BLENHEIM ESTATE

HOMES

Land East of Park View Woodstock

Environmental Statement Main Report

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Carbon Neutral Organisation

4

Community and social effects

4 Community and social effects

Introduction

4.1 tor&co 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.

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West Oxfordshire District Council, 2013, West Oxfordshire Open Space Study
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West Waddy ADP, 2014, Woodstock East Environmental Statement Chapter 4: Community, Economic and Retail, Section 4.1: Community Impacts
Table 4.1: References and data sources

Legislation and policy

National policy

4.2 The National Planning Policy Framework (NPPF; 2024) 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 61-81 (delivering a sufficient supply of homes), including significantly boosting the supply of homes
- Paragraphs 96-108 (promoting healthy and safe communities), including providing the social, recreational and cultural facilities and services the community needs
- Paragraphs 131-141 (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

4.4 Emerging policy is provided by the Cherwell Local Plan Review 2042 Proposed Submission Plan (Regulation 19) December 2024. The relevant policies include Policy COM 2: Affordable Housing, Policy COM 3: Housing Size / Type, Policy COM 20: Providing Supporting Infrastructure and Services, Policy COM 23: Local Services and Community Facilities, and Policy COM 24: Open Space, Sport and Recreation. Policy KID H1: South-East of Woodstock, which allocates the site for development, includes a requirement for the provision of formal sports facilities, play areas and allotments unless otherwise agreed, and financial contributions towards primary and secondary school provision, primary healthcare provision, and community facilities.

Methodology

Baseline

4.5 A desk-based study was carried out to examine the existing community and social environment. The site lies within Launton and Otmoor ward. However, it is at the far western end of this large rural ward and is more closely related to Woodstock, immediately to the west. Data were therefore obtained for both Launton and Otmoor and Woodstock and Bladon wards, as well as Woodstock town, Cherwell district and West Oxfordshire district (within which Woodstock lies). The references and data sources used in the study are shown in table 4.1.

4.6 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

4.7 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, use class E (commercial, business and service) floorspace[1] and open space associated with the proposed development. Any areas of uncertainty in the impact assessment are identified in the text.

4.8 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.

[1] As set out in chapter 2, for the purposes of the EIA it is assumed that this could include a 100-place nursery, a small retail unit and / or a GP surgery.

Baseline

Demography

4.9 The populations of Woodstock and Bladon and Launton and Otmoor wards were 4,504 and 8,954 respectively at the time of the 2021 Census. The age breakdowns of the wards' populations both differed from the district, regional and national averages, but in different ways. Both wards had a higher proportion of retirement-age residents, while Woodstock and Bladon had a lower proportion of working-age residents and Launton and Otmoor had a lower proportion of children (table 4.2).

Population	Launton and Otmoor ward	Woodstock and Bladon ward	Cherwell	West Oxfordshire	South East	England
Total population	8,954	4,504	161,013	114,233	9,278,063	56,490,045
<16 years old	15.8%	18.0%	18.9%	17.9%	18.6%	18.6%
16-64 years old	63.3%	58.9%	63.7%	60.5%	62.0%	63.0%
65+ years old	20.9%	23.1%	17.4%	21.6%	19.4%	18.4%
Average age (years)	Data not available		40	44	41	40

Table 4.2: Population statistics (2021 Census)

4.10 The population of Launton and Otmoor ward was estimated to have decreased by 2.0% to 8,774 by 2023, while the population of Woodstock and Bladon ward was estimated to have increased by 2.7% to 4,627 over the same period (Office for National Statistics, 2024).

4.11 Launton and Otmoor ward had higher proportions of households comprising couples and lower proportions of single person households than the district, regional and national averages (table 4.3). Woodstock and Bladon ward had higher proportions of pensioner households.

Household	Launton and Otmoor ward	Woodstock and Bladon ward	Cherwell	West Oxfordshire	South East	England
Total households	3,385	2,013	65,893	47,984	3,807,967	23,436,086
Average household size	2.44	2.21	2.41	2.33	2.39	2.37
Single person	10.3%	15.3%	15.0%	13.8%	15.2%	17.3%
Lone pensioner	12.0%	16.6%	11.3%	13.7%	13.2%	12.8%
Other pensioners	12.1%	11.7%	9.2%	11.9%	10.2%	9.2%
Couples with dependent children	22.3%	20.9%	21.7%	20.7%	20.6%	18.9%
Lone parents with dependent children	3.4%	4.9%	5.7%	5.2%	6.0%	6.9%
Couples with no children	23.2%	17.9%	19.7%	19.4%	17.4%	16.7%
Other	16.7%	12.7%	17.4%	15.3%	17.4%	18.2%

Table 4.3: Household composition (2021 Census)

4.12 Given that they differ in some respects from the district, regional and national averages, the demographies of Launton and Otmoor and Woodstock and Bladon wards are considered to be of medium sensitivity to change from population increase.

Housing

4.13 Cherwell District Council's (CDC; 2024) *Annual Monitoring Report (01/04/2023-31/03/2024)* states that 805 dwellings were completed across the district in 2023/24. The majority of these were in Banbury and Bicester, with 382 elsewhere in the district. The NPPF requires that a minimum five-year supply of deliverable housing sites is maintained, plus a 5% additional buffer.

Where there has been significant under-delivery of housing over the previous three years, a 20% buffer should be applied.

4.14 The council's (2024) *Executive Report: Annual Monitoring Report 2024* identifies that there is only a 2.3-year supply of identified deliverable housing sites in the district, as the housing land supply is insufficient to meet the requirement for the period 2024 to 2029. Housing provision in the district is therefore considered to be of high sensitivity.

4.15 JG Consulting's (2024) *Cherwell District Council Affordable and Specialist Housing Needs Assessment* identifies a current unmet need for affordable housing in the district of 1,277 households and calculates an annual need for 590 new affordable dwellings across the district. The council's (2024) *Annual Monitoring Report (01/04/2023-31/03/2024)* report states that 266 affordable dwellings were completed in the district in 2023/24, which is well below the target. Given the ongoing high level of need and current under-delivery, affordable housing provision in the district is considered to be of high sensitivity.

Local businesses

4.16 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.

4.17 As many of the businesses in the town centre are focused on meeting the needs of visitors, rather than local residents, local businesses are considered to be of low sensitivity to population change.

Education

Early years

4.18 Early years services in Woodstock are provided by Woodstock Church of England Primary School's nursery class and Park View Childcare, which is located on the neighbouring Park View development to the west of the site. It opened in 2024 and replaced Woodstock Under Fives Association (WUFA), which was previously 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, 2024), while Park View Childcare can accommodate a maximum of 40 children per session. In 2023/24, there were 30 children on the nursery class roll at Woodstock Church of England Primary School (Department for Education, 2024). Information is not currently available on the number of children at Park View Childcare, but at the time of its last Ofsted inspection (January 2020) WUFA had 92 children on its roll.

4.19 Oxfordshire County Council's (2024) *Oxfordshire Childcare Sufficiency Report* concludes that the level of availability of places in the county for pre-school

age children has remained the same as 2023, with a place for every two children across the county. It states that this level of availability continues to indicate sufficient provision. The report's spatial analysis of provision across the county found that there are two children per place in the Woodstock, Stonesfield and Tackley sub-area, suggesting that there is currently sufficient early years provision in the area, but that there are not likely to be many spare early years places. Overall, early years provision in Woodstock is considered to be of medium sensitivity to changes in population.

Primary schools

4.20 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 currently has a small amount of spare capacity, as there are 332 pupils on the roll and the school has a capacity of 356 places (https://get-information-schools.service.gov.uk, viewed May 2025). Oxfordshire County Council's (2024) *Pupil Place Plan 2023/24-2027/28* states that the school has already expanded to 1.5-form entry size and will be further expanded to two-form entry to meet the housing growth underway and planned for Woodstock town.

4.21 Oxfordshire County Council granted planning permission in June 2022 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 (application reference: R3.0152/21).

4.22 Primary school provision in the town is therefore considered to be of medium to high sensitivity to changes in population.

Secondary schools

4.23 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 (54 places), as there are 1,084 pupils on the roll and the school has a capacity of 1,138 places (https://get-information-schools.service.gov.uk, viewed May 2025).

4.24 However, the pupil place plan notes that the school has been consistently popular and has very little spare capacity. A particularly large pupil cohort in the local primary schools transferred to secondary school in 2022 and the school took a bulge year to accommodate this, temporarily increasing its admission number from 180 to 210. There is now expected to be a certain degree of fluctuation in the local population, before the local housing development generates more sustained growth.

4.25 The plan notes that The Marlborough Church of England School is working with Oxfordshire County Council to plan a permanent one-form expansion to meet the needs of housing growth in Woodstock. Secondary school provision in the town is therefore considered to be of medium to high sensitivity to changes in population.

Special schools

4.26 The nearest special school to the site is Springfield School in Witney, which accepts children aged between three and 16 years old. It is currently nearing capacity, with 107 pupils on the roll and a capacity of 110 places (https://get-information-schools.service.gov.uk, viewed May 2025). The pupil place plan states that demand for special school places in Oxfordshire has grown faster than supply in recent years. Oxfordshire County Council's (2023) *Oxfordshire SEND Sufficiency Delivery Strategy 2022/23-2026/27* notes that projects under exploration for the next phase of expansions in 2023-2025 include the addition of 16 new places at Springfield School, as well as exploring the scope to extend the age range to add sixth form provision (a further 16 places). Special school provision is therefore considered to be of high sensitivity to changes in population.

Healthcare

4.27 There is one GP surgery in Woodstock, which has six GPs and 9,660 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 4.4 full-time equivalent (FTE) GPs (NHS Digital, viewed May 2025), giving an average of 2,195 patients per full-time equivalent GP. The NHS's Healthy Urban Development Unit recommends a benchmark of 1,800 patients per FTE GP, so existing provision in Woodstock is above this benchmark.

4.28 WODC's (2016) *West Oxfordshire Infrastructure Delivery Plan* (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 patients to full-time equivalent GP at the surgery is currently above recommended levels, GP provision in Woodstock is considered to be of high sensitivity to changes in population.

4.29 The Woodstock Dental Practice is mainly a private practice and only takes children of private patients for NHS treatment. It has therefore not been considered in the assessment. The nearest NHS practice to the site is mydentist Kidlington, approximately 3.6 km to the south east, which has seven dentists. It is currently registering new NHS patients when availability allows (www.nhs.uk, viewed May 2025). NHS dental services in the area are therefore considered to be of medium to high sensitivity to changes in population.

Community facilities

4.30 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, New Road and Park View to the west of the site

- Playing fields at Rosamund Drive and New Road
- Allotment ground at Green Lane (32 allotments)
- The Memorial Garden on Hensington Road
- The Community Orchard and Community Woodland adjacent to the A44 north of Old Woodstock
- Semi-natural greenspace at Woodstock Watermeadows and the Old Woodstock Line Nature Reserve

4.31 WODC's *West Oxfordshire Open Space Study* (2013) focuses on Witney, Carterton and Chipping Norton and does 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 population of Woodstock town at the time of the 2021 Census (3,522 people).

Type of open space	Existing provision (ha)	Standard (ha/ 1,000 people)	Required area (ha)	Surplus / deficiency (ha)
Allotments	0.50	0.25	0.88	-0.38
Amenity greenspace	0.97	0.70*	2.47	-1.50
Natural and semi-natural greenspace	7.51	2.0*	7.04	+0.47
Parks and recreation grounds	2.09	1.25	4.40	-2.31
Children's and youths' playspace	0.45	0.07	0.25	+0.20
Sports pitches	5.19	1.60**	5.68	-0.49

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.*

4.32 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.

4.33 Knight, Kavanagh and Page's (2022) *West Oxfordshire Playing Pitch Strategy & Action Plan* analysed the current availability of playing pitches in several sub-areas of the district. It identified that the Eynsham-Woodstock sub-area currently has spare capacity of four adult, one youth 9v9, 0.5 mini 7v7 and one mini 5v5 grass football pitches, but that youth 11v11 football pitches are played to capacity. It also identified a shortfall of at least one full size 3G football pitch. Spare capacity was identified in relation to cricket pitches, but rugby pitches were played to capacity.

4.34 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.

4.35 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.

4.36 The assessment estimated that there is approximately 2,896 m^2 of indoor community recreational space available in the town. Based on the population of Woodstock town at the time of the 2021 Census (3,522 people), this equates to 0.822 m^2 per person. While WODC does not have a local standard for indoor space provision, CDC (2018) has set a standard of 0.185 m^2 per person. The existing levels of provision in Woodstock exceed this standard.

4.37 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.

4.38 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

4.39 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 11.5% to 179,515 and by 7.3% to 122,599 respectively by 2030 (Oxfordshire County Council, 2024). 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

4.40 The proposed up to 500 dwellings are estimated to lead to an increase in population of 1,220 people, based on the average household size for Launton and Otmoor ward at the time of the 2021 Census (2.44 people). This represents an increase of approximately 14% to the 2023 population of Launton and Otmoor ward, which is a change of small magnitude. If the proposed development were to be incorporated into Woodstock and Bladon ward, the new residents would represent an increase of approximately 26% to the ward's population, which is a change of small to medium magnitude.

4.41 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 wards as whole, particularly Woodstock and Bladon ward with its higher proportion of retirement-age residents. Overall, given the medium sensitivity of the wards' demographies to change, the

proposed development is predicted to lead to a slight effect that will not be significant effect on the demography of Launton and Otmoor ward. If it is instead considered as part of Woodstock and Bladon ward, a slight to moderate, significant effect is predicted on that ward's demography.

Housing

4.42 The proposed development will provide a selection of dwellings to the residents of Woodstock and other people moving into the area. There were 3,385 households in Launton and Otmoor ward in 2021 and 2,013 households in Woodstock and Bladon ward. The 500 proposed dwellings therefore represent a 15% increase in housing provision in Launton and Otmoor ward, which is a change of small magnitude. If the proposed development were to be incorporated into Woodstock, it would represent a 25% increase in housing provision in the ward, which is a change of small to medium magnitude. Given the high sensitivity of housing provision in the area, this will be a moderate, significant beneficial effect.

4.43 Up to 175 (35%) of the proposed dwellings will be affordable housing. Given the estimated 11-year construction period for the proposed dwellings, approximately 16 affordable dwellings could be constructed on average per year, which represents a 9% increase on the current annual rates of affordable housing completion in the district. Given the high sensitivity of affordable housing provision, this small increase in provision will be a moderate, significant beneficial effect.

Local businesses

4.44 The potential small retail unit is likely to be used mainly by the new residents and will not be of a scale to compete significantly with existing businesses in Woodstock. 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

4.45 The Department for Education has developed a recommended methodology for estimating pupil yield from housing developments. Its Pupil Yield Dashboard (https://department-for-education.shinyapps.io/pupil-yields-dashboard/, viewed November 2024[2]) provides pupil yield factors for each local authority in England. For Cherwell, it gives factors of 0.0823 early years places, 0.3128 primary school places, 0.1877 secondary school places (including sixth form) and 0.0098 special school places per dwelling. However, as children from the proposed development are more likely to attend school in Woodstock, the pupil yield factors for West Oxfordshire have also been investigated. These are 0.086 early years places, 0.329 primary school places, 0.2023 secondary school places (including sixth form) and 0.011

[2] Yields are based on data from the most recent academic year available (2021/22 for all categories except for sixth form, where data from 2020/21 were used).

special school places per dwelling. To ensure a robust assessment, the factors for West Oxfordshire have been used.

4.46 Based on these factors, the proposed development is predicted to generate the need for an additional 43 early years places, 165 primary school places, 101 secondary school places and six special school places. The proposals include the potential for a 100-place children's nursery.

Early years

4.47 If the potential 100-place children's nursery is provided on site, it would accommodate the predicted increase in demand created by the proposed development. It would also provide an estimated 57 additional early years places for children from the surrounding area. This would be a large increase in available early years provision in the area, which would be a substantial, significant beneficial effect.

4.48 If the nursery is not provided as part of the proposed development, the addition of 43 children to Woodstock Church of England Primary School's nursery class and Park View Childcare would represent a 35% increase in the number of children on their rolls, which is a change of medium magnitude. Given the medium sensitivity of early years provision in the area, this would be a moderate, significant adverse effect in the absence of mitigation.

Primary schools

4.49 The addition of 165 children to Woodstock Church of England Primary School represents a 50% 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 substantial, significant adverse effect in the absence of mitigation.

Secondary schools

4.50 The addition of 101 children to The Marlborough Church of England School represents a 9% 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 to substantial, significant adverse effect in the absence of mitigation.

Special schools

4.51 The addition of six children to Springfield School represents a 6% increase in the number of children on the school's roll, which will push the school over capacity. This is a small magnitude of change to a receptor of high sensitivity, leading to a moderate, significant adverse effect in the absence of mitigation.

Healthcare

4.52 As discussed in paragraph 4.27, the NHS's Healthy Urban Development Unit recommends a benchmark of 1,800 patients per FTE GP. Therefore, the predicted increase in population of 1,220 people represents an increase in demand of approximately 0.7 FTE GPs. If a GP surgery is provided on site, this would accommodate the increased demand and would be likely to provide

additional capacity for people from the surrounding area. While the potential increased cannot be quantified at this stage, it could represent a small increase in GP provision in the town. Combined with the high sensitivity of GP provision, this would be a moderate, significant beneficial effect.

4.53 There are currently 4.4 FTE GPs at Woodstock Surgery so, if a GP surgery is not provided on site, the increase in demand as a result of the proposed development would equate to 16% of existing GP provision in Woodstock. This would be a change of small magnitude, leading to a moderate, significant adverse effect in the absence of mitigation.

4.54 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 1,220 people represents an increase in demand of 0.6 dentists. This equates to 9% of existing NHS dental provision at mydentist Kidlington, which is a change of small magnitude. Combined with the medium to high sensitivity of NHS dental provision, it will lead to a slight to moderate, significant adverse effect in the absence of mitigation.

Community facilities

4.55 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

4.56 Based on these standards, the increase in population will require 2.93 ha of parks and gardens / natural and semi-natural / amenity greenspace, 0.95 ha of playspace, 1.38 ha of outdoor sports provision, and 0.45 ha of allotments.

4.57 The proposed development will provide 0.48 ha of allotments. This will meet the estimated demand for allotments and provide an additional 0.03 ha that would be available to meet demand from other Woodstock residents. This represents a 6% increase in the town's allotment provision, which is a change of negligible to small magnitude. Combined with the medium to high sensitivity of community facilities, this will be a slight beneficial effect that will not be significant. The proposals will also provide 0.97 ha of playspace, which will meet the demand created by the proposed development and provide an additional 0.02 ha that would be available to meet the demand from other Woodstock residents. This represents a 4% increase in the town's playspace provision, which is a change of negligible magnitude. This will lead to a negligible beneficial effect that will not be significant.

4.58 The proposals include 31.27 ha of amenity greenspace, natural and semi-natural greenspace and parks. This will meet the estimated demand for these

uses and provide an additional 28.34 ha that would be available to meet demand from other Woodstock residents. This represents a 268% 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.

4.59 The proposals do not include outdoor sports provision, so there will be an increase in demand for the existing provision of 1.38 ha. This equates to 27% 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.

4.60 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 m^2 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 1,000 people
- Athletics tracks: 0.0012 eight-lane facility per 1,000 people
- Community centres: 185 m^2 per 1,000 people

4.61 Based on these standards, the increase in population will require the equivalent of 0.38 badminton courts, 11.36 m^2 of swimming pools, 0.07 squash courts, 6.44 fitness stations, 0.05 bowls rinks, 0.06 synthetic turf pitches, 0.001 athletics tracks and 226 m^2 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

4.62 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 (if the nursery is not provided as part of the proposed development), 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.

4.63 The implementation of this mitigation will be monitored through CDC's existing planning obligations monitoring system.

Residual effects

4.64 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 ward demography: Woodstock and Bladon	Medium	Small to medium	N/A	Long term	Slight to moderate	Reasonable
	Increased housing provision	High	Small	Beneficial	Long term	Moderate	Absolute
	Increased affordable housing provision	High	Small	Beneficial	Long term	Moderate	Absolute
	Increased provision of early years places if the nursery is provided on site	Medium	Large	Beneficial	Long term	Substantial	Uncertain
	Increased GP surgery capacity if a GP surgery is provided on site	High	Small	Beneficial	Long term	Moderate	Uncertain
	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

4.65 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, Eynsham and Witney lie in different wards 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.

4.66 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. The application documents produced for the cumulative developments were reviewed to obtain information on potential community and social effects. WODC's (2023) *Housing Land Supply Position Statement (2023-2028)* states that 113 dwellings had been completed at Park View by October 2023. These are therefore included in the baseline, so the assessment has been based on the remaining 187 dwellings.

4.67 Based on the average household size of 2.33 people for West Oxfordshire at the time of the 2021 Census, the three cumulative developments are predicted to lead to an estimated population of 1,403 people. Combined with the 1,220 people predicted to occupy the proposed development, this will be a cumulative increase in population of 2,623 people. If the proposed development were to be incorporated into Woodstock and Bladon ward, this would be an increase of 57% to the ward's population. This is a change of large magnitude and a substantial, significant cumulative effect.

4.68 The three cumulative developments will provide 602 dwellings. Combined with the proposed development, this will be a cumulative increase in housing provision of 1,102 dwellings. If the proposed development were to be incorporated into Woodstock and Bladon ward, this would be a 55% increase

in housing provision in the ward. This is a change of large magnitude and a substantial, significant, beneficial cumulative effect.

4.69 The Land East of Woodstock development included 114 affordable dwellings (38% of the total). It is assumed that 43 of these have already been provided, with 71 remaining. The Land North of Hill Rise development includes 90 affordable dwellings, while the Land North of Banbury Road development includes 118 affordable dwellings. Together with the proposed development, therefore, 454 affordable dwellings will be provided. Based on the 11-year construction timescale of the proposed dwellings, 41 affordable dwellings could be provided on average per year. This is a 23% 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.

4.70 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 and at Land East of Woodstock. Overall, a slight, beneficial cumulative effect is predicted that will not be significant.

4.71 Together, the four developments are predicted to generate the need for an additional 95 early years places. If the potential 100-place children's nursery is provided as part of the proposed development, it would accommodate this increased demand and there would be no significant cumulative effects on early years capacity.

4.72 If the nursery is not provided as part of the proposed development, the addition of 95 children to Woodstock Church of England Primary School's nursery class and Park View Childcare would represent a 78% increase in the number of children on their rolls, which is a change of large magnitude. However, the building now occupied by Park View Childcare formed part of the Land East of Woodstock development and was designed to accommodate children from that scheme. In addition, the proposed development (in the absence of on-site provision) and the other two schemes include provision for financial contributions towards increasing early years capacity in Woodstock via section 106 legal agreements. As a result, no significant cumulative effects are predicted on early years capacity.

4.73 The four developments combined are predicted to generate the need for an additional 363 primary school places. The addition of 363 children to Woodstock Church of England Primary School represents a 109% 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.

4.74 The four developments are predicted to generate the need for an additional 223 secondary school places. The addition of 223 children to The Marlborough Church of England School represents a 21% 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

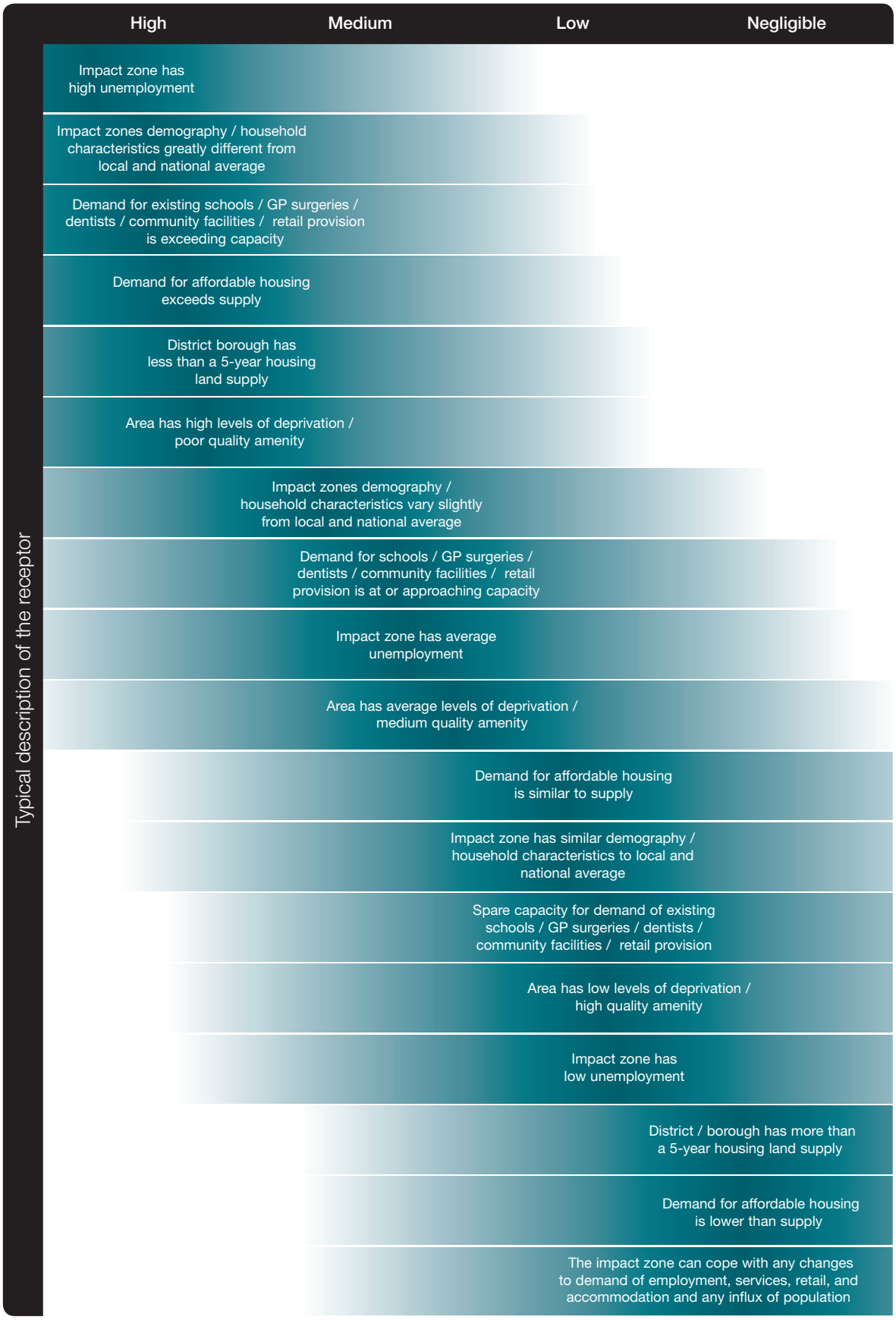
secondary school capacity in Woodstock via section 106 legal agreements, so no significant cumulative effects are predicted on secondary school capacity.

4.75 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 73 special school places. The addition of 73 children to Springfield School would be a 68% increase in the number of children on the school's roll, which would be a large magnitude of change that would push the school 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.

4.76 The cumulative increase in population as a result of the four developments equates to an increase in demand of approximately 1.5 new GPs, which represents 34% of existing full-time equivalent GP provision in Woodstock. This is a change of medium magnitude. The cumulative population increase represents an increase in demand of approximately 1.3 new dentists, which equates to 19% of existing NHS dental provision at mydentist Kidlington. This is a change of small magnitude. However, this will be addressed through the potential provision of a GP surgery within the proposed development and / or financial contributions towards improved healthcare provision, meaning that there is no potential for a significant adverse cumulative effect.

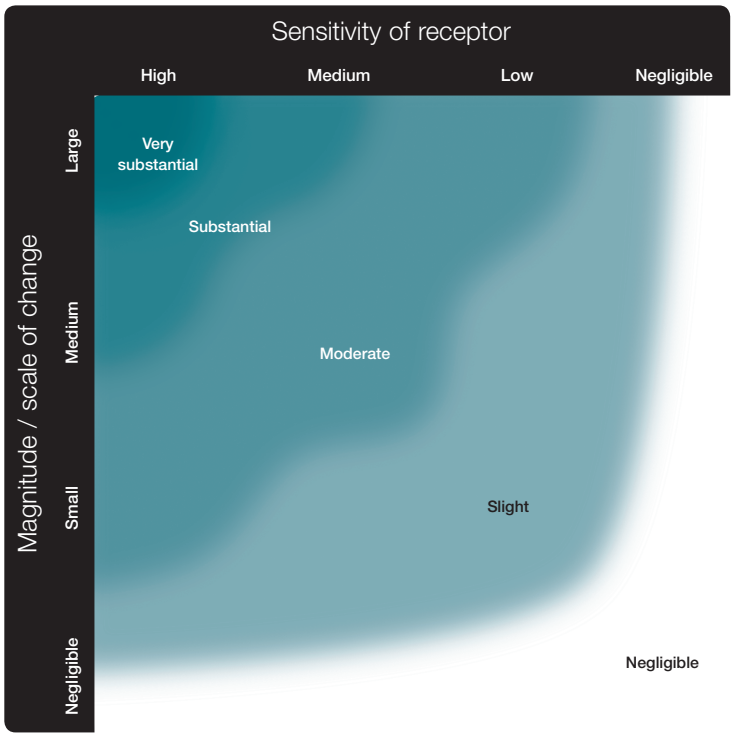
4.77 The three other developments proposed in Woodstock include the provision of a range of informal public open space, allotments, children's play areas and community facilities. In addition, they will make financial contributions through section 106 legal agreements to mitigate their impacts on facilities 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 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



Professional judgement can be used to vary the category where specific circumstances dictate, for example due to the vulnerability or condition of the receptor.

The reason for and nature of any variation will be made clear in the assessment.

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.