

5 SOCIO-ECONOMIC ASSESSMENT

5.1 INTRODUCTION

Scope of assessment

5.1.1 This chapter assesses the social and economic implications of the proposed development at Heyford Park. The assessment has been based on a mixed-use development as detailed in Chapter 3 of this ES.

5.1.2 In particular, this chapter considers the effects of the proposed development on the following:

- Employment;
- Education;
- Housing provision;
- Retail provision;
- Health provision;
- Crime; and
- Community facilities.

5.1.3 The chapter takes the following structure.: the remainder of this section provides a brief description of the site for the proposed development; Section 5.2 outlines the methodology and appraisal significance criteria adopted; Section 5.3 outlines the policy context for the proposed development; Section 5.4 establishes the key socio-economic characteristics of Heyford Park and its surrounds.; Section 5.5 then identifies key impacts and assesses their significance; Section 5.6 identifies enhancement and mitigation measures; Section 5.7 reviews the residual effects; and the conclusions are presented in Section 5.8.

Site description

5.1.4 For the purposes of the assessment, the study area has several perimeters implying different catchments. These differ according to the socio-economic aspect under consideration and to an extent, the scale at which data is available.

5.1.5 The study area is generally defined by the wards that constitute Heyford Park and its surrounds. When exploring employment issues, the study area is defined by the travel-to-work area. However, when considering social issues the study area is generally smaller (1.5km from the centre of the site), reflecting the shorter distances that people are willing to travel to utilise community facilities and services. Section 5.4 establishes the socio-economic characteristics of the study area.

Heyford Park Environmental Statement

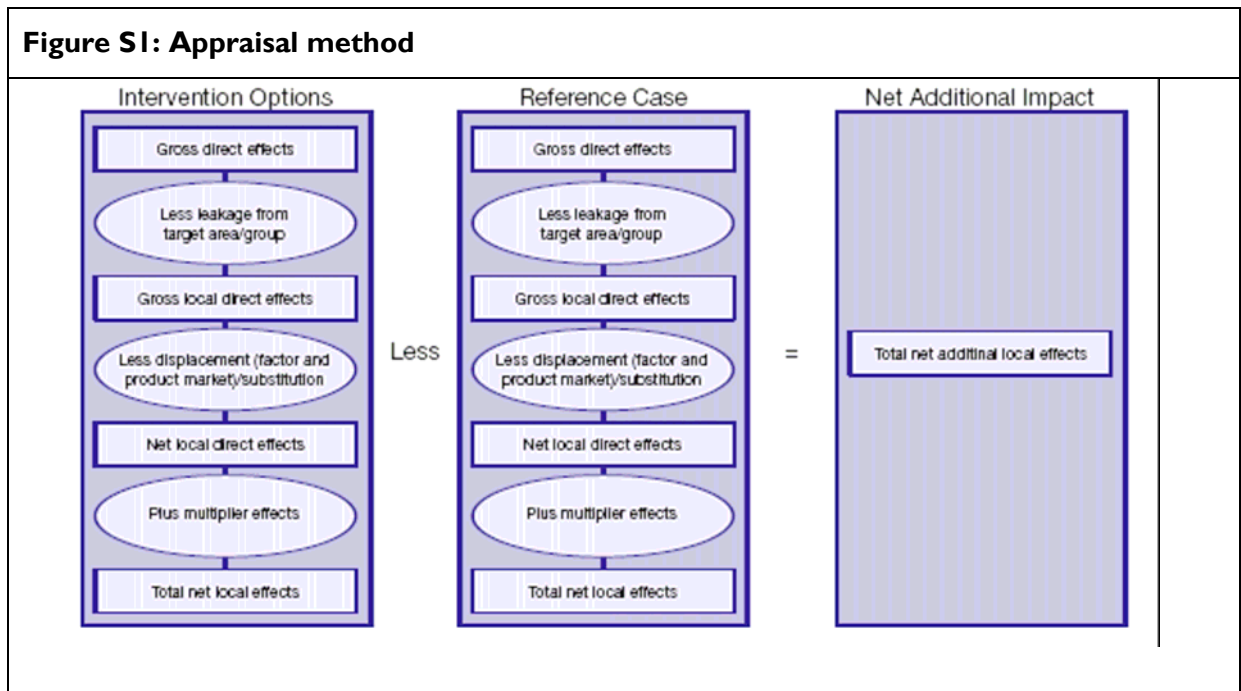
Table S1: Primary study area	
Settlement	Ward definition (2003 Wards)
Heyford Park and surrounds	Wards drawn from Cherwell District, including: The Astons and Heyford; Caversfield; Ambrosden and Chesterton

Source: Arup using ONS maps and 2003 Wards.

5.2 METHODOLOGY AND APPRAISAL CRITERIA

Methodology

- 5.2.1** The methodology takes account of the advice set out in the DoE Good Practice Guide on Environmental Assessment 1995, and in particular, Appendix I. In addition, it draws on guidance provided by the Circular 02/99 and the Town and Country Planning (Environmental Impact Assessment) Regulations 1999. This approach encompasses effects on population, employment, education, housing, retail, health, crime and community facilities.
- 5.2.2** The methodology consists of five key stages:
- Establishment of socio-economic baseline for the study area;
 - Identification of forecasted effects;
 - Assessment of the significance of forecasted effects;
 - Identification of possible requirements for mitigation and further opportunities to enhance the development; and
 - Identification of residual effects.
- 5.2.3** Establishment of the socio-economic baseline draws on recognised published statistical data and additional research. Key sources of data include the 2001 Census published by the Office of National Statistics (ONS), 2004 Annual Business Inquiry (ABI), and several relevant policy related documents. These include the RAF Upper Heyford Revised Comprehensive Planning Brief 2007 (Adopted SPG, March 2007). Consultation was also undertaken with key parties as detailed in paragraph 5.2.6.
- 5.2.4** The approach seeks to identify likely direct and indirect employment arising from the proposed development. Estimation of total employment generation is based on guidance provided by English Partnerships (EP) and takes account of deadweight, displacement, and multiplier effects. Figure S1 below outlines this appraisal method. Employment densities used for the assessment are based on average employment densities for various land uses as detailed in 'Employment Densities: A Full Guide, Arup Economics and Planning on behalf of English Partnerships and England's Regional Development Agencies' (2001) and the consultant's judgement.



Source: Arup based on EP guidance (2003)

Significance Criteria

5.2.5 There are no guidelines for assessing the significance of socio-economic impacts. For this assessment therefore, an approach similar to other assessments undertaken on larger scale mixed-use projects is used.

Level of significance is designated as:

- **Extreme** – These effects represent key factors in the decision-making process. They are generally, but not exclusively associated with sites and features of national importance and resources/features which are unique and which, if lost, cannot be replaced or relocated.
- **Major** - These effects are likely to be important considerations at a regional or district scale but, if adverse, are potential concerns to the project, depending upon the relative importance attached to the issue during the decision making process.
- **Moderate** - These effects, if adverse, while important at a local scale, are not likely to be key decision making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource.
- **Minor** - These effects may be raised as local issues but are unlikely to be of importance in the decision making process. Nevertheless, they are of relevance in the detailed design of the project.
- **Negligible** - Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

In overall terms, impacts identified as being 'moderate' or stronger are considered as 'significant.'

Heyford Park Environmental Statement

Consultation and key references

5.2.6 Consultation and key reference sources used are outlined in Table S2 below.

Socio-Economic Issue	Consultee/key reference
Employment	RAF Upper Heyford Revised Comprehensive Planning Brief 2007 (Adopted SPG, March 2007)
Education	Oxfordshire County Council
Housing	Planning Policy documents
Health	Oxfordshire PCT
Planning	Planning Policy Documents

Source: Arup

5.2.7 In order to assess the current capacity of local services to accommodate additional population and activities introduced by the proposed development, local council and other sources have been used. These enable an understanding of current service levels and gaps in the system affecting existing residents. Consequently, the assessment identifies cases where new or enhanced provision might be required to accommodate the new community. Where appropriate, the potential benefits of upgrading/extending existing facilities in the surrounding area are explored. The standards of provision set out by relevant organisations determined the appropriate study area (e.g. the study area relating to educational impact is based on school catchment areas).

5.2.8 The potential role of additional proposals that may further increase employment and generate other benefits for local residents are discussed in the enhancement and mitigation section.

5.3 POLICY CONTEXT

Regional

Regional Economic Strategy

5.3.1 The Regional Economic Strategy (RES) for the South East sets out the key objectives for 2006-2016 aimed at achieving the vision for the South East region:

“to be a world class region achieving sustainable prosperity”

5.3.2 The strategy sits within the overall context of the Integrated Regional Framework for sustainable development in the South East, and alongside the draft South East Plan as the region’s spatial strategy. It adopts three objectives: Global Competitiveness – investing in success, Smart Growth – lifting underperformance, and Sustainable Prosperity – supporting quality of life.

- 5.3.3** The strategy recognises that prosperity flows from bringing resources into use sustainably and from increasing productivity. Six key drivers of prosperity are identified:
- Employment;
 - Enterprise;
 - Innovation and creativity;
 - Skills;
 - Competition;
 - Investment in infrastructure, including transport and physical development.
- 5.3.4** The proposed development will contribute to three of these drivers: employment, skills and physical development. It will provide valuable employment space and job opportunities across a range of occupations promoting upskilling effects. Housing and employment growth are also identified as key components of 'smart growth', to which the proposed development will contribute.
- 5.3.5** The strategy also outlines key needs and targets on a spatial level. In the rural South East, housing is identified as being vital for vibrant rural communities to be able to maintain a working population, particularly young people and young families. The proposed development's provision of up to 1,075 dwellings will contribute to this objective. The site is also near the Oxford to Cambridge Arc, a designated growth area which covers the area between Oxfordshire and Cambridgeshire and includes parts of Bedfordshire, Buckinghamshire and Northamptonshire.

Sub-regional

Economic Development Strategy

- 5.3.6** The Economic Development Strategy for Oxfordshire 2006-2016 outlines the vision for Oxfordshire:
- "to be a County with long-term economic growth which can be sustained for future generations."*
- 5.3.7** The strategy has been prepared by the Oxfordshire Economic Partnership on behalf of the County. It takes into account the Regional Economic Strategy, the Local Area Agreement, the economic strategies prepared by Oxfordshire's local authorities and local strategic plans.
- 5.3.8** To support its vision, the strategy focuses on four major schemes of investment in:
- Promoting and marketing Oxfordshire in the international environment;
 - Nurturing and growing enterprise;
 - Developing skills and widening participation;
 - Overcoming the issues of infrastructure.

Within these four investment priorities are fifteen themes. The proposed development will, in particular, contribute to two of these themes: Removing Barriers to Growth and Housing. It will provide vital business space and housing to accommodate future economic growth in the area.

Supplementary Planning Guidance

- 5.3.9** The RAF Upper Heyford Revised Comprehensive Planning Brief 2007 (Adopted SPG, March 2007) seeks to establish a balance between creating environmental improvements and conserving the heritage interest, whilst

Heyford Park Environmental Statement

achieving a satisfactory living environment for the new settlement at Heyford Park. It was adopted by Cherwell District Council as a Supplementary Planning Document on 5 March 2007.

- 5.3.10** The planning brief sets out the principles for a new settlement on the site of the proposed development in relation to location, extent, conservation of heritage, living environment, settlement components, transport, design, sustainability and management.
- 5.3.11** From a socio-economic perspective, the proposed development upholds the principles for the new settlement as set out the planning brief.

5.4 BASELINE CONDITIONS

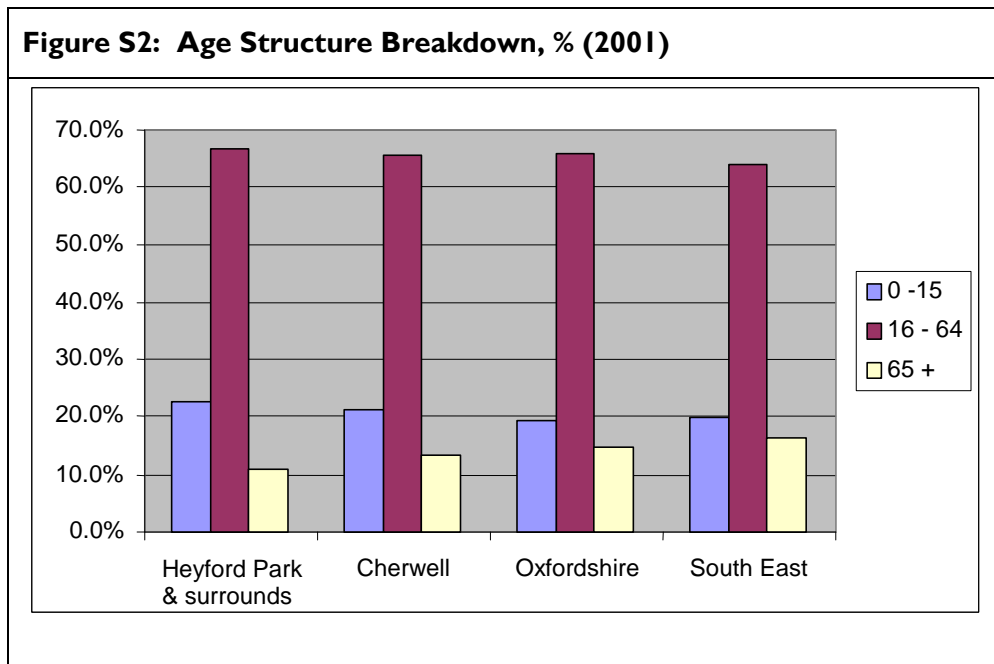
Introduction

- 5.4.1** This section provides a baseline assessment of Heyford Park and its surrounds (as defined within Section 5.1), along with comparison in the context of Cherwell District and of the South East region as a whole. This includes analysis of data covering population (composition and projections), employment (economic activity and sectoral composition), housing (tenure and size), retail, deprivation, education, health, crime and community facilities.

Population

Composition

- 5.4.2** Census 2001 data highlights that 605,493 people live in Oxfordshire, 131,787 live in Cherwell District, and 10,939 in Heyford Park and its surrounds.
- 5.4.3** In terms of age structure, the South East region as a whole has an economically active population (population aged between 16 and 64) of around 5 million (63.7% of the total population). The proportion of the population of economically active age in Heyford Park and its surrounds is 66.5%. This sits above comparative figures for Cherwell District and Oxfordshire of 65.5% and 65.9% respectively.
- 5.4.4** Of the proportion of the population aged 0-15, Heyford Park and its surrounds (22.6%) is above that observed for Cherwell District (21%), Oxfordshire (19.5%) and the wider South East region (19.9%). In terms of the proportion of the population aged 65 and over, Heyford Park and its surrounds (10.8%) has a significantly lower proportion of people within this group than Cherwell District (13.4%), Oxfordshire (14.5%) and the South East (16.4%).
- 5.4.5** In summary, the population of Heyford Park and its surrounds is slightly more youthful than Cherwell, Oxfordshire and the South East.



Source: Census 2001

Projections

- 5.4.6** According to the Office of National Statistics, the population of Cherwell District in 2004 was 133,500. Table S3 shows 2004-based sub-national population projections for the area. These indicate that the population of Cherwell District will be 153,500 in 2022. This represents an increase of 20,000 people since 2004, a growth rate of 15%.
- 5.4.7** This projected rate of growth exceeds that for both Oxfordshire and the South East which themselves are expected to experience considerable population growth.

Table S3: Population Projections for (2004-based)

	Population 2004 (base)	Population (000s)			% change		
		2010	2016	2022	2004- 2010	2004- 2016	2004- 2022
Cherwell District	133.5	140.4	147.0	153.5	+5.2%	+10.1%	+15.0%
Oxfordshire	619.8	645.3	666.6	688.3	+4.1%	+7.6%	+11.1%
South East	8,110.2	8,358.0	8,603.1	8,867.2	+3.1%	+6.1%	+9.3%

Source: ONS (2006)

Heyford Park Environmental Statement

Employment**Economic Activity**

5.4.8 An understanding of the labour market is derived from an analysis of economic activity, i.e. what the population of working age (16-64, as defined in the 2001 Census) is actually doing. Economically active are those classed as:

- Full-time employees;
- Part-time employees;
- Self-employed;
- Unemployed;
- Students in full-time education.

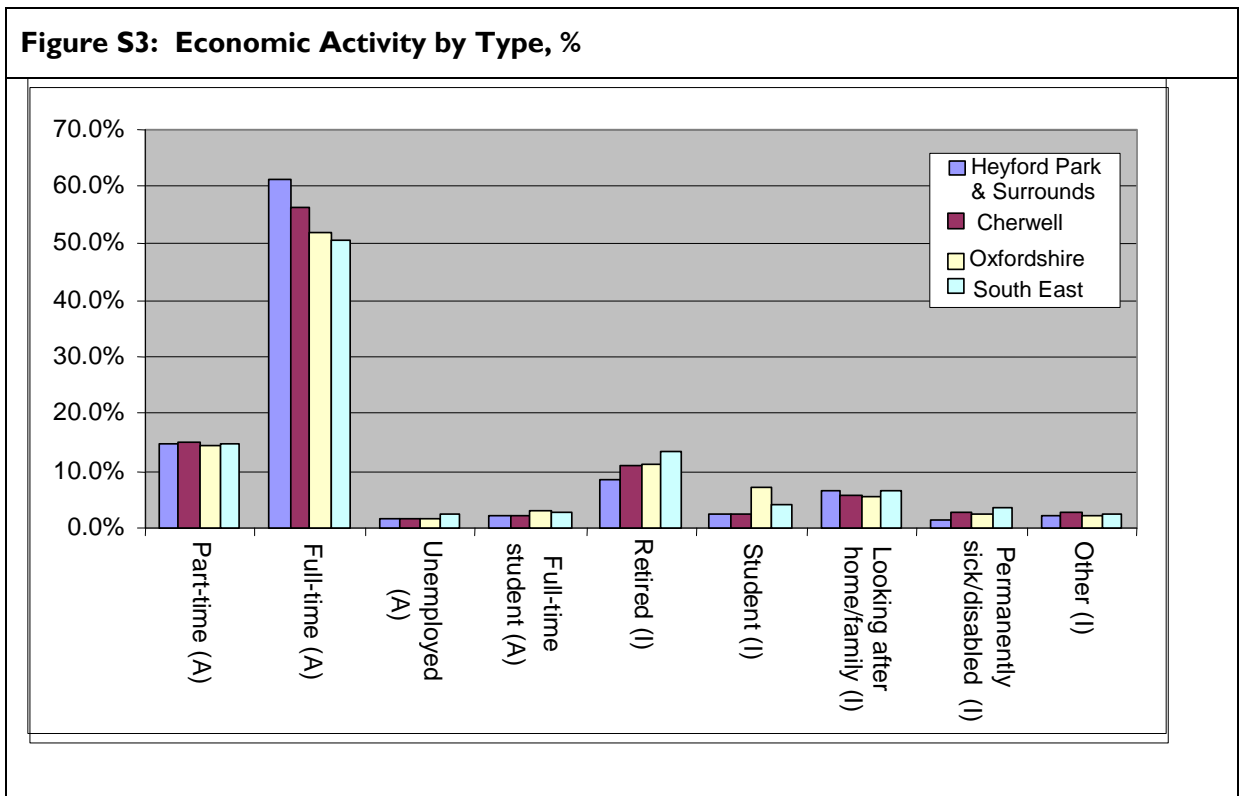
5.4.9 Table S4 shows economic activity in Heyford Park and its surrounds compared with Cherwell District and the South East region as a whole. This shows that Heyford Park and its surrounds has a relatively high economically active population (79.3% of the total population). This sits comfortably above the comparable figures for Cherwell District (75.4%) and Oxfordshire (71.2%).

Area	Economically Active		Economically Inactive	
	No.	%	No.	%
Heyford Park and its surrounds	6,254	79.3%	1,635	20.7%
Cherwell District	72,185	75.4%	23,572	24.6%
Oxfordshire	316,810	71.2%	128,178	28.8%

Source: Census 2001

5.4.10 Figure S3 illustrates the breakdown of the workforce by type. The higher economic activity rate in Heyford Park and its surrounds is reflected in the higher proportion of the population in full time employment (61.0%). The proportion in part time posts is comparable with that observed in Cherwell District, Oxfordshire and the South East.

5.4.11 Heyford Park and its surrounds also has a lower proportion of retired individuals (8.6%) compared with Cherwell District (11%), Oxfordshire (11.4%) and the South East (13.4%).



Source: Census 2001

Note: (A) denotes economically active and (I) denotes economically inactive.

Sectoral composition – Heyford Park and its surrounds

5.4.12 It is useful to consider Heyford Park in the context of the wider County, the five districts of Oxfordshire.

5.4.13 The Sub-Region accounted for almost 9% of the South East region’s employment and over 8% of its workplaces in 2004. Employment grew by 4.1% in Oxfordshire in the period 2001 to 2004. This is far greater than the level of growth experienced in the South East as a whole which remained fairly static. Cherwell achieved a growth rate of 7.1%, the second highest in the County. Only Oxford achieved a higher growth rate (+ 8.9%). Generally, there was growth across the County with only South Oxfordshire failing to attain positive growth. This is illustrated in Table S5.

Area	2001	2004	% change
Cherwell	66,769	71,531	+7.1%
Oxford	90,473	98,524	+8.9%
South Oxfordshire	56,624	54,823	-3.2%
Vale of White House	53,213	53,581	0.7%
West Oxfordshire	35,747	36,862	+3.1%

Heyford Park Environmental Statement

Table S5: Employment Change, 2001-2004			
Area	2001	2004	% change
Oxfordshire County	302,826	315,321	+4.1%
South East Region	3,663,779	3,643,921	-0.5%

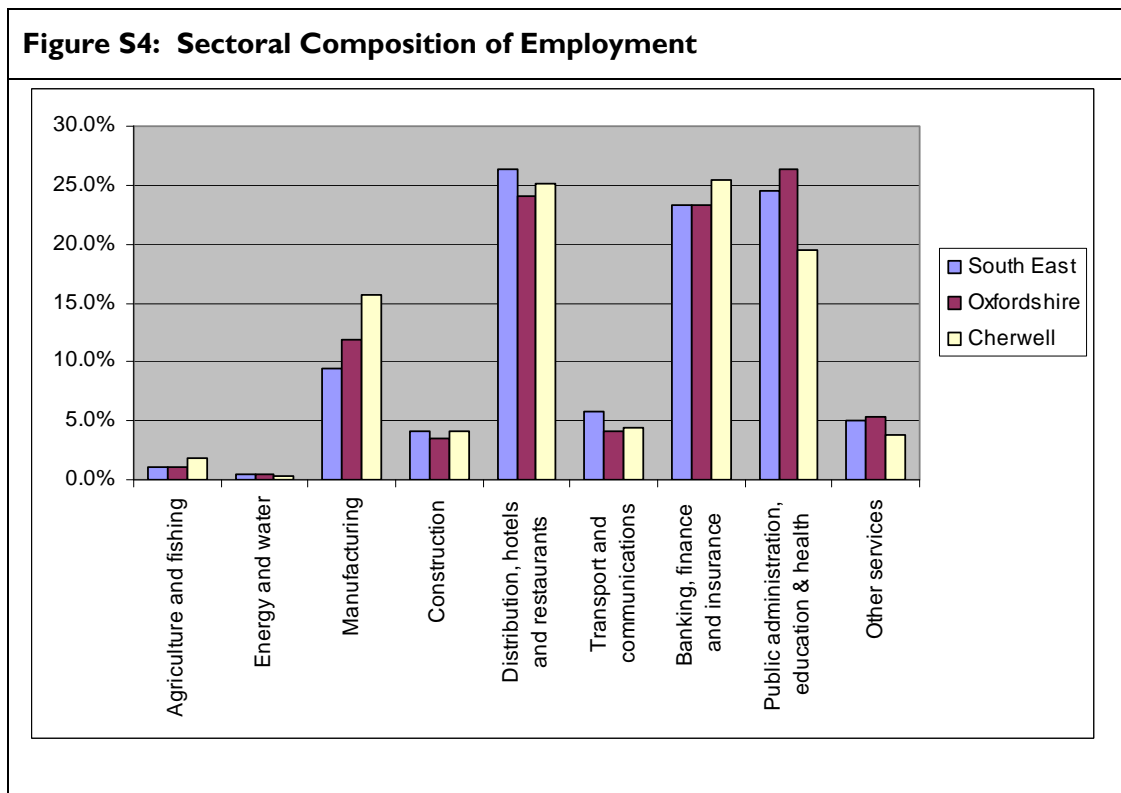
Source: Annual Business Enquiry, NOMIS, 2004

- 5.4.14** There were in excess of 29,000 workplaces in Oxfordshire in 2004 (as shown in Table S6). Cherwell accounted for 23% of County employment, and 21% of workplaces. County employment growth has occurred alongside a growth in workplaces in all districts except South Oxfordshire which experienced a contraction in employment.

Table S6: Workplace Change, 2001-2004			
Area	2001	2004	% change
Cherwell	5,743	6,138	+6.9%
Oxford	5,113	5,548	+8.5%
South Oxfordshire	6,894	7,228	+4.8%
Vale of White Horse	5,180	5,431	+4.8%
West Oxfordshire	4,689	5,068	+8.1%
Sub-region	27,619	29,413	+6.5%
South East Region	350,866	361,521	+3.0%

Source: Annual Business Enquiry, NOMIS, 2004

5.4.15 Analysis of the sectoral split of employment identifies the major employers in the economy. Figure S4 reveals differences between Cherwell District, Oxfordshire and the wider South East region.



Source: ABI, 2004

5.4.16 Using the data from the Annual Business Inquiry (ABI), it is possible to identify the main sub-sectors within the local economy.

5.4.17 This shows that there are a number of significant sub-sectors within the respective employment markets. The banking, finance and insurance (25.4%), distribution, hotels and restaurants (25.2%) and public administration, education and health (19.5%) are the three largest sectors on Cherwell District. In particular, the banking, finance and insurance sector accounts for a greater proportion of total employment than in the sub-region or wider South East region. The proportion of total employment accounted for by the manufacturing sector is also much greater in Cherwell District.

Sectoral composition – The site

5.4.18 The RAF Upper Heyford Revised Comprehensive Planning Brief 2007 states that currently the site provides approximately 1,000 jobs. It is assumed that these are Full Time Equivalent (FTE) positions. The largest employer is QEK, employing 550 people on the site for its car storage and distribution activities¹.

Heyford Park Environmental Statement

5.4.19 Table S7 shows the key employment sectors of employment currently provided on the site.

Table S7: Existing employment at the site	
Employers	
QEK (Car storage & logistics)	Crane hire
Fireworks	Mobility products
Data storage	Events organisation
Narrow boat repairers	Wholesale merchants
Chauffeur services	Thames Valley Police (crowd control and driver training)
Materials & components companies	

Source: RAF Upper Heyford Revised Comprehensive Planning Brief 2007 (Adopted March 2007) – Part C.

5.4.20 Heyford House and the Innovation Centre have permanent planning permission and provide accommodation for uses such as design and business consultants, information and communication technology companies, healthcare and graphics companies, laboratories and other technology related activities. Other businesses on the site are operating under temporary planning permissions.

5.4.21 Table S8 provides a tenancy schedule for the site which provides a more detailed composition of employment. This shows a total of 967 employees currently on the site, although there are two firms for which data is unavailable. This supports the statement of approximately 1,000 jobs provided in the Planning Brief.

Table S8: Existing employment at the site	
Tenant name	Total Employees
Terranova	9
Kingsground Narrowboats	10
Allen Consulting	2
R Brown MVS	n/a
Thames Valley Police	28
Events Management	2
European Promotions	10
Boise Building products	35
Pride Mobility	19
Aeromech	1
Data Care	65
Ranik	10

Table S8: Existing employment at the site	
Tenant name	Total Employees
Integration technology	15
Nationwide Access	5
Dawson Rentals	3
Storm Graphics	11
Terex Demag	13
Cosmic Fireworks	12
Devco Fireweorks	0
Skyline Promotions	0
QEK	550
Transense	16
Hillcrest	n/a
Sensor Technology	10
Vision Motorsport	1
ANS Transport	12
M Hussain	2
Palmer & Blackler	5
BT	0
R Varney	6
SSE Services	0
Bound Biographies	3
Dot.Com Couriers	3
M Carter/LaundryEquip	1
Minimal Risk Consultancy	4
Real Pubs UK	2
Oxford Innovation	101
Security Response	1
Oxford Playhouse	0
TOTAL	967

Housing

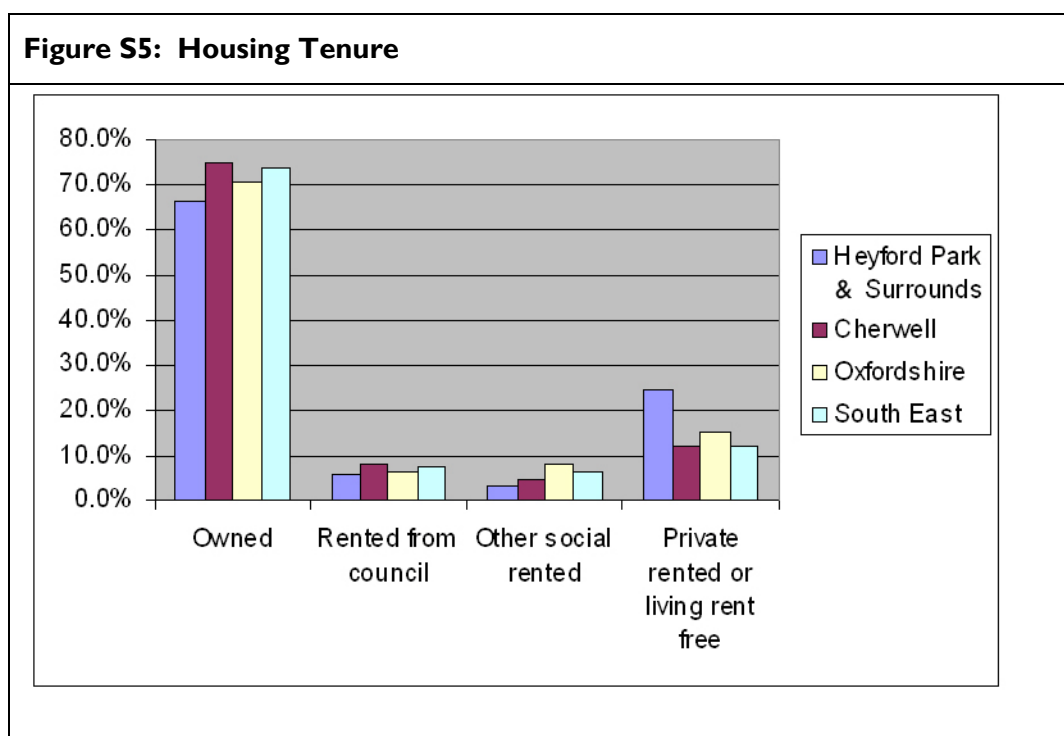
5.4.22 This section outlines the broad profile of existing housing in Heyford Park and its surrounds, Cherwell District, Oxfordshire and the South East region in terms of housing tenure, size and need.

Heyford Park Environmental Statement

Tenure

5.4.23 The 2001 Census identifies 4,059 Households in Heyford Park and its surrounds. Of these, 66.6% are owned (either outright, with a mortgage or in the form of shared ownership). This is lower than the level observed for Cherwell District (74.8%), Oxfordshire (70.6%) and the South East region (74%). This is reflected in the significantly higher proportion of households living in private rented (or living rent-free) in Heyford Park and its surrounds (24.3%). Of the remaining households, 5.6% are rented from the Local Authority, 3.4% from other social landlords and. (These figures include rounding).

5.4.24 Figure S5 illustrates the tenure of existing housing in Heyford Park and its surrounds, Cherwell District, Oxfordshire and the South East region.



Source: Census, 2001

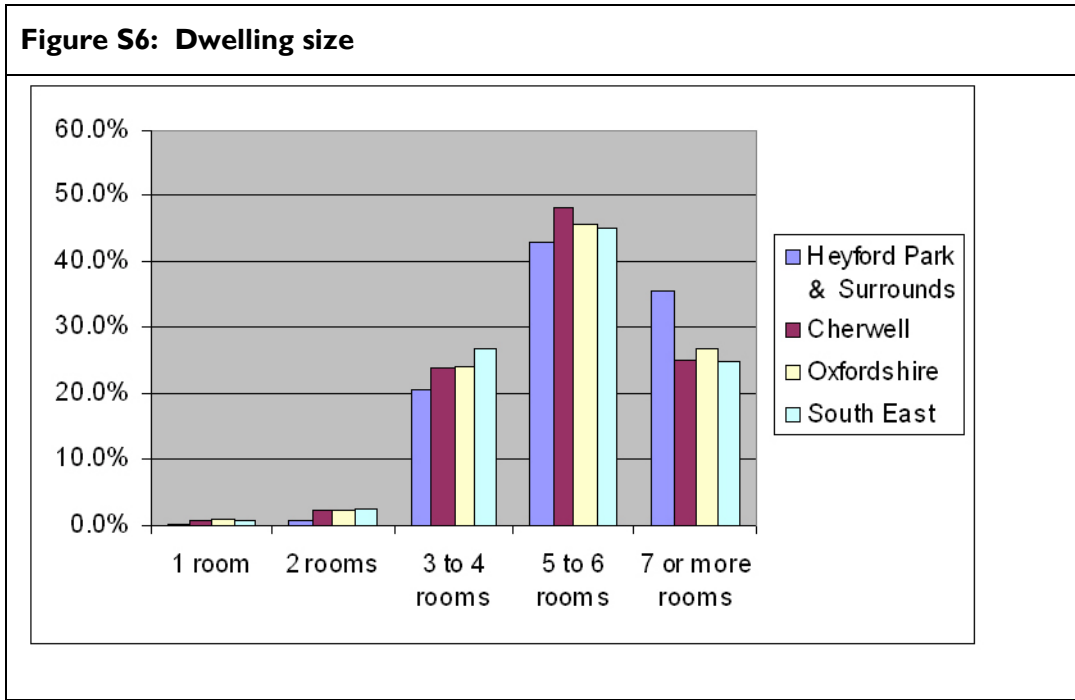
5.4.25 The Cherwell Housing Strategy identifies seven strategic priorities for the district. One of these is the need for affordable housing. It identifies a need for 686 new affordable housing units each year in both the urban and rural parts of the District, some of which could be satisfied by some form of 'intermediate housing' such as shared ownership.

Housing size

5.4.26 Figure S6 shows the profile of dwelling size across Heyford Park and its surrounds, Cherwell District, Oxfordshire and the wider South East region.

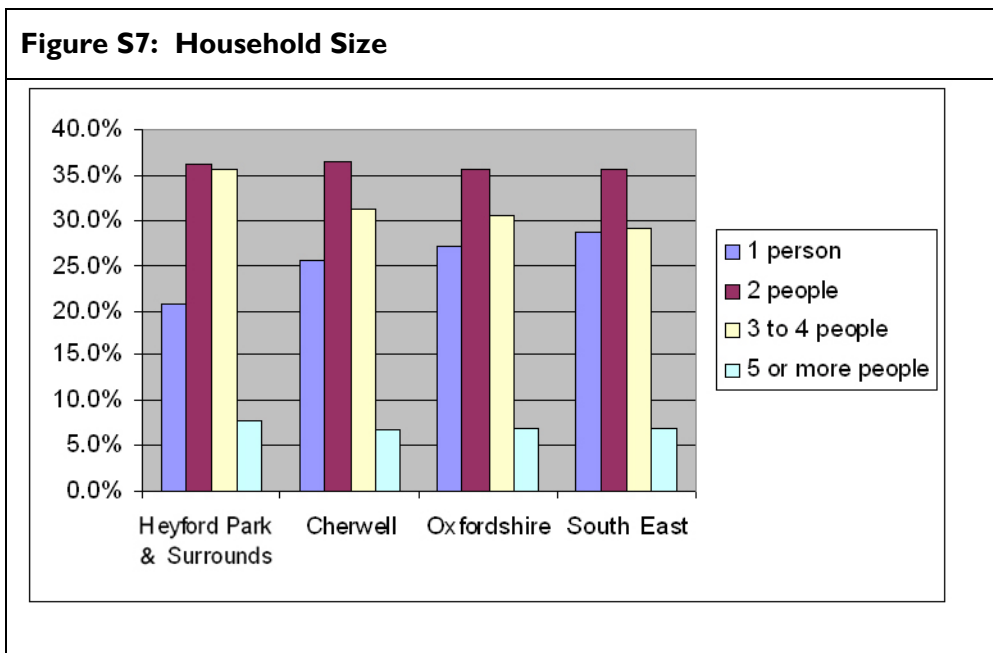
5.4.27 Heyford Park and its surrounds has a higher proportion of dwellings with 7 or more rooms (35.6%) compared with Cherwell District (25.2%), Oxfordshire (27.0%) and the South East (24.6%). It has a lower proportion of dwellings in all other size groups than Cherwell District, Oxfordshire and the South East. In particular,

Heyford Park and its surrounds has a much smaller proportion of dwellings with 2 rooms. This could reflect the rural nature of the surrounds and large country properties in the area.



Source: Census 2001

5.4.28 Figure S7 illustrates the distribution of household size. The distribution of household size in Heyford Park and its surrounds is broadly comparable to that observed for Cherwell District, Oxfordshire and the South East region. However, it does possess a greater proportion of households with 3 to 4 people and less 1 person households. This may reflect the popularity of the area for families and, as previously identified, the larger proportion of larger properties in the area.

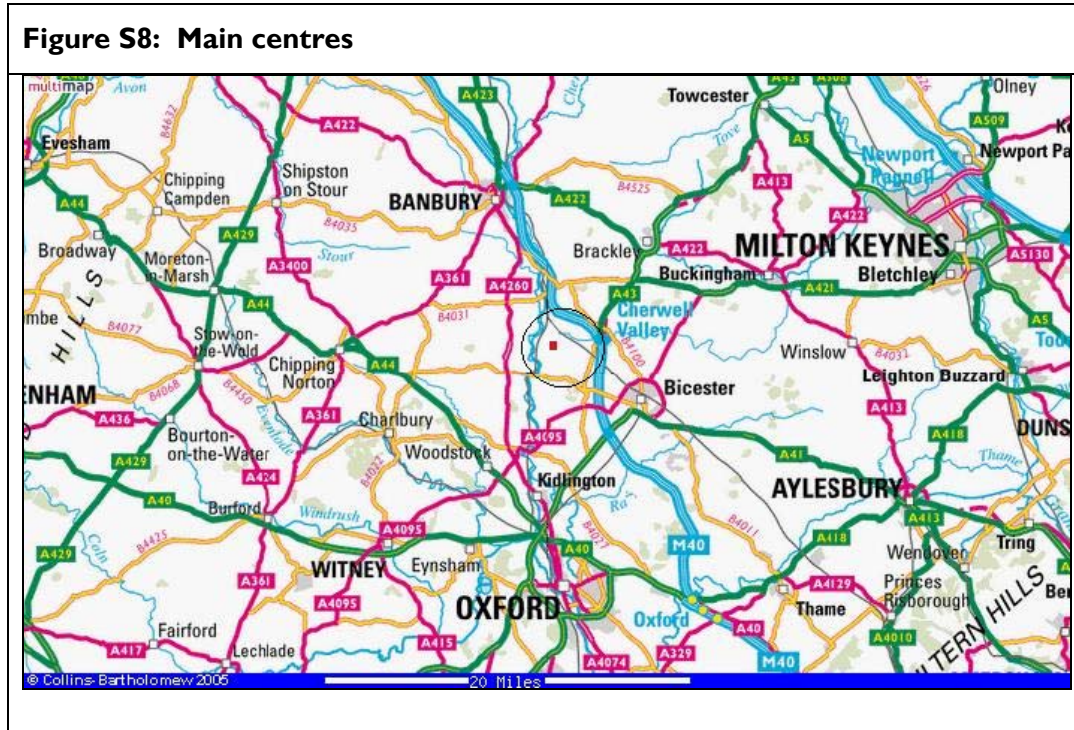


Source: Census 2001

Heyford Park Environmental Statement**Retail provision**

- 5.4.29** Retail provision in Cherwell is concentrated in the market towns with other outlets scattered through the smaller settlements. The strength and role of the retail sector varies between areas.
- 5.4.30** **Banbury** is the second largest town in Oxfordshire, offering an exciting contrast between a traditional market and a thriving, cosmopolitan town. It offers a range of comparison and convenience retailing. The Castle Quay Shopping Centre has been refurbished in recent years and utilises both the rejuvenated Oxford Canal area and former Corn Exchange facade to provide a broad range of comparison and convenience provision. Adjacent streets comprise a mix of high street chains and independent traders. Banbury Market, taking place right outside Castle Quay, hosts a diverse range of stores. In addition, a farmers' market occurs once a month in the town. Overall retail floorspace in the town centre has increased significantly in the last decade and it is perhaps still undergoing a period of adjustment following these changes.
- 5.4.31** **Bicester** also comprises a range of convenience and comparison retail facilities. Significant improvements to the town's retail offer have occurred in the last fifteen years. These include the Crown Walk Shopping Centre, retail warehousing at Launton Road and the Bicester Village Retail Outlet. The historic Market Square - which is actually a triangle - forms part of the town's historic town trail which introduces the history and heritage of the town. Wesley Lane in the north of the town features a collection of independent small shops. This retail offer is supplemented by the Bicester Village Retail Outlet which offers a range of designer stores along with restaurants and cafes. In recent years, the town has enjoyed considerable growth as a consequence of its proximity to the M40 motorway.
- 5.4.32** **Kidlington** is a large village to the north of Oxford, situated close to the A34 and M40, and on the arterial Banbury Road into Oxford. Oxford Airport lies on its northern edge. Despite this, Kidlington is a self-contained village with its own shopping and industry. The pedestrianised High Street has a selection of shops, and there is further provision along the main A-road through the village. The shopping centre is compact and includes convenience shops, non-food shops, banks, estate agents and restaurants. It caters for the everyday needs of Kidlington and surrounding settlements but most people travel to other destinations (such as Oxford) for comparison purchases. There are large supermarkets on the High Street and at the end of the village near the A34. Kidlington also possesses significant automotive retail which includes a dedicated Motor Retail Park situated near the airport.
- 5.4.33** The smaller settlements dotting the landscape of Cherwell District contain a range of retail facilities which serve the needs of local residents. The extent of these depends on the characteristics of the settlements such as size, historic development, proximity to large centres such as Oxford, access and environmental constraints.
- 5.4.34** The RAF Upper Heyford Revised Comprehensive Planning Brief 2007 (Adopted SPG, March 2007) notes that the expected population of the proposed new settlement on the site would not be sufficient to support extensive retail activity. The Brief therefore recommends that this activity be accommodated in larger urban centres such as Bicester and that provisions made at the site be limited to the day to day needs of the population in order to reduce the need to travel on a day to day basis.

5.4.35 This recommendation is supported by the fact that the site is within 30 minutes travelling time between the three major urban centres in the Cherwell District as identified above. In fact, the site is located approximately 11 miles from Banbury and Kidlington and 8 miles from Bicester. These urban centres already provide most of the major high street shops.



Source: Multimap

Deprivation

Index of Multiple Deprivation

- 5.4.36** Examination of the Index of Multiple Deprivation (IMD) enables the identification of deprivation affecting the area and its residents. The IMD 2004 contains seven Domains of deprivation: Income deprivation, Employment deprivation, Health deprivation and disability, Education, Skills and training deprivation, Barriers to Housing and Services, Living environment deprivation and Crime. Each Domain contains a number of indicators.
- 5.4.37** Super Output Areas (SOAs) are a new geographic hierarchy designed to improve the reporting of small area statistics. They have first been applied to the IMD 2004 and it is envisaged that they will become a standard across National Statistics and beyond. Until recently, the standard for presenting local statistical information has been the electoral ward. However, using electoral wards has statistical drawbacks. Wards vary greatly in size presenting difficulties for nationwide comparisons while regular boundary changes create problems in comparing datasets over time. In light of these issues, it was decided to develop a range of areas that would be of consistent size and whose boundaries would not change. These are termed SOAs.

Heyford Park Environmental Statement

5.4.38 In order to fully understand the nature of deprivation within the wards, examination at SOA level is necessary. Table S9 shows the rankings of 7 SOAs which lie in close vicinity of the site in terms of the overall IMD and seven individual domains. The rankings show the relative positioning of each SOA within the 32,482 SOAs in England (where 1 denotes the most deprived SOA and 32,482 the least deprived). The site itself is located in the SOA Cherwell 010C.

Table S9: Rank of Index of Multiple Deprivation – SOA level, 2004								
	IMD	Income	Employment	Health and Disability	Education Skills and Training	Barriers to Housing and Services	Crime	Living Environment
Cherwell 016A	26,813	31,241	30,970	29,890	19,564	3,893	25,464	24,368
%	82.5%	96.2%	95.3%	92.0%	60.2%	12.0%	78.4%	75.0%
Cherwell 011A	31,561	32,060	32,389	27,185	18,555	26,047	32,403	25,748
%	97.2%	98.7%	99.7%	83.7%	57.1%	80.2%	99.8%	79.3%
Cherwell 011B	20,940	27,716	31,732	27,740	18,680	2,069	10,298	16,356
%	64.5%	85.3%	97.7%	85.4%	57.5%	6.4%	31.7%	50.4%
Cherwell 011C	25163	27,550	32,159	18,290	15,353	4,698	31,792	31,970
%	77.5%	84.8%	99.0%	56.3%	47.3%	14.5%	97.9%	98.4%
Cherwell 010C	20436	20,270	30,832	31,278	15,876	864	26,205	24,959
%	62.9%	62.4%	94.9%	96.3%	48.9%	2.7%	80.7%	76.8%
Cherwell 010D	24055	24,557	27,589	28,752	17,638	4,752	27,964	19,046
%	74.1%	75.6%	84.9%	88.5%	54.3%	14.6%	86.1%	58.6%
Cherwell 010E	25072	31,263	31,715	30,638	28,872	636	28,859	24,412
%	77.2%	96.2%	97.6%	94.3%	88.9%	2.0%	88.8%	75.2%

5.4.39 Of the 7 SOAs identified, none are within the 50% most deprived in England based on the overall IMD score. Similarly, there is little evidence of deprivation when examining income, employment, health deprivation & disability and living environment domains. Some of the SOAs identified actually fall within the 5% least

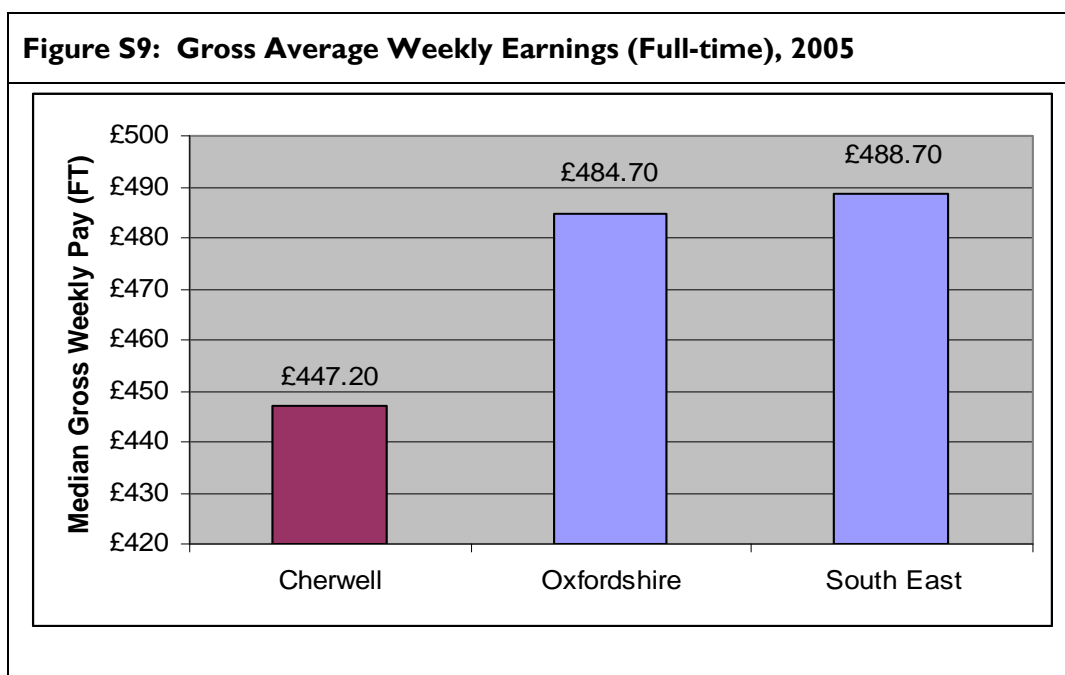
deprived in terms of income, 1% least deprived on employment, 5% least deprived on health and 5% least deprived in terms of living environment. Accordingly, this indicates that the site and its surrounds do not suffer from deprivation in income, employment, health and living environment.

5.4.40 It is the barriers to housing and services domain that exhibits the most severe deprivation. On this indicator, six of the seven identified SOAs in the vicinity of the site fall within the 20% most deprived in England. Of these, three are within the 10% most deprived and two within the 5% most deprived in England.

5.4.41 SOA Cherwell 010C, in which the site is located, exhibits particular deprivation in the barriers to housing and services domain falling within the 3% most deprived of all SOAs in England. It also falls just within the 50% most deprived in England under the education, skills and training domain. These results indicate that the site and its surrounds suffer from deprivation in housing and services.

Wage Levels

Detailed wage data is not available due to issues of confidentiality. However, analysis at the district level can still provide a guide to deprivation. According to the Annual Survey of Hours and Earnings (ASHE) for 2006, gross median full-time weekly wages in Cherwell District stand at £447.20. This is lower than in Oxfordshire (£484.70) and the South East region (£488.70).



Source: ASHE (2006)

Education

School Provision

5.4.42 There are no primary schools located within 1.5km of the site. This assessment therefore provides details on the nearest five primary schools.

Heyford Park Environmental Statement

- 5.4.43** In terms of secondary schools, again there are none within 1.5km. This baseline assessment provides information of the nearest four secondary schools.
- 5.4.44** The capacity, current availability of places, analysis of the 2007/2008 entry and forecast surplus of the nearest primary and secondary schools to the site are outlined below.

School Capacity

Table S10 shows data for the identified schools. Figures S10 and S11 show the locations of schools relative to the site.

Table S10: School capacity				
School	Net Capacity¹	Actual 2007 Surplus²	Analysis of 2007/2008 intake	Forecast 2011 Surplus¹
Primary				
Dr Radcliffe's School (CoE)	196	2	AN ³ : 30 Allocated ⁴ : 28 First Prefs ⁵ : 35 (5 refusals, 2 Appeals)	31
Fritwell Primary School (CoE)	189 (40 temp)	19	AN : 30 Allocated : 28 First Prefs. : 25	26
Tackley Primary School (CoE)	140 (90 temp)	4	AN : 20 Allocated : 24 First Prefs. : 21	21
Kirtlington Primary School (CoE)	84	-6	AN : 15 Allocated : 15 First Prefs. : 15 (refusals – 3)	6
Chesterton Primary School (Vol aided, CoE)	105	11	AN : 17 Allocated : 14 First Prefs. : 13	20
Total		+30		+104
Secondary				

Table S10: School capacity				
School	Net Capacity¹	Actual 2007 Surplus²	Analysis of 2007/2008 intake	Forecast 2011 Surplus¹
Bicester Community College	1462 (18 temp)	247	AN : 240 Allocated : 211 First Prefs. : 184	59
The Cooper School	1179	261	AN : 210 Allocated : 176 First Prefs : 151	117
The Marlborough School (CoE)	845	-199	AN : 170 Allocated : 165 First Prefs, : 230 (72 refusals; 19 Appeals, 1 successful)	-253
Gosford Hill School	1211 (89 temp)	160	AN : 180 Allocated : 155 First Prefs. : 144	49
Total		+469		-28

¹ Source: Oxfordshire School Organisation Plan 2004-2009, (2004)

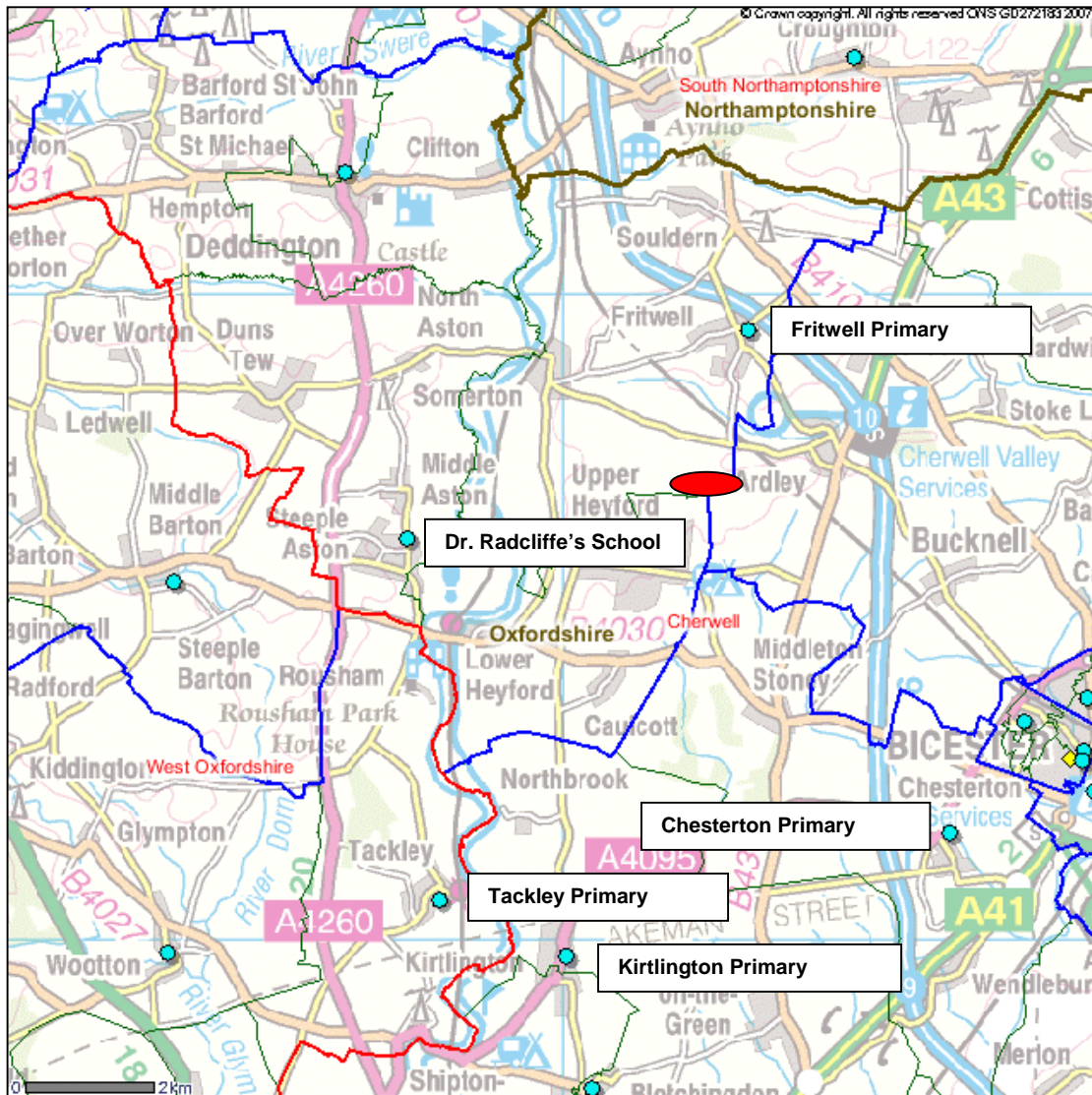
² Source : Oxfordshire Primary and Secondary School Admission Booklets 2008/2009

³ AN = Admission Number for intake year group

⁴ Allocated = number of pupils allocated places in the intake group

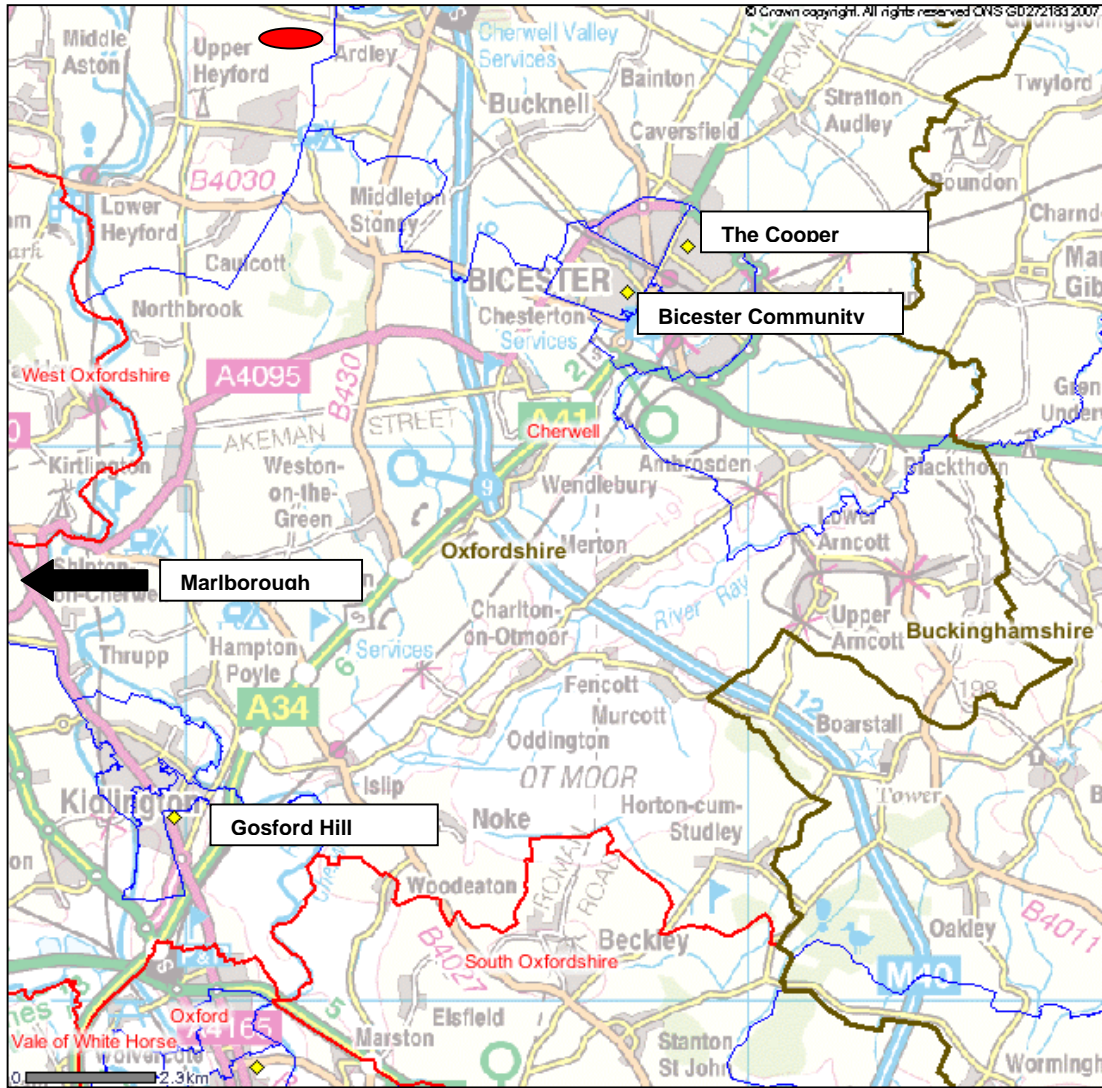
⁵ First Prefs. = those pupils expressing this school as their First Preference

Figure S10: Primary Schools



Source: ONS.

Figure S11: Secondary Schools



Source: ONS.

Heyford Park Environmental Statement

- 5.4.45** The School Organisation Plan (2004-2009) noted the potential for a new settlement at Heyford Park as outlined in The Structure Plan 2011 and draft Cherwell Local Plan². The forecast figures in Table S10 above take account of developments with planning permission but do not include the impact of the proposed development of Heyford Park. More up-to-date actual school roll figures along with forecast rolls have been obtained and they indicate a similar pattern to above.
- 5.4.46** The School Organisation Plan, which has not been updated since 2004, identified a need for a new 9/10 class voluntary aided primary school and nursery class to accommodate children from families moving to Heyford Park. The current approach is that it will now be a new community school and more recent calculations carried out by Oxfordshire County Council, yet to be tested, suggest the need for a 14 class (2 form entry) school with nursery provision. Tackley Primary School is likely to be the receiving school for pupils of primary school age until the new school is opened.
- 5.4.47** Marlborough is the current catchment area secondary school for Heyford Park but it is oversubscribed and it is anticipated that secondary age pupils from the new development will, in the future, be provided for at one of the existing secondary schools in Bicester or at a new school which is under consideration.

School Performance

- 5.4.48** This section outlines the educational attainment of residents of Heyford Park and its surrounds. Education is an important element in understanding the socio-economic character of an area. It is a primary factor in determining the ability of residents to access skilled jobs and hence higher incomes. The quality of educational facilities is also a factor in attracting new residents to an area.
- 5.4.49** The local primary schools in the area perform well when judged against both local and national benchmarks. In 2006, the average point score in Key Stage 2 tests was 28.0 for the LA, just above the average across England as whole. As shown in Table S11 below, all of the identified local schools exceeded these results (although no figures were available for Kirtlington Primary School).

Table S11: Key Stage 2 Performance	
School	Average KS2 Score
Dr Radcliffe's School (CoE)	29.4
Fritwell Primary School (CoE)	30.0
Tackley Primary School (CoE)	29.6
Kirtlington Primary School (CoE)	Unavailable
Chesterton Primary School (Vol aided, CoE)	28.7
LA Average	28.0
England Average	27.8

Source: DfES, Achievement and Attainment Tables 2006, KS2.

5.4.50 Secondary school performance is more mixed. In 2006, 56% of The Marlborough School pupils achieved 5 or more GCSE or equivalent at A*-C and an average pupil point score of 431.7. This performance exceeds the respective averages and scores for both the LA and nationally. Performance at Gosford Hill School is broadly in line with that for the LA and nationally. The Cooper School fairs a little worse while Bicester Community College falls significantly behind LA and national averages on the proportion of pupils achieving 5 or more GCSE or equivalent at A*-C.

School	% pupils attaining 5 or more GCSEs at A*-C	Average point score
Bicester Community College	21%	341.2
The Cooper School	41%	339.9
The Marlborough School (CoE)	56%	431.7
Gosford Hill School	47%	362.5
LA Average	47.5%	363.5
England Average	45.8%	365.0

Source: DfES, School and College Achievement and Attainment Tables 2006, GCSE and equivalent.

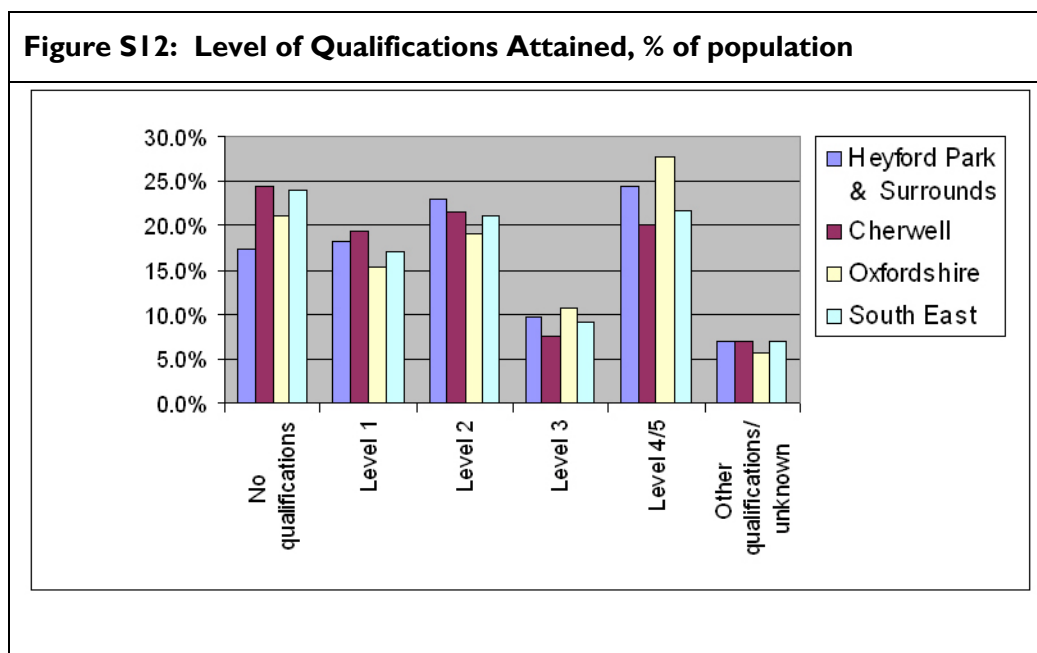
5.4.51 In terms of post-16 education, average point scores per examination entry were 204.8 in the LA and 206.2 across England³. At Bicester Community College the average point score per entry achieved was 175.3 while The Marlborough School achieved an average score of 199.1 and Gosford Hill School, 212.3. The Cooper School is an 11-16 school.

5.4.52 Overall, the range of education provision is fairly well matched to the current needs of local communities. Performance is generally better at primary level than secondary level. In the latter, performance in some schools is very good while others have considerable room for improvement.

Skills

5.4.53 The skills of residents in Heyford Park and its surrounds, Cherwell District, Oxfordshire and the South East region are depicted in Figure S12.

5.4.54 Overall, Heyford Park and its surrounds performs well. It has a lower proportion of the population without any qualifications (17.4%) than Cherwell (24.5%), Oxfordshire (21.2%) and the South East region (23.9%). It also outperforms the regional averages for the proportion of the population with skills levels 1 to 5.



Source: Census 2001

Note:

Level 1: 1+ 'O' level passes, 1+CSE/GCSE any grades, NVQ level 1, Foundation GNVQ;

Level 2: 5+ 'O' level passes, 5+CSEs (grade 1). 5+GCSEs (grades A-C), School Certificate, 1+'A' levels/AS levels, NVQ level 2, Intermediate GNVQ;

Level 3: 2+'A' levels, 4+AS levels, Higher School certificate, NVQ level 3, Advanced GNVQ;

Level 4/5: First degree, Higher degree, NVQ levels 4 and 5, HNC, HND, Qualified Teacher status, Qualified Medical Doctor, Qualified Dentist, Qualified Nurse, Midwife, Health Visitor.

Health

Primary Care

5.4.55 The site is located within the boundary of the South Central Strategic Health Authority (SHA). South Central SHA covers the counties of Berkshire, Buckinghamshire, Oxfordshire, Hampshire and the Isle of Wight.

5.4.56 South Central Strategic Health Authority was formed by a merger of Thames Valley and Hampshire and the Isle of Wight Strategic Health Authorities which took place on 1 July 2006 as part of a national re-organisation of the NHS. It is one of ten new strategic health authorities across the country. Its key objective is:

"Improving health and alleviating the causes of poor health for the benefit of patients, the public and taxpayer alike in Berkshire, Buckinghamshire, Oxfordshire, Hampshire and the Isle of Wight."

5.4.57 The main responsibilities of the SHA are to:

- Provide strategic leadership to the local NHS, ensuring national policy is implemented at a local level.
- Lead on organisational and workforce development, ensuring organisations are fit for purpose and that the local NHS has a workforce that will meet the future healthcare needs of the population.
- Performance manage local trusts to ensure local systems operate effectively and deliver improved performance and value for money.

5.4.58 The SHA holds PCTs and trusts to account for their performance against key targets and in turn SHAs are held to account by the Department of Health to ensure the local NHS is implementing government health policy.

5.4.59 On 1 October 2006 the 25 previous PCTs which operated in Berkshire, Buckinghamshire, Oxfordshire, Hampshire and the Isle of Wight merged to a total of nine PCTs covering the region.

5.4.60 The site falls in the area covered by the Oxfordshire PCT. The PCT provides the vital link between the strategic health authority and GP practices and between the demand and supply of acute hospital services. Overall, it is responsible for the health of the people in their area, tackling health inequalities and bringing health and social care more closely together.

5.4.61 The three main functions of Primary Care Trusts are:

- Engaging with the population to improve health and wellbeing;
- Commissioning a comprehensive and equitable range of high quality services, within allocated resources across all service sectors;
- Directly providing high quality, responsive and efficient services where this gives best value.

5.4.62 Oxfordshire PCT works with GP practices, dentists, pharmacists and opticians in Oxfordshire as well as providing services such as district nursing, health visiting, school nursing and a range of specialist and therapy services.

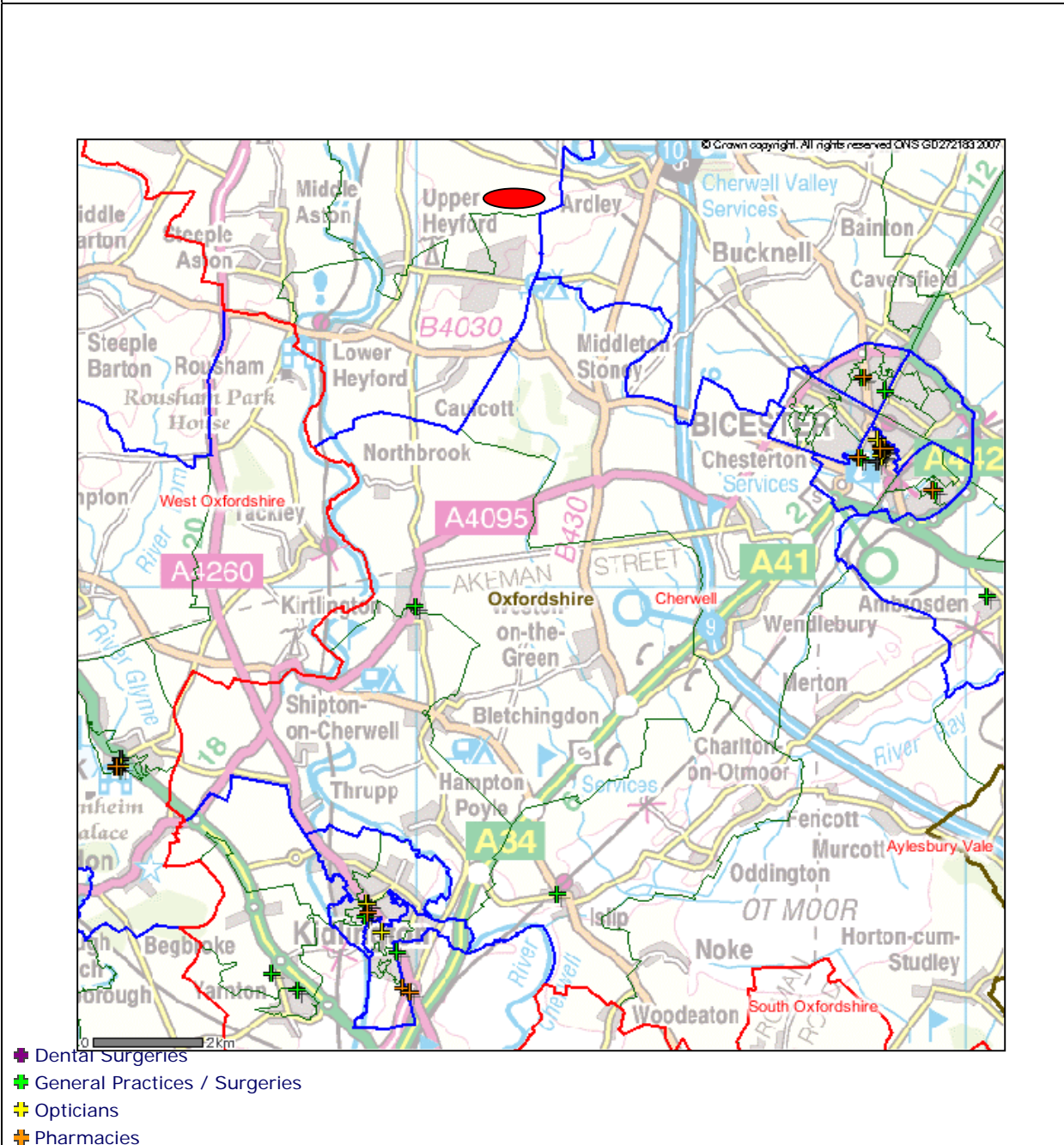
5.4.63 For the purposes of this study, primary care is defined as services provided by general practitioners (GPs), dentists, pharmacists and opticians. An area extending 1.5km from the centre of the site was identified as an appropriate area in which future residents of the site would travel for primary care. Since the proposed location for the new settlement area, where the residential development will be located, is in the south-eastern part of the site, the 1.5km was measured from the centre of this area.

5.4.64 There were no primary care facilities identified within 1.5km of the site. The closest existing doctor's surgery is located at Deddington, approximately 8km away (Dr Ruddock F.S & Partners). There are 2 branch surgeries operating at Kirtlington Village Hall located 6.1km away (Dr Bryson N.H.L & Partners on a Thursday and Dr Van Oss H.G. & Partners on a Friday). There are 3 dental surgeries located approximately 8km away in Bicester (Bicester Dental Access Centre – 17 Dentists, Causeway Dental Practice – 2 Dentists and Greytown Dental Practice – 6 Dentists). These are currently accepting new fee paying NHS patients. There are several pharmacies and opticians in Bicester, approximately 8km away.

Heyford Park Environmental Statement

5.4.65 Figure S13 shows the locations of key health services in relation to the site.

Figure S13: Health Services



Source: ONS.

Crime

5.4.66 Crime is an important socio-economic indicator. It can provide a useful indicator of fear of crime, social problems and integration of communities.

5.4.67 Table S13 shows recorded offences expressed per 1,000 population for the main categories of offence. Overall, the incidence of crime in Cherwell District is lower than for the South East region as a whole. Differences are substantial in robbery (0.4 compared to 0.7), burglary in a dwelling (2.8 compared with 4.1) and theft from a motor vehicle (4.7 compared with 7.9).

Offence	Cherwell	South East
Violence against the person	17.1	17.1
Robbery	0.4	0.7
Burglary in a dwelling	2.8	4.1
Theft of a motor vehicle	2.1	2.9
Theft from a motor vehicle	4.7	7.9

Source: ONS, period Apr 2005 to Mar 2006.

Community facilities

- 5.4.68** For the purposes of this study, community facilities refer to Council-owned or subsidised facilities that provide a service to the community, excluding education and health facilities that have previously been discussed in this chapter. Community facilities include community centres, libraries, indoor leisure facilities (gymnasiums, swimming pools, etc) and childcare facilities.
- 5.4.69** Given the site's rural location, few local facilities outside the site are accessible without access to a private car. There are village halls at Upper Heyford and other nearby villages. However, the scale of this is limited since they were only intended to serve small communities.
- 5.4.70** On the site itself, the chapel annex is used by a number of clubs for community activities. One of the hardened aircraft shelters has been used as a venue for dance company, Oxford Inspires. In terms of sporting activities, the Oxfordshire Playing Fields Association has experimented with using one of the hardened aircraft shelters as a skate-park.
- 5.4.71** Nearby opportunities for informal recreation include:
- The Oxford Canal – for boaters, walkers and cyclists;
 - The Oxfordshire Cycleway – a signed circular route for cyclists;
 - The National Cycle Network Route 5B and 6A – for cyclists.

5.5 IDENTIFICATION AND ASSESSMENT OF EFFECTS

Overview of the 'base case' for the site

5.5.1 The site is currently primarily a mix of residential and business space. The 'base case' adopted in assessing the impact of the proposed development in respect of residential and employment components is as follows:

- **Residential** – In the order of 800 residents live in approximately 300 dwellings.
- **Business** – Temporary planning permissions have been granted for business use and several businesses currently occupy the site. The employment uses on site currently provide around 1,000 jobs, of which 550 are accounted for by QEK. An innovation centre provides employment space for companies employing approximately 100 people. All companies operating under temporary planning permissions have been made aware that they will not necessarily be accommodated within long term proposals for the site. The Council has made clear that uses that adversely affect the site in terms of character, ecology and environment would not be compatible with achieving a satisfactory living environment and will not be appropriate as part of the lasting arrangement for the site.

5.5.2 The base-line for education, health, crime and community facilities has been established in Section 5.4.

Construction

Employment

- 5.5.3** In addition to the employment effects assessed during operation below, the proposed development would create a significant amount of employment during the construction phase. This employment is also likely to generate employment through indirect and induced means.
- 5.5.4** The basis for estimating the employment (in 'job years' since the employment would only be sustained during the construction phase) is to use the overall capital expenditure on construction relative to the average gross output per construction worker in the economy. Capital expenditure divided by gross output gives the number of 'job years' created, and when converted to full-time equivalent (FTE) jobs it represents the gross additional direct employment.
- 5.5.5** The gross output per employee in the construction sector is £58,029 (DTI, 2004). In calculating FTE jobs, one FTE is equivalent to 10 construction job years.
- 5.5.6** Therefore, a project capital expenditure of £150 million⁴ divided by an average gross output per employee of £58,029 gives an additional 2,585 construction job years created. This translates to 259 FTE gross additional construction jobs.
- 5.5.7** There are not considered to be any deadweight or displacement impacts associated with this employment. No construction on-site would occur without the proposed development, and construction associated with the proposed development does not prohibit other construction either locally or regionally – other developments will still go ahead, but will have to compete for the resources of the construction industry, and so would occur at a suitable date when construction employment is available.
- 5.5.8** A composite multiplier of 1.44 has been used to estimate indirect and induced employment effects arising from construction employment at the regional level. This equates to an additional 114 FTE jobs. Based on a net additional employment of 259 FTE jobs, and 114 FTE additional jobs through multiplier effects, this gives an estimated total net additional employment of 373 FTE jobs through construction effects. This would represent a temporary minor positive impact in the short-term.

Education

No significant effects were identified.

Housing

No significant effects were identified.

Health

No significant effects were identified.

Crime

No significant effects were identified.

Heyford Park Environmental Statement

Community facilities

No significant effects were identified.

Operation**Employment**

- 5.5.9** The proposed development of the site comprises up to 1,075 residential units, 15,658 sqm B1 space, 17,106 sqm B2 space, 83,300 sqm B8 employment space, 4,195 sqm Heritage Centre, 4,159 sqm Conference Centre, 743 sqm Retail, 680 sqm Church, 580 sqm Community Centre, 340 sqm Bar Restaurant, 224 sqm Nursery and Primary School together with associated access road, car parking, footpaths, cycleways and landscaping.
- 5.5.10** The mix of uses contained within the proposed development will create and sustain additional jobs relative to current employment levels within the area. As set out within the assessment methodology, this employment will have a number of knock-on effects on the surrounding economy. This assessment estimates the ongoing net additional employment resulting from the proposed development through direct, indirect and induced means.
- 5.5.11** Gross direct employment has been estimated using floorspace areas and assumptions regarding employment density. The employment calculations also take account of the proportion of each site that might actually be 'chargeable' as let space, acknowledging that each site and building is likely to have elements of shared/common space as well as service areas and other non-lettable areas.
- 5.5.12** The employment estimates use densities from the RAF Upper Heyford Revised Comprehensive Planning Brief 2007 as adopted SPG in March 2007 (in the case of B1 space⁵), EP Guidance and the consultant's judgement. These result in lower employment generation than other recognised density figures⁶. The estimates are therefore considered to represent the 'worst-case' scenario.
- 5.5.13** Table S14 shows the impact on employment levels associated with the proposed development.

Table S14: Employment impact (gross)			
Land use	Area (gross) Sq m	Assumptions	Direct Employment (FTEs)
B1 Office	15,658	Convert to gross internal at 95% of GEA gives 14,875 sqm. Of which 6,045 sqm is retained structures (assume 1 FTE per 21 sqm) and 8,830 is new build (assume 1 FTE per 31 sqm). Gives 288 and 285 FTEs respectively.	572

Table S14: Employment impact (gross)			
Land use	Area (gross) Sq m	Assumptions	Direct Employment (FTEs)
B2 Industrial	17,106	Convert to gross internal at 95% of GEA gives 16,250 sqm. Of which 9,089 sqm is light industrial (assume 1 FTE per 80 sqm) and 7,161 sqm is workshop (assume 1 FTE per 50 sqm).	257
B8 Storage	83,300	Based on estimated employment in PB-10 specification of 242 plus 300 retained at QEK. See also note.	542
Heritage Centre	4,195	Between 50 and 100 FTEs.	75
Conference Centre	4,150	Based on estimated employment in PB-9 specification.	14
Retail	743	Convert to gross internal at 95% of GEA gives 706 sqm. Assume 1 FTE per 19 sqm.	37
Church	680	Church employing 1 head, and 2 part-time maintenance/ administrative gives 2 FTE positions	2
Community Centre	580	Community Centre employing 1 manager and 2 part-time gives 2 FTE positions.	2
Bar/Restaurant	312	Convert to gross internal at 95% of GEA gives 296 sqm. Assume 1 FTE per 13 sqm.	23
Nursery	224	Nursery. Assume 50 children, even mixture of care (1-2 year olds) and educational (3-4 year olds) and average child to staff ratio of 6.	8
Primary School		Primary school covering seven year groups (KS1 contains foundation, year 1 and year 2, KS2 contains year 3, 4, 5 and 6). Assume average class sizes of 30 and 15 pupils, and a FTE pupil: adult ratio within school of 13.4 (DfES, 2005). Gives 14 classes, equivalent to 315 pupils, equivalent to 24 FTE staff.	24
		Total	1,556

Source: Arup

Note: Based on typical floorspace FTE estimates, the employment generated would be higher – converting to gross internal at 95% of GEA gives 83,300 sqm and assuming 1 FTE per 100 sqm implies 791 FTEs. It is assumed PB-10 estimates take into the account the specifics of the B8 space being proposed.

Heyford Park Environmental Statement

- 5.5.14** Thus it is estimated that the total gross direct employment generation will be in the order of 1,556 full-time equivalent jobs. The magnitude of this estimate is consistent with the total direct employment estimated independently in the Heyford Park Employment Statement (of 1,632 jobs). This higher figure does not include direct employment generated by the new primary school. Taking this into account, the difference is equivalent to only 3% of the 1,556 estimated above. This is well within the margin of error for estimates of this kind.
- 5.5.15** In order to express this employment in 'net' additional terms deadweight, displacement and multiplier effects must be accounted for.
- 5.5.16** Deadweight is the additional employment that would have occurred in the absence of the proposed development. Employment on the site in absence of the proposed development currently stands at approximately 1,000 positions⁷. Deducting this deadweight gives gross additional employment of 556 FTE jobs.
- 5.5.17** Displacement relates to the proportion of gross additional employment which results from a transfer/substitution from existing employment in the area, as opposed to entirely new employment. This is primarily derived from firms or employers moving from current sites to a new site within the development due to a variety of factors such as quality of facilities or locational choice. The English Partnerships/RDA Guide to Additionality provides a sliding scale of 'ready reckoners' which can be used in estimated displacement effects. From this guide, it is estimated that up to 25% of the total gross employment might be derived from displacement of current employment. This is equivalent to a low level of displacement. Taking a cautious approach, 25% displacement is applied. This implies that 139 FTE (0.25 x 556) positions may be displaced.
- 5.5.18** **So, of the 1,556 gross direct jobs supported, after deadweight and displacement, it is considered that 417 FTE would be additional to current employment and represent the total net additional direct employment.**

- 5.5.19** Further to the direct employment effects, employment generation is likely to occur through indirect and induced means. As set out in the methodology these relate to employment from supply-chain effects through contractors and support services (indirect effects) and through the effects of increased salary expenditure within the economy (induced effects). The estimated indirect and induced multipliers are considered to be equivalent to 1.2 each. These are regional-level multipliers and represent a 'medium' level of employment impact according to EP. In order to assess the employment effects a composite multiplier has been used, which combines both indirect and induced effects. **This multiplier is calculated to be 1.44** (1.2×1.2).
- 5.5.20** **Therefore, the overall total net additional employment derived from direct, indirect and induced means at the regional level is estimated to be 600 FTE positions** (417×1.44). Of these, 417 FTE jobs are thought to be derived through direct means after subtracting displaced employment effects, with 183 FTE jobs supported through multiplier effects.
- 5.5.21** **At the local level, adopting a composite multiplier of 1.1, the overall total net additional employment derived from direct, indirect and induced means is estimated to be 459 FTE positions** (417×1.1). Of these, 417 FTE jobs are thought to be derived through direct means after subtracting displaced employment effects, with 42 FTE jobs supported through multiplier effects.
- 5.5.22** The proposed development is also expected to lead to a beneficial impact on the range of job opportunities offered on the site. These positions are also expected to be better suited to the nature of the site and possess more long-term security than current posts operating under temporary planning permissions. Accordingly, the proposed development would represent a positive impact on the economy and offer an incentive for the area's young and skilled residents to remain in the area.
- 5.5.23** Based on these estimates, over 1,400 (accounting for displacement) direct jobs will be supported. Within the limits of the accuracy of a calculation of this kind, the proposed development is expected to meet the scale of employment standards as set out the RAF Upper Heyford Revised Comprehensive Planning Brief 2007 (Adopted SPG, March 2007). Over time, employment levels may fluctuate in response to changes in the mix of uses on the site.
- 5.5.24** For the above reasons, the proposed development will have a long-term major positive impact.

Education

- 5.5.25** Education is an important factor in providing the opportunity for residents to access higher skilled jobs, and in attracting and retaining residents to an area. Three issues are of relevance in assessing primary and secondary provision: school capacity, school attainment, and timing of school provision.
- 5.5.26** For the purposes of this assessment, the impact has been based on 775 new residential units (300 of the total 1,075 units are existing and therefore will not generate additional educational needs).

Heyford Park Environmental Statement

Capacity

5.5.27 Using the data contained in the DfES 'Pupil Projection Guide', it has been estimated that the proposed development will give rise to between 129 and 160 primary school age pupils and between 92 and 115 secondary school age pupils (see Table S15)⁸. These estimates are given for three alternative scenarios of residential mix and based upon recognised child yield formulae.

Scenario	Children (number)	
	Primary	Secondary
Low Impact	129	92
Medium Impact	140	101
High Impact	160	115
Range	129 - 160	92 - 115

Source: Arup

Note: Low Impact Scenario – 1 bed units (20%), 2 bed units (30%), 3 bed units (25%) and 4 units (25%).

Medium Impact Scenario – 1 bed units (20%), 2 bed units (20%), 3 bed units (30%) and 4 units (30%).

High Impact Scenario – 1 bed units (10%), 2 bed units (20%), 3 bed units (35%) and 4 units (35%).

5.5.28 These estimates do not take into account the fact that there will be 30% affordable housing provided within the development and the Oxfordshire County Council methodology for predicting pupil yield from new housing developments (which appears to be substantially higher in relation to other authorities used in the DfES guide) has estimated that there will be 452 primary aged pupils and 292 secondary aged pupils as well as 60 additional 6th Form students.

5.5.29 The provision of a new primary school on the site will cater for the needs of new residents' younger children and also benefit those living nearby. There is also some surplus capacity at the nearest existing schools that would serve to accommodate the early stages of the development. Accordingly, at the primary level it is expected that the impact of the proposed development be negligible.

5.5.30 The School Organisation Plan (2004-2009) anticipates that whilst Marlborough is the current catchment area secondary school, secondary age pupils from the proposed development will transfer to additional provision in Bicester over the next few years.

5.5.31 There is surplus capacity in the identified secondary schools on the latest actual count – of a level which would more than accommodate the estimated number of places required by the proposed development. However, forecasts presented in the School Organisation Plan indicate that a shortage of places may exist by 2011. It is

noted that the forecasts presented are based upon planning approvals going forward. Given the uncertainty attached to whether or not planning approvals are translated into actual completions in the future, they may or may not be an actual shortage of places at 2011 (not including the proposed development). Accordingly, some of the additional demand for secondary school places generated by the development may be able to be absorbed into the existing provision. It is clear however, that some additional provision will be required to accommodate. Given the proposed phasing of the residential component of the proposed development, the full demand will occur a number of years into the future and should therefore enable sufficient forward planning time.

- 5.5.32** Overall, on the evidence available, it is considered that some additional provision will be required and that there could be some term adjustment issues related to secondary level capacity.
- 5.5.33** It is therefore expected that the proposed development will have a minor negative to moderate negative impact, depending on the actual level of shortfall, without appropriate mitigation measures.

School attainment

- 5.5.34** Performance at the nearest primary schools is good with Dr Radcliffe's School, Fritwell Primary School, Tackley Primary School and Chesterton Primary School all achieving levels of attainment above both LA and national averages. Although performance is a little more mixed at secondary level, The Marlborough School and Gosford Hill School both perform well. There are also several options for students at the post-16 level.
- 5.5.35** Although there is no formal methodology for predicting the educational attainment of new pupils drawn from a new resident community, the current performance levels of schools in the area provide a good proxy to the levels of attainment to be expected. On this basis, it is therefore expected that the children of new residents will receive a good education.
- 5.5.36** It is therefore expected that the proposed development will have a negligible impact.

Timing of provision

- 5.5.37** An important issue in the delivery of education facilities is their timing. As shown in Section 5.4, the local primary schools have some spare capacity that would absorb additional requirements in the early stages of the proposed development without significant disruption. The provision of a new primary school on the site will cater for the needs of new residents' younger children and also benefit those living nearby. The proposed development will occur in phases and therefore the total additional requirement will not be demanded all at once.
- 5.5.38** Accordingly, it is expected that the proposed development will have a negligible impact.

Housing

Heyford Park Environmental Statement

- 5.5.39** Sustainable communities are considered to be those that contain a mixed community. The proposed development will create a mixed community through the provision of a mix of housing sizes, types and tenures. The scheme will be undertaken in phases, delivering about 250 dwellings per annum.
- 5.5.40** In terms of tenure, 30% will be affordable housing. The mix between the phases is subject to change, but will continue to ensure 30% provision throughout. Overall, there will be a minimum of 5% rented and 25% intermediate tenure.
- 5.5.41** In the site's current state, approximately 300 dwellings provide homes for 800 people. There is no affordable housing provision and all dwellings are market rented housing. Without the proposed development there would be no affordable housing provision on the site. Accordingly, the provision of a range of dwelling sizes including affordable housing would help to address housing need in the area and therefore the proposed development would represent a major long term positive impact.

Retail

- 5.5.42** Due to the close proximity of the site at Heyford Park to major urban centres in the Cherwell district, namely Kidlington, Banbury and Bicester, the proposed development does not seek to develop extensive retail activity at the site beyond fulfilling the daily needs of the population. Accordingly, no significant negative impact on footfall at the three major centres is expected.
- 5.5.43** Whilst it is an objective of the proposed development to provide retail provision that meets the everyday requirements of the new population and reduce the need to travel, it is likely that there will be an increased demand created for higher order shopping and leisure facilities at Kidlington, Banbury and Bicester. In particular, in comparison goods. This is expected to have a moderate positive impact on the expenditure supporting these centres.

Health

- 5.5.44** In order to quantify the demand for GPs that will arise from the proposed development, an estimate of the likely resident population is required. For the purposes of this assessment, the impact is based on 1,075 residential units. Using the average household size in Cherwell District of 2.43 (2001 Census), it is estimated that the proposed development will create a resident population in order of 2,612 people. Based on an assumption of 1,500 people per full-time GP, the proposed development would result in the need for approximately 2 full-time GPs. This is not a large requirement and it is expected that additional demand could be potentially accommodated through expansion in operational hours of existing surrounding practices. However, the proposed development may potentially provide additional health provision in the future – which would benefit both the new and existing community.
- 5.5.45** Overall, the proposed development is likely to result in a negligible impact provided that measures and contributions are implemented to provide for the proposed development.

Crime

5.5.46 The site currently suffers from a poor layout which does nothing to reduce the incidence of crime. Although crime levels are generally low in Cherwell District, well designed new residential communities can contribute to the reduction in the incidence of criminal activity. The proposed development of the New Settlement Area includes beneficial changes to existing lighting and layout which will create an environment which discourages criminal activity. Complemented by improved lighting and pedestrian linkages, the proposed development is therefore expected to have a minor positive impact.

Community facilities

5.5.47 The proposed development will provide a total of approximately 5,679sqm of cultural/community space. This will comprise a 680sqm church, 580sqm community centre, 4,195sqm Heritage Centre and 224sqm Nursery. These facilities will be for the benefit of both new residents and the existing local community. The proposed development is therefore expected to have a moderate positive impact.

5.6 ENHANCEMENT AND MITIGATION PROPOSALS

Overview

5.6.1 The proposed development will have positive socio-economic effects in respect of employment and housing. The majority of other effects are negligible with the exception of the potential minor/moderate negative effect in secondary education without appropriate mitigation.

5.6.2 Overall, it is not necessary to identify mitigation in the majority of cases. Potential significant negative effects were only determined in secondary education. However, for the purposes of maximising potential benefits that could be realised from the proposed development, mitigation or enhancement proposals are set out below.

Construction

Employment

5.6.3 No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

Education

5.6.4 No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

Housing

5.6.5 No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

Heyford Park Environmental Statement**Retail**

- 5.6.6** No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

Health

- 5.6.7** No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

Crime

- 5.6.8** No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

Community facilities

- 5.6.9** No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

Operation**Employment**

- 5.6.10** The employment impacts of the proposed development were found to be major positive for employment generated and minor positive for the increased range of employment opportunities. Therefore, no mitigation is required.
- 5.6.11** The detailed design stage offers the opportunity to maximise the economic benefits of the proposed development. For example, there is the potential to attract higher value sectors, building upon existing companies and skills base in Cherwell District. The development proposals recognise these opportunities and these are being incorporated into the detailed design stage. Accordingly, the scheme will maximise the economic benefits of the Heyford Park Development.
- 5.6.12** Effective design could potentially increase the minor positive impact in creation of a greater proportion of higher skilled posts to moderate positive.

Education

- 5.6.13** The proposed development will create demand for between 129 and 160 primary school and 92 and 122 secondary school places. The provision of a new primary school to cater for the requirements of the new population and therefore no mitigation measures are necessary at the primary level.
- 5.6.14** At the secondary level, based on available evidence, it is likely that there will be shortfall in places once the residential component of the proposed development is complete. The level of this shortfall is however, subject to uncertainty. The identified potential minor/moderate negative impact would be mitigated through effective planning of provision, monitoring of the situation closer to when the demand of the proposed development occurs (which will be in phases) and providing additional provision as necessary. This will be

negotiated with CDC, OCC and the appropriate education authorities to establish suitable and commensurate measures to accord with the scale of development proposed and to meet the secondary school needs generated.

Housing

5.6.15 None.

Retail

5.6.16 None.

Health

5.6.17 Capacity will be available in existing locations and therefore there is no requirement for additional mitigation.

Crime

5.6.18 The proposed development offers the opportunity to 'design out' opportunities for criminal activity. A well thought out layout and lighting scheme has been incorporated into the proposals for the New Settlement Area and will contribute to deterring criminal activity.

Community facilities

5.6.19 No significant negative effects were determined and therefore it is not necessary to identify mitigation measures.

5.7 RESIDUAL EFFECTS

Construction

5.7.1 No significant negative effects were determined and therefore no mitigation is necessary. There will be a minor positive effect in terms of construction employment.

Operation

Employment

5.7.2 Effective design could potentially attract higher value sectors, building upon existing companies and the skills base in Cherwell District. The proposed development would provide premises that suit these sectors, which would create a greater proportion of higher skilled posts, resulting in a moderate positive residual effect.

5.7.3 The level of significance of other employment related effects remain unchanged from that identified in Section 5.5.

Education

Heyford Park Environmental Statement

- 5.7.4** With the additional provision through negotiation with the relevant parties, and appropriate contribution provision, education related effects will reduce to negligible.

Housing

- 5.7.5** Remain unchanged from those identified in Section 5.5.

Retail

- 5.7.6** Remain unchanged from those identified in Section 5.5.

Health

- 5.7.7** Remain unchanged from those identified in Section 5.5

Crime

- 5.7.8** The aspects of enhancement identified in Section 5.6 will reinforce the minor positive impact in the long-term.

Community facilities

- 5.7.9** No mitigation is necessary and therefore community related effects remain unchanged from that identified in Section 5.5.

5.8 CONCLUSIONS

- This chapter has assessed all of the potential socio-economic impacts of the proposed development.

- 5.8.1** Overall, the assessment has concluded that the impact of the proposed development on the socio-economics of Heyford Park and Cherwell District as a whole is positive. In particular, the scheme offers significant potential long-term benefits in respect of providing up to 1,075 residential units (including 300 existing units) of varying sizes catering for the needs of the area including a significant proportion of affordable housing. The site will also provide employment space appropriate for the current demands of firms.
- 5.8.2** It is estimated that 373 FTE posts will be created during construction and 459 FTE net additional permanent posts created following completion at the local level (600 FTE at the regional level). These posts are expected to include a higher proportion of higher skilled positions essential for encouraging economic growth in Cherwell District.
- 5.8.3** The new community will generate a need for between 129 and 160 primary and between 92 and 122 secondary school places. It is expected that the new primary school will accommodate this increased requirement at primary level. Existing surplus capacity is likely to assist capacity issues in the early stages of the proposed development. At the secondary level, based on available evidence, it is likely that there will be a shortfall in places once the residential component of the proposed development is complete. The level of this shortfall is however, subject to uncertainty. At this point in time, it would seem that additional provision is necessary, but that this is may not be commensurate with the additional demand for places generated by the proposed development. That is, the current substantial surplus in spaces may not be reduced by other

completions to the extent indicated in the forecasts in the School Organisation Plan (2004-2009). With the additional provision, the proposed development is expected to have a negligible impact.

5.8.4 The new population will generate a need for 2 full-time GPs. This is not a large requirement and it is expected that additional demand could be potentially accommodated through expansion in operational hours of existing surrounding practices.

5.8.5 In terms of crime, the proposed development includes well designed layout changes and lighting in the New Settlement Area. The opportunity will be taken to 'design out' the opportunity for criminal activity. The proposed development will also, through its provision of cultural/community space level and high quality space generate a moderate positive impact in respect of community facilities.

NOTES

- 1 Employment figure provided by QEK.
- 2 Now the Non-Statutory Cherwell Local Plan 2011.
- 3 DfES, School and College Achievement and Attainment Tables, 2006.
- 4 An approximate figure of £150m has been adopted for the total capital cost of the proposed development.
- 5 The Revised Comprehensive Planning Brief 2007 (Part G) states that based on other sites in Oxfordshire, it is anticipated that an employment density of an average of 21sqm (gross external) per employee would be achieved.
- 6 The British Council for Offices Guide (2005) uses net internal area and anticipated occupancy levels of 12-17 sqm per person. Taking the mid-point of this range would result in higher employment estimates than the method used in this assessment.
- 7 Retaining a cautious approach, this is considered as deadweight. However, the temporary planning permissions that some firms on the Site are currently operating under mean that deadweight could be less in the future if some of this employment moves elsewhere.
- 8 This is based on child yield formulas derived from the DfES "Pupil Projection Guide". The original yields from this were drawn from "Interim Planning Statement 4: Educational Needs Arising from New Residential Developments" (2003) prepared for Plymouth City Council.
- 9 In line with the RAF Upper Heyford Revised Comprehensive Planning Brief (Consultation Draft).

REFERENCES

- 2001 Census data, Office of National Statistics.
- 2004 Annual Business Inquiry (ABI) data.
- 2004 Index of Multiple Deprivation, Office of National Statistics.
- DTI Construction Sector Statistics.
- Economic Development Strategy for Oxfordshire 2006-2016, Oxfordshire Economic Partnership.
- Employment Densities: A full Guide (2001), Arup Economics and Planning on behalf of English Partnerships and England's Regional Development Agencies.
- Guide to Additionality (2003), English Partnerships.
- Interim Planning Statement 4: Educational Needs Arising from New Residential Development, July 2003, Plymouth City Council.
- Pupil Projection Guide, DfES.
- Regional Economic Strategy (RES) for the South East, SEEDA.
- School and College Achievement and Attainment Tables (2006), Department for Education and Skills.
- RAF Upper Heyford Revised Comprehensive Planning Brief 2007 (Adopted March 2007), Cherwell District Council.
- Cherwell Housing Strategy 2005-2011.
- Oxfordshire School Organisation Plan: 2002-2009, Oxfordshire County Council (2004).