

Social Value Baseline Report: Tulach

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1. Introduction

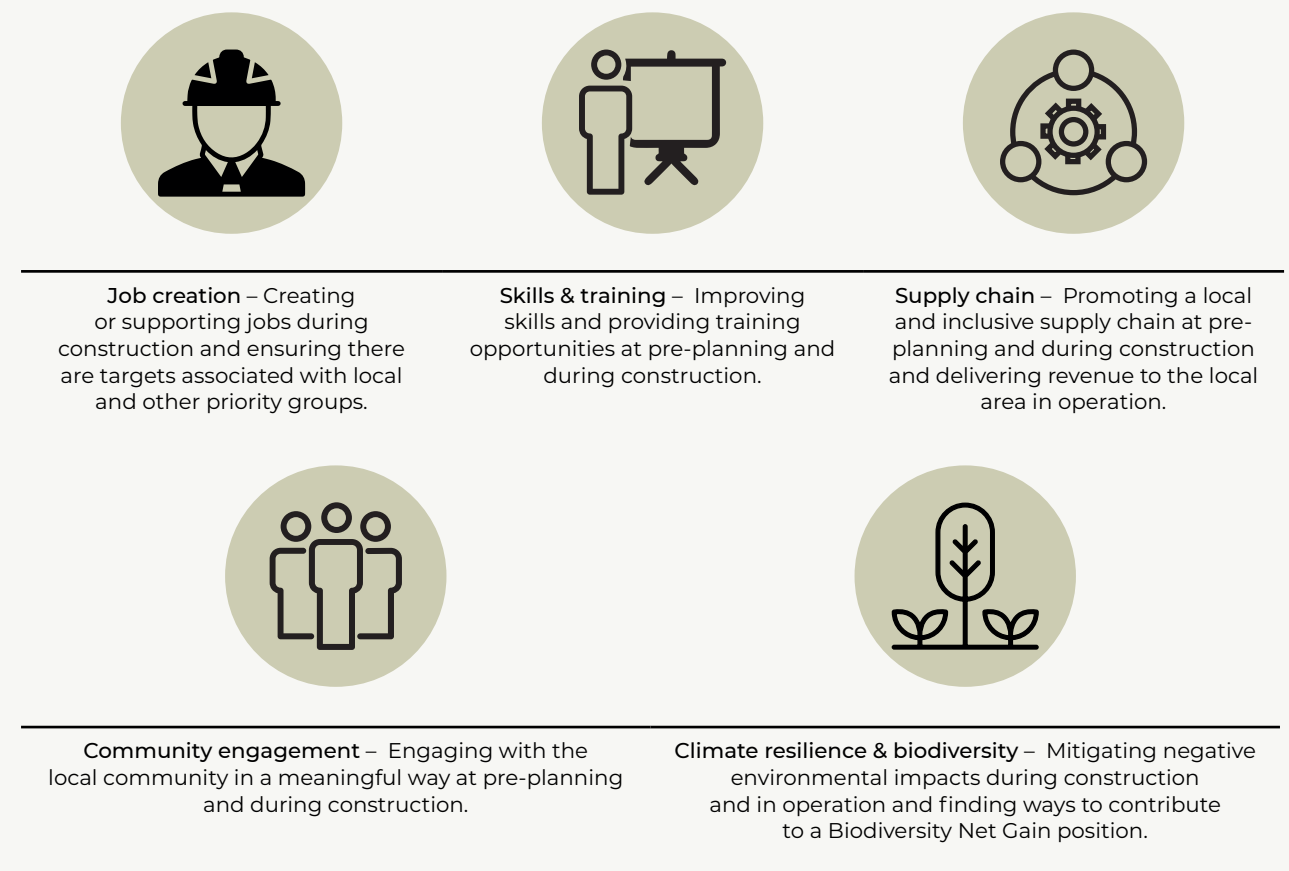
- 1.1 The following report contains the baselining process undertaken in relation to Tulach, with the purpose of providing a structured approach to identifying the significant social value issues relevant to the socio-economic context specific to the site.
- 1.2 The baselining report provides a comprehensive understanding of the social and economic issues of the site area, and further offers an overview of how the development with address such issues, and stakeholders concerns alike.
- 1.3 The report provides a socio-economic analysis of the conditions at Tulach prior to the development undertaken by Northstone. The report focusses on the following key areas:
 - Features of the site including the suitability of the sites surroundings for housing delivery, considering the physical site, public services and amenities available.
 - Housing and economic needs and opportunities informed by local, regional, and national policy drivers.
 - The local socio-economic context including the needs of the population compared to regional and national contexts (information provided by publicly available and Peel L&P commissioned primary data).
- 1.4 The report concludes with a summary of how Northstone's proposals responded in line with the local context and provides an assessment of the potential social value that the scheme could deliver across the construction phase of development as well as long-term.



2. Social Value Baseline

Northstone have a set of 5 core focus areas to be included in all sites and development schemes which are accompanied by site specific focus areas depending on the result of the Social Value Baselining process. The 5 core focus areas are illustrated in Figure 2.1 below.

Figure 2.1: Site specific focus areas, Tulach



Section 2 presents the social value baseline at Tulach, Wigan. The specific focus areas for Tulach are provided upfront, followed by a detailed overview of the site context, policy context, local socio-economic context, and stakeholder context in the following sections. .

Headline Social Value Baseline

Figure 2.2: Site specific focus areas, Tulach



Site Context



Figure 2.3: Map of the Tulach site and local services
Source: Northstone, Design & Access Statement

Location and Condition

- 2.1 The Tulach site lies southwest of Wigan, approximately 2.5 km from the town centre. It is contained within the electoral ward of Pemberton, which is a largely residential area.
- 2.2 The site extends to 12.18 ha area and is entirely brownfield, forming part of the former Pemberton Colliery and its operations. The Colliery has been closed since 1959 and the land has since been capped with an engineered layer of site won suitable materials to make it ready for redevelopment.
- 2.3 The site is largely void of existing landscape features of value, with the exception of a woodland belt along the northern boundary, adjacent to the railway.
- 2.4 The immediate local area is mixed use in character. Residential areas border the site to the south, west and north. Smithy Court and several smaller industrial units on Little Lane are areas of employment which are located to the east and north-east of the site, respectively.
- 2.5 Northstone commissioned various technical studies into the condition of the site to ensure the proposed development would not disrupt the benefits the site was providing prior to development. This included:
- An arboricultural impact assessment by Urban Green which identified the trees which would be affected by the development are of low value and their loss will have only a minor impact on the wider amenity. The assessment further recommends replacement tree planting and the production of a robust soft landscaping scheme as a mitigation strategy.
 - An ecological design strategy by Urban Green which reviewed the sites potential and constraints, and recommendations for mitigation, compensation and enhancement of the sites ecological value.
 - A remediation strategy and verification plan by Wardell Armstrong which outlined the previous investigation and risk assessment of the site, an assessment of all remediation options, and a proposed final remediation strategy.

Connectivity and Amenities

- 2.6 The site is located approximately 3.4 km from Wigan. It is 21 km from Bolton and 25 km from Manchester city centre.
- 2.7 Tulach has good transport links. There are several bus services in close proximity to the site, particularly along the A571 and A49. The main bus service available to the site, the 600, routes north to south and is located along the A49, Warrington Road. The 600 serves both Leigh and Wigan and provides an opportunity to join the Leigh-Salford-Manchester

(LSM) Busway. The site has excellent accessibility to rail services as it lies adjacent to Pemberton rail station. This station lies on the Manchester to Kirby line and passengers can travel to places such as: Manchester Victoria, Blackburn, Kirby and Wigan Wallgate.

- 2.8 There are good levels of green space to the site. Winstanley Hall Park is located approximately 2 km to the west of the site. Winstanley Hall Park and Winstanley Woods are also within 2 km of the site.
- 2.9 Within 2 km of the site are two medical centres and three dental practices. Both medical practices were accepting new patients in 2021 for those living in the local area. The Royal Albert Edward Infirmary is within 6 km of the site also.

Service/Facility	Name	Distance from Site
Education	St John's C of E Primary School	1.4 km
	St Cuthbert's Catholic Primary School	1.2 km
	Pemberton College	1.7 km
	Highfield St Matthews CE Primary School	0.3 km
Social	Clowes Methodist Church	<1 km
	Lamberhead Green Library	2.2 km
	Masonic Hall	1.2 km
Leisure	Robin Park Sports and Tennis Centre	2.7 km
	Robin Park Leisure Centre	2.7 km
	DW Stadium	2.7 km
Retail	Tesco Express	1.2 km
	Sainsbury's	1.6 km
	Lidl	0.8 km
Food establishments	Primrose Farm Dining & Carvery	<1 km
	KFC	1.2 km
	Pizza Hut Delivery	1.2 km

Figure 2.4: Distances of local services

Policy Context

At a national level, planning policy is directed by the National Planning Policy Framework, the central aim of which is to deliver sustainable development. Under the framework this means meeting three overarching objectives:

- An economic objective – “to help build a strong, responsive and competitive economy”
- A social objective – “to support strong, vibrant and healthy communities”
- An environmental objective – “to contribute to protecting and enhancing our natural, built and historic environment”.

2.10 The Wigan Local Plan Core Strategy looks forward to 2026. It leads the communities and addresses the social, environmental, and economic challenges the borough faces. The plan intends to help deliver the infrastructure the borough needs.

2.11 Wigans Local Plan Core Strategy states that Wigan is one of the highest net commuting outflows in Greater Manchester. Northstone’s development will result in an increase of local jobs, reducing the amount of out commuters in the area.

Local Socio-Economic Context

This section provides an overview of local socio-economic conditions at the Tulach site prior to development. It includes analysis within the following themes:

- Demographics
- Deprivation
- Employment & skills
- Land & property
- Health & wellbeing

Demographics

- The population of Pemberton was 14,893 in 2020, making up 4.5% of Wigan’s population which is 328,662.
- Pemberton’s population has increased over the last ten years, increasing by approximately 10,000.
- Pemberton’s highest age bracket is of the working age population with fewer 19–24-year-olds than the regional average.
- 97.28% of Wigan’s population is of White ethnicity. The remaining 2.72% is made up of Asian British, Black/African/Caribbean British, and other.

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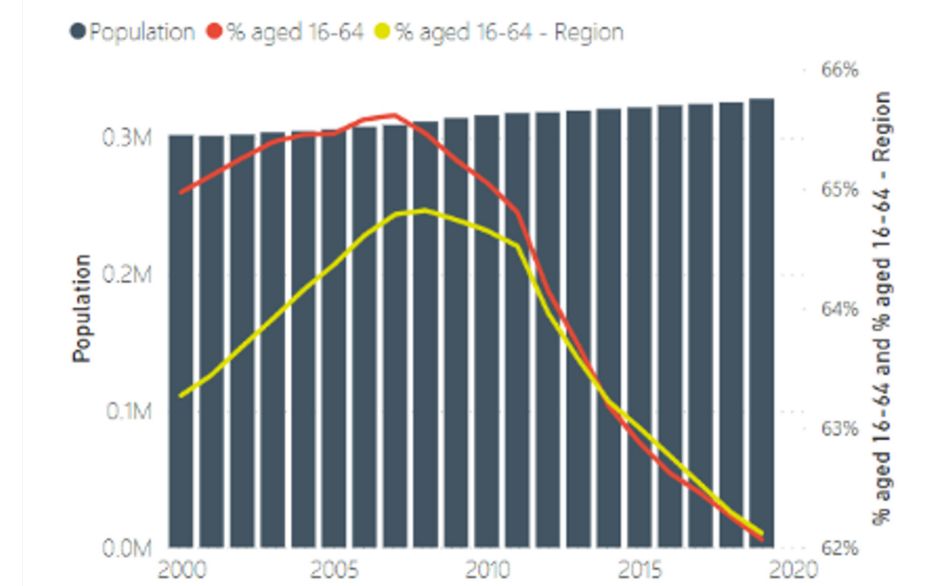


Figure 2.5: Population, and % working age in Wigan compared with the North West, 2000-2020
Source: ONS Mid-Year Population Estimates, 2019

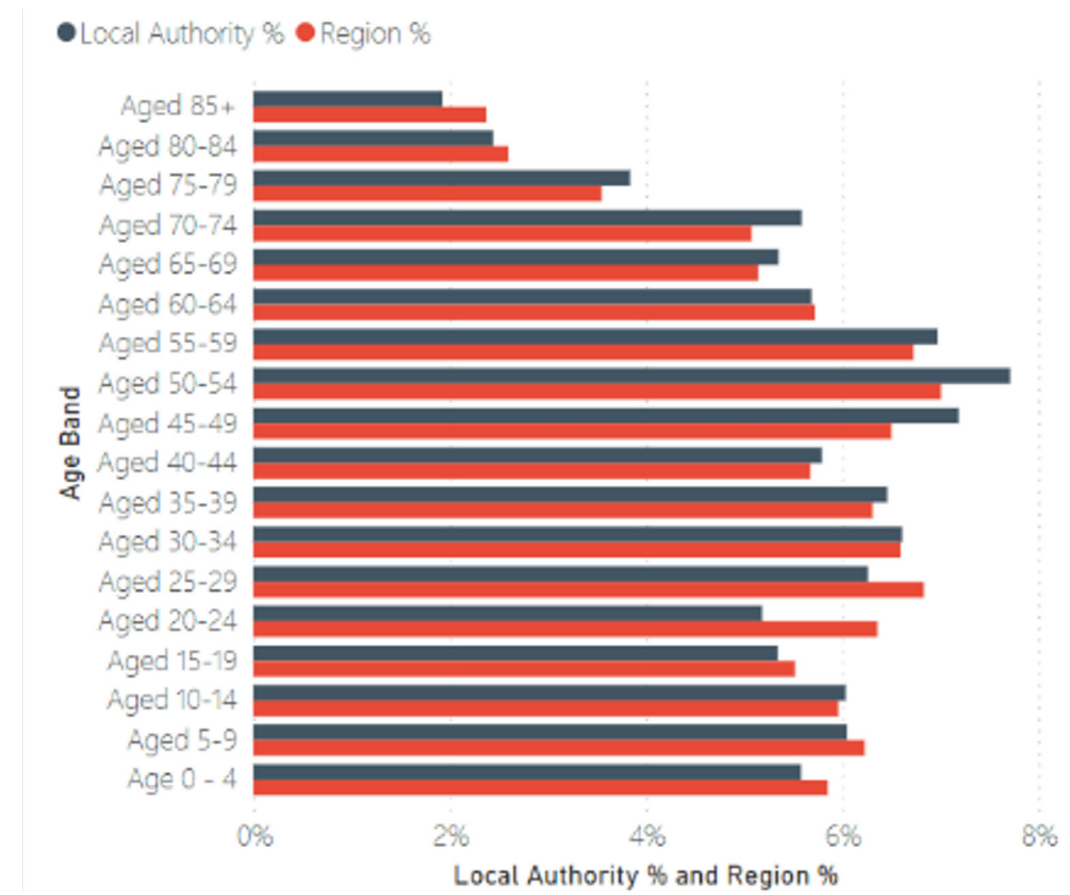


Figure 2.6: Population by age group in Bolton compared to the North West, 2019
Source: ONS, Population Estimates, 2019

Deprivation

- Wigan ranks within the top 17% of local authorities with the highest levels of deprivation. ¾ of Wigan's LSOA's rank within the top 10% most deprived across England.
- Wigan faces some specific deprivation issues associated with employment, health, and crime. Nearly a quarter of Wigan's LSOAs are within the 10% most deprived for crime and health deprivation and disability domain.
- Over 30% of Wigan's LSOAs are within the 20% most deprived for income, employment, education, skills and training, health, and crime deprivation.
- In 2021, Wigan was reported to have a 'Moderate' crime rate, however a 'Very High' increase in reports of crime over the past three years.

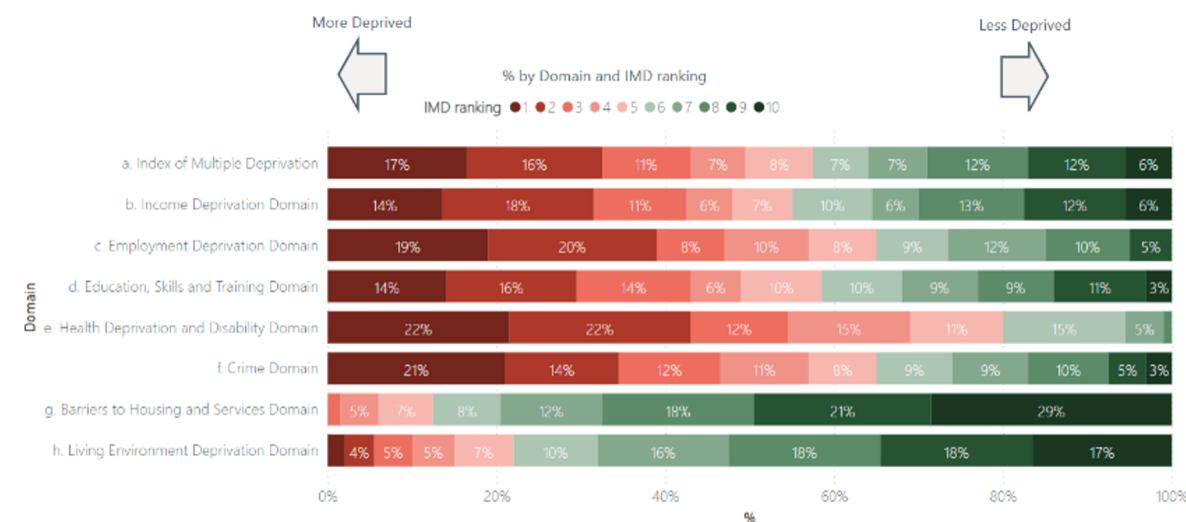


Figure 2.7: Deprivation

Source: MHCLG, English Indices of Deprivation, 2019

Employment & Skills

- Bolton has seen a rise in total employment since 2012, increasing from 96,000 to 108,000, a 12.5% increase. Although job density has also increased since 2012, at 0.63* (last recorded in 2018)
- The most prominent employment industries in Wigan are Wholesale and retail trade, health & social work, and manufacturing. Around 6% of employment is in construction. Manufacturing and construction are important employment sectors for Westhoughton, employing 24% of the population respectively.

- Unemployment rates are high amongst women at 9% (compared to a regional average of 4%). Men's unemployment rates in Wigan are lower than the regional average of 4% at 3%.
- Employment rates have been relatively low in comparison to the national average also. Employment rates in men are 2% lower in Wigan than the national average, 4% in women, and 10% in the BAME working age population.
- 9% of Wigan's working age population have achieved no qualifications, with less than half of the population achieving a qualification level equivalent to an NVQ 3 or higher.
- Primary and secondary schools within 1 km distance from the Tulach site show good levels of achievement, particularly the primary schools within the area all obtaining 'above average' or 'well above average' scores in reading, writing, and maths.

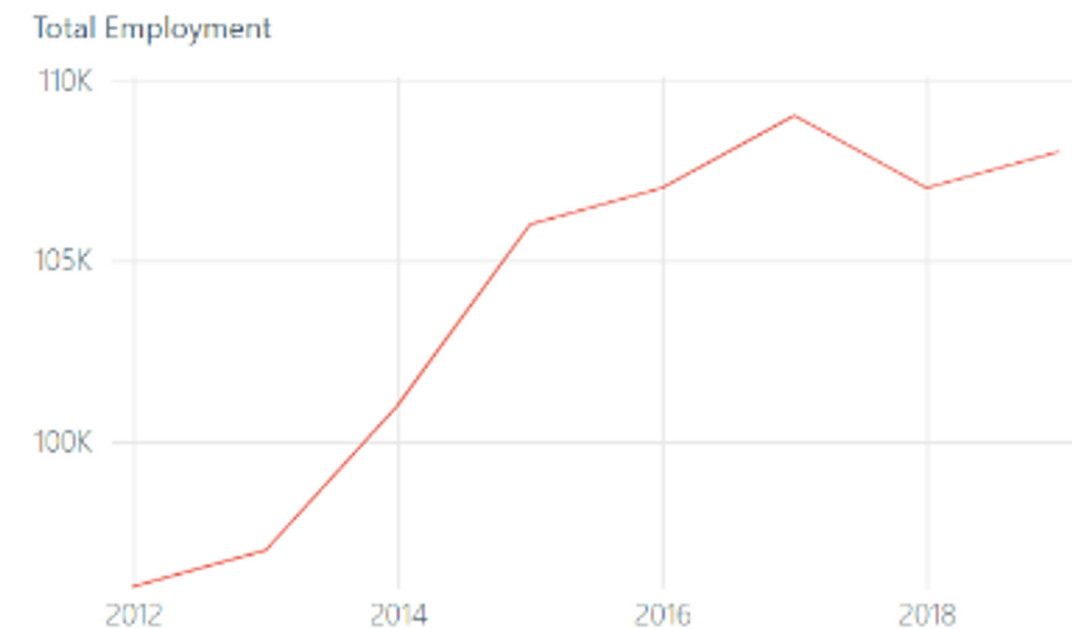


Figure 2.8: Employment in Wigan, 2012 - 2019

Source: ONS BRES, 2020

Job density

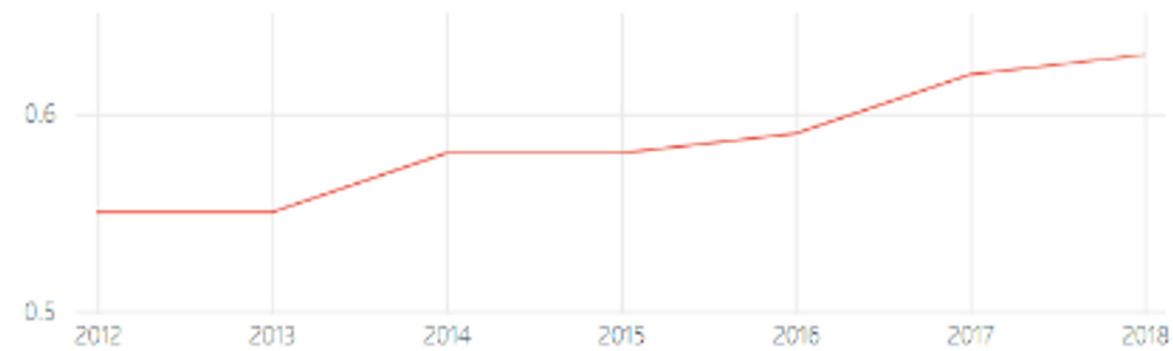


Figure 2.9: Job density in Wigan, 2012 - 2018

Source: ONS BRES, 2020

Employment by Industry, 2019

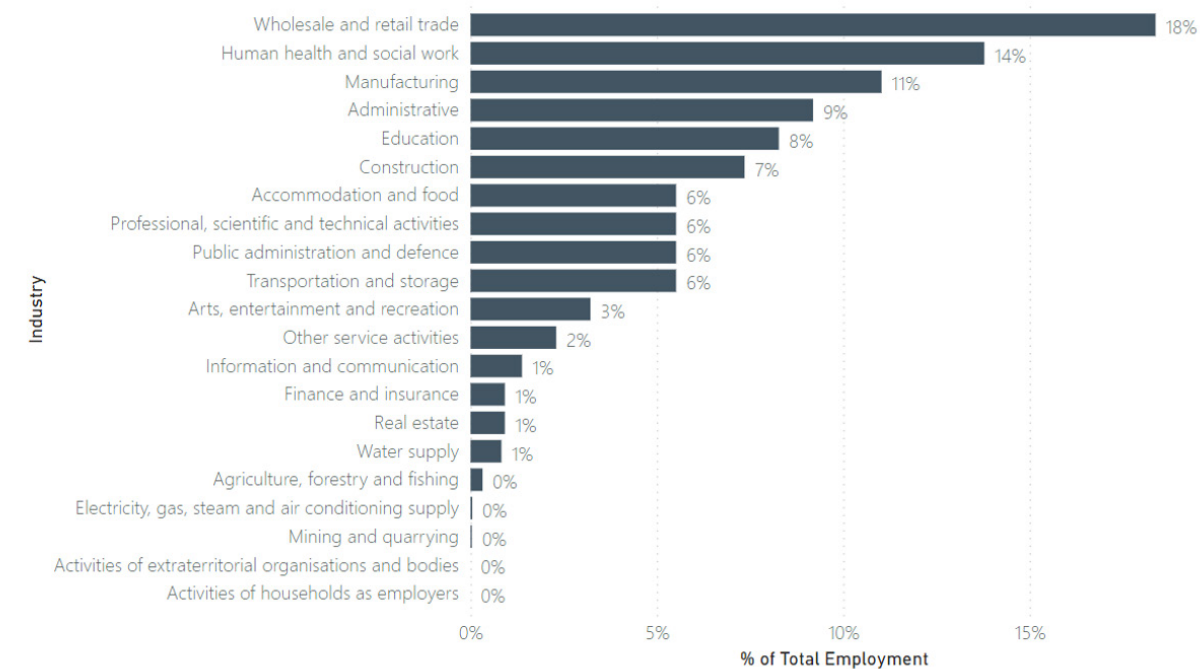


Figure 2.10: Employment by industry in Wigan, 2019

Source: ONS BRES, 2020

Employment rates

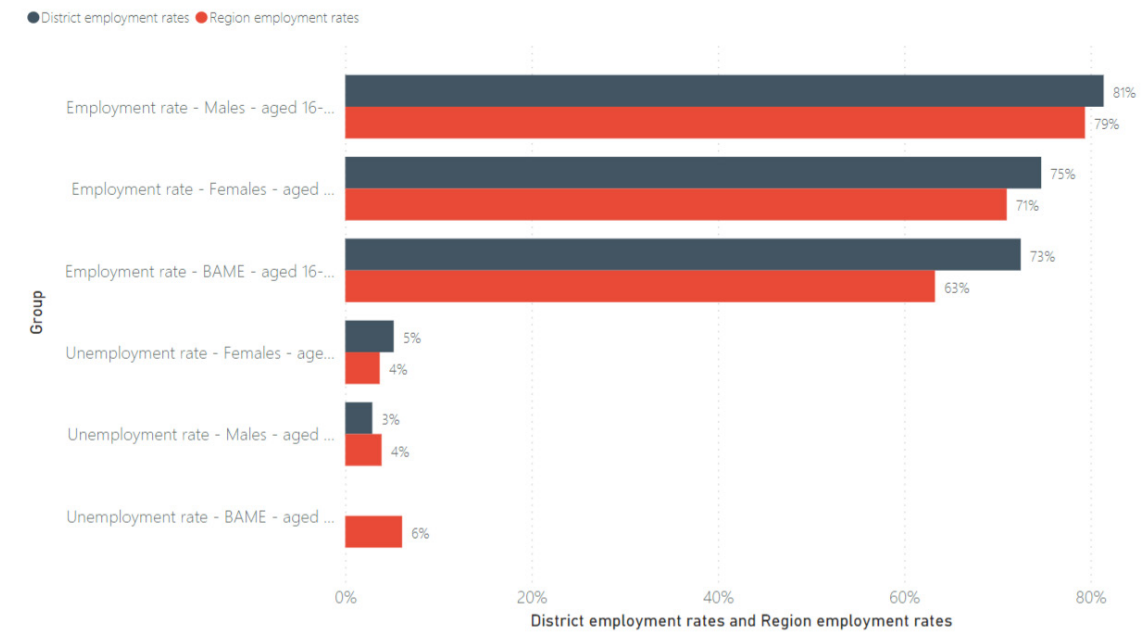


Figure 2.11: Employment rates by demographic groups, Wigan and the North West, 2019

Source: APS, July 2019 - June 2019

Land and Property

- In 2019, there were 148,344 dwellings in Wigan, with just over 5,000 additional dwellings since 2015. This is an increase of 3.5%, which is lower than the proportionate increase in the North West and England.
- The medium house price in Pemberton is £123,051, which is £30,000 lower than the average in Wigan. This is considerably lower than the medium house price across the North West and England.
- The difference between Wigan and the North West and England in terms of house rental prices is less pronounced. Wigan's rental prices are marginally in line with that of the regional and national averages.
- Gross disposable household income (GDHI) reflects the average amount of money available for spending or saving after tax, social contributions and benefits have been taken into account. Average GDHI per individual in Wigan is £17,063 which is approximately £1,000 lower than the North West average and £5,000 lower than the average GDHI per individual across England.

Health & Wellbeing

- Wigan's life expectancy is 77 years (averaging the rate for men and women). This is 3 years less than the national life expectancy. Wigan's healthy life expectancy is also noticeably lower than the national figures at 61 (averaging the rate for men and women), 2-3 years below the national average.
- Mortality rates amongst people under 75 are considerably higher than the national average figures at 424.4 per 100,000 compared to the national figure of 383.5 per 100,000. This largely reflects higher numbers of death from liver and cardiovascular diseases in adults.
- In Wigan, just 48.1% of children and young people are achieving an average of 60 minutes of physical activity a day. This means that half are not meeting Chief Medical Officer guidelines.

Indicator	Wigan	England
Deaths from all causes, under 75 years (per 100,000)	424.4	358.5
Deaths from all cancer, under 75 years (per 100,000)	1,267	1,042
Deaths from liver disease	15.8	7.0
Source: Public Health England, Local Health 2019, Wigan		

Table 2.1: Health Indicator Index

Stakeholder Context

The 2020 statement of community involvement states that Northstone commissioned Lexington Communications to carry out a pre-application public consultation programme. A summary of the activity has been outlined below:

- **Letter issued to politicians**, including ward members for Winstanley, Worsley Mesnes, Pemberton and Douglas, members of the Council's Cabinet, and the local Member of Parliament to advise of the consultation and request meetings.
- **A leaflet was distributed** to 2,012 homes and businesses close to the site to provide an overview of the plans and information as to how residents could provide their feedback.
- **A consultation website** was established to provide further information on the proposals, as well as facility to submit feedback via an online form.
- **Social media adverts** were circulated to all residents living within the surrounding area to reach a wider audience. The advert sought to disseminate details about the plans and direct social media users to the consultation website.

- **A community information telephone line** and a consultation email address were available throughout the consultation period for those wanting to speak or correspond with a member of the development team.
- **A press release** was issued to local and industry media outlets to inform readers about the scheme and how feedback could be submitted.

The key issues identified through the consultation are summarised below, based on the evidence from the Lexington pre-application public consultation process.

Housing need

- 188 residents registered their interest in a property at Pemberton Colliery. This accounts for 91% of the feedback received and clearly demonstrates that there is a demand for spacious, efficient and flexible new housing in Wigan.
- The majority of respondents who registered an interest did not provide additional feedback, however those who did were happy to see a derelict site be brought back into use.
- The most common housetype which residents' thought was needed in the local area was smaller (2-3 bedroom) homes.

Traffic, noise, and pollution

- The most frequently raised comment related to the potential impact of the proposals on local traffic.
- In addition, concerns were raised regarding the link road being responsible for an increase in traffic noise which is suggested could disturb residents who live on Laverick Grove and Chapman Close along with the homes on Northstone's development which border the link road.

Community facilities

- The respondents commented a lack of options for existing residents of the area and suggested an additional 268 homes would ensure the demand for an additional store.

Impact on local services

- A handful of residents submitted comments in respect of the capacity of key local services, in particular schools and healthcare services such as general practitioners or dentists.
- The majority of those who raised concern cited wait times to receive an appointment at local surgeries, adding that additional residents would exacerbate the problem.

Parking

- Two respondents raised the issue of commuters parking on Foundry Lane and walking to Pemberton train station. These respondents advised that this has caused problems for residents of the area, and due to the ease of access to the train station from Northstone's site, this could also become a problem for new residents.

Impact on ecology

- Two respondents raised the topic of the existing ecology of the site and requested that measures be put in place to protect the existing wildlife and habitats.
- One respondent noted that there are three breeds of breeding bird on site in addition to bats.

Environmental impact

- The most popular responses relating to the types of technology Northstone could include in homes to ensure they meet the needs of residents now and in the future related to installing technology or features which would lower the carbon footprint of homes.
- Solar panels, electric car charging points, ground source heat pumps, smart meters for utilities and access to renewable energy sources were referenced most frequently.



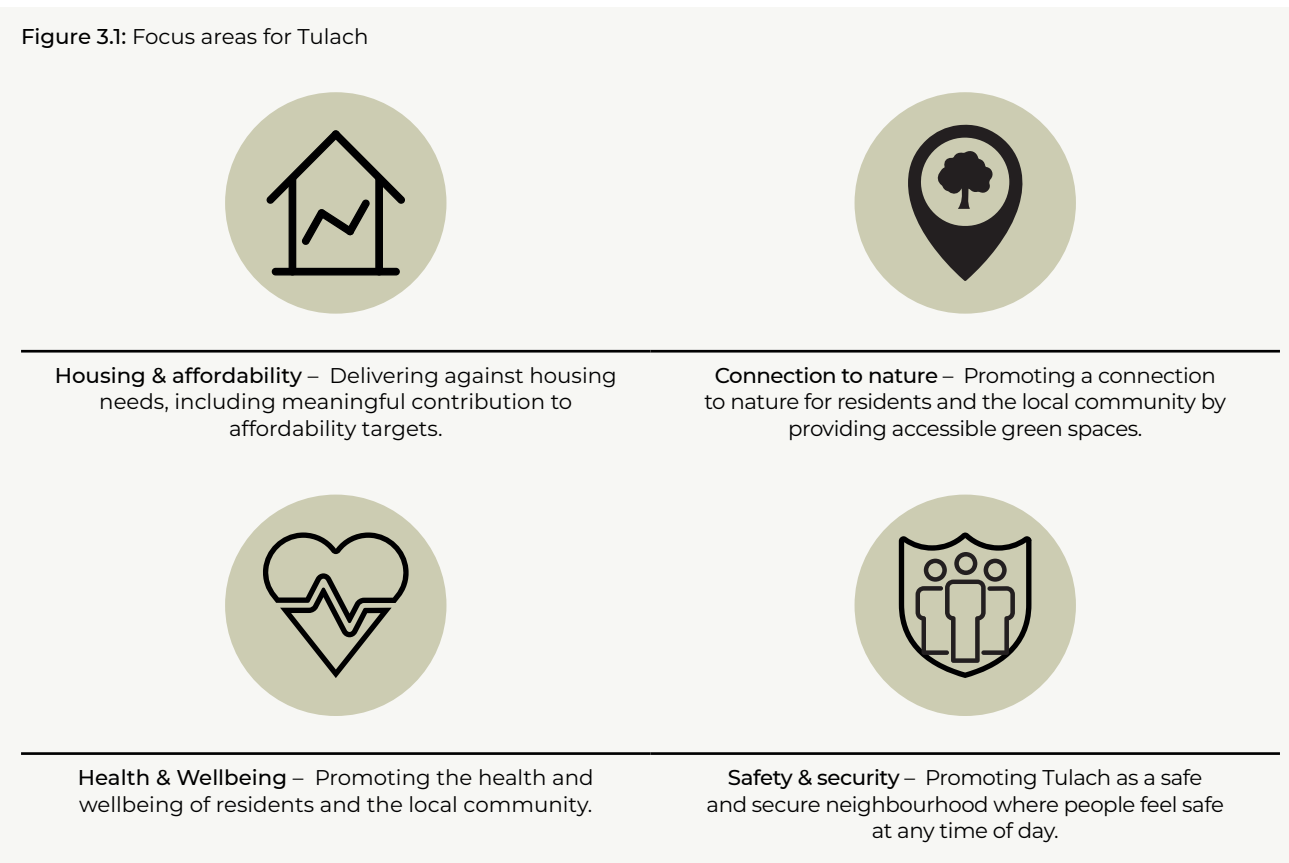
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3. Using the Social Value Baseline

3.1 This section presents the social priorities identified as important for the Tulach scheme and summarises how the proposals were developed to respond to the needs, issues and opportunities identified during the baselining process. It also presents a summary infographic of the anticipated social value that the proposals will deliver during construction and once the scheme is complete and occupied.

Focus areas for Tulach

Figure 3.1: Focus areas for Tulach



Responding to the Focus Areas

- 3.2 The provision of a large number of residential dwellings at Tulach has been an aspiration of Peel L&P for a number of years. The collaborative work carried out by Northstone with Wigan borough council has led the Tulach development to become a high-quality, sustainable, and socially considered housing scheme.
- 3.3 In line with the outcomes of the SVF baseline, Northstone have sought to respond to the significant issues present in the area in terms of the site, strategic policy, local conditions and stakeholders views. These have been summarised below against each of the identified social priorities for Tulach.

Job creation

- 3.4 The baseline identified that the area surrounding Tulach has fewer jobs available than the amount of working residents living in the vicinity. The delivery of a new major housing development will support a significant number of construction jobs, identified as one of the dominant employment industries in the area. The creation of new jobs, through the direct development and supply chain, will help contribute to this issue. These benefits would be further improved by a social value focussed approach, taken at the discretion of the contractor, to target priority groups such as local people, the previously unemployed, NEETs, and BAME people.

Skills & training

- 3.5 The baseline identified that a relatively high proportion of adults in Wigan had no qualifications, with less than half achieving a qualification equivalent to an NVQ3 or above. Being conscious of the opportunity for the delivery of the development to positively impact local socio-economic outcomes, Northstone set an approach to provide skills and training opportunities throughout the construction phase of the development and deliver local educational outreach activities. For example, supporting contractors to deliver targeted apprenticeships to build the local skills provision.

Supply chain & local revenue

- 3.6 A key element of the delivery of social value is to take a considered approach to procurement and build an inclusive supply chain made up of local businesses where possible. Peel L&P and Northstone are also committed to making sure this obligation includes ensuring that the contractor and other suppliers are aligned in their commitments to social value. Northstone set out to ensure the supply chain of both contractors and suppliers was as local as possible.

3.7 There are benefits associated with the completed scheme and the additional residents brought into Pemberton as well as during the construction development. This will be through the additional spending within the local area by residents of the Tulach development.

Community engagement

3.8 Northstone will set out an approach to ensure that the housing of the residential development of Tulach is of high quality but also affordable, community focussed, and sensitive to existing biodiversity and natural assets on the site. Following an extensive consultation exercise, the proposals were adapted to take into account the identified needs and preferences in the local community as well as the concerns of neighbouring residents by:

- Delivering a development that reflects the existing environment, including a thick green buffer between the proposed development and existing properties.
- The addition of a new link road, which will connect Billinge Road to Smithy Brook Roundabout, and will form part of the wider M58 link road development scheme which is already underway.
- Providing a pedestrian-led development, with shared surface service roads, providing a safe movement for vehicles, pedestrians, and cyclists.
- Inputting additional pedestrian and cycle connections to the new link road infrastructure to encourage sustainable travel to local shops and services.

Climate resilience & biodiversity

A core component to Northstone's philosophy is the encouragement of sustainable living and to incorporate this into the design and execution of all developments. In order to fulfil this principle, Northstone aims to equip homes with technology that will facilitate low-carbon lifestyles. To do so, the proposals for the housing development include the use of improved fabric efficiency, increased air tightness, and effective heating controls.

The Pemberton Colliery Ecological Design Strategy (October 2020) and the Pemberton Colliery Design Code (November 2020) set out recommendations for biodiversity gains/enhancements on site. These have been integrated into the scheme such as the selection of plant materials of benefit to pollinators and the provision of bat and bird boxes. The recommendations include:

- Bird boxes to be provided within the site, located and positioned as outlined in the Pemberton Colliery Ecological Design Strategy.
- Bat boxes to be provided within the site, located and positioned as outlined in the Pemberton Colliery Ecological Design Strategy.

- Gaps will be provided in fences between gardens 13 cm diameter to allow hedgehog access across the site known as 'hedgehog highways'.
- Habitat pile of cut logs/branches/twigs to support wildlife as a food source, to provide protection from predators and a hibernation location.
- Swift brick to be incorporated into the brickwork, sited high up in a gable wall, as close to the eaves as possible, creating a nesting space for swifts.

Housing & affordability

Northstone is committed to ensuring the provision of affordable, but high-quality housing schemes. The Tulach development proposals sought to represent an exemplar for an affordable housing but high-quality housing scheme, directly in response to the Wigan context in comparison to the North West and UK.

In terms of the average rental prices in the area, the baseline identified the average house prices in Pemberton to be notably lower than the North West and England averages. It was concluded that the reasons for this were due to inadequate housing facilities currently present within the area. Therefore, the development intends to provide 268 high quality, affordable new homes which meet the required living standards.

The baseline identified that Wigan's highest age bracket is residents of ages ranging from their 30-50's. The baseline identified Wigan's population was made up of significantly fewer residents in their mid 20's in comparison to the regional and national statistics, therefore to attract this range in population, Northstone have committed to 35 affordable housing units (13% of the overall housing development plan) to provide an opportunity for many to get onto the housing ladder whilst also creating roots in Wigan.

Connection to nature

The land at Pemberton Colliery is entirely brownfield, therefore no agricultural land will be lost as a result of the Tulach development. Although the habitats on site are not protected, Northstone understands the importance of enhancing any developments landscape, and therefore has set out the following measures to enhance the connectivity to surrounding green areas for local residents, and enhance the biodiversity of the site:

- Developing a well-connected and integrated neighbourhood with high quality open spaces and clear, legible connection to existing facilities.
- Incorporating a generous network of open space including linear parkland surrounding the site and retention of the northern tree belt, an internal network of green spaces that are safe and defined, that are accessible, support ecology and habitats, and facilitate sustainable drainage.

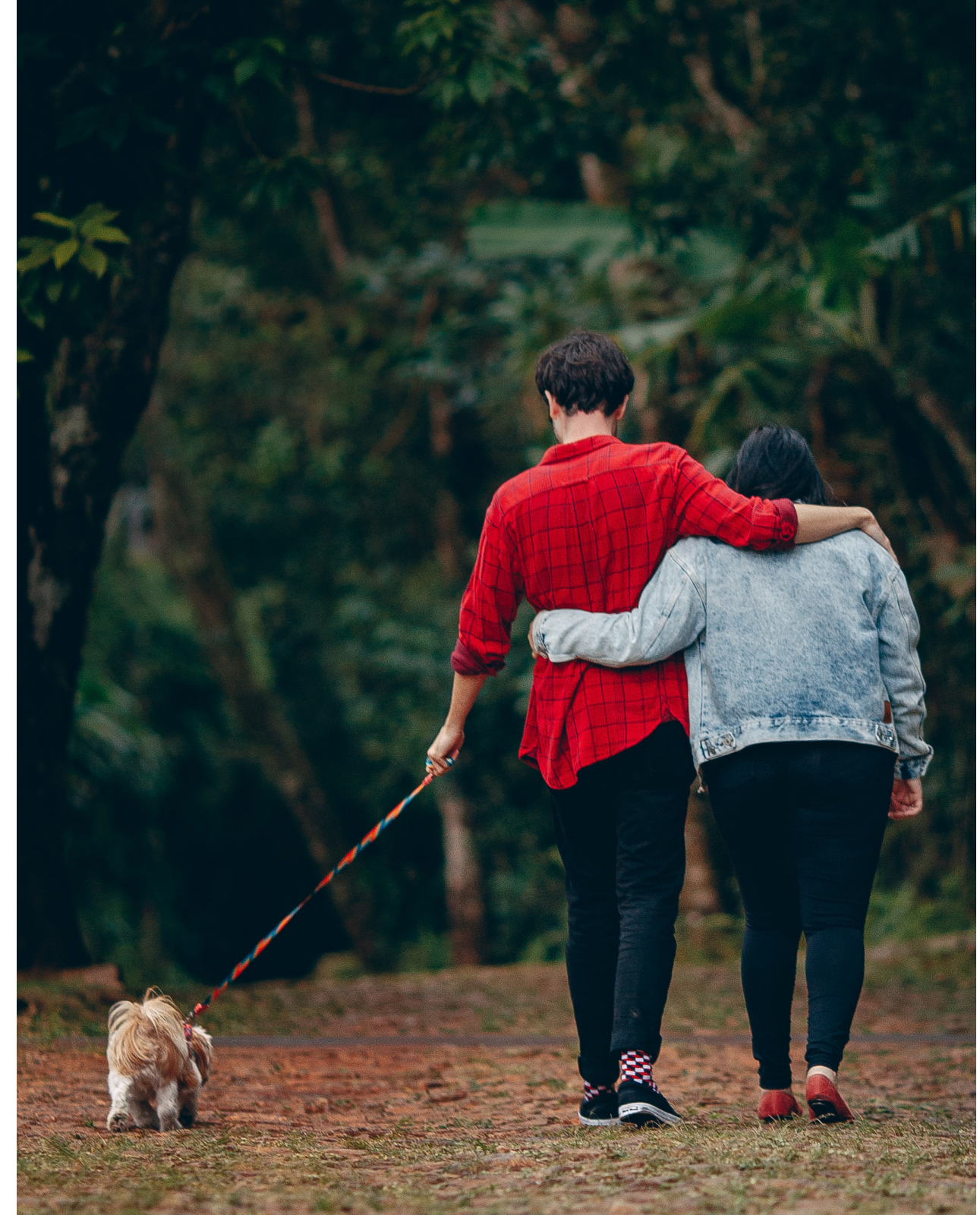
- Enhance the existing landscape features where possible with the provision of additional tree, hedgerow, native shrub and ground cover planting where appropriate.
- Bring forward new planting along the southern and eastern boundaries to create a landscape buffer.
- Include a village green and additional areas of incidental public open space, structural planting, street trees, and hedgerows.

Health & wellbeing

The proposed designs prioritised health and wellbeing through the provision of plentiful green space and safe streets which prioritise pedestrians over vehicles, thereby encouraging people to spend time outdoors and engaging in physical activity.

Safety & security

The baseline identified Wigan to suffer specific deprivation issues associated with crime. The schemes proposals included some relevant elements, including garden design features to enhance security, as well as designing safe streets that prioritise pedestrians and make Tulach a safer place to be outside.



Assessment of Potential Social Value at Tulach

The infographic below presents the results of an assessment of the value that the proposals could deliver across construction and once the scheme is complete and occupied.

