed Development is approximately 1% of this total workforce, and almost 3% for the wider Development Project area. As such, it is assumed that the majority of construction jobs will be supported from within the Wider Zone, with the remainder supported by the wider North West region. It is assumed there will be minimal leakage beyond the region.
- 6.104 Multiplier effects: 'The Additionality Guide Fourth Edition'^{xxii} recommends a composite multiplier (indirect and induced effects) for average linkages of 1.1 at the local level and 1.5 at the regional level.
- 6.105 To determine the number of additional jobs likely to be generated by construction of the Proposed Development and the Development Project the following formula is:

Figure 6.5 Additionality Formula

$$AI = [GI \times (1-L) \times (1-Dp) \times (1-S) \times M] - [GI^* \times (1-L^*) \times (1-Dp^*) \times (1-S^*) \times M^*]$$

Where:

- AI= Net additional impact
- GI= Gross impact
- L=Leakage
- Dp= Displacement
- S=Substitution
- M=Multiplier
- * denotes reference case and hence deadweight

Source: HCA

- 6.106 Considering the above, the net additional jobs anticipated to be supported as a result of the Proposed Development within the regional area is 1,090 years of employment in construction related jobs across the build period, or 506 jobs per annum. The Development Project area is likely to support 4,095 years of employment, or 409 jobs per annum.
- 6.107 Using the ONS Annual Business Survey Ratio of turnover to GVA in the North West for construction, and dividing the construction expenditure equally over the build period (applying the HM Treasury's recommended discounting of 3.5% to present values), the Proposed Development's forecast construction expenditure is anticipated to generate a total of £45m GVA. The Development Project area is likely to generate a total of £147m.
- 6.108 Overall, the construction expenditure, jobs generated on-site and additional jobs within the local area and region, alongside the associated additional GVA, are likely to have an

impact on the receptor of employment and economy. For the Proposed Development, the magnitude of the change is low and the sensitivity of the receptor is medium, which results in a **minor beneficial** impact which is not significant. For the wider Development Project, the magnitude of the change is medium and the sensitivity of the receptor is medium, which results in a **moderate beneficial** impact which is **significant**.

Education

6.109 The construction phase would not be anticipated to have any effect on local education infrastructure.

6.110 For both the Proposed Development and the Development Project, the magnitude of the change is negligible and the sensitivity of the receptor is low, which results in a **minor beneficial** impact which is **not significant**.

Health and wellbeing

6.111 Modern average site accident and injury rates are low and unlikely to have any discernible effect on the local health status in the area. There is however the potential for adverse impacts on health as a result of construction-related air and noise pollution.

6.112 For both the Proposed Development and the Development Project, the magnitude of the change is low and the sensitivity of the receptor is medium, which results in a **minor adverse** impact which is **not significant**.

Open space

6.113 It is not anticipated that the construction phase would affect existing open space.

6.114 As such, it is considered for both the Proposed Development and the Development Project, the magnitude of the change would be negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**.

Completed and Operational Development

6.115 The following sets out the impacts associated with the operational phase of the Proposed Development prior to any mitigation measures.

Population

6.116 As the Proposed Development includes new housing, it is expected that it will directly generate a population increase within the Immediate Zone. Assuming an average household size of 2.42 persons per dwelling (in line with Immediate Zone averages), the

423 dwellings at the Proposed Development would accommodate a population of 1,024 persons. It is assumed that some of these residents would move locally within the Immediate Zone. Evidence from the 2011 Census shows that approximately 44% of migrating households in the Wider Zone moved from somewhere else in the Wider Zone. Accounting for this, the 423 dwellings would therefore generate a new population of 573 persons, which would represent a population increase of 2% in the Immediate Zone.

- 6.117 Given the wide range of housing types anticipated to be provided through the Proposed Development (from 1-bedroom flats to 4+ bedroom detached houses), it is expected that a range of new residents will populate it but particularly families and adults of working age. This diversity of housing is likely to help maintain the balance of population within the local area, supporting both ageing members of the population and the high proportion of young and working age residents.
- 6.118 For the Proposed Development, the magnitude of the change is low and the sensitivity of the receptor is low, which results in a **minor beneficial** impact which is **not significant**.
- 6.119 The vision for the for the wider Development Project as set out in the Development Framework, is to provide around 1,390 residential units. Assuming the same average household size and proportion of migrating households, this would result in a net increase of 1,883 people, which would represent an increase of 6% in the Immediate Zone. Again, due to the diverse range of housing types proposed, it is expected that the Development Project would support a balanced population.
- 6.120 As such, it is considered that for the wider Development Project, the magnitude of the change is medium and the sensitivity of the receptor is low, which results in a **moderate beneficial** impact which is **significant**, assuming that housing is delivered in line with the aspirations of the development framework.

Deprivation

- 6.121 Due to the number of operational jobs created on-site as part of Plot C2 Proposed Development (23 FTE), and the quantum of new housing delivered, it is considered that the Proposed Development would make meaningful improvements to several IMD domains, including income, employment, and barriers to housing and services.
- 6.122 In relation to the Proposed Development, the magnitude of the change is low and the sensitivity of the receptor is high, which results in a **moderate beneficial** impact which is **significant**, when each of the proposals are assessed cumulatively.

6.123 In addition to the delivery of residential dwellings, the vision for the wider Development Project area as set out in the development framework will also deliver a large quantum of commercial and employment space, and new landscaping and public realm improvements. As such, there are likely to be more pronounced benefits which impact deprivation positively. In light of this, it is expected that for the wider Development Project, the magnitude of the change is medium and the sensitivity of the receptor is high, which results in a **major beneficial** impact which is **significant**, assuming that the mix of uses are delivered in line with the aspirations of the development framework. .

Housing

6.124 The Proposed Development will help meet housing demand across the Wider Zone. The annual housing requirement for the Wider Zone, as set out in the PfE, is 3,533 dwellings per year. By constructing 423 dwellings over a two-year build period (or approximately 212 dwellings per year), the Proposed Development will contribute 6% towards this annual target.

6.125 By creating more housing, the Proposed Development and as part of the wider Development Project, will lessen the pressure on the local housing market, thereby improving affordability over time. Additionally, all plots at the Proposed Development will be provided as 100% affordable housing, which will provide greater options to those facing barriers to housing.

6.126 In consideration of the above, it is assessed that for the Proposed Development, the magnitude of the change is medium and the sensitivity of the receptor is medium, which results in a **moderate beneficial** impact which is **significant**.

6.127 As set out above, the scale of housing delivery as anticipated for the wider Development Project is even higher, at approximately 1,390 residential units, which would make greater contributions to the local authority housing requirements, of 4% per year for an assumed period of ten years. As such, it is assessed that for the Development Project, the magnitude of the change is medium and the sensitivity of the receptor is medium, which results in a **moderate beneficial** impact which is **significant**, assuming that housing is delivered in line with the aspirations of the development framework.

Employment and economy

6.128 The Proposed Development includes a small quantum of employment floorspace at Plot C2, with 267 sqm to be used for retail. Applying employment densities as recommended

by the HCA Employment Density Guide^{xxiii}, we forecast that the Proposed Development will directly support approximately 15 FTE jobs on-site.

- 6.129 As set out in the development framework, the wider Development Project includes a wider range of employment uses, including approximately 5,400 sqm to be used as a food hub, 12,000 sqm to be used as office and workshop space, and 7,800 sqm to be used as a data centre. Collectively, these uses are expected to support approximately 1,136 FTE jobs, if delivered in line with the development framework.
- 6.130 Accounting also for multiplier effects, it is projected that the Proposed Development will support a further 8 FTE jobs at a regional level through the supply chain and employee spend as a result of the development, and the wider Development Project area could support a further 568 FTE jobs.
- 6.131 Therefore, the Proposed Development is expected to support a total of 23 FTE jobs, whilst the wider Development Project area as a whole could support a total of 1,704 FTE jobs.
- 6.132 Beyond the jobs generated on-site, it is expected that additional spend from new residents will also support jobs in local retail and leisure services. Experian App Library provides data on the average annual household spend on retail and leisure services. According to the Manchester Retail and Leisure Study^{xxiv}, 69% of retail and 42% of leisure expenditure is retained within the Wider Zone.
- 6.133 The 423 dwellings at the Proposed Development would spend around £1.9m on retail and £0.6m on leisure in the Wider Zone, annually, after accounting for leakage and those moving locally within the area. Residents of the wider Development Project area as a whole could spend around £6.3m on retail and £2.1m on leisure in the Wider Zone on an annual basis, if development is brought forward as envisaged in the development framework.
- 6.134 The average turnover for retail and leisure employees in the North West region is then calculated using data from the ABS and BRES. Applying these turnover figures and accounting for indirect taxation, the new resident expenditure from the Proposed Development could create demand for around 9 retail jobs and another 9 leisure jobs. The wider Development Project area could support 29 retail jobs and 28 leisure jobs.
- 6.135 Considering a regional average Gross Value Added (GVA) per head of £32,024 over a standard 10-year period and applying the HM Treasury recommended present value discount of 3.5%, the direct and indirect jobs associated with the Proposed Development

are anticipated to generate a total GVA of £11m at the regional level, while the wider Development Project area could generate £482m at the regional level.

- 6.136 For the Proposed Development, the magnitude of the change is medium and the sensitivity of the receptor is medium, resulting in a **moderate beneficial** impact which is significant.
- 6.137 For the wider Development Project, the magnitude of change is high and the sensitivity of the receptor is medium, resulting in a **major beneficial** impact which is **significant**, assuming that a mix of uses are delivered in line with the aspirations of the development framework.

Education

- 6.138 Occupation of the Proposed Development will inevitably add to demand for and school places in the Immediate Zone. The typical approach to calculate pupil yield deriving from new developments is to apply pupil yield figures, which estimate the number of places needed per dwelling. MCC does not specify which pupil yield figures it uses to calculate pupil numbers generated by new housing. In the absence of this, figures from the DfE's Pupil Yield Dashboard^{xxv} have been used.
- 6.139 For each new dwelling, the dashboard outlines a pupil yield figure of 0.14 for primary school places, and 0.07 for secondary school places. Applying these to the number of dwellings at the Proposed Development (excluding extra care housing), there is a need for an additional 44 primary school places and 22 secondary school places.
- 6.140 As such, the Proposed Development will increase demand within the local education system, which will need to be accommodated within local schools. As outlined in the baseline findings, there is a surplus of 383 places within local primary schools, and a surplus of 1,250 places within local secondary schools. Consequently, it is expected that needs from the Proposed Development could be comfortably accommodated within existing education infrastructure.
- 6.141 As a result, it is expected that for the Proposed Development the magnitude of impact is negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**.
- 6.142 Applying these same figures to the wider Development Framework results in a pupil yield of 195 primary school places and 97 secondary school places. Again, it is expected that

existing education infrastructure would be able to accommodate any demand associated with the wider Development Project.

- 6.143 Consequently it is expected that for the wider Development Project, the magnitude of change is negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**, assuming that housing is delivered in line with the aspirations of the development framework.

Health and wellbeing

- 6.144 Occupation of the new dwellings at the Proposed Development will inevitably increase demand for local health and education services. As above, the expected population increase from the Proposed Development is expected to be 573 residents, who will generate a need for new places in the local healthcare infrastructure. In terms of GP surgery provision, again assuming approximately 1 FTE GP can care for 1,800 patients, the demand associated with the Proposed Development is equivalent to approximately 0.3 FTE GPs.
- 6.145 In addition to the above, new residents at the Proposed Development would be expected to increase demand on local dentist and pharmacy services.
- 6.146 The baseline analysis suggests that existing healthcare provision in the Immediate Zone has significant capacity available (equivalent to 9 FTE GPs) and therefore it is not expected that the Proposed Development would overwhelm local healthcare infrastructure.
- 6.147 Furthermore, the HIA attached as **Appendix 6.1** to this chapter does not identify any negative health impacts associated with the Proposed Development during either the construction or operational phases.
- 6.148 For the Proposed Development, the magnitude of change is negligible and the sensitivity of the receptor is medium, which results in a **negligible** impact which is **not significant**.
- 6.149 The wider Development Project could generate a new population of 1,883, which is equivalent to demand for approximately 1 FTE GP. Again, given the significant surplus of GP provision in the local area, it is assumed that this could be accommodated comfortably by existing healthcare infrastructure.
- 6.150 For the wider Development Project, the magnitude of change is negligible and the sensitivity of the receptor is medium, which results in a **negligible** impact which is **not**

significant, assuming that housing is delivered in line with the aspirations of the development framework.

Open space

- 6.151 The Proposed Development itself does not include a significant quantum of open space, although demand for local open spaces would be expected to increase due to new residents.
- 6.152 For the Proposed Development, the magnitude of change is low and the sensitivity of the receptor is low, which results in a **minor adverse** impact which is **not significant**.
- 6.153 The wider Development Project area could similarly add new demand for open spaces, although the vision includes a number of improvements and enhancements to landscaping in the town centre, and will add to the public realm by constructing a new public square.
- 6.154 For the wider Development Project, the magnitude of change is negligible and the sensitivity of the receptor is low, which results in a **negligible** impact which is **not significant**, assuming that areas of open space / public realm is delivered in line with the aspirations of the development framework.

Additional Mitigation / Enhancement Measures

- 6.155 This section describes the measures which are required to mitigate any significant environmental effects with regards to socio-economics and human health. This details mitigation measures which are not designed into the proposals.

Construction Phase - Proposed Development

- 6.156 The following measures are considered during the operational phase to mitigate and enhance impacts:
- Implementation of a Construction Environmental Management Plan to limit air and noise pollution which may impact human health.
 - Implementation of a Construction Partnership which partners with local education providers to deliver training opportunities for young people and unemployed.

Completed and Operational - Proposed Development

6.157 The following measures are considered during the operational phase to mitigate and enhance impacts:

- Establish and implement a Travel Plan to encourage sustainable and active modes of travel (to be submitted as part of each planning application).

Residual Effects

6.158 Following the implementation of the recommended mitigation measures, the residual impact of the Proposed Development and the wider Development Project will mostly remain the same across all receptors, during both the construction and operational phases. Under the receptor of health and wellbeing, the impact will become negligible due to implementation of the CEMP.

6.159 The residual impacts at each phase, and for both the Proposed Development and the wider Development Project are summarised at Table 6.25.

Table 6.25: Residual Effects Summary

Description of Effect	Embedded Mitigation	Potential Effect (inc. Significance)	Additional Mitigation / Enhancement Measures	How are Additional Mitigation / Embedded Mitigation / Enhancement Measures secured?	Residual Effect (inc. Significance)
Construction – Proposed Development (all Plots)					
Population	N/A	Negligible	N/A	N/A	Negligible
Deprivation	N/A	Negligible	N/A	N/A	Negligible
Housing	N/A	Negligible	N/A	N/A	Negligible
Employment and economy	N/A	Minor short-term beneficial impact (not significant)	N/A	N/A	Minor short-term beneficial impact (not significant)
Education	N/A	Minor short-term beneficial impact (not significant)	Implementation of Construction Partnership	Via Planning Condition	Minor short-term beneficial impact (not significant)
Health and wellbeing	N/A	Minor adverse (not significant)	Implementation of CEMP	Via Planning Condition	Negligible
Open space	N/A	Negligible	N/A	N/A	Negligible
Construction – Wider Development Project area					
Population	N/A	Negligible	N/A	N/A	Negligible
Deprivation	N/A	Negligible	N/A	N/A	Negligible
Housing	N/A	Negligible	N/A	N/A	Negligible
Employment and economy	N/A	Moderate short-term beneficial impact (significant)	N/A	N/A	Moderate short-term beneficial impact (significant)
Education	N/A	Minor short-term beneficial impact (not significant)	As Above	As Above	Minor short-term beneficial impact (not significant)
Health and wellbeing	N/A	Negligible	As Above	As Above	Negligible
Open space	N/A	Negligible	N/A	N/A	Negligible

Completed and Operational – Proposed Development (all Plots)					
Population	N/A	Permanent, long-term minor beneficial impact (not significant)	N/A	N/A	Permanent, long-term minor beneficial impact (not significant)
Deprivation	N/A	Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Housing	N/A	Permanent, long-term minor beneficial impact (not significant)	N/A	N/A	Permanent, long-term minor beneficial impact (not significant)
Employment and economy	N/A	Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Education	N/A	Negligible	N/A		Negligible
Health and wellbeing	N/A	Negligible	Implementation of Travel Plan	Planning condition	Negligible
Open space	N/A	Permanent, long-term minor adverse impact (not significant)	N/A	N/A	Permanent, long-term minor adverse impact (not significant)
Completed and Operational – Wider Development Project area					
Population		Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Deprivation	N/A	Permanent, long-term major beneficial impact (significant)	N/A	N/A	Permanent, long-term major beneficial impact (significant)
Housing	N/A	Permanent, long-term moderate beneficial impact (significant)	N/A	N/A	Permanent, long-term moderate beneficial impact (significant)
Employment and economy	N/A	Permanent, long-term major beneficial impact (significant)	N/A	N/A	Permanent, long-term major beneficial impact (significant)
Education	N/A	Negligible	N/A	N/A	Negligible

Health and wellbeing	N/A	Negligible	Implementation of Residential Travel Plan	Planning condition	Negligible
Open space	N/A	Negligible	N/A	N/A	Negligible

Summary of Residual Effects and Mitigation Measures

- 6.160 During the construction phase, no significant impacts have been identified for the Proposed Development. A moderate beneficial impact has been identified for the wider Development Project in relation to the receptor of employment and economy, which is significant.
- 6.161 During the operational phase, the impact on deprivation is assessed to be moderate beneficial and the impact on employment and economy is assessed to be moderate beneficial, both of which are considered significant.
- 6.162 The wider Development Project area is anticipated to have significant impacts on three receptors, if development is brought forward in line with the aspirations set out in the development framework. The impact on population is assessed to be moderate beneficial, the impact on deprivation is major beneficial, the impact on housing is moderate beneficial and the impact on employment and economy is major beneficial.
- 6.163 Enhancement measures have been identified during the operational phase:
- The implementation of a Residential Travel Plan to encourage active modes of travel, to be secured either by planning condition.

Assessment of Cumulative Effects

- 6.164 The below table provides a list of the developments which are to be included within the cumulative sites assessment.
- 6.165 Neither of the two cumulative sites are considered likely to have an impact from a socio-economic and human health perspective, due to the relatively small scale of development and distance from the Site, therefore they have been scoped out of the assessment.
- 6.166 Consequently, no cumulative impacts are anticipated.

Table 6.26: Cumulative Sites

Site	Application No.	Distance & Direction	Proposal	Scoped-in / Scoped-out	Justification
1.	DC/081468	1.43km east	Outline planning permission (access only) for up to 278 dwellings, retention of the existing Heald Green Community Theatre building, retention of the existing Clubhouse to facilitate its use as a community hub (sui generis) for flexible uses within Use Class E (a)(b)(e)(g(i)) and Class F2 (a)(b) (The combined retail and shop sales within Use Classes E(a) and F2(a) to be limited to a maximum of 200 sq m net floorspace), associated landscaping and open space and all user access from Pymgate Lane, Grasmere Road and Troutbeck Road and nonmotorised user access from Styal Grove, Yew Tree Grove and Rose Vale Park.	Scoped out	Outside of Immediate and Wider Zones
2.	DC/076341	2km east	A hybrid planning application seeking: Full planning permission for the demolition of all existing buildings and the development of a new hospice facility including access and landscaping; and Outline planning permission with all matters reserved except for access for a residential development of up to 40 residential dwellings, landscaping and other associated infrastructure.	Scoped out	Outside of Immediate and Wider Zones

Conclusions

6.167 This Chapter has assessed the socio-economic and human health impacts of the Proposed Development.

6.168 An impact assessment was then carried out to understand the impact of the Proposed Development during the construction and operational phases, prior to additional mitigation measures.

Baseline

6.169 A baseline assessment in a defined study area was carried out, to understand the existing socio-economic and health conditions in the area. The findings of this assessment in respect of each receptor is summarised below:

- **Population:** The Immediate and Wider Zones have large working age populations, and larger than average population of under 16s.
- **Deprivation:** Both the Immediate and Wider Zones experience very high levels of deprivation.
- **Housing:** Housing in the Wider Zone is unaffordable, albeit more affordable than national averages. Housing delivery in the Wider Zone has exceeded requirements. A very high proportion of households in the Immediate Zone live in social rented accommodation.
- **Employment and economy:** The Wider Zone has a high unemployment rate, and wages are below average. In the Immediate Zone, occupations tend towards those associated with lower wages and lower skills.
- **Education:** The Immediate Zone has a less qualified population when compared to averages. There is a healthy level of capacity available within local primary and secondary schools.
- **Health and wellbeing:** The health of residents in the Immediate and Wider Zones is lower than regional and national averages. There is a high level of capacity available within local GPs.
- **Open space:** There are some accessibility and quality issues within open spaces in the Immediate Zone.

Likely significant residual effects

- 6.170 Impacts have been modelled for the Proposed Development, and for the wider Development Project area separately.
- 6.171 During the construction phase of the Proposed Development, there is not expected to be any significant impacts.
- 6.172 During the construction phase of the wider Development Project, there is expected to be one significant impact, if brought forward in line with aspirations of the development framework:
- Employment and economy: there will be a moderate beneficial impact due to the creation of 409 temporary FTE jobs per annum, and the generation of £147m GVA.
- 6.173 During the operational phase of the Proposed Development, there are expected to be significant residual impacts on two receptors:
- Deprivation: there will be a moderate beneficial impact on this receptor as the Proposed Development will make improvements across several domains of deprivation.
 - Employment and economy: there will be a moderate beneficial impact on this receptor as the Proposed Development will support a total of 23 FTE jobs in the retail and leisure sector, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £11m.
- 6.174 During the operational phase of the wider Development Project, there are expected to be significant residual impacts on four receptors, if brought forward in line with aspirations of the development framework:
- Population: there will be a moderate beneficial impact on the receptor of population as occupation of the DF would increase the Immediate Zone's population by 4%.
 - Deprivation: there will be a major beneficial impact on this receptor as the DF will make improvements across several domains of deprivation.
 - Housing: there will be a moderate beneficial impact by adding another 967 dwellings to the local housing stock, the delivery of which is equivalent to 4% of the Wider Zone's housing requirements over a ten-year period.

- Employment and economy: there will be a major beneficial impact on this receptor as the DF will support a total of 1,761 FTE jobs, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £482m.

Mitigation and enhancement measures

6.175 The mitigation associated with socio-economic and health for the construction phase is as follows:

- Implementation of a Construction Environmental Management Plan to limit air and noise pollution which may impact human health.
- Implementation of a Construction Partnership which partners with local education providers to deliver training opportunities for young people and unemployed.

6.176 The mitigation associated with socio-economics and health for the operational phase is as follows:

- Establish and implement a Residential Travel Plan to encourage sustainable and active modes of travel.

Conclusion

6.177 During the construction phase, the Proposed Development is expected to have beneficial, but not significant impacts, in the receptors of employment and economy and education. The wider Development Project is also expected to have beneficial impacts on these two receptors, the former of which is expected to be significant, if brought forward in line with the aspirations set out in the development framework.

6.178 During the operational phase, it is anticipated that the Proposed Development will have **significant** beneficial impacts on the receptors of deprivation and employment and economy. The wider Development Project area is expected to have significant beneficial impacts on the receptors of population, deprivation, housing and employment and economy, if brought forward in line with the aspirations set out in the development framework.

6.179 Accounting for mitigation and enhancement measures, it is not anticipated that neither the Proposed Development or the wider Development Project area will have any adverse **significant** impacts.

References

- ⁱ Ministry of Housing, Communities and Local Government (2024); 'National Planning Policy Framework'.
- ⁱⁱ Manchester City Council (2012); 'Core Strategy 2012-2027'.
- ⁱⁱⁱ Greater Manchester Combined Authority (2024); 'Places for Everyone Joint Development Plan'.
- ^{iv} IEMA (2022); 'Determining Significance for Human Health in Environmental Impact Assessment'.
- ^v ISEP (2025); 'Social Impact Assessment in Environmental Impact Assessment in the UK'.
- ^{vi} HM Treasury (2022); 'The Green Book'.
- ^{vii} Office for National Statistics (2022); 'Census 2021'.
- ^{viii} Ministry of Housing, Communities and Local Government (2025); 'English indices of deprivation 2025'.
- ^{ix} Office for National Statistics (2025); 'House price to workplace-based earnings ratio'.
- ^x Ministry of Housing, Communities and Local Government (2024); 'Housing Delivery Test: 2023 measurement'.
- ^{xi} Manchester City Council (2024); 'Five-Year Housing Land Supply Statement'.
- ^{xii} Office for National Statistics (2025); 'Claimant count'.
- ^{xiii} Office for National Statistics (2025); 'Annual Survey of Hours and Earnings – Resident Analysis'.
- ^{xiv} Department for Education (2024); 'Travel to school for children of compulsory school age'.
- ^{xv} Department of Health & Social Care (2023); 'Fingertips'.
- ^{xvi} NHS (2025); 'Find a GP'.
- ^{xvii} NHS (2025); 'Find a dentist'.
- ^{xviii} NHS (2025); 'Find a pharmacy'.
- ^{xix} Manchester City Council (2025); 'Open Space Assessment'.
- ^{xx} Office for National Statistics (2024); 'Annual Business Survey'.
- ^{xxi} Office for National Statistics (2022); 'Business Register and Employment Survey'.
- ^{xxii} Homes & Communities Agency (2014); 'Additionality Guide: Fourth Edition 2014'.
- ^{xxiii} Homes & Communities Agency (2015); 'Employment Density Guide'.
- ^{xxiv} Manchester City Council (2024); 'Manchester Retail and Leisure Study'.
- ^{xxv} Department for Education (2024); 'Pupil Yield Dashboard'.