13. Socio-economics

Introduction

13.1 This Chapter, which was prepared by Waterman, presents an assessment of the likely significant social and economic impacts associated with the Development. In particular, consideration is given to the potential impacts on employment, demand on secondary education and healthcare facilities, together with changes in the housing composition of the local area.

13.2 This Chapter provides a description of relevant planning policy context, together with the baseline conditions, the methods used to assess the impacts and the likely significant impacts of the Development during the construction and operational phases. Mitigation measures are discussed, where appropriate, to reduce or offset any potential adverse impacts identified.

Planning Policy Context

National Planning Policy

13.3 Planning Policy Statement 1 (PPS1): '*Delivering Sustainable Development*', 2005 sets out the overarching principles on delivering sustainable development. The policy encourages sustainable and inclusive patterns of development, which support and contribute to existing and future communities. Key objectives of PPS1 include: maintaining high and stable levels of employment; economic growth; social progress and integration.

13.4 Planning Policy Statement 3 (PPS3): '*Housing*', 2010 sets out a policy framework to achieve the national housing objectives. PPS3 emphasises the Government's commitment to delivering both affordable and market housing, together with providing a better balance between housing demand and supply in areas with good access to jobs, services and infrastructure. A key principle of PPS3 is providing high quality mixed housing that contributes to sustainable rural communities.

13.5 Planning Policy Statement 4 (PPS4): '*Planning for Sustainable Economic Growth*', 2009 sets out a framework for delivering sustainable economic growth. This includes a number of objectives and overarching policies for urban and rural economies. Principle objectives set out in PPS4 to achieve sustainable economic growth include: building prosperous communities; promoting regeneration; and delivering sustainable patterns of development to reduce the need to travel.

13.6 Planning Policy Statement 7 (PPS7): '*Sustainable Development in Rural Areas*', 2004 includes policies for development in rural areas. To facilitate sustainable communities and economic development, PPS7 promotes healthy and diverse economic activities. PPS7 also advocates that people who live and/or work should have reasonable access to community services and facilities.

Local Planning Policy

13.7 The saved Policy H2 '*Heyford Park*' of the Oxfordshire County Structure Plan 2016 provides an overarching policy for the Site. The policy specifies that the Site would accommodate a new settlement comprising of approximately 1,000 dwellings, together with a new primary school, community, recreational and employment opportunities.

13.8 The adopted '*Cherwell Local Plan*' (CDC, 1996) contains a number of saved policies beyond September 2007 relating to housing and employment. These include:

- Policy H5 '*Affordable Housing*', which stipulates that new developments should include the provision of affordable housing to meet local needs;
- Policy H6 '*Rural Exception Sites*' supports Policy H5 by stipulating that development should meet the specific and long-term local housing needs; and
- Policy EMP4 '*Employment Generating Development in the Rural Areas*' advocates that employment uses would be permitted within existing acceptable employment sites.

13.9 The emerging '*Draft Core Strategy*', (CDC, 2010) sets out the long-term spatial strategy for Cherwell, which is underpinned by a range of objectives and policies, including:

- Policy H1: '*Housing Distribution*' sets out the provision of housing across Cherwell District;
- Policy H4: '*Affordable Housing Target*' stipulates that at least 3,300 new homes should be affordable, of which 800 affordable homes should be located outside Bicester and Banbury;
- Policy H5: '*Affordable Housing Requirements*' sets out affordable home requirements for new developments; and
- Policy H6: '*Housing Mix*' sets out the housing stock required across Cherwell. New residential development should provide a mix of housing types to create socially mixed and inclusive communities.

13.10 Away from urban centres of Banbury and Bicester, RAF Upper Heyford is identified in the '*Draft Core Strategy*' as the major single location for growth, which could deliver approximately 1,000 new houses.

Supplementary Planning Documents

13.11 The SPD '*RAF Upper Heyford Revised Comprehensive Planning Brief*' (CDC, 2007) seeks to establish a balance between creating environmental improvements whilst achieving a satisfactory living environment on the Site. The SPD sets out principles for the redevelopment of Heyford Park to create a sustainable community. These include the provision of a mix of housing, together with employment opportunities to meet the needs of the residents. Specifically, the SPD stipulates that the new settlement should include diverse housing to meet local needs, of which 30% should be affordable.

Economic Strategies

13.12 The '*Regional Economic Strategy for South East England 2006 to 2016*', (SEEDA, 2006) provides a framework for economic development and sets out targets to achieve sustainable prosperity. The strategy has three overarching objectives:

- global competitiveness – invest in success through increasing investment, knowledge and infrastructure;
- smart growth – lifting underperformance through promoting enterprise, skills and adequate supply of housing; and
- sustainable prosperity – supporting quality of life through creating sustainable communities.

13.13 The key objectives are supported by a number of priorities for rural regions within the South East, including investing in economic viability of villages and encouraging the knowledge economy for new business creation and development. The strategy also emphasises the importance for enterprise and community based businesses in rural communities. Affordable housing supply is also identified as vital to maintain a working population in the locality.

13.14 The '*Economic Development Strategy for Oxfordshire 2006 to 2016*', (Oxfordshire Economic Partnership, 2007) which supports the '*Regional Economic Strategy*' (SEEDA, 2006), sets out the strategy for delivering long-term economic growth across Oxfordshire. Relevant overarching themes set out in the strategy include: encouraging enterprise and entrepreneurship; removing barriers to growth; and housing.

Assessment Methodology and Significance Criteria

Assessment Methodology

13.15 There are no published standards or guidance for undertaking socio-economic impact assessments. Therefore a desk-based study was undertaken to establish the existing socio-economic structure within, and surrounding the Site, which would form the basis of the impact assessment. The impact assessment was quantified, wherever possible; otherwise a qualitative assessment was carried out using published information and professional judgement.

13.16 The desk-based assessment was based on various secondary data sources, including published Government statistical data sources. To inform the impact assessment the following sources of information were reviewed and utilised:

- NOMIS Annual Population Survey;
- NOMIS Labour Market Profile;
- 2001 Census of Population;
- Office of National Statistics Neighbourhood Statistics;
- RAF Upper Heyford Revised Comprehensive Planning Brief SPD (CDC, 2007);
- National Health Service Directory of Local Services; and
- Oxfordshire Primary Care Health Trust.

13.17 The predicted employment generation during the demolition and construction phase was measured by dividing the estimated capital expenditure by the average gross output per construction worker in the economy to achieve the number of person job years. Established practice adopted by HM Treasury is to assume that 1 full time equivalent (FTE) job equates to 10 person job years for the construction phase of development projects. This calculation was therefore then made to estimate the number of FTE construction jobs that would be created by the Development.

13.18 The estimation of employment resulting from the completion and operation of the Development and subsequent impact on employment levels was based upon standard ratios of floor space to jobs, as given in '*Employment Densities: A Full Guide: Final Report*' (Arup, 2001) and the '*RAF Upper Heyford Revised Comprehensive Planning Brief', (CDC,* 2007), together with professional judgement. For the purposes of the assessment, the following employment densities were applied:

- 1 job created for every 19m^2 of B1 space (based on office space);
- 1 job created for every 19m^2 of A1 and A3 to A5 use (based on food stores);
- 1 job created for every 31m^2 of B2 space (based on general industrial buildings in the South East);
- 1 job created for every 50m^2 of B8 space (based on average of general warehousing);
- 1 job created per two bedrooms in a hotel (based upon general 3* quality);

- 1 job created for 21m^2 of D1 use (based on figure given in '*RAF Upper Heyford Revised Comprehensive Planning Brief*'). The D1 use excludes the Chapel, which is assessed separately;
- 1 manager and 2 part-time staff (equivalent to 1FTE) is assumed for the Chapel; and
- for the primary school assumed class size of 30 pupils and fourteen classes, equivalent to a maximum of 420 pupils. Based on FTE pupil: staff ratio within school of 13.4 (DfES, 2005).

13.19 To take into account leakages, indirect and induced employment impacts resulting from the Development, calculations were made using guidance provided by English Partnerships (now part of the Homes and Communities Agency) (Additionality Guide, English Partnerships, 2008).

13.20 To qualitatively assess the potential impact of the Development on secondary school education, secondary school aged children (11 to 18 year olds) likely to be generated as a result of the Development was compared to the current and projected forecast capacity of local secondary schools in 2020. The year 2020 was used as this is the year planned for by OCC as published in '*Statement of Readiness to Deliver for Building Schools for the Future*' (OCC, 2010). Consideration was given to research compiled by Plymouth Local Education Authority and reported in the '*Pupil Projection Guide*' (Teachernet, no date) and to the '*Statement of Readiness to Deliver for Building Schools for the Future*' (OCC, 2010) to establish the number of secondary school pupils likely to be generated from the Development. The child yield formula set out by Plymouth Local Education Authority is based on census data and averages of 0.15 pupils per home of secondary education age. Current and forecasted capacity of secondary schools nearest to the Site was obtained from OCC and from the '*Statement of Readiness to Deliver for Building Schools for the Future*' (OCC, 2010) respectively.

13.21 The impact of the Development on healthcare facilities (dentists and General Practitioners (GP)) was assessed qualitatively using published NHS data. To assess the demand on local dentists and GP, the resident population was estimated using the average household size in Cherwell and multiplied by the proposed number of residential units. This information was then compared to NHS data available on the NHS Directory of Services. Since there are currently no statutory limits on the number of patients per GP, it was assumed that one full-time GP could have the capacity to accommodate approximately 1,613 people (the average patient list size per GP for England in 2005 (NHS Information Centre publication '*General and Personal Medical Services in England 1995 – 2005'* dated April 2006).

13.22 A qualitative assessment of the change in mix and balance of housing was undertaken on the basis of parameters of the Development. Consideration was given to whether the changes in housing mix accord with local and national policies.

Significance Criteria

13.23 The significance of socio-economic impacts was considered in line with the criteria provided in **Table 13.1**.

Assumptions and Limitations

13.24 For the purposes of the assessment, the following assumptions were applied:

- since the number of rooms of the proposed hotel is unknown at this time, it was assumed that 72m^2 of floor space is equal to one hotel bedroom;
- where there is a provision for mixed uses and the maximum/minimum parameters for each land class use is not specified, for example, with the provision of B2 and/or B8 uses, the

lowest employment density was taken to calculate the number of jobs. This presents a conservative approach (worst case) in the estimation of employment levels once the Development is completed; and

- calculations of standard ratios of floor space to jobs were based upon Gross Internal Area of buildings unless otherwise specified. Gross Internal Area was taken to be 95% of the Gross External Area and Net Internal Area was taken to be 82% of the Gross External Area.

Table 13.1: Significance Criteria for Socio-economics Assessment

Significance Criteria	Description
Adverse Impact of Substantial Significance	Considerable long-term increased demand on healthcare facilities, where negative impacts extend beyond the local area. Considerable detrimental impact on the housing mix of the local area that does not meet policy requirements and the needs of the local people. Significant reduction in employment of more than 25% from the established baseline.
Adverse Impact of Moderate Significance	Long-term increase in demand on healthcare facilities in the local area. Negative impact on housing mix in local area that does not meet the needs of the local people. Decrease in local employment levels of 10% to 24% from the established baseline
Adverse Impact of Minor Significance	Slight and/or temporary increase in demand on healthcare facilities and localised negative impact on housing mix. Slight/and or short-term decrease on local employment levels of less than 10% from the established baseline.
Insignificant	Negligible change in demand and capacity of healthcare facilities, housing mix or employment levels.
Beneficial Impact of Minor Significance	A slight and/or short-term advantageous or positive impact on local healthcare facilities and slight change in local housing mix which meets local needs in line with local policy. Net employment creation of up to 10% from the established baseline.
Beneficial Impact of Moderate Significance	Long-term advantageous or positive impact on local healthcare facilities. Some change in housing mix which meets people's need and is in line with local policy requirements. Long-term increase in local employment levels and development meets local and regional economic policy. For example, employment creation of 10% to 24% from the established baseline.
Beneficial Impact of Substantial Significance	Considerable advantageous or positive impact on healthcare facilities from the established socio-economic baseline condition (by extent, duration or magnitude) of more than local significance. Considerable change in housing mix which meets people's need and is in line with local and national policy. Considerable increase in long-term employment levels and development meets local, regional and national economic policy. Net employment creations of more than 25% from the established baseline.

Baseline Conditions

Economic Activity

13.25 The Annual Population Survey contains economic information relating to district level and above. During the period between October 2008 and September 2009, the economic activity rate (working age) across Cherwell District was at 82.1%, which is similar to the rate of 82.9% across Oxfordshire. For the economic active at ward level (The Astons and Heyfords), the most

recent data are from the 2001 Census. The economically active in 2001 was slightly greater at 83.8%.

13.26 The unemployment rate for Cherwell District increased from 1.6% in the period October 2007 to September 2008 to 3.9% in the period October 2008 to September 2009. According to Annual Population Survey unemployment rates across Cherwell District, however, are lower than across the rest Oxfordshire.

Economic Structure

13.27 According to NOMIS Labour Market Profile, most employees in Cherwell District in the period October 2008 to September 2009 worked in the public administration, education and health sectors, and to lesser extent, in the distribution, hotel and restaurants sector, accounting for 28.1% and 18.3% of employment respectively. During the same period, the construction sector accounted for 10.3% of employment. Similarly, across Oxfordshire, the largest employment sector was the public administration, education and health sector accounting for 32.6% of the market. The construction sector in Oxfordshire is slightly smaller than in Cherwell District with 8.4% of employment in that sector.

Current Employment

13.28 At present, the Site is occupied by a range of commercial businesses, including laboratories, storage, logistics and information technology businesses. Existing businesses, in total as of July 2008, provide approximately 914 jobs. The car storage and logistics company QEK Global Solutions is the largest employer existing on the Site, with approximately 500 employees. The remainder of the businesses are small, typically employing less than 20 people. A breakdown of existing employment at the Site by land use class is provided in **Table 13.2**.

Table 13.2: Existing Employment at the Site

Existing Land Class Use	Approximate Number of Employees (FTE)
B1 use	311
B2 use	233
B8 use	233
D1 use	62
Other (sui generis)	75
Total	**914**

Demographic Structure

13.29 The population of Cherwell District has increased steadily over the last decade with the population estimated at 138,200 in 2008. According to ONS, the proportion of the population in Cherwell under 15 years was 20% in 2008, whilst the proportion of retirement age was 17.4%. The remaining 62.6% of the population in 2008 was of working age. According to the '*Oxfordshire Housing Market Assessment*', 2007 prepared by Tribal Group, minimal growth in the population of children is expected whereas the population aged between 20 and 65 years old is expected to be higher.

Housing

13.30 According to the 2001 census, the average household size in Cherwell at this time was 2.43 persons per dwelling. According to the ONS, the dwelling stock across Cherwell District was dominated by owner occupied and private rented accommodation. The tenure composition of the dwelling stock across Cherwell District is presented in **Table 13.3**.

13.31 The Site is currently occupied by approximately 300 residential dwellings, of which the majority have temporary permission for use and are under short hold tenancies. The residents, which total approximately 800 people, currently have access to the shop and chapel present on the Site.

Table 13.3: Composition of Housing Across Cherwell District

Tenure	Percentage of Total Dwelling Stock in Cherwell (2008)
Local Authority Dwelling Stock	0.2
Registered Social Landlord Dwelling Stock	11.9
Other Public Sector Dwelling Stock	0.7
Owner Occupied and Private Rented Dwelling Stock	87.2

Source: Neighbourhood Statistics, ONS

Secondary School Education

13.32 The Site is located within the catchment area of Marlborough School in West Oxfordshire and Bicester Community College in Cherwell District. Currently many of the secondary aged children living at the Site attend Marlborough School. However, since this school is regularly oversubscribed, secondary age children living at the Development would be likely to attend Bicester Community College. Since the proposed new primary school would be a feeder to secondary education in Bicester, the Development would be in the designated catchment for Bicester Community College (see **Appendix 13.1**).

13.33 There are six further secondary schools in Cherwell District, including: Banbury School; Blessed George Napier; Drayton school; Gosford Hill School; The Cooper School and the Warriner School. The closest of these schools are The Cooper School and Gosford Hill School, which are located approximately 7km and 11km respectively from the Site. An additional secondary school is to be built as part of the consented Ecotown to the north-west of Bicester.

13.34 Demand for secondary schools is usually spread across a wide area since older children are likely to be more mobile and thus can attend school further afield. The current and projected capacity of Marlborough School, Bicester Community College, The Cooper School and Gosford Hill School is set out in **Table 13.4**.

13.35 The forecast data presented in **Table 13.4** takes into account a number of strategic consented residential developments, including the consented scheme at Heyford Park. According to OCC, school designs would allow for the potential flexibility to be expanded on their existing sites. Expansion of The Cooper School is planned, with a new 190 sixth form block opening in September 2011 (OCC, January 2010).

Table 13.4: Capacity of Secondary Schools

School	Number of Pupils on Roll (January 2010)[a]	Net Capacity (2010)[a]	Capacity (January 2010)		Projected Number of Pupils on Roll (2020)[b]	Projected Capacity (2020)[a]	Projected Capacity 2020	
			Number of Places	%			Number of Places	%
Marlborough School	1,037	1,059	22	2.08	1,152	1,059	-93	-8.78
Bicester Community College	1,119	1,430	311	21.75	1,291	1,430	139	9.70
The Cooper School	926	1,129	203	17.98	1,369	1,129	-240	-21.26
Gosford Hill School	1,067	1,237	170	13.74	1,211	1,237	26	2.15
Total	**4,149**	**4,855**	**706**	**14.54**	**5,023**	**4,855**	**-168**	**-3.46**

Source: [a] Data provided by Schools Organisation & Planning Department at Oxfordshire County Council (see Appendix 13.1).

[b] Data extracted from '*Statement of Readiness to Deliver for Building Schools for the Future: Supplementary Information*' (OCC, 2010).

Note: Surplus capacity has been calculated from the Net Capacity and Number on Roll. Assumed no physical infrastructure expansion in schools, and therefore net capacity for 2020 consistent with that reported for 2010.

13.36 All four schools identified in **Table 13.4**, currently have surplus capacity, ranging between 2% and 21%, with total surplus capacity within the four schools at 14.54% (equivalent to 706 places). On the basis of the latest available published data set out in **Table 13.4**, the projected number of secondary school children on roll at these schools in 2020 is expected to increase, and two of the four schools (Marlborough School and The Cooper School) are likely to be oversubscribed. The projected number of secondary school pupils forecast to attend Bicester Community College, which would be the designated secondary school for the Site, is likely to increase slightly between 2010 and 2020 to 1,291 pupils. However, the forecast indicates that Bicester Community College would have a surplus capacity of 9.7% in 2020.

Healthcare Facilities

13.37 The Site is located within the boundary of the Oxfordshire Primary Health Care Trust. The primary care trust provides nine community hospitals, eighty-two GP practices and fifty-two dental practices.

13.38 According to the NHS Directory of Local Services website, there are no healthcare facilities within 1.5km of the Site, which is considered a reasonable distance to travel. The nearest healthcare facilities to the Site are detailed in **Table 13.5**.

Table 13.5: Healthcare Facilities

Healthcare Facility	Approximate Distance from Site	Capacity
General Practitioners		
Dr N H L Bryson and Partners (Kirtlington)	6.5 km	Branch Surgery. Currently accepting new patients.
Dr A F B Gibson and Partners (Bicester)	7 km	Currently accepting new patients.
Dr F S Ruddock and Partners (Deddington)	7.6 km	Currently accepting new patients.
Dentists		
Bicester Dental Clinic	7.4 km	Currently accepting new patients.
Ashruf Peer (Bicester)	7.5 km	Currently not accepting new patients.
Bicester Dental Care	7.5km	Currently accepting new fee paying patients.

Source: NHS Local Directory of Services website

Impact Assessment

Demolition and Construction Phase

Short-term Increase in Employment During Construction Works

13.39 The demolition and construction phase of the Development would be expected to generate temporary employment. There are numerous factors that would contribute to the overall impact on the economy:

- creation of temporary jobs during demolition and construction phase;
- extent of labour and supplier contracts during demolition and construction phase; and
- indirect increased local spend and induced job creation as a result of increased expenditure on goods and services by those employed directly and indirectly.

13.40 Potential employment was estimated using the methodology set out above. The gross output per employee for the construction sector was taken as £58,029 (Roger Evans Associates Ltd, 2007). Therefore, based on the projected capital cost of £150 million, 2,585 jobs would be created in total, which equates to 259 FTE construction jobs. Given that the construction sector within the District accounts for a relatively high proportion of employment compared to rest of Oxfordshire, it is expected that the majority of the demolition and construction jobs would be taken up locally, with a low proportion of the workforce taken up outside the district.

13.41 To estimate indirect and induced employment arising from the demolition and construction phase, the composite multiplier effect at local level of 1.1 has been used (English Partnership, 2008). On this basis, a further 26 FTE jobs would be created at a local level. A net total of 285 FTE jobs would therefore be generated locally by the Development during the demolition and construction phase. Indirect and induced employment would also occur outside the local area, although given that the majority of the demolition and construction jobs are expected to be taken up locally, this is not likely to be significant.

13.42 Unemployment rates across Cherwell District increased between 2008 and 2009, and the creation of new construction jobs would significantly benefit local people, given the importance of the construction sector. For these reasons, employment generated during the demolition and construction phase represents a **temporary beneficial impact** of **minor significance**.

Completed Development

Long-term Economic Benefit Including Increased Employment

13.43 Based on the job densities set out in the methodology section and a conservative estimation, it is predicted that the Development would generate approximately 1,148 gross direct jobs. The breakdown of this employment by land use class is shown in **Table 13.6**.

Table 13.6: Estimated Employment Level During the Operation of the Development

Maximum Land Use	Floor Space (m^2)	Rooms**	Estimated Employment
B1 Class Use	5,529.95 (GIA)	-	291
Mixed Class B2/B8 Class Use (based on B8 Class Use)****	20,833 (GEA)	-	417
B8 Class Use	50.00 (GEA)	-	1
A1 Class Use	1,148.00 (NIA)***	-	60
A3 to A5 Class Use	1,404.66 (NIA)***	-	74
Primary School	2.2 ha	-	31
Mixed C1/C2 Class Use (based on C1 Class Use)****	-	78	39
D1 Class Use (excluding Chapel)	4,883.00 (GIA)	-	233
Chapel	-	-	2
		Total	**1,148**

Notes: * GIA calculated on 95% of GEA; ** No. of rooms based upon assumption of 72m^2 of floor space per room; ***NIA calculated on 82% of GEA; **** Based on worst case scenario.

13.44 The majority of the estimated 1,148 jobs relate to the proposed general industry, storage and distribution and business uses. Retail and community uses would account for a smaller proportion of the estimated employment. Based on the methodology set out above, it is predicted that the primary school would generate 31 FTE staff.

13.45 Since the existing businesses operating on the Site would be retained within the Development, no significant displacement of existing businesses would be expected. Given that 914 people are currently employed on the Site (see **Table 13.2**), the net additional employment generated as a result of the Development would be 234 jobs. This would represent an increase of 25.60% from the existing baseline condition of the Site. However, a proportion of the additional employment generated from the Development would be taken up from outside the Site and local area.

13.46 In addition to the estimated employment levels given in **Table 13.6**, a composite multiplier effect (supply linkage multiplier and income multiplier) was applied to estimate the number of indirect and induced jobs that would be created through supply contractors, increased demand and local spend. An estimate of indirect jobs generated as a result of the Development was made using guidance provided in English Partnership Additionality Guide (2008). English Partnership guidance suggests that on average, the composite multiplier effect at local level is 1.1, which represents a medium level of employment. At the local level, the overall total net additional employment derived from direct, indirect and induced means is estimated to be 257 FTE positions. Of this, 23 FTE jobs would be generated locally through the creation of indirect and induced jobs.

13.47 The proposed employment mix would create additional opportunities for a combination of high skilled jobs together with entry level jobs, supporting the local economic structure and those people who are economically active. This would be particularly important since unemployment across the District has increased since 2008. The proposed Development would also provide long-term security for the local economy compared to current baseline where businesses operate under temporary planning permissions. The proposed Development would therefore accord with the SPD, local and regional economic strategies. The impact of employment creation during the operational phase of the Development would be **long-term, beneficial** and of **substantial significance**.

Increased Demand on Secondary Education Provision

13.48 Based on the pupil projection formula, the Development would generate 161 secondary school aged pupils. However, since there are currently residential dwellings on the Site, of which 313 would be retained and integrated into the Development, the net additional secondary school pupil yield would be 114. This estimation is lower than the forecast given by OCC in the '*Statement of Readiness to Deliver for Building Schools for the Future*' (OCC, 2010). OCC forecast that the peak number of secondary school pupils likely to be generated from developing Heyford Park would be 250 pupils.

13.49 The forecasts given in the '*Statement of Readiness to Deliver for Building Schools for the Future*' (OCC, 2010) take into account a number of strategic development sites, including Heyford Park. Given this, the Local Education Authority has already planned for an increase in the number of secondary school pupils likely to be generated from the Site and subsequently made the provision for up to 250 secondary school pupils to be accommodated within local secondary schools. In the future, the Development would be likely to be within the catchment area of Bicester Community College rather than Marlborough School at Woodstock. Despite the provision being made available to accommodate up to 250 secondary school pupils from the Site, Bicester Community College is predicted to have surplus capacity in 2020, with up to 139 surplus places available (see **Table 13.4**). Consequently, secondary school pupils generated from the Development could be accommodated and would not result in additional pressures on the projected capacity of these schools. For these reasons, **no impact** on the demand for secondary education provision is predicted.

Increased Demand on Healthcare Facilities

13.50 Since the Development includes for the provision of up to 1,075 residential dwellings, the estimated resident population of the Site would be 2,612 people (based upon the average household size in the District). Of the estimated 2,612 residents, 761 residents are estimated to be already living at the Site. Therefore, an additional 1,851 residents would occupy the Site once the Development was completed.

13.51 There are currently no statutory limits on the number of patients per GP. Therefore, based on an assumed ratio for England of 1,613 people per full-time GP, the Development would result in the need for approximately one full-time GP. However, given that the nearest GP surgeries to the Site were reported on the NHS website to be accepting new patients at the time of undertaking this assessment, a proportion of the additional demand generated by the Development could be expected to be absorbed by existing facilities. All these GP surgeries, however, are located some distance from the Site.

13.52 With regard to increased demand on dental practices, baseline information indicates that some of the existing dental practices nearest to the Site are currently accepting new fee-paying NHS patients. On this basis, existing practices appear to have capacity to accommodate at least some of the increased demand resulting from the Development.

13.53 Given that the Development would generate additional demand on healthcare facilities, which could be partially absorbed by surrounding GP and dental practices, the impact is assessed as **adverse**, and of **minor significance**.

Changes to the Mix and Balance of Housing

13.54 There are currently 315 residential dwellings on the Site, of which 313 dwellings would be retained and integrated into the Development. The Development would also provide 762 new residential dwellings, which would comprise a mix of sizes to reflect the local needs and demand. The provision of new dwellings would contribute to meeting the housing targets set out in the emerging '*Draft Core Strategy*' (CDC, 2010) and the steadily increasing population of Cherwell District. Furthermore, the Development's complement of up to 1,075 new dwellings would accord with the SPD.

13.55 The existing housing stock across Cherwell District is dominated by owner occupied and privately rented accommodation. All existing dwellings on the Site are market rented and currently there is no affordable housing provision. The Development would respond to the local housing need by providing a mix of private and affordable tenures, with 30% of the housing being affordable.

13.56 The provision of housing would contribute to the housing targets of CDC, and is also in line with local policies, including the SPD for the Site. Overall, it is considered that the Development would result in a **beneficial impact** of **substantial significance**.

Mitigation Measures and Residual Impacts

Demolition and Construction Phase

Short-term Increase in Employment During Construction Works

13.57 No mitigation would be required because the Development would positively contribute to employment in the local area. To maximise the potential opportunities at local level, labour and supply contracts, where possible, should be placed locally. The likely residual impact of construction-related employment would remain as **beneficial** and of **minor significance**.

Completed Development

Long-term Economic Benefit Including Increased Employment

13.58 Since the Development would benefit the local and regional area through creating new jobs and attracting investment, no mitigation measures are required. The residual impact would be likely to remain as **beneficial** and of **substantial significance**.

Increased Demand on Secondary Education Provision

13.59 Although the Development would not be expected to have an impact on the capacity of secondary schools, in accordance with the SPD, a financial contribution should be made to secondary schools offsite as well as to school transport. With the provision of financial contributions, it is considered that there would be **no residual impact** on the demand for secondary education provision.

Increased Demand on Healthcare Facilities

13.60 It is envisaged that the Development would result in the requirement for additional healthcare services. To mitigate the potential additional demand on healthcare facilities, the provision of healthcare facilities and / or financial contributions should be negotiated with CDC and Oxfordshire Primary Care Trust. Providing these measures were implemented the residual impact on healthcare facilities would be **insignificant**.

Changes to the Mix and Balance of Housing

13.61 The provision of a range of new residential dwellings would positively contribute to meeting the needs of local people. Consequently no mitigation measures would be required. The likely residual impact of the change to the mix of housing would remain as **beneficial** and of **substantial significance**.

Conclusions

13.62 The Development would be likely to generate a significant number of employment opportunities, both during the construction phase and once the Development is completed. The Development would also provide long-term security in terms of employment for the people currently living on the Site and within the surrounding area, which would contribute positively to the local economy.

13.63 The Development would also contribute to the housing targets of CDC. The provision of a mix of housing types and tenures, including a proportion of affordable housing would help to meet the needs of local people. However, the Development would also result in a greater number of people living on the Site and thus increase the demand on local healthcare and education facilities. A primary school is proposed as part of the Development to meet demand and OCC has already planned for the accommodation of secondary school pupils within Bicester Community College with financial contributions from the applicant. The increased demand for healthcare facilities could be offset through the provision of new facilities within the Development or a financial contribution.