

5 SOCIO-ECONOMIC ISSUES

5.1 INTRODUCTION

5.1.1 Minor amendments have been made to the proposed development as described in the 2016 ES following consultee responses. These minor amendments remain largely in accordance with the Parameter Plan and project description that was assessed in the 2016 ES. However, a few changes affect the Parameter Plan and so this has been updated. It should be noted that whilst the revised detailed planning application seeks consent for 296 residential dwellings, the SEI continues to assess a 'worst-case' scenario of 297 residential dwellings as considered in the 2016 ES. The following supersedes equivalent sections of ES Chapter 5 that are affected by minor amendments; the remaining sections remain unchanged and so no other additional information is required as part of this SEI to support Chapter 5 of the ES.

5.1.2 The minor amendments which are relevant to the socio-economic assessment include a slight reduction in the area of public open space (from 2.90ha to 2.77ha), a reduction in the number of play areas (from 2 NEAPs, a LEAP and 5 LAPs to 1 NEAP, 1 LEAP and a LAP) and the introduction of a bridleway along the western edge of the Proposed Development.

5.1.3 The 2016 ES assessed the Proposed Development at Phase 9 alongside a number of other applications which were included in the baseline assessment. These applications remain unchanged and so the 2016 ES remains valid in this regard.

5.1.4 The sites to be considered in the cumulative assessment have however changed to a greater degree, and Chapter 5 of the ES is amended accordingly below.

5.2 THE EFFECTS OF THE MINIMAL CHANGES TO THE PROPOSED DEVELOPMENT

5.2.1 The findings of the 2016 ES in regard to Phase 9 (the Proposed Development) remain valid, with the exception of the effects on community facilities as a result of the amendments to the provision of open space and play areas.

5.2.2 Table 5.5 of the 2016 ES enumerates the types and areas of open space which are required by Policies BC 11 and BSC 12 of the Local Plan. It identifies a requirement for between 1.74ha ($=0.95+0.27+0.39+0.13$) and 3.31ha ($=1.82+0.52+0.72+0.25$) of public open space. The Proposed Development as revised still provides for 2.77ha of open space, which is within the range identified by Policies. Furthermore, the Proposed Development as revised, is likely to provide in excess of the policy requirement for 0.27ha and 0.52ha of play space (as set out in Table 5.5).

5.2.3 The findings of the 2016 ES are therefore unchanged by the minor amendments proposed.

5.3 THE CUMULATIVE EFFECTS OF THE CHANGES TO THE RELATED DEVELOPMENTS

5.3.1 The related cumulative developments have changed both in terms of the sites considered and in terms of the scale of development proposed at a number of these. It is therefore necessary to revise the cumulative assessment included in the 2016 ES.

5.3.2 The related developments comprise of:

- the Heyford Masterplan proposal (including the Proposed Development, Parcel 15 and the Pye Homes scheme) which includes 1,600 dwellings; 60 close care dwellings; 929m² of retail floorspace (Class A1); a new medical centre of 670m² (Class D1); indoor sports facilities of 515m²; new employment floorspace

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(6,330m² of B1a, 13,635m² of B1b/c, 9,250m² of B2 and 5,960m² of B8); a 2.4ha site for a new school (Class D1); 925m² of community use buildings (Class D2); 515m² of indoor sports facilities (Class D2); an observation tower with zip-wire and ancillary visitor facilities of 100m² (Class D1/A1/A3); a 1,000m² energy facility; 2,520m² of additional educational facilities (Class D1); open space, sports facilities, public park and other green infrastructure; 20.3ha of hardstanding for car processing; and 76.6ha for filming activities. It also includes the demolition or conversion of 200m² of B1 uses, 676m² of B2 uses and 11,475m² of B8 uses to provide 2,477m² of B1a uses, 6,510m² of B1b/c uses, 3,899m² of B8 uses, 1,860m² for D1 uses (for filming) and 3,959m² of D1 uses (heritage facilities);

- the Village Centre North which includes 511m² convenience store, 11 A1 units (1,186m²) and 66 residential units; and
- the Land South of Building 296/297 which includes a temporary (10 year) early years day care nursery.

5.3.3 In totality, these related cumulative developments and the baseline developments will therefore provide the following (see **Table 5.7**):

Table 5.7 – the proposals of the related and baseline developments

	Proposed Development	Baseline Developments				Related Developments					Total
		Phase 9	10/01642	13/01811	16/00263	16/01000	15/01357	Parcel 15	Remainder of Masterplan	Village Centre North	
Dwellings	297	735 ¹	60	43	0	79	49	1175	66	0	2504
Close care dwellings	0	0	0	0	0	0	0	60	0	0	60
Student accommodation (m2)	0	1662	0	0	0	0	0	0	0	0	1662
Retail floorspace (m2)	0	926	0	0	0	0	0	929	1697	0	3552
Covered market (m2)	0	0	0	0	403	0	0	0	0	0	403
Bar/Brasserie (m2)	0	1077	0	0	636	0	0	0	0	0	1713
Hotel (m2)	0	0	0	0	1642	0	0	0	0	0	1642
Petrol Station (m2)	0	10	0	0	0	0	0	0	0	0	10
Medical centre (m2)	0	0	0	0	0	0	0	670	0	0	670
B1a (m2)	0	5821	0	0	0	0	0	8607	0	0	14428
B1b/c (m2)	0	0	0	0	0	0	0	20145	0	0	20145
B2 (m2)	0	0	0	0	0	0	0	8574	0	0	8574
B8 (m2)	0	50	0	0	0	0	0	-1616	0	0	-1566
B2/B8 (m2)	0	20833	0	0	0	0	0	0	0	0	20833
Creche/nursery (m2)	0	350	0	0	0	0	0	0	0	252	602

¹ Of the 1,075 permitted, 340 have been built according to the April 2017 Annual Monitoring Report, leaving a remainder of 735

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Indoor sports facility (m2)	0	0	0	0	0	0	0	0	515	0	0	515
Community Hall (m2)	0	580	0	0	0	0	0	0	0	0	0	580
Chapel (m2)	0	680	0	0	0	0	0	0	0	0	0	680
Heritage Centre (m2)	0	4210	0	0	0	0	0	0	3959	0	0	8169
Hardstanding for car processing (ha)	0	0	0	0	0	0	0	0	20.3	0	0	20.3
Filming activities (ha)	0	0	0	0	0	0	0	0	76.6	0	0	76.6

5.3.4 There are a number of other related cumulative developments adjacent to Bicester, but these are not considered likely to result in significant socio-economic effects on the residents of Heyford Park and so are only commented on as relevant.

Population

5.3.5 The Proposed Development and any combination of the related developments would accommodate an increased population. Using the number of persons per dwelling identified in the draft Developer Contributions SPD, November 2016, the Proposed Development and related developments would accommodate a maximum of an additional 5,985 people (excluding the close care units).

5.3.6 Many of these people will relocate from elsewhere within Cherwell and based on the rates assumed in paragraph 5.4.17 of the 2016 ES it is likely that only 3,247 of these people would be new to the local population.

5.3.7 The remainder would migrate from elsewhere within Oxfordshire, the UK and overseas. These migrants typically have a younger age profile and will thereby alleviate the ageing of the population that is anticipated.

5.3.8 In addition to these, there are the 65 additional people which would be expected to be accommodated in the close care units. This means that in total the Proposed Development, baseline developments and related developments could accommodate between 3,312 and 6,050 people.

5.3.9 The younger population will support the local economy and is considered a **minor beneficial effect**.

Deprivation

5.3.10 The LSOA within which the Proposed Development and related developments are located have low levels of overall deprivation although suffer from deprivation in relation to barriers to housing and services. The Proposed Development and related developments will deliver housing and services, and will thereby address this deprivation. Given that the deprivation applies to a very small area (i.e. the LSOA), the Proposed Development is considered to have a **minor beneficial effect**.

Housing

5.3.11 The housing within the Proposed Development and related developments in combination will contribute to the existing and newly arising need for affordable and market homes. This will also contribute to alleviating house price rises and provides the opportunity to deliver housing that is appropriate to the specific needs of the area. The Proposed Development and the related developments are strategic in scale and are therefore considered to provide a **major beneficial effect**.

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Educational Capacity

5.3.12 The Council has assessed the educational needs for Heyford Park to be 1.5FE of primary capacity and 1.5FE of secondary capacity. These educational requirements are provided for as part of the related developments.

5.3.13 The Proposed Development and related developments are therefore considered to provide a **moderate beneficial effect** on educational capacity, as they provide greater choice and flexibility in the educational options available to the residents of Cherwell.

Healthcare Provision

5.3.14 The Proposed and related developments could provide a maximum of an additional 6,050 people. This population would be expected to generate a demand for between 3.6 and 3.7 GPs based on the rates identified in paragraph 5.3.36 of the 2016 ES, compared to the existing surplus of 4.4 to 4.7 GPs².

5.3.15 This would indicate that the existing medical facilities may be able to accommodate the population within these developments. However, a medical centre is planned as part of the related developments which will provide additional capacity in much closer proximity to the population.

5.3.16 The Proposed Development and related developments are therefore considered to provide a **moderate beneficial effect** on healthcare provision.

Community Facilities

5.3.1 The Proposed and related Developments will accommodate an additional population of up to 5,985 people in 2,407 households (excluding those in the close care units). These people will provide an additional disposable income as well as a potential critical mass to support the viability of existing and potential future retail and leisure facilities. The disposable income new to the area is estimated to be £79.1M per annum based on the ONS Family Spending dataset in accordance with the method identified in paragraph 5.4.49 of the 2016 ES.

5.3.2 The Proposed Development and related developments include local centres, retail units and other services (including the mixed use area within the Proposed Development, and the Village Centre North). These facilities are designed to meet the needs of the new populations and would be designed so that they do not compete with existing facilities.

5.3.3 The additional housing at the Proposed Development and related developments would generate a need for open space, sports and recreation. Each of these developments is expected to provide either on-site facilities or financial contributions towards off-site provision to address the need arising from each development.

5.3.4 The related developments also provide a heritage/tourism offer which will provide opportunities for the region.

5.3.5 The provision of additional disposable income to support the viability of services and the provision of local centres as well as open space facilities that either meet or exceed the identified standards, in addition to the tourism/heritage offer is considered a **major beneficial effect**.

² Which can be calculated from the existence of 13 GPs serving 13,912 patients at the Bicester Health Centre. 13,912 would be served by between 8.3 and 8.6 GPs on average nationally, and so compared to this average there is a surplus of 4.4 to 4.7 GPs

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Economy

5.3.6 The related developments provide the opportunity for a number of jobs including:

- The development at the Village Centre North would be expected to accommodate circa 9 FTEs based on a gross external area 1,697m². However, this development includes 12 separate units, which as a minimum would be expected to accommodate one FTE each. Therefore, this development is expected to accommodate at least 12 FTE jobs.
- The development at Land south of Building 296/297 provides for a nursery which would also be expected to accommodate a number of jobs. The application form submitted for this site identified that 26 FTE jobs would be provided.
- The close care units are likely to provide some employment on-site but the numbers will be dependent upon the way in which the care and any ancillary support is operated. In light of this uncertainty it is assumed that the number of workers will be minimal in order to provide a cautious assessment.
- The NHS Confederation publish statistics which indicate that in 2017 there were 124,593 members of staff employed in 7,454 GP surgeries. From this it can be estimated that the new medical centre would be expected to accommodate 17 workers.
- The 929m² of gross external retail floorspace proposed would equate to circa 794m² of net internal floorspace³. This would be expected to accommodate circa 40 to 53 workers.
- For B1a uses, 8,606m² of gross external floorspace would typically provide for circa 6,745m² of net internal floorspace⁴. The Employment Density Guide identifies an average of 8m² to 13m² per worker in this sector. The B1a floorspace would therefore be expected to accommodate circa 519 to 843 workers.
- For B1b/c uses, 20,145m² of gross external floorspace would be expected to provide 15,789m² of net internal floorspace⁵. With an average of between 40m² and 60m² per worker, this floorspace would accommodate circa 263 to 395 workers.
- For B2 uses, 8,577m² of gross external floorspace would provide 8,145m² of gross internal floorspace⁶. This would accommodate circa 226 workers based on the average of 36m² per worker.
- The net loss of 1,616m² of B8 floorspace would be estimated to result in a loss of between 17 and 23 workers.
- The number of employees at the energy facility will be dependent upon the precise nature of the facility and it is at present impossible to identify an accurate estimate. However, by way of example, Combined Heat and Power facilities tend to accommodate circa 30-40 FTEs.
- The 20.3ha of hardstanding proposed for vehicle preparation is expected to generate an additional number of jobs. A similar scheme at Land south of the railway line and adjacent to Purfleet distribution terminal, London Road, Purfleet was estimated to provide 16 FTE jobs on 3.8ha. Assuming this rate would indicate that the Proposed Development would provide the capacity for of the order of 85 additional jobs within the existing business.
- The Filming Area includes buildings which are intended to be changed for filming uses. The number of people employed in these buildings is likely to be minimal except during filming sessions. Therefore, in order to provide a conservative assessment, it is assumed that no employees are accommodated in these buildings for the purposes of this assessment. However, during filming there is the potential for a significant number

³ Based on a net to gross conversion factor of 10% and a gross internal to gross external conversion factor of 5% taken from the Employment Density Guide

⁴ Based on a net to gross conversion factor of 17.5% and a gross internal to gross external conversion factor of 5% taken from the Employment Density Guide

⁵ Ibid

⁶ Based on a gross internal to gross external conversion factor of 5% taken from the Employment Density Guide

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of employees. Indeed, according to a study by Stephen Follows (Film Data and Education) an average film credits 588 people.

- The jobs likely to be generated across the remainder of the heritage/tourism offer is difficult to estimate as this will depend upon the precise size and uses of individual buildings. However, the number is likely to be relatively small and so again for the purposes of this assessment it is assumed to be zero in order to be conservative.
- According to the 2015 School Workforce Census there were an average of 46 workers per school which could be employed on the new school site.
- The socio-economic assessment prepared in support of the planning application for the original new settlement anticipated that it would accommodate 1,148 jobs and the Village Centre South will also accommodate a not insignificant number of jobs at the hotel, bar/brasseries and market.

5.3.7 As identified above, the Proposed Development and related developments are expected to accommodate between 2,338 and 2,918 jobs.

5.3.8 Based on the fact that the Census identified that there was an average of 1.38 economically active persons per household in Cherwell and the Annual Population Survey shows that around 95.5% of the economically active population in Cherwell were in employment from April 2016 to March 2017, the Proposed Development, baseline development and the related developments could accommodate an additional 1,721 to 3,172 workers.

5.3.9 It is therefore likely that the Proposed Developments and related developments will maintain the propensity to commute as they provide for a broadly balanced level of workers and jobs.

5.3.10 The Proposed Development and related developments are considered to provide a **major beneficial effect** to the economy by providing a significant number of additional jobs.

5.4 SUMMARY

5.4.1 The Proposed Development and related cumulative developments have changed since the preparation of the 2016 ES.

5.4.2 The minor amendments to the Proposed Development have negligible effects in terms of the socio-economic issues.

5.4.3 The more significant amendments to the related developments have a more significant impact. The cumulative effects have been reassessed and in all cases the socio-economic effects are more positive than identified in the 2016 ES. This primarily arises from continued discussions with Oxfordshire County Council to identify suitable solutions to address the educational needs; the commitment to the delivery of a medical centre; and a significantly greater number of jobs being accommodated in the proposed facilities and particularly on the employment land now proposed.