

**Contents – Socio-Economics and Population
Addendum Submission December 2022**

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Introduction

- 1.1 GE submitted the Application to the Council on 8 October 2021, the application was subsequently validated on 14 October 2021.
- 1.2 We have been engaging positively with both the Council and Oxfordshire County Council ('OCC') since this time, as well as other stakeholders and interested parties, including Parish Councils and neighbours of the Site. As a result of that dialogue and engagement, there have been a number of areas where it has been considered appropriate to update and amend documents submitted to support the Application. With this in mind, we have prepared an updated Socio-Economics Chapter to reflect the updated evidence base and amendments to the scheme – this updated Chapter supersedes the previously submitted Chapter and so should be read in place of that Chapter.
- 1.3 The evidence base which has led to a need to update this Chapter is as follows:
 - Updated Education Strategy
 - Updated Health Impact Assessment
- 1.4 The amendments impacting this Chapter include further commentary and analysis on the impact of social infrastructure.
- 1.5 The changes to the conclusions of this Chapter as a result of the above, include further commentary and analysis on the impact of Social Infrastructure, with the overall impact changing from 'minor adverse' to 'minor positive'.
- 1.6 This chapter assess the potential socio-economic and population impacts of the Application proposal. It identifies the policy context and objectives for the Site, and uses a range of quantitative and qualitative techniques to assess the likely impacts of the Proposed Development in relation to employment opportunities, local expenditure, provision of housing and the impact of an increased population on local facilities (social and retail) in both the construction and operation phases. It goes on to identify measures to maximise the positive impacts, as appropriate, and to mitigate other impacts.
- 1.7 The exercise has been iterative in nature, with draft versions of the Application illustrative Masterplan used for initial assessment, which in turn lead to further consideration of the

Application and its contents prior to submission. It has been further reviewed in the context of the addendum made to the ES in December 2022.

1.8 The Chapter assesses the impacts, in outline, of the following aspects of the Application:

- Retail impact;
- Housing need;
- Employment skills;
- Employment land; and
- Social infrastructure.

1.9 This assessment, in conjunction with the supporting material of the Application, has examined the extent to which the proposed development will allow for:

- A modern housing-led development that will provide appropriate homes for local people;
- The delivery of a substantial quantum of new affordable homes; and
- A balanced socio-economic profile.

1.10 The housing need has been considered in detail as part of the process by which the Local Plan Partial Review itself evolved and has been ultimately adopted in order to assist with the chronic under-delivery of homes to meet Oxford's housing needs.

1.11 The provision of social infrastructure has been a key influence upon the development of the Masterplan. As part of the development process, health, education, sport and recreation and community needs have all been considered, as detailed within the Design Statement, which have informed the evolution of the illustrative Masterplan. Some of the key social infrastructure features include:

- Community Work Hub
- Locally Equipped Areas for Plan (x2)
- Areas of Public Open Space
- Community Woodlands (x2)

- Local Nature Reserve
- 1.8ha towards playing pitches / amenity land
- S106 Contributions towards health and education facilities

1.12 In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations'), this chapter has been structured to assess, in outline, the potential and predicted impacts of the socio-economic impacts of the Proposed Development and their significance.

Policy context

National Policy

- 1.13 At a national level, Central Government published the National Planning Policy Framework (NPPF) in March 2012. Since then, there have been a number of revisions the most recent of which was in July 2021.
- 1.14 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 1.15 There is an overarching drive at a national level to ensure that a sufficient number and range of homes can be provided to meet the needs of current and future generations. This is demonstrated within the NPPF, which states (at paragraph 60) that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".
- 1.16 Of particular importance when considering this proposed application is the requirement to build "a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure" (paragraph 8, NPPF). This is further highlighted at paragraph 81 which states that significant weight should be placed on the need to support economic growth and productivity.

Planning Practice Guidance (PPG) (March 2014)

- 1.17 In March 2014, the Department for Communities and Local Government (DCLG) launched the web-based Planning Practice Guidance (PPG) resource. This aims to provide guidance which is useable in an up-to-date and accessible manner. With regard to decision taking, the PPG is a material consideration in the determination of planning applications.

Regional

Oxfordshire Growth Board

- 1.18 In the Cherwell Local Plan 2015, Cherwell Council undertook to continue working with all other Oxfordshire authorities as part of the Duty to Cooperate to address the need for housing across

the Housing Market Area (HMA). The Local Plan 2015 made clear that if joint work revealed that the Council and other neighbouring authorities needed to meet additional need for Oxford, then this would trigger a 'Partial Review' of the Local Plan 2015. This subsequently occurred and resulted in the adoption of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review on 7 September 2020.

- 1.19 In March 2014, prior to the publication of the Strategic Housing Market Assessment (SHMA 2014), the Oxfordshire Councils agreed a process, through a Statement of Cooperation, to address the SHMA's conclusions on housing need, anticipating that there would be unmet need arising from Oxford. Prior to that date, the Councils concerned had been working together as the Spatial Planning and Infrastructure Partnership. This became the Oxfordshire Growth Board (OGB) – a joint committee of six Oxfordshire Councils alongside other bodies including Oxford Universities, the Environment Agency, Network Rail, and the Highways Agency. The OGB facilitates and enables joint working on economic development, strategic planning and growth by overseeing the delivery of projects that the councils of Oxfordshire are seeking to deliver collaboratively in the fields of economic development and strategic planning.
- 1.20 In November 2014, the OGB agreed that there was limited capacity in Oxford to accommodate the homes required and that the resulting shortfall would have to be provided for in neighbouring Districts. A joint work programme was agreed through the OGB for considering the level of that unmet housing need, and the manner in which it could be divided between neighbouring authorities.
- 1.21 Oxford City's Strategic Housing Land Availability Assessment (SHLAA) set out the potential sources of supply in Oxford. After testing, the OGB agreed in November 2015 that Oxford's overall need was 28,000 homes, and that 13,000 could be provided within the confines of Oxford itself. That left an unmet housing need for Oxford of 15,000 homes.
- 1.22 The OGB then went on to consider how that figure of 15,000 should be apportioned. This was informed by, amongst other things, a review of the urban capacity of Oxford, a Green Belt Study to assess the performance of the Oxford Green Belt against Green Belt purposes, and sustainability testing of spatial options. This led to a decision by the OGB that the final unmet need figure was 14,850 homes between 2011 and 2031 and that, of that total, Cherwell District should accommodate 4,400 homes, Oxford itself should accommodate 550, South Oxfordshire 4,950, the Vale of White Horse 2,220, and West Oxfordshire 2,750.
- 1.23 We note that alongside the acceptance of Cherwell's apportionment of 4,400 homes by the Inspector and subsequent adoption of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review on 7 September 2020, Inspectors' conducting independent Examinations in West

Oxfordshire and the Vale of White Horse in relatively recent times have also accepted the figures set out above.

Local

Cherwell District Council

1.24 At a local level, the statutory development plan for the site comprises:

- the Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, adopted September 2020;
- the Cherwell Local Plan 2011-2031 (Part 1), adopted July 2015; and
- the 'Saved' policies of the Adopted Cherwell Local Plan 1996, saved September 2007.

Adopted Cherwell Local Plan 2011-2031 (Part 1)

1.25 Policy PSD 1 of the Cherwell Local Plan outlines the importance of securing sustainable development as stated within the NPPF. SO 12 of this policy notes that:

“Development in Cherwell should be focussed in sustainable locations, making efficient and effective use of land... the Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations.”

Policy PR9: Land West of Yarnton

1.26 Within the Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, Policy PR9 allocates 'the Site' for a village extension, to include housing, amongst other development. The policy sets out that development proposals will be permitted at the Site if they meet the list of key delivery requirements.

1.27 The table below sets out a consolidated version of the key delivery requirements of Policy PR9 for the application site, and our response to these requirements within the outline scheme proposals. Further consideration of the outline scheme proposals is set out in Section 5 of this Statement.

Policy PR9	Outline Scheme Proposals
Construction of 540 dwellings on approximately 25 hectares of land (the	Construction of 540 dwellings within the designated residential area

residential area as shown on the PR9 policy map)	
Provision of 50% of the homes as affordable housing	50% of the proposed homes to be provided as affordable housing
Provision of 1.8 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space.	1.8 hectares of land to be provided for William Fletcher Primary School for use as playing pitches and amenity space to enable expansion of the school
The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area (unless shared or part shared use with William Fletcher Primary School is agreed with the Education Authority).	A number of different Equipped Areas for Play will be provided as part of the development, as will areas of productive landscape.
The provision of public open green space as informal parkland on 24.8 hectares of land to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School.	The proposals provide for public open green space to the west of the residential area, as designated, as well as a Local Nature Reserve (indicatively proposed to the south of the site) providing access to pupils of William Fletcher Primary School and the public, on an agreed basis.
Creation of an area of a community woodland within 7.8 hectares of land to the north-west of the developable area and to the east of Dolton Lane.	A 7.80 hectare community woodland area will be provided, albeit we consider that the community woodland should be separated into two areas. To the north-west of the developable area and to the east of Dolton Lane (as designated), the community woodland is proposed to be narrower than indicated, providing a substantial multi-structural vegetated feature along a boundary which at present is demarcated by a hedgerow. A second community woodland area is proposed to the west of Dolton Lane, which would provide an expansion to Begbroke Wood, providing a physical buffer or 'shield' between the ancient woodland and the development, and in the long-term providing an extension of the Priority Habitat deciduous woodland.
Retention of 39.2 hectares of land in agricultural use in the location shown.	Retention of over 39 hectares of agricultural land within the designated area and to the north-west of the developable area.
The application(s) shall be supported by, and prepared in accordance with a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the landowner(s) and Cherwell District Council, in consultation with Oxfordshire County Council and Oxford City Council.	The proposals have been developed in accordance with, and are supported by, a Development Brief of the required nature.
The Development Brief shall include each of the key measures as set out in Part 9 of Policy PR9.	The draft Development Brief has been prepared in accordance with the requirement of Policy PR9. The draft development brief is currently out for consultation.
The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric	An appropriate BIA has been submitted in support of the application, as required.

The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) and shall include the measures set out within Part 11 of Policy PR9	An appropriate BIMP has been submitted in support of the application, as required.
The application(s) shall be supported by a phase 1 habitat survey including the survey information required as per Part 12 of Policy PR9	An appropriate phase 1 habitat will be submitted with the RM applications.
The application(s) shall be supported by a Transport Assessment and Travel Plan including measures set out within Part 13 of Policy PR9	An appropriate Transport Assessment and Travel Plan have been submitted in support of the application, as required.
The application shall be supported by a Flood Risk Assessment in line with the measures set out within Part 14 of Policy PR9.	An appropriate Flood Risk Assessment has been submitted in support of the application, as required.
The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.	A Utilities Assessment is submitted in support of the application, which confirms Thames Water will undertake appropriate measures that might be required off-site to deliver an appropriate level of sewer capacity.
The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site.	A Heritage Impact Assessment is submitted in support of the application, as required.
The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures.	A desk-based archaeological assessment is submitted in support of the application, as required.
The application shall include a management plan for the appropriate re-use and improvement of soils.	A site investigation will be undertaken as part of the development proposals to consider the potential contaminated land risks associated with soil, and its subsequent removal, improvement, and/or re-use.
The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision and play areas.	A strategy for the long-term use, management and maintenance of the formal sports provision and play areas will be agreed as part of the proposals.
A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered.	A comprehensive outline scheme is being submitted for the site as a whole. The application submission is supported by draft Heads of Terms and a Delivery Plan, which incorporates details of the implementation, phasing, construction and completion of the proposed development, as required.
The application shall include an Employment, Skills and Training Plan to be agreed with the Council.	An Employment, Skills and Training Plan will be agreed with the Council as part of the proposals.
Place shaping principles, as set out in Parts 22-27 of PR9.	The design of the scheme proposals has been developed in line with the place shaping principles set out in Policy PR9

Methodology and Assessment Criteria

- 1.28 The socio economic conditions are assessed by taking the baseline conditions within the area and comparing these with those conditions which are likely to result from the Proposed Development both in terms of the enabling works, demolition and construction phase, but also once complete and operational.
- 1.29 Although there are no specified guidelines within the EIA Regulations advising an appropriate methodology for analysing the socio-economic effects of a development, the approach taken is based on a synthesis of professional experience, policy information, a host of secondary data sources and discussions with relevant stakeholders, proportionate to the development proposed.

Stakeholders

- 1.30 Relevant stakeholders include:
- OCC
 - CDC
 - Local Community and Community Groups

Definition of the Impact Area

- 1.31 The Application site is predominantly farmland lying to the west and north of Yarnton and within Kidlington West ward. The allocated area proposed for housing development is outside the designated Green Belt land and within the administrative boundary of Cherwell District Council. The Application Site is close to the border of the Vale of White Horse and West Oxfordshire District Councils.
- 1.32 The Application Site is located within the district of Cherwell. Given the strategic significance of the development, we have identified the zones of influence that have been used to evaluate the baseline information and likely impacts of the proposed development.
- 1.33 Three main areas and spatial levels have been identified for consideration:
- The Application Site. The Application site will see the biggest physical change out of the three areas identified however

much of the economic and social change created from the development will be seen outside of the site.

- The Local Impact Area (LIA) – the properties and areas surrounding the Application site, Begbroke, Yartnon, Worton, and the Oxford Industrial Park. These areas will see the majority of the economic impact associated with the proposed development.
- The Wider Impact Area ('WIA') – Cherwell District. The Local Authority

1.34 The type of data that is necessary for a socio-economic assessment is usually sourced in a number of different ways, appropriate to an outline planning application. Additionally, it is recognised that accurate data can be difficult to obtain particularly when functional bodies, such as the Primary Care Trusts operate with different boundaries to Local Authorities, for example.

1.35 In addition to the three spatial levels, comparisons have been made at a regional (Oxfordshire) and sub-regional level (Cherwell) to illustrate the specificity of the Application site within a wider context.

Assessment of Significance

1.36 In order to appropriately and conclusively set out the degree of impact of the proposed development on each receptor outlined in the assessment, firstly a robust sensitivity criterion needs to be established. The criteria set's out the sensitivity measurement indicators, which considers how each socio-economic receptor will be impacted in the context of the proposed development and considering the prevailing policy position. The impact will be determined against the baseline socio-economic situation.

Level of Sensitivity	Relationship Between Socio-Economic Receptor and Development
High	Heavily and directly linked with the development
Medium	Linked to some extent with the development
Low	Minimally and indirectly linked with development

Very Low	Barely considered to be impacted by development
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Degree of Impact	Description / Criteria
High Positive	The development is of regional significance
Medium Positive	The development is of local significance
Low Positive	The development is of limited geographical significance
Minimum Adverse	The development is of limited negative significance
Medium Adverse	The development is of local negative significance
No Impact	The development is insignificant in economic / social terms

Baseline

1.37 The baseline position of the Application site is set out below, for reference we have provided key population data for LIA and WIA:

LIA

1.38 The LIA has a population across its three villages of c. 4,000, the Oxford Business Park contains some 360,000 sqm of commercial floorspace.

WIA

1.39 The WIA has a population of c. 150,000 and covers Cherwell District Council.

The Application Site

1.40 The Application site is within the District of Cherwell in the Parish of Yarnton:

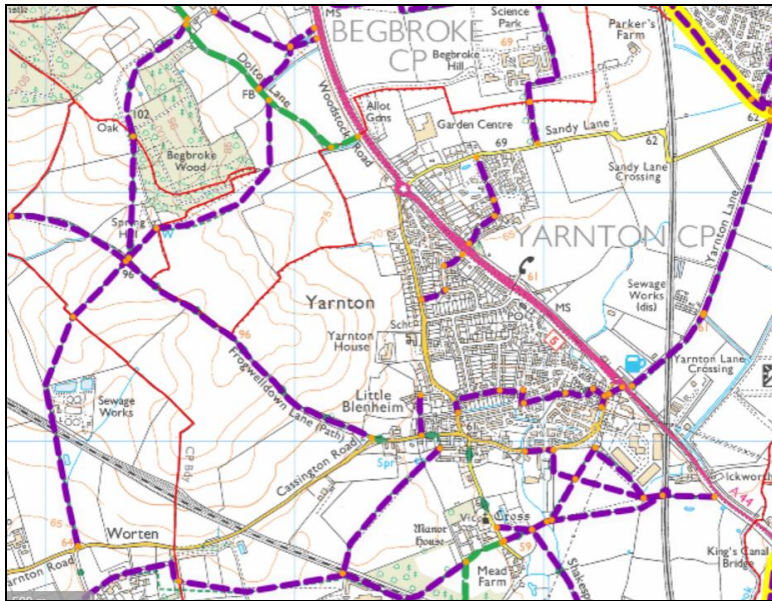


Figure 1: Yarnton Village / Ward Boundaries

- 1.41 At present, the Application site does not provide meaningful employment uses. The site is currently in part used in active agriculture and leased to a tenant farmer on a farm business tenancy.
- 1.42 At present, the land proposed for development does not have any economic significance nor any locally or strategically important functions. While there is employment associated with the farm this is considered to be negligible.

Employment in Oxford and Cherwell

- 1.43 The employment floorspace within Yarnton and the wider Cherwell District is assessed as part of the Employment Land Assessment (2021). There is weak demand and low levels of take up for industrial land within the wider Oxford market with take up in 2019 at 15% below the 5 year average. A similar trend has also been seen in the office market with take up down 50% over the past 12 months from 2019.

Unemployment and Deprivation

- 1.44 For the period July 2021 – June 2022, the unemployment rate for Cherwell stood at 2.9% (NOMIS Labour Supply data).
- 1.45 Of those who were classed as economically inactive, NOMIS identified that the majority did not want a job as they were either a student, retired, looking after the family home or on long term sick leave.

1.46 In the period January 2021-December 2021, 89.4% of the eligible working population in Cherwell had a qualification above NVQ1, 81% had a qualification above NVQ2, 66.9% had a qualification above NVQ3 and 49.7% had a qualification above NVQ4. There is no information available on the number of people within the eligible working population with no qualifications.

Housing

1.47 As at 2018, within Cherwell, the dwelling stock was as follows:

- Owner occupied 66%;
- Private Rented 22%;
- Social Rented 12%

1.48 The dwelling stock shows a breakdown of the existing housing stock in Cherwell. The figures above show that there is a predominance of owner occupied and private rented accommodation within the District.

1.49 Recent and emerging work on housing need shows a demand for most types of homes and the most recent Annual Monitoring Report for Cherwell District Council (December 2021) shows a 3.8 year housing land supply for the period 2021-2026. This marginally decreases, down to 3.5 years, for the period 2022-2027.

1.50 One consequence of this is that there is a high demand for affordable housing, as well as market housing.

Social Infrastructure

1.51 There are 50 GP surgeries within 10 miles of the Site. These include, Yarnton Medical Practice, the Key Medical Practice and Gosford Hill Medical Centre which are all within 2 miles of the Application site.

1.52 Other than the GP surgeries and neighbourhood medical centres, there are 12 hospitals within a 10-mile radius of the Site. These include John Radcliffe Hospital and Oxford University Hospital which are both within 2 miles and provide a wide range of health care facilities, from Accident and Emergency provision to cancer care and treatment.

1.53 Dental services are provided through a combination of NHS and private care facilities. There were several structural changes from 1 April 2006, that brought dentists under the control of the

Primary Care Trust. At the present time, some 50 dental surgeries are within a 10-mile radius, according to the NHS.

1.54 Discussions have taken place with the Council and OCC, as Local Education Authority. The Education Strategy provides further detail on the current and predicted educational requirements of the local area. OCC has assessed the Proposed Development using its standard methodology and anticipates demand for 159 primary school places, together with 130 secondary school and sixth form places. Notwithstanding the availability of some primary and secondary capacity, including at the nearby William Fletcher Primary School, it is clear that additional capacity will be required to meet demand from the Proposed Development.

1.55 The male and female life expectancies for Cherwell as at 2020 were 81.2 and 83.8 years respectively, as per ONS data.

Retail

1.56 Yarnton has a limited retail offering and we consider local residents would therefore tend to use the close centres of Kidlington and Oxford which individually and collectively provide a wide variety of comparison goods and services, as well as food retail outlets. Oxford is regional shopping centre, at the top of the retail hierarchy within the sub-region.

1.57 The majority of the major 'high street retailers' are represented within Oxford town centre (5 miles by foot; 7.5 miles by car), which from analysis of GOAD mapping and inspection, indicates a vibrant and flourishing town centre that remains comparatively popular with shoppers, notwithstanding the impacts of COVID-19.

1.58 Commercial leisure facilities within the WIA are abundant with, numerous gyms, saunas, sports facilities, golf course, restaurants, cinemas, and successful professional sports teams.

1.59 Oxford city centre and the local area contains a range of national, regional and local occupiers. Given the proximity of Oxford city centre, and the range and availability of goods and services, residents of the LIA and WIA do not have a particular need to travel further afield for regular goods or services.

Sports and recreational facilities

1.60 Oxford and Kidlington provide a wide range of sports and recreational facilities, which are complemented by those also provided within the surrounding area (for example Kidlington and Gosford Leisure Centre is just 2.2 miles away). Swimming pools, football, hockey, rugby, golf and other facilities are readily available, in keeping with the role of Oxford as a regional centre.

Potential Impacts & Embedded Mitigation

Identification of potential Impacts

- 1.61 This section identifies the impacts that could potentially occur assuming that the Site is developed in accordance with the Application. Subsequent sections consider the scale of the potential impacts.

Employment in Yarnton and Kidlington

- 1.62 The introduction of housing into this location will assist in the creation of a more mixed and balanced range of uses in the LIA.

- 1.63 The Site does not propose to provide employment land. It is considered that there are substantial long-term benefits (high positive) flowing from the mix of uses proposed, which will generate sufficient value in the provision of jobs through the growth of both the primary school and creation of a large care facility. The new homes will support the local population through the provision of well-located homes which can also easily access Begbroke Science Park and Oxford Industrial Park.

Unemployment and Deprivation

- 1.64 The Proposed Development will have no impact on (worsening) unemployment and deprivation, it will however have a high positive impact on employment skills and opportunities. It is likely that the employment opportunities generated nearby will be high positive; with there being no effect on unemployment and deprivation.

- 1.65 The provision of homes in this location, will be a positive development for residents of the LIA and WIA on balance with access to local and wider job opportunities and access to the countryside.

Housing

- 1.66 The Proposed Development will deliver an appropriate level of well-specified homes that cater for a wide range of income groups. A pivotal advantage of the proposed development is the provision of a substantial number of affordable homes for local people.

- 1.67 There are substantial social benefits flowing from the proposed development, in respect of greater housing opportunities for local people. The results of the proposed development should include higher expenditure in nearby local centres, and greater accessibility to much needed housing.

- 1.68 Yarnton should start to be perceived more positively as a desirable location for people of all incomes to live. The type and size of the new homes will be a matter for later determination via reserved matters approvals.
- 1.69 Furthermore, the provision of appropriately planned accommodation for the elderly will ensure that the proposed development remains inclusive, while also addressing an identified need for that demographic.

Social Infrastructure

- 1.70 When developed out, the Application site will accommodate up to 540 households. This population growth is in accordance with the current and emerging guidance but does have the localised potential to create additional pressure on existing healthcare facilities.
- 1.71 Accordingly, there is engagement with the local clinical commissioning group in respect of the onsite elderly/extra care provision and the expansion of the Yarnton Medical Practice.
- 1.72 As detailed within the Education Strategy, in the absence of housing growth there would be a declining school-age population. Nonetheless, with the housing growth planned in the Local Plan Partial Review additional school capacity will be needed since the available capacity is less than the expected additional demand. To enable additional early years and primary capacity a reservation of a site for a primary school extension forms part of the Proposed Development, as shown within the illustrative Masterplan. In addition, funding will be provided for additional early years, primary secondary, sixth form and special needs education.
- 1.73 The Application site will create some demand for pre-school facilities. There are 50+ existing nurseries and other pre-school facilities in existence within an 8-mile radius of the Application site. However, we do consider all of these to be the most sustainable or suitable locations for residents of the Application site. Without pre-school facilities, families with young children (and women in particular) may find it difficult to access employment opportunities. Furthermore, pre-school facilities, such as nurseries, have an important role to play in the development of young children's social skills. As explained in the Education Strategy, as part of the project to expand William Fletcher Primary School, it is proposed to expand Yarnton Pre-School (which is located within the primary school site).

Retail

- 1.74 The proposed scheme doesn't incorporate any additional retail provision within the illustrative Masterplan. As such retail and commercial leisure businesses within the local area should not be negatively impacted in terms of spending patterns. In fact, local retail outlets may benefit from an increase in demand for their services given the increase in local population. This will enable retail businesses (medium positive).

- 1.75 It is important that the proposed development complements and enhances the area, while securing much needed housing. It is considered that the opportunities to enhance spending patterns in Yarnton and the local area should be maximised.
- 1.76 The impact on Oxford is of prime importance, as this is the primary commercial centre within the local area. Given the scale of the proposed development, there is no prospect of a negative impact or effect on the vitality and viability of Oxford city centre (no impact). The likelihood is that the Application sites residents would use Oxford for the majority of their comparison shopping and major commercial leisure activities.
- 1.77 It is considered that the increased retail expenditure by the Application sites residents in Yarnton, Kidlington and Oxford will potentially have a significant positive impact on supporting the vitality and viability of the local area.
- 1.78 There are no other significant town centres in the surrounding area that are considered to be close enough to be influenced or affected by the proposed development.

Sports and recreational facilities

- 1.79 As with health care, the increase in population at west Yarnton will result in additional demand for sport and recreational facilities. This has the potential to improve the sustainability of existing facilities such as the swimming pools within Kidlington and the wider Cherwell District, or Oxford. The illustrative Masterplan contains provision for an outdoor sports recreational area and play areas within the proposed development.
- 1.80 The Application site will be a valuable recreational and ecological resource with the provision of the woodland space and public open space.

Predicted Impacts

1.81 The previous section of the assessment set out what impacts could potentially result from the development at west Yarrnton. This section sets out the impacts that it is predicted will occur.

Construction Impacts

1.82 During the construction of the proposed development several hundred jobs will be created in varying construction sectors across the industry including but not limited to the following areas:

- Senior, executive and business process managers;
- Construction managers;
- Non construction professional, technical, IT, and other office based staff (excl. managers);
- Wood trades and interior fit-out;
- Bricklayers;
- Building envelope specialists;
- Painters and decorators;
- Plasterers and dry liners;
- Roofers;
- Floorers;
- Glaziers;
- Specialist building operatives not elsewhere classified;
- Scaffolders;
- Plant operatives;
- Plant mechanics/fitters;
- Steel erectors/structural;
- Labourers;
- Electrical trades and installation;
- Plumbing and heating, ventilation, and air conditioning trades;
- Logistics;
- Civil engineering operatives not elsewhere classified;
- Non-construction operatives;
- Civil engineers;
- Other construction professionals and technical staff;
- Architects; and
- Surveyors.

- 1.83 A CTMP will be developed as the development comes forward. In addition, it is considered that construction jobs will help to make a high positive impact to local unemployment; e.g. through the skills, employment and training plan that will be put in place

Operational Impacts

Employment in Yarnton and Cherwell

- 1.84 With reference to the government's "Default Employment Density Assumptions (sq m GIA per worker) by Use Class" table prepared by the Homes and Communities Agency in 2010, it is considered that the delivery of the 9,000 sq. m. onsite care facility may generate in the region of 70-90 FTE or more jobs post construction in the care sector (on a shift basis). We would caveat this is an estimate and it would depend on the operator and the detailed plans submitted.
- 1.85 The Proposed Development will provide 1.8ha of land for the William Fletcher Primary School. This land will be used to provide new playing fields for the school, allowing for the expansion of the primary school buildings on the school's existing site. This will also allow for further job creation as more roles will be required as a result of the expansion once the school is operational.
- 1.86 Upon establishment of the woodland and public open space, Merton College proposes to put in place a management plan for the ongoing/future maintenance of the woodland and public open space. The management of this space will deliver several jobs dependent on the strategy adopted.

Unemployment and Deprivation

- 1.87 Given the housing stock and nature of the development, including a large provision of affordable housing, the skill levels of those attracted to the development can be expected to be varied, but in line with those that already exist within Cherwell. Similarly, the split between the economically active and economically inactive can be expected to reflect the broader area.

Housing

- 1.88 According to the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014, there are 406 affordable housing units and approximately 1,140 market units required per annum across Cherwell. The development will assist in providing a meaningful and significant proportion of this need.
- 1.89 At present, the housing demand across Cherwell exceeds the supply of both affordable and market housing. Further detail is provided within the Planning Statement, Housing Market Assessment and Affordable Housing Statement forming part of the Application documentation.

Social Infrastructure

- 1.90 When developed out, there will be additional demand for social infrastructure, including health care services.
- 1.91 As detailed within the previous section, there are a number of primary care facilities located within a short distance of the Site (at least 5 facilities within 2.5 miles). The Site will be developed in phases over several years, and it is possible that in the initial stages some residents of the proposed development would seek to register with existing GP surgeries and health centres. The threshold and timing of the expansion of the existing health centre within Yarnton will be a matter for negotiation with the Primary Care Trust.
- 1.92 The development is also likely to lead to an increased demand for dental services. As previously demonstrated such services are available in abundance within the local area. However, there is, and is likely to be a continuing problem with the supply of NHS dental treatment.
- 1.93 Oxford University Hospital is likely to experience significant growth in demand for its services from the overall population growth within its catchment area. In this context, although the proposed development will increase demand for services at Oxford University Hospital, given the large number of alternative service providers in the locality it will be negligible. Ongoing reviews of health care provision within the PCT should include assessments of the most effective mechanism for expanding secondary healthcare provision.
- 1.94 As detailed within the Education Strategy, plans and other Application documentation, and in accordance with the PR9 policy requirement, the proposed development will provide expansion land for the existing William Fletcher Primary School to develop in future to keep up with the growing demand for educational space. The areas safeguarded for this provision are shown in the illustrative Masterplan and the parameters plans.
- 1.95 There is currently some surplus capacity available in existing secondary schools in the area. However, the County Council's Pupil Place Plan 2021/22-2025/26 indicates that the County Council considers a new secondary school is likely to be needed within OCC to address the considerable housing growth planned, although not before 2030. The County Council's current position is that additional need arising from the local plan Partial Review allocation sites will be met through a combination of increasing pupil numbers at Gosford Hill and new school accommodation, with a secondary school site included within the Begbroke development area. As explained in the Education Strategy, it is accepted that the spare capacity should be shared by local plan Partial Review allocation sites (rather than being allocated to particular developments on a 'first come, first served' basis). The Proposed Development will therefore provide financial contributions towards secondary and sixth form education provision, with

some flexibility over how those contributions are spent. Financial contributions will also be provided towards Special Educational Needs provision.

1.96 In summary, the Application provides for improved healthcare facilities, subject to agreement with the PCT.

1.97 An appropriate range of issues have been considered:

- The generation of retail expenditure by residents;
- Accessibility; and
- Impact on the vitality and viability of local centres.

1.98 Expenditure by residents and workers within the proposed development cannot be accurately and robustly calculated at this outline planning application stage, as that is dependent upon the precise dwelling mix that is brought forward in due course.

1.99 One effect of the development will be to increase retail expenditure within the local area including Yarnton, Kidlington and Oxford. It is predicted that the proposed development will be able to support and sustain both existing and new retail floorspace within the LIA.

1.100 There are not considered to be any impacts on other towns as their proximity and accessibility to the Application Site is not comparable to the facilities located within the LIA.

Sports and recreational facilities

1.101 The increase in population in Yarnton will result in increased demand for formal and informal open space and sports provision. The demand will range from individual activities such as swimming and racquet sports, to team sports activities such as rugby or football, as well as open space for walking or general exercise. The development will also create demand for children's play facilities.

1.102 It is proposed to provide Locally Equipped Play Areas within the site. This will principally be to meet local need and demand generated by the proposed development and would not take away patronage from existing facilities. In addition, there is a significant expansion area proposed for the William Fletcher Primary School which is proposed to be utilised for sports facilities, which in turn will make space available for the expansion of buildings on the principal school site.

1.103 There is likely to be increased informal recreational use made of the woodland areas proposed, and the play areas and wider public access areas to be managed where existing farmland is situated, and which has not had any form of managed public access to date. There will be no material adverse impact upon footpaths, or other sensitive areas such as the Green Belt, Ancient Woodland, etc. The additional footpaths will increase connectivity in and around the Site and will improve pedestrian accessibility in the LIA.

Impact significance

1.104 This section addresses the significance of the identified impacts.

High Positive	The development is of regional significance
Medium Positive	The development is of local significance
Low Positive	The development is of limited geographical significance
Minimum Adverse	The development is of limited negative significance
Medium Adverse	The development is of local negative significance
No Impact	The development is insignificant in economic / social terms

Employment in Yarnton

1.105 As identified above the delivery of the proposed development will provide several hundred new jobs throughout the build process and permanent jobs post completion - including jobs in varying sectors such as construction, care, education and conservation. We would anticipate the Community Hub could create in the region of 2 FTE jobs and the Care Home between 70-90 FTE jobs – both of these would depend on the detailed plans and operator requirements which are yet to be determined. We would also anticipate a significant number of jobs to be created within the construction period.

1.106 Considering the number of jobs to be created through the provision of the Proposed Development, the development being a village extension just north of Oxford, it is considered that a High Positive impact to employment will be seen in the region as this will create significant construction employment opportunities as well as operational employment through the care home provision and additional workforce living in the area.

Unemployment and Deprivation

1.107 The proposed development will not give rise to unemployment or deprivation, but, conversely, will help to reduce and alleviate unemployment and deprivation by creating significant employment opportunities during the construction phase. There is no impact of the development on unemployment and deprivation.

Housing

- 1.108 The Cherwell SHMA and evidence base that underpin the Local Plan Partial Review shows that there is need for greater delivery of affordable housing of different types and sizes within the Council and Oxford city council.
- 1.109 The proposals will create a village extension to Yarnton in a sustainable location and deliver much needed housing and affordable housing in line with site allocation PR9 to help meet the Council's agreed apportionment of Oxford's unmet housing need. The impact of the proposed development on housing is considered to be a High Positive.

Social Infrastructure

- 1.110 The requirement for social infrastructure is of high significance and this infrastructure is proposed within the Proposed Development in conjunction with existing higher order facilities. Residents will require health facilities in order to meet their basic health needs.
- 1.111 The reservation of an expansion site for the existing William Fletcher Primary School, has been sought by the County Council via Cherwell District Council through the emerging and now adopted policy, and will have clear benefits if brought forward as expected by the education authority.
- 1.112 The provision of such social infrastructure is appropriate and is being delivered, or land made available, in order to contribute towards the overall sustainability of the proposed development by reducing the need to travel and helping foster a genuine sense of community. When taking into account the land being made available for the school, the impact of the social infrastructure would be Low Positive.

Retail

- 1.113 The increased population within this location will generate increases in expenditure within LIA area (Yarnton, Kidlington, Oxford and the surrounding area), which, in turn, will support further reinforcement and growth of the surrounding areas retail and leisure offer. The impact of this will be medium positive.

Sports and recreational facilities

- 1.114 The increase in population requires additional sports and recreational facilities that are made necessary to assist with general health, fitness and well-being. The requirement for such facilities is of high significance and as such is being delivered on Site. This will provide a moderate to medium positive.

Additional Mitigation

1.115 This section considers the need for mitigation.

Employment

1.116 There will be a high positive contribution from this element, therefore there are no impacts that require mitigation.

Unemployment and Deprivation

1.117 Impacts from this element are considered to have no impact, therefore there are no impacts that require mitigation.

Housing

1.118 There is a clear need for housing within Cherwell District (and Oxford City). Whilst some mitigation measures in respect of highways are to be brought forward as part of the development, there is no specific requirement for mitigation of the housing development itself. The impacts that result, and which do require mitigation from the residents of the new housing are dealt with under their respective sub headings.

Social Infrastructure

1.119 There will be healthcare requirements arising from the proposed development. This will be in part dealt with by the provision of care facilities for the elderly on Site. Further correspondence with the Primary Care Trust and Yarnton Medical Practice has been undertaken in order to mitigate the effects of development and a financial contribution agreed.

1.120 The application will also provide a financial contribution towards the expansion of the primary school and associated Yarnton Pre-School.

1.121 Further, the Proposed Development will provide land and financial contributions to mitigate the impacts of the Proposed Development on local healthcare and education infrastructure.

1.122 Accordingly, the impacts of development will be appropriately mitigated.

Retail

1.123 There are no impacts that require mitigation.

Sports and recreational facilities

1.124 The proposed development will make provision for sports and recreation facilities that will meet local needs generated by the new development. A significant quantum of open space, a nature reserve, and sports and informal recreational space will be provided as part of the proposed development.

1.125 Accordingly, the impacts of development will be appropriately mitigated.

Cumulative Effects

1.126 Cumulative effects are considered to potentially emerge from a range of proposed developments, being brought forward on different sites over a period of time. Individually, each proposed development may not create an unacceptable degree of adverse impact, but collectively, or cumulatively, the effects could be considered more significant. This section considers any specific cumulative effects arising from the Proposed Development in combination with other developments that are proposed.

1.127 As well as considering inter scheme effects, we have considered intra scheme effects to understand the impacts within the Proposed Development. We would note that the Proposed Development will generate employment through the care home and it is a reasonable assumption that some of those employed within the Proposed Development may choose to move within the Proposed Development itself. We would also note the Community Hub which is proposed, this facility is to serve the people who live within the Proposed Development.

1.128 The Council specified within its Scoping Response dated 9 April 2020 that consideration should be given to the cumulative impact of development from the PR development sites. We therefore consider the PR development sites to be a relevant and appropriate list of schemes to assess the cumulative impacts against. We have set out the full list of the other PR sites below:

PR Site	Site Address	No. of Homes
PR6a	Land East of Oxford Road	690
PR6b	Land West of Oxford	670
PR6c	Land at Frieze Farm (reserved site for replacement Golf Course)	N/A
PR7a	Land South East of Kidlington	430
PR7b	Land at Stratfield Farm	120
PR8	Land East of the A44	1,950

1.129 Design development has progressed at the nearby PR6a site (located east of Oxford Parkway railway station on land East of Oxford Road), with multiple consultations being held during 2021/22, and an anticipation for the application for development of this site to be submitted in 2022/23. In addition to this, Barwood Homes Developments Limited submitted their outline application (ref. 22/00747/OUT) for the nearby PR7a site (located north of Oxford Parkway railway station on land south east of Kidlington and east of Bicester Road) on 11 March 2022.

Social Effects

1.130 It is evident from the consultation responses that have been received (in respect of the submitted outline planning application) that key infrastructure partners, in the form of OCC, Thames Valley Police, Sport England and others, have taken into account the cumulative effects of this application alongside other proposed developments, in particular the Local Plan Partial Review sites set out above.

1.131 The engagement with stakeholders has indicated that without mitigation by way of contributions and / or land towards either new or improved existing facilities and services (social infrastructure, transport infrastructure and recreational infrastructure), that there could be an adverse cumulative effect from the combined developments coming forward locally. Without mitigation, services may not have the spare future additional capacity to fully absorb the cumulative effects of all development at the PR sites.

1.132 As a result of this, and from a combination of consultations prior to and during the determination of the planning application, the emphasis of the Proposed Development has been to resolve its own effects generated. Examples include the expansion of William Fletcher Primary School on land owned by the applicant and access to this land – extensive dialogue has been held with the Council, OCC and Sanctuary Care Home to agree appropriate access arrangements. While negotiations continue there is now a joint vision as to how access can be achieved in a manner acceptable to all parties; this has been crucial to minimise impacts to the existing care home while also providing the policy requirement land for the School which creates a wider cumulative benefit.

1.133 Where effects arise in combination, cumulatively, with the other PR sites, these are being addressed through joint working with other landholders, stakeholders and Councils. An example of this is on transport matters where the PR sites and their relevant consultants are preparing a joint report to address mitigation concerns.

1.134 With regard to overall obligations, while this is still being determined and will largely be guided by the Financial Viability Assessment, an updated Heads of Terms has been prepared to set out the current position.

Economic Effects

- 1.135 Cumulative economic effects relate to the proposed development's contribution (alongside other committed (proposed) developments) towards the balance of homes and jobs as part of the overall growth of this part of the District, and specifically addressing Oxford City's unmet housing need.
- 1.136 Cumulative growth alongside the other PR sites allocated within the Partial Review will have a major beneficial effect upon the delivery of net additional homes. This will increase the overall net supply of housing, having a beneficial effect upon the availability of homes for local people. This will have a cumulative economic benefit, not only from the construction of homes, but also through making Oxford more accessible for those struggling to meet their own housing requirements. The increased population and skilled workforce associated with the increase of homes will benefit local and regional businesses twofold: 1. It will create a larger catchment population for goods and services to be sold to (allowing businesses to expand); and 2. It will provide a larger talent pool for local employers to choose from, allowing employers to expand more easily should they wish.

Assessment of Residual Impacts

1.137 This section considers any negative residual impacts arising from the proposed development.

Employment in Yarnton

1.138 There are no negative residual impacts.

Unemployment and Deprivation

1.139 There are no negative residual impacts.

Housing

1.140 There are no negative residual impacts.

Social Infrastructure

1.141 Provision will be made during the development process as described above, for health care and education – including early years, primary, secondary, sixth form and special needs. This will ensure, through physical delivery of land together with appropriate contributions towards building costs for new facilities, that the health care and education needs arising from the Proposed Development will be met. Accordingly, the development will not have any material residual impact that has not been mitigated.

Retail

1.142 There are no negative residual impacts.

Sports and recreational facilities

1.143 It is considered that the sports and recreational needs of the resident population will be primarily accommodated on the site, whilst use of other facilities will not have a detrimental impact, and accordingly the development will not have any material residual impact that has not been mitigated.

Conclusions

- 1.144 The Proposed Development at the Site will contribute to new investment and economic development in Yarnton, Kidlington and North Oxford. A significant and appropriate supply of new homes will be delivered including a substantial quantum of affordable homes of different types and tenures.
- 1.145 There will be a more appropriate balance of affordable homes within the area for all age groups whilst also creating a high number of job opportunities for varying skill levels.
- 1.146 Overall, the proposed development has significant benefits in meeting housing demand, without affecting or impacting upon the economic prosperity and vitality of Yarnton, Kidlington or the sub-region.
- 1.147 Accordingly, the proposed development should be welcomed as a substantial and appropriate socio-economic benefit.

Summary Table

<i>Description of Effect</i>	<i>Importance of Receptor</i>	<i>Nature of Effect / Geographic Scale</i>	<i>Magnitude of Impact</i>	<i>Initial Classification of Effect (with embedded mitigation)</i>	<i>Additional Mitigation</i>	<i>Residual Effect Significance</i>
Construction						
Employment	National (High)	Temporary	High Positive	High Positive	Not Applicable	High Positive
Unemployment and Deprivation	National (High)	Temporary	No Impact	No Effect	Not Applicable	No Effect
Housing	National (High)	Temporary	No Impact	No Effect	Not Applicable	No Effect
Social Infrastructure	Regional (Medium)	Temporary	No Impact	No Effect	Not Applicable	No Effect
Retail	Borough (Low)	Temporary	Medium Positive	No Effect	Not Applicable	No Effect
Sports and Recreation Facilities	Local (Very low)	Temporary	No Impact	No Effect	Not Applicable	No Effect
Complete and Occupied						
Employment	National (High)	Permanent	High Positive	High Positive	Not applicable – no significant change in traffic movements.	No Effect

<i>Description of Effect</i>	<i>Importance of Receptor</i>	<i>Nature of Effect / Geographic Scale</i>	<i>Magnitude of Impact</i>	<i>Initial Classification of Effect (with embedded mitigation)</i>	<i>Additional Mitigation</i>	<i>Residual Effect Significance</i>
Unemployment and Deprivation	National (High)	Permanent	Low	Low	Not applicable.	Low Positive
Housing	National (High)	Permanent	High Positive	High Positive	Agreement to provide 50% Affordable Housing	High Positive
Social Infrastructure	Regional (Medium)	Permanent	Medium Adverse	Minor Adverse	Discussions with the Local Primary Care Trust to determine scheme impact and effective mitigation impact alongside provision of school expansion land and care facilities within the proposed scheme.	Low Positive
Retail	Borough (Low)	Permanent	Medium Positive	Medium Positive	Not Applicable	Low Positive
Sports and Recreation Facilities	Local (Very Low)	Permanent	Medium Positive	Medium Positive	Provision of sports and recreation facility adjacent primary school expansion land. Provision of public access woodland area.	Medium Positive