

4.0 Socio Economic and Health Effects

4.1 Introduction

- 4.1.1 This chapter of the ES will identify and describe the nature and significance of any potential socio-economic and health effects likely to arise from the Proposed Development.
- 4.1.2 It will consider the likely socio-economic effects of the Proposed Development on the local area during the demolition and construction stage, and for the completed development. Potential effects on population, housing, employment, education and community facilities (including retail and open space) have been assessed.
- 4.1.3 Direct and indirect effects of the Proposed Development, and their significance, are identified. In addition, this chapter examines the cumulative effects of the Proposed Development with other reasonably foreseeable developments as defined in Chapter 2.
- 4.1.4 This chapter has been prepared by David Lock Associates (DLA). DLA is an independent town planning, urban design and master planning consultancy based in Milton Keynes. DLA has over 25 years of experience in the development industry and its projects include some of the UK's largest and most complex new settlements and urban extensions. DLA is an accredited member of The Institute of Environmental Management and Assessment (IEMA) which is an organisation established to promote best practice in environmental management, auditing and assessment.

4.2 Regulatory and Policy Context

National Planning Policy Framework and Planning Practice Guidance

National Planning Policy Framework, 2021

- 4.2.1 The revised National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied.
- 4.2.2 The National Planning Policy Framework (NPPF), revised on 20 July 2021, sets out a presumption in favour of sustainable development (Paragraph 11). Sustainable development is defined with reference to environmental, social and economic dimensions.
- 4.2.3 According to Paragraph 8, pursuing sustainable development involves the planning system holding three overarching objectives:
- a) an economic objective – to help 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;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.2.4 The most relevant aspirations of the NPPF relating to socio-economic aspects of development include:

- Chapter 5. Delivering a sufficient supply of homes
- Chapter 6. Building a strong, competitive economy
- Chapter 7. Ensuring the vitality of town centres
- Chapter 8. Promoting healthy and safe communities
- Chapter 10. Supporting high quality communications
- Chapter 11. Making effective use of land
- Chapter 12. Achieving well-designed places

4.2.5 Chapter 5. sets out the requirement for the planning system to deliver a variety of high quality homes to meet the wide range of needs of the population. In addition, Chapter 8 states that places should be delivered which aim to achieve healthy, inclusive and safe places which;

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.2.6 Within Chapter 6, the NPPF states that the planning system should grant significant weight to the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.

Local Policy

Cherwell Local Plan Part 1 2011-2031 (Adopted 2015)

- 4.2.7 The Cherwell Local Plan Part 1 2011 – 2031, adopted in 2015, forms the key element of the development plan for Bicester.
- 4.2.8 It includes the following policies which form part of the context for this chapter to this chapter:
- Policy PSD1: Presumption in Favour of Sustainable Development. The Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.
 - Policy SLE 1: Employment Development. Allocated Employment development within the Local Plan will be the type of employment development specified within each site policy in Section C 'Policies for Cherwell's Places'. Other types of employment development (B Use class) will be considered in conjunction with the use(s) set out if it makes the site viable.
 - Policy BSC 1: District Wide Housing Distribution. Cherwell District will deliver a wide choice of high quality homes by providing for 22,840 additional dwellings between 1 April 2011 and 31 March 2031.
 - Policy BSC 2: The Effective and Efficient Use of Land -Brownfield land and Housing Density. Housing development in Cherwell will be expected to make effective and efficient use of land. The Council will encourage the re-use of previously developed land in sustainable locations. New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development.
 - Policy BSC 3: Affordable Housing. At Bicester, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 30% of new housing as affordable homes on site
 - Policy BSC 4: Housing Mix. New residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities. The mix of housing will be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions.
 - Policy BSC 7: Meeting Education Needs. The Council will work with partners to ensure the provision of pre-school, school, community learning and other facilities which provide for education and the development of skills. New school buildings should be located in sustainable locations. The co-location of other services and facilities with schools should be considered to create community hubs.
 - Policy BSC 8: Securing Health and Well-Being. The Council will support the provision of health facilities in sustainable locations which contribute towards health and well-being including the replacement of the Bicester Community Hospital.
 - Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision. The Council will encourage partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured including through: securing new provision, and ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals.

- Policy BSC11: Local Standards of Provision - Outdoor Recreation. Development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance. The amount, type and form of open space will be determined having regard to the nature and size of development proposed and the community needs likely to be generated by it. Provision should usually be made on site in accordance with the minimum standards of provision set out in 'Local Standards of Provision - Outdoor Recreation'.
- Policy BSC12: Indoor Sport, Recreation and Community Facilities. The Council will encourage the provision of community facilities to enhance the sustainability of communities, and encourage partnership working to ensure that built sports provision is maintained in accordance with local standards of provision including by ensuring that development proposals contribute towards the provision of new or improved facilities where the development would generate a need for sport, recreation and community facilities which cannot be met by existing provision.

4.2.9 The key local plan policy in respect of the application site is policy Bicester 1 North West Bicester EcoTown which allocates the substantial part of the site within a wider allocation to deliver "A new zero carbon mixed use development including 6,000 homes" to be delivered "on land identified at North West Bicester". The policy anticipates the preparation of a comprehensive masterplan for the whole area to be approved by the Council as part of a North West Bicester Supplementary Planning Document. Across the entire North West Bicester allocated site, Policy Bicester1 includes the following expectations:

- the eventual provision of some 3000 jobs including some 1000 jobs located in the south east corner of the allocation (not in the present application site);
- an unspecified number of mixed use local centre hubs (that allow for employment uses within);
- the provision of some 30% of new homes in affordable tenures;
- the provision of extra care housing;
- the provision of one secondary school and four 2FE primary schools;
- a GP surgery; and
- the provision of community facilities with each neighbourhood of the development including community meeting space suitable for a range of community uses.

North West Bicester Supplementary Planning Document, 2016

- 4.2.10 Supplementary Planning Documents or other Council guidance are relevant to socio economic concerns, primarily the *North West Bicester Supplementary Planning Document* (adopted in February 2016). Account has also been taken of the *Developer Contributions SPD* (adopted in February 2018) albeit that this SPD sets out non-site specific guidance in general form across the district.
- 4.2.11 The North West Bicester SPD relates entirely to the allocated site of North West Bicester and expands upon Cherwell Local Plan 2011-2031 Part 1 Policy Bicester 1. The SPD includes:
- Masterplan for the North West Bicester strategic allocation;
 - Development and design principles aimed at delivering a high quality scheme;
 - Requirements for addressing sustainable development;
 - Requirements relating to the scheme's delivery and implementation; and
 - Requirements which should be met at the detailed planning application stage and beyond to ensure adequate and consistent approaches to quality and delivery.
- 4.2.12 The North West Bicester SPD and masterplan locates particular facilities to particular locations within the wider allocation site, including as follows:
- a country/community park within the present application site
 - a burial ground within the present application site
 - off site – in the southern part of the allocation (south of the railway line) – it is proposed to locate the secondary school and the sports pitches necessary to serve the whole of the allocation.

4.3 Assessment Methodology

Overview of Approach

- 4.3.1 The key steps in identifying significant effects have been as follows:
- Identification of the baseline position regarding population, housing, the labour market and local facilities in terms of health, education, community facilities, open space and services;
 - Estimating the likely:
 - Changes in population and housing;
 - Changes in the labour market and employment provision;
 - Changes to education, health, community and open space facilities;
 - Impact on retailing and other town centre uses;
 - Change in community safety and other community wellbeing.

Scoping and Response

4.3.2 The methodology summarised above was described in the Scoping Report submitted to Cherwell District in August 2021. The Councils Scoping Opinion issued on 7th October 2021 agreed that the socio economic effects of development should be scoped into the Environmental Statement and concluded that *"the approach to the consideration of this topic is noted and agreed"*.

Surveys Undertaken

4.3.3 A variety of desk top data sources have been used including ONS census data, NOMIS labour market data and published sources from Cherwell District Council (CDC). Sources are included with tables and/or in footnotes.

Method for Assessing Baseline and Future Baseline Conditions and for Assessing Impacts and Magnitude and Significance of Effects

4.3.4 Assessments of the impacts of the proposed development will be quantified where appropriate and practical. Where impacts cannot be quantified, a qualitative judgement will be made about the significance level. The tables below summarise the framework used to make judgements regarding the magnitude of impacts, sensitivity of receptors and the application of a magnitude to sensitivity to determine the significant level.

Table 4.1 Magnitude of Socio-Economic Impacts

Large	Moderate	Small	Negligible
Substantial change from baseline conditions in absolute or in % terms. For example, large increase in population, housing stock, jobs or substantial change in capacity of community facilities	A noticeable change from the baseline position in absolute or % terms. For example, noticeable increase in population, housing, labour supply or effect on capacity of local facilities	A minor shift from the current baseline position in absolute or % terms. For example, a small increase in housing or net jobs or minor impact on local facilities.	No or no noticeable change. For example, no appreciable change in net population housing, employment, the labour market and local facilities.

4.3.5 Table 4.2 summarises the sensitivity of each receptor based on the information reviewed. The sensitivity of receptors to the effects of the Proposed Development is classified as high, medium, low or negligible. The sensitivity of socio-economic receptors corresponds to their importance.

Table 4.2 Sensitivity of Receptors

Receptor	High	Medium	Low	Negligible
	Receptor is identified as a policy priority and there is evidence of major issues and/or underperformance	Receptor is a policy priority or evidence of existing major issues	Receptor not a policy priority but there are some minor identified issues or challenges	Receptor is not a policy priority and no evidence of issues or challenges in the area
Construction				
Employment				
Completed Development				
Population and Housing	X			
Employment	X			
Education	X			
Health		X		
Community Facilities	X			
Retail		X	X	
Open Space		X		
Crime			X	

4.3.6 The significance of the socio-economic effects of the Proposed Development is determined by the interaction between the magnitude of the change and the sensitivity of the receptor concerned. Table 4.3 illustrates the method for determining the significance of effects.

Table 4.3 Significance of Effects

MAGNITUDE	SENSITIVITY			
	High	Moderate	Low	Negligible
Large	Major	Major	Moderate	Minor
Moderate	Major	Moderate	Minor	Negligible
Small	Moderate	Minor	Minor	Negligible
Negligible	Minor	Negligible	Negligible	Negligible

Limitations and Assumptions

- 4.3.7 Limitations relate to the data used and as described in notes with the data sources themselves.
- 4.3.8 Assumptions are used in the assessment of each of the main impacts, and these are described in the relevant sections in more detail where necessary.
- 4.3.9 The full level of development applied for is assumed unless otherwise stated.
- 4.3.10 An assumed average household size is used to assess the need for infrastructure such as open space and sports provision. Census data for Cherwell district (Census 2011) which indicates that the average household in the District in 2011 was 2.45. Looking forward the ONS '2014-based Household projections to 2039 for England' (Table 427) (published 2016) show an average household size in Cherwell District of 2.42 in 2014 which aligns with the 2011 Census data and a declining average household size which the ONS Household Projections anticipate falling further to 2.38 by 2019 and then to 2.35 by 2029. In June 2020, ONS published the 2018 based household projections. In terms of trends in household size the 2018 based Household Principal Projection indicates an average household size in Cherwell of 2.43 in 2018, declining to 2.40 in 2023, 2.35 in 2028, 2.32 in 2033, 2.28 in 2038 and 2.26 in 2043 (Table 427).
- 4.3.11 For the purposes of this assessment the average household size has been assumed to be 2.45. This is a highly conservative assumption for the purposes of testing worst case assessments of impacts. In reality household size is likely to be significantly less than this assumption.

4.4 Baseline Conditions

- 4.4.1 This section establishes the socio-economic context and any existing socio-economic effects the Application Site in its current form may have on its surroundings.
- 4.4.2 As set out in Chapter 2 of this ES, the Application Site is located north-west of Bicester town, within the south east part of Cherwell District Council authority area, Oxfordshire.

Population, Housing and Affordability

- 4.4.3 As of the 2011 Census, Cherwell District had a population of 138,900, a 0.02% increase from the 2001 Census.¹² This compares to populations of Oxfordshire; 624,100, the South East; 3,555,500 and UK; 65,185,700.
- 4.4.4 The June 2021 update of the Oxfordshire County Council housing-led forecasts³ predict a total population in Oxfordshire of 832,300 by 2029, a growth of 140,400 (+20%).

² Cherwell Census 2011 Summary Leaflet – Oxfrd.gov.uk

³ Oxfordshire housing-led population forecasts June 2021 update (2019-2029) – Oxfordshire County Council

- 4.4.5 With reference to the Cherwell District Summary published in 2020⁴, the housing-led forecasts show the population of Cherwell increasing from 147,600 in 2017 to 181,900 by 2027 (+34,300, +23%).
- 4.4.6 The population of Bicester and the surrounding area is expected to grow from 51,700 to 70,400 (+40%) by 2027.
- 4.4.7 With regard to district, county, regional and national averages a comparison of Bicester’s age profile in 2019 (wards), shows a slightly higher proportion in the younger age group (0-15)⁵ and a lower proportion of over 65s.
- 4.4.8 Cherwell district is recognised as a residential location with strong demand resulting in a growing population.
- 4.4.9 As of 2018, the total number of dwellings in Cherwell is 66,693. The tenure of these dwellings is 66% owner occupied, 22% private rented and 12% social rented. This compares to 63% owner occupied, 20% private rented and 17% social rented nationally⁶.
- 4.4.10 Referencing the Census 2011, the most common dwelling type in Cherwell district was semi-detached houses, followed by terraced houses and then detached houses.

Table 4.4 : Percentage of Total Dwelling Type: Bicester & England

	Bicester	England
All household spaces	100	100
Household spaces with at least one usual resident	97.3	95.70
Household spaces with no usual residents	2.7	4.30
Detached dwelling	29.2	22.30
Semi-detached dwelling	29.8	30.70
Terraced dwelling	31.9	24.50
Flat, maisonette or apartment	9.1	22.10
Caravan or other mobile or temporary structure	0	0.40

- 4.4.11 The average house price in Cherwell has increased by 27% from 2014 to £301,371 at August 2018⁷. CDC has identified affordability as a key issue within the district as a result of the gap between household incomes and house prices. CDC’s report State of the District’s Housing 2018, considered affordability within the district through a number of indicators.
- 4.4.12 Observing the relationship between the house prices and income, the median house price in Cherwell in 2016 was £292,250 whilst the median gross annual workplace-based earning

⁴ Cherwell District Summary 2020 – Cherwell District Council

⁵ Bicester Health and Wellbeing Profile 2020, Rev 2 - Oxfordshire JSNA 2020

⁶ English Housing Survey Headline Report, 2016-17 -Ministry of Housing, Communities and Local Government

⁷ UK House Price Index 2018 – Land Registry

for Cherwell residents was £31,599⁸. On this basis, the CDC report determined the ratio of median house price to median gross annual workplace-based earnings to be 9.25 in 2016.

- 4.4.13 The CDC report calculated that based on the average earnings outlined above, a single person household would only be able to raise £110,597 mortgage finance which would mean that, without assistance, homeownership is unattainable.
- 4.4.14 A double income household on average earnings (i.e. 2 x £31,599) would still only be able to raise £221,193 mortgage finance which would mean accessing homeownership even for properties at the lower end of the market would be challenging.
- 4.4.15 Subsequent local data published by ONS in March 2021 (Household Affordability in England and Wales) recorded the median affordability ratio in Cherwell as being 9.35 in 2016, 9.82 in 2017, 9.77 in 2018, 10.39 in 2019, and 9.30 in 2020. In comparative terms the remaining districts of Oxfordshire had affordability ratios in 2020 of 11.42(Oxford), 12.07(South Oxfordshire), 8.94(Vale of White Horse) and 10.81(West Oxfordshire).
- 4.4.16 The report added that the requirement for high levels of deposits, are worsening the accessibility of mortgage finance.
- 4.4.17 Between 2015 and 2020, median prices for semi-detached housing in Bicester have generally increased in line with the Cherwell district rate.
- 4.4.18 Relative to other parts of Oxfordshire, Bicester is relatively less disadvantaged⁹ although the town has four areas that were ranked within the 50% most deprived areas nationally.¹⁰

Employment

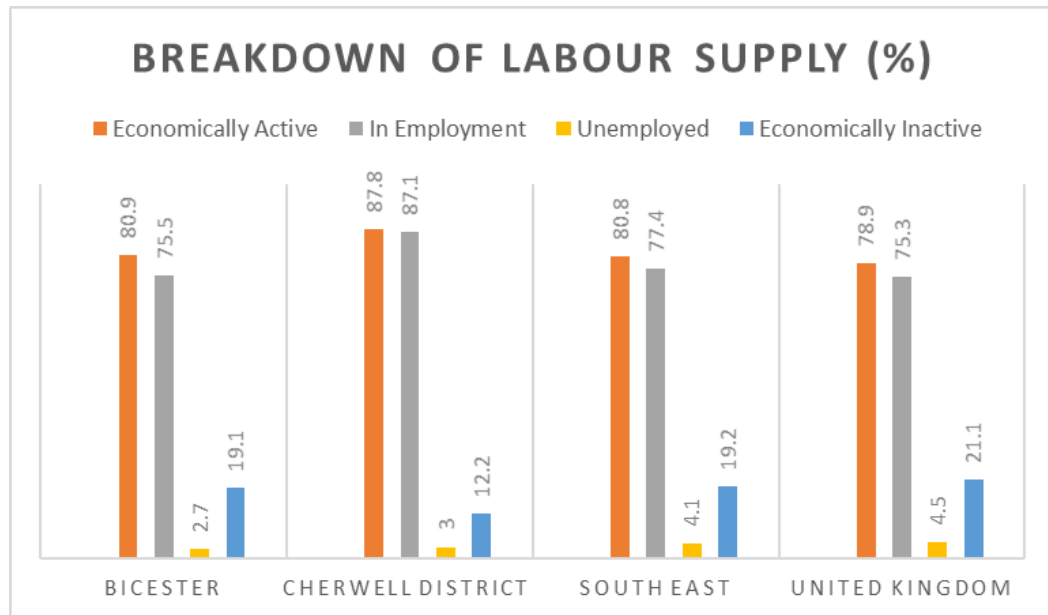
- 4.4.19 This section outlines the key labour market characteristics in Cherwell District, and more localised in proximity to the Application Site (measured as a 5km radii).
- 4.4.20 As of 2020/21, in Cherwell District, 81,800 people (87.8% of the working age population) were economically active of whom 40,600 were male and 41,200 were female. This is well above the south east and national rates. Table 4.6 demonstrates the labour supply at different geographical levels, using Census (2011) and ONS (2020) data. Bicester itself, within Cherwell District, has activity rates very close to the south east average and marginally higher than national rates.
- 4.4.21 The working age population (age 16-24) is some 62% of the total population in the District (ONS,2020). In Sept 2020, some 77,900 persons were economically active in the CDC area and 76,600 in employment (81% of the working age population, or 51% of the total population).

⁸ Annual Survey of Hours and Earnings 2016 – NOMIS

⁹ English indices of deprivation 2019 - Office for National Statistics

¹⁰ Bicester Health and Wellbeing Profile 2020, Rev 2 - Oxfordshire JSNA 2020

Table 4.5: Comparative Breakdown of Labour Supply)¹¹



4.4.22 Cherwell District’s residents align with British average income (£29,900 in 2019), with female salaries slightly lower than the national average, with 2019 average salary in the district for females at £27,220 and males at £33,477.

4.4.23 The majority of the workforce in Cherwell (67.1%)¹² is employed on a full-time basis (defined as working 30 or more hours a week). Census 2011 data shows that the top sectors for employment in Bicester are as follows:

- 20.5% of total jobs -Wholesale and retail trade; repair of motor vehicles and motor cycles;
- 10.8% of total jobs – Manufacturing; and
- 10% of total jobs - Human health and social work activities.

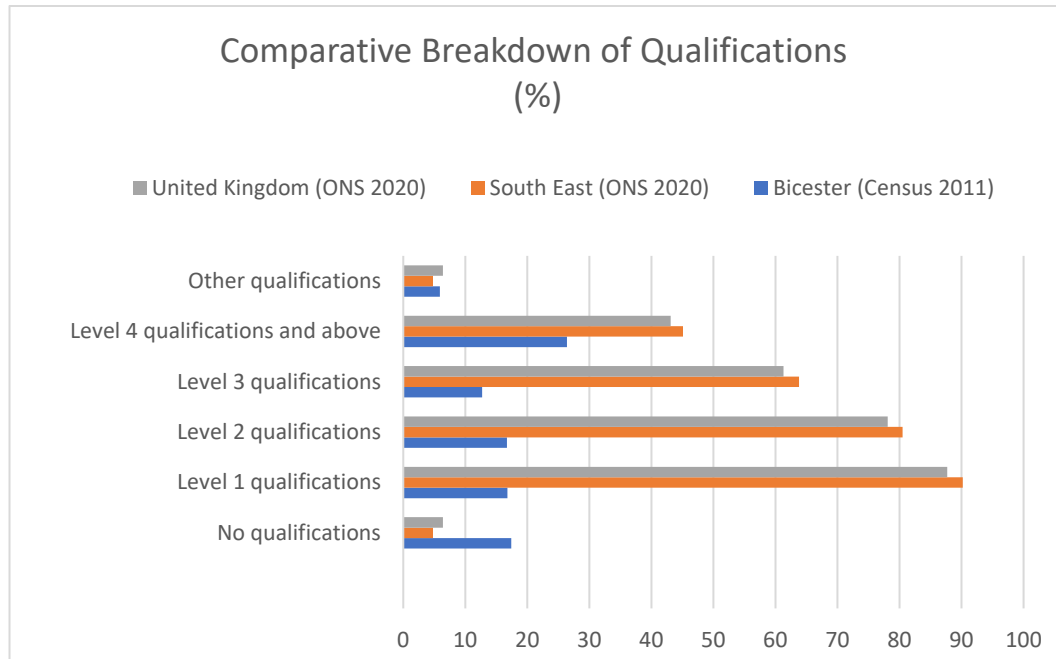
Education

4.4.24 In addition, Census 2011 data shows that Bicester has lower than average levels of residents with qualifications of NVQ4 and above, and higher than regional and national averages of residents with lower qualifications. The following table details qualification comparison at local, regional and national averages.

¹¹ Census 2011

¹² Employees in the UK: 2019 – Office for National Statistics

Table 4.6: Comparative Breakdown of Qualifications (Bicester, South East and England)¹³



- 4.4.25 The Application Site is located within the local education authority area of Oxfordshire County Council.
- 4.4.26 The county council has a statutory duty to ensure that sufficient places are available within their area for every child of school age. There are also a growing number of schools that have converted to become academies, which are also independent of local authority control.
- 4.4.27 School places are no longer, therefore, solely provided by the County Council, and the council works with other providers to ensure that the need for school places is met. However, the County Council has a unique responsibility to make sure there are enough school and childcare places available for local children and young people. No other local or national body shares the duty to secure sufficient primary and secondary schools.
- 4.4.28 The Oxfordshire County Council - Pupil Place Plan (2019-2023)¹⁴ includes present and predicted future pupil numbers on roll, together with information about birth rates, school capacity, and new housing. The Plan sets out proposed changes in the number of school places available over the next year and it suggests where other changes may be necessary in the future. The Plan also sets out policies on school organisation and the statutory framework for making changes such as opening, closing or enlarging schools.

¹³ Census 2011, ONS 2020

¹⁴ Pupil Place Plan (2019-2023) - Oxfordshire County Council

4.4.29 The Pupil Place Plan divides Bicester into four Plan Areas: Bicester PA1 - North Town; Bicester PA2 - South East; Bicester PA3 - South West; and Bicester PA4 - North Villages, with the application site falling within the boundary of the latter area.

Table 4.7: Bicester Forecast Demand for School Places

Forecast demand for place	2019/20	2020/21	2021/22	2022/23	2023/24
Reception	626	680	673	646	685
All primary	4401	4511	4599	4626	4675
Year 7	550	572	583	623	610
All secondary	2863	3036	3197	3373	3485

4.4.30 In addition, the Pupil Place Plan recognises the entirety of the North West Bicester allocation bringing forward additional primary schools with nursery classes, dependent on housing growth, and a secondary school. Additional commentary for school capacity in all four plan areas in Bicester acknowledges an increase in demand for school places over the coming plan period.

4.4.31 The North West Bicester SPD states that the full allocation will provide up to four primary schools and one secondary school, to provide for NW Bicester and Bicester residents.

Health

4.4.32 Life expectancy for both men (80.2 years) and women (83.5 years) is marginally longer in Cherwell than for England (79.9 years men & 83.3 years women) as a whole¹⁵.

4.4.33 Table 4.8 shows levels of general health in Bicester (Parish). 2011 Census data shows that the majority of people in Bicester consider that they have very good or good health.

Table 4.8: Health in Bicester and Cherwell

	Bicester (Parish)	
	Count	%
Very good health	16,043	52.0
Good health	10,702	34.7
Fair health	3,069	9.9
Bad health	818	2.7
Very bad health	222	0.7

¹⁵ Cherwell District Summary 2020 – Cherwell District Council

- 4.4.34 Those health and wellbeing measures that were worse in Bicester than the England average were:
- Older people living alone 2011 (Bicester East)
 - Emergency hospital admissions for all causes (Bicester East and Bicester West)
 - Incidence of all cancer, breast cancer and lung cancer (Bicester East)
 - Deaths from all cancer (Bicester East)
 - Deaths from all causes; Deaths from respiratory diseases (Bicester North and Caversfield)
 - Emergency hospital admissions for hip fracture in 65+ (Bicester South and Ambrosden)
- 4.4.35 Some 68% of adults in Cherwell reported undertaking at least 150 minutes per week of moderate exercise similar to the England average of 63%¹⁶.
- 4.4.36 The Application Site lies within the Oxfordshire Clinical Commissioning Group (CCG). The Oxfordshire CCG is made up of 5 localities. The Application Site is located within the North East locality. There are 7 GP practices in the North East locality including the Montgomery House Surgery, The Health Centre and the Alchester Medical Group, which are all situated within a 2.5 mile radius of the Application Site.
- 4.4.37 The closest hospitals to the site are Bicester Community Hospital (2 miles), Buckingham Community Hospital (13 miles) and Stoke Mandeville Hospital (with A&E, 25 miles).
- 4.4.38 The closest NHS dentist to the site is located in Bicester (Bicester Dental Surgery), approximately 2 miles from the site. In addition, there are a number of private dental practices in Bicester.
- 4.4.39 In terms of social care, there are a number of active care homes in Bicester, besides any provisions that are proposed to be brought forward throughout the North West Bicester allocation.

Community Facilities

- 4.4.40 Besides the indoor community facilities proposed within the North West Bicester Eco Town allocation, Bicester has a broad range of existing indoor community facilities, including Kingsmere Community Centre and West Bicester Community Centre. The leisure centre is located in the centre of the town.
- 4.4.41 The closest library to the site is Bicester Library which is open every day barring Sunday. There are numerous post office facilities across Bicester.

¹⁶ : Sport England Active Lives survey, year ending November 2019; MSOA = Middle Layer Super Output. Area (cover an average of 7,600 residents); map showing MSOAs in Oxfordshire

- 4.4.42 In terms of emergency services based in the local area, Bicester has a fire station and a police station.
- 4.4.43 There are magistrate's courts in Oxford, Milton Keynes, Banbury and High Wycombe. Nearest Crown Court is in Oxford and Aylesbury.
- 4.4.44 Therefore a range of facilities and services, which serve the daily needs of the existing population of Bicester, are accessible from the site by sustainable modes and as such there not be a requirement to rely on the use of the private car for daily journeys.
- 4.4.45 **Figure 4.1** shows a 2km walking isochrone from the site, which roughly equates to a 24-minute walk. This isochrone is measured from the centre of the site.

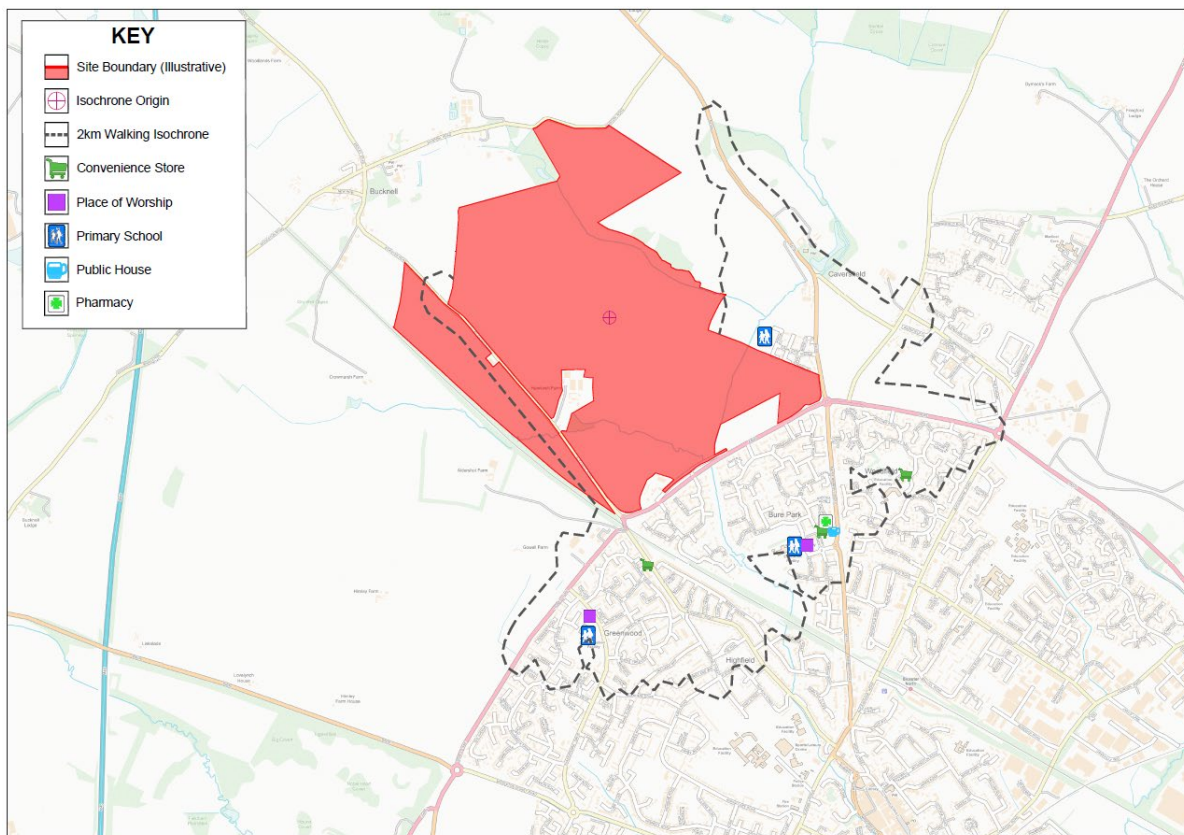


Figure 4.1 Site Accessibility (Source: TA Jubb Consulting)

- 4.4.46 As shown above, there is a primary school (Gagle Brook) located adjacent to the site and as such this destination lies within a 10-minute walk of the site's centroid.
- 4.4.47 The distance and estimated journey times (for walking and cycling) from the site to the identified facilities and services are summarised in Table 4.9. These distances have been measured from the centre of the site and follow suitable routes. The estimated journey times are calculated based on a walking speed of 1.4 metres per second (abstracted from IHT, 2000) and a cycling speed of 4 metres per second. The information has been gathered by

Jubb UK and is set out in the Transport Assessment that is appended to Chapter 5 of this Environmental Statement.

Table 4.9 – Distance and estimated journey time to services and facilities

Service/Facility	Location	Walking Distance (metres)	† (minutes)	Cycling Distance (metres)	⚡ (minutes)
Food Convenience Store					
Co-op	Barberry Pl OX26 3HA	1726	21	1726	7
Co-op	Bucknell Rd OX26 2XE	1344	16	1344	6
Tesco Express	Holm Square OX26 3YQ	1875	22	1875	8
Education					
Gagle Brook Primary School	Cranberry Ave OX27 8BD	889	11	889	4
Bure Park Primary School	Lucerne Ave OX26 3BP	1771	21	1771	7
Kings Meadow Primary School	Shakespeare Dr OX26 2LU	1711	20	1711	7
Health					
Jardines Pharmacy	Barberry Pl OX26 3HA	1726	21	1726	7
Place of Worship					
Emmanuel Church	Barberry Pl OX26 3HA	1786	21	1786	7
Lifehouse Community Church	Shakespeare Dr OX26 2YN	1711	20	1711	7
Public House					
Bure Farm	Bure Park OX26 3HA	1826	22	1826	8

4.4.48 Given the location of the site, and the demonstrable opportunity for everyday journeys to be made on foot and by bicycle, the site presents the opportunity to create a development that is sustainable and that encourages journeys to be made actively.

Projected Future Baseline

4.4.49 To summarise the findings of 2014 Oxfordshire Economic Forecasting¹⁷, total employment in Oxfordshire is forecast to increase by around 88,000 over 2011-31, or 4,400 pa (1% pa). Compared to the Alternative Population-based projections, employment in the county in the Planned Economic Growth forecast increases by an additional 38,000 jobs. This consists of the 27,750 jobs and 10,500 additional indirect and induced jobs (in sectors such as business support services) stimulated by these activities.

4.4.50 The sectors with the greatest additional employment in the Planned Economic Growth forecasts are those in which the additional direct jobs were allocated: manufacturing, distribution, transport & storage, information & communications, financial & business services and government services.

4.4.51 The additional indirect (supply chain) and induced (household spending) jobs associated with the direct jobs are mainly in business support services: financial & business services.

¹⁷ Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment 20214 - Vale of White Horse District Council and partners

While many of the direct jobs in the sectors described in Chapter 4 will be in R&D, the majority of the other jobs that are stimulated will be in distribution, transport & storage and government services.

4.4.52 The following figures are extracted from the 2014 Economic Forecasting Report and provide an Economic Forecast Summary for Cherwell.

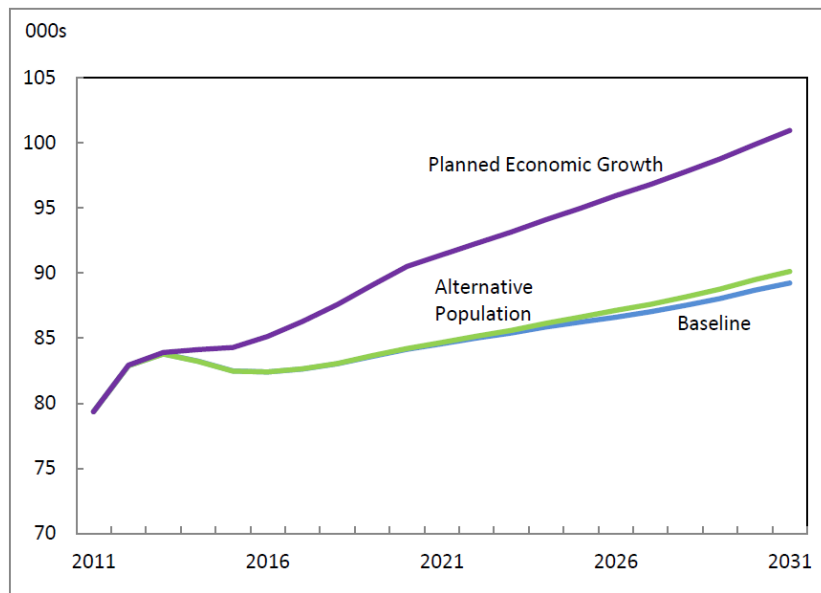
Table 4.10: Total Employment Forecasts for Cherwell District ¹⁸

Table B.1: Total Employment in each Stage - Cherwell

	2011 (000s)	2021 (000s)	2031 (000s)	2011-21 (000s)	(% pa)	2021-31 (000s)	(% pa)
Baseline	79.4	84.6	89.2	5.2	0.6	4.7	0.5
Alternative Population	79.4	84.7	90.1	5.3	0.6	5.5	0.6
Planned Economic Growth	79.4	91.4	100.9	12.0	1.4	9.6	1.0

Notes: Figures are rounded to the nearest 100 jobs.
Source: Cambridge Econometrics, January 2014.

Figure B.1: Total Employment in each Stage - Cherwell



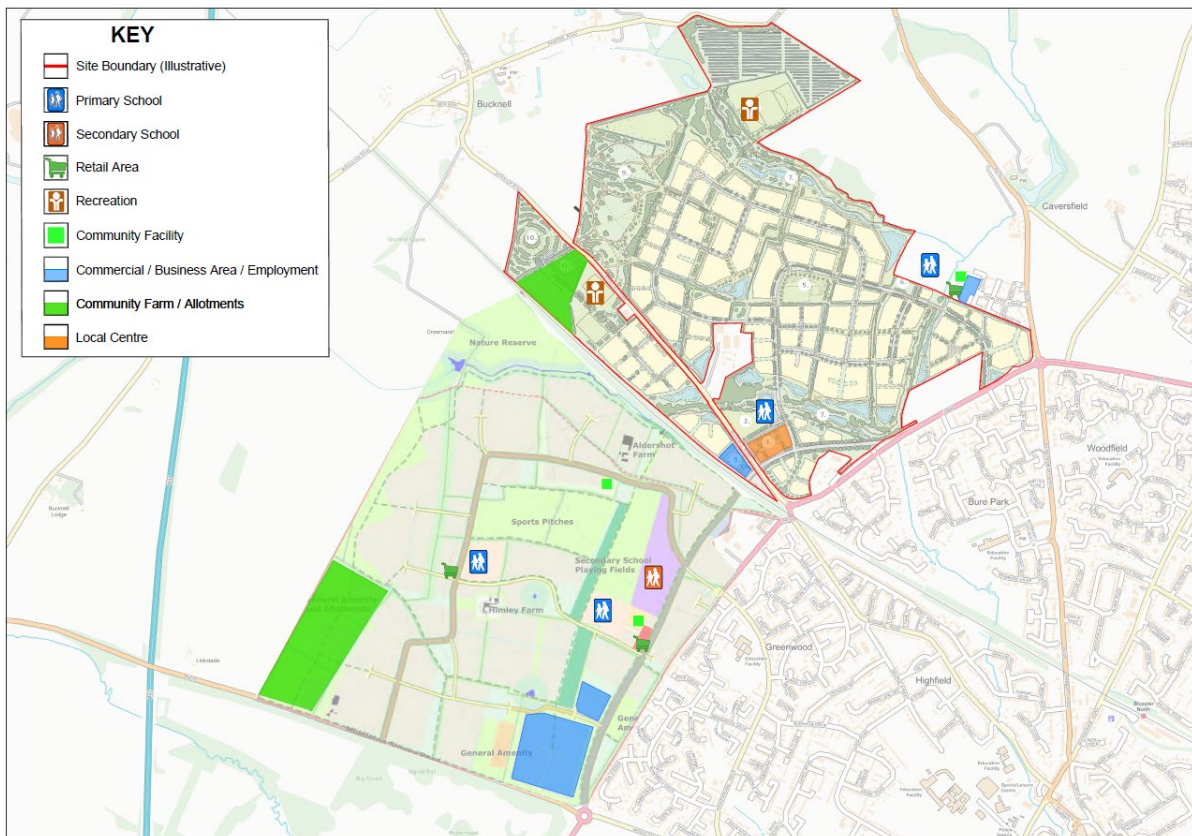
4.4.53 As aforementioned, the proposed site forms part of the wider North West Bicester – some of which has been implemented (Elmsbrook and Axis J9 (the employment land now developed within North West Bicester by Albion Land) and other element of which (e.g Himley Village) have planning permission. The progressive implementation of North West Bicester will result in new employment, services and facilities being introduced and available for use by the residents of this application.

4.4.54 Figure 4.2 below is based on the North West Bicester Masterplan movement and access framework and shows the expected services and facilities to be delivered upon completion

¹⁸ Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment 20214 - Vale of White Horse District Council and partners

of the North West Bicester development. Once complete it will encompass additional facilities and services which include: primary schools, a secondary school, community facilities, retail, Local Centre community farm / allotments and commercial / business areas.

- 4.4.55 This will present future residents of the proposed site and surrounding sites with an considerable expansion of facilities and services that can be accessed by means of sustainable transport and therefore, reduce reliance on the private car as a primary mode of travel.



4.5 Assessment of Likely Significant Effects

Construction Effects

- 4.5.1 As set out in Chapter 2, it is assumed that the Proposed Development will be developed over a significant period with first completions potentially in 2024.
- 4.5.2 This will result in a substantial level of construction activity over the lifetime of the project (likely 12 year build out) including construction-related employment spread through the

different phases. Impacts would be temporary and would vary over the duration of the construction.

- 4.5.3 Significant effects on population, housing, education, health and other community facilities are not expected during the demolition and construction stage other than the jobs created, temporary housing needs and expenditure of the construction workers.
- 4.5.4 If it is assumed that the delivery of the Proposed Development is likely to be spread over a period of 15 years, it may be estimated, that an overall average of some 200 FTE construction job opportunities per year could be directly created.
- 4.5.5 Whilst this level of construction employment is considered to be of a large magnitude, it is recognised that not all the construction employment will be drawn from the Cherwell District. A medium level of leakage would be some 25%.
- 4.5.6 Aside from direct construction job creation, there would also be indirect effects through the supply of materials from local businesses (supply linkage multiplier) and the expenditure of wages in the wider locality (income multiplier). A typical local composite employment multiplier of 1.1 can be applied to the FTE construction employment indicating that an additional 20 FTE indirect jobs per year could be induced by the Proposed Development and result in increase in expenditure locally¹⁹ and a multiplier of 1.5 at the regional level indicating an additional 100 indirect jobs beyond the local level.
- 4.5.7 Overall the effect will be a large magnitude increase in employment which will be temporary in nature. Employment during the construction phase has a low sensitivity. On this basis, effects during construction phases are assessed temporary, of local to regional scale, and as moderate beneficial.

Operational Effects

- 4.5.8 Post-completion stage effects are considered in relation to population, housing and affordability, employment, retailing, education, health, community facilities and open space.
- 4.5.9 An overarching Economic Strategy was prepared in 2014 by SQW which covers the whole of the North West Bicester Local Plan allocation and which informed the preparation of the masterplan now set out in the North West Bicester SPD and the policy in Bicester1. That Strategy assumed some 6,000 dwellings and 10ha of dedicated employment land.
- 4.5.10 While the policy seeks some 3,000 jobs on site, of which approximately 1,000 jobs will be on B use class land on the site (primarily the 10 hectares outline above), the economic development strategy also anticipates over 1,000 local service jobs located elsewhere in Bicester, but created to serve the additional demand of the residents and businesses on NW Bicester, and at least 400 jobs in firms attracted to Bicester by the profile of NW Bicester but which are better located on other strategic employment sites in the town.

¹⁹ For more information on multipliers please refer to English Partnerships' Additionality Guide, 2008

4.5.11 The strategy set out actions to support the creation of new jobs, homeworking, skills and objectives in Bicester and support local apprenticeship and training initiatives.

Effects on Population

4.5.12 If an average household size of 2.45 people per household is assumed, the Proposed Development would result in a population of some 7,595. This would result in a 5.32% increase for the population of Cherwell District at 145,550. It is unlikely this will be direct population growth in the District. A proportion of the new residents will be intra-district moves although this will free up other housing for new residents.

4.5.13 The Proposed Development will deliver the proposed community facilities. This is considered under the assessment of education and community facilities. Increased resident population is likely to increase spend in the local economy and lead to an increase in Gross Value Added (GVA). It will also result in an increase in economically active population within Cherwell District.

4.5.14 The Proposed Development will present an increase in population and therefore demands for services. This effect will be balanced through the provision of new facilities and services to meet this arising need and support existing Bicester residents.

4.5.15 Overall there would be a large magnitude of change given the proportion of overall population change in Cherwell District accommodated through the development. Population change through the completion of the development is considered to have a high sensitivity. Therefore, it is considered that there would be a **moderate beneficial** effect on existing local population and existing community and social infrastructure locally.

Effects on the Housing Market

4.5.16 The 3,100 dwellings to be built within the Proposed Development will help to meet the local housing targets within the adopted Cherwell District Local Plan of 22,800 over the plan period (2011-2031).

4.5.17 The Local Plan Housing Trajectory anticipated that some 3200 dwellings would be completed by the end of the local plan period. By the end of March 2022 the Trajectory anticipated some 1050 new homes being completed, in addition to the 393 dwellings approved at Elmsbrook. None of the additional 1050 dwellings has yet commenced.

4.5.18 Also, as of December 2020²⁰, the District estimated that it has a 4.8 year housing land supply for the period 2020-2025 and a 4.7 year housing land supply for the period 2021-2026 (commencing 1 April 2021).

4.5.19 It is not anticipated that all of the proposed 3,100 homes will be completed by the end of the Local Plan period in 2031. However, it is anticipated that the development will contribute

²⁰ Annual Monitoring Report 2020 (01/04/2019 – 31/03/2020), December 2020 – Cherwell District Council

a significant number of homes during the Local Plan period and also within the immediate five year period.

4.5.20 The Proposed Development is likely to result in a range of tenures, types and size of housing to meet different needs. The Application Proposals will provide up to 30% affordable housing, although the total amount and mix will be negotiated through s106 agreement and may be dependent on viability considerations. Therefore up to 930 dwellings within the Proposed Development could be in a variety of affordable tenures.

4.5.21 The magnitude of change in relation to housing provision including affordable housing is considered to be large. The sensitivity of growth in housing is high. Therefore, overall the level of new housing proposed is considered to result in a **major beneficial effect**.

Effects on the Labour Market

4.5.22 The Proposed Development includes a mix of non-residential uses that will result in direct and indirect employment.

4.5.23 Such uses comprise some 9,000 sq metres of retail commercial and community uses within which:

- up to 2,490 sq m (GEA) of commercial uses within Classes E(a) retail; E(b) food and drink; E(c) services and the sui generis uses such as hot food takeaways, public house, wine bar;
- up to 3,750 sq m (GEA) employment uses with Use Classed E(g), B2 and B8
- Additional floorspace is afforded to community uses, nurseries etc.

4.5.24 Beyond the mixed use and employment areas, additional employment will be created within the 2FE primary school proposed in the development and as a result of the expansion of Gagle Brook primary school facilitated by the delivery of additional school playing fields within the Proposed Development.

4.5.25 Estimates relating to job creation indicate that the application proposals could generate a some 478 gross direct (FTE) jobs on-site when the Proposed Development is complete and occupied.

Table 4.11: Estimate of Permanent Job Creation

	GEA (sqm)	GEA to NIA	NIA (sqm)	HCA Employment density (sqm per FTE)	Jobs (est.)
Local Centre Uses					
Retail, food and drink, services E(a), (b) and (c)	2,490	0.9	2,241	17	132
Employment uses E(g), B2 and Bb	3,750	0.85	3,188	15	212
Other Mixed use area uses	2,760	0.9	2,484	35	71
Sub-Total	9,000				415
Other Employment					
Primary school 2FE	420 pupils			1 job per 10 pupils	42
Extension of Gagle Brook	210 pupils			1 job per 10 pupils	21
GRAND TOTAL					478
Local multiplier for additional indirect jobs (1.1)					48

4.5.26 Due to the nature of this Outline Application, the following assumptions have been taken into account when calculating job creation:

- Employment density assumptions are based upon the HCA Employment Density Guide (3rd Ed.) Nov 2015.
- Retail related uses in a town or local centre vary between 1 job per 15-20 sqm - 1 per 17 sqm is assumed.
- while B2 uses, and B8 uses may be permissible through the Proposed Development, it is anticipated that employment within the employment area with predominantly be office development within Class E(g) or small business workspace. Average employment densities for office floorspace are evidenced to be in the range of 1 job per 10-13 sqm of floorspace. The range for small business workspace is much broader – generally between 1 job per 10-47 sqm. A blended assumption of 1 job per 15sqm is employed for the purposes of the above estimate.
- Given the breadth of the other mixed use area uses it is not possible to employ anything other than a generic average guideline – 1 job per 35sqm is assumed

4.5.27 There will inevitably be some additional direct jobs created in the Proposed Development over and above set out in the estimate above. In particular no allowance is made for

employment associated with the management of Open Space, Sports, Recreation & Play Areas and Burial Ground, allotments/community farm.

- 4.5.28 Nor is any allowance made for working from home in the above estimates. Based on the Cherwell Economic Analysis report (August 2012), some 14.2% of Cherwell's employed population worked from home. On this basis, and applying the baseline conditions, if it is assumed that the employed population of the Proposed development is 51% of the estimated population (7,595) i.e. circa 3,875 employed persons, then some 550 persons within the completed development might be expected to work from home. In reality the proportion of persons working from home rather than travelling to more distant locations is likely to be significantly higher than this, as a result of changes in working patterns following the COVID pandemic.
- 4.5.29 Whilst this level of permanent direct employment is considered to be of a large magnitude, it is recognised that not all the employees will be drawn from the local area or Cherwell District. A medium level of leakage from the local area would be some 25%.
- 4.5.30 A small displacement effect may also arise but this is expected to be minimised as a result of many of the employment created serving the Proposed Development and immediate area.
- 4.5.31 Aside from direct job creation, there would also be indirect effects through the supply linkage multiplier and the expenditure of wages in the wider locality (income multiplier). The Application Site will generate a labour force of some 3,900 additional economically active residents of working age. The employed residents will generate a gross household income of approximately £140m annually (assumption of average Cherwell income of £35.9k²¹) with circa 40% expected to work in management and professional occupations.
- 4.5.32 A typical local composite employment multiplier of 1.1 can be applied to the FTE employment indicating that an additional 48 FTE indirect jobs per year could be induced by the Proposed Development²² and a multiplier of 1.5 at the regional level indicating an additional 207 indirect jobs beyond the local level.
- 4.5.33 A small loss of employment will occur as a result of the loss of agricultural activity on the site.
- 4.5.34 Overall the effect will be a large magnitude increase in employment which will be permanent in nature. On this basis, effects during are assessed as permanent, of local to regional scale, and as major beneficial.

Effects on Education Facilities

- 4.5.35 The Proposed Development proposes to provide educational facilities to meet the need generated by the development. CIL does not operate in Cherwell District, instead CDC have

²¹ [Cherwell Average Salary 2021, Plumplot](#)

²² For more information on multipliers please refer to English Partnerships' Additionality Guide, 2008

utilised the Adopted Developer Contributions SPD (February 2018) which sets out the planning obligations approach for the area.

- 4.5.36 The SPD states that contributions for educational infrastructure will be calculated by multiplying the net increase in the forecast number of pupils (of the appropriate age) moving into the new housing by the 'cost per pupil' of the required additional infrastructure. Table:4.12 depicts the Average Pupil Generation per Dwelling assumptions in the SPD.

Table 4.12: Education Infrastructure: Average Pupil Generation per Dwelling

School Category (ages)	One Bed	Two Bed	Three Bed	Four Bed
Nursery (2-3)	0.00	0.05	0.10	0.12
Primary (4-10)	0.00	0.17	0.39	0.51
Secondary (11- 15)	0.00	0.09	0.23	0.35
Sixth Form	0.00	0.01	0.03	0.07
<i>Extract from Adopted Cherwell District Council Developer Contributions SPD (February 2018)</i>				

- 4.5.37 These rates are derived from the Oxfordshire Survey of New Housing (2008). In addition a reduction of 15% to the pupil generation rates has been applied in the SPD to take account of pupils who will be educated in the independent sector. The sixth form rates have been discounted further to account for pupils leaving school before the sixth form.
- 4.5.38 No allowance of course is made for pupils already in schools in the local catchment. While the mix of housing is not yet known contributions will be agreed based on agreed pupil generation rates.
- 4.5.39 An illustrative mix is set out in Table 4.13 and the resultant pupils generation numbers assessed on this hypothetical basis and considering the consequence of the Council's pupil generation rates. The mix, for the purposes of illustration, is that set out in the Oxfordshire SHMA April 2014 for the whole of the SHMAA.

Table 4.13: Education Infrastructure: Illustrative Pupil Generation

School (ages)	Category	One Bed	Two Bed	Three Bed	Four Bed	Total
Example mix (SHMA)		15%	30%	40%	15%	100%
Example homes		465	930	1240	465	3100
Nursery (2-3)						
Pupil generation rate		0.00	0.05	0.10	0.12	
Potential pupils		0	23	46	56	125
Primary (4-10)						
Pupil generation rate		0.00	0.17	0.39	0.51	
Potential pupils		0	79	181	237	497
Secondary (11-15)						
Pupil generation rate		0.00	0.09	0.23	0.35	
Potential pupils			23	46	56	125
Sixth Form						
Pupil generation rate		0.00	0.01	0.03	0.07	
Potential pupils			5	14	32	51

- 4.5.40 The Proposed Development, along with wider proposals for a secondary school within the remainder of the NW Bicester allocation, will meet the needs for educational facilities arising from the development and would not result in placing new demands on existing facilities.
- 4.5.41 In relation to primary education the Proposed Development will enable the delivery of some 420 places within the proposed new primary school, and a further 210 places at Gagle Brook primary through the provision of land to allow its expansion from 1FE to 2Forms of Entry. The additional primary school places proposed substantially exceeds the potential requirement for additional school place generated by the Proposed Development.
- 4.5.42 The requirement for secondary education will be met in accordance with Policy Bicester 1 and the NW Bicester SPD elsewhere in the allocation as planned in accordance with a comprehensive delivery plan for the school.
- 4.5.43 There are also expected to be wider range of benefits for the existing local population. The additional school provision will enhance community provision at North West Bicester as a whole.
- 4.5.44 The proposals may also alleviate any capacity constraints and meet broader demands for school places in the Bicester area as a whole.

4.5.45 There would be a large increase in the need and provision of educational facilities through the Proposed Development. This would have a high sensitivity within the completed development. Therefore, overall there would be a major adverse effect on primary and secondary education facilities in the absence of any embedded mitigation in the form of additional education provision.

Effects on other Community Facilities

4.5.46 There are existing community facilities within the Bicester and surrounding villages located in proximity to the Application Site. The population arising as a result of the Proposed Development could increase the pressure on existing community infrastructure such as libraries, community meeting facilities, places of worship, pre-school and child care services, emergency services and indoor sports. Conversely, the application proposals could support certain existing local community facilities where additional footfall or patronage would be beneficial.

4.5.47 The Proposed Development would prove a large magnitude of change in relation to community facilities. It is considered that community facilities have a medium sensitivity. Therefore, overall, there would be a minor beneficial effect on existing community facilities when the pressure on facilities is offset by the support given to other services – in the absence of mitigation.

Effects on the Provision of Open Space and Leisure

4.5.48 The Proposed Development will have an effect on the adequacy of open space and facilities within Bicester and place pressure on existing facilities were no mitigation to be provided. Policy BSC11 of the Cherwell Local Plan considers the requirements for open space generated by new proposed development. Employing an average household size of 2.45, Table 4.14 estimates the requirement for open space generated by the Proposed Development. The standards employ the rural/urban edge as a worst case test of potential impact.

Table 4.14 Open Space and Recreation Requirements of 3100 new homes

	Requirement per 1000 persons	Requirement of Proposed Development
	hectares	hectares
Children’s Playspace	0.78	5.92
Outdoor Sports	1.13	8.58
Allotments	0.37	2.81
General Green Space (Parks/Gardens/Semi Natural/ amenity) *rural urban edge	2.74	20.81
Total	5.02	38.13

4.5.49 The proposals for open space provision represent a large magnitude of change with the effect is assessed as minor adverse in the absence of any mitigation including the embedded mitigation in the design.

Effects on Retailing

4.5.50 The Proposed Development will have an effect on retail facilities within the Bicester and surrounding villages located in proximity to the Application Site. The population arising as a result of the Proposed Development could support existing retail infrastructure.

4.5.51 Overall, there would be a moderate magnitude of change and retail has a medium sensitivity. Therefore, there would be a **minor beneficial** effect on retailing in the absence of any provision within the site

Effects on Community Safety and Deprivation

4.5.52 The Proposed Development would create a new community and both day time and night time population. It would also allow access to facilities in the day and night for people living elsewhere. Increasing the level of activity is generally positive in terms of community safety. Investment in new facilities and transport is also seen to have a positive effect on community safety although no community is free from the risk of crime. Reducing crime and fear of crime through 'designing-out crime' or 'secure by design' measures, such as natural surveillance and active frontages is a matter to be addressed through future design codes and reserved matters applications.

4.5.53 The proposed level of new investment, new jobs and affordable housing would assist in improving the level of deprivation in Cherwell District.

4.5.54 The Proposed Development represents a negligible magnitude of change with a low sensitivity. Overall, there would be a minor beneficial effect on crime and deprivation.

Effects on Health

GP and Dental provision

4.5.55 The Proposed Development would create further demand for GP and dental health services. The consequences of such demand may either be additional pressure on services or support resulting in the delivery of additional facilities.

4.5.56 In this instance land is potentially available in the Proposed Development and in the wider North West Bicester development to support the delivery of new facilities.

4.5.57 Overall the support provided by the increased population and the opportunity to make provision within the Proposed Development or adjoining sites leads to an assessment of moderate benefit arising in relation to health service provision as a result.

Healthy Lifestyle

- 4.5.58 In relation to general standards of health, the proposed development has been allocated for developed with a policy context that seeks to promote sustainable and health development.
- 4.5.59 Its form, location and better standards of housing and facilities than the existing community that will also serve to achieve enhanced promote health and well-being outcomes irrespective of the measures forming part of the Proposed Development.
- 4.5.60 A Health Impact Assessment has been prepared and is attached to this section of the ES as Appendix 4.1.
- 4.5.61 It identifies a range of measures to assist in delivering healthy communities within the Proposed development and includes the implementation of an appropriate movement strategy and travel plans to support sustainable and healthy travel options for the Development. Provision will also be made for a range of green infrastructure proposals, including extensive recreational open space and routes for cycling and walking.
- 4.5.62 Opportunities for a range of community facilities are included – especially proposals to enhance the range of educational and related facilities.
- 4.5.63 It is expected that the Proposed Development will result in effects that are permanent, of local scale and be of moderate beneficial significance as the proposal supports to the provision of new spaces and/or facilities which may also potentially benefit the wider existing community.

4.6 Mitigation Measures

Embedded Mitigation in Proposed Development

Community Facilities

- 4.6.1 The development including a mix of uses including retail, commercial and community uses will help to secure the sustainability credentials of the scheme by ensuring unsustainable trips by unsustainable modes are reduced and achieves an increase in containment. Community provision is focused in the local centre and which will establish a strong, viable and sustainable centre to the scheme to serve the development and other parts of the wider NW Bicester site.
- 4.6.2 Set within the context of the North West Bicester allocation, Development Requirement 8 relates to community facilities. The local need for community facilities is described as the following: community facilities to include facilities for leisure, health, social care, education, retail, arts, culture, library services, indoor and outdoor sport, play and voluntary services. The local centre hubs shall provide for a mix of uses that will include retail, employment, community and residential provision. Education, health care, community and indoor sports facilities will be encouraged to locate in local centres and opportunities for co-location will be welcomed. Provision will be proportionate to the size of the community they serve. Each neighbourhood of approximately 1,000 houses to include provision for community meeting space suitable for a range of community activities including provision for older people and young people.
- 4.6.3 The Application Proposals include an expectation that provisions for community uses can come forward within Mixed Use areas of which 1.49ha have been allocated. In addition, Allotments/Community Farm are proposed equating to 3.72ha.
- 4.6.4 Overall, the proposed development will meet the needs arising from the new population at the Application site through the provision of a flexible range of community facilities. Indirect beneficial effects include additional jobs and economic activity and use of the on-site facilities by the existing populations of villages in close proximity.

Education

- 4.6.5 In relation to primary education the Proposed Development will enable the delivery of some 420 places within the proposed new primary school, and a further 210 places at Gagle Brook primary through the provision of land to allow its expansion from 1FE to 2Forms of Entry. The additional primary school places proposed substantially exceeds the potential requirement for additional school place generated by the Proposed Development.

Open Space and recreation

- 4.6.6 In excess of 40% of the site is to be established as green infrastructure through the provision of a range of green spaces including open green space, SuDS and drainage, community

park, village green, existing woodland, burial ground, sports, recreation and play areas including LEAPs, NEAPs, community farm/allotments. New footpaths and cycleways will be integrated throughout using circular loops and linear parks allowing easy access to the green spaces and countryside promoting opportunities for healthy lifestyles. This provision (some 80 hectares) greatly exceeds the expectation of 38.1 hectares set out as a result of policy BSC11 of the Local Plan, Policy Bicester 1 and the specific design requirements outlined in the SPD (3, 9).

- 4.6.7 The multi-functional GI will provide a range of green spaces which will be accessible for sports, play and recreation, walking and cycling, local food production in allotments, support wildlife and maximise biodiversity, contribute to urban cooling and reduce heat islands. The GI proposed is focused around natural corridors such as watercourses, streams, hedgerows and field boundaries providing further structure around the housing and commercial development. It will provide a clear system of safe, accessible and attractive open and green spaces that respond to and enhance natural features across the site, and integrate with the existing settlement. Natural buffer zones are also provided to enhance the value of the landscape and which includes a network of paths and cycleways. The Green Infrastructure will ensure an enduring landscaped based green edge to the development ensuring a permanent protected relationship for Bucknell relative to North West Bicester.

Retail

- 4.6.8 The Proposed Development includes an allocation of Mixed Use land of 1.49ha which is expected to include some elements of retail use, which is deemed to be sustainably proportionate to the size of the application and wider allocation.
- 4.6.9 This use would be available for the new residents of the Application site and other residents within the defined primary catchment area, many of whom currently need to travel further to shop.

Mitigation of Construction Effects of Development

- 4.6.10 No specific mitigation measures are proposed as no significant adverse effects are predicted.

Mitigation of Operational Stages of Development

- 4.6.11 As no significant adverse effects are predicted, no specific mitigation measures are proposed beyond those built into the Proposed Development.

4.7 Residual Effects

Construction Effects

4.7.1 The residual effects are set out in Table 4.15.

Operational Effects

4.7.2 The residual effects are set out in Table 4.15.

Cumulative Effects

4.7.3 The list of schemes considered as part of the cumulative effects within the ES chapter are listed in section 1

4.7.4 During their construction phases and following their completion, each of the projects will create new direct and indirect employment opportunities that are likely to support local economic activity. This is particularly true for proposals which are focused to create new economic activity and employment opportunities. The nature of these projects means that they would not compete directly with the Proposed Development and would deliver additional employment opportunities that would not otherwise be delivered in Cherwell District.

4.7.5 The North-West Bicester Allocation in its entirety would present a large increase in the local population which will give rise to new demands on existing services and facilities. Cumulatively, these developments will increase demand for educational facilities, health, community and public open space facilities. As set out within this chapter, the Proposed Development would give rise to negligible or beneficial effects in relation to these receptors. It is assumed that the remaining aspects of the allocation will come forward in line with the North West Bicester Masterplan and Bicester 1 Policy in respect of community facilities for instance and would include inbuilt mitigation through provision of on-site services and facilities and will make the necessary planning contributions to mitigating the impact on existing local facilities and services.

4.7.6 Additional open space is planned elsewhere in North West Bicester including formal pitch provision. Secondary provision is also made to the south of the railway line.

4.7.7 On this basis, the cumulative effect in socio economic terms is considered to be **beneficial**.

4.8 Summary Statement of Effects

4.8.1 The effects identified are summarised in Table 4.15 below.

Table 4.15: Assessment of Significance of Residual Effects

Possible Effect	Duration	Significance Major/Moderate/ Minor/Negligible Beneficial/Adverse	International/ National/ Regional/ Local	Mitigation	Residual Effect
Construction					
Construction works	Temporary	Moderate Beneficial	Local to regional	Non necessary	Moderate Beneficial
Operational Development					
Population – estimated additional 7,595 people to generate spend and support local community and retail facilities and services	Permanent	Moderate Beneficial	Local Regional	Provision for further retail and community facilities	Major Beneficial
Housing market – up to 3,100 additional new market and affordable homes to meet CDC’s housing need.	Permanent	Major beneficial	Local Regional	None Required	Major Beneficial
Labour market – 478 FTE jobs on-site	Permanent	Major beneficial	Local Regional	None Required	Major Beneficial

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In association with FPCR Environment and Design, Brookbanks, Jubb, RSKAcoustics, Orion Heritage

48 indirect jobs as a result of the local multiplier 210 indirect jobs as a result of the regional multiplier					
Impact on education facilities.	Permanent	Major adverse	Local	A site totalling 2.22hectares is identified to accommodate a new 2FE primary school A site of 0.88ha is shown as primary school playing field to serve as a future expansion for Gagle Brook primary school.	Major beneficial effect
Community facilities	Permanent	Minor beneficial	Local	Proposed opportunities for community facilities to come forward and meet the needs of the development which will also offer wider benefits to the existing population (embedded mitigation).	Major beneficial effect
Open space –	Permanent	Minor adverse I	Local	Substantial provision of new open spaces, including formal and informal spaces for leisure including allotments	Major beneficial effect

				and a community farm. Retention of existing habitats	
Retailing	Permanent	Minor beneficial	Local	Provision for retail facilities within the Proposed Development	Moderate beneficial effect
Crime and Deprivation	Permanent	Minor beneficial	Local	None Required	Minor Beneficial
Health Facilities	Permanent	Moderate Beneficial	Local	New health facilities: proposed opportunities for health facilities to come forward and meet the needs of the development which will also offer wider benefits to the existing population.	Moderate Beneficial
Healthy Lifestyles	Permanent	Moderate Beneficial	Local	Movement strategy and travel plans to support sustainable and healthy travel options for the Development. Provision for a range of green infrastructure proposals, including extensive recreational open space and routes for cycling and walking.	Moderate Beneficial

				Opportunities for a range of community facilities are included -	
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