

Airports Commission feasibility and impacts work for Inner Thames Estuary proposal.

Allhallows Parish Council – call for evidence to inform study outputs

Allhallows Parish Council are submitting the following comments and evidence in order to ensure that the socio-economic impacts for the residents of Allhallows and the other villages located on the Hoo peninsula are fully considered. (*Study 3, Socio-economic impacts, Para 15, Social impacts of closing Heathrow and City airports, including regeneration impacts on London and north Kent as a result of building a new airport in the Estuary (direct, indirect and catalytic)*). We feel that other groups and experts are better positioned to provide evidence in relation to environmental, operational feasibility and surface access issues.

Comments:

It has proved difficult to produce any accredited sources of quantitative or qualitative evidence or studies of socio-economic impacts on the scale of the airport development being proposed as there probably haven't been any in the UK in recent years.

We were unable to locate any studies, evaluation, and analysis of other evidence from any government department that specifically covers the range of issues listed below. However there is wide ranging evidence available on the current housing difficulties in the South East, labour market statistics and the corresponding disadvantage for those with low skills, health problems or being an older worker. This is available through existing government sources.

We want the feasibility study to specifically consider and report on the following key socio-economic impacts.

- **Housing**

We believe that should the development be approved, there will be significant housing pressures for the displaced residents in the development area.

Depending on which plan is approved, this could affect up to 26,000 residents. Affordability, availability and appropriateness of housing would be key factors to consider given the current housing stock levels in the South East. The lack of suitable houses for relocation will inevitably cause market pressure and prices will rise due to demand. The current depression of local house prices due to the uncertainty about an airport development will do little to help residents obtain affordable alternative accommodation in the future. The area has a high level of owner occupied houses at 82.4% compared to an average of 63.6% for England and Wales.¹ 40% of residents are not in

¹ Source, 2011 Census Summary Profile, Medway Unitary Authority, Allhallows Parish

employment and may be priced out of the market without additional mitigation measures.

- Employment

There will be significant employment impacts caused by the forced relocation of residents and this may cause adverse lifestyle changes for displaced for local residents. Employment opportunities for local residents are likely to be impacted in the short term, particularly those who currently live and work in the local area. Families who rely on local relatives for child care will be disproportionately affected. Low skills and health problems² will impact on the ability of individuals to compete in the labour market, particularly if this is in a new location. 32.5% of the current population have no formal qualifications compared to 22.7% for England and Wales.

- Impact inequality

Older residents who are displaced are likely to be disproportionately affected in the housing and labour markets and may not be financially able to purchase comparable properties or compete equally for other jobs.

- Health and Well-being

The proposals are likely to cause unmanageable change for the communities affected. Individuals may not be resilient which could impact on their health and well being. Family cohesion will be affected and the ability to work could be impacted if child care arrangements are fractured. 25% of residents have a long-term health problem compared to 17.9% for England and Wales.³

- Mitigation

We are of the opinion that any feasibility study should cover the potential and scope for mitigation measures commensurate with the massive scale, impact and duration of any project.



² Source, 2011 Census Summary Profile, Medway Unitary Authority, Allhallows Parish

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