

**Hawke Ridge Business Park Ltd and Bellway
Homes Ltd**

Land at Hawke Ridge Business Park

Environmental Statement: Volume 1, Main Text

**Chapter 15: Socio-Economics, Population and Human
Health**





15 SOCIO-ECONOMICS, POPULATION AND HUMAN HEALTH

INTRODUCTION

15.1 This chapter of the ES assesses the likely significant impacts of the Proposed Development on the environment with regard to Socio-economics, population and human health. It also describes the methods used to assess the impacts; the baseline conditions currently existing at the Application Site and in the surrounding area; the mitigation measures required to prevent, reduce, or offset any significant adverse effects; and the likely residual impacts after these measures have been adopted.

ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

Guidance

15.2 No specific comprehensive, quantitative, Socio-economic assessment methodology exists, and as such a quantitative analysis of the potential social and economic benefits has been undertaken using the 'Additionality Guide', a standard method of assessing the effects of projects published by the Homes and Communities Agency (Ref.15.1). Additionality is considered to be the difference between the reference case position (what would happen anyway) and the position if the Proposed Development) were implemented.

15.3 The Homes and Communities Agency guidance recommends accounting for the following factors when assessing additionality:

- Leakage: The number or proportion of outputs that benefit those outside of the project's target area;
- Displacement: The number or proportion of project outputs accounted for by reduced outputs elsewhere in the target area; and
- Economic Multiplier Effects: Further economic activity (jobs, expenditure, or income) associated with additional local income, local supplier purchases and longer-term development effects that should be accounted for within project's benefits.



15.4 The significance of these effects has then been evaluated in a qualitative manner, using professional judgement, and applying the criteria below as a standard.

15.5 Substitution effects arise ‘when a firm substitutes one activity for a similar one (such as recruiting a jobless person while another employee loses a job) to take advantage of public sector assistance’. Since no such public-sector incentive that is of specific relevance for the Proposed Development is currently in use, the substitution effect for both construction employment and operational employment is assumed to be zero; the substitution effect has thus been omitted from the assessment.

15.6 The assessment will present the quantitative and qualitative evaluations of the social and economic effects of the Proposed Development and where appropriate, suitable mitigation measures that should be applied during both the construction and operational phases will be identified to reduce any potential negative impacts.

Methods of Data Assessment

15.7 The following sources have been used for data assessment to establish the socio-economic effects of the Proposed Development:

- A policy review of the relevant local and regional, social, health and economic objectives for the Application Site;
- A desk-based assessment of the relevant information on current socio-economic and health conditions through reviewing the relevant local, regional, and national data. This includes:
 - Population demographics;
 - The population health profile;
 - The local economy and employment;
 - Housing;
 - Local healthcare facilities;
 - Local education provision;
 - Deprivation and crime levels;
 - Open, amenity, and play space provision; and
 - Community facilities provision.
- A quantitative and qualitative evaluation of the social and economic effects of the Proposed Development;



- A qualitative evaluation of the significance of the impacts identified using professional judgement and applying significance criteria; and
- An identification of suitable mitigation measures that should be applied during both the construction and operational phases to reduce any potential negative impacts or enhance positive impacts.

Study Area

15.8 It is important when undertaking an assessment of the social, economic and health effects that the geographical scope of the assessment is clearly understood.

15.9 The Proposed Development is located in Wiltshire, within Ethandune ward.

15.10 For comparison purposes and to understand the wider context of the baseline conditions reviewed, the following additional geographic scopes have been considered where appropriate:

- Site ward: Ethandune;
- Local Authority: Wiltshire;
- Regional: South West; and
- National: averages for England, Great Britain, or the United Kingdom dependent upon data availability to provide context.

Assessment and Evaluation of Effects

15.11 The assessment of likely socio-economic effects has been developed using a combination of quantitative and qualitative evaluation. This includes calculation of employment generation, additional local spend, child and population yield, school and healthcare facility capacity and open space provision. Qualitative evaluations of effects such as crime prevention are also provided.

Significance of Impacts

15.12 The definition and terms used to describe the significance of impacts are set out below: As there are no formalised technical guidance or criteria available to assess the significance of socio-economic effects, likely effects are assessed by considering the following factors, using professional judgement.



15.13 Sensitivity of the receptors which takes into account the geographical extent, considering the appropriate policy / administrative boundary or geographical area of influence within which an effect occurs. This is defined in Table 15.1 below:

Table 15.1 Sensitivity of Receptors Definition

Sensitivity	Definition
High	Where the individual receptor is defined as being one of the following: Of international or national importance; A business for which loss of employment or closure would be deemed a nationally important issue (for example a strategic business or major employer); Individuals or groups experiencing the loss of access to a social or economic resource; A resource that is scarce and not easily re-provided within an accessible distance.
Moderate	Where the individual receptor is defined as being one of the following: Of regional importance; A business for which loss of employment or closure would be deemed a regionally important issue; Individuals or groups experiencing restriction of access to a social or economic resource; A resource for which an alternative is available within an accessible distance. This level of sensitivity could also be applied where the loss of employment or closure of multiple small businesses within an area could be deemed a regionally important issue.
Low	Where the individual receptor is defined as being one of the following: Of local importance; A business for which loss of employment or closure would be deemed a locally important issue; A resource for which several alternatives are available within an accessible distance.

15.14 Magnitude of an effect is quantified where possible. This also takes in to account the duration of the activity that effects a resource or receptor, which is considered either as short-term (typically those associated with the construction period of 1-5 years), medium term (5-10



years) or long-term (typically those associated with the completed Development of over 10 years). This is defined in Table 15.2 below:

Table 15.2 Proposed Magnitude Criteria

Magnitude	Definition
Major	An impact that will be very severe/beneficial or very likely to affect large numbers of people, businesses or groups usually anticipated at a regional level, and/or will continue beyond the Project construction period and effectively constitutes a permanent, long-term impact (over 10 years) on baseline conditions.
Moderate	An impact that will be likely to affect a moderate number of people, businesses or groups in the adjacent local authority areas, and/or will continue beyond the Project life, constituting an effect on baseline conditions for a medium-term (5- 10 years) to long-term (over 10 years) duration.
Minor	An impact that may affect a small number of people, businesses or groups in the local area and does not extend beyond the life of the Project thereby not affecting baseline conditions over more than a short-term (1-5 years) or medium-term (5-10 years) duration.

15.15 Taking the sensitivity, and magnitude criteria into account, Table 15.3 sets out proposals for determining the likely significance of impact. For insignificant effects, the Proposed Development would result in no perceptible change to, or a variation within normal baseline conditions, of a socio-economic resource or receptor.

15.16 With regard to receptors deemed to be of high sensitivity and where the magnitude of effect is likely to be low or very low, the significance of impact would be considered on a case by case basis, for example, should the Proposed Development result in a short, small or highly localised change to a socio-economic resource or receptor this could be classified as not significant depending on the receptor; hence the table shows either a minor or negligible level of significance for these categories.

Table 15.3 Proposals for Determining Significance of Impact

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major Adverse/ Beneficial	Major - Moderate Adverse/ Beneficial	Moderate - Minor Adverse/ Beneficial
Moderate	Major - Moderate Adverse/ Beneficial	Moderate – Minor Adverse/ Beneficial	Minor Adverse/ Beneficial
Minor	Moderate – Minor Adverse/ Beneficial	Minor Adverse/ Beneficial	Minor - Negligible



LEGISLATION, PLANNING POLICY AND GUIDANCE

National

15.17 The National Planning Policy Framework (NPPF) (Ref. 15.2) was last updated in February 2025. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. It sets out a framework which aims to achieve sustainable development throughout the planning system with three overarching objectives – economic, social, and environmental.

15.18 At the heart of the NPPF is a 'presumption in favour of sustainable development', which requires Local Authorities as part of any plan-making or decision-making, to provide clear guidance on how the presumption should be applied locally.

15.19 The NPPF sets out how to deliver sustainable development under 13 subheadings. Of these subheadings, the following are the most relevant for the potential social and economic impacts of the Proposed Development.:

- *Developing a sufficient supply of homes: This objective states that local planning authorities should establish a housing requirement figure for their area, understand the availability of land in the area, and ensure that the supply and delivery of housing is maintained.*
- *Building a strong, competitive economy: This objective sets out the need for planning policies to identify opportunities for local investment and seek to address potential barriers to investment, including poor environments or a lack of housing. It states that local planning authorities should encourage sustainable economic growth and enable the development of accessible local services and community facilities.*
- *Promoting healthy and safe communities: This objective states that planning policies need to create new places that encourage social interaction and provide safe and accessible environments. Policies should also enable and support healthy lifestyles.*



Local

Wiltshire Core Strategy

15.20 The Wiltshire Core Strategy Development Plan Document (Ref 15.3) was formally adopted in January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. This strategy has been developed by the Council working closely with Wiltshire's communities, as well as businesses and interest groups, both local and national. The aim is to deliver sustainable growth for the communities of Wiltshire that best meets their needs now and for the future. The policies that are of relevance to this ES chapter include but are not limited to the following:

Core Policy 38 Retail and Leisure

15.21 All proposals for retail or leisure uses on sites not within a town centre in excess of 200 sqm gross floorspace, including extension of existing units, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrates that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.

Core Policy 43 Providing Affordable Homes Provision

15.22 The Application Site is located within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.

Core Policy 45 Meeting Wiltshire's Housing Needs

15.23 New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

Core Policy 46 Meeting the needs of Wiltshire's Vulnerable and Older People

15.24 The provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living. Older people Housing schemes should assist



older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community. Developers will be required to demonstrate how their proposals respond to the needs of an ageing population

Core Policy 51 Landscape

15.25 Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures.

Core Policy 52 Green Infrastructure

15.26 Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.

BASELINE CONDITIONS

15.27 The following factors will be considered to establish the baseline conditions for the Application Site:

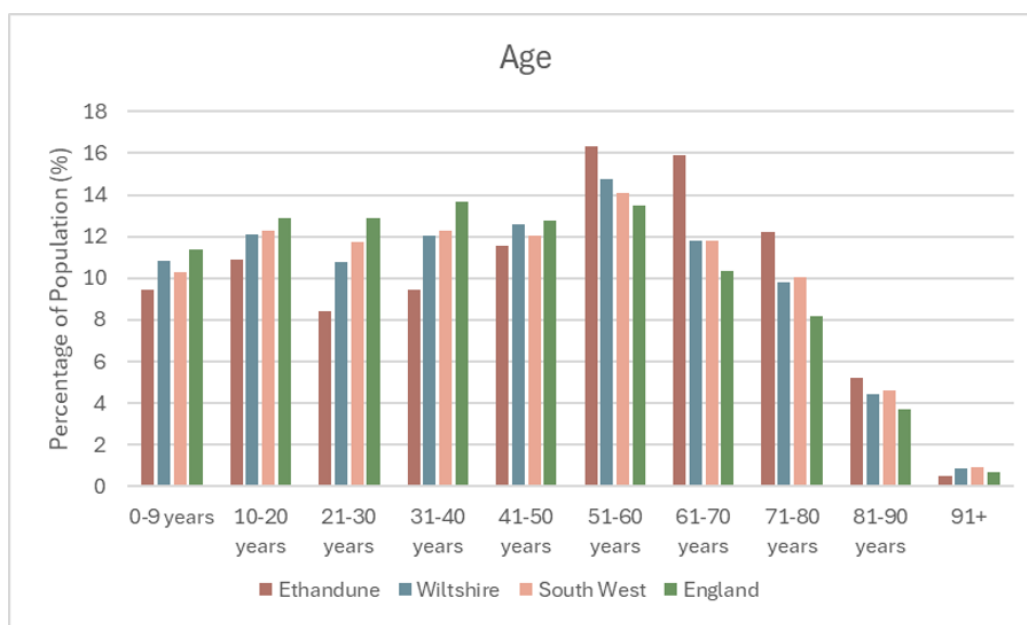
- Population;
- Health profile;
- Local economy and employment;
- Housing;
- Deprivation and Crime;
- Local healthcare facilities and social care;
- Local education provision;
- Open, amenity and play space provision; and
- Community facilities provision.

Population

Age and Gender

15.28 Within Wiltshire the greatest proportion of residents are within the 51-60 age bracket, equating to 14.8% of residents, which is followed by the 41-50 age bracket, equating to 12.6% of residents. In Ethandune ward most residents are also between 51-60 years, equating to 16.3% of residents, followed by 61-70 years at 15.9%. At a ward level, there is a much lower number of young adults comparatively. For example, here, 8.4% of residents aged 21-30, compared to 10.8% in Wiltshire, and 12.9% in England. Figure 15.1 below shows the age structure of England, South West, Wiltshire and Ethandune ward (Ref. 15.4).

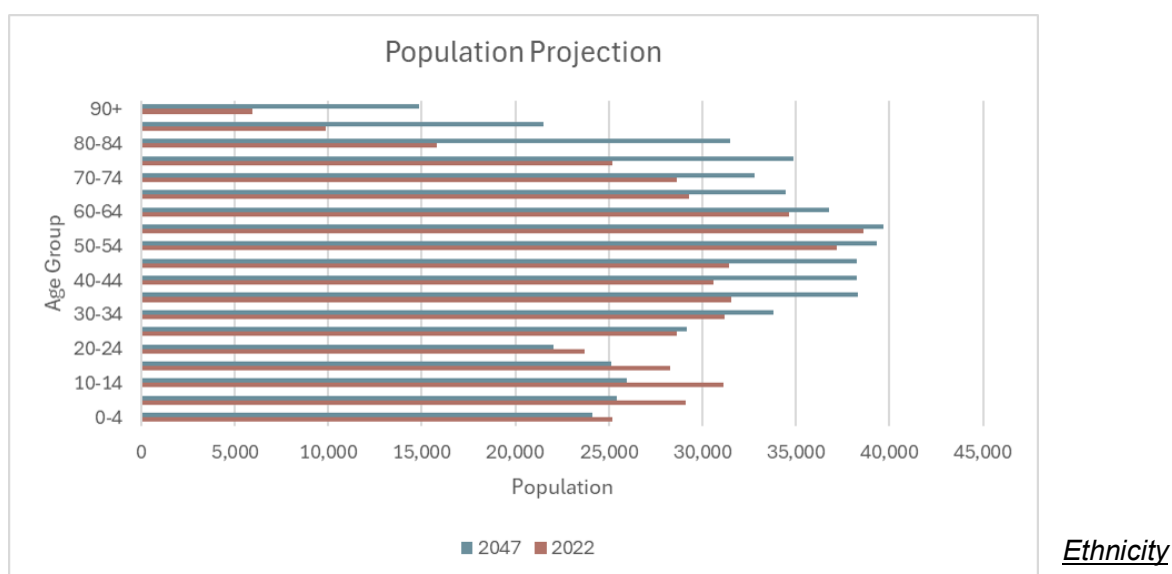
Figure 15.1 Age Structure by Area



Population Forecast

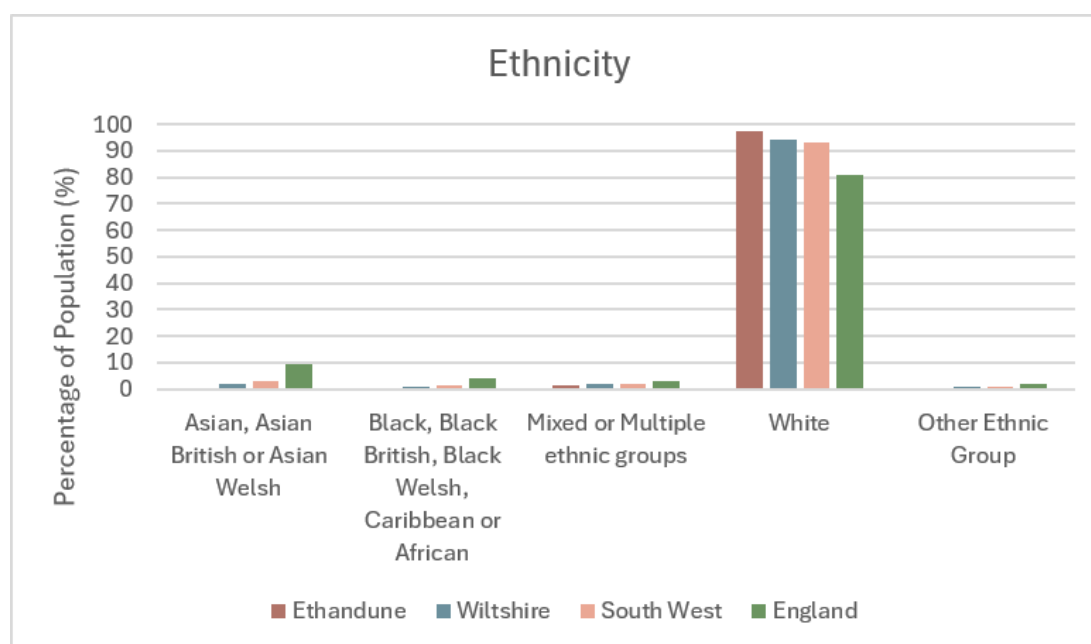
15.29 Population forecasts for Wiltshireⁱ show that between 2022 and 2047 figures are expected to rise from 516,107 to 586,231 - a 13.6% increase. Notably, the proportion of 80-84 year olds will increase by 117.7% by 2047. Population forecasts suggest that by 2047 there will be an older age profile, with growth concentrated among middle-aged and elderly residents. Figure 15.2 below demonstrates how the age profile is projected to change in Wiltshire (Ref. 15.5).

Figure 15.2 Population Projections for Wiltshire



15.30 Within Ethandune, 97.7% of residents are White. The second largest ethnic group is Mixed or 'multiple ethnic groups' comprised of 1.5% of residents (Ref 15.6). The ethnicity within Wiltshire is similar where 94.3% of residents are classified as White, and the second largest ethnic group is Asian, Asian British or Asian Welsh comprised of 2.1% of residents. The figure below shows the ethnicity of England, South West, Wiltshire, and Ethandune ward compared.

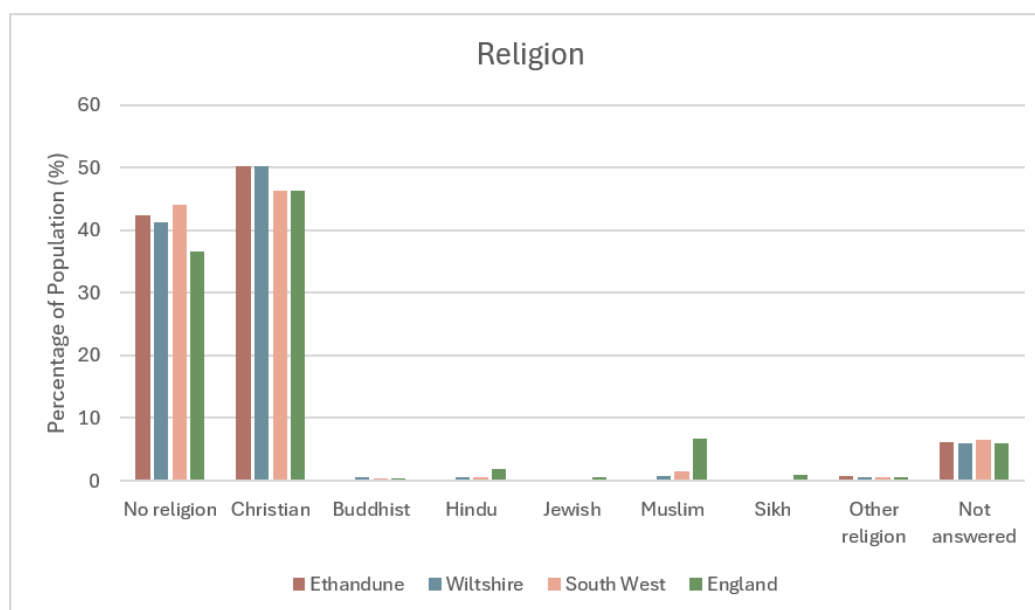
Figure 15.3 Ethnicity by Area



Religion

15.31 The graph below shows levels of religion within Ethandune ward, Wiltshire, South West and England (Ref 15.7). This shows that the majority of residents in the ward are Christian (50.2%), followed by those with no religion (42.3%). This is similar in Wiltshire where 50.2% are Christian and 41.3% have no religion. Just 0.3% and 0.7% are Muslim in Ethandune ward and Wiltshire, compared to 6.7% in England.

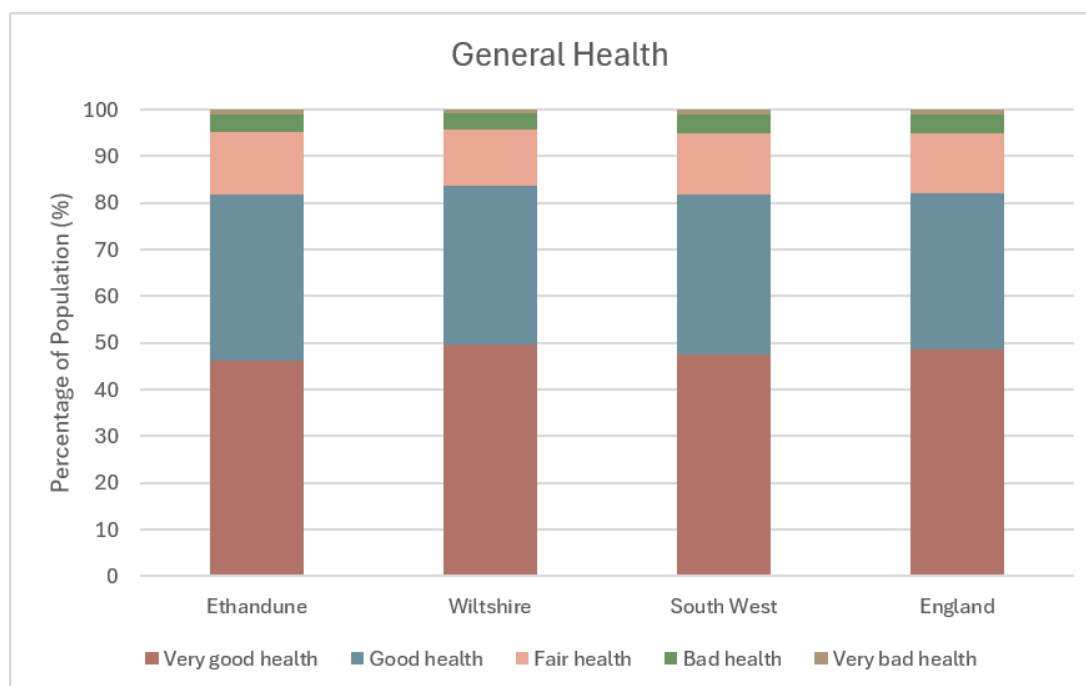
Figure 15.4 Religion by Area



General Health

15.32 According to the 2021 Census, 49.5% of residents in Wiltshire are in 'Very good health', followed by 34.1% of residents who are classified in 'Good health' (Ref. 15.8). In Ethandune ward the proportion of residents that are in 'Very good health' is slightly lower at 46.2%, and those of 'Good health' equate to 35.7% respectively. These figures are all similar to the national average. 1.1% and 0.9% of residents are in 'Very bad health' in Ethandune ward, and Wiltshire respectively. General health by area is shown in the below figure.

Figure 15.5 General Health by Area



Disability

15.33 Within Ethandune ward, 19.6% of the population are disabled under the Equality act. This is higher than in Wiltshire, where 17% of the population are disabled under the Equality Act. Here 6.3% have daily activities limited a lot, and 10.7% have daily activities limited a little (Ref 15.9.)

Local Employment and Economy

Economic Activity

15.34 According to the 2021 Census (Ref 15.10) within Ethandune ward 48.2% of the population aged 16 to 74 are economically active in, which is similar to 51.2% in Wiltshire and 49.4% in South West.

Industry

15.35 Within Ethandune, the Education industry employs the most residents equating to 10.3% of residents. The Construction sector employs the next largest group at 8.5%. This is

similar to Wiltshire and wider South West, where Education, Construction, Retail trade, Human Health Activities and Public administration and defence; compulsory social security are the largest industry employers (Ref 15.11).

Qualification Level

15.36 Data provided by the Census demonstrates that 35.2% of residents in Ethandune ward aged 16 years and over have gained Level 4 qualifications and above, which is similar to Wiltshire (34.2%) and South West (33.1%). Here, 15% of the population have no qualifications which is similar to 14.4% in Wiltshire and 15.6% in South West (Ref 15.12). See Figure 15.6 below.

Figure 15.6 Qualification Level by Area



Housing

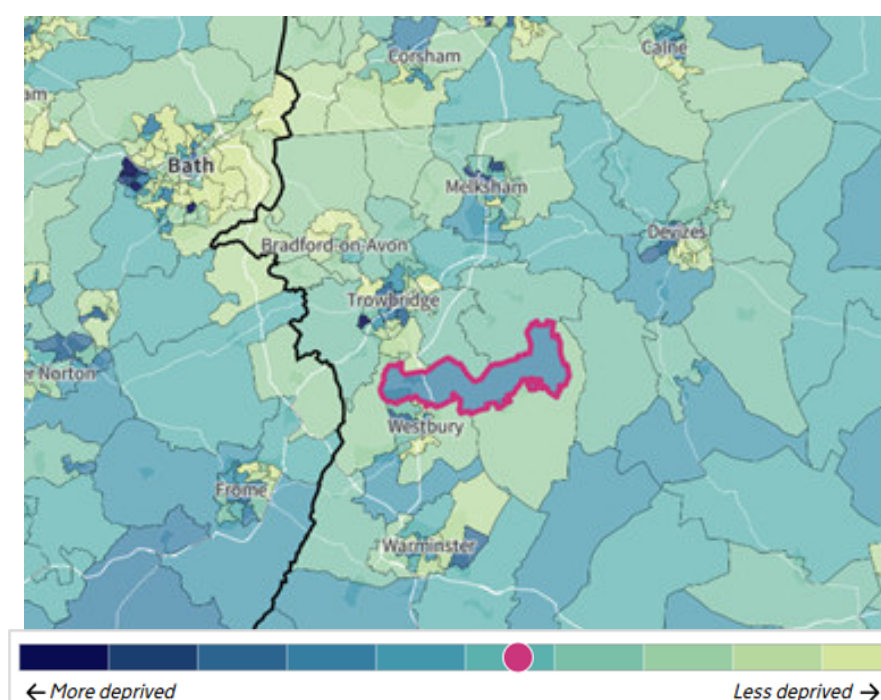
15.37 87.7% of households within Wiltshire and whole houses or bungalows, 11.6 are flats, maisonettes or apartments and 0.7% are a caravan or other mobile temporary structure. 37.3% of households in Wiltshire are owned outright, 30.7% are owned with a mortgage, loan or shared ownership, 14.5% are socially rented and 17.5% are privately rented or live rent free.

15.38 Within Wiltshire, most households have an occupancy rating of 2 or more persons per room, this is represented by 54.8% of the population, followed an occupancy rating of 1 person per room, which is approximately 25.7% of the population (Ref 15.13).

Deprivation and Crime

15.39 The context of people's lives directly influences their health. The Multiple Deprivation Domain measures the relative deprivation of small areas of England, the LSOAs, according to a range of variables including wealth, health and quality of life. The Indices of Deprivation (2025) Multiple Deprivation Domain (Ref. 15.14) shows that the site falls within Wiltshire 039D, which is Wiltshire 039D is more deprived than most neighbourhoods in England. The Wiltshire local authority district contains 306 other neighbourhoods. Only 9% of neighbourhoods in this area are more deprived than the neighbourhood you selected. Figure 15.7 below illustrates levels of deprivation surrounding the Application Site.

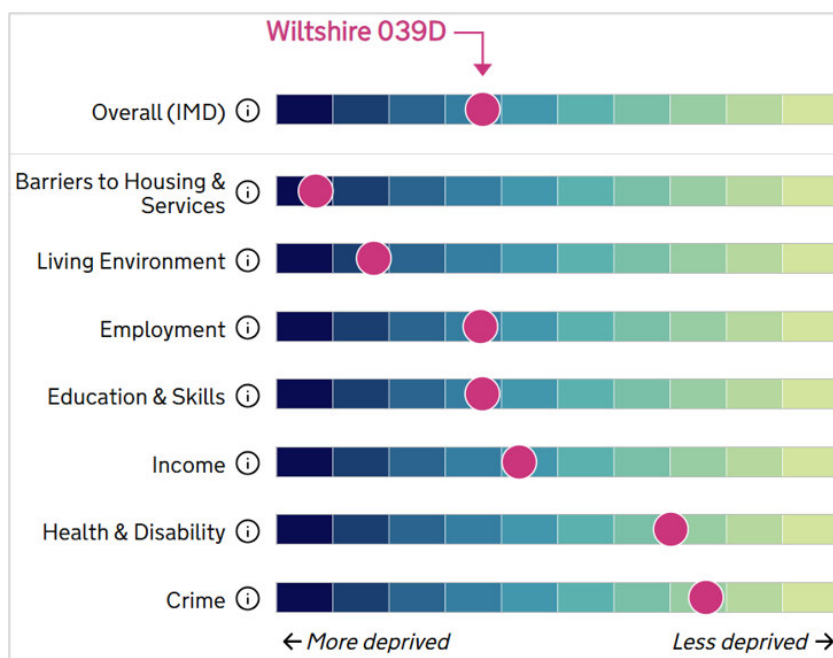
Figure 15.7 Indices of Multiple Deprivation, 2025



15.40 Figure 15.8 below shows how Wiltshire 039D ranks against the seven categories of deprivation. This shows that the worst ranked category is 'Barriers to Housing and Services' this type of deprivation is a measure of the financial and physical barriers to accessing housing and local services. There are only 7% other neighbourhoods in England that are more deprived in terms of 'Barriers to Housing and Services'. The 'Living Environment'

domain also scores low, which includes the standard of housing, access to private outdoor space, pollution and traffic hazards.

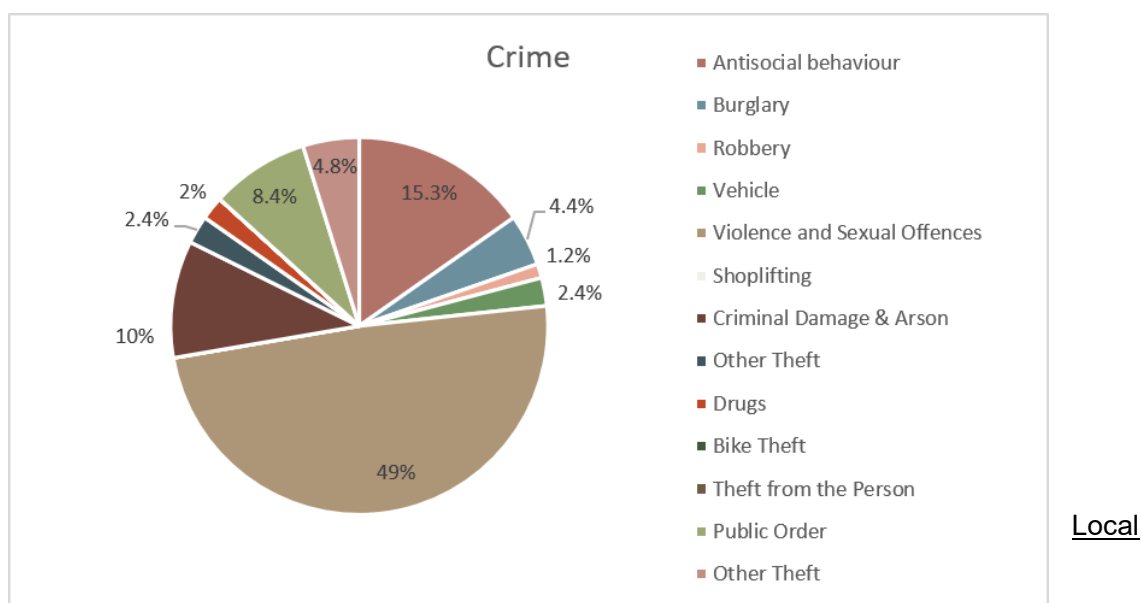
Figure 15.8 Indices of Multiple Deprivation Categories



15.41 Crime imposes economic costs, reinforces social exclusion, and can hasten the environmental decline of neighbourhoods. Fear of crime can make people reluctant to walk, use public transport, or go out after dark. It can also be a cause of mental distress and social exclusion. In particular, women and older people tend to worry more about becoming victims and this may prevent them from engaging in social activities.

15.42 The UK Crime Statistics (Ref. 15.15) gives an overview of the crime levels in the area. Figure 15.9 below shows the percentage of crimes between April 2025 and March 2026 for Westbury Rural. This shows that the majority of crime within the ward is violence and sexual offences (49%) and antisocial behaviour (15.3%).

Figure 15.9 Crime, Westbury Rural



Healthcare Facilities

15.43 Local health facilities have been assessed from within a 4.8km walking distance of the Application Site. The location of the development means residents are likely to have to travel to access these services.

15.44 Within 4.8km of the Application Site there is one GP surgery, this is set out in Table 15.4 below. The number of GPs is based on the NHS General Practice Workforce data (April 2026) (Ref 15.16) and the number of patients is based on NHS Patients Registered at a GP Practice data (May 2026) (Ref 15.17).

15.45 This practice is above the best practice of 1,800 patients per GP recommended by the General Medical Council used by the Department of Health and Primary Care Trusts, although the surgery is still accepting new patients.

Table 15.4 GP Surgeries within 4.8km of Application Site

GP Surgery	Walking Distance (km)	No. of GPs (FTE)	No. of patients	GP to patient Ratio	Accepting new patients?
White Horse Health Centre (Westbury Group Practice)	3.7	10	24,961	2,496	Yes
TOTAL	-	10	24,961	2,496	-



15.46 There are six dentists within 4.8km of the Application Site. The acceptance of new patients varies between practices. These are listed in Table 15.5 below.

Table 15.5 Dentists within 4.8km of Application Site

Dentist	Distance (km)	Accepting new patients?
South Cliff Dental Group	2.7	Yes
Dentalcare Westbury	2.7	Yes
Haynes Road Dental Centre	2.8	Private
Delicate Dentistry	3.2	Yes (NHS Children only)
White Horse Dental Practice	3.7	Private
Cadby Dental	3.7	Private

15.47 The closest general hospital is Trowbridge Community Hospital, 6.1km north. This hospital provides a range of services such as minor injuries unit, physiotherapy and x-ray and outpatients.

15.48 There are three pharmacies within 4.8km of Application Site. All pharmacies offer electronic prescriptions.

Local Education Provision

15.49 The Department of Education (DFE) states that statutory walking distances are two miles (3.2km) for children under eight years and three miles (4.8km) for children aged 8 and over and further elaborates that 'Best practice suggests that the maximum each way length of journey for a child of primary school age to be 45 minutes and for secondary school age 75 minutes, but these should be regarded as the maximum' (Ref. 15.18).

15.50 Five nurseries have been identified within a 3.2km walking distance of the Application Site. The surplus capacity of each nursery school is identified using the latest Ofsted assessments. This demonstrates that there is currently no capacity for additional children in local nursery schools. See Table 15.6 below.



Table 15.6 Nursery schools within 3.2km of Application Site

Nursery School	No. on roll	School Places	Net Capacity	Ofsted Rating
The Willows Preschool	38	24	-14	Good
BebeTots Nursery	59	43	-16	Good
Kingfisher Pre-school	18	18	0	Good
Daisy Chain Preschool	22	24	2	Outstanding
Bright Stars Nursery		71	n/a	Strong standard
TOTAL	137	180	-28	

15.51 The below information has been taken from the Education Impact and Mitigation Assessment to ensure accuracy and consistency.

15.52 The Department of Education (DFE) states that statutory walking distances are two miles (3.2km) for children under eight years and three miles (4.8km) for children aged 8 and over and further elaborates that 'Best practice suggests that the maximum each way length of journey for a child of primary school age to be 45 minutes and for secondary school age 75 minutes, but these should be regarded as the maximum' (Ref. 15.18).

15.53 The latest available individual primary and secondary school forecasts were obtained from Wiltshire Council via the submission of a Freedom of Information (FOI) request. The latest available primary school forecasts were created in July 2025 and cover the period until the academic year 2033/34 with the latter years relying on assumed birth.

Primary

15.54 The latest available school data showing the forecast position of pupil places for each of the primary schools in the Westbury Primary Planning Area was due to be as shown in the table below:

**Table 15.6 Westbury Primary Planning Area Schools**

Primary School	Current Net Capacity	Forecast Children on Roll			Forecast Surplus/Deficit Places		
		27/28	30/31	33/34	27/28	30/31	33/34
Bitham Brook Primary School (urban)	420	411	431	435	9	-11	-15
Westbury Infants School (urban)	270	213	232	238	57	38	32
Westbury CE Junior School (urban)	360	276	317	338	84	43	22
Westbury Leigh CE Primary School (urban)	315	222	189	187	93	126	128
Bratton Primary School (rural)	210	140	119	110	70	91	100
Chapmanslade CEVA Primary School (rural)	119	101	92	89	18	27	30
Dilton Marsh C of E Primary School (rural)	210	149	158	153	61	52	57
TOTAL	1,904	1,512	1,538	1,550	392	366	354

15.55 On the basis of these forecasts it is evident that there will be a very significant number of surplus places at the four urban primary schools in the Westbury Primary Planning Area for the foreseeable future. This surplus was due to reduce from 243 in 2027/28 to 167 by 2033/34. Although this is a reduction in surplus places at the four urban primary schools in the Westbury Primary Planning Area over this period, the surplus by the academic year 2033/34 would still be 12.2%.

15.56 On the basis of these forecasts, it is evident that there will also be a significant number of surplus places at the three rural primary schools in the Westbury Primary Planning Area for the foreseeable future. This surplus was due to increase from 149 in 2027/28 to 187 by 2033/34. The surplus at the three rural primary schools Westbury Primary Planning Area by the academic year 2033/34 would increase to be 34.7%.



Secondary

15.57 The latest available school data showing the forecast position of pupil places for each of the secondary schools in the Westbury Primary Planning Area was due to be as shown in the table below:

Table 15.7 Westbury Secondary Planning Area Schools

Secondary School	Current Net Capacity	Forecast Children on Roll			Forecast Surplus/Deficit Places		
		27/28	30/31	35/36	27/28	30/31	35/36
Matravers School	1,000	881	878	861	119	122	139

15.58 On the basis of these forecasts, it is evident that there will be a significant number of surplus places at the only secondary school in the Westbury Secondary Planning Area for the foreseeable future. This surplus was due to increase from 119 in 2027/28 to 139 by 2035/36. Although this is a reduction in surplus places at the only secondary school in the Westbury Secondary Planning Area over this period, the surplus by the academic year 2035/36 would still be 13.9%.

Open, Amenity and Play Space Provision

15.59 There is a host of public open spaces nearby, including but not limited to; Vivash Park (0.8km south), Campion Close Play Park (1.9km south), Greenacres Park (2.4km south), Westbury skatepark (2.7km south), Becks Mill Play Park (3.7km south) and White Horse Country Park (4km southeast).

15.60 The nearest allotments are The Groves, Westbury 2.8km south, Southwick Allotments, which are 5.5km north, and Gloucester Road Allotments, also 5.5km north.

Community Facilities

15.61 The nearest existing community facilities are Heywood and Hawkeridge Village Hall (2.4km east), Grassacres Hall (2.5km south) and North Bradley Peace Memorial Hall (3km north).



15.62 The nearest libraries are Westbury Library (2.7km south) and Wiltshire Library and Information Service (5km north). West Wilts Youth Sailing Association is 1.3km south, and St. Andrews Youth Football Club is 3km north, in terms of youth facilities.

15.63 Reflecting the most practiced religion in the area, there are multiple churches in Westbury to the south, such as All Saints Church and Westbury Methodist Church (2.5km south). Trowbridge Mosque is 4.8km north, and Wiltshire Islamic Cultural Centre & Masjid An-Nur is 5.6km north.

15.64 There are several local shops and food outlets accessible from the Application Site. This includes Ben's Café (0.8km west) on the West Wilts Trading Estate, Royal Oak Hawkrigge pub (0.8km north), Premier (1.2km southwest), Morrisons (2.8km south) and Aldi (3km south).

IDENTIFICATION AND EVALUATION OF KEY EFFECTS

During Construction

Direct Employment

15.65 The Proposed Development will support on-going construction employment throughout the development process, expected to span over a six-year period and therefore will support on-going construction employment. Based upon the capital construction cost of the Proposed Development provided by the Applicant for both residential and commercial elements, it is estimated that approximately 2,515 gross person years of employment (PYE) will be generated over the approximate six-year construction period of the Proposed Development.

15.66 This is equivalent to circa 419 FTE jobs in the economy during the assumed construction period. This does not consider additional benefits, which are calculated below.

Additionality Assessment

15.67 Within direct employment generated from the construction of the Proposed Development, more specific 'Additionality' analysis can be made to determine direct, indirect, induced, and localised employment impacts. The concept of 'additionality' therefore combines the direct, induced, and indirect employment impacts of a proposal and compares them against the reference or baseline position to identify the overall net additional employment created.



15.68 The Homes & Communities Agency Additionality Guide (Ref 15.1), provides a framework for this assessment, applying adjustments for leakage, displacement, and multiplier effects to determine the scale of local employment impacts. The scale of each factor depends on the characteristics of the Proposed Development and local labour market conditions, as described below. Construction labour is typically mobile, so therefore, the economic benefits are likely to be experienced across Wiltshire and the wider South West region.

Leakage

15.69 It is assumed that all of the Construction requirements can be satisfied within the South West region and the majority within Wiltshire. Given the proportion of Construction workers in Wiltshire, a low level leakage factor has been applied at 20%, where 80% of the workers could be supplied locally.

Displacement

15.70 Displacement takes into account the proportion of development outputs accounted for by reduced outputs elsewhere. In respect to construction employment, this may result from competition for construction staff that could result in delays and increased costs etc. Given the scale of the project in a semi rural area, it is assumed this would affect the supply of workers for other contracts. Therefore, the displacement factor is estimated to be 25% in accordance with the Homes and Communities Agency Additionality guide where there is anticipated to be 'some displacement effects, although only to a limited extent.' This ensures the assessment remains conservative.

Reference Case

15.71 It is also necessary to take account of the reference case. Consequently, it is necessary to subtract the reference case to leave the net additional benefits. The reference case is considered to be what would occur if no development was brought forward or an alternate scheme is not considered a reference case is the existing state of the site. The Application Site is agricultural fields belonging to the neighbouring Hawkeridge farm, which will remain. Therefore, a reference case of 0 has been applied as no construction would take place.

15.72 These effects reduce the direct employment to 252 FTE jobs over the six year construction period. As a result, it is anticipated that there will be a **direct, temporary, minor**



beneficial effect (not significant) at the local authority level from direct employment from construction.

Indirect and Induced Employment

15.73 Direct employment comes from the on-site construction activity itself. Indirect employment results from the need to purchase construction materials and services within the supply chain, while induced employment is generated through the increased expenditure by construction workers in the local economy. Together, these effects produce a beneficial economic multiplier, sustaining and generating further economic activity within the area.

Multiplier

15.74 The multiplier adjustment factor varies according to the project size and geographic area. The larger the project and geographic area under consideration, the greater the multiplier factor. Ethandune is likely to have 'few' supply linkages based on the scale of its economy, yet more locally the economy is stronger. Therefore, a multiplier of 1.1 at the neighbourhood level is determined from the Additionality Guide as being the most appropriate.

Table 15.8 Indirect Construction Phase Employment (FTE) Assessment

Additionality Steps	FTE
Gross direct construction phase employment	419.1
Estimated leakage	83.8
Gross direct construction phase employment to target area	335.3
Less displacement	83.8
Net direct construction phase employment to target area	251.5
Plus multiplier effects	25.1
Less reference case	276.6
Net additional employment to target area	277



15.75 As a result, it is anticipated that there will be an **indirect, temporary, minor beneficial effect** (not significant) at the local authority level from indirect employment from construction.

Human Health

15.76 Construction activities have the potential to impact human health of existing residents in the local area. This can be in relation to air quality, noise impacts and transport and access for example. No Construction Environmental Management Plan has been commissioned at this stage to mitigate against the impacts and disruption.

15.77 The air quality ES chapter details that should good site practice and the recommended mitigation measures be implemented, the effects of dust and particulate matter on the health of the population during construction will be negligible. Once in operation, the effects of particulate matter from the traffic generated by the Proposed Development will also be negligible on the population's health.

15.78 The noise ES chapter details that the effects of construction vehicles and activity on local noise levels. However, in this case the effects are minor if not negligible. Standard mitigation measures have been recommended in the Chapter to control noise emissions. During Operation, tests for the effects of additional vehicles on the road and ambient music were also deemed to have negligible effects on the population health.

15.79 The Proposed Development is considered to result in a **negligible effect** (not significant) at the local authority level on human health as a result of construction activities.

During Operation

Population and Demography

Total population

15.80 The Proposed Development will bring forward a total of 249 units. This consists of 1 bed maisonettes to 4 bed homes. As well as provision for a 64-bed care home. Based on the median of the accommodation schedule and data from the 2021 Census on household size and the number of bedrooms by tenure for Wiltshire set out in Tables 15.9, and the average household size for Wiltshire (2.4), it is estimated that these proposed dwellings could accommodate 562 residents. Calculations for the household size and the number of bedrooms by tenure for Wiltshire are shown in the table below.



Table 15.9 Estimated Population

Tenure	Unit size	Number	Population
Market	1 bed maisonette	6	8
	2 bed house	44	76
	3 bed house	95	222
	4 bed house	44	123
Social	1 bed maisonette	14	16
	2 bed house	23	48
	3 bed house	17	49
	4 bed house	6	20
TOTAL		249	562

Pupil Product

15.81 To identify the demand on early years and education services caused by the Proposed Development, the likely pupil product has been calculated based on pupil product ratios for Wiltshire Council Developer's Contributions (Ref. 15.19). This figure excludes the 64 bed care home as this is not expected to accommodate children.

Table 15.10 Predicted pupil product

Education stage and age	Dwellings	Yield
Nursery (0-4 years)	249	32
Primary (5 -11 years)	249	77
Secondary (12-18 years)	249	55
TOTAL	249	164

15.82 The Proposed Development could generate a total pupil product of 164 children. Of these, 32 will be aged 0-4 years, 77 will be aged 5-11 years and 55 will be aged 12-18 years. The impacts of child yield on educational facilities are detailed in Local Education Provision section below.



Housing

Housing Types, Sizes and Tenures

15.83 The Proposed Development will bring forward up to 249 residential dwellings. These will be a mix of sizes and could range from 1 bed maisonette to 4 bed homes. The tenure includes Shared Ownership and First Homes. The scheme makes provision for 40% affordable housing (no. 100 units ranging from 1-4 bed). Alongside this, a 64-bed care home is also being brought forward.

15.84 All residential dwellings delivered will accord with the requirements of the nationally described space standards and the provisions for wheelchair adaptable and accessible dwellings.

15.85 The housing mix for the Proposed Development is shown in Table 15.11 below.

Table 15.11 Accommodation Schedule

Unit	Affordable	Market
1	20	
2	34	21
3	35	84
4	11	44
TOTAL	100	149

15.86 The provision of 249 homes and a 64-bed care home of a mix of a range of sizes and tenure will have a **direct, permanent, minor beneficial effect** at the local authority level and would make a valuable and timely contribution of 7% to the Council's annual housing need of 3,500 homes. Although the scheme is not providing socially rented housing, the 100 affordable homes will contribute significantly to the housing register waiting list, which as of July 2026, the total demand is 4066, the majority of which are one bed. The waiting list for one bed's is 2 years and 4 months; for four beds it is 3 years and 10 months. (Ref 15.20). Wiltshire's Homes 4 Wiltshire states that only 260 homes are available to rent annually, and the Council relies heavily on partnerships with other developers. (Ref 15:21)



Employment and Economy

Direct Employment

15.87 The Proposed Development is set to provide non-residential elements including retail and sui generis.

15.88 The scale of the opportunities arising from the commercial space can be forecast through the application of 'employment densities'. The term 'employment density' refers to the average floor space per person in an occupied building. It is a measure of intensity of use and indicates how much space each person occupies within the workplace.

15.89 Homes and Communities Agency (HCA) have produced the third edition of the Employment Density Guide (Ref. 15.22) which provides advice to appraisers of regeneration and economic development projects on the employment densities associated with different types of property use.

15.90 To forecast the number of 'workspaces' associated with the Proposed Development and to quantify the benefits, the recommended employment densities have been applied. The HCA Density Guide provides a ratio for retail, including drive-through units, as this will be the main commercial use between 15-20sqm NIA per FTE. Given the semi-rural setting, 20qm has been selected.

15.91 Employment density figures for care homes are not provided in the Employment Densities Guide, however as outlined in the London Employment Sites Database by CAG Consultants (Ref 15.23) an employment density of 45 sqm per worker is recommended. This estimates the 64-bed care home will support an estimated 56 FTE employees including nurses, carers, cleaners, managers, administrative staff, catering and maintenance personnel.

15.92 As shown in the table below, it is projected that the Proposed Development will provide approximately 97 FTE jobs during the operational phase across the region. The types of jobs in retail and care tend to be shift work, part-time and low paid.



Table 15.12 Operational Employment

Use Class	NIA (Sqm)	Employment Density	Jobs (FTE)
Retail	817.7	20	41
Care Home	2,516	45	56
TOTAL	-	-	97

15.93 The Proposed Development is considered to result in an **indirect, permanent, minor beneficial effect** (not significant) at the local authority level on direct operational employment.

Additionality Assessment

Leakage

15.94 As per the calculations for the construction phase, the same assumptions have been applied for local effects. A low level of leakage has been assumed at 20%, i.e. 80% of benefits will be retained within the target area with the need for local jobs and less commuting for work. This too would suit the older population of 51-70 years that could be looking for these part time roles available.

Displacement

15.95 The second adjustment factor is displacement. It is likely that there will be some displacement effects, but to a limited extent given the semi-rural economy and shortage of opportunity. For the purpose of this assessment this has been estimated at 25%.

15.96 These effects would reduce the direct employment to the local target area (Wiltshire) to 58 FTE jobs once the retail offer and care home are in operation.

Indirect and Induced employment

Multiplier

15.97 The Multiplier calculates the secondary (indirect and induced) benefits as a result of the operational phase employment. The multiplier relates to two aspects:



- A supply linkage multiplier: purchases made as a result of the Proposed Development and further purchases associated with linked firms further along the supply chain; and
- An income multiplier: associated with local expenditure as a result of those who derive incomes from the direct and supply chain linkages.

15.98 Therefore, the multiplier effect is considerably influenced by how local in nature the businesses are, as this will affect the number of linkages, both supply and income related, which are likely to take place. For the purpose of this assessment, a conservative composite local multiplier of 1.1 has been applied to account for medium linkages. The additionality calculation is set out in the table below.

Table 15.13 Indirect Operational Employment (FTE) Assessment

Additionality Steps	FTE
Gross direct operational phase employment	96.8
Estimated leakage	19.4
Gross direct operational phase employment to target area	77.4
Less displacement	19.4
Net direct operational phase employment to target area	58.1
Plus multiplier effects	5.8
Net operational phase to target area	63.9
Less Reference Case	0
Net additional employment to target area	64

15.99 The additionality analysis is summarised in the table above and it shows that overall gross operational employment following displacement, leakage, and multiplier effects is 64 FTE opportunities to the target area of Wiltshire.



15.100 The Proposed Development is considered to result in an **indirect, permanent, minor beneficial effect** (not significant) at the local authority level on indirect operational employment.

Expenditure of Additional Residents

15.101 The home and their residents and their spending can be regarded as additional within Wiltshire; even if residents previously lived in the borough, it can reasonably be assumed that their previous accommodation will be readily re-occupied.

15.102 According to the ONS statistics on family spending for the South West (2025) (Ref. 15.24) and ONS Housing Expenditure by Household Composition (Ref. 15.25), it is expected that the average expenditure among future residents will be £516.50. This includes spending on food and drink, comparison goods (clothing and footwear and household goods) as well as recreation & culture and transport.

15.103 Considering the 249 new units, it is estimated that the weekly expenditure would be £128,609 from the whole of the Proposed Development. Therefore, the gross annual expenditure of the residential development will be £6,687,642. It is assumed there will be some leakage and a portion of this will be spent in wider South West and the UK. A total average annual spend of approximately £6.7 million will come forward as a result of resident spending at the Proposed Development.

15.104 Therefore, operational phase residents spending is considered to have a **direct, permanent, minor beneficial effect** (not significant) at the local authority level on the local economy. Overall, this contributes to £42.2 million (0.3%) of Wiltshire's total GVA of £14.4 billion.

Local Healthcare Facilities

Local GP surgeries

15.105 The Proposed Development is anticipated to bring forward a residential population of 562 residents. The baseline assessment identified one GP surgery within 4.8km of the Application Site. The average ratio of patient per GP of the practices currently is 1:2,496. This is above the best practice of 1,800 patients per GP. The Proposed Development will increase the GP to patient ratio, therefore, there not sufficient capacity to provide for incoming residents.



15.106 Therefore, it is considered that there will be a **direct, permanent, minor adverse effect** (not significant) at the local authority level on local healthcare, in the absence of mitigation.

Local Education Provision

Nursery

15.107 The baseline assessment identified five nurseries within a 3.2km radius of the Application Site. The latest Ofsted assessments showed that collectively these nurseries have a deficit of 28 spaces for children.

15.108 The child yield calculations completed (Table 15.10) estimate that the Proposed Development would result in a child yield of 32 children aged 0 to 4 years. According to the Department of Education's Childcare and Early Years Survey of Parents in England, 64% of pre-school children were likely to receive formal childcare. This includes day nurseries, nursery schools, nursery classes and playgroups or pre-schools. Therefore, it is assumed that the Proposed Development would bring forward at least 20 children requiring formal childcare places.

15.109 Based on the 20 nursery aged children coming forward from the Proposed Development, there would not be sufficient space in existing nurseries that currently do not have surplus capacity. It is therefore considered that there would be a **direct, permanent, long term, minor adverse effect** (not significant) at a local authority level on nursery school provision.

Primary

15.110 The Proposed Development is anticipated to bring forward 77 pupils aged 5 to 11 years who will require primary school places. The baseline assessment identified seven primary schools within the Westbury Primary Planning Area, four urban and three rural. For the urban schools, a total surplus capacity of 12.2% was identified up until 2033/34. Similarly, for the rural schools, there was an increase in capacity year on year up to 34% in 2033/34. Thus, there is sufficient capacity for the incoming pupils.

15.111 Therefore, it is considered that there will be a **negligible effect** (not significant) at the local authority level on local primary school provision.



Secondary

15.112 The Proposed Development is anticipated to bring forward 55 pupils aged 12-17 years who will require secondary school places. The baseline assessment identified one secondary school within the Westbury Secondary Planning Area. A total surplus capacity of 119 in 2027/28 was identified. Thus, there is sufficient capacity for the incoming pupils.

15.113 Therefore, it is considered that there will be **negligible effect** (not significant) at the local authority level on local secondary school provision.

Crime

15.114 The Proposed Development has not consulted with Secured by Design. However, the landscape has been designed with safety in mind considering:

- Adequate outdoor lighting;
- Natural surveillance;
- Wide open spaces with clear boundaries;
- Secure bike and bin storage;
- Family friendly pedestrian and cycle routes; and
- Fire safety and emergency access.

15.115 As the design of the Proposed Development will help to impede the potential for crime, there will be a **direct, permanent, negligible effect** (not significant) at the local authority level on crime.

Open, Amenity and Play Space Provision

15.116 The Proposed Development will be providing 59,379 sqm total public open space. Within this is a LEAP Play area in the Southern side of the development, SANG and 2,302sqm of more formal open space. There are allotments in the north and to the north east, attenuation basins and additional pedestrian and cycle routes through the Proposed Development.

15.117 Therefore it is considered that there will be a **direct, permanent, minor beneficial effect** (not significant) for the incoming residents on local open space provision.



Community Facilities

15.118 The Proposed Development will create an additional demand on existing community infrastructure such as community centres, library services, and youth centres, for example. No provision is provided on site. Therefore, the overall impact of the Proposed Development on these community services is considered to be **direct, permanent, minor adverse effect** (not significant) at the local authority level, in the absence of mitigation.

ASSESSMENT OF CUMULATIVE EFFECTS

15.119 With regard to cumulative impacts, it is considered unlikely that the Proposed Development would generate any cumulative impacts that would warrant mitigation with regard to those aspects identified above that result in a Beneficial impact. As such, only those areas where the potential impacts were considered to be Adverse, is there potential for a cumulative effect to occur that could result in an Adverse impact. Beneficial cumulative impacts are predicted as a result of employment and local expenditure.

15.120 Therefore, the following aspects have been considered with regard to cumulative effects:

- Local healthcare facilities (GP surgeries);
- Local education provision (early years); and
- Community Facilities.

15.121 Of the schemes identified for consideration with regard to cumulative effects, the following schemes have been considered as cumulative to the Proposed Development for the purposes of this ES Chapter:

- Glenmore Farm - outline permission for up 145 No. dwellings (PL/2021/03749)
- Land off Storridge Road - outline application for up to 165 No. dwellings submitted but pending registration.
- Land at Shallow Waggon Lane - an outline application for up to 70 No. dwellings being prepared for submission later in 2026
- Court Farm - Class Q prior approval for a barn conversion to 8 No. dwellings (PL/2025/07517)

15.122 Land at Bratton Road (PL/2022/06046) has been scoped out for being too distant from the Application Site.



Population

15.123 In total, the cumulative schemes mentioned above will bring forward 388 units. Based on an average household size of 2.4 people per unit in Wiltshire (Ref 15.24) the cumulative developments will generate a resident population of 598 individuals. Together with the 562 persons generated by the Proposed Development, this is a total of 1,160 new residents in the area.

Local Healthcare Facilities

15.124 The cumulative schemes listed above will further increase the existing GP to patient ratio and in the absence of mitigation a **Minor Adverse effect** is anticipated.

Local Education Provision

15.125 At a high level, as with the Proposed Development, it is anticipated that the cumulative schemes will result in a **Minor Adverse effect** on early years, and a **negligible impact** on primary and secondary capacity, in the absence of mitigation.

Community Facilities

15.126 The cumulative schemes listed above will further increase pressure on local community facilities and in the absence of mitigation a **Minor Adverse effect** is anticipated.

ENHANCEMENT, MITIGATION AND RESIDUAL EFFECTS

During Construction

Employment and Economy

15.127 No mitigation measures are required. A local employment and skills plan should be adopted to encourage the employment of local residents. Therefore, the residual impact remains **temporary minor beneficial**.

Human Health

15.128 During construction, it is recommended that with good site practice and the adoption of the mitigation measures listed in the Air Quality Impact Assessment, the effects of the dust



and particulate matter as a result of the Proposed Development, will have a **negligible** residual impact on human health.

During Operation

Housing

15.129 No mitigation measures are required. The residual impact therefore remains **moderate beneficial**.

Employment and Economy

15.130 There is no required mitigation measures associated with operational employment generation. It is recommended that a local employment and skills plan should be adopted to encourage the employment of local residents. The residual impact therefore remains **minor beneficial**.

Human Health

15.131 Once in Operation, there are no mitigation measures required. Therefore, the residual impact remains **negligible**.

Local Healthcare Facilities

15.132 It is advised that there is a financial contribution made (through Section 106) towards healthcare. Assuming this contribution is made, there will be an overall **negligible** effect on GP surgery capacity.

Local Education Provision

15.133 It is advised that there is a financial contribution made (through Section 106) towards nurseries and childcare. Assuming this contribution is made, there will be an overall **negligible** effect on early years education provision.

15.134 There is sufficient primary school capacity within the local area. Therefore, the residual impact remains **negligible**.



15.135 There is sufficient secondary school capacity within the local area. Therefore, the residual impact remains **negligible**.

Crime

15.136 No mitigation measures are necessary; therefore, the residual impact remains **negligible**.

Open, Amenity and Play Space Provision

15.137 No mitigation measures are necessary and therefore, the residual impact remains **moderate beneficial**. It is recommended a landscape management plan is developed, and the involvement of local residents in the upkeep of the landscape is encouraged.

Community Facilities

15.138 It is advised that there is a financial contribution made (through Section 106) towards community facilities, in particular sports pitches and courts. Assuming this contribution is made, there will be an overall **negligible** effect on community facilities provision.

SUMMARY

15.139 In summary, the socio-economic residual impacts of the Proposed Development will be largely beneficial or negligible with 'additional mitigation' comprising financial contributions, and the adoption of a Local Employment and Skills Plan. These impacts and associated mitigation measures are detailed in Table 15.14 below.

Table 15.14: Socio-economic Summary Table

Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/Enhancement Measures	Residual Effects
Construction				
Employment and Economy	Temporary	Minor beneficial	The adoption of a Local Employment and Skills Plan	Minor beneficial
Human Health	Permanent	Negligible	Recommendations in the Air Quality Impact Assessment	Negligible
Operation				



Potential Effect	Nature of Effect (Permanent or Temporary)	Significance	Mitigation/Enhancement Measures	Residual Effects
Housing	Permanent	Moderate beneficial	None	Moderate beneficial
Employment and Economy	Permanent	Minor beneficial	The adoption of a Local Employment and Skills Plan	Minor beneficial
Human Health	Permanent	Negligible	None	Negligible
Local Healthcare Facilities – GP Surgeries	Permanent	Minor adverse	Financial Contribution	Negligible
Local Education Provision – Early Years	Permanent	Minor adverse	Financial Contribution	Negligible
Local Education Provision – Primary Schools	Permanent	Negligible	None	Negligible
Local Education Provision – Secondary Schools	Permanent	Negligible	None	Negligible
Crime	Permanent	Negligible	None	Negligible
Open, Amenity and Play Space Provision	Permanent	Minor Beneficial	Landscape Management Plan and involvement of residents.	Minor Beneficial
Community Facilities	Permanent	Minor adverse	Financial Contribution	Negligible

REFERENCES

Ref 15.1: Homes and Communities Agency (2014); Additionality Guide Fourth Edition.

Ref 15.2: Communities and Local Government (2024) National Planning Policy Framework (NPPF)

Ref 15.3: Wiltshire Core Strategy Development Plan Document (2015) [Wiltshire Core Strategy - Wiltshire Council](#)

Ref 15.4: Office for National Statistics (2023) Age by single year

Ref 15.5: Office for National Statistics (2021) Population projections for local authorities: Table

Ref 15.6: Office for National Statistics (2023) Ethnic group

Ref 15.7: Office for National Statistics (2023) Religion



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- Ref 15.8:** Office for National Statistics (2023) General health
- Ref 15.9:** Office for National Statistics (2023) Disability
- Ref 15.10:** Office for National Statistics (2023) Economic activity status
- Ref 15.11:** Office for National Statistics (2024) Industry
- Ref 15.12:** Office for National Statistics (2023) Highest level of qualification
- Ref 15.13:** Office for National Statistics (2023) Housing [Census Maps - Census 2021 data interactive, ONS](#)
- Ref 15.14:** Indices of Deprivation (2025); Indices of Deprivation explorer map.
- Ref 15.15:** Your area | Police.uk | Westbury Rural
- Ref 15.16:** NHS (2026); GP practice workforce data searchable by practice name or practice code (April 2026)
- Ref 15.17:** NHS (2026) Patients Registered at a GP Practice, May 2026 - NHS England Digital
- Ref 15.18:** Department for Education (2024) Travel to school for children of compulsory school age
- Ref 15.19:** Wiltshire Council (2017) Developers Contributions – Education Infrastructure
- Ref 15.20:** Wiltshire Council (2026) Current demand on housing register [Microsoft Power BI](#) – [accessed 17 July 2026]
- Ref 15.21:** <https://www.homes4wiltshire.co.uk/> [accessed 17 July 2026]
- Ref 15.22:** Homes and Communities Agency (2015) Employment Density Guide, 3rd Edition.
- Ref 15.23** Office for National Statistics (2024) Family spending in the UK: April 2022 to March 2023
- Ref 15.24:** GLA (2026) London Employment Sites Database 2024 (March 2026).pdf
- Ref 15.25** Office for National Statistics (2025) Expenditure by household composition: Table A23 - Office for National Statistics
- Ref: 15.26** <https://www.wiltshireintelligence.org.uk/cajsna/housing/> [accessed 24 June 2026]
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