

5 SOCIO-ECONOMIC ISSUES

5.1 INTRODUCTION

5.1.1 This chapter establishes the baseline socio-economic conditions and then considers the likely socio-economic effects of the Proposed Development.

5.1.2 This is achieved by examining the potential effects on the population anticipated as a result of the Proposed Development and, in turn, assessing the effect that this could have on relevant services and facilities, including education, healthcare, recreational facilities and job creation. The assessment enables consideration to be given to the ability of existing social infrastructure and that proposed by the development to accommodate the additional population and identifies the extent to which additional demands will be placed on existing facilities. Where additional demands will be generated the methods of mitigation are identified and the residual effects assessed.

5.1.3 The considerations of this chapter are most commonly related to the effects of the Proposed Development upon the human population who will live in the Proposed Development and those who live in close proximity to the Application Site.

5.2 ASSESSMENT APPROACH

Methodology

5.2.1 There is no specific guidance available which establishes a methodology for undertaking an EIA of the socio-economic effects of a proposed development. Accordingly, the approach adopted for this assessment is based on professional experience and best practice, and in consideration of the policy requirements/tests set out within the National Planning Policy Framework (NPPF)¹, and the extant and emerging development plan.

5.2.2 The assessment considers the potential effects of the Proposed Development relative to the future baseline position rather than the current baseline position. This ensures that the potential effects are considered relative to the position that is likely to arise should the Proposed Development not occur.

5.2.3 The baseline information has been collated with reference to the following:

- National Planning Policy Framework (NPPF), published by the Department for Communities and Local Government, 27 March 2012;
- Adopted Cherwell District Local Plan 1996, adopted November 1996 (with reference only to those policies saved under the Saving Direction issued by the Government Office South East, 25 September 2007);
- Approved Non-Statutory Cherwell Plan 2011, as approved by the CDC Cabinet for development management purposes on 13 December 2004; this has no statutory standing;
- Adopted Cherwell Local Plan 2011-2031 (Part 1), adopted July 2015 but excluding Policy Bicester 13 which is to be treated as not adopted following the High Court Judgment;
- Emerging Cherwell Local Plan 2011-2031 (Part 2) with reference to the Issues Consultation Document (January 2016);
- Office of National Statistics (ONS) data (various outputs as individually referenced within this chapter);

¹ March 2012, The National Planning Policy Framework, Department for Communities and Local Government

- Cherwell District Council Land Study Final Report (February 2012) as updated in May 2014; and
- Information obtained from the client with regards the current land use, occupation and employment characteristics.

5.2.4 The assessment is qualitative, supported by evidence/statistics where relevant and available. Commentary is provided as to the degree of change to the baseline scenario and consideration is given to the effects of the Proposed Development on the objectives of the NPPF and those of the extant and emerging development plan.

Assessment of Significance

5.2.5 Given the nature of the socio-economic factors under consideration, it is not considered appropriate to assign a ‘sensitivity of receptor’ scale in accordance with the generic approach set out within **Chapter 2**. Accordingly, a qualitative assessment of the likely significance of socio-economic effects has been carried out and significance rating assigned in accordance with the matrix and associated commentary set out in **Table 5.1**.

Table 5.1: Significance Matrix

Significance	Negative	Negligible	Positive
Major	An effect of strategic significance that runs counter to the objectives of the emerging Local Plan and/or the NPPF	The effects of the development are either neutral or insignificant	An effect of strategic significance that will support the objectives of the emerging Local Plan and/or NPPF
Moderate	An undesirable effect that has more than localised significance but would not undermine the objectives of the emerging Local Plan and/or the NPPF		A desirable effect that has more than localised significance but is not required to support the objectives of the emerging Local Plan and/or the NPPF
Minor	An effect that is localised and undesirable		An effect that is localised and desirable

Legislative and Policy Framework

5.2.6 Guidance on producing EIAs published by the European Commission and UK Government suggests that the possible socio-economic effects that should be considered are those relating to changes in population, such as changes in the demand for housing and services such as schools and recreation facilities.

5.2.7 The NPPF provides the Government’s planning policies for England and how these are expected to be applied. It identifies how local planning authorities should plan for sustainable development within their area and across local boundaries and emphasises the three interdependent roles of sustainable development:

“An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating

development requirements, including the provision of infrastructure;

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”

5.2.8 The NPPF as a whole defines sustainable development and summarises this in paragraph 9 as:

- **“making it easier for jobs to be created in cities, towns and villages;**
- **moving from a net loss of bio-diversity to achieving net gains for nature;**
- **replacing poor design with better design;**
- **improving the conditions in which people live, work, travel and take leisure; and**
- **widening the choice of high quality homes.”**

5.2.9 The NPPF requires that Local Planning Authorities have an up-to-date Local Plan in place. These Local Plans should set out the visions and aspirations of local communities and provide for the sustainable development required to support these ambitions.

5.2.10 The relevant development plans for the Cherwell District, their current status and relevance to this socio economic assessment, comprise:

- Saved policies of the adopted Cherwell District Local Plan 1996 (November 1996) which have been retained in the adopted Cherwell Local Plan 2011-2031 (Part 1);
- Approved policies of the Non-Statutory Cherwell Plan 2011 which has not been superseded by the adopted Cherwell Local Plan 2011-2031 (Part 1); whilst this document has no statutory standing, it was approved by the CDC Cabinet as an interim plan for development management purposes, and therefore some, albeit limited, weight should be attributed to the policies therein; and
- Adopted policies of the Cherwell Local Plan 2011-2031 (Part 1) excluding Policy Bicester 13.

5.2.11 The Local Plan (Part 1) sets out the strategic policies for growth from 2011 to 2031 and will be complemented by the emerging Cherwell Local Plan (Part 2) which will contain locally specific policies and non-strategic site allocations. Sustainable development that is in accordance with the adopted Local Plan (Part 1) will be beneficial in providing for the objectives of that plan and therefore the NPPF.

5.2.12 As such, assessment of the various socio-economic aspects within this chapter has been considered in the light of the sustainable development objectives of the NPPF and the strategic objectives of the Local Plan, and in particular the associated gains that sustainable development can deliver.

Scoping Criteria

5.2.13 The scope and contents of this socio-economic assessment is based on professional experience and best practice.

5.2.14 Consideration has been given only to those socio-economic factors for which there is a potential for likely significant effects or which are relevant to assessing these effects. Different factors are considered in the baseline assessment and during the construction and operational phases of the Proposed Development as identified in **Table 5.2**, owing to the likelihood of effects over these phases. Decommissioning is not included in the scope of this assessment as set out in **Chapter 4**.

Table 5.2: Socio-economic Factors

Factor	Baseline Assessment	Likely Significant Effects during the Construction Phase	Likely Significant Effects during the Operational Phase
Population	✓	Not considered as the effects can only be estimated once the development is complete	✓
Deprivation	✓	Not considered as the effects can only be estimated once the development is complete	✓
Housing	✓	✓	✓
Educational Capacity	✓	Not considered as the effects can only be estimated once the development is complete	✓
Healthcare Provision	✓	Not considered as the effects can only be estimated once the development is complete	✓
Community Facilities	✓	Not considered as the effects can only be estimated once the development is complete	✓
Economy	✓	✓	✓

5.2.15 The Proposed Development forms part of a proposed new settlement at Heyford Park. The Proposed Development and the new settlement will have strategic effects on some factors such as housing need, but only localised effects on other factors such as community facilities. As a result, the effects of the Proposed Development have been assessed as appropriate for different areas.

Limitations to the Assessment

5.2.16 Baseline information is derived from the latest available statistics, however, there is often a time-lag associated with the publication of this data.

5.2.17 The subnational population and household projections, prepared by ONS and DCLG respectively, are based on past trends and as such do not take account of future policy decisions or objectives.

5.2.18 The effects of the Proposed Development are assessed using standardised assumptions. It should be recognised that these assume that the Proposed Development will reflect the average effects elsewhere and that they may not fully encapsulate the specifics of the Proposed Development.

5.3 BASELINE CONDITIONS**Site Description and Context**

5.3.1 A detailed description of the Application Site and its surrounding context is provided within **Chapter 3** and therefore has not been repeated. However, the details of the Proposed Development as pertinent to the socio-economic assessment are described below.

5.3.2 The Proposed Development is part of a new settlement proposed within Policy Villages 5: Former RAF Upper Heyford of the Local Plan (Part 1). The new settlement is under development and elements have been completed including residential dwellings and a range of employment uses, as well as some community facilities.

5.3.3 Policy Villages 5 proposes that the new settlement is allocated for 1,600 dwellings (in addition to the 761 already permitted) alongside 120,000m² of employment land and supporting infrastructure including a 1-1.5FE primary school, open space, a nursery, community hall, local centre/hotel and a neighbourhood police facility.

5.3.4 The Application Site lies to the east of the village of Upper Heyford within the proposed new settlement. The area has relatively good public transport links with bus services passing along Camp Road to the south and a railway station located within Lower Heyford village, circa 2.8km walking distance. Junction 10 of the M40 motorway is circa 6.3km driving to the north-east of the Application Site, providing access north towards Banbury and Birmingham, and south towards Bicester, Oxford and London. The Application Site is situated at the western extent of the former RAF Upper Heyford airbase, to the south of Camp Road and with open countryside to the west and south.

5.3.5 The Application Site falls wholly within the Lower Super Output Area² (LSOA) of Cherwell 010C. Therefore, this assessment considers the socio-economic characteristics of this LSOA to assess the local effects. However, where the effects are considered more strategic, the Built-Up Area of Upper Heyford and the whole of Cherwell District are considered.

5.3.6 Whilst operational, RAF Upper Heyford provided a base to the United States Air Force and was occupied not only by the 'flying field' and associated operational areas (runways, aircraft hangers, stores, offices etc.) but also the associated 'settlement' providing housing, schooling, health care, a supermarket, petrol station etc. to the Americans stationed at the base and their families. Accordingly, RAF Upper Heyford has a somewhat unique status in terms of the settlement hierarchy.

² The areas for which the ONS release the majority of data

5.3.7 The interim Non-Statutory Cherwell Plan 2011 has specific policies with regards the future development of the former RAF Upper Heyford airbase (Policies UH1, UH2, UH3 & UH4), that in essence provide for a new village with residential, employment compatible with the residential occupation and various associated facilities which meets certain criteria. This is now set out in Policy Villages 5: Former RAF Upper Heyford of the Cherwell Local Plan 2011-2031 (Part 1) which makes specific provision for a new settlement at this location, including the provision of approximately 1,600 homes and 120,000m² of employment land.

5.3.8 The Proposed Development would have implications for the immediate locality of the Application Site, the proposed new settlement and neighbouring settlements, Cherwell District and the Oxfordshire Housing Market Area. The assessment considers the appropriate area/s in regard to different issues.

5.3.9 This assessment considers the provision of the following aspects of the Proposed Development:

- Up to 300 dwellings, including affordable housing;
- Public open space; and
- Landscaping.

5.3.10 Given the range of socio-economic issues, each is considered separately in the following sections, with the baseline established first and then the likely significant effects considered.

Baseline Survey Information

Population

5.3.11 The 2011 Census³ identified 141,868 residents in Cherwell in 2011. At a more local scale, the 2011 Census identifies that the LSOA had a population of 1,758 persons. It also indicates that the population of the LSOA is younger than Cherwell District with an average age of 37.8 years compared to 38.9 years. Cherwell District itself has a younger population than England.

5.3.12 In accordance with the other sections of this ES, a number of applications are included in the baseline assessment (including 60 dwellings under 13/01811/OUT, 43 dwellings under 16/00263/F and 761 dwellings under 10/01642/OUT). These 864 dwellings would accommodate 830 households based on the rate identified in the 2011 Census. Assuming the average number of residents per household in 2016 (taken from the 2014 based subnational household projections⁴) these 864 dwellings would be expected to accommodate circa 1,998 residents. Therefore, it is estimated that the current population of the LSOA is circa 3,756.

5.3.13 The 2014 based subnational population projections⁵ identified that the population of Cherwell District had increased to 144,494 in 2014. These then project a further increase of 15,400 persons from 2014 to 2031.

5.3.14 The 2014 subnational population projections identify the factors that make up the projected population change. Within Cherwell the majority of growth arises from natural change (58% arising from births and deaths) rather than from net in-migration (42% arising from net in-migrants) between 2014 and 2031.

³ Table KS101EW, 2011 Census

⁴ July 2016, 2014-based Subnational Household Projections for England, DCLG

⁵ May 2016, 2014-based Subnational Population Projections for England, Office for National Statistics

5.3.15 The 2014 subnational population projections estimate the age structure of Cherwell if recent trends continue, as set out in **Table 5.3**.

Table 5.3: Age Structure of Cherwell

	Age Structure in 2014	Age Structure in 2031	Change
Pre-school (0-4)	9,465 (6.7%)	9,015 (5.6%)	-450
Primary school (5-10)	10,952 (7.6%)	10,998 (6.9%)	+46
Secondary school (11-15)	8,296 (5.7%)	9,216 (5.8%)	+920
Sixth form (16-17)	3,523 (2.4%)	3,678 (2.3%)	+155
Working age (18-64)	87,725 (60.7%)	89,647 (56.1%)	+1,922
Older (65+)	24,533 (17.0%)	37,350 (23.4%)	+12,817

5.3.16 This clearly demonstrates the ageing population of Cherwell with a projected increase of over 12,800 people over the age of 65.

5.3.17 The 2011 Census⁶ identifies that migrants tend to be younger on average than existing residents.

Deprivation

5.3.18 The Index of Multiple Deprivation 2015⁷ provides an indication of the average levels of deprivation for small areas across England. The Index provides an overall assessment of the average levels of deprivation as well as an assessment against particular domains of deprivation.

5.3.19 The LSOA has average levels of deprivation compared to areas across the country for the overall index of deprivation. However, it is within the 3% most deprived areas nationally with regards to the 'barriers to housing and services deprivation' domain.

Housing

5.3.20 The Inspector examining the Cherwell Local Plan (Part 1) identified in his report⁸ that the objectively assessed need for housing is 22,840 homes from 2011 to 2031 in Cherwell District. The SHMA⁹ identifies a need for 407 affordable homes per annum from 2013 to 2031 including a backlog need of 44 homes in Cherwell District.

5.3.21 The NPPF requires that a Local Planning Authority maintains a rolling supply of deliverable housing land to provide for the objectively assessed need for the following five years. It also requires that sites or broad locations are identified to ensure sufficient capacity for housing in years 6-10 and where possible 11-15. The five year land supply ensures that the current and imminently arising future needs for housing are addressed. Where there is an insufficient land supply, the needs for housing will not be being planned for and further sites will need to be brought forward to address this.

5.3.22 Cherwell Council produced an Annual Monitoring Report¹⁰ in December 2015 which identifies a 5.3-year land supply from 2015 to 2020. This equates to a surplus of 522 dwellings over the five-year period.

⁶ Tables UKMIG001 and QS103EW, 2011 Census

⁷ September 2015, English Indices of Deprivation 2015, Department for Communities and Local Government

⁸ 9th June 2015, Report on the Examination into the Cherwell Local Plan

⁹ April 2014, Oxfordshire Strategic Housing Market Assessment, GL Hearn

¹⁰ December 2015, Annual Monitoring Report 2015

5.3.23 The 2011 Census¹¹ identifies the tenure profile of Cherwell and the LSOA. It shows that a greater proportion of residents in Cherwell owned their house either outright or with a mortgage (69.3%) than the residents of England (63.3%). However, a far smaller proportion owned their own house within the LSOA (43.5%).

5.3.24 Accordingly, a smaller proportion of houses were rented either from the private sector or as affordable housing (28.3%) in Cherwell District and a far higher proportion in the LSOA (54.7%) as compared to England (34.5%).

5.3.25 The Census also identifies that 9.7% of the housing stock is affordable housing (either social rent or shared ownership) in the LSOA. Of the applications included in the baseline assessment which are subject to a Reserved Matters application and so for which the tenure mix is known, 34.4% of the dwellings are affordable (214 of 622). This would suggest that the baseline proportion of affordable homes across the LSOA will have increased from 9.7% to 21.2%.

5.3.26 The 2011 Census¹² shows that Cherwell had a greater proportion of 3, 4 or more bedroom houses (68.0%) as compared to England (60.1%) but fewer 1 or 2 bedroom houses. However, the LSOA had slightly fewer larger homes with only 58.4% having 3 or more bedrooms. The Reserved Matters applications to be included in the baseline assessment provide 71.5% of 3 or more bedroom houses. The effect of this on the LSOA is that the number of larger houses will have increased to 62.7%.

5.3.27 The ratio of house prices to earnings provides a measure of the affordability of housing within an area. In 2015 the lower quartile house price was less affordable at 10.34 times the lower quartile income¹³ in Cherwell as compared to 7.02 times across England. This indicates that the housing in the area is less affordable than the average across England for households on a low income. The median house price to median income indicates that Cherwell (9.32) is also less affordable than England (7.63) for average earners.

5.3.28 The average house price across Cherwell District in June 2016 was £289,906¹⁴ as compared to £229,383 across England.

Educational Capacity

5.3.29 Local Education Authorities (LEA) have a statutory duty to secure sufficient school places within their area. The school that any particular child attends is a matter of parental choice subject to the availability of capacity at the selected school. It is always subject to the overriding requirements of any published admission criteria that the school has, as well as the appeals procedure for individual pupils.

5.3.30 There is a nursery and pre-school facility in close proximity to the Application Site at the Pre-School.

5.3.31 Heyford Park Free School is a new school which opened in September 2013 and which provides a 2 form entry all-through school for ages 4 to 19.

5.3.32 It is opening on a phased basis, such that in 2013 it admitted pupils for the first year of primary and the first year of secondary only (totalling 120 places), and in 2014 it admitted pupils for the first 2 years of primary and secondary (totalling 240 places). In 2015, the school provided capacity for the first 3 years of primary and secondary education totalling 360 places. Of these places for the school year commencing in September 2015,

¹¹ Table KS402EW, 2011 Census

¹² Table KS403EW, 2011 Census

¹³ November 2012, Table 576, Office for National Statistics

¹⁴ House Price Index, Land Registry (assessed 26th August 2016)

270 were occupied¹⁵ meaning that there were 90 vacant places across the 3 primary years and 3 secondary years.

5.3.33 At April 2015, according to the Annual Monitoring Report of the Council 68 of the 864 homes within the applications included in the baseline assessment were complete. However, the remaining 796 will accommodate additional pupils who will place demands on this spare capacity. Without the remainder of these applications, based on the current vacancy rates there would be 210 vacant places across the 14 year groups (15 per year). In the absence of more detailed information, it is assumed that the level of vacancies will be consistent for each year, such that there will be 105 vacant primary places and 105 vacant secondary places).

5.3.34 Assuming that the remaining 796 dwellings reflect the bedroom size of the Reserved Matters applications, then it would be expected that there would be an additional 46 1-bed dwellings, 180 2-bed dwellings, 218 3-bed dwellings and 352 4 or more bed dwellings. Applying the pupil generation rates identified in the draft Planning Obligations SPD¹⁶ would indicate that the remainder of these applications would generate a need for 518 places (295 primary and 223 secondary). Therefore, the baseline position is that there is a shortfall of 190 primary places (=105-295) and a shortfall of 118 secondary places (=105-223).

Healthcare Provision

5.3.35 The closest hospitals to the Application Site are the Bicester Community Hospital in Bicester and Horton General Hospital in Banbury. These hospitals provide numerous services including accident and emergency departments.

5.3.36 The Centre for Workforce Intelligence¹⁷ identified that across England in 2013 there were an average of 5.96 GPs per 10,000 patients and an expectation that this should return to 2009 rates of 6.15 GPs per 10,000 patients by 2015. These translate to between 1,625 and 1,680 patients per GP.

5.3.37 There is currently 1 GP surgery within 5 miles of the Application Site, namely Deddington Health Centre. This surgery has 9,820 patients¹⁸ and 7 GPs¹⁹ (3 male and 4 female) which equates to circa 1,403 patients per GP. This means that each GP could accept a further 222 to 277 patients and still be consistent with the national averages. This translates to an existing capacity for between 1,562 and 1,925 additional patients, or alternatively a surplus of between 1.0 and 1.1 GPs.

5.3.38 It is estimated by the Council in the Annual Monitoring Report that by April 2016, 138 of the dwellings subject to applications included within the baseline assessment were complete. This would leave 726 to be complete, which will accommodate additional patients within the area. Based on the Census rate these 726 dwellings would be expected to accommodate 698 households. Using the average headship rates from the 2014 subnational household projections these households would be expected to contain 1,679 people.

5.3.39 Including these additional 1,679 patients to the existing patient register would result in a total register of 11,499 patients being served by 7 GPs. This would be in accordance with the average ratio of GPs to patients nationally, with a potential deficit of 0.07 GPs or a potential surplus of 0.15 GPs.

¹⁵ Taken from Edubase (accessed 1st September 2016)

¹⁶ July 2011, Planning Obligations Draft Supplementary Planning Document, Cherwell District Council

¹⁷ July 2014, In-depth review of the general practitioner workforce, Centre for Workforce Intelligence on behalf of the Department of Health

¹⁸ NHS Choices website, National Health Service (accessed 1st September 2016)

¹⁹ Including a trainee GP

5.3.40 The nearest dentists, opticians and pharmacies are situated within Bicester.

5.3.41 Policy Villages 5 sets a requirement for a neighbourhood centre within the new settlement including social and healthcare facilities. There is known to be interest from Deddington Health Centre to set up a new facility within the new settlement.

Community Facilities

5.3.42 The area covered by Policy Villages 5 has a community shop providing for daily convenience shopping. There are other retail opportunities in surrounding villages including Ardley, Middleton Stoney, Upper Heyford and Lower Heyford.

5.3.43 Bicester Outlet Village and Bicester Town Centre are situated within 7 miles of the Application Site and offer a variety of international, national and independent shops, banks and building societies to meet the needs of the town and surrounding area. Indeed, Bicester Outlet Village is one of the UK's largest shopping outlet centres attracting visitors from across the south east. Alongside these retail activities, there is a range of public houses, restaurants, cafes and other leisure facilities.

5.3.44 There are a number of pubs and restaurants in surrounding villages, with the closest being the Barley Mow in Upper Heyford.

5.3.45 Policy Villages 5 sets out a requirement for a neighbourhood centre including shops, a public house and restaurant. The application 16/01000/F included in the baseline assessment provides for a hotel, bar/brasserie and a covered market.

5.3.46 The area covered by Policy Villages 5 has 2 places of worship, namely Cherwell Valley Benefice and The Chapel, Heyford Park. These lie within 400m of the Application Site. There are also other places of worship in the surrounding villages including a Kingdom Hall at Lower Heyford. Other faiths are provided for within the wider area, particularly within Oxford.

5.3.47 Upper Heyford also has a range of clubs and societies, some of which utilise the village hall which is also available for functions. The clubs and societies include sports and fitness clubs, clubs for the young and old, and a village group.

5.3.48 There are a range of sports and recreation facilities and clubs within easy travelling distance of the Application Site. Upper Heyford Recreation Field falls within half a mile of the Application Site and provides football pitches and cricket pitches. There are other recreation fields at Lower Heyford and Steeple Aston. Bicester also provides a leisure centre, a bowling alley and a cinema. However, the Indoor Sports, Recreation and Community Facilities report²⁰ identifies that football, sports hall and swimming pool provision is relatively poor around Bicester.

5.3.49 Application 15/00153/REM included in the baseline assessment also provides for sports and recreational facilities including a LAP, a LEAP+, a cricket pitch, running track, outdoor fitness equipment and trim trails.

5.3.50 The Local Plan sets out the standards for open space, sports and recreation facilities to address existing and newly arising needs in Policies BSC 11 and BSC 12. This is summarised in **Table 5.4**.

Table 5.4: Proposed Standards for Rural Areas

²⁰ April 2014, Indoor Sports, Recreation and Community Facilities – Strategic Assessment of need for AGPs/Halls/ Pools in Cherwell Interim Reports, Sport England

ENVIRONMENTAL STATEMENT

Socio-Economic Issues

Form of Provision	Required quantity (per 1,000 persons)	Accessibility standard (m)	Minimum size of provision	Threshold for on-site provision (dwellings)
General green space	2.74ha	1,200	200sqm	6
Play space	0.78ha	400 or 1,200 for NEAPs	LAP = 100sqm LEAP = 400sqm NEAP = 1,000sqm	LAP = 10 LEAP = 50 NEAP = 100
Outdoor sports provision	1.13ha	Football, rugby, cricket = 8,000 Tennis courts, bowling greens, golf courses = 12,000 Hockey = 20 minute travel	0.12ha	65
Allotments	0.37ha	800	0.2ha	275
Sports halls	0.315 courts			
Swimming pools	9.31sqm			
Squash courts	0.059 courts			
Health and fitness	5.28 stations			
Indoor bowls	0.045 rinks			
STPs	0.046 pitches			
Athletics tracks	0.0012 8 lane facilities			

5.3.51 The application approved under 10/01642/OUT proposes the delivery of 4.2ha of sports pitches and 4.4ha of play space. Compared to the 1,998 residents within the applications included in the baseline assessment the identified open space (general green space, play space, outdoor sports provision and allotments) of 8.6ha does not meet the requirement of 10.03ha. The requirements for indoor sports facilities are also not met.

Economy

5.3.52 The 2011 Census²¹ identified that 74% of working age people in the LSOA were economically active as compared to 76% in Cherwell and 70% in England.

5.3.53 The LSOA (2.89%) and Cherwell (2.84%) had low unemployment rates as compared to England (4.38%).

5.3.54 There is much debate about how economic activity rates and unemployment rates will change in the future, as the economy recovers and owing to the changes to state pension age. As a result no overall forecast on the future rates is included in this chapter, although the effects of policies and developments can be broadly assessed.

²¹ Table KS601EW, 2011 Census

5.3.55 The 2011 Census²² identified that there were 71,803 persons whose usual place of work was within Cherwell. The emerging Local Plan aims to deliver a further 23,000 jobs by 2031.

5.3.56 It identified²³ that 5,519 residents of Cherwell (or 7.4% of workers) were employed in the construction sector. This compares to 7.7% of the workforce nationally being employed in the construction sector and indicates that Cherwell is under-represented in this sector.

5.3.57 The 2011 Census²⁴ identified that Cherwell experienced net out commuting flows, with 23,206 workers commuting in to the area and 26,184 commuting out. It also identifies that Upper Heyford has 510 employed residents and 301 jobs which means that there was a net out-commuting flow from Upper Heyford in 2011.

5.3.58 The applications included in the baseline assessment provide for a further 864 dwellings accommodating 830 households. The 2011 Census identifies an average of 1.28 workers per household in Cherwell, and so these applications would be expected to generate an additional 1,060 workers.

5.3.59 The applications will also provide for a number of jobs in the 16-bedroom hotel, the 642m² bar/brasserie and the covered market. The Employment Densities guide identifies that there are somewhere between 3 and 5 employees per bedroom in a budget to mid-scale hotel, therefore the hotel would be expected to provide circa 4 jobs. It also identifies an average of 15-20m² per employee in restaurants which produces an average figure of circa 37 jobs. The covered market provides space for traders and performers but is not considered likely to provide for any additional permanent jobs. Therefore, the applications are estimated to provide an additional 41 jobs.

5.3.60 The baseline position is that Upper Heyford has 1,570 workers and 342 jobs. This equates to 0.22 jobs per worker.

5.3.61 The 2015 Annual Survey of Hours and Earnings²⁵ identified that the median salary of a full time worker living in Cherwell was £29,273 whereas the median salary of someone that worked in Cherwell was £28,595. This difference reflects the economic base of Cherwell as compared to the surrounding areas and is a contributing factor to the net out commuting that Cherwell experiences.

5.3.62 The sectoral breakdown of industry²⁶ that the residents of Cherwell work in is broadly reflective of that of England, with the exception that residents are far more likely to work in manufacturing or wholesale and retail sectors (29.2%) as compared with the nation (24.8%).

5.3.63 The Local Plan (Part 1) seeks to provide for economic growth, including the provision of 23,000 jobs across the plan period and a diversification of the local economy.

5.3.64 Table 4.1 of the 2015 ONS Family Spending Survey identifies that the average household expenditure is £531.30 per week.

5.4 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS (PRINCIPAL HEADING)

Construction

²² Table WP101EW, 2011 Census

²³ Table KS605EW, 2011 Census

²⁴ Neighbourhood Statistics interactive map tool, Office for National Statistics (accessed 6th February 2015)

²⁵ Annual Survey of Hours and Earnings, Office for National Statistics (accessed 1st September 2016)

²⁶ Table KS605EW, 2011 Census

5.4.1 The construction of the Proposed Development will be responsive to demand and as such no prescriptive delivery schedule is set out. However, it is envisaged that development would commence in 2017 and continue for 3 years. Whilst it is relatively simple to assess the effects of the Proposed Development once it is fully operational, the effects during the construction phase will be dependent upon the delivery rate. Therefore, only those effects that can be clearly identified during the construction phase are included below.

Housing

5.4.2 The delivery of homes in the short-term will help to address the backlog (as well as some newly arising) affordable housing need.

5.4.3 The Council consider that there is a 5.3 year land supply of housing to meet the short-term needs of the area, which marginally exceeds that required by the NPPF. However, within this supply of housing there is a reliance upon the new settlement to deliver 670 dwellings within 5 years. The Proposed Development will contribute 300 units to this number and thereby provide for the short-term needs in accordance with policy.

5.4.4 Similarly, the contribution of 300 dwellings from the Proposed Development is currently included within the identified housing supply for the plan period and is therefore relied upon to meet the objectively assessed housing needs to 2031.

5.4.5 The Proposed Development is considered to have a **moderate positive effect** by contributing to the five-year land supply and by providing for housing needs as required by the Local Plan (Part 1) throughout the plan period that will respond to the affordable housing needs over a more than local area. This will respond directly to fulfilling Strategic Objective SO 7 of the Local Plan.

Economy

5.4.6 The Local Plan (Part 1) proposes an additional 22,840 homes across Cherwell from 2011 to 2031. This will create significant numbers of jobs in the construction sector.

5.4.7 Based on an average construction cost of £1,200 per square metre of residential development, the Proposed Development would result in circa £33.2M of capital investment (assuming an average floorspace of 92.3m² per dwelling taken from the 2012/13 English Housing Survey).

5.4.8 There are a number of methods for calculating the number of construction jobs that would be predicted to arise from this level of investment.

5.4.9 The average turnover of an individual construction worker across the region²⁷ can be applied to the construction costs. In the South East region, within which the Application Site lies, this average turnover is £132,510 per worker. Based on an estimated investment of £33.2M this turnover would represent 251 person years of construction employment arising from the Proposed Development. The jobs that provide for this employment will fluctuate, but it is reasonable to assume that on average the development will support circa 84 jobs directly, over the 3 year development period.

5.4.10 The Scottish Government produced analysis on employment multipliers in 2011²⁸, which identify that for every 1 direct construction job generated there would be an additional 0.7 indirect jobs (in the supply chain) and 0.4 induced jobs (supporting the

²⁷ October 2015, Business Population Estimates 2015, Department for Business, Innovation and Skills

²⁸ August 2014, Employment Multipliers Input Output Tables, The Scottish Government

supply chain) generated. Using this information, the Proposed Development would support an additional 59 indirect jobs and 33 induced jobs, in addition to the 84 direct jobs.

5.4.11 Alternatively, "A Housing Strategy for England"²⁹ identified that every £1M spent on new housebuilding would support 7 direct and 5 indirect jobs. For the Proposed Development that would equate to 78 direct jobs, 55 indirect jobs and 31 induced jobs over the 3 year development period.

5.4.12 In summary, the Proposed Development is likely to support 78 to 84 direct jobs, 55 to 59 indirect jobs, and 31 to 33 induced jobs over the construction phase. The residential component of this development will therefore provide for an additional 164 to 176 jobs over the construction phase. A proportion of these jobs will be maintained once the development is complete to support future development across the area.

5.4.13 Furthermore, given that the construction sector is under-represented in Cherwell, the provision of these jobs will support a diversification of the local economy.

5.4.14 Given that the Proposed Development does not provide for additional jobs, other than those in the construction sector, it is likely that the only effect on income arising from the Proposed Development will arise from the construction sector. The income within the construction sector is above the average income nationally according to the Annual Survey of Hours and Earnings³⁰ and therefore any impact will be positive.

5.4.15 The generation of jobs within the construction sector during the construction phase and beyond is considered to be a **minor positive effect** to provide the economic growth required by paragraph 18 of the NPPF³¹ and to support the delivery of Strategic Objective SO 1 of the emerging Local Plan³² in the local area.

Operation

Population

5.4.16 The Proposed Development provides part of a new settlement. Assuming the average headship rate identified in the 2014 based subnational household projections³³ and the average household to dwelling ratio from the 2011 Census³⁴, the Proposed Development of 300 dwellings would accommodate a population of 663 people in 288 households by 2031.

5.4.17 However, some but not all of the population will be new to the area. Many will release their previous homes to the market which in turn will be occupied by new households. However, some people moving within the area will not release a previous property to the market and so no additional population will arise. The National Association of Estate Agents report³⁵ that somewhere between 20% and 25% of all purchases are made by first time buyers. If it is conservatively assumed that 25% of market housing is occupied by existing residents that have not released a previous property (e.g. first time buyers) in the catchment area and that a policy compliant level of affordable homes (30%) are occupied by existing residents of the area, 143 dwellings would provide for the existing population (90 affordable homes and 53 for those moving from within the area without releasing a property). Therefore 157 of the dwellings in the Proposed Development would

²⁹ November 2011, Laying the Foundations: A Housing Strategy for England, HM Government

³⁰ 2014 Provisional Table 16, Office of National Statistics

³¹ March 2012, The National Planning Policy Framework, Department for Communities and Local Government

³² January 2014, Submission Draft of the Cherwell Local Plan and August, October and December 2014, Proposed Modifications

³³ May 2016, 2014-based Subnational Population Projections for England, Office for National Statistics

³⁴ Tables KS105EW and KS401EW, 2011 Census

³⁵ June 2014, National Association of Estate Agents Housing Market Report, National Association of Estate Agents

provide for additional households to the catchment area. This translates to circa 151 new households and circa 347 new people.

5.4.18 The Proposed Development therefore provides for between 347 and 663 people new to the local population.

5.4.19 The emerging Local Plan³⁶ plans for a minimum of 22,840 homes from 2011 to 2031 across Cherwell. This minimum is in excess of the dwelling growth identified in the 2012 based subnational projections (assuming the average household to dwelling ratio of the 2011 Census). Delivery of this level of housing will provide for increased levels of migration compared with that seen in the recent past. This will help to address imbalances in the age structure that are expected to occur as a result of the ageing of the population by providing for younger migrants.

5.4.20 The Proposed Development contributes to the minimum housing requirement identified in the emerging Local Plan³⁷. This will therefore contribute to the reduction of the ageing of the population, by providing for younger households.

5.4.21 The delivery of the Application Site is therefore considered a **minor positive effect** in terms of the resulting age of the population, as it contributes to a younger population that will support the economy of the Functional Economic Area.

Deprivation

5.4.22 The LSOA within which the Application Site lies is identified as being deprived as a result of barriers to housing and services. However, the provision of housing in the locality will directly address these barriers by providing housing and services in the locality. This is considered a **minor positive effect** of the Proposed Development.

Housing

5.4.23 The emerging Local Plan³⁸ identifies an objectively assessed need for 22,840 homes from 2011 to 2031. The allocation in Policy Villages 5 within which the Application Site lies, has been proposed to respond to this need and is required in order to meet this housing requirement.

5.4.24 The Proposed Development will contribute to housing supply in the short-term and will provide for the population for years to come. Indeed, the Application Site contributes to the deliverable housing supply currently and will continue to do so until 2020 (when it is expected to be complete).

5.4.25 The SHMA Update³⁹ identifies an annual affordable need of 407 dwellings in Cherwell. The emerging Local Plan provides for a total annual housing requirement of 1,142 dwellings of which 30% in Banbury and Bicester and 35% elsewhere will be affordable on sites of 10 or more dwellings. The result is that the emerging Local Plan provides for a maximum of 400 affordable homes per annum, assuming that all development was on sites of 10 or more dwellings, it all occurred outside of Banbury and Bicester and achieved the identified requirement. Further housing delivery will therefore inevitably be required to provide for a greater proportion of the affordable housing need.

³⁶ January 2014, Submission Draft of the Cherwell Local Plan and August, October and December 2014, Proposed Modifications

³⁷ *ibid*

³⁸ January 2014, Submission Draft of the Cherwell Local Plan and August, October and December 2014, Proposed Modifications

³⁹ December 2014, SHMA Update Paper, HDH Planning & Development

5.4.26 The size mix of market and affordable housing will be subject to negotiation with the Local Planning Authority, subject to viability, in accordance with the NPPF⁴⁰. It is anticipated that the provision of affordable housing will be determined in the context of the wider mixed use development and infrastructure provision and will be subject to viability. The emerging policy would require 105 affordable homes on the Proposed Development.

5.4.27 The provision of homes to respond to the existing demand for housing is supported by the Government to help to alleviate house price rises and the deterioration of affordability.

5.4.28 The provision of homes to meet existing and newly arising needs and to alleviate house price rises is considered a **moderate positive effect** of the Proposed Development as it contributes to the deliverable supply across Cherwell.

Educational Capacity

5.4.29 The Proposed Development will generate additional school aged children, and will therefore have implications for local education provision. It is difficult to accurately estimate the number of children that will occupy these dwellings. This is because some children will come to the new settlement from outside Cherwell, whilst others will simply be part of families moving to the site from other existing residential areas in the District, although these will often be replaced by other families in the vacated properties with school aged children. However, given the limited number of properties close to Heyford Park Free School at present, it is likely that all children will be new to the locality.

5.4.30 The development, totalling 300 dwellings has a mix to be determined. This means it is not possible to accurately estimate the numbers of students which would be generated by the development. However, given that there is an existing shortfall in both primary and secondary provision will further exacerbate this shortfall.

5.4.31 The educational needs arising from the Proposed Development cannot be accommodated in the existing facilities. Therefore, the Proposed Development is considered to have a **moderate negative effect**.

5.4.32 However, the County Council identify⁴¹ that the Heyford Park Free School will eventually provide more than sufficient capacity to provide for the new settlement. It is known that there are plans to increase the capacity of this school (even if at multiple locations) and the Council identify that these will provide the required capacity. This is considered in the Cumulative Assessment below.

Healthcare Provision

5.4.33 The anticipated increase in population of 347 people, assuming that many will not be new to the area, would create the demand for 0.21 additional GPs. Given the existing capacity (either a deficit of 0.07 GPs or a surplus of 0.14 GPs), then it is likely that additional provision would be required.

5.4.34 Even if all residents in the Proposed Development were new to the local population (or released houses within the area to new residents) then this would increase the population by 663 people. This extreme scenario would generate a need for circa 0.4 GPs. In either case, it is likely that additional GPs will be required, preferably within the new settlement. However, no such provision is proposed either within the baseline assessment or in the Proposed Development.

⁴⁰ March 2012, The National Planning Policy Framework, Department for Communities and Local Government

⁴¹ July 2014, Pupil Place Plan, Oxfordshire County Council

5.4.35 The Proposed Development is likely to generate a need for additional GPs. It is therefore considered to have a **minor negative effect**.

Community Facilities

5.4.36 The Proposed Development will increase the population and spending power. The provision of additional housing growth will support the viability of local shops and services, including the community shop, through additional local spending.

5.4.37 The Proposed Development does not make provision for additional community facilities on-site (other than for open space, sports and recreation). The Proposed Development is however in close proximity to the existing places of worship and additional commercial facilities (hotel, bar/brasserie, covered market) are proposed in the baseline assessment. These facilities would be supported by the new population.

5.4.38 The standards set out in **Table 5.4** would require the Proposed Development to make provision for the facilities in **Table 5.5** based on the average headship rates identified in the 2014 subnational household projections.

Table 5.5: Requirement for Facilities

Form of Provision	Based on 347 people	Based on 663 people
General green space	0.95ha	1.82ha
Play space	0.27ha	0.52ha
Outdoor sports provision	0.39ha	0.75ha
Allotments	0.13ha	0.25ha
Sports halls	0.109ha	0.209ha
Swimming pools	3.23sqm	6.17sqm
Squash courts	0.020 courts	0.039 courts
Health and fitness	1.83 stations	3.50 stations
Indoor bowls	0.016 rinks	0.030 rinks
STPs	0.016 pitches	0.030 pitches
Athletics tracks	0.0004 8 lane facilities	0.0008 8 lane facilities

5.4.39 The Proposed Development provides for 2.90ha of public open space, including 2 NEAPs, a LEAP, 5 LAPs and trim trails. This exceeds even the maximum policy requirement for general green space and play space. However, the Proposed Development does not provide for the identified levels of outdoor sports provision (although recognising that there is sufficient capacity within the baseline assessment), allotments or indoor sports provision.

5.4.40 The Proposed Development will include play areas which are provided within appropriate walking distance of all new dwellings. These play areas provide formal and/or natural spaces for play. All dwellings are also within a short walking distance of playing fields or kick-about areas.

5.4.41 There will be additional extensive areas of public open space. All green space will be accessible to the public and connected through a series of foot/cycle links including the potential for links with the existing built settlement surrounding the Application Site.

5.4.42 The provision of land for recreation and open space will also provide a network of linked open spaces of benefit to existing and new residents whilst assisting to meet the identified shortfalls of sports provision and maintenance funding in the area.

5.4.43 The provision of community and retail facilities to meet local needs is positive as is the provision of public open space including play areas. However, the Proposed Development does not make provision for allotments, or indoor sports facilities and so does not align with policy (although it is intended that such provision will be identified across the new settlement including those applications which are included in the baseline assessment). This is considered to be a **minor negative effect**.

Economy

5.4.44 Strategic Objective SO 1 of the Local Plan (Part 1) seeks to provide for the economic growth of Cherwell to provide a more diverse local economy. The Proposed Development will generate some jobs in the construction sector, which is currently under-represented in Cherwell District and will therefore provide for some diversification of the economy.

5.4.45 The Proposed Development does not provide for jobs on-site (excluding construction jobs) but will provide for an estimated 151 households that are new to the area or 288 in total. In 2011, the Census⁴² identified that there was an average of 1.28 workers per household in Cherwell. If this rate is assumed to be maintained across the period of development, then this would result in the Proposed Development providing 193 additional workers new to the population or 369 if all residents were either new to the area or they released a property to the market. However, the Proposed Development is unlikely to accommodate this number of workers owing to the projected decline in household size and the projected ageing of the population both of which are likely to reduce the number of workers per household. As such, these figures should be considered as maxima.

5.4.46 The Proposed Development in isolation could therefore increase the resident workforce to 1,939 (although it is unlikely to be this high), without increasing the current number of jobs, namely 342. This equates to a minimum ratio of 0.18 jobs per worker compared to the baseline ratio of 0.22.

5.4.47 In 2011, Cherwell District experienced net out-commuting. With the provision of homes at this site without permanent jobs (other than some within the construction sector) this is set to increase.

5.4.48 The new households that occupy the Proposed Development will provide for an increased disposable income to be spent in the locality. This will support local services including the community shop and the proposed additional local facilities.

5.4.49 The Proposed Development will provide accommodation for circa 151 to 288 households based on the average occupancy rate from the 2011 Census. Based on the average identified in Table 4.1 of the 2015 ONS Family Spending Survey, the Proposed Development would be expected to increase the household expenditure in the local area by between £4.2M and £8.0M per annum.

5.4.50 The increases to net-commuting flows arising from the Proposed Development are counter-balanced to some extent by the additional household expenditure. The Proposed Development is therefore considered to have a **minor negative to minor positive effect** on the local economy in accordance with Strategic Objective SO 4 of the Local Plan (Part 1).

5.5 MITIGATION AND ENHANCEMENT

⁴² Tables KS601EW and KS105EW, 2011 Census

Mitigation by Design

5.5.1 The Proposed Development provides housing (including affordable housing) which will meet local housing need.

5.5.2 There are a number of identified negative effects associated with the Proposed Development. This is to be expected when one use class is considered in isolation without consideration of the complementary land uses to be provided across the new settlement. The identified negative effects are related to a shortfall in education provision, a potential shortfall of healthcare facilities, a shortfall of allotments and indoor sports provision and an increase in net commuting flows in the absence of permanent jobs. All of these could be addressed by appropriate provision across the new settlement.

Additional Mitigation

5.5.3 The identified negative effects can be addressed by appropriate off-site provision and/or through appropriate financial contributions towards educational provision, healthcare, allotments and indoor sports and employment land. Appropriate provision would fully address the identified negative effects.

Enhancements

5.5.4 The provision of additional GP capacity, secondary school places, allotments and indoor sports provision as well as jobs on employment sites would provide greater choice of services for existing and new residents.

5.6 CUMULATIVE AND IN-COMBINATION EFFECTS

5.6.1 The cumulative effects of related developments across the new settlement are considered in order to establish whether the Proposed Development would in combination contribute to effects which may need to be mitigated.

5.6.2 The cumulative effects are considered in two stages. The Stage 1 assessment relates only to the development proposed in the area identified under Policy Villages 5 of the Cherwell Local Plan (excluding the development of Parcels 1 and 2 and the Village Centre South) as well as the proposed development of the Southern Bomb Stores (Phase 1) including the infrastructure identified in the policy, and the Stage 2 assessment also considers an extension of Policy Villages 5 to accord with the masterplan prepared by Cherwell District Council and The Applicant.

5.6.3 The Stage 1 cumulative development provides for 939 homes (including those in the Proposed Development), 2,650m² B1(a) NIA floorspace, 10,550m² of B1(b)/(c) NIA floorspace, floorspace and 9,900m² of B8 GEA floorspace and land for a 1-1.5FE primary school, sports pitches, play areas, indoor sports provision, shops, a nursery, community hall, a neighbourhood police facility, a place of worship, social and health care facilities.

5.6.4 The Stage 2 cumulative development provides 1,497 homes (including those in the Proposed Development), 8,900m² of B1(a) NIA floorspace, 20,250m² of B1(b)/(c) NIA floorspace, 9,300m² of B2 GIA floorspace and 9,900m² of B8 GEA floorspace including that at the Proposed Development, as well as the infrastructure identified above.

Stage 1 Cumulative Assessment**Population**

5.6.5 The 939 homes within the Stage 1 cumulative development would accommodate 903 households based on the vacancy rate identified in the 2011 Census. These 903

households would be expected to include 2,074 residents by 2031 based on the headship rates identified in the 2014-based subnational household projections.

5.6.6 However, not all of the residents will be new to the local population as many will move from within the area. Some of these will release a house to the market which will then be occupied by people that are not local, which will increase the population across the area but not at the Stage 1 cumulative development area. Others will move to the cumulative development area without releasing a house to the market (e.g. first time buyers, household breakdowns, those not currently in accommodation etc.). Based on the rates identified in paragraph 5.4.17, it is estimated that 474 households with a population of 1,089 would be new to the locality.

5.6.7 The Stage 1 cumulative development contributes to the housing requirement identified in the Local Plan (Part 1) which facilitates migration with the beneficial effect of alleviating increases in the ageing of the population. This is considered a **minor positive effect**.

Deprivation

5.6.8 The delivery of housing in the Stage 1 cumulative development area will address the current deprivation, relating to barriers to housing and services that is experienced in the LSOA within which these sites lie. This is considered a **minor positive effect**.

Housing

5.6.9 The proposed housing within the Stage 1 cumulative development will provide for the existing and newly arising need for affordable homes and homes in general. This will also contribute to alleviating house price rises and provides the opportunity to deliver housing that is appropriate to the specific needs of Cherwell District.

5.6.10 The Stage 1 cumulative development is strategic in scale and is therefore considered to provide a **major positive effect** to meet the strategic needs in accordance with Policy Villages 5 and to maintain a sufficient supply of housing.

Educational Capacity

5.6.11 The delivery of 939 homes will result in a need for school places. However, it is difficult to assess the number of places required owing to the fact that the size mix of the homes proposed in the Stage 1 cumulative development area has not been identified. For the purposes of this assessment, and in order that some indication of the requirement for educational provision can be provided, it is assumed that the size mix will reflect that across the current residential applications at Heyford Park. Using this mix and the rates identified in the draft Planning Obligations SPD would generate a need for 348 primary places and 262 secondary places.

5.6.12 The Stage 1 cumulative development will provide for a 1-1.5FE primary school, which would provide 210 to 315 places (based on 30 students per form). The result will be that there will be a surplus of between 20 and 125 primary places once the baseline shortfall of 190 places is taken into account. This is additional to the baseline shortfall of 348 places.

5.6.13 Given the baseline shortfall in secondary provision, the additional requirement for 262 places will not be provided for under the Stage 1 cumulative development.

5.6.14 Despite this, the Council identify in the Pupil Place Plan that the Heyford Park Free School will provide more than sufficient capacity to provide for the new settlement.

However, this is dependent upon the future expansion of the Free School which has not been detailed as yet and so it not included in the cumulative assessment.

5.6.15 The shortfall in both primary and secondary capacity (prior to the future expansion of Heyford Park Free School) is considered to be a **moderate negative effect** which will have more than localised significance.

Healthcare Provision

5.6.16 The Stage 1 cumulative development (including the Proposed Development) will accommodate a maximum of 2,074 people, if all of the homes are occupied by residents new to the area. This would generate a need for up to 1.28 GPs based on the rate of 6.15 GPs per 10,000 people expected in 2015.

5.6.17 At the other end of the spectrum, based on the estimate of the number of residents new to the population of 1,089 and applying the rate of 5.96 GPs per 10,000 people in 2013, this would generate a need for 0.65 GPs.

5.6.18 Given the existing provision which provides somewhere between a deficit of 0.07 GPs to a surplus of 0.15 GPs, there would be a need for additional healthcare. However, the ability of the existing practices to accommodate additional GPs is unknown. Nevertheless, it would clearly be desirable for more localised provision within the new settlement rather than all residents being required to travel to Deddington.

5.6.19 It is known that there is interest from Deddington Health Centre to establish a new healthcare facility within the new settlement. The Stage 1 cumulative development provides for such a healthcare facility on-site under Policy Villages 5 and this would be likely to provide more than sufficient accommodation for at least 2 GPs, thereby addressing any shortfalls which could arise from the Stage 1 cumulative development.

5.6.20 This is considered to be a **minor positive effect** with the provision of additional healthcare facilities with localised significance.

Community Facilities

5.6.21 The Stage 1 cumulative development provides for shops, a nursery, a community hall, a neighbourhood police facility and a place of worship under Policy Villages 5. These will serve the new settlement alongside the bar/brasserie, hotel and covered market included in the baseline assessment.

5.6.22 Beyond the Proposed Development, there is no detail on the amount of open space, sports and recreation facilities to be provided upon the remainder of the Stage 1 cumulative development. However, Policy Villages 5 explicitly requires the provision of sports pitches, a sports pavilion, play areas and indoor sports provision. Without the detail of this, the effect is **unknown**.

Economy

5.6.23 The Stage 1 cumulative development provides for employment floorspace which will provide jobs. Based on standard conversion factors for floor space to Full Time Equivalents (FTE) taken from the Employment Densities Guide, this floorspace would provide for circa 574 FTEs.

5.6.24 These jobs will be in addition to the jobs generated in the nursery, neighbourhood police facility and social and health care facility (in addition to significant numbers during the construction phase). The number of jobs arising in such establishments is difficult to

estimate but it is likely to be relatively small. In order to be conservative within this assessment it is assumed to be circa 10.

5.6.25 The Stage 1 cumulative developments are estimated to accommodate between 474 and 903 households. The 2011 Census identified that there was an average of 1.28 workers per household in Cherwell. If this rate is assumed to be maintained across the period of development, then this would result in the Proposed Development providing 607 to 1,156 additional workers. However, the Proposed Development is unlikely to accommodate this number of workers owing to the projected decline in household size and the projected ageing of the population both of which are likely to reduce the number of workers per household. As such, these figures should be considered as maxima.

5.6.26 The effect of the Stage 1 cumulative development (including the Proposed Development) would therefore be to increase the number of workers to between 2,377 and 2,726 (although very likely significantly less) and to increase the number of jobs to 926. This equates to a jobs per worker ratio of a minimum of between 0.34 and 0.39 compared to the baseline ratio of 0.22. This is therefore likely to decrease the need to travel to work for an individual, although increase the absolute commuting flows out of the new settlement.

5.6.27 The new households that occupy the Stage 1 cumulative development will provide for an increased disposable income to be spent in the locality. This will support local services including the community shop and the proposed additional local facilities. It will provide accommodation for circa 474 and 903 households based on the average occupancy rate from the 2011 Census. This is expected to increase the disposable income available to the local economy by between £13.1M and £24.9M per annum.

5.6.28 The proportionate decrease in the need to commute arising from the Stage 1 cumulative development alongside the additional household expenditure are therefore considered to have a **minor positive effect** on the local economy in accordance with Strategic Objective SO 4 of the Local Plan (Part 1).

Stage 2 Cumulative Assessment

Population

5.6.29 The Stage 2 cumulative development provides 1,497 homes which would accommodate 1,439 households based on the vacancy rate identified in the 2011 Census which would be expected to house 3,306 residents by 2031 based on the headship rates identified in the 2014-based subnational household projections.

5.6.30 However, as set out previously not all of the residents will be new to the local population as many will move from within the area. Based on the rates identified in paragraph 5.4.17, it is estimated that 786 homes would accommodate residents new to the area in 756 households with a population of 1,737.

5.6.31 The Stage 2 cumulative development contributes to the housing requirement identified in the Local Plan (Part 1) which facilitates migration with the beneficial effect of alleviating increases in the ageing of the population. This is considered a **minor positive effect**.

Deprivation

5.6.32 The delivery of housing in the Stage 2 cumulative development area will address the current deprivation, relating to barriers to housing and services that is experienced in the LSOA within which these sites lie. This is considered a **minor positive effect**.

Housing

5.6.33 The proposed housing within the Stage 2 cumulative development will provide for the existing and newly arising need for affordable homes and homes in general. This will also contribute to alleviating house price rises and provides the opportunity to deliver housing that is appropriate to the specific needs of Cherwell District.

5.6.34 The Stage 2 cumulative development is strategic in scale and is therefore considered to provide a **major positive effect** to meet the strategic needs in accordance with Policy Villages 5 and to maintain a sufficient supply of housing.

Educational Capacity

5.6.35 The delivery of 1,497 homes will result in a need for school places. However, it is difficult to assess the number of places required owing to the fact that the size mix of the homes proposed in the Stage 2 cumulative development area has not been identified. For the purposes of this assessment, and in order that some indication of the requirement for educational provision can be provided, it is assumed that the size mix will reflect that across the current residential applications at Heyford Park. Using this mix and the rates identified in the draft Planning Obligations SPD would generate a need for 555 primary places and 418 secondary places.

5.6.36 The Stage 2 cumulative development will provide for a 1-1.5FE primary school, which would provide 210 to 315 places (based on 30 students per form). The result will be that there will be a shortfall of between 240 and 345 primary places once the baseline shortfall of 190 places is taken into account. This is additional to the baseline shortfall of 348 places.

5.6.37 Given the baseline shortfall in secondary provision, the additional requirement for 418 places will not be provided for under the Stage 2 cumulative development.

5.6.38 Despite this, the Council identify in the Pupil Place Plan that the Heyford Park Free School will provide more than sufficient capacity to provide for the new settlement. However, this is dependent upon the future expansion of the Free School which has not been detailed as yet and so it not included in the cumulative assessment.

5.6.39 The shortfall in both primary and secondary capacity (prior to the future expansion of Heyford Park Free School) is considered to be a **moderate negative effect** which will have more than localised significance.

Healthcare Provision

5.6.40 The Stage 2 cumulative development (including the Proposed Development) will accommodate a maximum of 3,306 people, if all of the homes are occupied by residents new to the area. This would generate a need for up to 2.03 GPs based on the rate of 6.15 GPs per 10,000 people expected in 2015.

5.6.41 At the other end of the spectrum, based on the estimate of the number of residents new to the population of 1,089 and applying the rate of 5.96 GPs per 10,000 people in 2013, this would generate a need for 1.03 GPs.

5.6.42 Given the baseline provision which provides somewhere between a deficit of 0.07 GPs to a surplus of 0.15 GPs, there would be a need for additional healthcare. However, the ability of the existing practices to accommodate additional GPs is unknown. Nevertheless, it would clearly be desirable for more localised provision within the new settlement rather than all residents being required to travel to Deddington.

5.6.43 It is known that there is interest from Deddington Health Centre to establish a new healthcare facility within the new settlement. The Stage 2 cumulative development provides for such a healthcare facility on-site under Policy Villages 5 and this would be likely to provide more than sufficient accommodation for at least 2 GPs, thereby addressing the likely shortfall which could arise from the Stage 2 cumulative development.

5.6.44 This is considered to be a **minor positive effect** with the provision of additional healthcare facilities.

Community Facilities

5.6.45 The Stage 2 cumulative development provides for shops, a nursery, a community hall, a neighbourhood police facility and a place of worship under Policy Villages 5. These will serve the new settlement alongside the bar/brasserie, hotel and covered market included in the baseline assessment.

5.6.46 Beyond the Proposed Development, there is no detail on the amount of open space, sports and recreation facilities to be provided upon the remainder of the Stage 2 cumulative development. However, Policy Villages 5 explicitly requires the provision of sports pitches, a sports pavilion, play areas and indoor sports provision. Furthermore, the Stage 2 cumulative development identifies a further 4 potential locations for sports pitches. However, without the detail of this provision, the effect is **unknown**.

Economy

5.6.47 The Stage 2 cumulative development provides a significant amount of employment floorspace to support economic growth. This will also facilitate a diversification of the economy in accordance with Strategic Objective 2 of the Local Plan (Part 1).

5.6.48 The breakdown of uses in the Stage 2 cumulative developments (as set out above) can be used to estimate the likely number of jobs to be accommodated.

5.6.49 Table 5.6 provides an estimate of the employment generation based on standard conversion factors for the floor space to Full Time Equivalents (FTE).

Table 5.6: Estimated Employment Generation based on Floor Space

Land Use	Approximate Floorspace (m²)	Conversion Factor to FTE⁴³	Estimated FTE Generation
B1(a) Office other than a use within Class 2	8,900 (NIA)	1 FTE / 12m ² (i)	742
B1 (b) and (c) Business comprising research and development, and industrial process	20,250 (NIA)	1 FTE / 47m ² (ii)	430
B2 General industrial	9,300 (GIA)	1 FTE / 36m ² (iii)	258
B8 Storage and Distribution	9,900 (GEA)	1 FTE / 77m ² (iv)	129
Total			1,559

⁴³ Calculated using the Office of Project and Programme Advice and Training (OffPAT) and Homes and Communities Agency Employment Densities Guide, 2nd Edition (2010)

Notes:

- (i) Based on figures for General Office;
- (ii) Based on figures for Light Industrial;
- (iii) Based on figures for Industrial and Manufacturing; and
- (iv) Based on figures for Regional Distribution Centre.

5.6.50 Furthermore, some jobs may be generated in the nursery, neighbourhood police facility and social and health care facility (in addition to significant numbers during the construction phase). The number of jobs arising in such establishments is difficult to estimate but it is likely to be relatively small. In order to be conservative within this assessment it is assumed to be circa 10.

5.6.51 In total the Stage 2 cumulative development is estimated to generate 1,569 jobs.

5.6.52 The Stage 2 cumulative developments are also estimated to accommodate between 756 and 1,439 households. The 2011 Census identified that there was an average of 1.28 workers per household in Cherwell. If this rate is assumed to be maintained across the period of development, then this would result in the Proposed Development providing 968 to 1,842 additional workers. However, the Proposed Development is unlikely to accommodate this number of workers owing to the projected decline in household size and the projected ageing of the population both of which are likely to reduce the number of workers per household. As such, these figures should be considered as maxima.

5.6.53 The effect of the Stage 2 cumulative development (including the Proposed Development) would therefore be to increase the number of workers to between 2,538 and 3,412 (although very likely significantly less) and to increase the number of jobs to 1,911. This equates to a jobs per worker ratio of a minimum of between 0.56 and 0.75 compared to the baseline ratio of 0.22.

5.6.54 The Stage 2 cumulative development is therefore likely to significantly reduce the commuting rate and potentially the commuting flows.

5.6.55 The new households that occupy the Stage 2 cumulative development will provide for an increased disposable income to be spent in the locality. This will support local services including the community shop and the proposed additional local facilities. It will provide accommodation for circa 474 and 903 households based on the average occupancy rate from the 2011 Census. This is expected to increase the disposable income available to the local economy by between £13.1M and £24.9M per annum.

5.6.56 The reduction in net-commuting rates (and potentially flows) arising from the Stage 2 cumulative development alongside the additional household expenditure are considered a **moderate positive effect** on the local economy in accordance with Strategic Objective SO 4 of the Local Plan (Part 1).

5.7 SUMMARY

Introduction

5.7.1 This chapter considers the potential socio-economic effects of the Proposed Development during both the construction and operational phases. The analysis focuses on the provision of housing at the Proposed Development and within the new settlement and its effects on the locality and on Cherwell District.

5.7.2 There are a wide range of socio-economic issues that exist and which will be affected by the Proposed Development.

Baseline Conditions

5.7.3 The Proposed Development is allocated as part of a planned new settlement in Cherwell District which will provide for a significant number of homes to respond to the identified objectively assessed need for housing, as well as employment land and facilities to support the new community.

5.7.4 Cherwell, is expected to experience population growth and the population profile of Cherwell is expected to age. The planned housing growth will provide for those in need as well as providing for migration to the area, and thereby meeting some of the pent up demand for housing. By accommodating migrants, who have a younger age profile, this will help to reduce the extent of the ageing population.

5.7.5 The Application Site currently experiences some level of deprivation as a result of the restricted access to housing and services.

5.7.6 There is a recognised need for housing across Cherwell, with significant numbers in need of affordable housing. Housing in Cherwell is also unaffordable compared to the nation.

5.7.7 There is likely to be a deficit in capacity in the existing Heyford Park Free School (for both primary and secondary) once the current applications are fully built out.

5.7.8 The capacity of the local GP surgery is broadly in accordance with national averages.

5.7.9 Cherwell experiences a negative pay differential, with residents earning more than workers within the area. The number of jobs and the associated pay contributes to the net out-commuting flows that Cherwell experiences. There are also relatively few persons employed within the construction sector in Cherwell.

Likely Significant Effects

5.7.10 The Proposed Development would have minor positive effects on the area by providing a much needed residential development to respond to population growth and household formation. It provides a complementary offer to the neighbouring developments, which include infrastructure and employment land. This development is in accordance with the emerging Local Plan⁴⁴ and is required to fulfil the growth requirements of Cherwell.

5.7.11 The Proposed Development will provide up to 300 homes. These have been considered in terms of their socio-economic effects and when considered in isolation the Proposed Development is considered to provide for negative effects on commuting rates, the capacity of schools, the capacity of healthcare facilities and the provision of allotments and indoor sports facilities. However, these negative effects are addressed (with the exception of the capacity of schools) when the Proposed Development is considered alongside the complementary cumulative developments across the new settlement. Indeed, the Stage 2 cumulative development is considered to provide for positive effects that will provide for localised benefit and/or directly contribute to the strategic objectives of the Local Plan (Part 1), with a single exception, namely educational provision.

5.7.12 It is understood that additional school places will be provided across the new settlement and that this will address the projected shortfall in capacity, but these plans have yet to be published and so cannot be assessed.

⁴⁴ January 2014, Submission Draft of the Cherwell Local Plan and August, October and December 2014, Proposed Modifications

5.7.13 The key socio-economic effects of the Proposed Development (in isolation) can be summarised as follows:

- Delivery of accommodation for a population of up to 663 persons, although a proportion of these will already live in the local area such that 347 of these people are estimated to be new to the area;
- Provision of accommodation for in-migration (both from other parts of the UK and internationally) which will result in a younger population and reduce the effects of the ageing population;
- Delivery of 90 affordable homes to contribute to current and future housing needs (including for shared, concealed and homeless households);
- Contribution to the deliverable land supply in Cherwell;
- Provision for existing and future housing demand and thereby support the affordability of housing;
- Delivery of housing of an appropriate size, mix and tenure to respond to local needs;
- Support for and generation of jobs in the construction sector; and
- Provision of an additional £4.2M to £8.0M worth of household expenditure annually, with the potential for this to be spent in the local economy.

5.7.14 The Proposed Development also forms part of the new settlement for which the socio-economic effects have also been assessed. This will provide a significant number of homes with corresponding positive effects on the accessibility of the housing market, as well as providing very significant areas of employment land that will significantly reduce the need to travel as well as supporting the local economy in their own right. It will also provide a range of infrastructure to meet the needs of the new and existing residents.

Mitigation and Enhancement

5.7.15 The negative effects associated with the Proposed Development in isolation are largely addressed by provision within the cumulative developments across the new settlement. The only potential effect which is not addressed in this way is educational provision. As set out previously, it is understood that proposals are being developed for additional educational facilities but that at present these are not available for consideration.

5.7.16 These proposals may provide for the full educational needs (or more), but prior to these being available for consideration, the development is likely to require mitigation in the form of financial contributions for future educational provision.

Conclusion

5.7.1 Overall the Proposed Development is considered to represent a step forward in the strategy for residential development as part of the proposed new settlement within Cherwell.

5.7.2 **Table 5.7** provides a summary of effects, mitigation and residual effects.

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Socio-Economic Issues

Table 5.7: Summary of Effects, Mitigation and Residual Effects.

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Construction								
Housing	Provision of affordable housing and market housing to meet needs; Contribution to five year land supply	Direct/ Temporary	N/A	N/A	District	Moderate Positive	N/A	Moderate Positive
Economy	Provision of construction jobs to support diversification of economy	Direct/ Temporary	N/A	N/A	Local	Minor Positive	N/A	Minor Positive
Operation								
Population	Reduction of ageing of population	Indirect/ Temporary	N/A	N/A	Local	Minor Positive	N/A	Minor Positive
Deprivation	Provision of houses and facilities to address current deprivation	Direct/ Permanent	N/A	N/A	Local	Minor Positive	N/A	Minor Positive
Housing	Provision of affordable housing and	Direct/ Temporary	N/A	N/A	District	Moderate Positive	N/A	Moderate Positive

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	market housing to meet needs; Alleviation of house price rises	Indirect/ Temporary						
Educational Capacity	Generation of requirement for further educational facilities	Indirect/ Permanent	N/A	N/A	More than local	Moderate Negative	Financial Contributions	Negligible
Healthcare Provision	Generation of requirement for further healthcare facilities	Indirect/ Permanent	N/A	N/A	Local	Minor Negative	N/A	Minor Negative
Community Facilities	Generation of requirement for further community facilities	Indirect/ Permanent	N/A	N/A	Local	Minor Negative	N/A	Minor Negative
Economy	Provision of homes that will accommodate workers; Provision of additional household expenditure	Indirect/ Permanent	N/A	N/A	Local	Minor Negative to Minor Positive	N/A	Minor Negative to Minor Positive
Cumulative and In-combination								
Population	Reduction of ageing of population	Indirect/ Temporary	N/A	N/A	Local	Minor Positive	N/A	Minor Positive

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Deprivation	Provision of houses and facilities to address current deprivation	Direct/ Permanent	N/A	N/A	Local	Minor Positive	N/A	Minor Positive
Housing	Provision of affordable housing and market housing to meet needs; Alleviation of house price rises	Direct/ Temporary Indirect/ Temporary	N/A	N/A	District	Major Positive	N/A	Major Positive
Educational Capacity	Generation of requirement for further educational facilities	Indirect/ Permanent	N/A	N/A	More than local	Moderate Negative	School provision across new settlement; and/or Financial Contributions	Negligible to Minor Positive
Healthcare Provision	Generation of requirement for further healthcare facilities	Indirect/ Permanent	N/A	N/A	Local	Minor Positive	N/A	Minor Positive
Community Facilities	Generation of requirement for further community facilities	Indirect/ Permanent	N/A	N/A	Local	Unknown	N/A	Unknown
Economy	Provision of employment land;	Indirect/ Permanent	N/A	N/A	District	Moderate Positive	N/A	Moderate Positive

ENVIRONMENTAL STATEMENT

Socio-Economic Issues

	Provision of additional household expenditure							
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