

Land South of Green Road, Wivelsfield Green

Social Value Statement



Stantec UK Limited

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Prepared by:
Stantec Development Economics

Project/File:
333101418

Land South of Green Road, Wivelsfield Green

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1 Introduction

“Social value in the built environment context is created when buildings, places, and infrastructure support environmental, economic, and social well-being, thus enhancing the quality of life of individuals.”

UK Green Building Council



This Social Value Statement has been prepared by Stantec on behalf of Taylor Wimpey Strategic Land (“the Applicant”) to demonstrate how proposed development of Land South at Green Road, Wivelsfield Green (“the Site”) will unlock the potential for creating social value over the lifecycle of the development (during construction and once operational), improving the social, economic and environmental wellbeing of future residents and the wider community of Wivelsfield and Wivelsfield Green (collectively referred to as “Wivelsfield”).

Social value looks beyond the financial cost of a project and money as the main indicator of value. Instead, the emphasis of social value is on making better decisions for the benefit of people and looking to improve the economic, social and environmental wellbeing of an area.

The Applicant is a responsible community developer, committed to working with local people, community groups and local authorities throughout the life of development to create sustainable communities that people want to live in.

1.1 The Development

The Applicant is submitting the following to Lewes District Council (LDC):

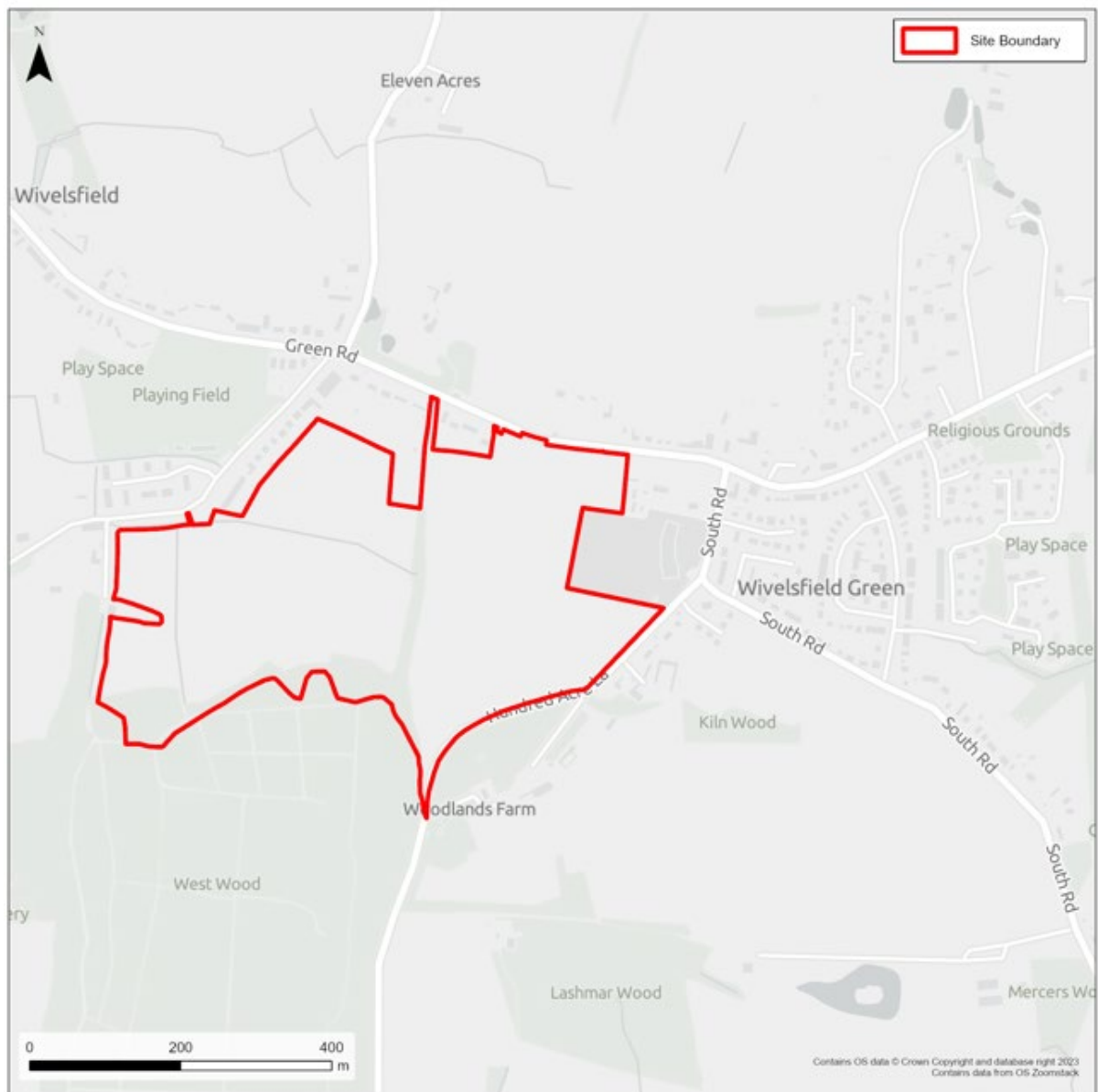
“Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road” (“the Development”).

The Site adjoins the west of the existing settlement of Wivelsfield Green. Figure 1.1 (overleaf) illustrates the Site location.

The Development will provide homes and employment opportunities for current and future residents, alongside supporting social infrastructure, enhancing Wivelsfield as a place to live and work. Green infrastructure and public realm is embedded within the Development design to create an attractive environment that promotes active and healthy lifestyles improving both the physical and mental wellbeing of residents.



Figure 1.1: The Development Site Location



Source: Stantec (2024)

1.2 Outline of the Statement

The Social Value Statement has been prepared to allow the Applicant to articulate the benefit of the Development to the local community and help LDC to understand the wider social, environmental and economic value that the Development will bring to the area.

As such, it is imperative that the social value created is relevant to the local area and understanding the local policy context (**Section 2**), the socio-economic characteristics of Wivelsfield (**Section 3**) and the interests of the local community (**Section 4**) is key to unlocking the potential for social value creation from the Development.



The Development proposal has evolved to take account and embed factors that are relevant to the local community of Wivelsfield which will be demonstrated throughout this Statement.

Social value creation from the Development is reported by the following four themes:

- Creating a Strong, Vibrant and Healthy Community (**Section 5**);
- Opportunities for Employment, Training and Skills (**Section 6**);
- Facilitating Economic Growth (**Section 7**); and
- Embedding Sustainable Practices (**Section 8**).

These themes reflect the Applicant's corporate commitment to sustainable development and considering the impact on 'our homes and places', 'our people and suppliers' and 'our planet'.

In reporting the opportunities for social value creation, the Statement also outlines the methods which will be adopted to ensure that the social value outcomes are achieved.

The Statement concludes by summarising the social value outcomes under each of the social value themes.



2 Policy Context

Social value needs to be tied to its local context. A policy review has been undertaken to understand existing priorities both at the local and national levels.

2.1 National Planning Policy

Social value is at the heart of the planning system which is fundamentally about the planning and regulation of land to secure the houses and work places a society requires, and as such, operates in the wider public good (i.e. creating social value) rather than that of the private individual or organisation.

At a policy making level, social value is already integrated within national guidance and this filters through to local authorities through the National Planning Policy Framework (NPPF)¹. This has been a part of National Policy since 2012 and puts the achievement of 'Sustainable Development' as a golden thread running throughout the operation of the planning system.

The NPPF sets out three core dimensions of what constitutes sustainable development, and these are completely aligned with the aims behind the Social Value Act (2012):

Economic: to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by coordinating the provision of infrastructure.

Social: 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.

Environmental: 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.

Importantly, the NPPF notes that these three dimensions are mutually dependent. Economic growth for example can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable

¹ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework



development, economic, social, and environmental gains are to be sought jointly and simultaneously through the planning system.

It is therefore clear from the above that social value is already integrated within national guidance and that this filters through into local authority development plans through an explicit requirement for Sustainable Development. To this extent it is appropriate for planning authorities to consider issues pertaining to social value within their decision-making process

2.2 Local Planning Policy

2.2.1 Adopted Local Planning Policy

Lewes District Local Plan Part 1: Joint Core Strategy 2010 - 2030²

Part 1 of the Lewes District Local Plan sets out policies under a range of headings from the Vision for Lewes District to create an '*environment that offers a good quality of life*'. Policies related to social value include the following:

- **Core Policy 1 (Affordable housing):** Residential developments should deliver 40% affordable housing, with a tenure split of 75% affordable rented and 25% shared ownership.
- **Core Policy 2 (Housing Type and Density):** A range of dwelling types and sizes to accommodate single person households, those with no dependents, and more must be provided.
- **Core Policy 4 (Encouraging Economic Development and Regeneration):** To stimulate and maintain a buoyant and balanced local economy through regeneration of the coastal towns, support for the rural economy and ensuring that the economy is underpinned by a balanced sector profile.
- **Core Policy 5 (The Visitor Economy):** To take advantage of the richness and diversity of the district's natural and heritage assets to promote and achieve a sustainable tourism industry in and around the district.
- **Core Policy 7 (Infrastructure):** Addresses that creating healthy, sustainable communities is a key challenge that developments will need to assess.
- **Core Policy 8 (Green Infrastructure):** Advises that the adoption of green infrastructure within developments will help to promote healthy living and social inclusion by increasing opportunities for recreation, exercise and relaxation.
- **Core Policy 10 (Natural Environment and Landscape):** Residential developments should provide suitable natural greenspaces at a ratio of 8ha per 1,000 residents.
- **Core Policy 11 (Built and Historic Environment & High-Quality Design):** Developments should be safe and accessible, as well as capable of adapting to changing lifestyles and needs. Developments should reduce crime and anti-social behaviour.

² LDC (2016). Lewes District Local Plan Part 1 – Joint Core Strategy 2010-2030. Available at: [Adopted Joint Core Strategy \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/adopted-joint-core-strategy)



- **Core Policy 13 (Sustainable Travel):** Requires transport provisions to be managed effectively and for major new developments to enhance travel choices and strategically place developments to be within a distance of amenities that promotes active travel and the uptake of public transport instead of private vehicle use.
- **Core Policy 14 (Renewable and Low Carbon Energy and Sustainable Use of Resources):** To ensure that the district reduces locally contributing causes of climate change and is proactive regarding climate change initiatives.

Lewes District Local Plan Part 2: –Site Allocations and Development Management Policies³

Part 2 of the Local Plan identifies Wivelsfield Parish for 130 new homes, 100 of which on the edge of Burgess Hill and 30 at Wivelsfield Green. The 30 homes identified for Wivelsfield Green have been established through the Wivelsfield Neighbourhood Plan.

Wivelsfield Parish Neighbourhood Plan 2015-2030⁴

The Neighbourhood Plan for Wivelsfield sets the vision for the Parish over the period 2015-2030. The aim of the Plan is to ensure that Wivelsfield Parish *‘develops in the way the community wants in maintaining the rural environment, an attractive village centre, a viable community, housing for all and better facilities and services’*.

The key policies which are of relevance to this Statement include:

- **Policy 4 (Community Facilities):** Supports development proposals intended to secure the long-term benefit of a range of facilities that are important to the local community.
- **Policy 5 (Design):** New developments will be required to integrate with its surroundings and, where possible, should provide linkages to existing public access routes and nearby green spaces.
- **Policy 6 (Green Infrastructure & Biodiversity):** States that new development proposals must contribute to and enhance the natural environment by ensuring the protection of local assets and the provision of additional habitat resources for wildlife and green spaces for the community. Bridleways should be maintained, and landowners and public use should be encouraged.
- **Policy 7 (Local Green Spaces):** Outlines that the green space to the east of the Site is an integral part of the Parish and provides an open space for recreational use with a sense of tranquillity and beauty that the community wants to preserve.

Ditchling, Streat and Westmeston Neighbourhood Development Plan 2017-2032⁵

The southwestern extent of the Site is located within Westmeston Parish and therefore the Ditchling, Streat and Westmeston Neighbourhood Development Plan (DSWNDP) is also of relevance to the Development.

³ LDC (2020). Lewes District Local Plan Part 2 – Site Allocations and Development Management Policies.

⁴ Wivelsfield Parish (2016). Neighbourhood Plan 2015-2030.

⁵ The Beacon Parishes (April 2018). Ditchling, Streat and Westmeston Neighbourhood Development Plan 2017-2032. Referendum Version April 2018.



The DSWNDP's vision statement seeks to foster a continuation of '*strong and thriving communities*' across the three Parishes and wants to provide '*high-quality sustainable and diverse new development of appropriate scale... to meet local housing, commercial and employment needs.*'

The key policies which are of relevance to this Statement include:

- **Policy DS1 (Development Strategy)** supports the principle of development where this meets identified housing requirements, supports a service centre role and provides facilities.
- **Policy HSG1 (Set Out and Apply Acceptance Criteria to Housing Applications)** states that housing proposals will be supported that provide a range of housing tenures and bedroom sizes, and affordable housing in accordance with policy requirements.
- **Policy HSG5 (Ensure Infrastructure Capacity)** will only permit new residential development if sufficient infrastructure capacity is available or can be provided in time to serve it.
- **Policy TRANS2 (Transport Infrastructure Improvement Associated with New Housing Development)** requires appropriate transport infrastructure improvements to accompany new housing development including footways, pedestrian crossings, cycle routes and bus stop improvements.
- **Policy CONS12 (Safeguard and Enhance Green Infrastructure)** seeks to safeguard the green infrastructure network from the adverse effects of new development and opportunities will be taken to secure enhancements.
- **Policy COM1 (Increase and Protect Our Community Assets)** supports development proposals that introduce community facilities or improve the delivery of existing services.

2.2.2 Emerging Local Planning Policy

LDC are in the process of preparing a new Local Plan which will provide the planning framework to 2040. In Autumn 2023, LDC published 'Towards a Local Plan Spatial Strategy and Policies Directions' for the Regulation 18 Consultation.

The Vision for Lewes in the emerging Plan is to be 'Green' (putting the environment at the heart of everything that is built to support health and wellbeing), 'Inclusive' (provide homes, employment opportunities and services for all residents), and a 'Great Place to Live and Work' (to create healthy, safe and cohesive communities).

The following aims underpin the Vision:

- Respond to climate change;
- Homes for all;
- A thriving local economy;
- Biodiversity and green spaces;
- Supporting community health and wellbeing;
- Putting in the place the infrastructure; and
- Creating attractive and distinct places.



2.3 Corporate Policy

2.3.1 Lewes District Council - Community Wealth Building Strategy (2024)⁶

The LDC's Community Wealth Building Strategy aims to provide more local employment, support the development of social enterprises, and identify where additional social value can be achieved in local communities.

The Strategy features the following core pillars and objectives:

- **Lewes District as a community wealth building council**
 - Encourage local town and parish councils to work actively with us to further develop a community wealth building approach across the area.
 - Encourage a thriving visitor economy.
- **Progressive procurement of goods and services**
 - Support local economies, including the rural economy, by procuring from local suppliers.
 - Work with suppliers to maximise what additional social value benefits can be gained when contracts are delivered for the council, in line with the council's Sustainable Procurement Policy.
- **Fair employment and just labour markets:**
 - Increase local employment opportunities and recruitment activities, and support for real living wage.
 - Develop green and renewable job training opportunities for local people by working with education and training partners.
 - Work with East Sussex College Group, Charleston and others, to ensure training opportunities match local skills requirements
- **Socially productive use of land and property**
 - Regularly review use of land and assets, to benefit local communities and businesses.
- **Making financial power work for local places**
 - Support the local voluntary and community sector to help ensure its ongoing strength and vitality to enable community led groups to further develop and flourish.
 - Enable more of the district's money to stay within the district, directly benefiting residents and local companies.

⁶ Lewes District Council (2024). Community Wealth Building Strategy. Available at: [Layout 1 \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/layout/1)



- Work to reduce deprivation.
- **Plural ownership of the economy.**
 - Embed circular economy principles throughout the Council's work.
 - Enable local social enterprises to develop and thrive

Finally, the Strategy sets the following 4-year objectives (2024-2028):

- Improvement in Thriving Places Index score
- Increase in proportion of procurement spend going to local companies
- Increase in social value achieved through council contracts
- Better cared for and more accessible public spaces
- More local job opportunities in low carbon and sustainable industries

2.3.2 LDC Sustainable Procurement Policy (2024)⁷

This policy outlines a sustainable approach to procurement to meet the LDC's climate objectives, and to generate local wealth for the economy and providing opportunities for community groups. It details the following with respect to social value:

- The Social Value Charter is currently being used as part of the Tendering Process, which allows bidders to commit to delivering Social Value outcomes as part of the contract. Moving forward this should be more targeted to include Community Wealth Principles.
- Relevant officers will work with suppliers to suggest projects that could be included as part of their social value commitment as part of the procurement process.
- The councils will encourage community groups to list and suppliers to check projects on East Sussex Social Value Market Place and other similar portals, as a reference point for possible social value projects.
- The councils aim to increase local spend by rewarding organisations that are local or have a local supply chain, especially Small and Medium-sized Enterprises and Voluntary, Community and Social Enterprises.
- Where appropriate, the councils aim to involve residents and other stakeholders in identifying social value outcomes to reflect requirements of local communities.

⁷ LDC (2024). Sustainable Procurement Policy. Available at: [Sustainable Procurement Policy - Appendix 1 \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/sustainable-procurement-policy-appendix-1)



2.3.3 LDC Corporate Plan 2024 to 2028⁸

This Plan incorporates community feedback to create the LDC's key strategies, including the following 4-year goals:

- Delivering high quality, responsive services to local people
- Supporting local people through challenging times
- Tackling the climate and nature emergencies
- Creating sustainable community wealth
- Building genuinely affordable homes

2.4 Summary of Policy Priorities

Key policies of LDC and Wivelsfield Parish demonstrate clear overlapping objectives with the concept of social value to provide opportunities for enhancing social, economic, and environmental wellbeing.

Through synthesis of the policy information above, the following key priorities for creating social value in the Development are as follows:

- Developing education, training and employment opportunities in low carbon and sustainable industries.
- Increased support for local social enterprises and voluntary and community sectors to develop and thrive
- Improved access to high quality employment opportunities (including how these opportunities are physically accessed);
- Promoting employment in the Countryside and rural areas;
- Supporting a 'visitor economy' and the local tourism industry;
- Tackling poverty and inequality and helping people in the greatest need;
- Promoting places for social cohesion and participation in local communities;
- Protecting the local natural environment and achieving a net gain in biodiversity; and
- Supporting the adoption of local-level sustainable solutions to combat global climate change challenges, including renewable and low carbon energy and sustainable use of resources.

⁸ Lewes and Eastbourne Councils (2023). Lewes District Corporate Plan 2024 to 2028. Available at: [Lewes District Corporate Plan 2024 to 2028 - Lewes and Eastbourne Councils \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/corporate-plan-2024-to-2028)



Land South of Green Road, Wivelsfield Green
2 Policy Context



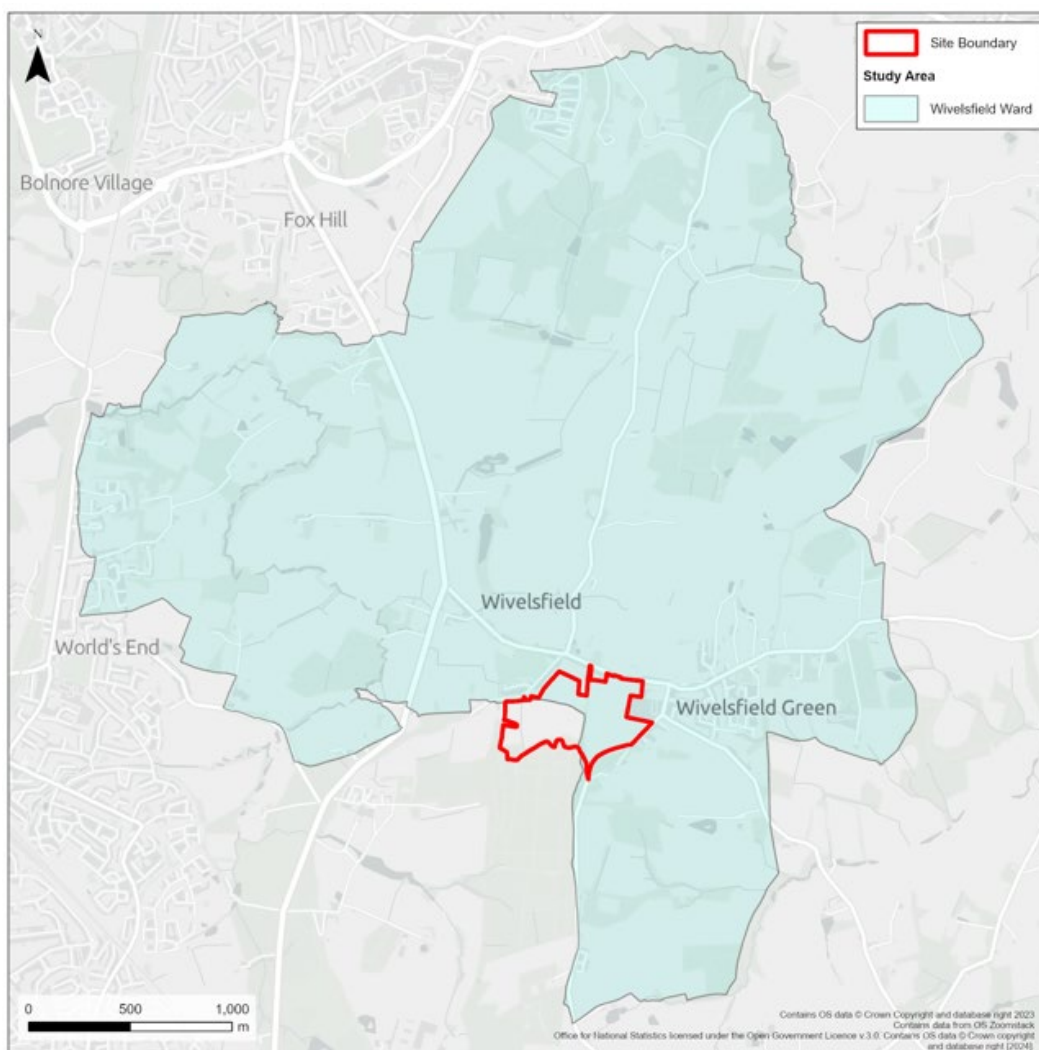
3 Local Needs Analysis

It is important to understand the specific local needs and priorities of the local community so that the most appropriate social value interventions can be identified that will help to address these needs. Addressing a specific need is a key principle of social value to maximise impact.

This section outlines the current demographic, socio-economic and health conditions of Wivelsfield, benchmarked against the district (Lewes), county (East Sussex) and national (England) levels.

Within this analysis, Wivelsfield has been defined as the electoral ward of Wivelsfield, as illustrated in Figure 3.1. Although the western extent of the Site extends outside of this electoral ward, the Development will provide an extension to Wivelsfield and therefore this area was considered the most appropriate.

Figure 3.1: Wivelsfield Study Area



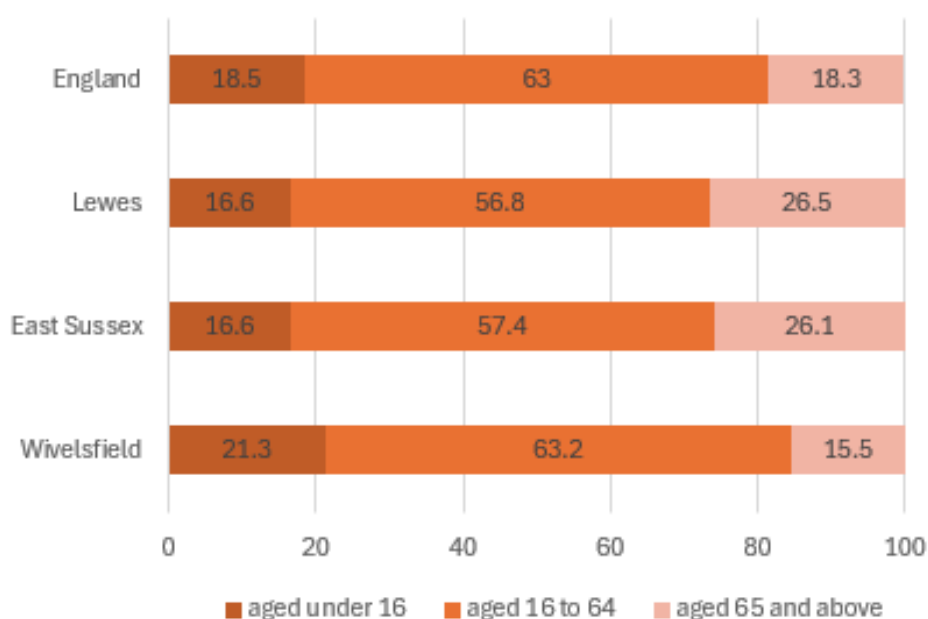
Source: Stantec (2024)



3.1 Population

Age: The Office for National Statistics (ONS) estimate that there are 2,958 people living in Wivelsfield as of last Census Day, 21 March 2021.⁹ Wivelsfield has a younger population than the average for its comparators at all levels, with a smaller proportion of the population aged 65+, and a higher population of working age (aged 16 to 64 years) people and children aged 0 to 15 years as shown in Figure 3.2.

Figure 3.2: Population Profile by Broad Age Group



Ethnicity: According to the 2021 Census¹⁰, 93% of Wivelsfield's population is White, which is similar to the average for Lewes (94%) and East Sussex (94%), but higher than England (81%). The leading ethnic minority in Wivelsfield is Mixed or Multiple ethnic groups (3%), which is similar to the comparator averages. Asian, Asian British or Asian Welsh people make up 1.9% of Wivelsfield's population, followed by Black, Black British, Black Welsh, Caribbean or African who make up 1.2%.

Religion: Christianity is the leading religion with 47% of Wivelsfield's population identifying themselves as being of the religious group according to the 2021 Census¹¹. This proportion is higher than the average for Lewes (42%), East Sussex (46%) and England (46%). The next leading religious affiliation in Wivelsfield is Hindu (0.8%), which is higher than Lewes (0.3%) and East Sussex (0.3%) averages, but lower than national average (1.8%). A further 45% of Wivelsfield residents identify with no religion.

⁹ ONS (March 2021) TS007A – Age by five-year age bands [downloaded via NOMIS on 15 October 2024]

¹⁰ ONS, 2021 Census, Table TS021 [downloaded from NOMIS 15 October 2024]

¹¹ ONS, 2021 Census, Table TS030 [downloaded from NOMIS 15 October 2024]



3.2 Health

Data from Department of Health & Social Care (DHSC)¹² provides an overview of the health profile of Lewes, compared to the South East Region and England. Data for the region has been used as no data is available for East Sussex or Wivelsfield from this source. Key data is provided in Table 3.1.

Table 3.1: Health Profile

Indicator	Year	Lewes	South East	England
Life expectancy at birth (Male, 3-year range) (years)	2020-22	80.7	80.1	78.9
Life expectancy at birth (Female, 3-year range) (years)	2020-22	84.8	83.8	82.8
Under 75 mortality rate: all causes (per 100,000 population aged under 75)	2022	266.4	298.3	342.3
Excess Winter Mortality Index (% per 1,000 households)	August 2021 - July 2022	16.9%	8.6%	8.1
Percentage of physically active adults	2022/23	70.8	70.2	67.1
Percentage of overweight or obese adults	2022/23	58.3	62.8	64.0
Percentage of obesity in Year 6 children	2022/23	17.7	19.4	22.7
Smoking prevalence in adults (%)	2022	13.5	10.6	11.6
KEY				
		Better than the England average		
		Similar to the England average		
		Worse than the England average		

Table 3.1 demonstrates that health factors in Lewes are generally better than the national average. However, smoking prevalence and excess winter mortality rates are worse.

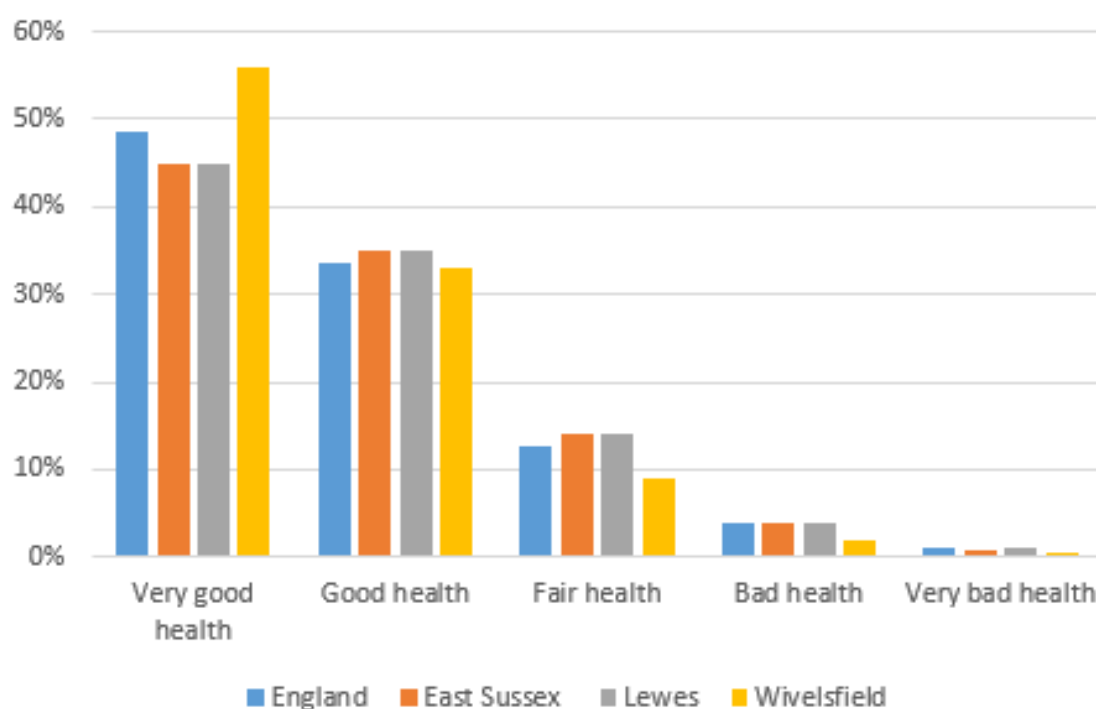
General Health: Overall health is generally better in Wivelsfield than its comparators. 2021 Census data (refer to Figure 3.3) shows that a greater proportion (55%) of those residing in Wivelsfield are of 'very good' health, which is higher than in all comparator areas.

The proportion of residents who fall into 'bad' or 'very bad' health is 2.5% in Wivelsfield, which is less than half the averages for Lewes (5.5%), East Sussex (5.7%), and England (5.2%).

¹² DHSC, Office for Health Improvement and Disparities, Public Health Profiles [Local Authority Health Profiles - Data | Fingertips | Department of Health and Social Care \(phe.org.uk\)](https://www.localauthorityhealthprofiles.org.uk/) [accessed 15 October 2024]



Figure 3.3: General Health



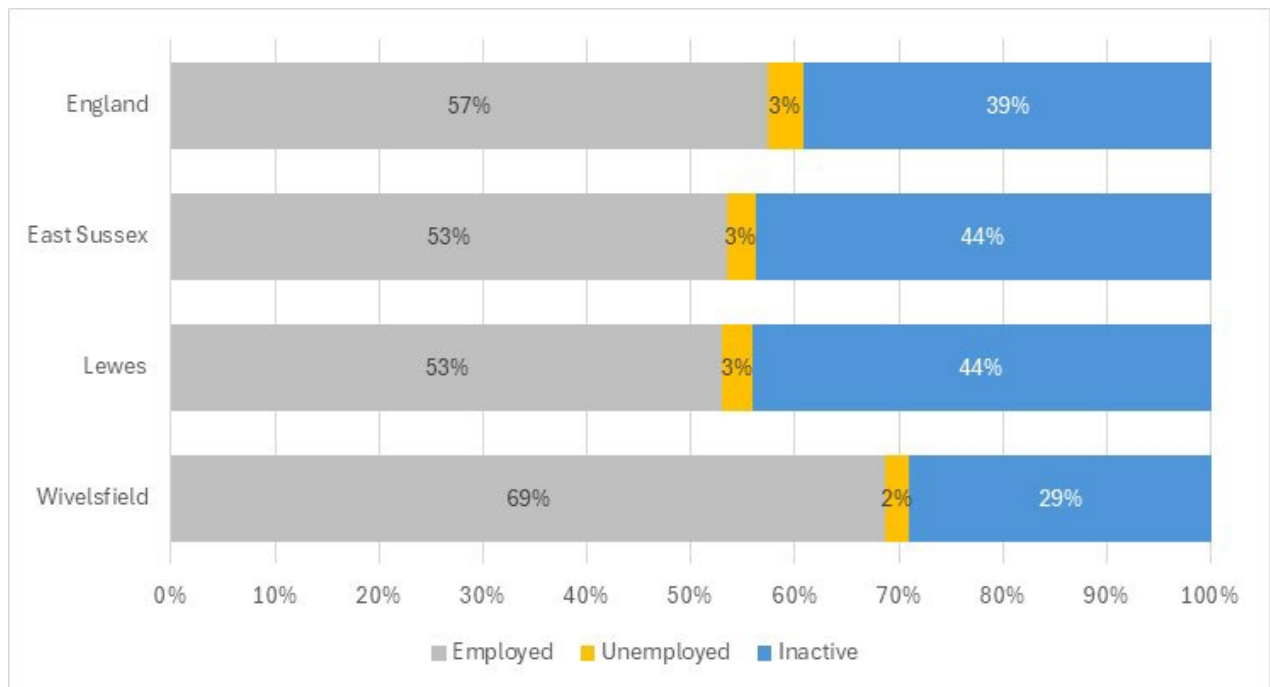
Source: ONS, 2021 Census

3.3 Labour Market

Economic activity status of residents helps provide a picture of the local labour market. Those who are economically active are either employed or unemployed and actively searching for work. Those who are economically inactive are neither employed or searching for work; they are not included within the work force.

Data on economic activity status of residents indicates that the Wivelsfield area has a healthy labour market, with a smaller proportion of residents who are unemployed than in the other areas included as shown in Figure 3.4. 29% of Wivelsfield residents are economically inactive, which is much lower than in Lewes (44%), East Sussex (44%) and England (39%). 67% of those residing in the Wivelsfield are in employment, which again is higher than in Lewes (52%), East Sussex (52%), and England (56%).

Figure 3.4: Economic Activity Status

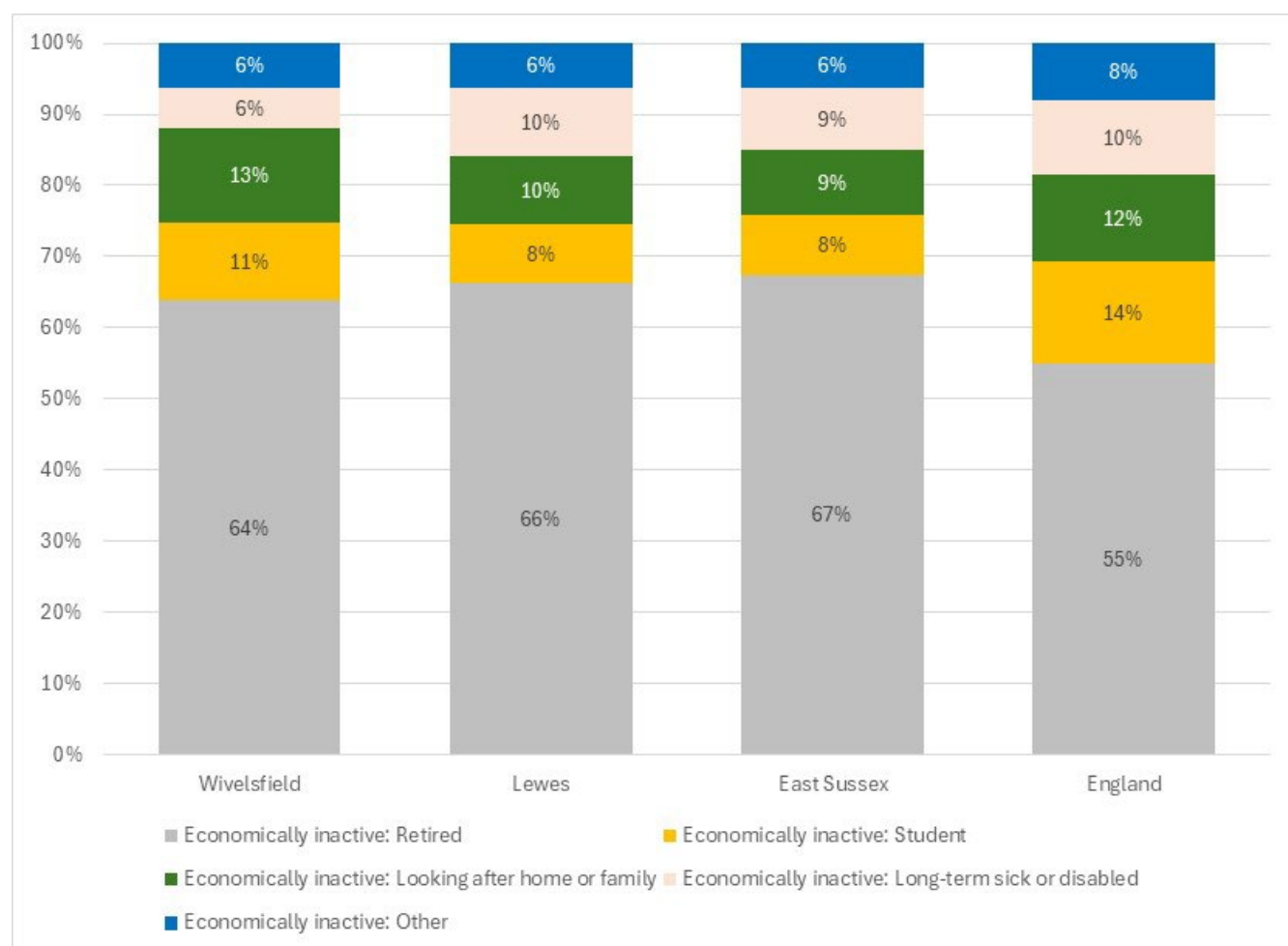


Source: 2021 Census

Reasons given for being out of the labour force can give an indication of the characteristics of a population. In Wivelsfield, the majority (64%) of economically inactive residents are so because they are retired, with a further 11% because they are students. Neither of these inactive categories are caused by negative factors such as poor health, low qualifications, or labour market opportunity. Figure 3.5 outlines all of the reasons for being economically active in Wivelsfield compared to the other comparator areas.

Only 6% of economically inactive Wivelsfield residents were long-term sick or disabled, which is lower than all comparators included. A further 13% were looking after home of family, which is higher than the proportion for all comparators included.

Figure 3.5: Reasons for being Economically Inactive



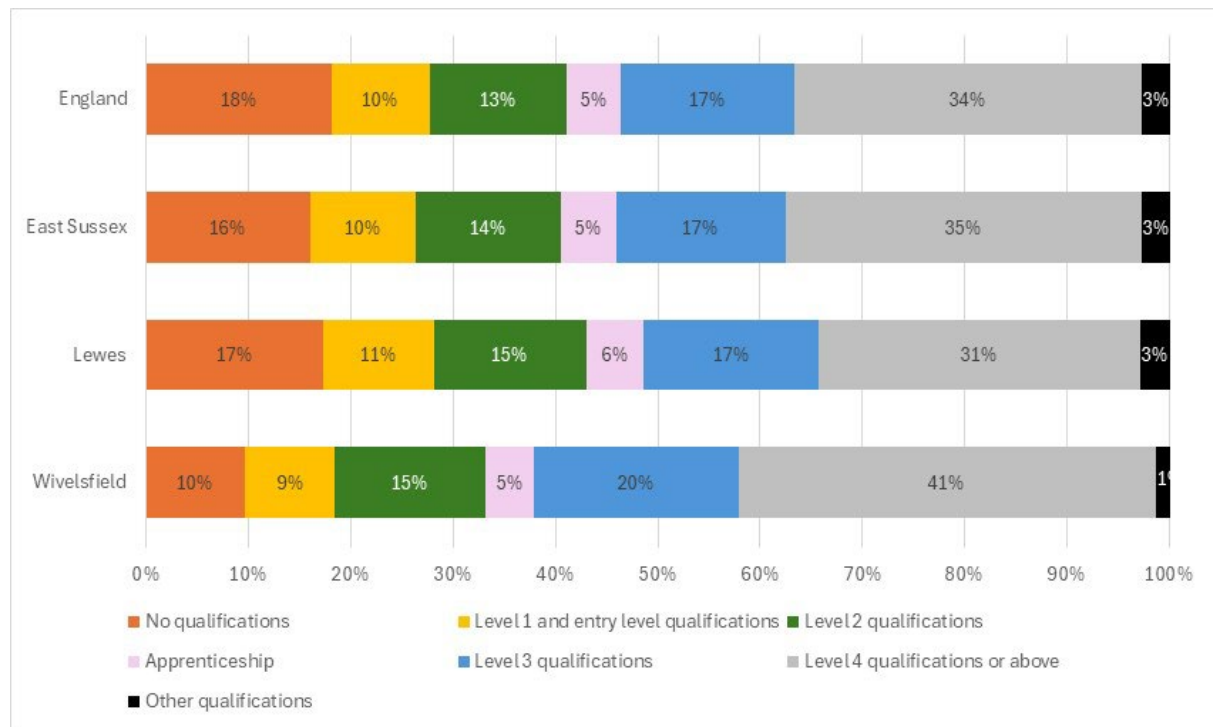
Source: 2021 Census

3.4 Qualifications

The local Wivelsfield population has a high level of qualifications as shown in Figure 3.6. The majority (61%) of residents in the Wivelsfield residents aged 16 and above area have at Level 3 or above qualifications, which is higher than in Lewes (51%), East Sussex (48%), and England (51%). Conversely, only 10% of those in Wivelsfield have no formal qualifications compared to 16% in Lewes, 17% in East Sussex, and 18% nationally. The proportion of Wivelsfield residents with Level 1 and entry level qualifications is also lower (9%) than all other comparator areas included.



Figure 3.6: Highest Level of Qualification



Source: 2021 Census

Table 3.2 provides a description of each qualification level. Having higher levels of formal qualifications is likely to improve employment opportunities as well as improve the likelihood of achieving higher wages. A better educated workforce is also linked to greater productivity and higher levels of innovation; therefore, benefits are shared across both employees and businesses.

Table 3.2: Description of qualification levels

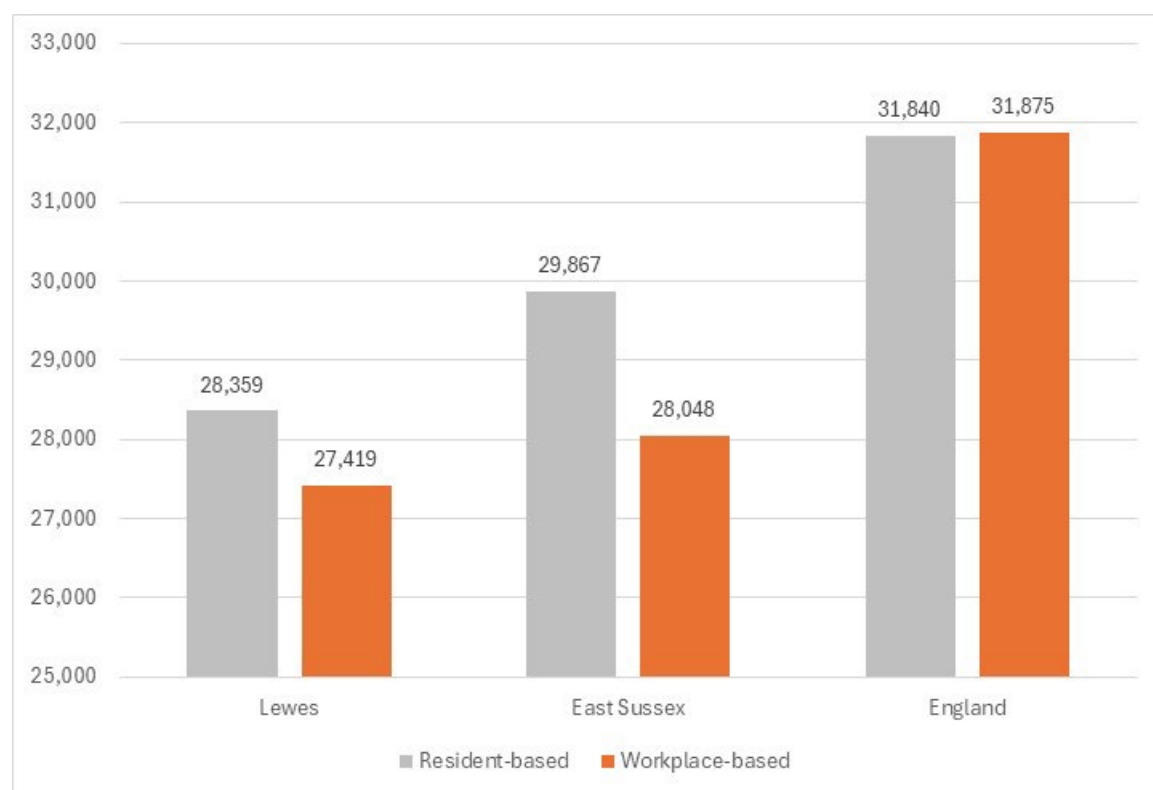
Qualification Level	Description
Level 1 and entry level qualifications	1 to 4 GCSEs grade A* to C, Any GCSEs at other grades, O levels or CSEs (any grades), 1 AS level, NVQ level 1, Foundation GNVQ, Basic or Essential Skills.
Level 2 qualifications	5 or more GCSEs (A* to C or 9 to 4), O levels (passes), CSEs (grade 1), School Certification, 1 A level, 2 to 3 AS levels, VCEs, Intermediate or Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First or General Diploma, RSA Diploma.
Level 3 qualifications	2 or more A levels or VCEs, 4 or more AS levels, Higher School Certificate, Progression or Advanced Diploma, Welsh Baccalaureate Advance Diploma, NVQ level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma.
Level 4 qualifications or above	Degree (BA, BSc), higher degree (MA, PhD, PGCE), NVQ level 4 to 5, HNC, HND, RSA Higher Diploma, BTEC Higher level, professional qualifications (for example, teaching, nursing, accountancy).
Other qualifications	Vocational or work-related qualifications, other qualifications achieved in England or Wales, qualifications achieved outside England or Wales (equivalent not stated or unknown).



3.5 Earnings

Figure 3.7 illustrates the resident-based and workplace-based earnings with data from the Annual Survey of Hours and Earnings (ASHE) 2024. Data is not available for Wivelsfield.

Figure 3.7: Resident-based and workplace-based earnings, 2024 (Median Gross Annual)



Source: ASHE 2024

Within Lewes and East Sussex, there exists a wide discrepancy between resident-based and workplace-based earnings, with workplace-based earnings lower than resident-based earnings. Both resident-based and workplace-based earnings are lower in Lewes than compared to East Sussex and the national average.

Table 3.3 and 3.4 also utilises ASHE data to show annual gross median pay in 2024 for both full time and part time workers (resident-based). Lewes residents in employment earn less than the county and national averages. Lewes also has a higher proportion of part-time workers.

Table 3.3: Annual Gross Median Pay (£), 2024

	Full Time	Part Time	Total
England	37,617	13,884	31,840
East Sussex	35,298	15,057	29,867
Lewes	35,298	14,631	28,359

Source: ASHE 2024



Table 1.4: Number of workers, 2024

Number of workers ('000)	Full Time		Part Time		Total
England	14,191	74%	4,978	256%	19,169
East Sussex	122	68%	58	32%	180
Lewes	21	65%	11	35%	32

Source: ASHE 2024

3.6 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 the most deprived (rank 1) to the least deprived (rank 317). Lewes is ranked 185th placing it just within the 50% least deprived authorities.

In addition, the IoD provides a more refined picture of deprivation across England, presenting deprivation levels at Lower Super Output Area (LSOA) level. The Index of Multiple Deprivation (IMD) component of the IoD is the official measure of relative deprivation in England and is based on 39 separate indicators, organised across seven distinct domains of deprivation which are combined and weighted to calculate the IMD.

The Site is located within two LSOA's Lewes 002A and Lewes 002B. Table 3.5 details how both LSOA's are ranked, overall and by each deprivation domain, against all the LSOAs within England.

Table 3.5: English IMD ranking for the Site location

Domain of Deprivation (Rank out of 32,844 where 1 is the most deprived)	Lewes 002A	Lewes 002B
Overall IMD Rank	29,809	29,868
IMD Percentage	10% least deprived	10% least deprived
Income Rank	25,056	29,966
Income Percentage	30% least deprived	20% least deprived
Employment Rank	26,307	31,459
Employment Percentage	20% least deprived	10% least deprived
Education, Skills and Training Rank	25,703	26,418
Education Percentage	30% least deprived	20% least deprived
Health Deprivation and Disability Rank	29,481	31,025
Health Percentage	20% least deprived	10% least deprived
Crime Rank	26,457	29,434
Crime Percentage	20% least deprived	20% least deprived
Barriers to Housing and Services Rank	17,809	9,737
Barriers to Housing and Services Percentage	50% least deprived	30% most deprived
Living Environment Rank	27,686	18,820
Living Environment Rank Percentage	20% least deprived	50% least deprived

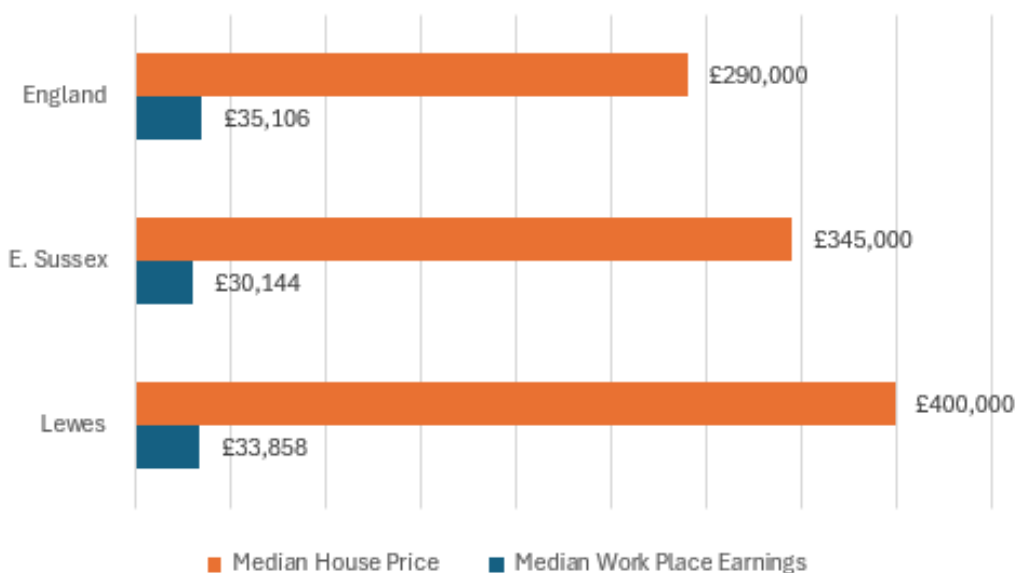


As set out in Table 3.5, both LSOAs are within the least deprived 10% in England based on the overall IMD rank. However, deprivation varies between each of the seven domains. Lewes 002A ranks best for employment, health, crime, and living environment, for which it is in the 20% least deprived, and ranks worst for barriers to housing and services for which it is in the 50% least deprived. LSOA Lewes 002B ranks best for health and employment, for which it is within the 10% least deprived in England, but ranks worst for barriers to housing and services where it is within England's 30% most deprived LSOAs.

3.7 Housing Affordability

Figure 3.8 illustrates median workplace-based earnings alongside median house prices for Lewes, East Sussex and England. Data is not available for Wivelsfield.

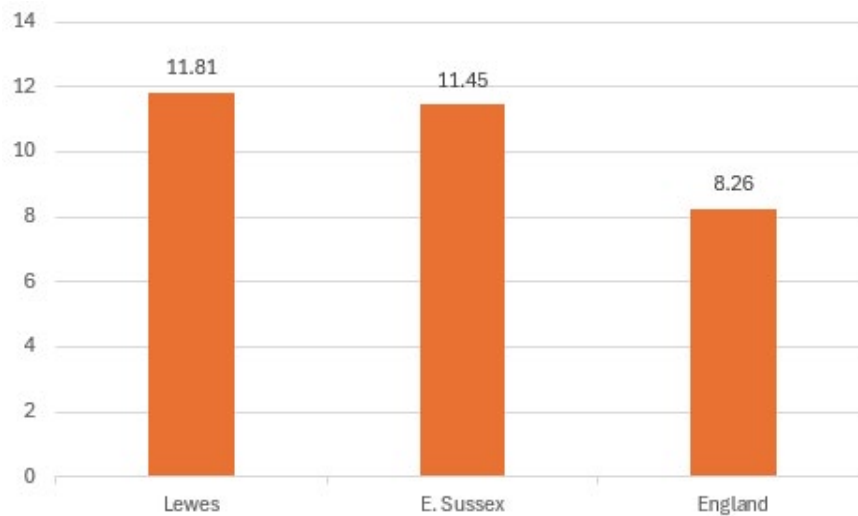
Figure 3.8: Median house prices and workplace-based earnings.



Source: ONS

House prices are most expensive in Lewes at £400,000 for the year through September 2023, which compares to the national average of £290,000. However, median workplace-based earnings are lower in Lewes than the national average meaning housing affordability is worse in Lewes as shown in Figure 3.9. In Lewes, it requires 11.81 times the median workplace earnings to afford a median priced house. This compares to a ratio of 11.45 in East Sussex and 8.26 for England.

Figure 3.9: House Price Affordability Ratio



Source: ONS

3.8 Overview of Key Socio-Economic Issues and Challenges

Review of the socio-economic data has identified the following key issues in Wivelsfield:

- The population is younger than average;
- The population is generally healthy, with high life expectancy and positive self-reported health;
- A strong labour market, with less residents that are economically inactive than its relevant comparators;
- A highly qualified resident population;
- Resident-based and workplace-based earnings are lower in Lewes than the national average;
- Lewes has a higher proportion of residents who work part-time;
- Whilst Lewes, is not particularly deprived, there are pockets of deprivation across the district, including in Wivelsfield, particularly in relation to housing and services; and
- Housing is more unaffordable than the national average.

4 Community Engagement

To maximise social value potential from the Development, it is instrumental that the local community have been involved in the decision-making from project conception to the final parameters and illustrative masterplan of the Development.

A Statement of Community Involvement ("SCI") (Cavendish, 2024) has been prepared to accompany submission of the planning application for the Development, which provides more detail on the community engagement that has been undertaken. However, a summary of the activities is as follows:

- An online public consultation, including a dedicated project website and online webinar, advertised via a newsletter mailing to the local area and social media advert.
- A freephone number and email address enabled residents to get in touch with the project team to ask questions or provide feedback.
- A letter was sent to 51 homes and businesses neighbouring the site, to provide an initial notice of the proposals and to invite them to meet individually with the project team ahead of the wider public exhibition.
- A newsletter was distributed to 969 homes and businesses who were invited to view the project website, attend the online webinar and comment on the proposals.
- The public consultation took place between 21 October and 10 November 2024 through the project website.
- An online webinar and Q&A were also held on 23 October 2024
- A social media advertisement was placed on Meta platforms (Facebook and Instagram) during the consultation period directing people to the project website as well as a survey. The advertisement reached 10,914 unique users. The survey was completed by 75 people.

A total of 130 pieces of feedback were received during the consultation period. This includes the following:

- 9 Online feedback forms
- 44 Paper feedback forms
- 2 E-mail & phone feedback
- 75 Survey feedback



4.1 Key Takeaways

The following are key takeaways from the public consultation activities with respect to the Development:

- Improving biodiversity was most cited as a way of improving development proposals;
- This was followed by financial contributions to enhance community infrastructure;
- Respondents wanted to see sustainable and energy efficient new homes;
- Respondents supported the proposed provisions of public open space.
- Within public open spaces, respondents cited a variety of community facilities they wished to see delivered, including allotments, additional land for the school, and a playground.
- The most selected housing options people wanted to see delivered include starter homes for young people, older persons' accommodation, and large family houses.



5 Creating a Strong, Vibrant and Healthy Community

The Development presents the opportunity to create a strong, vibrant and healthy community and in doing so, enhance the social wellbeing of future and existing residents by delivering improved local social infrastructure, promoting walking and cycling, and improving access to high quality housing. This section considers the social wellbeing social value outcomes that will be generated by the Development by considering outcomes relating to the delivery of housing and wider components of the scheme.

5.1 New High-Quality Homes

The Development will enhance access to high quality housing through the delivery of up to 150 new homes.

The Local Needs Audit identified an issue with housing affordability in Lewes and the local policy review identified a need for good quality affordable homes.

The Development will provide a range of types, tenures and sizes of properties (to be established through reserved matters applications). However, at this stage, it is known that 40% of the homes (60 units) will be delivered as affordable housing in line with Core Policy 1 of the adopted LDC Local Plan.

All residential dwellings will be compliant with the Building Regulation Requirement M4(2), meaning housing will be adaptable to accommodate the needs of different family groups and will be accessible for people of all ages, and the various needs of different occupants.

There are several social determinants of health (non-medical factors) that influence health outcomes, including housing. The right home environment protects and improves health and wellbeing. Good housing generates positive social value outcomes for residents by improving their life outcomes creating a restorative environment for them to enjoy, and by creating savings for the NHS by reducing the vulnerability of residents to illness and disease caused by low quality housing.

The Applicant carefully sources materials to make sure that their homes are of a high quality, are built safely and efficiently. This is considered further within the environmental benefits of the scheme (Section 8).

5.2 Community Infrastructure

A key area of focus identified in the policy review (Section 2) is the emphasis on community facilities, public open spaces, green infrastructure, and local green spaces.

The Development incorporates land for a potential education or community use. As this is an outline application, no specific use is currently proposed and there is the flexibility for the allocated land to come forward as either education or a community use, depending on local need. This enhances the social value opportunity from the Development as it ensures that the space is tailored to meet local



needs and in doing so, helps to foster a sense of ownership and empowerment amongst residents and the wider community,

A community use will offer considerable benefit to existing and future residents and help to strengthen the community by facilitating social interaction and community cohesion.

The following existing education and healthcare facilities are located within a 2km radius of the Site:

- Wivelsfield Green Playgroup and Pre-School;
- Wivelsfield Wrens Nursery;
- Wivelsfield Primary School;
- Dolphin's Practice (GP);
- Vale Surgery (GP); and
- Silverdale Practice (GP).

The Health Impact Assessment ("HIA") (Stantec, 2024) accompanying submission of the planning application, identifies 8% available capacity within Wivelsfield Primary School. The HIA also identifies that the Vale Surgery and Silverdale Practice are both currently operating below the NHS Healthy Urban Development Unit (HUDU)¹³ standard of 1 GP to 1,800 patients, illustrating capacity to accept additional patient registrations.

With regards to secondary education, the Site falls within the catchment area of Chailey School which is located approximately 3.2 miles southeast of the Site. The School is currently operating with  39% available capacity.

Future residents of the Development will therefore have access to existing education facilities. Access to education delivers improved social outcomes for future residents by providing children with greater confidence, opportunity for cognitive development and improved life satisfaction as a result of their improved access to employment and higher/further education.

Access to health facilities supports the general health and wellbeing of the community.

The Development also incorporates the delivery of flexible, multi-functional green spaces that support leisure, recreation, biodiversity, and sustainable drainage. Up to 16.53 ha of accessible open green spaces will be created within walking distance of all residential properties which is +15.14 ha more than the requirement through application of LDC's standards. This will comprise:

- Community orchard (0.11 ha = +0.04 ha more than the requirement);
- Amenity greenspace (8.82 ha = +8.60 ha more than the requirement);

¹³ London Health Urban Development Unit (2019) Rapid Health Impact Assessment Tool <
<https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>>



- Natural/semi-natural greenspace (6.95 ha = +6.23 ha more than the requirement);
- Parks and gardens (0.61 ha = +0.32 ha more than the requirement); and
- Provision for children and young people (0.09 ha = equivalent to the requirement).

Incorporated within this delivery is the following:

- A biodiversity net gain (BNG) higher than 10%
- Buffers and green corridors throughout the Site that minimise landscape and visual impacts in respect of local landscape.
- A locally equipped area for play (LEAP) expanding up to 400sq.m within the Site, and a natural play trail, both of which will incorporate timber play equipment and natural play features, which exceeds local minimum standards.

The Design and Access Statement (“DAS”) (CSA Environmental, 2024) accompanying submission of the planning application, details that the Development’s public open spaces are characterised holistically, comprising different elements including a children’s play area, community orchard, natural play trail, and seating areas. A network of connected traffic-free routes running through the greenspaces will encourage physical activity, social interaction, and active travel. Furthermore, the Development’s connected network of green spaces will maintain movement and feeding corridors for wildlife.

The Community Facilities Audit (“CFA”) (Wood Bond Planning Ltd., 2024), prepared to inform the development proposals, identified that within Wivelsfield Parish, there is an identified need for allotments (or similar provision such as community orchards), and natural/semi-natural green space and provision for Children and Younger people as there are currently only three areas of public open space within a 2km radius of the Site:

- Wivelsfield Green Recreation Ground;
- Ditchling Common Country Park; and
- The Croft Park.

The public open space provided by the Development will therefore meet an identified local need.

The social value outcome of the Development’s holistic approach to public open space is that the mental and physical wellbeing of residents will be enhanced, physical activity will be promoted and facilitated, and connections with nature, community, and other local residents of all ages and backgrounds will be supported.

5.2.1 Promoting Active Travel

Active travel is defined as that which involves physical exercise, such as walking or cycling. For this reason, active travel facilitates opportunities for healthier lifestyles which enhances the social wellbeing of the community.



A key theme raised in the SCI (Cavendish, 2024) was that the Development will increase traffic in the local area, and that the Development will negatively impact the character of the local area.

The DAS highlights that the Development will deliver active travel routes as integral parts of its green infrastructure that make non-car travel more attractive, safe and convenient. The active travel connections will be linked by safe traffic-free pedestrian and cycle paths running through the Site.

Furthermore, there are several Public Rights of Way (PRoWs) near the Site, including a bridleway that bisects the Site from north to south. The Development will improve the accessibility from residential areas to open spaces by implementing new pedestrian and cycle routes which connect to the existing PRoWs, which will encourage active travel methods.

A Residential Travel Plan (“RTP”) (RPS Group, 2024) has been prepared, which details provisions to promote and support the provision of active travel within the Development. The RTP will be implemented through the appointment of a Travel Plan Coordinator (TPC). Provisions relevant to this determinant include the following:

▪ **Promotion of Cycling**

- Provision of secure cycle parking facilities in accordance with ESCC cycle parking standards
- Form a residents Bicycle Users Group (BUG) to encourage cycling and organise promotional events
- Negotiate discounts for residents on bikes and equipment with local cycle outlets
- Vouchers provided for the purchase of a bicycle and associated safety equipment
- Provide free cycle training for children and adults; and
- The TPC will review marketing campaigns and participation in cycling events such as national cycle to workday, to help raise the general profile of cycling.

▪ **Promotion of Bus and Rail Travel:**

- The TPC will contact the public transport officer at ESCC to request copies of any appropriate bus / rail route maps and any other information available to promote bus / rail usage; and
- The TPC will contact the relevant bus / rail companies to discuss the possibility of sending discount leaflets and potentially providing free taster tickets for travel. This will be undertaken within 1 month of occupation by the TPC.

▪ **Suggested Additional Mitigation Measures**

- Additional free travel passes to encourage public transport use;
- Discount vouchers for cycle purchase; or



- Additional personalised travel planning.

The Development's proposals will encourage, incentivise, and facilitate the use of sustainable modes of transport. This will help to produce healthier communities, reduce the need for private cars as a primary means of local transport, positively impact the character of the Development, whilst also easing congestion pressures within the Development.

5.2.2 Crime Reduction/Community Safety

The Local Needs Analysis identified a low level of crime in the Local Study Area, and high level of community safety. The IMD identified the LSOAs (Lewes 002A and Lewes 002B) within which the proposed development site is located are ranked in the 20% least deprived LSOAs in England for crime (Table 3.5).

Regardless, the Development includes design measures that aim to discourage crime, account for local crime statistics, and support feelings of safety in present and future residents. This includes natural surveillance of footpaths and parking, as well as clearly defined public and private spaces to minimise anti-social behaviour. Dwellings will front the streets and overlook open green spaces where feasible, improving natural surveillance.

Building from a low baseline level of crime, the Development will create social value outcomes for future residents relating to daily feelings of safety in all areas of the Site, which will further support active, social, and participative community lifestyles.



6 Opportunities for Employment, Training and Skills

The Development will contribute to improve social value outcomes in respect of employment, training and skills through the creation of new jobs in the local economy, the provision of opportunities for apprenticeships, and support for local people to improve their skills. These opportunities will exist mainly during the construction phase.

6.1 Construction Phase

The National Skills Academy for Construction (NSAfc) programme, which is in partnership with the Construction Industry Training Board (CITB) provides guidance for construction procurement and planning to aid the creation of employment and skills interventions, including apprenticeships, work placements, job creation and upskilling opportunities that are relevant and proportionate to the construction activity being undertaken.

This guidance has been applied to the estimated construction cost of the Development and quantified social value opportunities for local employment and skills development throughout the construction phase are outlined in this Statement. This should be seen as aspirational. However, the Applicant will work closely with subcontractors, suppliers, peer companies, industry associations and educational organisations to create opportunities for upskilling the workforce.

6.1.1 Employment

The CITB Labour Forecasting Tool (LFT) calculates that the Development is expected to support, on average, 121 direct Full Time Equivalent (FTE) construction jobs throughout the duration of the construction period (October 2027 to September 2029).

The LFT accounts for 28 occupation groups (refer to Table 6.1), split into the following work types:

- Design - those involved in the design process, including senior managers and support staff with design organisations;
- Management of construction - those staff involved with the management of the delivery of construction and 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.



Table 6.1: The Development's Construction Employment – Skills Profile

Group	Occupation Category	Average Number Sustained by Development
Design	Senior, executive and business process managers	1
	Civil engineers	1
	Other construction professionals and technical staff-Design	10
	Architects	2
	Surveyors	1
	Non-construction professional, technical, IT and other office-based staff (excl. managers)	3
	DESIGN TOTAL	19
Management	Senior, executive and business process managers	6
	Civil engineers	0
	Other construction professionals and technical staff-Design	3
	Architects	1
	Surveyors	3
	Non-construction professional, technical, IT and other office-based staff (excl. managers)	14
	Construction project managers	1
	Other construction process managers	8
	MANAGEMENT TOTAL	36
Operatives	Construction trades supervisors	1
	Wood trades and interior fit-out	9
	Bricklayers	9
	Building envelope specialists	6
	Painters and decorators	4
	Plasterers	2
	Roofers	2
	Floorers	1
	Glaziers	1
	Specialist building operatives	3
	Scaffolders	1
	Plant operatives	2
	Plant mechanics/fitters	2
	Steel erectors/structural fabrication	1
	Labourers	8
	Electrical trades and installation	4
	Plumbing and HV&C trades	7
	Logistics	1
	Civil engineering operatives	0



	Non-construction operatives	1
	OPERATIVES TOTAL	67
TOTAL		121

Table 6.1 emphasises the varied occupation profile and skill requirements across the sector. Demand for each occupation type will vary throughout the construction programme. The range of occupations and skills required during the construction phase of the Development includes labourers, painters and decorators, bricklayers, senior, executive, and business process managers, civil engineers, and more.

A further 48 indirect jobs are expected to be supported through the supply chain, meaning that the construction of the Development will support 169 gross jobs (direct and indirect combined). 83 of these jobs are estimated to provide employment for residents of Lewes, providing a net employment effect to Lewes over the construction phase of 83 FTE jobs.

6.1.2 Improved Skills

Local workers employed during construction could also benefit from the training typically offered by housebuilders to employees, helping to develop their skills. This can include courses focused on:

- General Health and Safety;
- Upskilling; and
- Manual Handling.

CITB benchmarks suggest that 29 individuals should be offered the opportunity to gain qualifications (at a NVQ Level 2 or above) or industry certifications. This is equivalent to a total of 522 training weeks.

This will help to further develop the skills, employability and productivity of these individuals.

6.1.3 Apprenticeships

CITB benchmarks suggest that 16 jobs will be specifically targeted for new local entrants to the construction industry.

The recruitment of apprentices is a key component of job creation. This could include school leavers and also individuals who have been long-term unemployed. For example, the training would cover aspects of the construction phase, whereby people could be taken on by, for example, the groundwork contractor or scaffolder under a Construction Skills Managing agency.

In recognition of the gradual shift from on-site construction to off-site manufacturing and the increased involvement of designers and engineers in creating sustainable pre-formed products, the Applicant also supports work experience and placement roles. Such placements could be office-based alongside architects, engineers and other mainly desk-based professions.

Again, using CITB benchmarks, it is estimated that a further 16 work placements could be offered over the construction phase. Within the CITB framework this is defined as a placement for a minimum of 5 consecutive or non-consecutive days, offering opportunities to gain insight into the



construction industry. This could comprise of a placement either for somebody in education (i.e. a school or college) or somebody not in education (i.e. somebody currently out of the labour market or education).

The Applicant will endeavour to engage with local schools and job centres to create these opportunities.

Such opportunities in construction play a vital role in attracting more young people into the sector. They offer the benefit of providing pay to individuals whilst they acquire training, developing highly credible and transferable skills.

6.1.4 Engagement with Young People

In addition to investing in education infrastructure and providing wider training and development opportunities, the Applicant is proactive in promoting the sector and engaging with schools by offering activities like mentoring schemes, organising experience days on site and work experiences. The social value outcome is that students are provided with greater insight into the built environment sector and the opportunities open to them. Activities like mentoring and work experience in particular helps to build the confidence and aspiration of students and develop their communication skills.

6.2 Operational Phase

6.2.1 Employment

During the operational phase, the only employment that will be supported will be maintenance jobs associated with the day-to-day upkeep of the proposed public open space. However, there is potential for further employment to be supported, from the flexible education or community uses proposed, but until a specific use is known, the number of jobs cannot be quantified.



7 Facilitating Economic Growth

The Development will deliver improved social value outcomes in respect of the local economy and business base by increasing economic output, generating additional expenditure, and creating new opportunities in local supply chains.

7.1 Growth in the Local Economy

The Development will support the growth of the local economy. In part, this will be achieved by increasing economic output as measured by Gross Value Added (GVA) which represents the additional value that is added through economic activity.

The Development could generate a temporary uplift in GVA equivalent to £36.2 million over the construction period, including £25.9 million from direct construction jobs and £10.3 million from indirect construction jobs.

As operational employment opportunities from the Development are limited, GVA attributable to the new jobs will also be limited. However, GVA will be created from the Development's future residents in employment. Applying the average household size for Lewes District according to the 2021 Census of 2.25 persons per household, it is estimated that the Development will have a resident population of 338 people. The 2021 Census also identified that 45% of the Lewes District total population were in employment. Applying the same proportion (45%) to the Development's anticipated population (338 people) suggests that 152 of the Development's future residents could be in employment. These residents could create GVA of £6.4 million per annum.

This outcome will help improve the economic, social and environmental wellbeing of the wider community by supporting the local economy.

7.2 Household Expenditure

The new homes provided by the Development will introduce new households into the local area. The new households will provide an increase in consumer spending within the area, as future residents will use shops and services to meet their day-to-day needs.

Applying Experian's average retail expenditure data for households in Lewes to the number of new homes proposed by the Development (150 homes), it is estimated that the Development could generate additional household expenditure of £4.0m per annum comprising:

- £1.4m comparison spend;
- £0.9m convenience spend; and
- £1.7m leisure spend.

The additional expenditure will support and sustain the local economy, in turn contributing to the economic and social wellbeing of the local area.



7.3 Promoting the Use of Local Supply Chains

During the build period, opportunities will be created for businesses within the local supply chain. The construction of residential units involves purchases from a range of suppliers and these businesses will, in turn, purchase from their own suppliers further down the supply chain.

The Applicant has policies in place to promote the use of a local supply chain where possible and benefits from a strong, established supply chain in the East region. This will ensure that local suppliers are well placed to benefit from commercial opportunities created during the construction phase. Such opportunities could be supported by initiatives such as:

- Giving local SMEs the opportunity to quote for all aspects of the build;
- Ensuring that local SMEs are preferred (where relevant standards are met) for all aspects of the build;
- Accommodating the needs of local SMEs to ensure they are able to effectively quote for work.

Whilst it is not possible to quantify the number of supply chain businesses likely to benefit, Section 6 indicates that the Development could be expected to support 24 gross indirect FTE jobs in the supply chain over the build period.



8 Embedding Sustainable Practices

The Development will contribute to improved social value outcomes by promoting sustainable development and adopting sustainable construction practices.

These outcomes support the environmental wellbeing of Wivelsfield and the environment at a global scale. The measures outlined in this Section will help to reduce the environmental impact of the Development at the local scale. In terms of its impact at the global scale, the Applicant is working towards carbon reduction building practices and reducing the consumption of resources like plastic and water intensity.

The measures that the Development will embed to promote sustainable development are explored in more detail in the Sustainability and Energy Strategy (Stantec, 2024). However, an overview is provided here.

8.1 Reducing Operational Emissions

Building Scale

Dwellings will be designed in line with the energy hierarchy, with energy demand reduced first through improvements to the building fabric, followed by the use of low and zero carbon technologies to provide remaining energy demand for heat, light and hot water.

Dwellings will be designed to be net zero carbon ready, meaning that they will become net zero carbon in operation at the point when the UK electricity grid decarbonises.

Provision of all electric dwellings delivers co-benefits for local air quality, via a fossil-fuel free development.

Development Scale

The Residential Travel Plan (RPS, 2024) proposes that each dwelling in the Development that has a designated parking space will be provided with an electric vehicle charging point. A range of active and sustainable travel options and community facilities on will also encourage residents and the wider community to reduce journeys by private car.

The Development incorporates low carbon and renewable technology including the following:

- Heat pump-led energy strategy, providing all heating and hot water demand by low carbon technology
- Heat recovery technology to the domestic wastewater and ventilation systems
- Provision of photovoltaic (PV) panels to residential roof spaces



8.2 Improving Resource Efficiency

In addition to actions to reduce operational carbon emissions arising from the Development, actions will also be taken to reduce wider resource consumption, including the use of materials, energy, and water.

The Applicant has initiatives in place to assess key building materials and to identify options to reduce the embodied carbon impact of the materials. Approaches here include reducing materials quantities, as well as specifying materials with a lower embodied carbon impact.

During the construction phase, a range of actions will be implemented to reduce resource consumption, including:

- Use of local suppliers and subcontractors where possible, to reduce the impact of transport of workers and materials
- Targets to reduce water intensity
- Reduction in single use plastics in the supply chain

The Sustainability and Energy Statement (Stantec, 2024) details the following energy efficiency measures will be incorporated in the Development:

- Passive design measures including optimising orientation, natural ventilation, and solar control
- Lighting demand reduction measures including high efficiency LED lighting
- Energy efficiency technologies such as wastewater heat recovery systems, thermally enhanced lintels, and ventilation control
- Adoption of a fabric-first approach using high thermal efficiency insulation

Water consumption will be reduced in dwellings through the specification of low flow fixtures and fittings.

8.3 Certification and Assurance

The Applicant is engaged with a range of certification and assurance mechanisms, to provide independent assessment and verification of a range of measures. These include:

- Carbon Trust Standard: The Applicant is the only housebuilder to have achieved the overall Carbon Trust Standard for carbon management processes.
- The Applicant won 'Best Sustainability Initiative Award' at the Housebuilder Awards 2024 for their zero carbon homes.



8.4 Cross-cutting themes

The Development incorporates measures to facilitate and promote active travel to reduce the reliance on the private car and encourage walking and cycling. This was presented previously in Section 5 when considering social, health and wellbeing opportunities but it also has a relevance to environmental outcomes.

In addition to the design measures for active travel outlined above, the Development will also include areas of play space and open space, as well as community spaces (again discussed in Section 5). This provides a range of opportunities for residents and the wider community to participate in formal and informal recreation, to gather as groups and to enable community cohesion but also has environmental benefits. The Development is anticipated to have a biodiversity net gain (BNG) of more than 10% achieved through wildlife enhancements such as the creation of habitats (such as hedgerows and tree planting), and the creation of open space to enable nature recovery and on-site habitat creation.



9 Summary

Drawing upon the analysis presented in this Statement, the following opportunities for creating positive social value outcomes from the Development have been identified, along with the enabling action that will facilitate the outcome.

Social Value Outcome	Social Value Measure / Enabling Action
THEME: Creating a Strong, Vibrant and Healthy Community	
To meet local housing need	The Development will deliver up to 150 new homes across a range of tenures, types and bedroom sizes. However, 40% of homes (60 units) will be delivered as affordable housing.
Meeting the community's need for supporting social infrastructure	The Development's proposed infrastructure has been developed in accordance with local policy requirements, community consultation and local need. The Development includes land for education or community use. The Applicant will continue to engage with LDC and the local community as the project evolves to ensure the most appropriate use of the land at reserved matters stage. The Development will provide publicly accessible open space and land for potential community use, with access from Green Road and Eastern Road. Access to health facilities, educational opportunities are available to residents of the Development within 2km of the Site.
Increase opportunities for community integration and social cohesion	The Development will create flexible, multi-functional green spaces that support leisure, recreation, and social interaction and cohesion. Public open space will comprise different elements including a children's play area, community orchard, natural play trail, and seating areas to support community integration, participation, and social cohesion.
Improve access to greenspace	The Development will deliver 16.53 ha of new public open space comprising community orchards, amenity green space, natural/semi-natural open space, parks and gardens



	and provision for children and young people. The Development's provision is +15.14 ha greater than the policy requirement, significantly maximising the opportunity to promote and enable social wellbeing. Furthermore, the Development's connected network of green spaces will maintain movement and feeding corridors for wildlife.
Increase opportunities for physical activity	The Development will deliver a dedicated children's play area but there will also be 'play on the way' features allocated along the footpaths and cycleways to encourage physical activity.
Increase opportunities for active travel	The Development will deliver active travel routes as integral parts of its green infrastructure that make non-car travel more attractive, safe and convenient. The active travel connections will be linked by safe traffic-free pedestrian and cycle paths running through the Site. The Residential Travel Plan will include provisions to promote and support active travel.
Making the community feel safe	The Development incorporates design measures to create an environment where people feel safe, and which also discourages crime.
THEME: Opportunities for Employment, Training and Skills and Facilitating Economic Growth	
Create direct and indirect employment opportunities for local residents.	Construction of the Development will support 169 gross FTE jobs (direct and indirect) over the anticipated 2-year construction period with 83 of these jobs supporting employment for Lewes residents. The Development will only create limited employment opportunities during the operational stage associated with maintenance of the open space, but there is the potential for further employment to be supported by the land proposed for education or community use.
Develop the skills and employability of the local workforce	Through construction of the Development, CITB benchmarks indicate the potential for: • 29 individuals to be offered the opportunity to gain an NVQ 2 qualification or industry certification; • 16 apprenticeship opportunities; and



	• 16 work placements. The Applicant will facilitate the creation of these opportunities through engaging with local schools, subcontractors, suppliers, peer companies and industry associations.
Work with local supply chains	The Applicant is committed to a sustainable supply chain and seek to work with local providers on contract opportunities.
Contribute to economic growth and prosperity	The Development will facilitate economic growth in the local economy and business base by generating: ▪ £36.2 million in GVA over the construction period; ▪ £6.2 million per annum of GVA once the Development is complete and occupied, from the Development's resident population in employment. ▪ £4.1 million per annum in additional household expenditure from the new homes created.
THEME: Embedding Sustainable Practices	
Reducing operational carbon emissions (building scale)	Dwellings will be designed according to an adopted energy hierarchy and to be net zero carbon ready. The Development will incorporate sustainable transport options as well as low carbon and renewable technologies, which will deliver co-benefits for air quality, physical activity and human health, and climate.
Reducing operational carbon emissions (development-scale)	In addition to actions to reduce operational carbon emissions arising from the Development, actions will also be taken to reduce wider resource consumption, including the use of materials, energy, and water.
Improving resource efficiency	Actions will be taken to reduce wider resource consumption, including the use of materials and water. The Applicant has initiatives in place to assess key building materials and to identify options to reduce the embodied carbon impact of the materials.



	Water consumption is reduced in dwellings through the specification of low flow fixtures and fittings.
Certification and assurance	The Applicant is the only housebuilder to have achieved the overall Carbon Trust Standard for carbon management processes. The Applicant won 'Best Sustainability Initiative Award' at the Housebuilder Awards 2024 for their zero carbon homes

The Development at Green Road, Wivelsfield has the potential to deliver very significant levels of social value to those living in the new homes as well as existing residents in Wivelsfield. Opportunities for social value creation exist at all stages of the project lifecycle, with opportunities being embedded in the Development's design, through to construction and once complete and operational. Woven throughout the whole process has been engagement with the local community to ensure that a local need is addressed.

Through the approaches and commitments outline in this Statement, the Development will improve the social, economic and environmental wellbeing of Wivelsfield, and significant weight should be afforded to these considerations by LDC in the determination of the planning application.





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