

11.0 SOCIO-ECONOMIC MATTERS

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11.1 INTRODUCTION

11.1.1 This chapter of the ES has been prepared by Frampton Town Planning Ltd. This chapter considers the *likely significant* socio-economic effects of the Proposed Development upon the Application Site and the surrounding area. These considerations are most commonly related to the potential impacts of the development upon the human population that live close to the Site.

11.1.2 An area of impact (the search area) has been established which will form the basis for this assessment. The search area includes the town of Banbury and the smaller village of Adderbury to the south, and Bodicote to the south west. (**Appendix 11.01** shows the extent of the search area.).

11.1.3 Specifically, the analysis will focus upon potential impacts in relation to population; housing; education; healthcare; emergency services; open space; community facilities and the economic benefits of the Proposed Development. The socio-economic effect of the Proposed Development during the construction and operational phases will be assessed.

11.1.4 Socio-economic information has been collated from a number of sources to build up an understanding of the characteristics of this part of Cherwell. The key data sources include, but are not limited to:

- Office for National Statistics;
- NOMIS (UK Labour Market Statistics);
- Cherwell District Council Local Plan (evidence base);
- NHS Choices;
- The Network of Public Health Observatories.

11.1.5 This chapter comprises the following sections:

Table 11.01 – Layout of Chapter

Section	Description
Policy Context	An overview of the strategic initiatives relevant to the proposal.
Method of Assessment	An overview of the assessment approach taken.
Baseline conditions	An assessment of the prevailing socio-economic conditions of the study, which will include demographic profile, economic activity, unemployment, deprivation, skill and occupation structure.
Key Impacts, Mitigation and Residual Effects	Identification of the likely impacts in relation to the construction and operational phase of the development, and measures to enhance the potential benefits.
Cumulative Impacts	An assessment of the cumulative impact when considered against other projects in the area coming forward at the same time as the Proposed Development.
Conclusion	A summary of the chapter including a Table assessing the individual impacts.

11.2 PLANNING POLICY POSITION

Local Planning Policy

11.2.1 Local planning policies that direct development in the search area are included within the Cherwell Local 2011 - 2031 Part 1 (Adopted July 2015). The specific policies relating to the socio-economic matters are as follows:

BSC 7: Meeting education needs

BSC 10: Open space, outdoor sports and Recreation provision

BSC 11: Local provision standards – open space

BSC 12: Indoor sport and recreation and community facilities.

BAN 4: Bankside Phase 2

BAN12: Land for the relocation of Banbury Town Football Club

11.3 METHOD OF ASSESSMENT

11.3.1 The Proposed Development is likely to bring about both positive and negative changes to the social environment of Banbury and the nearby villages of Bodicote and Adderbury.

11.3.2 Only significant socio-economic impacts that arise from the Proposed Development will be included in the assessment. The following are the likely significant impacts of the Proposed Development on the existing population, the population generated by the development, and others that visit or work in the local area.

Table 11.02– Likely Socio and Economic Impact of the Proposed Development

	Impact
Population	The Proposed Development will generate an increase in the population of Banbury.
Housing	The increase in housing will have an impact upon the local housing stock of the area.
Education	The Proposed Development will generate additional children that will have an impact on the existing educational provision in Banbury.
Health Services and Facilities	The additional population generated by the Proposed Development will require access to local health services. The impact will be principally be on the Primary Health care facilities; GP and

	local dental services. Although there will also be an impact upon hospital services.
Community Facilities	The increase in population will have an impact on local community services, such as libraries, leisure centres, etc.
Recreation and open Space	The increase in population will have an impact on open space and recreational facilities.
Employment and the Economy	The Proposed Development will generate both temporary and permanent jobs which will impact the local economy.

11.3.3 The level of significance of impact will be determined through the sensitivity of the receptor group, the magnitude (the amount) of change and the duration of the impact.

Table 11.03 Scale of Receptor

Level	Example
Regional	Effects that have a potential to impact the County scale
Sub-regional	Effects that have a potential to impact the search area
Local	Effects that will principally impact the search area.

11.3.4 The magnitude of impacts is assessed as “*major*”, “*moderate*”, “*minor*” and “*negligible*” and the significance of the impact has been assessed as a combination of the scale of the receptor and the magnitude of the impact, as shown below:

Table 11.04 Significance Criteria for the Socio-economic and Community Impacts

Significance	Impact
Major adverse	Socio-economic effects that will have an influence at a sub-regional/district wide scale
Moderate adverse	Socio economic effects that will have an influence on the wider population of the search area
Minor adverse	Socio economic effects that will have an influence at local level
Insignificant/Neutral	No discernible socio-economic impact

Minor beneficial	Socio-economic effects that will have positive influence on the site and immediate surroundings
Moderate beneficial	Socio-economic effects that will have positive influence at a district scale.
Major beneficial	Socio-economic effects that will have positive influence at a regional scale.

11.4 BASELINE CONDITIONS

Baseline Demographics

11.4.1 The purpose of this section is to provide a baseline of the existing socio-economic conditions within the search area. Whilst there is no standard method to measure this, the section will seek to establish the socio-economic character of the area and will be divided into the following headings; Population and Demographics; Housing; Education and Skills; Economic Activity; and Deprivation

Population and Demographic Changes

11.4.2 The population of the search area at the time of the 2011 census was 51,798. This equates to around 36% of the District's population. The split across the age range is broadly in line with the District as a whole, the South East and England.

Table 11.05 Population Breakdown

Age Profile Wider Area	Search Area Percentage	Cherwell	South East	England
0-14	20	19	18	18
15-29	20	18	19	20
30-44	22	22	20	20
45-59	18	20	20	19
60-74	13	14	15	15
75-89	6	6	7	7
90+	1	1	1	1
Total	100	100	100	100

Table 11.06 – Population

Area	Population
Search Area	51,798
Cherwell	141,868
South East	8,634,750
England	53,012,456

Table 11.07 - Population Projection - (Source ONS 2016 Base Subnational Population Projections 1000's)

Year	2016	2017	2018	2019	2020	2021	2022	2023
Population Projection	147	148	149	150	151	152	153	154

Year	2024	2025	2026	2027	2028	2029	2030	2031
Population Projection	155	155	155	156	158	158	159	160

11.4.3 Projections indicate a rise in the population with around 152,000 people forecast to be living in the District by 2021, and 160,000 people in 2031.

Housing

11.4.4 The Oxfordshire SHMA (April 2014) confirmed that the most appropriate Housing Market Area is County wide, extending to the District's with administrative boundaries falling within the County of Oxfordshire, being; West Oxfordshire, South Oxfordshire, the Vale of White Horse and Cherwell Districts, and Oxford City Council.

11.4.5 The SHMA identified, and later confirmed in the adopted Cherwell Local Plan a housing need of 1,042 dwellings per year, for every year, until the end of the Plan period in 2031. The anticipated number of new household formations in Cherwell, taken from the 2011 Census figures, is projected to rise by around 4,000 in 2019 and 6,000 in 2024.

11.4.6 The search area has a slightly smaller household size when compared to the District, and around the same as the regional and national level. The change in household size at local level is anticipated to drop steadily over the Plan period.

Table 11.08 Average person per household (2011 Census)

	Population	No. Households	Av. Per Household
Search Area	51,798	21,926	2.36
Cherwell	141,868	59,018	2.40
South East	8,634,750	3,694,388	2.34
England	53,012,456	22,976,066	2.31

(KS101EW and KS401EW)

Table 11.09 - Household Size Projections – Cherwell District Council (1000's)

	2014	2019	2024	2029	2034
Households	58	62	64	67	70
Population	142	147	151	155	158
Average Household Size	2.42	2.38	2.35	2.31	2.28

(Source ONS 2016 Base Subnational Population Projections)

Housing Tenure

11.4.7 The mix and tenure of properties available in the area reflect the extent of housing choice available to the community. Tables 11.10 summarise the tenure of dwellings in the search area and the wider context.

11.4.8 Overall, within the search area, residents are just as likely to own their own home as to rent. Home ownership in the search area is significantly lower than for the rest of the District which reflects both the South East and wider England levels of home ownership.

11.4.9 Half of the households within the search area live in rental accommodation; of these, almost two thirds are in social rented accommodation.

Table 11.10 Household Tenure

	Owned	Shared Ownership	Social Rented	Private Rented	Rent free	Total
Search Area	47.86%	1%	35%	15%	1%	100%
Cherwell	69.30%	1%	12%	16%	2%	100%
South East	67.60%	1%	14%	16%	1%	100%
England	63.40%	1%	18%	17%	1%	100%

(KS402EW)

Housing Stock

11.4.10 The existing housing stock gives an indication of the housing choice available to residents of the area. The number of 1-bedroom dwellings in the search area is representative of the number regionally and nationally, but higher than the local level.

Table 11.11 Housing Stock

	Number of Bedrooms					
	Studio	1	2	3	4	5
Search Area	0.24%	13%	24%	46%	14%	3%
Cherwell	0.17%	9%	23%	44%	18%	6%
South East	0.24%	12%	26%	39%	17%	6%
England	0.25%	12%	28%	41%	14%	5%

Education and Skills

11.4.11 The search area has a higher level of residents with no qualifications than at both regional and national level. **(Table 11.12)**

11.4.12 The number of residents in the search area educated to “A level” standard is similar to the local and regional level and significantly higher than at the national level. The number of residents going on to be educated at degree level within the search area is lower than the local and regional level but higher than the national level.

11.4.13 The number of residents in the search area that have access to apprenticeships is similar at local and regional levels, but is significantly lower that at the national level.

Table 11.12 Qualifications (KS501EW)

	No Qualifications	Level 1 (1-4 GCSE)	Level 2 (5+GCSE)	Level 3 (2+ A levels)	Level 4 (Degree)	Other (Apprenticeship etc.)
Search Area	25.52%	18%	17%	12%	24%	4%
Cherwell	20.83%	16%	17%	12%	30%	4%
South East	20.12%	14%	17%	13%	32%	4%
England	23.83%	14%	16%	4%	13%	29%

(KS501EW)

Economic activity

11.4.14 Rates of employment and economic activity are relatively high in the search area and above the regional average.

Table 11.13 Economic Activity

	Active	Inactive
Search Area	74.03%	25.97%
Cherwell	75.69%	24.31%
South East	72.06%	27.94%
England	69.91%	30.09%

(KS601EW)

11.4.15 Job Seekers allowance is a benefit given to people to assist them when they are, available, but out of work. The number of people on job seekers allowance is an indication of the level of unemployment.

11.4.16 To claim job seekers allowance you must be aged between 18 and under the age of retirement, and be actively looking for work. Overall, within the search area, the number of people claiming job seekers allowance is higher than at local, regional and national level.

Table 11.14 Job Seekers Allowance Claimants (Nomos Labour Statistics)

	Nov-15	% of Population	Jun-16	% of Population
Search Area	165	0.32%		
Cherwell			345	0.24%
South East			48,100	0.56%
England			463,100	0.87%

Health

11.4.17 The residents of the search area on the whole experience the same levels of good and bad health as at regional and national level. Within the search area, around 84% of the population either experience good or very good health, slightly less than at regional and national level.

11.4.18 In general terms, the Health Profile for Cherwell District Council (Table 11.15) shows that life expectancy for both women and men is higher than the national average. Life expectancy is 9.7 years lower for men and 6.6 years lower for women in the most deprived areas of Cherwell District.

11.4.19 The District has a comparatively high ratio of obese adults, which remains a public health concern for the area.

Table 11.15 Health

	Very Good	Good	Fair	Bad	Very bad
Search Area	47.58%	35.58%	12.32%	3.58%	0.94%
Cherwell	50.33%	34.65%	11.17%	3.00%	0.85%
South East	49.02%	34.63%	12.02%	3.38%	0.95%
England	47.17%	34.22%	13.12%	4.25%	1.24%

(KS301EW)

Deprivation Dimensions

11.4.20 Dimensions of deprivation are indicators based on four selected household characteristics:

- Employment (*any member of a household not a full-time student is either unemployed or long-term sick*);
- Education (*no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student*);
- Health and disability (*any person in the household has general health 'bad or very bad' or has a long-term health problem.*); and
- Housing (*Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating*).

11.4.21 Households are measured against these characteristics, and the number of dimensions of deprivation that it experiences (Table 11.16). It follows that the more dimensions that affects a household the more deprived that household could be considered.

11.4.22 When compared against the regional and national level, the District has less families living with at least some deprivation. The search area has significantly more families living with

some level of deprivation when compared to the local level. Those families living within a household deprived in 2 or 3 dimensions is significantly higher at the local level.

Table 11.16 Deprivation % of Household

	Not Derived in Any Dimension	Deprived in 1 Dimension	Deprived in 2 Dimensions	Deprived in 3 Dimensions	Deprived in 4 Dimensions	
Search Area	43	33	18	5	0.60	100
Cherwell	50	32	15	3	0.30	100
South East	48	32	16	4	0.39	100
England	42	33	19	5	0.50	100

(QS119EW)

11.4.23 Banbury has an excellent public transport system (Table 11.17), with regular bus services to the Town Centre and Chipping Norton to the north west and Oxford to the south.

Table 11.17 Banbury Bus Routes

Route	Bus Number	Days	Buses Per Day	Times
Banbury Town Centre – Cherwell Heights – Bodictoe – Longford Park – Banbury Town Centre	B3	Monday – Friday	23	06.55 – 19.00
		Saturday	19	07.25 – 19.00
		Sunday	0	N/A
Banbury Town Centre - Woodgreen Avenue - Britch Hill - Banbury Town Centre	B5	Monday - Friday	59	06.00 - 20.00
		Saturday	55	07.00 - 20.00
		Sunday	20	09.00 - 18.30
Banbury Town Centre - Roscoe - Hardwick – Hanwell Fields Banbury Town Centre	B9	Monday - Friday	38	06.20 - 23.45
		Saturday	53	06.20 – 23.45
		Sunday	11	08.20 - 18.20
Banbury – Waddington - Chipping Warden - Byfield – Woodford Hales – Daventry	200	Monday - Friday	12	06.40 - 18.20
		Saturday	11	07.50 - 18.20
Banbury - Bloxham - Hook Norton - Great Rollright - Over Norton - Chipping Norton	488/489	Monday - Friday	15	06.31 - 19.05
		Saturday	13	07.10 - 19.05

Banbury - Chacombe - Middleton Cheney - Farthinghoe - Brackley	500	Monday - Friday	24	06.25 - 23.06
		Saturday	26	07.42 - 23.06
		Sunday	11	07.40 - 17.40
Banbury - Oxford	S4	Monday - Friday	13	06.00 - 18.50
		Saturday	20	06.40 - 18.50
		Sunday	4	08.30 - 16.30

11.4.24 Access to public transport will be available at existing bus stops on Oxford Road and from the new extension of the bus service that is now diverted into Bankside Phase 2 from the Longford Park development off Oxford Road.

Education Facilities (Primary Schools)

11.4.25 Tables 11.18 and 11.19 list both the primary and secondary schools in the search area. The nearest primary school is within walking distance of the Site located within the adjacent recently completed Phase 1 development, Longford Park. The primary school is now completed and opened for pupils on 1st September 2017. **Appendix 11.02** shows the location of existing primary and secondary schools.

Table 11.18 Primary School Capacity

Name of School	Kilometres from Site	Pupils	Capacity	Admission Numbers
Longford Park Primary School	400m	50	354	n/a
Hanwell Fields Community School	6.3km	412	382	45
Orchard Fields Community School	4.7km	382	420	
Harriers Banbury Academy	2.7km	447	460	
The Grange Community School	2.1km	311	315	
St John's Catholic Primary School	2.1km	291	315	
Bishop Loveday CofE Primary School	1.0km	385	420	60
St Leonard's CofE Primary School	4.2km	403	420	
Dashwood Banbury Academy	3.9km	376	236	30

Queensway Primary School	3.1km	364	368	
St John's Priory School	2.9km	91	160	
St Joseph's Primary School	5.9km	204	210	
St Mary's Church of England	3.5km	198	200	
Hill View Primary School	4.6km	531	670	
William Morris Primary School	4.9km	114	175	
Frank Wise School	3.6km	110	118	

Table 11.19 Secondary School Capacity

Name of School	Km from Site	Pupils	Capacity	Pupils Receiving Free School Meals (%)
North Oxfordshire Academy	5.9km	951	1,150	15.70%
Wykham Park Academy	2.7km	742	1953	12.80%
Tudor Hall (Private) Girls.	3.0km	318	273	
Blessed George Napier Catholic School	2.1km	865	847	5.40%
Frank Wise School	3.6km	110	118	29.8%

11.4.26 During 2014 the number of primary school children included on the roll at Oxfordshire State mainstream school increased by 866, or 1,8%, a slightly lower rate than the previous year. The County expects the numbers of primary school pupils to increase by 9% up to 2019/20, from 49,855 to 54,936.

11.4.27 The number of secondary school children on the roll at Oxfordshire State mainstream schools grew by 1.5% in 2014. Current projections, based on new housing developments and the rising primary school population, equate to an increase of around 12%, from 36,502 to 40,821 in 2019/20.

Hospital and GP Provision

11.4.28 Health care provision within Oxfordshire is the responsibility of NHS Oxfordshire which through Clinical Commissioning Groups provide the required health service throughout the County. North Oxfordshire Locality Group is responsible for the health care provision within the search area.

11.4.29 Horton Hospital in Banbury provides acute and accident and emergency services for the North Oxfordshire area of which the search area is included. There are 8 local GP surgeries located (Table 11.20) within the search area, most of which are accepting new patients. **Appendix 11.03** shows the location of existing health care services.

Table 11.20 Existing GP Surgeries

Surgery Name	Registered Patients	Accepting new Patients
Windrush Surgery, Banbury	8,262	Yes
Banbury Health Centre	6,013	No
Horsefair Surgery - South Bar House	14,870	No
Hightown Surgery	11,533	No
Woodlands Surgery	7,258	Yes
Westbar Surgery	18,383	Yes

Dental Practices

11.4.30 There are six Dental Practices (Table 11.21) within easy access of the search area. Four of these Practices are accepting new patients.

Table 11.21 Table Dental Practices

	Kilometres from Site	Accepting Adults	Accepting Children 0-18
Cornhill Dental Centre	3.5km	Yes	Yes
Banbury Dental Clinic	3.5km	No	No
Banbury Dental Practice	3.0km	Yes	Yes
Bloxham Dental Banbury	2.8km	Yes	Yes
Damira Bridge Street	3.3km	Yes	Yes
Banbury Dental Surgery	5.3km	Yes	Yes

Open Space Provision

11.4.31 The amount and quality of open space within an area is an important aspect in relation to wellbeing of local residents as it can provide opportunities for leisure, recreation and exercise.

11.4.32 The Council's Open Space Standards have been developed as part of its' Open space Strategy 2014 - 2019. The document has identified the open space standards for new developments. The Strategy also highlights areas within the District where there is a deficiency in open space provision.

11.4.33 Table 11.22 lists the existing provision of publicly accessible Open Space within the search area and space lying just outside the search area. **Appendix 11.04** shows the location of existing public open space and **Appendix 11.05** shows the location of indoor sports facilities.

Table 11.22 Existing Public open Space

	Kilometres from Site
Longford Community Park	0.8km
Spiceball park	3.7km
Moorfields Park	4.0km
Saint Louis Meadow Park	2.5km
Grimsbury Reservoir	4.9km
Bridge Street Park	3.4km
Bodicote Park	0.8km
Easington Park	2.8km
Princess Diana Park	5.1km
Bodicote Village Hall and Playing Fields	1.2km
Peoples' Park	4.2km
Stanbridge Park	4.0km
Browning Road Park	3.1km
Hanwell Brook Wetland	5.3km

Community Facilities

11.4.34 There are local community facilities provided in nearby residential neighbourhoods, the closest being within the adjacent Phase 1 Longford park development. There is also a local centre at Bodicote that has a range of shops and facilities, including a post office. **Appendix 11.06** shows the location of retail centres.

11.4.35 The majority of the community services are located within the Town Centre of Banbury around 2km away with a regular bus service. The town centre is defined within Cherwell's Economic Development Strategy as a sub-regional shopping centre which acts as the primary retail hub for north Oxfordshire. The town centre retail area is pedestrianised with dedicated retail areas including Broad Street, Church Lane and Market Place.

11.4.36 The latest retail study (Cherwell Retail Study 2012) shows that there is a significant proportion of shopping dedicated to comparison retail. As would be expected, Banbury town centre

includes many recognised national chain stores, such as Marks and Spencers, Debenhams, H&M and Boots.

11.4.37 Banbury has two Council run leisure centres, Spice Ball located within the town centre and Woodgreen Leisure Centre. “Bannatynes” private member gym lies to the south of Banbury. All centres have a gymnasium and swimming pool.

11.4.38 Table 11.23 below lists a selection of local facilities, and identifies these facilities by walking, cycling and car travel.

Table 11.23 Local Facilities

Facility	Kilometres from Site	Walking Time Approx. (mins)	Cycling time Approx. (mins)	Car time Approx. (mins)
Castle Quay Shopping Centre	4.0km	46	13	7
Banbury Town Centre	3.6km	43	12	5
Spiceball Leisure Centre	4.4km	49	15	8
Sainsbury’s Superstore	2.3km	28	9	4
Tesco Superstore	5.0km	61	17	8
Morrisons Superstore	3.4km	40	11	5
Waitrose	4.1km	54	14	8
Banbury Cross Retail Park	5.1km	62	17	8
Banbury Gateway Shopping Park	6.0km	73	20	10
Esso Garage	1.0km	12	5	2
Banbury Train Station	3.7km	42	11	7
Woodgreen Leisure Centre	4.2km	51	16	8

Emergency services

Police

11.4.39 The search area falls within the Thames Valley Police area. There is a local police station serving the search area located in the centre of Banbury located around 2km from the Application Site. The Police Station is open 8am -10pm, seven days a week.

Fire Service

11.4.40 Banbury Fire Station is located on Cope Road, around 2km from the Application Site.

Ambulance Service

11.4.41 The Horton General Hospital provides Accident and Emergency services with ambulance stationing facilities.

Baseline Conditions Summary

Table 11.24 Baseline Significant Findings

Topics	Significant Findings
Population	Banbury is home to around 36% of the District population and can be regarded as a main urban area of population. The age range roughly reflects that of the District with a slightly higher number of children (0-14) and young people (15-29). The household size is slightly lower than the District which is projected to fall over the Plan period.

Housing	Overall the proportion of households that own their home in the Study Area is significantly lower than both local, regional and national averages. Almost three times as many households in the search area live in social rented accommodation than at District and sub-regional level.
Economy	The number of economically active residents in the search area is similar to District level and sub regional and higher than at national level.
Education and Skills	A larger proportion of residents in the search area have no qualifications when compared to the District level. There is a similar level of educational achievement at ‘A level’, at the District level, but significantly less residents in the search are will go on the achieve a degree.
Health	There are good levels of health across the search area, with around 84% of residents considering their health to be very good or good.
Open Space	There is a wide range of public open space available to the residents of the search area.
Community facilities including retail, libraries, clubs	Residents within the search area have good access to a range of everyday local facilities.

11.5 KEY IMPACTS, MITIGATION AND RESIDUAL EFFECTS

11.5.1 This section considers the likely socio-economic impacts arising from the Proposed Development, both through the construction phase and once operational.

Impact During the Construction Phase

Effects on Housing

11.5.2 The construction phase of the development will require a range of professional and associated skills, ranging from designers, engineers, construction workers and machine operatives.

11.5.3 It is considered that the construction phase will not require additional housing need in the local area. There may be a rise in the need for temporary hotel or B&B accommodation for construction workers, working away from home. It is considered that this impact will not result in a rise in the requirement of temporary accommodation that may impact the availability of accommodation for persons seeking permanent accommodation.

11.5.4 As more of the housing is constructed and becomes occupied during the construction period, there is a ***minor to major positive*** impact on the delivery of housing

Mitigation

11.5.5 None required

Residual Effects

11.5.6 There is negligible residual impact from the construction phase.

Effects on the Economy

11.5.7

Impacts

11.5.8 Impacts are difficult to predict and is dependent on phasing, build rates and the labour market at the time. Employment related to construction works may not necessarily be new jobs but continued employment and on-going construction work for local construction companies. In light of the length of time the Proposed Development will take to construct, there could be permanent jobs created.

11.5.9 The scale at which the impacts during the construction phase will be experienced are at the regional (it may be that larger regional contractors project manage the development) and the sub-regional (as a result of the use of local sub-contractors) level. The temporary nature of construction jobs means that the significance of the impact is *temporary* and *minor beneficial*.

11.5.10 As a result of potential local construction expenditure on materials and other local services such as plant hire, the development will also have a wider indirect benefit to the search area.

Mitigation

11.5.11 The impact of the development within the search area will be moderately beneficial and therefore specific mitigation measures are not required. However, there are potential measures that could increase the positive impacts upon the local supply chain, such as:

- (i) Use of labour agreements to maximise the proportion of local construction workers;
- (ii) Recruitment and training programme that focuses on the search area i.e. measures being put in place where sub-contractors have to notify the local Job Centres of staff vacancies.

(iii) Use of local companies to undertake work where possible.

11.5.12 Every effort will be made to ensure that as much as possible of the economic gain, in relation to the construction phase of the development will be retained within the search area. Such measures will be the subject of future consideration as procurement arrangements for the development are identified. The impact will be *temporary* and *moderate beneficial*.

Impacts During the Operation Phase

11.5.13 Taking each of the baseline significant findings in turn the operational impact, mitigation and residual effects are outlined below.

Effects on Population

11.5.14 The key demographic impact of the Proposed Development will be to increase the population upon its completion. Using the average household size (2.36 - 2011 Census), the Proposed Development will increase the local population by around 2,006 people. This figure assumes that all new households come from outside the search area. In reality, a proportion of the new homes will be occupied by existing residents of the search area that may be first time buyers, or those upsizing or downsizing as a result of a change in their family circumstances.

11.5.15 The scale of the development will bring additional income to the local economy. The median average income for households in Cherwell is £24,752 (source: Annual Survey of Hours and Earnings 2015 www.ons.gov.uk). 850 new households will be formed by the Proposed Development, which will equate to around an increase of £21,039,200 of gross annual household income that could be spent within the local economy.

11.5.16 The increase in population will have an impact upon local infrastructure services such as health and education. Each of these impacts are explained later in this Chapter. If the increase in demand is successfully mitigated, the provision of updated and improved facilities could have an indirect positive effect.

11.5.17 It is considered that the effect of the population increase is considered to be **permanent** and major **beneficial**

Effects on Housing Provision

11.5.18 The Proposed Development will deliver up to 850 new homes which will assist Cherwell District Council in meeting its housing need. Cherwell District Council is required to deliver 22,800 dwelling over the Plan period 2011-2031. The Council has sought to focus the bulk of its proposed growth in and around Bicester and Banbury, with limited growth in the rural areas. 10,129 homes are to be provided in Bicester, 7,319 homes at Banbury and 5,392 homes in the larger town of Kidlington and the rural areas. The application site accounts for just under 9% of the housing growth planned for Banbury. This impact is considered **permanent** and of **major beneficial**.

11.5.19 The Proposed Development offers the opportunity to deliver a wide mix and types of homes, in line with the findings of the Oxfordshire SHMA, creating choice for residents creating balanced, integrated and sustainable neighbourhoods. This impact is considered **permanent** and **major beneficial**.

11.5.20 The baseline information identified more families within the search area suffer from some form of deprivation than at the District level. The baseline information also identified that less than half of the local population own their own home. The Proposed Development will deliver up to 255 affordable homes. The opportunity to increase the range and number of affordable

homes in the local area is considered *permanent* and a major *beneficial impact* of the Proposed Development.

Mitigation

11.5.21 None required

Residual Effects

11.5.22 It is considered that there would be no significant adverse socio-economic impacts into the longer term caused as a result of the Proposed Development in respect of housing. A number of *permanent* and *major positive* impact will result.

Effects on Education

18.1.1 The Proposed Development will include a range of dwelling types, from single bedroom homes to large 5-bedroom homes. The exact number of each type will be agreed with the Council at the detailed design stage. The Site is allocated and so the requirement for additional school places will have been taken account of during the local plan process.

Mitigation

11.5.23 Oxfordshire County Council has a statutory duty to ensure that there are sufficient school places available for children of the County. The Oxfordshire Pupil Places Plan (2015- 2019)

shows how the County expects the school provision to change over the coming years and includes proposed changes in terms of opening new schools, and extending existing schools to meet additional demands.

11.5.24 Table 11.25 below lists the anticipated new schools included in the County school pupil places plan.

Table 11.25 Anticipated New Schools (Source Pupil Places Plan 2018-2022)

Location	Type of School	Opening Date	Sponsor
Banbury Southam Road	1 Form entry primary School, 3-11	2020	GLF Schools
Banbury, Salt Way	2 Form entry (or larger) primary School with nursery classes	Housing dependent	To be decided
Banbury	Secondary School, Size dependant on housing growth	Housing dependent	To be decided

11.5.25 Oxfordshire County Council in identifying the location and amount of new school places required, has taken into account the planned level of residential growth within the County. The new neighbourhood referred to as Bankside in the Cherwell Local Plan, and known as Longford Park, consists of 2 phases, with the Application Site being Phase 2.

11.5.26 The Bankside new neighbourhood includes provision of a primary school, which is included in Phase 1. The children of both Phase 1 and the Application Site will attend this Primary School. The impact is assessed as *permanent* and *negligible*.

11.5.27 Oxfordshire County Council has identified a potential requirement for a new secondary school. The Development will provide financial contributions for secondary school places as

may be justified by the County Education Authority. There are 5,942 secondary pupil spaces available within Banbury, of which 4,629 are taken leaving a surplus of 1,313 places.

- 11.5.28 Secondary school age children from the development will attend the existing secondary schools in the area. The impact is assessed as *minor adverse* in the short term to *minor beneficial* in the longer term.

Residual Effects

- 11.5.29 It is considered that there will be no adverse impacts in the longer-term as a result of the Proposed Development in relation to education.

Effects on Health

- 11.5.30 The additional population generated by the development will lead to an increase in demand for GP services. The baseline assessment established that there are good levels of health within the search area with low levels of poor health.

- 11.5.31 The additional population generated by the development will lead to an increase in demand for GP services. There is safeguarded land for a new GP surgery to be provided in Bankside Phase 1, which will be built out in line with population growth. The Applicant will assist in the improvements to the existing surgery through a Section 106 contribution. In the meantime, there are two existing GP Surgeries within the search area and close proximity of the site that are accepting new patients. The impact is assessed as *negligible* in the shorter term, *and minor beneficial* in the longer term

11.5.32 Within the search area there are four Dental Practices that are taking patients, and a further three just outside the search area. All the practices identified are taking on new patients. The impact is assessed as *permanent* and *negligible*.

11.5.33 The Application Site lies just over 2km from the Horton Hospital which serves the population of Banbury and the surrounding area. The population generated by the development will have access to these hospital services. The impact is assessed as *permanent* and *negligible*.

Mitigation

11.5.34 The Applicant, in principle agrees to make a financial contribution towards mitigating the impact of the Proposed Development, in terms of the increase in population generated, towards additional GP provision in the area, where such a request is lawful.

Residual Effects

11.5.35 It is considered that there would be no adverse socio-economic impacts the longer term caused as a result of the Proposed Development in relation to health. The Proposed development would have a *permanent* and *negligible impact* on health services

Effects on Open Space

11.5.36 The Baseline assessment has not identified any deficiency in the open space provision within the search area. The Proposed Development will deliver quality new recreational and green spaces, which have been calculated using the standards set out in the Cherwell District Council's Open Space Strategy.

11.5.37 The Parameters Plan shows around 6.22 hectares of public open space. The exact location and areas of open space, together with their maintenance will be agreed at reserved matters.

The residents of the new development will also be within walking distance of the Community Park in Phase 1 and the adjacent Bodicote Park. The proposed open space/green infrastructure and other open space nearby, will allow for, and encourage outdoor activity, and in turn healthy lifestyles, resulting in a *permanent* and *major beneficial* impact.

Mitigation

11.5.38 None required

Residual Effects

11.5.39 It is considered that there would be no adverse socio-economic impacts into the longer term as a result of the Proposed Development in relation to open space/green infrastructure. A number of *permanent* and *major beneficial impacts* will result.

Effects on Community Facilities

11.5.40 The baseline assessment established that there are a number of local services and facilities within the search area. The facilities within the area include shopping, places of worship, post office, pharmacy, leisure facilities in easy reach by walking/cycling or on a bus route.

11.5.41 Bankside Phase 1 includes a Local Centre and community buildings. The Proposed Development includes a sport changing rooms, together with sports pitches. The impact is assessed as *permanent* and *major beneficial*.

11.5.42 The Proposed Development will result in additional demand on certain services such as the library. The Applicant is willing to make a financial contribution to the library service within Banbury as required, where such a request is lawful.

Mitigation

11.5.43 None required.

Residual Effects

11.5.44 It is considered that there would be no adverse impacts into the longer term as a result of the Proposed Development in relation to community services. The impact is assessed as ***permanent*** and ***major beneficial***.

Effects on Employment

11.5.45 The site is Greenfield and undeveloped, and will therefore support minimal agricultural related jobs. The Proposed Development is residential led and so job opportunities will be limited and restricted to those that are ancillary to the home, e.g. domestic cleaners, domestic gardener, service trades.

11.5.46 The site is adjacent to Phase 1, Longford Park, where there is a retail centre proposed, school and other community facilities. The application site will create additional footfall that will assist in maintaining the vitality and the viability of these facilities, and the job opportunities created.

Mitigation

11.5.47 None required

Residual Effect

11.5.48 The economic effect of the operational phase of the Proposed Development is indirect, its benefits are considered to be *permanent* and *moderately beneficial*.

11.6 CUMULATIVE IMPACT

11.6.1 Cherwell District Council included within its Scoping Report (**Appendix 1.03**) a requirement to consider the likely cumulative impacts of the Proposed Development in combination with other projects.

11.6.2 When assessing the cumulative impacts of the Proposed Development with other developments, consideration was given to the location of the developments in relation to the Proposed Development and the likelihood of new residents travelling to use services and facilities outside the immediate area. **Appendix 11.01** shows the locations of Proposed Developments taken into account when assessing cumulative impact.

11.6.3 Many of the projects identified by the Council to be assessed cumulatively are required by planning policy or as a result of the scale of development, to provide onsite facilities, such as a Primary School or GP practice. In these instances, the cumulative impact has been assessed as “none”.

11.6.4 It is considered the most significant impacts identified in the baseline assessment against these projects, being: education, access to GP surgery and open space.

11.6.5 The Application Site is part of a new neighbourhood known as Longford Park (or Bankside in terms of Local Plan policy). The new neighbourhood is proposed to serve most day to day requirements. The new neighbourhood has made provision for a Local Centre, a primary

school and GP surgery. It is anticipated that residents from Phase 2, the application site, will through S106 contributions support these facilities. It is not anticipated that there will be any adverse cumulative impact of the Proposed Development on local services.

11.7 SUMMARY AND OVERALL SOCIO-ECONOMIC CONCLUSIONS

- 11.7.1 There will be an increased population as a result of the Proposed Development in the order of approximately 2,006 people. This will, in turn, have some impacts in respect of services and facilities, mostly relating to education, health and community facilities, such as library services.
- 11.7.2 The means of mitigating these impacts is predominantly through a Section 106 Agreement which would require contributions to education and potentially health services and provision and maintenance of public open space and other community facilities.
- 11.7.3 The Proposed Development accords with the social objectives of national and local planning policy, and will seek to achieve the positive social improvements identified by the NPPF, such as, creating jobs (limited), improving the conditions in which people live, and work, and widening the choice of high-quality homes.
- 11.7.4 The Proposed Development will increase the local footfall in the area and assist in ensuring that the long-term viability of the local facilities provided in Phase 1.
- 11.7.5 Once the mitigation measures are in place it is considered that there would be no adverse socio-economic impacts into the longer term caused as a result of the Proposed Development.

The overall effect is considered to be *moderate beneficial* on the study area. Table 11.26 below sets out the significant effects and individual impacts.

Table 11.26 – Likely Socio and Economic Impact of the Proposed Development - Evaluation

		Mitigation	Residual Impact (after mitigation)	Overall Impact
Construction Phase (Temporary)				
Housing for construction workers		None	None	<i>Minor beneficial</i>
Construction Jobs		Construction jobs created including apprenticeships (temporary)	None	<i>Moderate beneficial</i>
Indirect impact on local supply chain		None temporary	None	<i>Minor beneficial</i>
Operation Phase (Permanent)				
Population	Increase in population will increase local spending power. Increase in population will increase footfall and assist in maintaining viability of local services.	None	None	<i>Major beneficial</i>
Housing	The increase in housing will have an impact upon the local housing stock of the area. 30 % affordable housing will improve the affordability of housing for local people	None	None	<i>Major beneficial</i>

Education	The Proposed Development will generate additional children that will impact on the existing educational service in the local area	Children will attend the Primary School included in Phase 1 A new secondary school is planned for Banbury. S106 contribution to mitigate the additional pupils generated by the development	Negligible	<i>Negligible</i>
Health Services and Facilities	The additional population generated by the Proposed Development will require access to the local health services. The impact will be principally on the Primary Health care, GP and local dental services	A GP surgery will be provided in Phase 1 as the population increases. Existing local Dental Practices have the capacity to accommodate additional population	Negligible	<i>Negligible</i>
Community Facilities	The increase in population will have an impact on local community services, such as libraries, leisure centers.	S106 – library services, adult education, child services	None	<i>Negligible /minor beneficial</i>
Recreation and open Space	The increase in population will have an impact on open space	The development will create additional open	None	<i>Major beneficial</i>

	and recreational facilities.	space for the community to enjoy. S106 for off-site leisure and recreational facilities		
Employment and the Economy	The Proposed Development will generate both temporary and limited permanent jobs which will impact the local economy.		None	<i>Moderate beneficial</i>