



BLENHEIM ESTATE

HOMES

Land East of
Park View
Woodstock

Environmental Statement
Main Report

4

Community and
social effects

4 Community and social effects

Introduction

- 4.1 Terence O'Rourke Ltd was commissioned to evaluate the potential community and social effects of the proposed development. Construction-related effects were scoped out of the assessment, which therefore focuses on post-construction effects. The data sources and references used in the assessment are shown in table 4.1.

A K Urbanism, 2020, Eynsham Area Infrastructure Delivery Plan Updated Draft Report
Boulos, M.N.K. and Philipps, G.P., 2004, Is NHS Dentistry in Crisis? Journal of Health Geographics 3:10
Cambridgeshire County Council, 2013, Cambridgeshire Sub-region New Development Surveys 2006-2012: Summary and Composition
Cherwell District Council, 2021, Annual Monitoring Report 2021
Cherwell District Council, 2019, Cherwell District Council Housing Strategy 2019-2024
Cherwell District Council, 2018, Developer Contributions Supplementary Planning Document
Community First Oxfordshire, 2019, Woodstock Community and Infrastructure Delivery Plan 2019
Community First Oxfordshire, 2019, Woodstock Community and Infrastructure Delivery Plan 2019 Appendix 14: Community Indoor Venues Assessment Report
Department for Education, 2021, Schools, Pupils and their Characteristics: 2021 Pupil Characteristics
Get information about schools website: https://get-information-schools.service.gov.uk
Hampshire County Council, 2014, The Demography of Hampshire's New Housing Developments
Lambert Smith Hampton, 2014, Woodstock East Environmental Statement Chapter 4: Community, Economic and Retail, Section 4.3: Retail Impacts
NHS website: www.nhs.uk
NHS Digital General Practice Workforce Interactive Dashboard: https://app.powerbi.com/view?r=eyJrIjoiYTM4ZTA3NGltMTM2Mi00NzAwLWEyY2QtNDgyZDkxOTk3MmFliwidCl6lUwZjYwNzFmLWJiZmUtNDAxYS04ODAzLTY3Mzc0OGU2MjllMlslmMiOjhh9
Nomis website (2011 Census): www.nomisweb.co.uk
Office for National Statistics, 2021, Parish Population estimates for mid-2011 to mid-2020 based on best-fitting of output areas to parishes – Supporting Information (released as an ad-hoc)
Office for National Statistics, 2019, 2018-based subnational principal population projections for local authorities and higher administrative areas in England
Ofsted website: https://reports.ofsted.gov.uk
Oxfordshire County Council, 2021, The Oxfordshire County Council Guide to Developer Contributions
Oxfordshire County Council, 2020, Oxfordshire Childcare Sufficiency Assessment
Oxfordshire County Council, 2019, Pupil Place Plan 2019-2023
West Oxfordshire District Council, 2021, Housing Land Supply Position Statement (2021-2026)
West Oxfordshire District Council, 2016, West Oxfordshire Infrastructure Delivery Plan (IDP) November 2016 Update
West Oxfordshire District Council, 2014, Playing Pitch Strategy for the Principal West Oxfordshire Settlements
West Oxfordshire District Council, 2013, West Oxfordshire Open Space Study
West Oxfordshire District Council, 2008, Public Open Space Audit
West Waddy ADP, 2014, Woodstock East Environmental Statement Chapter 4: Community, Economic and Retail, Section 4.1: Community Impacts
Woodstock Under Fives Association website: https://wufa.co.uk
Table 4.1: References and data sources

Legislation and policy

National policy

4.2 The National Planning Policy Framework (NPPF; 2021) sets out a number of relevant policy statements. These include:

- Paragraphs 7-9 (achieving sustainable development), including the need for a strong economy and vibrant communities
- Paragraphs 60-80 (delivering a sufficient supply of homes), including significantly boosting the supply of housing
- Paragraphs 92-103 (promoting healthy and safe communities), including providing the social, recreational and cultural facilities and services the community needs
- Paragraphs 126-136 (achieving well-designed places), including creating places that are safe, inclusive and accessible and that promote health and wellbeing, with a high standard of amenity for existing and future users

Local policy

4.3 The Cherwell Local Plan 2011-2031 Part 1 Adopted 20 July 2015 sets out a range of policies to limit the potential for adverse community and social effects from new development, including the following:

- Policy BSC 3: Affordable Housing – all proposed developments that include 11 or more dwellings will be expected to provide at least 35% 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. Housing sites of at least 400 dwellings will be expected to provide a minimum of 45 self-contained extra care dwellings as part of the overall mix
- Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision – the council will ensure that sufficient quantity and quality of, and convenient access to, open space, sport and recreation provision is secured, including by ensuring that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals
- Policy BSC 11: Local Standards of Provision – Outdoor Recreation – development proposals will be required to contribute to the provision of open space, sport and recreation. Provision should usually be made on site in accordance with the minimum standards set out in ‘Local Standards of Provision – Outdoor Recreation’
- Policy BSC 12: Indoor Sport, Recreation and Community Facilities – the council will 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 that cannot be met by existing provision

Methodology

Baseline

- 4.4 A desk-based study was carried out to examine the existing community and social environment. The site lies within Shipton-on-Cherwell and Thrupp parish. However, it is at the far south western end of this rural parish and is more closely related to Woodstock, immediately to the west. Data were therefore obtained for both Woodstock and Shipton-on-Cherwell and Thrupp parishes, as well as Woodstock town, Cherwell district and West Oxfordshire district (within which Woodstock lies). Data from the 2021 Census were not available at the time of writing, so data from the 2011 Census have been used in the first instance, with updated information provided based on interim population estimates where available. The references and data sources used in the study are shown in table 4.1.
- 4.5 Community and social receptors include the characteristics of the existing population, for example age and household composition, the local housing supply, and the facilities that are required by the population, such as education, recreation and community spaces, and healthcare. The sensitivity of receptors is determined by their capacity to adjust to an increase in population and is assessed with reference to the guidance in figure 4.1.

Impact assessment

- 4.6 Prior to assessing the effects of the proposed development on the community and social environment, it is important to identify what constitutes a potential effect. In the context of this assessment, potential effects will be related to the increases in population and provision of housing and open space associated with the proposed development. Any areas of uncertainty in the impact assessment are identified in the text.
- 4.7 The significance of effects has been determined using criteria developed from best practice techniques and expert knowledge. Significance has been derived from measures of receptor sensitivity and the magnitude of change, as shown in figures 4.1 and 4.2. The sensitivity and magnitude criteria were combined to determine the degree of effect using the matrix shown in figure 4.3, which was then used to determine whether the effect was significant. Effects that are moderate or above (including slight to moderate) are considered to be significant in an EIA context.

Baseline

Demography

- 4.8 The populations of Woodstock and Shipton-on-Cherwell and Thrupp parishes were 3,100 and 493 respectively at the time of the 2011 Census. The age breakdowns of the parishes' populations both differ from the district, regional and national averages, but in different ways. Shipton-on-Cherwell and Thrupp parish had a much higher proportion of children and a much lower proportion of retirement-age residents than the district, regional and national averages, while Woodstock parish had a much higher proportion of retirement-age residents and slightly lower proportions of children and working age residents (table 4.2).

Population	Shipton-on-Cherwell and Thrupp parish	Woodstock parish	Cherwell	West Oxfordshire	South East	England
Total population	493	3,100	141,868	104,779	8,634,750	53,012,456
<16 years old	25.1%	16.5%	20.0%	18.6%	19.0%	18.9%
16-64 years old	66.6%	57.4%	64.7%	63.0%	63.8%	64.8%
65+ years old	8.3%	26.1%	15.3%	18.4%	17.2%	16.3%
Average age (years)	34.9	45.3	38.9	41.1	40.0	39.3

Table 4.2: Population statistics (2011 Census)

4.9 The population of Shipton-on-Cherwell and Thrupp parish was estimated to have decreased by 20% to 396 by 2020, while the population of Woodstock parish was estimated to have increased by 9% to 3,369 over the same period (Office for National Statistics, 2021). The populations of Cherwell and West Oxfordshire as a whole were projected to have increased by 7% and 6% to 151,724 and 111,060 respectively over the same period (Office for National Statistics, 2019).

4.10 Shipton-on-Cherwell and Thrupp parish had much higher proportions of households with children and much lower proportions of pensioner households than the district, regional and national averages (table 4.3). Woodstock parish had higher proportions of pensioner households and lower proportions of households with children.

Household	Shipton-on-Cherwell and Thrupp parish	Woodstock parish	Cherwell	West Oxfordshire	South East	England
Total households	185	1,418	56,728	43,241	3,555,463	22,063,368
Average household size	2.7	2.1	2.4	2.4	2.4	2.4
Single person	16.8%	14.2%	14.7%	14.1%	16.1%	17.9%
Lone pensioner	4.9%	19.4%	10.5%	12.3%	12.7%	12.4%
Other pensioners	5.9%	12.3%	8.7%	10.2%	9.0%	8.1%
Couples with dependent children	30.3%	18.2%	23.2%	22.4%	21.0%	19.3%
Lone parents with dependent children	8.1%	4.7%	5.9%	4.9%	6.1%	7.1%
Couples with no children	20.6%	18.5%	20.7%	21.6%	18.7%	17.6%
Other	13.4%	12.7%	16.3%	14.5%	16.4%	17.6%

Table 4.3: Household composition (2011 Census)

4.11 Given that they differ in some respects from the district, regional and national averages, the demographics of Shipton-on-Cherwell and Thrupp and Woodstock parishes are considered to be of medium sensitivity to change from population increase.

Housing

4.12 Cherwell District Council's (CDC; 2021) *Annual Monitoring Report 2021* states that 1,192 dwellings were completed across the district in 2020/21. The majority of these were in Banbury and Bicester, with 273 elsewhere in the district. The NPPF requires that a continuous five-year supply of deliverable housing sites is maintained, plus a 5% additional buffer, except where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan (where a 10% buffer is applicable), or where there has been a significant shortfall in the past (where a 20% buffer is applicable).

- 4.13 The annual monitoring report found that there is a 3.8-year supply of identified deliverable housing sites in the district, as the housing land supply is not sufficient to meet the target for the period 2021 to 2026 (including a 5% buffer). This is forecast to decrease to a 3.5-year supply for the period 2022 to 2027. Housing provision in the district is therefore considered to be of high sensitivity.
- 4.14 CDC's (2019) *Cherwell District Council Housing Strategy 2019-2024* states that over 1,000 low income households are waiting for affordable housing in the district. However, the council's annual monitoring report states that 295 affordable dwellings were completed in the district in 2020/21, exceeding the target of 190. Given the ongoing high level of need, affordable housing provision in the district is considered to be of high sensitivity.

Local businesses

- 4.15 Lambert Smith Hampton undertook a retail impact assessment in 2014 as part of the ES submitted in support of the Woodstock East planning application. This found that much of the retail business in Woodstock town centre is orientated towards leisure-based or visitor comparison shopping, including galleries, gift shops, antique shops, furniture shops and artisan food shops, which made up 41% of the commercial premises in the town centre in 2014. There are few national multiple outlets in the town, with only the Co-op represented. This reflects both the significant independent sector in the town and the relatively small size of the town centre and its catchment.

Education

Early years

- 4.16 Early years services in Woodstock are provided by Woodstock Church of England Primary School's nursery class and Woodstock Under Fives Association (WUFA), which is located in the grounds of the primary school. The nursery class (three to four year olds) offers part-time places (morning or afternoon session) for up to 52 children (Oxfordshire County Council, 2019), while WUFA can accommodate a maximum of 24 children per session (<https://wufa.co.uk>). In 2021, there were 26 children on the nursery class roll at Woodstock Church of England Primary School (Department for Education, 2021). At the time of its January 2020 Ofsted inspection, WUFA had 92 children on its roll.
- 4.17 West Oxfordshire District Council's (WODC; 2016) *West Oxfordshire Infrastructure Delivery Plan (IDP) November 2016 update* states that a shortage of early years places, particularly for two-year olds, has been identified in the district. Oxfordshire County Council's (2020) *Oxfordshire Childcare Sufficiency Assessment* indicates that there are not likely to be spare early years places in Woodstock. The county council's (2019) *Pupil Place Plan* states that early years provision across the Woodstock area just meets the need of the local population and that additional capacity will be required to meet the increased demand for places created by housing developments. However, it also notes that the Park View development to the west of the site includes new early years accommodation into which WUFA could move from its current site and expand.

- 4.18 A planning application for a new 40-place nursery at Park View to enable the relocation of WUFA was submitted to WODC in December 2021 (application reference: 21/04140/FUL). The application is currently awaiting determination. Overall, early years provision in Woodstock is considered to be of medium to high sensitivity to changes in population.

Primary schools

- 4.19 There is one primary school in Woodstock, Woodstock Church of England Primary School, which lies approximately 430 m to the north west of the site. It is currently close to capacity, as there are 335 pupils on the roll and the school has a capacity of 341 places (<https://get-information-schools.service.gov.uk>, viewed May 2022). The pupil place plan states that the school has already expanded to 1.5-form entry size and would require a larger site area to be able to expand further. It notes that land would be released for expansion if WUFA moved off-site.
- 4.20 A planning application was submitted to Oxfordshire County Council in January 2022 (application reference: R3.0152/21) for the expansion of Woodstock Church of England Primary School to two-form entry through the demolition of the existing WUFA building and the provision of an additional four classrooms, storage rooms, withdrawal room, plant room, circulation areas, toilets and hard and soft play areas. The application is currently awaiting determination.
- 4.21 Primary school provision in the town is therefore considered to be of high sensitivity to changes in population.

Secondary schools

- 4.22 There is one secondary school in Woodstock, The Marlborough Church of England School, which lies approximately 255 m to the north west of the site. It currently has spare capacity (97 places), as there are 1,041 pupils on the roll and the school has a capacity of 1,138 places (<https://get-information-schools.service.gov.uk>, viewed May 2022).
- 4.23 However, the pupil place plan notes that current pupil forecasts indicate pressure on secondary school places in the area and states that The Marlborough Church of England School is investigating options for expanding by one form of entry to meet the needs of local housing growth. Secondary school provision in the town is therefore considered to be of medium sensitivity.

Special schools

- 4.24 The nearest special school to the site is Springfield School in Witney, which accepts children aged between two and 16 years old. It is currently over capacity, with 114 pupils on the roll and a capacity of 110 places (<https://get-information-schools.service.gov.uk>, viewed May 2022). The pupil place plan states that demand for special school places in Oxfordshire has grown faster than supply in recent years. Special school provision is therefore considered to be of high sensitivity.

Healthcare

- 4.25 There is one GP surgery in Woodstock, which has four GPs and 9,301 patients, although it should be noted that not all the GPs are full-time. Adjusting for part-time working, the surgery has a total of three full-time equivalent GPs (NHS Digital, viewed May 2022), giving an average of 0.32 full-time equivalent GPs per 1,000 patients. The average number of full-time equivalent GPs per 1,000 patients in England is 0.58 (A K Urbanism, 2020). Existing provision in Woodstock is therefore below the national average.
- 4.26 WODC's IDP states that Oxfordshire is generally well provided for in terms of health facilities and that primary healthcare infrastructure within the district should be able to cope with the additional demand arising in future. Discussions are ongoing regarding the relocation of the Woodstock Surgery, as the existing site is constrained and parking is limited. As the ratio of GPs to patients at the surgery is currently below government targets, GP provision in Woodstock is considered to be of high sensitivity to changes in population.
- 4.27 The Woodstock Dental Practice is mainly a private practice and only takes NHS dental patients on referral from another dentist. It has therefore not been considered in the assessment. The nearest NHS practice to the site is the Kidlington Dental Centre, approximately 3.6 km to the south east, which has five dentists. It is not currently registering new NHS patients (www.nhs.uk, viewed May 2022). NHS dental services in the area are therefore considered to be of high sensitivity to changes in population.

Community facilities

- 4.28 There is a range of formal and informal public open space in Woodstock, including the following:
- Public outdoor swimming pool (summer only)
 - Bowls and tennis club
 - Sports field, sports hall and hard court area at The Marlborough Church of England School available for hire
 - Children's play areas at Budds Close, Rosamund Drive and New Road
 - Playing fields at Rosamund Drive and New Road
 - Allotment ground at Green Lane (32 allotments)
 - Semi-natural greenspace at Woodstock Watermeadows and the Old Woodstock Line Nature Reserve
- 4.29 WODC's *West Oxfordshire Open Space Study* (2013) and *Playing Pitch Strategy for the Principal West Oxfordshire Settlements* (2014) both focus on Witney, Carterton and Chipping Norton and do not quantify or assess the standard of public open space provision in Woodstock. However, the council's earlier (2008) *Open Space Study* includes information on Woodstock's open space. This has been assessed against the standards set out in the 2013 study (table 4.4), based on the estimated 2020 population of Woodstock parish (3,369).

Type of open space	Existing provision (ha)	Standard (ha/ 1,000 people)	Required area (ha)	Surplus / deficiency (ha)
Allotments	0.50	0.25	0.84	-0.34
Amenity greenspace	0.97	0.70*	2.36	-1.39
Natural and semi-natural greenspace	7.51	2.0*	6.74	+0.77
Parks and recreation grounds	2.09	1.25	4.21	-2.12
Children's and youths' playspace	0.45	0.07	0.24	+0.21
Sports pitches	5.19	1.60**	5.39	-0.20

Table 4.4: Open space provision in Woodstock
 *For new provision, these standards can be combined.
 **Standard taken from WODC's (2014) *Playing Pitch Strategy for the Principal West Oxfordshire Settlements*.

- 4.30 Table 4.4 shows that Woodstock is deficient in allotment provision, amenity greenspace, parks and recreation grounds and sports pitches, but has surplus provision of natural and semi-natural greenspace and children's and youths' playspace. However, it should be noted that the hundreds of hectares of parkland at Blenheim Palace have not been included in these figures, much of which is publicly accessible via the public rights of way network. The town is therefore not considered to be deficient in the provision of parks and recreation grounds. The IDP states that the council's priority in Woodstock is to support the community in looking at the feasibility of an outdoor floodlit training area or artificial turf pitch, together with additional changing facilities. It also identifies a future requirement for a skateboard park in the town.
- 4.31 Community First Oxfordshire undertook an assessment of indoor venues in Woodstock in 2019. This found that facilities are available for community hire at several venues in the town, including a large hall and small meeting room at Woodstock Community Centre, a large hall, seminar rooms and community room at The Marlborough Church of England School (evenings and weekends only), the assembly room at Woodstock Town Hall, halls and meeting rooms at Woodstock Methodist Church and St Hugh's Roman Catholic Church, and halls at Woodstock Social Club, Woodstock Tennis and Bowls Club, and Woodstock Town Football Club.
- 4.32 The assessment estimated that there is approximately 2,896 m² of indoor community recreational space available in the town. Based on the estimated 2020 population of Woodstock parish (3,369), this equates to 0.860 m² per person. While WODC does not have a local standard for indoor space provision, CDC (2018) has set a standard of 0.185 m² per person. The existing levels of provision in Woodstock exceed this standard.
- 4.33 Woodstock Library is located on the ground floor of the Oxfordshire Museum, following closure of the former library building on Hensington Road due to structural concerns. The IDP notes that the level of growth proposed in Oxfordshire will place pressure on all libraries in the county and identifies the need for enhanced library provision in Woodstock as a preferred priority.
- 4.34 As Woodstock is deficient in some types of recreation provision, and some areas for improvement have been identified by WODC, community facilities are considered to be of medium to high sensitivity to population change.

Future baseline

- 4.35 In the absence of the proposed development, the site will remain in its current use. However, the community and social baseline will still change in the future. The populations of Cherwell and West Oxfordshire districts are predicted to grow by 6.1% to 160,994 and by 4.1% to 115,574 respectively by 2030 (Office for National Statistics, 2019). The changes to the future baseline as a result of consented developments in the area are examined at the end of this chapter.

Effects post-construction

Demography

- 4.36 As shown in table 4.3, the average household sizes for Shipton-on-Cherwell and Thrupp and Woodstock parishes at the time of the 2011 Census (2.7 people and 2.1 people respectively) differed greatly. The average household size for both Cherwell and West Oxfordshire districts (2.4 people) has therefore been used to provide a realistic worst case estimate of the population increase that is likely to be generated by the proposed development. The proposed up to 500 dwellings are estimated to lead to an increase in population of 1,200 people. This represents an increase of approximately 303% to the 2020 population of Shipton-on-Cherwell and Thrupp parish, which is a change of large magnitude. If the proposed development were to be incorporated into Woodstock parish, the new population would represent an increase of approximately 36% to the population of the town, which is a change of medium magnitude.
- 4.37 Research indicates that new housing developments are generally occupied by higher proportions of young adults and children than existing residential areas (Hampshire County Council, 2014, and Cambridgeshire County Council, 2013). This suggests that the demography of the proposed development is likely to differ from that of the parishes as whole, particularly Woodstock parish with its higher proportion of retirement-age residents. Overall, given the medium sensitivity of the parishes' demographies to change, the proposed development is predicted to lead to a substantial, significant effect on the demography of Shipton-on-Cherwell and Thrupp parish. If it is instead considered as part of Woodstock, a moderate, significant effect is predicted on that parish's demography.

Housing

- 4.38 The proposed development will provide a selection of dwellings to the residents of Woodstock and other people moving into the area. There were 185 households in Shipton-on-Cherwell and Thrupp parish in 2011 and 1,418 households in Woodstock parish. However, 58 dwellings have since been constructed at land north of Marlborough School in Woodstock, while the Land East of Woodstock (Park View) development adjacent to the site is ongoing. WODC's (2021) *Housing Land Supply Position Statement (2021-2026)* states that 41 dwellings had been completed at Park View by April 2021. These figures have been added to the 2011 household total for Woodstock parish for the purposes of the assessment.
- 4.39 The 500 proposed dwellings therefore represent a 270% increase in housing provision in Shipton-on-Cherwell and Thrupp, which is a change of large

magnitude. If the proposed development were to be incorporated into Woodstock, it would represent a 33% increase in housing provision in the town, which is a change of medium magnitude. Given the high sensitivity of housing provision in the area, this will be a substantial, significant beneficial effect.

- 4.40 Up to 175 (35%) of the proposed dwellings will be affordable housing. Given the estimated 11-year construction period, approximately 16 affordable dwellings could be constructed on average per year, which represents a 5% increase on the current annual rates of affordable housing completion in the district. Given the high sensitivity of affordable housing provision, this negligible to small increase in provision will be a slight to moderate, significant beneficial effect.

Local businesses

- 4.41 The increase in population from the proposed development is likely to give rise to a small associated increase in demand for local businesses in Woodstock. This will be a slight beneficial effect that will not be significant. However, it will help to contribute to the ongoing viability of many existing town centre businesses.

Education

Introduction

- 4.42 Oxfordshire County Council's (2021) *The Oxfordshire County Council Guide to Developer Contributions* sets out child yield factors for developments of fewer than 400 dwellings but states that it will undertake bespoke calculations for larger developments. As information on the calculation methodology is not available, the child yield factors in the guidance are used for the purposes of the assessment. However, these are based on detailed house size breakdowns, which are not available at the outline application stage. It is therefore proposed to use the child yield factors for a three-bedroom dwelling (0.08 early years places, 0.37 primary school places and 0.29 secondary school places, including sixth form) to estimate the increased demand for education provision as a result of the proposed development.
- 4.43 No specific child yield factors are provided in the guidance for special school pupils. However, the *Eynsham Area Infrastructure Delivery Plan Updated Draft Report* (A K Urbanism, 2020) states that children with education, health and care plans comprise around 2.5% of overall primary and secondary pupils within Oxfordshire, with around 1.2% of all pupils educated within special schools and the remaining need met within mainstream schools. The plan states that these 1.2% of pupils should be deducted from the pupil numbers used as the basis for calculating mainstream education contributions, to avoid double counting.
- 4.44 Based on these factors, the proposed development is predicted to generate the need for an additional 40 early years places, 185 primary school places and 145 secondary school places. Applying the 1.2% adjustment to these figures gives 183 primary school places, 143 secondary school places and four special school places.

Early years

- 4.45 The addition of 40 children to Woodstock Church of England Primary School's nursery class and WUFA represents a 34% increase in the number of children on their rolls, which is a change of medium magnitude. Given the medium to high sensitivity of early years provision in the area, this will be a moderate to substantial, significant adverse effect in the absence of mitigation.

Primary schools

- 4.46 The addition of 183 children to Woodstock Church of England Primary School represents a 55% increase in the number of children on the school's roll, which would use up the additional capacity available once the school has expanded and push the school over capacity. This will be a large magnitude of change, leading to a very substantial, significant adverse effect in the absence of mitigation.

Secondary schools

- 4.47 The addition of 143 children to The Marlborough Church of England School represents a 14% increase in the number of children on the school's roll, which will push the school over capacity. It is therefore considered that there will be a medium magnitude of change, leading to a moderate, significant adverse effect in the absence of mitigation.

Special schools

- 4.48 The addition of four children to Springfield School represents a 4% increase in the number of children on the school's roll, which will push the school slightly further over capacity. This is a negligible to small magnitude of change to a receptor of high sensitivity, leading to a slight adverse effect that will not be significant.

Healthcare

- 4.49 As discussed in paragraph 4.25, the average number of full-time equivalent GPs per 1,000 patients in England is 0.58. Therefore, the predicted increase in population of 1,200 people represents an increase in demand of approximately 0.70 full-time equivalent GPs. There are currently three full-time equivalent GPs at Woodstock Surgery, so the increase in demand as a result of the proposed development equates to 23% of existing GP provision in Woodstock. This is a change of small magnitude and, combined with the high sensitivity of GP provision, will lead to a moderate, significant adverse effect in the absence of mitigation.
- 4.50 No set standards exist for NHS dental provision. However, a study undertaken by the University of Bath School of Health in 2004 suggested a standard of 2,000 patients per dentist. Using this standard as a guide, the predicted increase in population of 1,200 people represents an increase in demand of 0.60 dentists. This equates to 12% of existing NHS dental provision at Kidlington Dental Centre, which is a change of small magnitude. Combined with the high sensitivity of NHS dental provision, it will lead to a moderate, significant adverse effect in the absence of mitigation.

Community facilities

- 4.51 The increase in population will increase demand for community facilities. CDC's adopted (2018) *Development Contributions Supplementary Planning Document* (SPD) sets out the following standards for green infrastructure in the district:
- General greenspace (parks and gardens / natural and semi-natural / amenity greenspace): 2.4 ha per 1,000 people
 - Playspace (combining provision for younger and older children, including multi-use games areas): 0.78 ha per 1,000 people
 - Outdoor sports provision (combining tennis courts, bowling greens, golf courses and playing pitches, to be accompanied by changing facilities where appropriate): 1.13 ha per 1,000 people
 - Allotments: 0.37 ha per 1,000 people
- 4.52 Based on these standards, the increase in population will require 2.88 ha of parks and gardens / natural and semi-natural / amenity greenspace, 0.94 hectares of playspace, 1.36 ha of outdoor sports provision, and 0.44 ha of allotments.
- 4.53 The proposed development will provide 0.48 ha of allotments. This will meet the estimated demand for allotments and provide an additional 0.04 ha that would be available to meet demand from other Woodstock residents. This represents an 8% increase in the town's allotment provision, which is a change of small magnitude. Combined with the medium to high sensitivity of community facilities, this will be a slight to moderate, significant beneficial effect. The proposals will also provide 0.94 ha of playspace, which will meet the demand created by the proposed development. No significant effects are therefore predicted on playspace in the town.
- 4.54 The proposals include 31.32 ha of amenity greenspace, natural and semi-natural greenspace and parks. This will meet the estimated demand for these uses and provide an additional 28.44 ha that would be available to meet demand from other Woodstock residents. This represents a 269% increase in the town's provision of these types of open space, which is a change of large magnitude and a substantial, significant beneficial effect.
- 4.55 The proposals do not include outdoor sports provision, so there will be an increase in demand for the existing provision of 1.36 ha. This equates to 26% of existing provision in Woodstock, which is a change of small to medium magnitude and a moderate, significant adverse effect in the absence of mitigation.
- 4.56 The SPD also sets standards for indoor recreation and community facilities, as follows:
- Sports halls: 0.315 badminton courts per 1,000 people
 - Swimming pools: 9.31 m² per 1,000 people
 - Squash courts: 0.059 courts per 1,000 people
 - Health and fitness: 5.28 stations per 1,000 people
 - Indoor bowls: 0.045 rinks per 1,000 people
 - Synthetic turf pitches: 0.046 pitches per 1,00 people

- Athletics tracks: 0.0012 eight-lane facility per 1,000 people
- Community centres: 185 m² per 1,000 people

4.57 Based on these standards, the increase in population will require the equivalent of 0.38 badminton courts, 11.17 m² of swimming pools, 0.07 squash courts, 6.34 fitness stations, 0.05 bowls rinks, 0.06 synthetic turf pitches, 0.001 athletics tracks and 222 m² of community centre floorspace. The proposals do not include indoor recreation and community provision, so there will be a small increase in demand for the indoor recreation and community facilities discussed above, as well as libraries. This will be a slight to moderate, significant adverse effect in the absence of mitigation.

Mitigation and monitoring

- 4.58 Financial contributions will be made through a section 106 legal agreement towards a range of community facilities and services, in accordance with CDC's (2018) *Developer Contributions Supplementary Planning Document*, including early years, primary school, secondary school and special school capacity, healthcare, sports pitches and community facilities, such as halls, indoor sports provision and libraries. This will ensure that there will be no significant adverse effects on education, healthcare, sports pitches and community facilities as a result of the proposed development.
- 4.59 The implementation of this mitigation will be monitored through CDC's existing planning obligations monitoring system.

Residual effects

4.60 The significant residual effects are summarised in table 4.5.

Topic	Significant residual effect	Receptor sensitivity	Impact magnitude	Nature	Duration	Degree of effect	Level of certainty
Community and social effects	Change to parish demography: Shipton-on-Cherwell and Thrupp / Woodstock	Medium	Large	N/A	Long term	Substantial	Absolute
			Medium			Moderate	
	Increased housing provision: Shipton-on-Cherwell and Thrupp / Woodstock	High	Large	Beneficial	Long term	Substantial	Absolute
			Medium				
	Increased affordable housing provision	High	Negligible to small	Beneficial	Long term	Slight to moderate	Absolute
Increased provision of allotments	Medium to high	Small	Beneficial	Long term	Slight to moderate	Absolute	
Increased provision of amenity greenspace, natural and semi-natural greenspace and parks	Medium to high	Large	Beneficial	Long term	Substantial	Absolute	

Table 4.5: Significant residual effects

Cumulative effects

4.61 As set out in chapter 3, the potential for cumulative effects with a number of other consented and proposed developments needs to be considered. The nature of the Oxford Park & Ride site development means that there is no potential for significant cumulative community and social effects with that

scheme. The developments in Long Hanborough, Freeland, North Leigh, Eynsham and Witney lie in different parishes from the application site and are generally not within the same catchment areas for nurseries, schools, healthcare facilities or community facilities. As a result, it is considered that there is no potential for cumulative effects with those developments, with the exception of the potential for effects on the capacity of Springfield School, which would serve all the developments. With this exception, the assessment has otherwise focused on the potential for cumulative effects with the Land East of Woodstock (now known as Park View), Land North of Hill Rise and Land North of Banbury Road, Woodstock developments.

- 4.62 The application documents produced for the cumulative developments were reviewed to obtain information on potential community and social effects. As discussed in paragraph 4.38, 41 dwellings had been completed at Land East of Woodstock (Park View) by April 2021 and are therefore included in the baseline, so the assessment has been based on the remaining 259 dwellings. Based on an average household size of 2.4 people, the three cumulative developments are predicted to lead to an estimated population of 1,654 people. Combined with the 1,200 people predicted to occupy the proposed development, this will be a cumulative increase in population of 2,854 people. If the proposed development were to be incorporated into Woodstock parish, this would be an increase of 85% to the parish's population. This is a change of large magnitude and a substantial, significant cumulative effect.
- 4.63 The three cumulative developments will provide 689 dwellings. Combined with the proposed development, this will be a cumulative increase in housing provision of 1,189 dwellings. If the proposed development were to be incorporated into Woodstock parish, this would be a 78% increase in housing provision in the parish. This is a change of large magnitude and a substantial, significant, beneficial cumulative effect.
- 4.64 The Land East of Woodstock development included 114 affordable dwellings (38% of the total). It is assumed that 16 of these have already been provided, with 98 remaining. The Land North of Hill Rise development includes 90 affordable dwellings, while the Land North of Banbury Road development includes 125 affordable dwellings. Together with the proposed development, therefore, 488 affordable dwellings will be provided. Based on the 11-year construction timescale of the proposed development, 44 affordable dwellings could be provided on average per year. This is a 15% increase on the current annual rates of affordable housing completion in the district. This small change will lead to a moderate, significant, beneficial cumulative effect.
- 4.65 The large cumulative increase in population as a result of the four developments is likely to lead to an associated small to medium increase in demand for local businesses in the town, although some of this will be met by the commercial floorspace being provided as part of the proposed development at Land East of Woodstock. Overall, a slight, beneficial cumulative effect is predicted that will not be significant.
- 4.66 Together, the four developments are predicted to generate the need for an additional 109 early years places. The addition of 109 children to Woodstock Church of England Primary School's nursery class and WUFA represents a 92% increase in the number of children on their rolls, which is a change of large

magnitude. However, the Land East of Woodstock development includes provision for 40 early years places in a new nursery building, which is currently the subject of a full planning application. Given this, and the fact that the proposed development and the other two schemes include provision for financial contributions towards increasing early years capacity in Woodstock via section 106 legal agreements, no significant cumulative effects are predicted on early years capacity.

- 4.67 The four developments combined are predicted to generate the need for an additional 394 primary school places. The addition of 394 children to Woodstock Church of England Primary School represents a 118% increase in the number of children on its roll, which is a change of large magnitude. However, all four developments include provision for financial contributions towards increasing primary school capacity in Woodstock via section 106 legal agreements, so no significant cumulative effects are predicted on primary school capacity.
- 4.68 The four developments are predicted to generate the need for an additional 300 secondary school places. The addition of 300 children to The Marlborough Church of England School represents a 29% increase in the number of children on the school's roll, which will push the school over capacity. This is a change of medium magnitude. However, all four developments include provisions for financial contributions towards increasing secondary school capacity in Woodstock via section 106 legal agreements, so no significant cumulative effects are predicted on secondary school capacity.
- 4.69 As discussed above, all the cumulative developments lie within the area served by Springfield School in Witney. Together with the proposed development, they are predicted to generate the need for an additional 44 special school places. The addition of 44 children to Springfield School would be a 39% increase in the number of children on the school's roll, which would be a medium magnitude of change that would push the school further over capacity. However, as for the proposed development, it is envisaged that the other schemes will be required to make a financial contribution towards increasing special school capacity in the area. No significant cumulative effects are therefore predicted on special school capacity.
- 4.70 The cumulative increase in population as a result of the four developments equates to an increase in demand of approximately 1.7 new GPs, which represents 57% of existing full-time equivalent GP provision in Woodstock. This is a change of large magnitude. The cumulative population increase represents an increase in demand of approximately 1.4 new dentists, which equates to 28% of existing NHS dental provision at the Kidlington Dental Centre. This is a change of medium magnitude. However, similarly to the proposed development, the Land North of Hill Rise and Land North of Banbury Road schemes will mitigate their increased demand through financial contributions towards improved healthcare provision, meaning that there is no potential for a significant adverse effect.
- 4.71 The three other developments proposed in Woodstock included the provision of a range of informal public open space, allotments, children's play areas and community facilities. In addition, they will make financial contributions through section 106 legal agreements to mitigate their impacts on facilities that will not

be provided on site, such as sports pitches and libraries. Given this, and the fact that the proposed development is predicted to lead to significant increases in the provision of allotments, amenity greenspace, natural and semi-natural greenspace and parks, and will mitigate its impacts on sports pitches and community facilities, no significant adverse cumulative effects are predicted on recreation and community facilities.

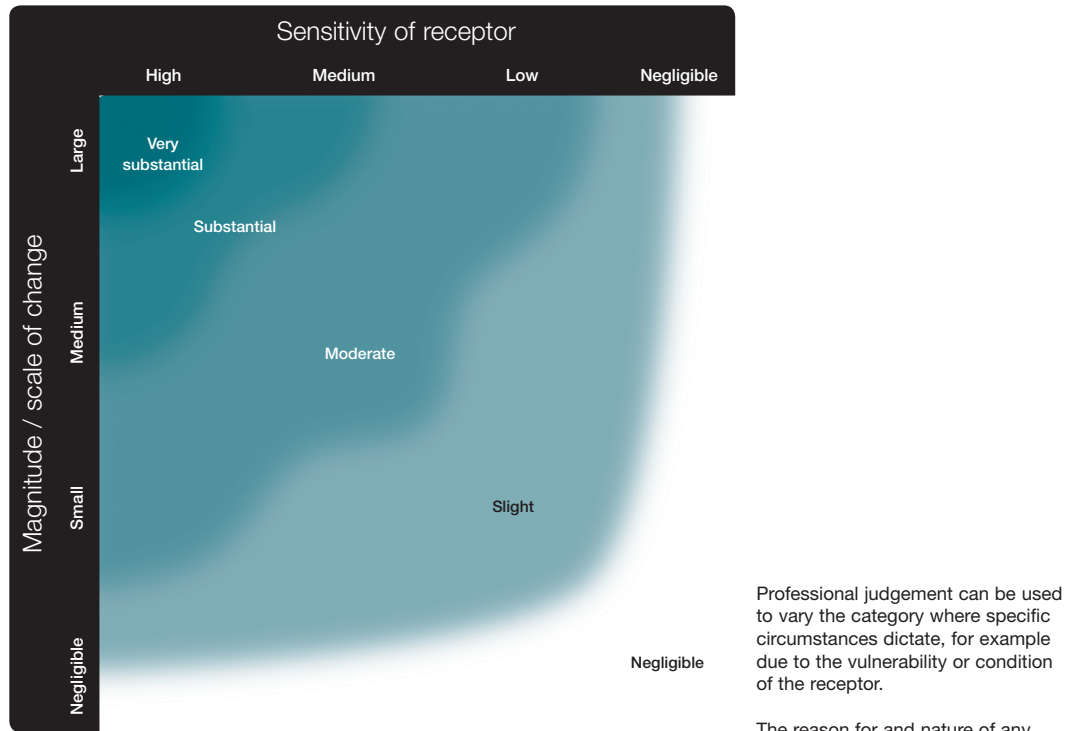
Sensitivity of receptor – Community and social



Magnitude of change – Community and social



Determination of significance matrix – Community and social



Degrees of effect

Very substantial:

Large changes in population, demand for / supply of local services / facilities or retail provision, jobs for local people, market / affordable housing provision, deprivation or amenity; in areas with high unemployment, or where the demand for existing services and retail provision is exceeding capacity, demand for housing exceeds supply, deprivation is high or amenity is poor.

Substantial:

A large change in population, demand for / supply of local services / facilities or retail provision, jobs for local people, market / affordable housing provision, deprivation or amenity; in areas with medium unemployment, or where the demand for / supply of existing services and retail provision is at / approaching capacity, demand for housing is similar to supply, deprivation is average or amenity is medium.

Moderate:

A large change in population, demand for / supply of local services / facilities or retail provision, jobs for local people, market / affordable housing provision, deprivation or amenity; in areas with low unemployment, spare capacity for demand for existing services and retail provision, housing supply exceeds demand, low deprivation or high amenity.

A medium change in population, demand for / supply of local services / facilities or retail provision, jobs for local people, market / affordable housing provision, deprivation or amenity; in areas with medium unemployment, or where the demand for / supply of existing services and retail provision is at / approaching capacity, demand for housing is similar to supply, deprivation is average or amenity is medium.

A small change in population, demand for / supply of local services / facilities or retail provision, jobs for local people, market / affordable housing provision, deprivation or amenity; in areas with high unemployment, or where the demand for existing services and retail provision is exceeding capacity, demand for housing exceeds supply, deprivation is high or amenity is poor.

Slight:

A medium change in population, demand for / supply of local services / facilities or retail provision, jobs for local people, market / affordable housing provision, deprivation or amenity; in areas with low unemployment, spare capacity for demand for existing services and retail provision, housing supply exceeds demand, low deprivation or high amenity.

A small change in population, demand for / supply of local services / facilities or retail provision, jobs for local people, market / affordable housing provision, deprivation or amenity; in areas with low to medium unemployment, spare capacity for demand for existing services and retail provision or where this demand is at / approaching capacity, demand for housing exceeds or is similar to supply, deprivation is low to average or amenity is average to high.

Negligible:

Negligible changes to population, employment, demand for / supply of local services / facilities or retail provision, housing supply, deprivation or amenity; or an area that can cope with changes to population, employment, deprivation or amenity, or demand for / supply of services, retail or housing.

Significance

If the degree of effect is moderate or above, then the effect is considered to be significant.