

# Social Value Baseline Report: Scotforth Road

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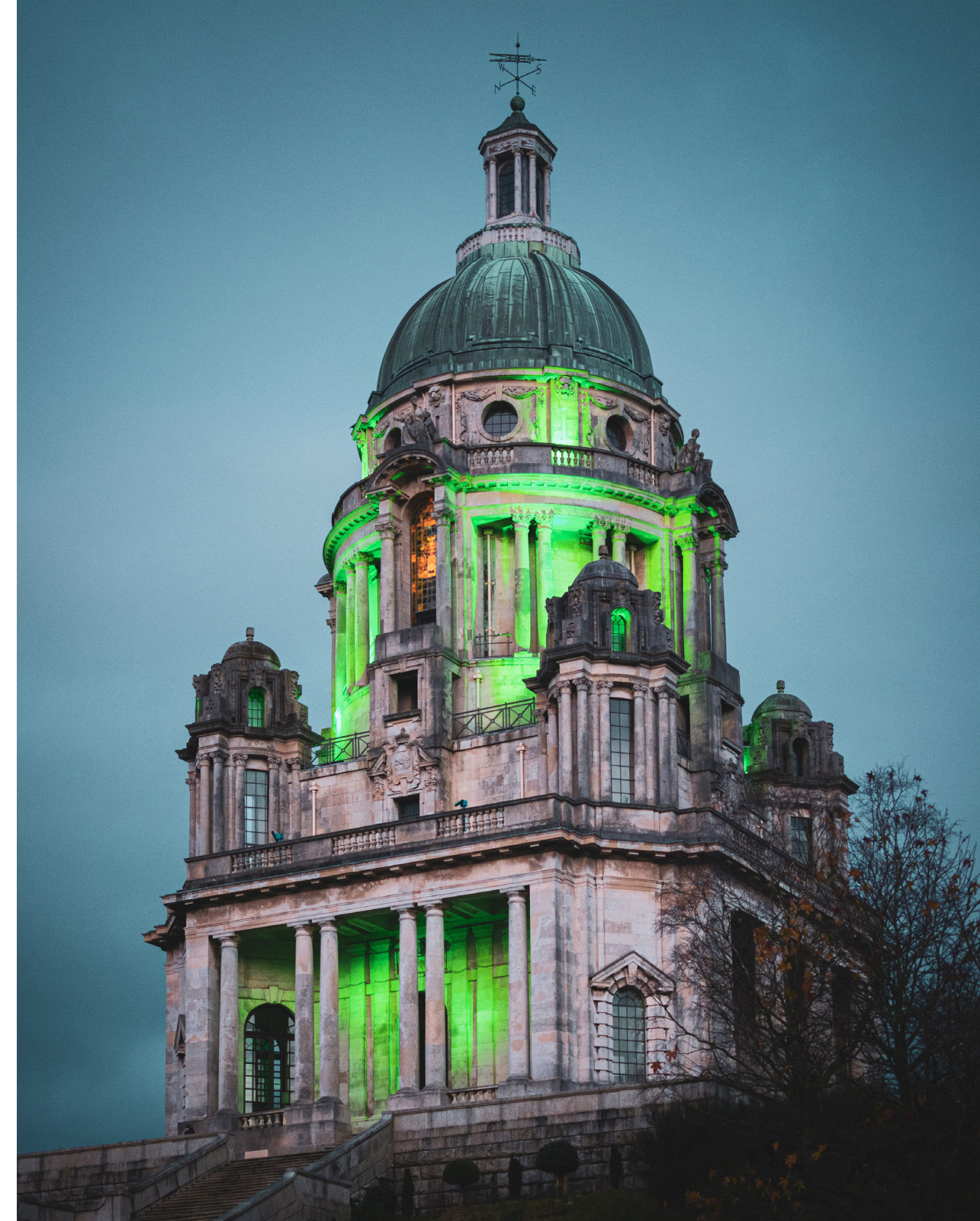
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# 1. Introduction

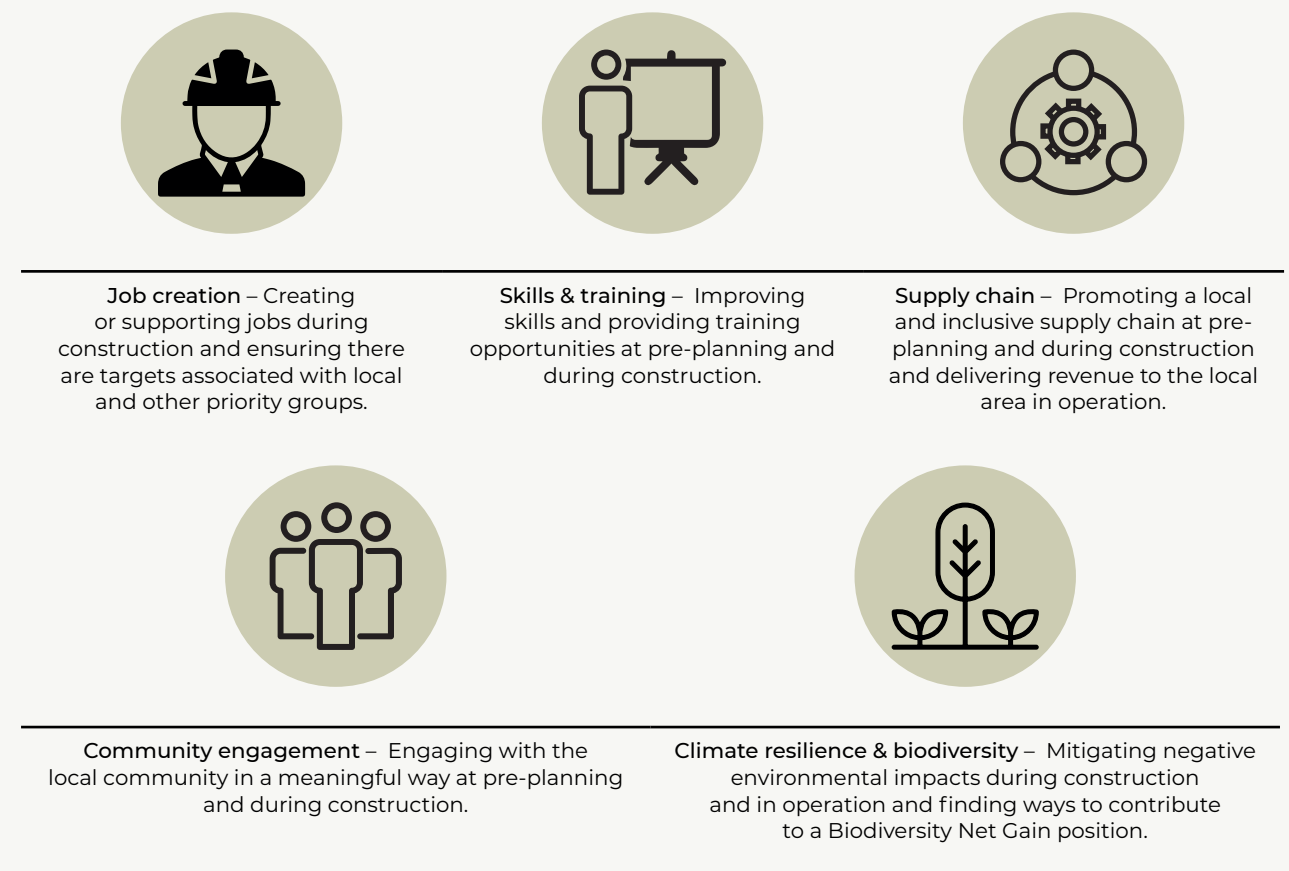
- 1.1 The following report contains the baselining process undertaken in relation to Scotforth Road, Lancaster, with the purpose of providing a structured approach to identifying the significant social value issues relevant to the socio-economic context specific to the site.
- 1.2 The baseline report provides a comprehensive understanding of the social and economic issues of the site area, and further offers an overview of how the development will address such issues, and stakeholders concerns alike.
- 1.3 The report provides a socio-economic analysis of the conditions at Scotforth Road 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 – including the needs of the populations compared to regional and national contexts (information provided by publicly available and Peel L&P commissioned primary data).
  - 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.



# 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 results of the Social Value Baseline process. The 5 core focus areas are illustrated in Figure 2.1 below.

Figure 2.1: Site specific focus areas, Scotforth Road



Section 2 presents the social value baseline at Scotforth Road, Lancaster. The specific focus areas chosen for Scotforth 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, Scotforth Road





# Site Context

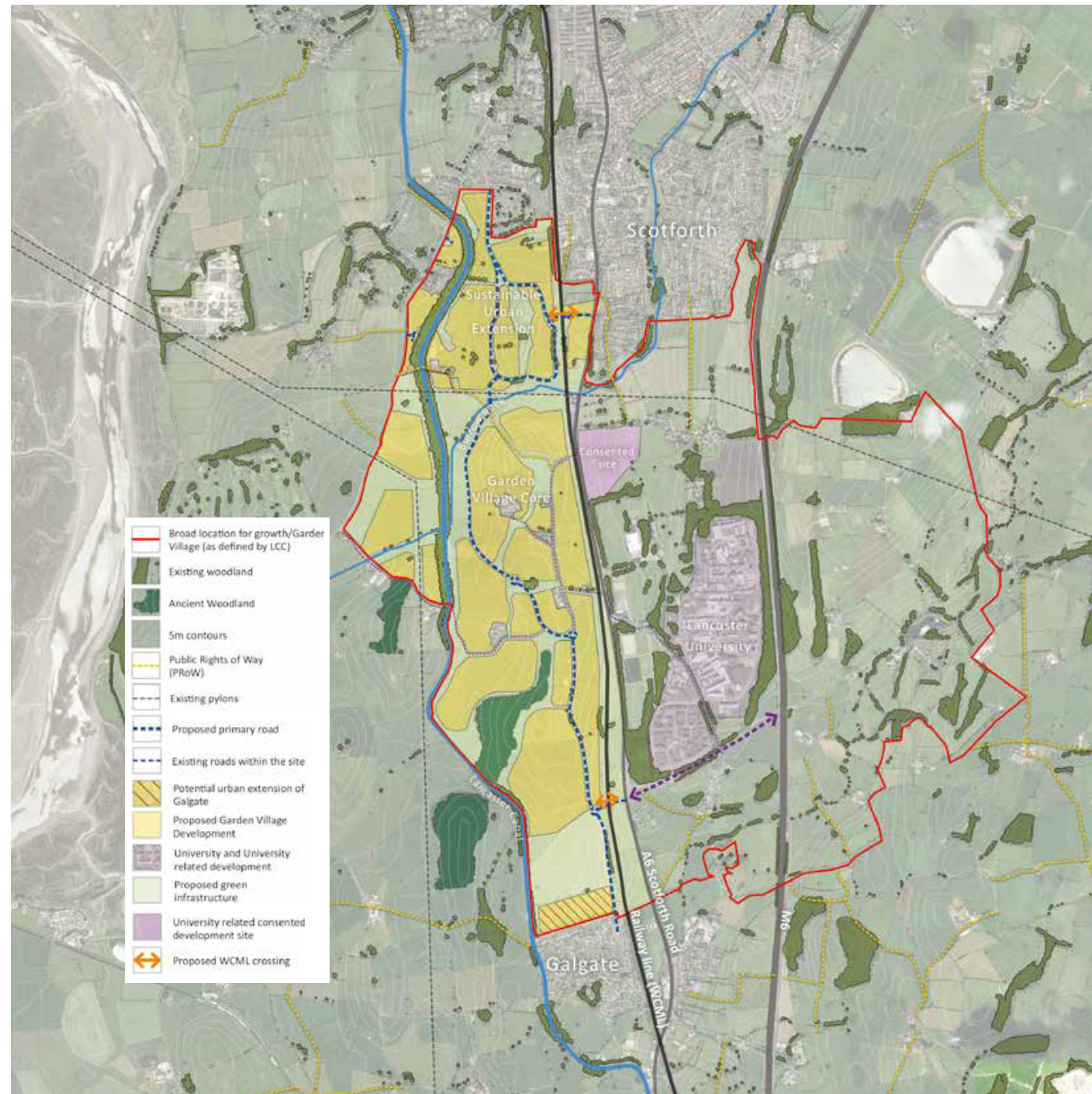


Figure 2.3: Map of the Scotforth Road site and local services  
Source: Lancaster District Strategic Policies & Land Allocations Development Plan Document

NORTHSTONE

## Location and Condition

- 2.1 The Scotforth Road site is situated within the urban area of South Lancaster. Lancaster is a city and the country town of Lancashire, England.
- 2.2 The application site comprises of 5.06 hectares of land and is located immediately to the west of the A6 Scotforth Road. The land comprises undeveloped land, used most recently for agricultural purposes. It is situated approximately 2.8km to the south of Lancaster City Centre.
- 2.3 There are a number of shops and services located a short distance to the north of the site, along Scotforth Road. The site itself is bounded as follows:
- To the east by Scotforth Road (A6), beyond which lies the Collingwood Park Residential area;
  - To the west by the West Coast Mainline;
  - To the north by the Lawson's Bridge development site, which benefits from planning permission for a foodstore, beyond which lies the main residential area of South Lancaster; and
  - To the south is an area of grassland, beyond which is Burrow Beck, and the Filter House site, which benefits from planning permission for student accommodation.
- 2.4 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 as a natural asset. This included:
- An arboricultural impact assessment by JCA to assess the impact of the proposals on the existing tree stock and outline mitigation actions, where appropriate, to minimise potential damage to the trees which are to be retained.
  - An ecological appraisal by Baker Consultants which described and assessed features of ecological value found to be present at the site and provided advice to help minimise any adverse ecological impacts, thereby enabling the development to comply with current nature conservation policy and legislation.

## Connectivity and Amenities

- 2.5 The site is located on the land to the west of the A6 Scotforth Road, Lancaster. The centre of Lancaster is situated approximately 2.8km from the centre of the site, although the location of additional facilities is spread along the A6.
- 2.6 The application site is accessible by various modes of transport options. A network of existing footways connects the application site to the main residential area of South Lancaster to the north, and Lancaster University to the south. In terms of public transport, bus stops are located on both sides of Scotforth Road, around 150m north of the site and 170m to the south with regular services permeating the residential areas of the town and beyond. The site is also highly accessible by car, benefiting from direct access to Scotforth Road (A6), a main north-south route through the District.
- 2.7 There are good levels of green space close to the site. A series of multifunctional green spaces, identified in the 2008 Local Plan under policy E29, lie along the course of the channel. These spaces include recreational grounds, school grounds, children's play areas, general open space, and allotments.
- 2.8 Figure 2.4 lists some of the local services and their distance from the Scotforth Road site showing there is a good provision of services nearby, including educational facilities within close proximity to the site.

| Service/Facility | Name                                    | Distance from Site |
|------------------|---|--------------------|
| Education        | Scotforth St Pauls CoE Primary School   | 0.9 km             |
|                  | St Bernadette's Catholic Primary School | 1.6 km             |
|                  | Moorside Primary School                 | 1.6 km             |
|                  | Lancaster University                    | 2.2 km             |
| Retail           | Booths                                  | 0.8 km             |
|                  | Foot Retail/Convenience store           | 0.3 km             |
| Lesiure          | Marsh Community Centre                  | 4.0 km             |
|                  | Royal Albert Playing Field              | 1.5 km             |
|                  | Lancaster Methodist Church              | 1.4 km             |
|                  | St Pauls Parish Hall                    | 1.1 km             |
|                  | Fairfield Nature Reserve                | 3 km               |
| Healthcare       | Royal Lancaster Infirmary               | 2.2 km             |
|                  | BMI The Lancaster Hospital              | 2.4 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”

2.9 Lancaster’s planning framework comprises of:

- Local Plan Part One: Strategic Policies & Land Allocations DPD
- Local Plan Part Two: Development Management DPD
- Draft Part One Climate Emergency Review
- Lancaster South Area Action Plan (AAP)

2.10 The Local Plan Part One identified areas for growth within Lancaster. Scotforth Road has been identified by the Council as a growth area for further residential development for over 20 years, with the purpose of meeting the districts housing requirements. Supplementary planning documents state Lancaster as a district is currently failing to meet their housing needs, justifying the proposed development by Northstone.

2.11 Throughout the Outline Planning Permission it was noted that the site is sustainably located on the edge of the urban area, on a key public transport corridor and close to local amenities and services, justifying the development in line with relevant adopted Development Plan and NPPF policies under the Outline Planning Permission.

2.12 The application site lies within the Lancaster South Broad Location for Growth meaning Policy SG1 was to be applied.

# Local Socio-Economic Context

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

- Demographics
- Deprivation
- Employment & Skills
- Land & Property
- Health & Wellbeing

## Demographics

- The population of Lancaster is 146,038 as of 2020 and has an area of 222.5 square miles.
- Lancaster’s population has grown by approximately 9,000 since 2010. However, the percentage of Lancaster’s population who is of working age has significantly dropped over the last ten years.
- Lancaster has a significantly higher proportion of 20–24-year-olds in comparison with the regional and national averages but disproportionate to the number of those aged 30-54 living in Lancaster.
- 2.7% of Lancaster’s population is of Asian ethnicity, compared to 6% of the North West population and 8% of England’s population. The vast majority of Lancaster’s population is white, making up 95.64% of the total population.

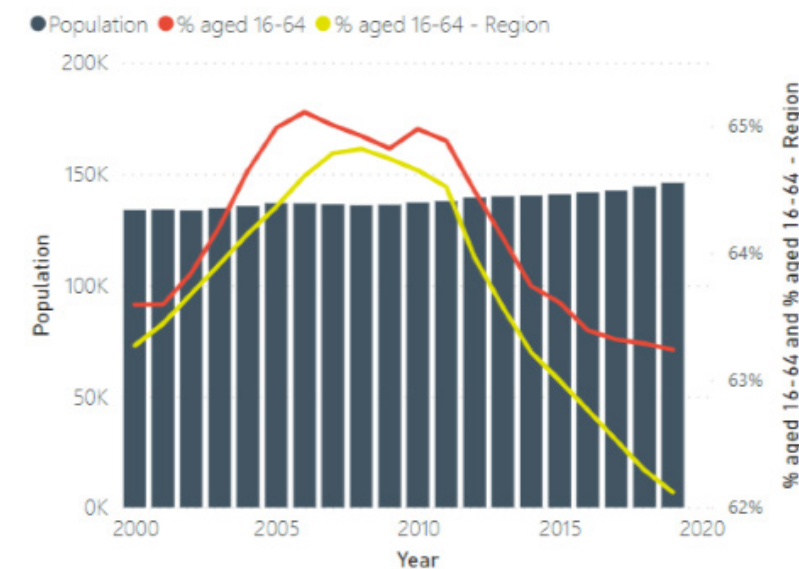


Figure 2.5: Population, and working % working age in Lancaster compared with the North West, 2000-2020

Source: ONS Mid-Year Population Estimates, 2019

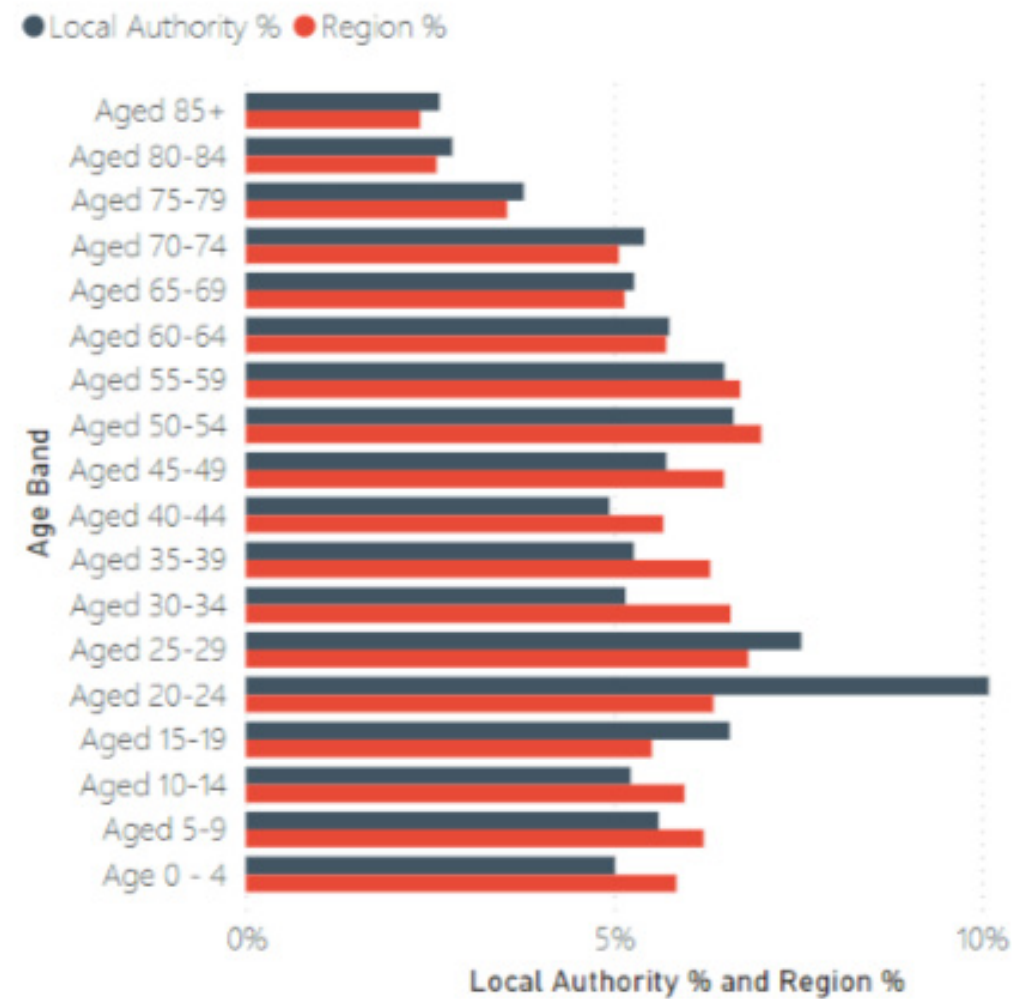


Figure 2.6: Population by age group in Lancaster compared to the North West, 2019  
Source: ONS, Population Estimates, 2019

### Deprivation

- Lancaster ranks in the top 20% most deprived areas in England for health deprivation and disability rank measure.
- Lancaster faces some specific deprivation issues associated with health, the living environment, and particularly employment. Although relatively mid-table for the percentages of people who are employment deprived and income deprived, owing to the Lancashire-12 having such a large population this translates into substantial numbers.
- Lancaster also sits within the top 15% of local authorities with the highest crime rates.

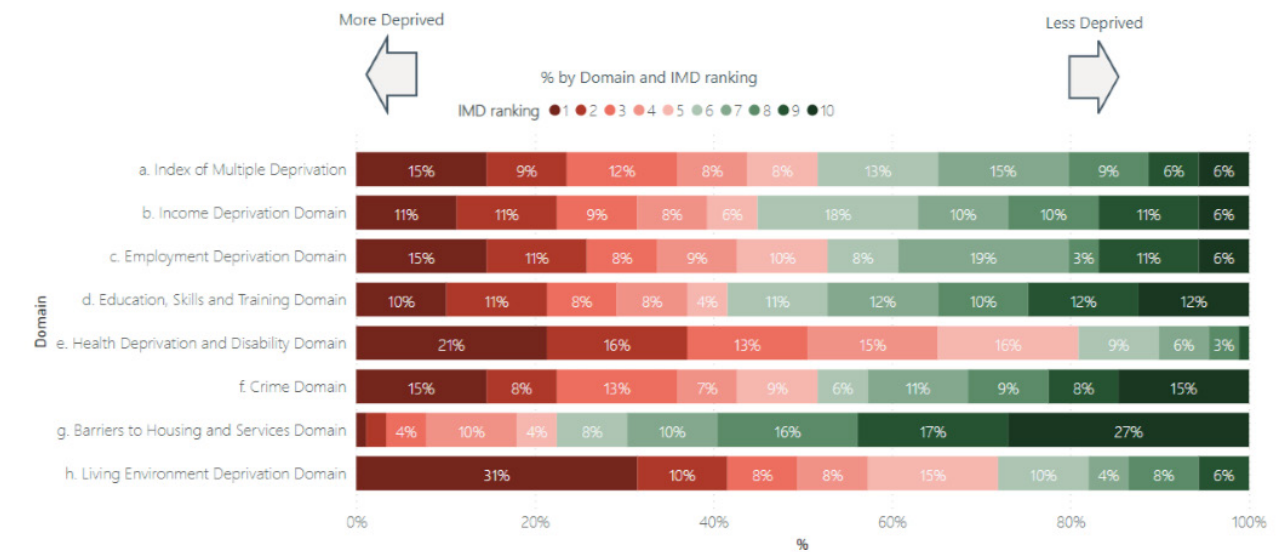


Figure 2.7: Deprivation ranking of areas in Lancaster by IDM domain  
Source: MHCLG, English Indices of Deprivation, 2019

### Employment & Skills

- Total number of employments within Lancaster has seen a decline over recent years, decreasing by approximately 2,000 from 2016 to 2019. Job density has also decreased over recent years, at 0.70\*, the same as it was back in 2015. The job density of Lancaster represents an out-commuting area in which there are significantly fewer jobs than working residents.
- The most prominent employment industries in Lancaster are human health and social work, education, wholesale, and retail trade. Around 4% of employment is in construction.
- Unemployment rates are high with 6% of adult's men (compared to a 4% regional average). This is the same as female unemployment in the district as 6% of females in Lancaster are unemployed in comparison to the 4% regional average.



Total Employment

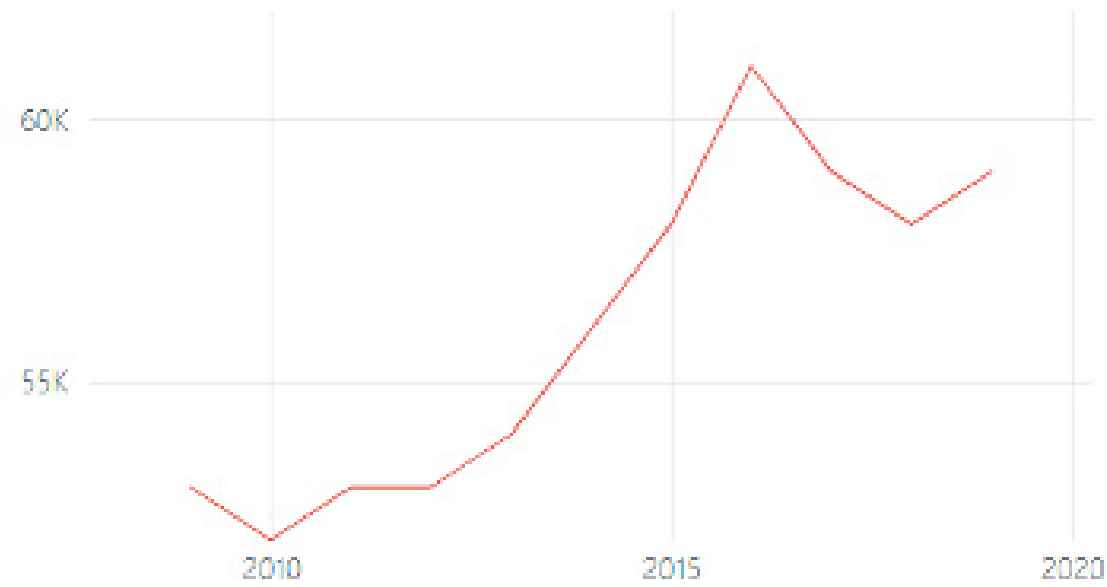


Figure 2.8: Employment in Lancaster, 2009-2020  
Source: ONS BRES, 2020

Job density



Figure 2.9: Job density in Lancaster, 2000-2019  
Source: ONS BRES, 2019

Employment by Industry, 2019

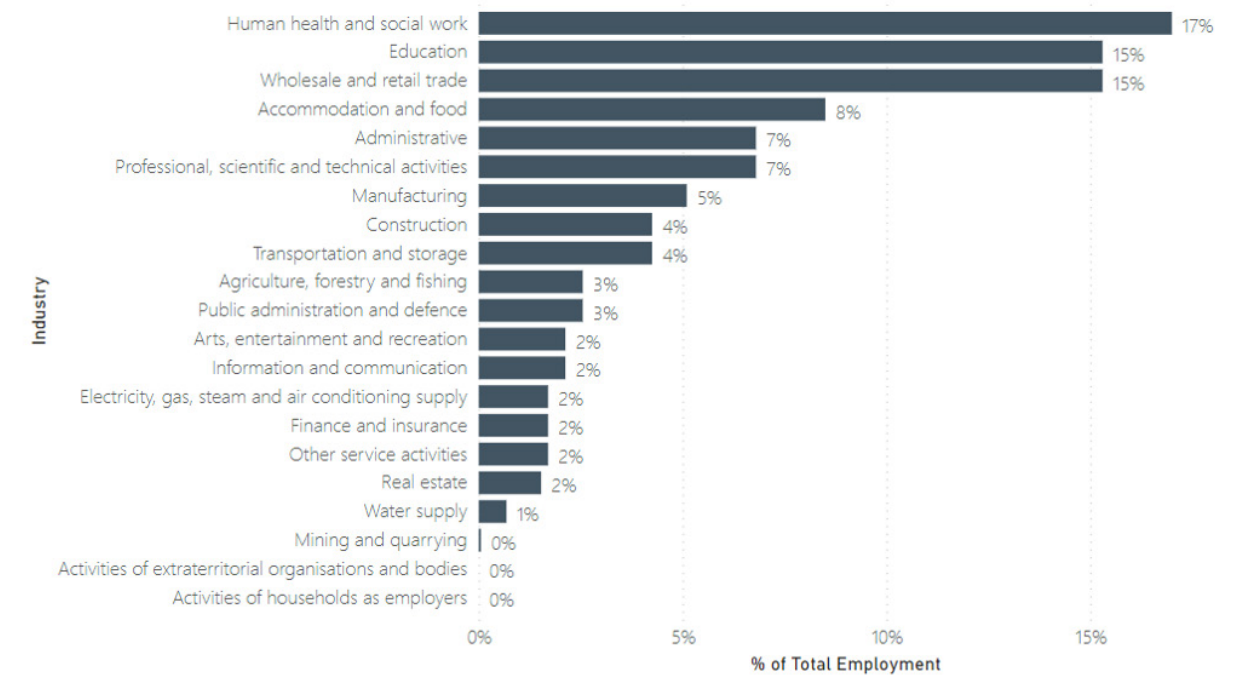


Figure 2.10: Proportion of employment by industry in Lancaster, 2019  
Source: ONS BRES, 2019

### Land and Property

- Lancaster has around 64,600 dwellings, 90% are owner occupied or private rented, but the local authority maintains a notable proportion of the dwelling stock.
- The median house price to earnings ratio is relatively modest in the authority.
- Lancaster district has a relatively high proportion of its housing stock in the two lowest council tax bands in comparison to the national averages.
- A total of 15.1% of households were in fuel poverty in 2020 in Lancaster making it the 5th highest in the Lancashire-14 area and the 67th highest in England. This was also somewhat higher than the England average of 13.2% and higher than in 2019. The main factors that determine this are the energy efficiency status of the property, the cost of energy, and household income.

|   | Median house price (£000s) | Percentage increase since 2015 |
|---|----------------------------|--------------------------------|
| England   | 245                        | 15%                            |
| North-West  | 167                        | 15%                            |
| Lancaster   | 180                        | 28%                            |
| Source: ONS, Median house price for administrative geographies: HPSSA dataset 9, 2020 |                            |                                |

Table 2.1: National, regional, and district average house price paid and percentage increase from 2015

|   | September 2012 (£) | September 2022 (£) |
|---|--------------------|--------------------|
| Average price   | 126,500            | 180,000            |
| Detached house type   | 201,250            | 305,998            |
| Semi-detached house type  | 133,000            | 180,000            |
| Terraced houses   | 114,250            | 142,500            |
| Flats/maisonettes   | 85,000             | 115,000            |
| Source: ONS, Median house price for administrative geographies: HPSSA dataset 9, 2020 |                    |                    |

Table 2.2: Average house price determined by style of dwelling

## Health & Wellbeing

- Figures of life expectancy at birth reveal that Lancaster had male and female averages which are somewhat lower than the national figures. The following graph reveals life expectancy changes in the authority by three-year time periods from 1991-93 onwards.

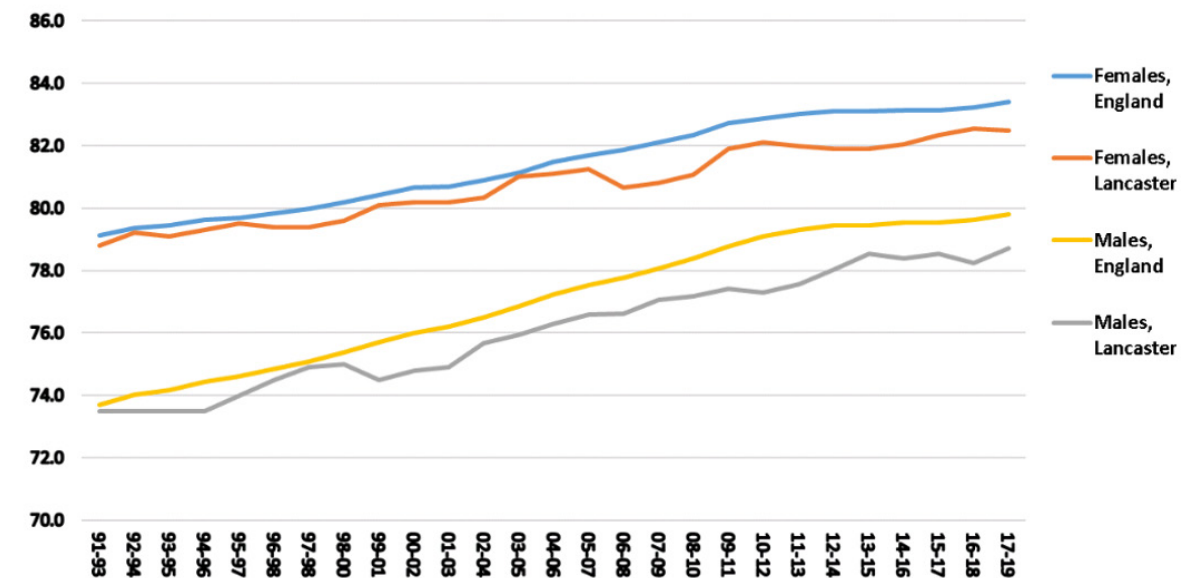


Figure 2.11: Life expectancy by gender

Source: Lancashire government/Lancashire insight/area profiles/local authority profiles/Lancaster

- The health of people in Lancaster is varied compared with the England average, about 14.9% (3,390) children live in low-income families. Life expectancy for both men and women are lower than the England average.
- Life expectancy is 9.5 years lower for men and 7.1 years lower for women in the most deprived areas of Lancaster than in the least deprived areas.
- In Year 6, 20.7% (294) of children are classified as obese. The rate for alcohol-specific hospital admissions among those under 18 is 74\*, worse than the average for England. This represents 20 admissions per year. Levels of teenage pregnancy, breastfeeding and smoking in pregnancy are worse than the England average.
- The rate for alcohol-related harm hospital admissions is 774\*, worse than the average for England. This represents 1,064 admissions per year.



| Indicator   | Age      | Period    | Count | Value (Local) | Value (Region) | Value (England) | Change from previous |
|---|----------|-----------|-------|---------------|----------------|-----------------|----------------------|
| 1 Life expectancy at birth (male)                 | All ages | 2016 - 18 | n/a   | 78.3          | 78.3           | 79.6            | ↓                    |
| 2 Life expectancy at birth (female)               | All ages | 2016 - 18 | n/a   | 82.5          | 81.9           | 83.2            | ↑                    |
| 3 Under 75 mortality rate from all causes         | <75 yrs  | 2016 - 18 | 1423  | 373.7         | 388.4          | 330.5           | ↑                    |
| 4 Mortality rate from all cardiovascular diseases | <75 yrs  | 2016 - 18 | 296   | 77.9          | 86.6           | 71.7            | ↓                    |
| 5 Mortality rate from cancer                      | <75 yrs  | 2016 - 18 | 550   | 142.8         | 145.6          | 132.3           | ↑                    |
| 6 Suicide rate                                    | 10+ yrs  | 2016 - 18 | 48    | 12.6          | 10.4           | 9.64            | ↓                    |

Figure 2.12: Life expectancy and causes of death

Source: Lancaster Local Authority Health Profile 2019

| Indicator   | Age      | Period    | Count | Value (Local) | Value (Region) | Value (England) | Change from previous |
|---|----------|-----------|-------|---------------|----------------|-----------------|----------------------|
| 7 Killed and seriously injured (KSI) rate on England's roads  | All ages | 2016 - 18 | 277   | 64.8          | 38.4           | 42.6 ~          | —                    |
| 8 Emergency hospital admission rate for intentional self-harm | All ages | 2018/19   | 295   | 199.3         | 246.1          | 193.4           | ↑                    |
| 9 Emergency hospital admission rate for hip fractures         | 65+ yrs  | 2018/19   | 160   | 555.0         | 590.9          | 558.4           | ↓                    |
| 10 Percentage of cancer diagnosed at early stage              | All ages | 2017      | 323   | 56.0          | 51.9           | 52.2            | ↓                    |
| 11 Estimated diabetes diagnosis rate                          | 17+ yrs  | 2018      | n/a   | 78.7          | 81.1           | 78.0            | ↓                    |
| 12 Estimated dementia diagnosis rate                          | 65+ yrs  | 2019      | 1465  | 81.0 *        | 73.4 *         | 68.7 *          | ↑                    |

Figure 2.13: Injuries and ill health

Source: Lancaster Local Authority Health Profile 2019



# Stakeholder Context

The 2022 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:

- **Letters were issued to** – and briefings arranged with – key stakeholders.
- **A leaflet was distributed** to 502 homes and businesses close to the site, to provide an overview of the plans and inform residents how they might provide their feedback.
- **A consultation website** was established to provide further information on the proposals and a 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 adverts 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; and
- **A press release** was issued to local and industry media outlets to inform readers about the scheme and how feedback could be submitted.

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

## Housing need

- A total of 179 number of people registered their interest in a new home, either by the registration of interest page (178) or through the online feedback form (1). This accounts for 76% of all feedback received, indicative of a high level of support for Northstone's plans among local residents.
- While those who registered their interest did not provide any further comments on the plans, for the purposes of this documents their interest in a property has been interpreted as evidence of their support for Northstone's proposals.
- The number of individuals registering their interest in a new home was over double the number of new homes included in Northstone's proposals attests to the significant levels of support.
- Of the 178 people who registered their interest, 162 specified the type of house they preferred. The highest interest in house type specified by respondents was a three bed. One- and two-bedroom dwellings also accounted for 33 respondents choices, clearly demonstrating a need for high-quality homes in this part of south Lancaster.

## Public open space / Loss of green space

- One of the most frequently cited comments raised associated with the public open space Northstone will create as part of the development was the need for recreational areas for children and retention of the current pond.
- Over 50% of those who responded to what, if anything, would you change about the proposals, referenced the want to retain the pond of the site.
- The most prominent theme in the responses collated from the online feedback form was concern over the loss of green space. 40% of respondents stressed their opposition to the plans given the loss of green space.
- Two further residents expressed their concerns about the loss of green space by email.

## Energy efficiency

- 17 respondents expressed their desire for any new homes to energy efficiency. The need for measures, including triple glazing, solar panels, electric vehicle charging points, energy efficient heating, Passivhaus standard insulation, ground source heating pumps and ventilation, was flagged by 16 respondents.
- Several respondents also argued for greater measures to ensure the pedestrianisation of the development, including cycle lanes, footpaths, and reduced car parking spaces.

## Impact of local services

- Another frequently raised issue was the impact that the development would have on local services. Primary school places, GP appointments and hospitals in particular were flagged, with respondents noting that such services were already at capacity in the local areas and asking what plans Northstone had to mitigate the impact of the development.
- It was noted that the nearest school – Scotforth St Pauls – would not have the capacity to cope with increased classroom sizes, while Lancaster Medical Practice is currently fourth largest in the UK for patient numbers.

## Traffic congestion

- Traffic congestion was also a major issue among respondents to the online form and also to those submitting their feedback by email. These individuals noted that the A6 is already prone to congestion and asked for details on the ways in which increased traffic would be mitigated.
- Several respondents flagged the proximity of the proposed site entrance to the new Aldi supermarket and felt that this would lead to major traffic problems.



# 3. Using the Social Value Baseline

3.1 This section presents the social priorities identified as important for the Scotforth Road development 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.

## Focus areas for Scotforth Road

Figure 2.14: Site specific focus areas, Scotforth Road



## Responding to the Social Priorities

- 3.2 The collaborative work carried out by Northstone with Lancaster Council has led to the provision of a number of residential dwellings at Scotforth Road, contributing to the housing needs in the south Lancaster region.
- 3.3 In line with the outcomes of the SVF baseline, Northstone has 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 core and specific focus areas for Scotforth Road.

### Job creation

- 3.4 The baseline identified that construction currently is only contributing to 4% of the total employment industries within Lancaster. The provision of a new housing development will contribute to an uplift in jobs available within this field directly and through the supply chain. The benefits from the creation of new jobs 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, NEET's, and BAME people.

### Skills & training

- 3.5 Being conscious of the opportunity for the delivery of the development to positively impact local socio-economic outcomes, Northstone have set out an approach to provide skills and training opportunities 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 delivering 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 have set out provisions to ensure the supply chain is as local as possible.

### Community engagement

- 3.7 Northstone will set out an approach to ensure that the housing of the residential development of Scotforth Road is of high quality but also affordable, community focussed, and sensitive to existing biodiversity and natural assets of 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:

- Addressing the demand for high-quality, affordable homes in an area which is currently struggling to fulfil its housing needs.
- Delivering high quality landscaping and green spaces through Northstone's forward looking approach to place-making.

### Climate resilience & biodiversity

3.8 Core to Northstone's ethos is to encourage 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 lifecycles. To do so, the proposals for the housing development include the use of improved fabric efficiency, increased air tightness, waste water heat recovery, solar PV and effective heating controls.

### Housing & affordability

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

3.10 The baseline identified that Lancaster is struggling, at present, to fulfil the housing requirement outlined in their policies. The development at Scotforth Road will contribute to addressing the issue by providing a range of high quality, affordable homes.

### Connection to nature

3.11 Northstone's proposals seek to deliver a pedestrian-led development, with landscaping which created a strong sense of place. The proposals will also deliver a large amount of green open space, the retention of trees, and the creation of ecological features at the site.

### Health & wellbeing

3.12 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.





## Assessment of Potential Social Value at Scotforth Road

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.

