

7 Socio Economics

7.1 Introduction

- 7.1.1 This chapter of the ES was prepared by Quod and presents an assessment of the likely significant effects of the Proposed Development on Socio-Economics. Mitigation measures are identified, where appropriate, to avoid, reduce or offset any significant adverse effects identified and/or enhance likely beneficial effects. The nature and significance of the likely residual effects are reported.

Competence

- 7.1.2 This assessment has been overseen and approved by Sasha Gordon. Sasha has worked in regeneration for over 15 years. She has extensive experience in assessing socio-economic impacts of large scale and strategic developments, producing detailed demographic and economic studies and identifying healthcare, education, sports provision and employment land needs. She has a degree in Development Studies and Economics BA from SOAS, University of London. Sasha is a fellow of the Royal Society for the Encouragement of Arts, Manufactures and Commerce (FRSA).
- 7.1.3 This work has been supported and written by Uma Humelnicu. Uma has joined Quod in September 2021 and has since supported socio-economic assessments for major regeneration projects, mixed-use developments and new settlements. She has a 1st Class degree in Geography and Urban Planning BSc (University of Birmingham) and a Distinction in Urban Design MRes (University College London).

7.2 Legislation, Planning Policy and Guidance

Legislation Context

- 7.2.1 There is no legislation of relevance to the assessment of likely significant socio-economics effects of the Proposed Development.

Planning Policy Context+

- 7.2.2 The following national, regional and local planning policy is relevant to the Proposed Development:

National

- National Planning Policy Framework (2021)¹.

Local

- Cherwell Local Plan 2011-2031 (Part 1)²; and
- Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need (2020) ('LPPR')³.

Guidance

- 7.2.3 The following guidance is relevant to the Proposed Development and this assessment:

- Planning Practice Guidance (PPG) (Live Document)⁴ which provides further detail on the application of policies set out within the NPPF. The PPG highlights the need for local authorities to identify economic and housing needs in their areas to plan effectively.
- Homes and Communities Agency (HCA) Employment Density Guide – 3rd Edition (2015)⁵.
- Cherwell Developer Contributions SPD (2018)⁶ which sets out the approach to seeking contributions for the delivery of infrastructure required to support development.

7.3 Assessment Methodology

Consultation

EIA Scoping Opinion

- 7.3.1 A request for a Scoping Opinion was submitted by the Applicant to CDC on 9th December 2022. A Scoping Report accompanied the request (Appendix 3.2). An EIA Scoping Opinion was issued by CDC on the 27th of January (Appendix 3.3) which included comments from statutory consultees. Table 7.1 summarises key comments raised by consultees of relevance to this assessment and outlines how the assessment has responded to them.

Table 7.1: EIA Scoping Opinion Response (CDC Response)

Consultee and Comment	Response
<i>Employment</i>	
The minimum employment floorspace to be delivered should be the equivalent of 14.7ha.	Noted. This has been referenced in the <i>Assessment of Effects – Completed Development</i> section.
<i>Open Space, Play and Sport</i>	
Further 'Amenity Green Space' benchmark should be based on a minimum of 2.75 hectares per 1,000 people or the more commonly known 'Six Acre Standard'.	The assessment is based on CDC's open space standards set out in the Developer Contributions SPD (2018 which was developed with reference to the Six Acre Standard) ⁶ .
The role of the Canal in providing links and other recreational opportunities should also be acknowledged.	Noted. This has been considered within the Baseline section.
<i>Schools</i>	
The school provision should be assessed based on maximum statutory walking distances, set at 2 miles for primary schools and 3 miles for secondary schools.	Noted. This has been considered within the Baseline section.

Statutory Consultation

- 7.3.2 Additional discussions have been carried out with Oxfordshire County Council (OCC) and CDC during pre-application meetings (under a PPA). Topics have included:

- employment land need (PPA 3: Expansion of Begbroke Science Park and Transport (dated 18th October 2022)
- Innovation strategy
- Approach to provision of school places including school site location options. (PPA4: Masterplan Layout and Key Moves (dated 25th October 2022); PPA 7: Schools Provision (dated 6th March 2023).

7.3.3 These discussions have not directly affected the scope or methodology of this assessment but have, in general, confirmed that it covers the appropriate sensitive receptors and potential impacts.

Summary of Assessment Scope

7.3.4 As outlined within the Scoping Report, and as agreed with CDC via the EIA Scoping Opinion, the scope of the Socio-Economic assessment within this chapter is limited to the following assessment areas, based on the likelihood of significant effects:

- Creation of construction employment;
- Delivery of new homes;
- Delivery of employment floorspace to support permanent net employment opportunities for labour within the Local Area, Inner, Wider and National Impact Areas;
- Economic impact of the Proposed Development in the context of economic growth policies at within the Inner, Outer and National Impact Areas;
- The effect of the population accommodated by new homes on existing social infrastructure – specifically education, primary healthcare, community halls, open space and playspace provision;
- The provision of new social infrastructure as part of the Proposed Development: specifically education, primary healthcare, community halls, open space and playspace provision; and,
- Spending effects associated with the new residents and net employees within the Local Area and Inner Economic Impact Area.

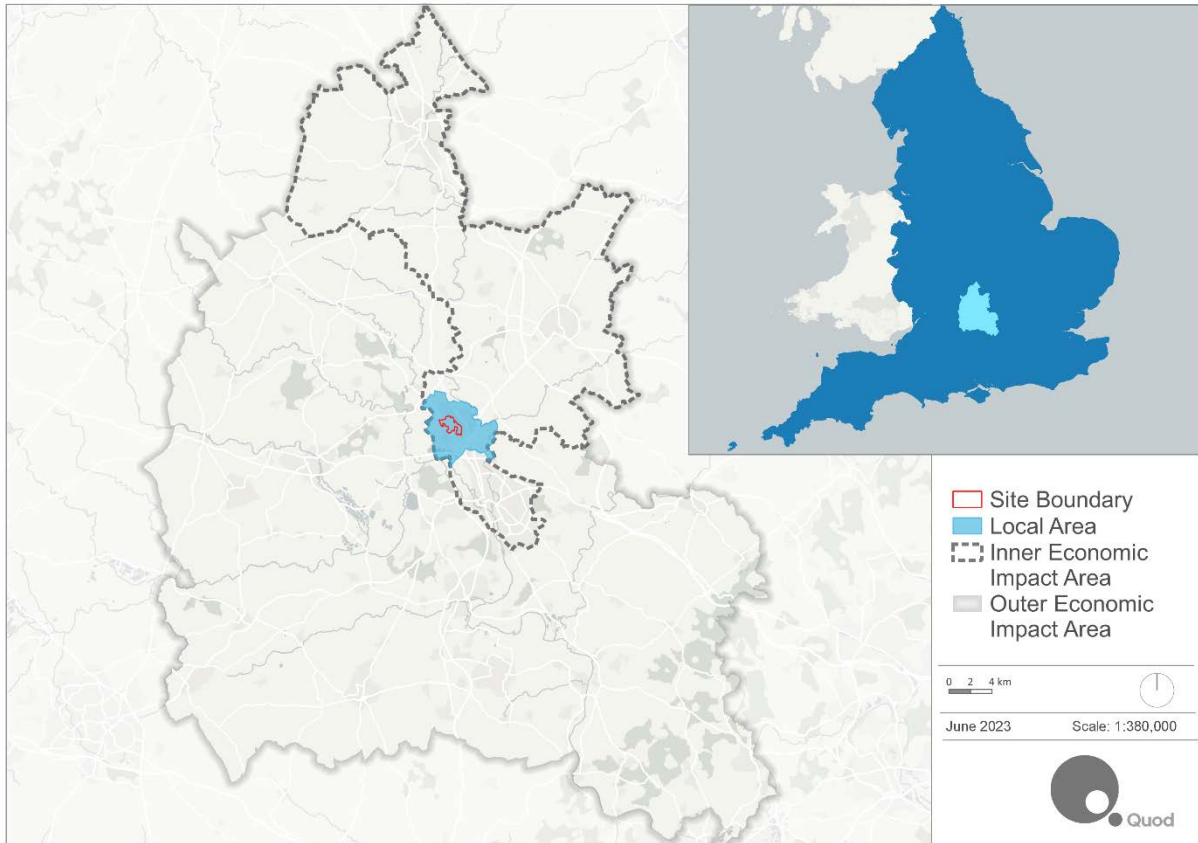
Study Area and Scope

7.3.5 The assessment considered the current demographic, housing and economic conditions at different spatial levels (i.e. study area) as defined below:

- Local Area – Kidlington East and Kidlington West Wards;
- Inner Economic Impact Area – Oxford and Cherwell Districts;
- Outer Economic Impact Area – Oxfordshire County; and
- National – England.

7.3.6 A map showing these spatial areas is provided in Figure 7.1.

Figure 7.1: Study Areas



7.3.7 The baseline for social infrastructure establishes provision within reasonable travel distances / catchments relevant to specific types of facility:

- Oxfordshire has 23 school planning areas (PAs). Primary education has been assessed within two miles from the Site boundary as this is the distance specified by CDC in the EIA Scoping Opinion.
- Secondary education has been assessed within three miles from the Site Boundary as this is the distance specified by CDC in the EIA Scoping Opinion. It is acknowledged that older students travel further to school to allow for pupil choice.
- Primary healthcare (GP practices) has been assessed within 1km of the Site boundary as this represents a reasonable walking distance (approximately a 10-15 minute walk).
- Existing open space and playspace has been assessed within 800m of the Site boundary. This is the distance generally considered appropriate for children aged between 12 and 18 to be able to walk to access play and open space and is in line with Cherwell’s “accessibility standard” (Developer Contributions SPD, 2018⁶).
- Existing community halls have been assessed within 1km of the Site boundary.

7.3.8 Severance is referenced where relevant and applies to all of the above.

7.3.9 Different spatial scales are relevant to the assessment of different potential socio-economic effects. Table 7.2 outlines the socio-economic receptors and the spatial levels that have the potential to experience a significant effect in light of their sensitivity to effects on the existing conditions.

Table 7.2: Spatial Sensitivity of Socio-Economic Conditions

Receptor	Spatial Level
Existing Uses	Site, Local Area, Inner Economic Impact Area, Outer Economic Impact Area
Construction Employment	Outer Economic Impact Area
Housing	Inner Economic Impact Area
Primary Education	Local (2 mile radius)
Secondary Education	Local (3 mile radius)
Healthcare	Local (1km radius)
Open Space and Playspace	Local (800m radius)
Community Halls	Local (1km radius)
Employment and Labour Market	Local Area, Inner Economic Impact Area, Outer Economic Impact Area, National
Additional Spending	Local Area, Inner Economic Impact Area

7.3.10 The sensitivity of each receptor has been evaluated as being high, medium, or low, based on the review of the baseline position of each receptor. The definition of sensitivity of a receptor are set out in Table 7.3.

Table 7.3: Receptor Sensitivity Descriptors

Value (Sensitivity)	Descriptor
High	Above average levels of socio-economic deprivation (for example, unemployment), low levels of employment/access to employment, severe historical under-delivery of housing, poor access to social infrastructure and/or social infrastructure with no surplus capacity, and high levels of existing uses that will be displaced.
Medium	Average levels of socio-economic deprivation (for example, unemployment), average levels of employment/access to employment, slight historic under-delivery of housing, good access to social infrastructure and/or social infrastructure operating close to capacity or with limited surplus capacity, and displacement of existing uses.
Low	Below average levels of socio-economic deprivation (for example, unemployment), high levels of employment/access to employment, good housing delivery rate (e.g. housing targets have been met), very good access to social infrastructure and/or social infrastructure with surplus capacity, and no displacement of existing uses.

7.3.11 Construction of the Proposed Development is expected to commence in 2025. The total duration of the construction programme is expected to be approximately eight years with completion by 2033, hence the effects are assessed to be during this period.

Establishing Baseline Conditions

7.3.12 Baseline socio-economic conditions have been established through analysis of nationally recognised research and survey information and datasets including:

- The Applicant, with respect to existing economic activity on-site;

- 2021 Census⁷;
- 2011 Census⁸;
- Business Register and Employment Survey (2021)⁹;
- Population Projections (2018)¹⁰;
- Claimant Count (2023)¹¹;
- Index of Multiple Deprivation (2019)¹²;
- Schools, pupils and their characteristics (2022)¹³ and information from OCC school published admissions documents;
- Data on healthcare services from NHS Digital¹⁴; and
- Open space, playspace and community hall locations from Ordnance Survey¹⁵ and Sport England data.

7.3.13 Where possible, the future baseline presents forecasts in social infrastructure demand and any additional facilities or capacity expected to be delivered over coming years.

Assessing Likely Significant Effects

7.3.14 There is no published or formalised technical guidance relating to the assessment of socio-economic effects. Professional judgement and experience have therefore been drawn upon to assess the scale and significance of the socio-economic effects of the Proposed Development based on the approach outlined in paragraph 7.3.7.

Construction

Displacement of Existing Uses

7.3.15 The Site is currently partially occupied by Begbroke Science Park, in the central northern portion of the Site. Some structures in the Begbroke Science Park are expected to be demolished, with the remaining to be maintained. This demolition is not expected to prevent the operations on-site which will continue throughout.. The majority of the remainder of the Site is active agricultural land (apart from area of historical landfill). Buildings associated with the farming will be demolished. The current employment figures have been estimated on average full-time jobs associated with agriculture in Oxfordshire.

7.3.16 Further detail on the existing uses is set out within the *Baseline Conditions* below.

Construction Employment

7.3.17 Construction related employment expected to be generated by the Proposed Development has been assessed using the Construction Industry Training Board (CITB) Labour Forecasting Tool¹⁶. This tool is used to calculate an estimated average number of Full Time Equivalent (FTE) jobs over the duration of the construction phase based on the total demolition and construction cost, duration/ start-finish dates, location and type of activities.

Completed Development

Housing Delivery and Population

7.3.18 The delivery of housing is assessed against the policy targets set in the Cherwell LPPR (2020). The LPPR supplements the adopted Cherwell Local Plan (2015) and allocates sites within Cherwell District to accommodate Oxford's housing need. The Site is part of the site allocation under Policy PR8 for the construction of 1,950 dwellings. A total of 4,400 homes

have been allocated within the Cherwell LPPR. The assessment will be based against the PR8 Site Allocation and the total policy target.

- 7.3.19 Estimates of the population expected to live in the Proposed Development have been modelled based on 1,800 homes. The exact number and mix of housing will be determined through two further “tiers” of planning detail: Development Area Briefs – Tier 2 and Reserved Matters (RMAs) – Tier 3. This illustrative mix represents a realistic scenario of how the Proposed Development might come forward.
- 7.3.20 The overall population number has been calculated by applying the average household size in Cherwell of 2.49 people per household to the residential accommodation proposed on-site. In reality, there will be different household sizes for flats and houses and for different tenures / types of homes. This detail will be presented at Tier 2 and Tier 3 as detailed designs are developed. An average household size is considered appropriate for assessing likely significant effects at this stage.
- 7.3.21 Child yield assumptions have been calculated by applying the average 0.2 children aged 4 to 10 years old per household and 0.17 children aged 11 to 16 year old per household. In reality, different house types (houses vs flats and different tenures) have, on average, different household characteristics. At this outline stage, given flexibility over unit mix, it is appropriate to use an average. These figures are based on the average number of children at specific ages for Cherwell District and are based on the 2021 Census. The Cherwell Draft Infrastructure Delivery Plan (November 2022)¹⁷ sets out the assumptions used to plan for school places for development of fewer than 400 homes. While the context is different, this provides a useful benchmark for comparison. The child yields are presented by number of bedrooms. As Table 7.5 shows, the background average applied in this assessment and the per home averages used by Cherwell are broadly comparable confirming this is an appropriate assumption to apply until such time as a unit mix is known. The Quod Moving Groups model peak is also presented for comparison¹⁸. This using moving groups analysis by tenure and size (based on Census 2011) and models a phased occupation with long term reversion to the mean. Oxfordshire County Council requires the use of their in-house child yield model. This will be presented at Tier 2 as design progresses.

Table 7.4: Child yield assumptions and comparators

Number of bedrooms	0-3 years old	4-10 years old	11-15 years old	16-17 years old
Cherwell IDP: 1 bedroom	0.00	0.00	0.00	0.00
Cherwell IDP: 2 bedrooms	0.07	0.28	0.18	0.03
Cherwell IDP: 3 bedrooms	0.08	0.37	0.24	0.05
Cherwell IDP: 4 bedrooms	0.08	0.38	0.27	0.05
Cherwell IDP: Range	0-0.08	0-0.38	0-0.27	0-0.05
Compared to Cherwell background average (Census 2021)	0.11	0.20	0.15	0.06
Compared to Quod Moving Groups Model Short Term Peak Yield	0.26	0.31	0.18	0.06

Demand for Social Infrastructure

7.3.22 The assessment of additional demand for community facilities is based on the following methodologies and data sources:

- **State-Funded Education Facilities:** The Proposed Development's additional demand for school places is considered against existing capacity of schools within the specified catchment areas;
- **Primary Healthcare Facilities (GP surgeries):** The overall population figure has been benchmarked against the national average GP list size of approximately 2,000 patients per GP;
- **Open Space Provision:** Open space provision has been assessed based on local policy requirements set out in the CDC Infrastructure Delivery SPD. The following assumptions have been applied:
 - Allotments: 0.37 ha per 1,000 people;
 - Children's play areas and youth facilities: 0.78 ha per 1,000 people;
 - Amenity green space and natural green space: 2.74 ha per 1,000 people; and
 - Outdoor sports: 1.13 ha per 1,000 people.

Employment Creation

7.3.23 The employment expected to be accommodated by the completed and operational commercial floorspace of the Proposed Development has been calculated by applying the standard job density ratios from the HCA Employment Density Guide (2015) and the Oxfordshire Housing and Economic Needs Assessment, which includes local density guidance.

7.3.24 The Parameter Plans and Development Specification have set out the maximum floorspace areas being applied for as part of the outline proposals. No minimum parameters have been set. Therefore, the assessment tests the employment provision likely to be deliverable if planning permission is granted under this application. If a range is possible, Quod has assessed the likely lower bound. Likely maximum job numbers based on the higher density ranges are provided for context.

7.3.25 Only GEAs are available for the maximum figures of land uses for the outline planning application, and therefore, where necessary, GIA have been estimated based on 95% of the GEA and Net Internal Areas (NIA) have been estimated based on 85% of the GIA.

7.3.26 The Proposed Development will deliver flexible research and development (R&D) floorspace (under Use Classes B2, B8, E(g), and F1(a)) to expand Begbroke Science Park. An employment density of 28sqm Gross External Areas (GEA) per employee is applied to science park floorspace. This is based on the average density for R&D space in Oxfordshire, as stated in Oxfordshire Housing and Economic Needs Assessment¹⁹.

7.3.27 The Proposed Development will provide hotel floorspace (Use Class C1). One job per three beds has been applied based on HCA Employment Density Guide for mid-scale hotels.

7.3.28 Additional supporting uses will be provided under Use Class E or F. Class E covers a wide range of potential uses such as offices, healthcare, retail, restaurants, gyms/indoor leisure, and day nurseries. Chapter 5: Description of Proposed Development provides further

information on the floorspaces parameters applied for. A density range of 60 to 65 sqm Gross Internal Area (GIA) has been applied for this use class based on HCA Employment Density Guide and professional judgment.

- 7.3.29 For the sui generis uses including (but not limited to) public houses, wine bars or drinking establishments and retail space under Classes E(a), (b) and (c), a density of 15-20 sqm (NIA) has been applied based on HCA Employment Density Guide recommended density for the previous Use Class A3, that would include these uses.
- 7.3.30 The number of jobs accommodated by the education floorspace has been calculated using Quod's School Workforce calculator developed using data from the Department for Education (DfE) including the School Workforce Census²⁰ and Annual School Census. This calculator estimates the likely level of employment required to support an education facility based on the type and size of the school (e.g. number of pupils on roll and phase of education).

Local Expenditure

- 7.3.31 An assessment of the level of spending likely to occur once the Proposed Development is completed has also been carried out based on:
- Regional average household expenditure of £290 per week for South East of England (ONS Family Spending Survey, 2022²¹); and
 - An average spend per day of £14.18 per employee, based on survey information carried out by research agency Loudhouse for Visa Europe (2014)²² and adjusted to account for inflation²³.

Cumulative Effects

- 7.3.32 Cumulative effects have been assessed using information from planning application material for the 30 cumulative schemes set out in Chapter 3: EIA Methodology and Appendix 3.4.
- 7.3.33 Where relevant information was not available, either through the planning application documents or through policy documents, professional judgement was applied to identify the likely effects of the identified cumulative schemes.

Determining Effect Significance

- 7.3.34 There is no published or formalised technical guidance or criteria available relating to the assessment of socio-economic effects. Professional judgement and experience were therefore drawn upon to assess the significance of the Proposed Development's socio-economic effects.

Significance Criteria

Magnitude of Impact

- 7.3.35 The magnitude of impact has been assessed (either quantitatively or qualitatively) based on the scale set out in Table 7.5.

Table 7.5: Magnitude of Impact Descriptors

Impact Magnitude	Descriptor
High	Substantial change to one or more of the socio-economic receptors
Medium	Noticeable change to one or more of the socio-economic receptors
Low	Hardly perceptible change to one or more of the socio-economic receptors
No Impact	No perceptible change to one or more of the socio-economic receptors

Defining the Effect

Effect Nature

7.3.36 The nature of an effect has been determined by reference to the following criteria:

- Adverse: a negative effect to a socio-economic resource or receptor; and
- Beneficial: a positive effect to a socio-economic resource or receptor.

Assessing Significance

7.3.37 Table 7.6 sets out the approach to determining the scale of effect. Determining the scale of socio-economic effects requires professional judgement therefore the matrix includes a degree of flexibility when considering the magnitude of an impact in the context of the sensitivity of the receptor.

7.3.38 Effects classified as moderate or major in scale are considered 'Significant'. Effects classified minor or negligible in scale are considered 'Not Significant'.

Table 7.6: Socio-Economic Matrix to determine Significance of Effect

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Major	Major / Moderate	Moderate / Minor	Negligible
Medium	Major / Moderate	Moderate / Minor	Minor / Negligible	Negligible
Low	Moderate / Minor	Minor / Negligible	Negligible	Negligible

Effect Duration

7.3.39 Effects generated as a result of the construction works (i.e. those that last for this set period of time) are classed as 'temporary'. Effects that result from the completed and operational Proposed Development are classed as 'permanent' effects.

7.3.40 It should be noted that the enabling and construction stage would occur over eight years. The socio-economic impacts and effects arising during the on-site enabling and construction stage would be temporary.

Assumptions and Limitations

7.3.41 As with any dataset, baseline data will change over time. The most recent published data sources were used in this assessment; but some data may be older than the true baseline

(i.e. 2023). This is an unavoidable limitation that is not likely to affect the assessment or conclusions.

- 7.3.42 In relation to the assessment of primary healthcare – for NHS GPs, residents usually register with a GP within the catchment area of where they live. Changes in the rules around GP registrations means that people can put a case forward to register with a GP outside of their catchment area. However, this tends to be relatively rare, therefore assuming new residents of the Proposed Development will register close to their home is considered to be a reasonable reflection of the likely impact.
- 7.3.43 The Parameter Plans and Development Specification have set out the maximum floorspace areas being applied for as part of the outline proposals. No minimum parameters have been set. Therefore, the assessment tests the employment provision likely to be deliverable if planning permission is granted under this application. If a range is possible, Quod has assessed the likely lower bound as representing a likely worst case scenario in terms of employment.

7.4 Baseline Conditions

Existing Site

- 7.4.1 The Site is approximately 170ha. The Site is currently partially occupied by Begbroke Science Park, located at the centre of the Site. There are currently 400 employees on the Science Park. Demolition works might be carried out on some buildings part of the science park. There is an extant permission for expansion of the Begbroke Science Park which is expected to increase the number of jobs on site by an estimated 300 – leading to a total of 700. This additional employment is assessed in the Future Baseline.
- 7.4.2 The rest of the Site is active agricultural land (apart from an area of historical landfill). The agricultural land extends over approximately 152ha. There are two tenanted farmers occupying the land. The number of employees on the agricultural land is estimated to be four employees. Some seasonal fluctuation is expected. This is sensitive to the type of farming carried out on-site. This fluctuation is not expected to materially affect the sensitivity of the employment baseline.
- 7.4.3 The Site is part of the site allocation in Policy PR8 in the of the Cherwell LPPR. The policy allocates the Site for housing and employment space to support the expansion of the Begbroke Science Park. Proposed supporting social infrastructure includes two primary schools and one secondary school, open space provision and play areas and a community centre.

Demographic Baseline

- 7.4.4 There are 19,000 people residing in the Local Area. Table 7.7 shows how this compares to the other areas. The Local Area has not experienced significant population growth since 2011 especially when compared to growth seen in Inner and Outer Economic Impact Areas. The population of the Local Area is generally older than comparative areas.
- 7.4.5 A summary of the demographic baseline is set out in Table 7.7.

Table 7.7: Demographic Baseline Summary

Measure	Local Area	Inner Economic Impact Area	Outer Economic Impact Area	National
<i>Total Population</i>				
2021 Census	19,000	323,000	725,000	56,500,000
2011 Census	18,000	294,000	654,000	53,000,000
2011-2021 Growth	3%	10%	11%	7%
<i>Age Profile</i>				
0 – 15 years	16%	17%	18%	19%
16 – 74 years	72%	76%	73%	73%
75+ years	11%	7%	9%	9%

Source: 2011 Census, 2021 Census. Note: Figures might not sum due to rounding.

Labour Market Baseline

7.4.6 There are 16,000 working age residents (aged over 16 years) in the Local Area. The economic activity rate in the Local Area is high and in line with all other spatial comparators. The rate of unemployment is low and fewer residents in the Local Area claim unemployment-related benefits¹ than across all other spatial levels. Of those who are inactive, they are mostly retired. There are lower rates of students, carers and people who are inactive due to illness than across the comparable areas.

7.4.7 A summary of the labour market baseline is presented in Table 7.8.

Employment Baseline

7.4.8 There are 11,000 jobs in the Local Area, equating to 5% of the total employment in the Inner Economic Impact Area and 3% of the Outer Economic Impact Area. The largest sector in the Local Area is “Public administration and defence”, accounting for 15% of the total employment, which is higher than the sector prevalence across the other spatial levels. The majority of these jobs are in public order, safety activities and fire service.

7.4.9 The following prevalent sectors in the Local Area are “Manufacturing”, which is more prevalent in the Local Area than at the other spatial levels, and “Professional, scientific and technical”, which is in line with the Inner Economic Impact Area and national rates, albeit slightly lower than in the Outer Economic Impact Area.

7.4.10 Construction jobs account for 7% of all Local Area employment. This is higher than the proportion in Inner Economic Impact Area, but marginally lower than the proportion in the Outer Economic Impact Area and the national level.

7.4.11 The construction workforce is highly mobile, with workers frequently travelling regionally (and sometimes nationally and internationally) to fill vacancies. Therefore, the construction

¹ This is reflected through claimant count data which provides data on the proportion of working age (aged 16 to 64 years) residents claiming unemployment-related benefits in an area. Claimant count does not capture all unemployment in an area such as those unwilling or unable to claim Universal Credit or Job Seekers Allowance. It is currently considered as an experimental data set.

economy is best considered at a higher spatial level – there are 17,500 construction jobs in Outer Economic Impact Area.

7.4.12 A summary of the employment baseline is presented in Table 7.8.

Table 7.8: Labour Market and Employment Summary

Measure	Local Area	Inner Economic Impact Area	Outer Economic Impact Area	National
<i>Working Age Residents over 16 years</i>				
Total	16,000	267,000	595,000	46,000,000
<i>Economic Activity (Residents)</i>				
Economically Active	63%	62%	64%	61%
Unemployed	3.6%	4.6%	3.8%	5.7%
Economically Inactive	37%	38%	36%	39%
<i>Reason for Economic Inactivity (Inactive Residents)</i>				
Retired	70%	42%	55%	55%
Student	9%	34%	21%	14%
Looking after home/family	9%	10%	11%	12%
Long-term sick/Disabled	6%	7%	6%	10%
Other	6%	7%	7%	8%
<i>Claimant Count (Residents)</i>				
Claimants (January 2023)	200 (1.7%)	4,800 (2.2%)	9,600 (2.1%)	1,310,000 (3.7%)
<i>Key Employment Sectors (Jobs, Workplace Based)</i>				
Total Jobs	11,000	201,000	382,000	27,400,000
Public administration and defence	15%	3%	3%	4%
Manufacturing	13%	6%	6%	7%
Professional, scientific & technical	9%	8%	12%	9%
Construction	7%	3%	5%	5%

Source: 2021 Census, Claimant Count January 2023, BRES 2021.

Note: Figures might not sum due to rounding.

Housing Baseline

7.4.13 The local housing market is dominated by houses. Most of the residents in the Local Area are home owners. The rate of private rent is in-line with all other spatial levels, while the rate of social rented housing is lower.

7.4.14 Overcrowding can be defined as households that do not have enough bedrooms for the number of people living in that particular household. When looking at occupancy ratings,

households with a rating of “-1” or fewer are classified as being overcrowded. The overcrowding rates are similar across all spatial levels.

7.4.15 A summary of the housing baseline is presented in Table 7.9.

Table 7.9: Housing Baseline Summary

Measure	Local Area	Inner Economic Impact Area	Outer Economic Impact Area	National
<i>Households</i>				
Total	8,000	121,000	288,000	23,400,000
<i>Accommodation Type</i>				
Houses	87%	79%	84%	77%
Flats	13%	21%	16%	22%
Caravan/Mobile Structure	-	-	1%	-
<i>Accommodation Tenure</i>				
Owned	70%	56%	63%	61%
Shared ownership	2%	2%	2%	1%
Social rented	10%	17%	15%	17%
Private rented	19%	25%	20%	20%
<i>Levels of Overcrowding</i>				
All Tenure	3%	4%	3%	4%

Source: 2021 Census. Note: Figures might not sum due to rounding.

Housing Delivery

7.4.16 The United Kingdom is currently facing a national housing shortage and national planning policy reflects the need to increase the rate of house building to address this need. The Housing and Economic Need Assessment (HENA), 2022¹⁹ undertaken by Cherwell District and Oxford City Councils outlines that the Inner Economic Impact Area has the greatest housing need within the Outer Economic Impact Area.

7.4.17 Cherwell LPPR sets out the planned delivery of homes in Cherwell District. A total of 4,400 homes are planned to be delivered to 2031 as per the LPPR . The Site is part of the largest allocation under Policy PR8 required to meet the target of 1,950 homes.

Deprivation

7.4.18 The Government’s IMD provides an indication of relative deprivation by combining a range of social, economic, environmental, and housing factors to give a single relative weighted deprivation rank for lower-layer super output areas (‘LSOAs’) in England. All areas are ranked relative to one another according to their level of deprivation. Seven domains of deprivation are included in the combined index:

- Income;

- Employment;
- Education, skills and training;
- Health deprivation and disability;
- Crime;
- Barriers to housing and services; and
- Living environment.

7.4.19 The Site and immediate surrounds are among the 20% least deprived neighbourhoods in England, except the western neighbourhood of Kidlington (North of Yarnton Road, South of Lyne Road) which is among the 40% most deprived.

7.4.20 The closest deprived neighbourhoods (20% most deprived) are in central (Oxpens and St Ebbes) and south Oxford (Littlemore, Blackbird Leys).

Social Infrastructure

Primary Schools

7.4.21 There are nine primary schools across within two miles of the Site, shown in Figure 7.2.

7.4.22 According to the latest available Annual Schools Census Data (2023) and Published Admissions Numbers (PANs), the combined surplus capacity of the nine primary schools is 422 places, equating to 17%, as shown in Table 7.10.

7.4.23 Local Authorities with responsibility for education generally seek to maintain a vacancy rate of 5% to accommodate mid-year admissions and facilitate parent choice, meaning that at 17% there is significant surplus capacity available within local primary schools.

7.4.24 Three of the nine schools have recently changed their PANs, therefore the capacities do not represent the total potential capacity of the school in coming years:

- Edward Feild Primary School (Map Ref. 3) has reduced its PAN from 60 to 45 in September 2021. The school will have a reduced capacity of 315 places in September 2027.
- William Fletcher Primary School (Map Ref. 8) has reduced PAN from 45 to 30 in September 2019, but has since taken a bulge class in the September 2020 entry, when it offered 45 places. The school will have a lower capacity of 210 places in September 2025.

7.4.25 Overall, the changes in PAN will result in a net loss of 133 places across the nine primary schools to the existing capacities set out in Table 7.10. There will be a reduction to the existing capacity of 2,541 places. This will be reached in September 2027.

7.4.26 The Pupil Place Plan (PPP) 2022/23 – 2026/27²⁴ published by OCC sets out the expected demand for, and supply of, school places across the county. The PPP notes that demand for Reception Places is expected to fall across OCC, until it is predicted to grow again from 2024. It is expected that growth will remain constant in areas of housing growth.

7.4.27 The schools within 2 miles of the edge of the Site are part of Kidlington Planning Area (PA) and Woodstock PA. OCC notes that Killington PA experiences surplus capacity in schools due to lower than average birth rates. For Woodstock PA, OCC notes that the additional

primary school capacity is required to meet the expected housing growth need at Woodstock, Yarnton and Begbroke.

- 7.4.28 Four of the primary schools included in the assessment are located in Kidlington. Current access from the Site to Kidlington is possible via Sandy Lane/ Yarnton Road which is currently accessible to vehicles, public transport and bus. Access will be maintained through the Proposed Development for public transport, cycling and walking. One primary school is located in Yarnton. This is accessible via a pedestrian crossing across Woodstock Road at Gravel Pits Lane.

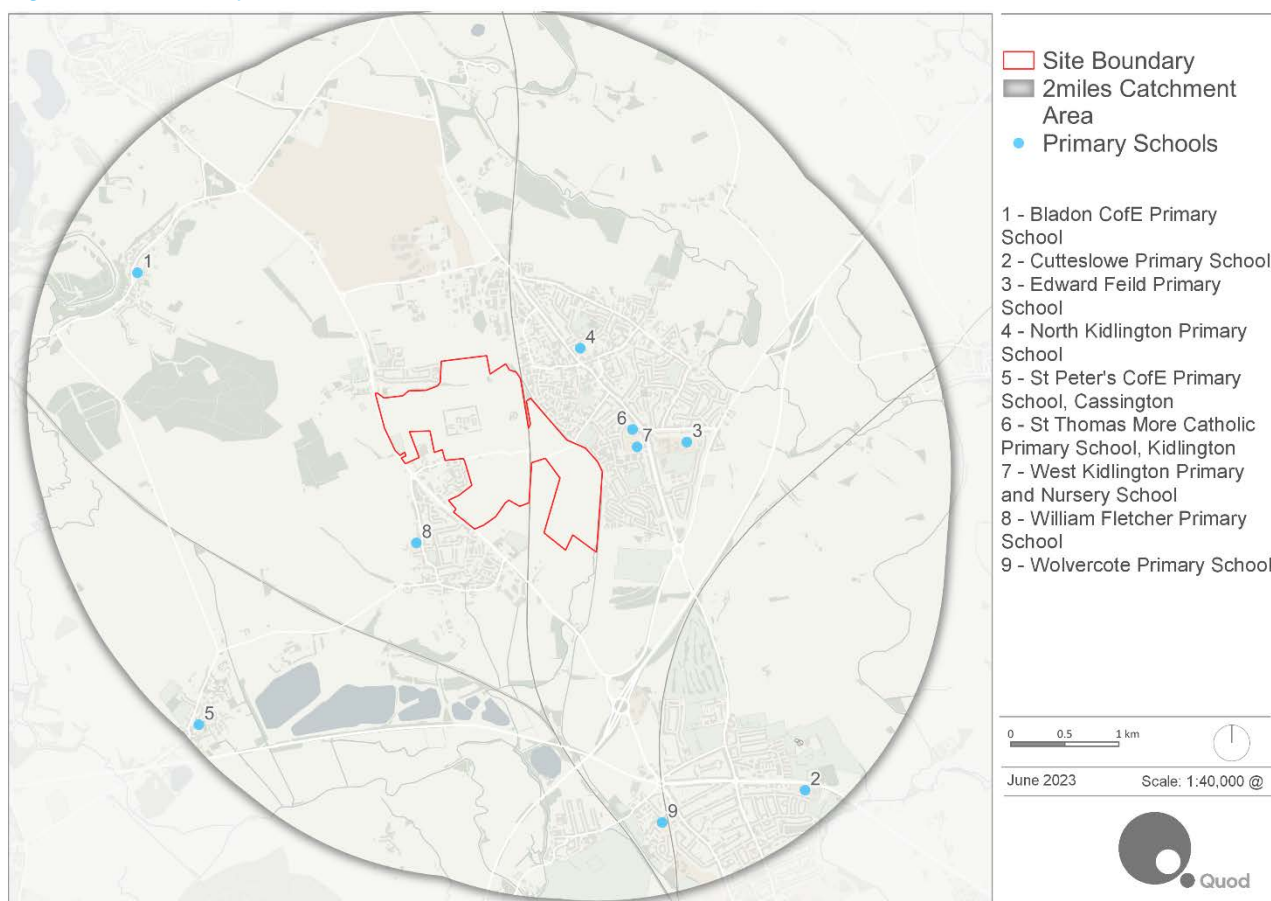
Table 7.10: Existing Primary School Capacity in Selected Area

Map Ref.	School Name	Number on Roll	Capacity	Surplus Places (no.)	Surplus Capacity (%)
1	Bladon CofE Primary School*	98	96	0	0%
2	Cotteslowe Primary School	288	420	132	31%
3	Edward Feild Primary School*	280	390	110	28%
4	North Kidlington Primary School	306	315	9	3%
5	St Peter's CofE Primary School,	97	105	8	8%
6	St Thomas More Catholic Primary School	178	210	32	15%
7	West Kidlington Primary and Nursery School	295	420	125	30%
8	William Fletcher Primary School*	266	270	4	1%
9	Wolvercote Primary School	313	315	2	1%
Total		2,121	2,541	422	17%

Note: Negative surplus has been counted as zero capacity.

* These schools have recently amended their PANs – these capacities represent capacity for 2022/23 and thus will differ from the capacity of the school when the amendments have worked their way through all school years.

Figure 7.2: Primary Schools within Two Miles of the Site



Secondary Schools

7.4.29 There are seven secondary schools across the three miles buffer, as shown in Figure 7.3.

7.4.30 According to the Annual School Census Data (2023) the seven secondary schools have a surplus capacity of 153 places, equating to 2%, as detailed in Table 7.11. Almost all of this capacity is at Gosford Hill School.

7.4.31 The closest school is Gosford Hill School, approximately 1.5 km from the centre of the Site, which currently has 192 available places, equivalent to 16%. This school has historically struggled with operational challenges and falling rolls although the latest Ofsted inspection was 'Good' (April 2022).

7.4.32 The Marlborough CofE School includes Begbroke in the catchment area for its admissions. The school is located 4.5 km from the Site and currently has close to no capacity (1%).

7.4.33 Four schools have recently amended their PANs so the capacities set out in Table 7.11 do not reflect the full capacity of the school in coming years. These schools are presented below:

- Bartholomew School (Map Ref. 1) has increased its PAN from 210 to 217 in September 2020. A new capacity of 1,085 places will be reached in September 2024.
- Gosford Hill School (Map Ref. 3) has reduced its PAN from 180 to 150 in September 2021. A new capacity of 750 places will be reached in September 2025.

- The Cherwell School (Map Ref. 5) temporarily expanded its PAN to 285 from 270 in 2017, and returned to a PAN of 270 for the 2020/21 admission. The new capacity of 1,350 places will be reached in September 2025.
- The Marlborough Church of England School (Map Ref. 6) has expanded its PAN from 180 for the 2022/23 admission. The new capacity of 1,050 places will be reached in September 2026.
- The Swan School (Map Ref. 7) opened in 2019 with a PAN of 120. A new school building was opened in September 2021, until which the school was operating in temporary accommodation on the Cherwell School site. This new building will provide capacity of 180 places per year, with a total of 900 secondary school places available from September 2025.

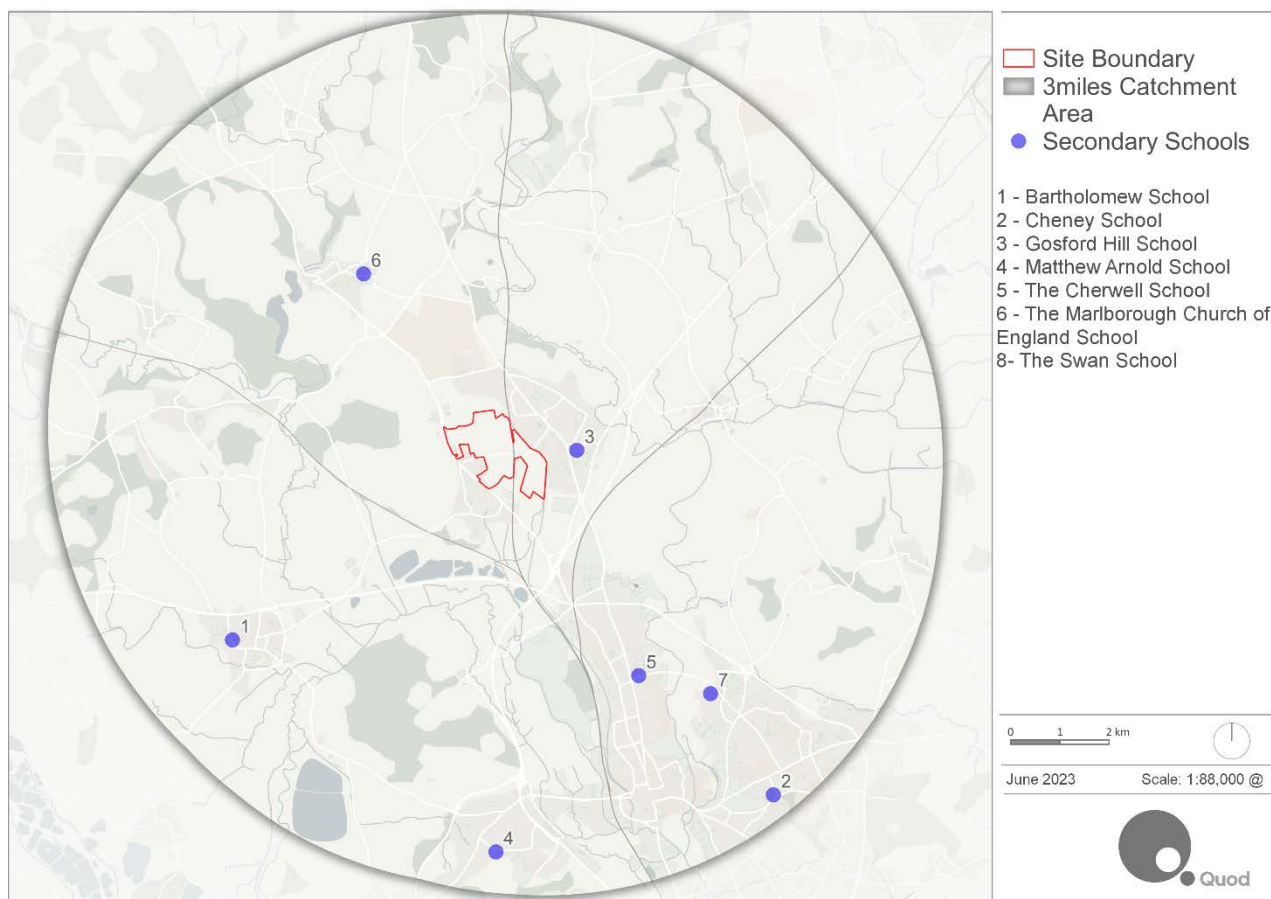
Table 7.11: Existing Secondary School Capacity in Selected Area

Map Ref.	School Name	Number on Roll	Capacity	Surplus Places (no.)	Surplus Capacity (%)
1	Bartholomew School*	1,063	1,071	8	1%
2	Cheney School	1,433	1,350	0	0%
3	Gosford Hill School*	704	840	136	16%
4	Matthew Arnold School	1,048	1,050	2	0%
5	The Cherwell School*	1,380	1,380	0	0%
6	The Marlborough CofE School*	923	930	7	1%
7	The Swan School*	615	600	0	0%
Total		7,166	7,221	153	2%

Note: Negative surplus has been counted as zero capacity.

* These schools have recently amended their PANs – these capacities represent capacity for 2022/23 and thus will differ from the capacity of the school when the amendments have worked their way through all school years.

Figure 7.3: Secondary Schools within Three Miles of the Site



Primary Healthcare

- 7.4.34 There are two GP surgeries within 1km of the Site, the locations of which are shown in Figure 7.4. The local Primary Care Network (PCN) is Kidlington, Islip, Woodstock and Yarnton PCN, part of Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (ICB).
- 7.4.35 The two GP surgeries have an average of 2,152 registered patients per FTE GP, as set out in Table 7.12, which is lower than the current England average provision of 1 FTE GP per 2,300 patients, but higher than the national benchmark of 2,000 patients per GP².
- 7.4.36 The number of FTE GPs set out in Table 7.12 includes fully qualified GPs and those in training.. GPs in training also provide clinical services to varying degrees. Therefore, they provide some additional patient capacity.
- 7.4.37 The PCN has an average of 1,534 patients per 1 FTE GP, which is lower than across the two GPs within 1km of the Site. There is a strong pipeline of GPs in training – 4.9 FTE with the PCN and 219 across the ICB.
- 7.4.38 PCNs require GP practices to come together and deliver a wider range of services including pharmacists, physiotherapists, paramedics and social prescribing support works between

² This benchmark has been informed by Quod's research into national GP capacity and healthcare services provision and it has been based on previous experience and professional judgment.

each other. The aim is to reduce pressure on GPs and respond to increasing demands associated with population growth by combining and sharing resources, including staff and facilities.

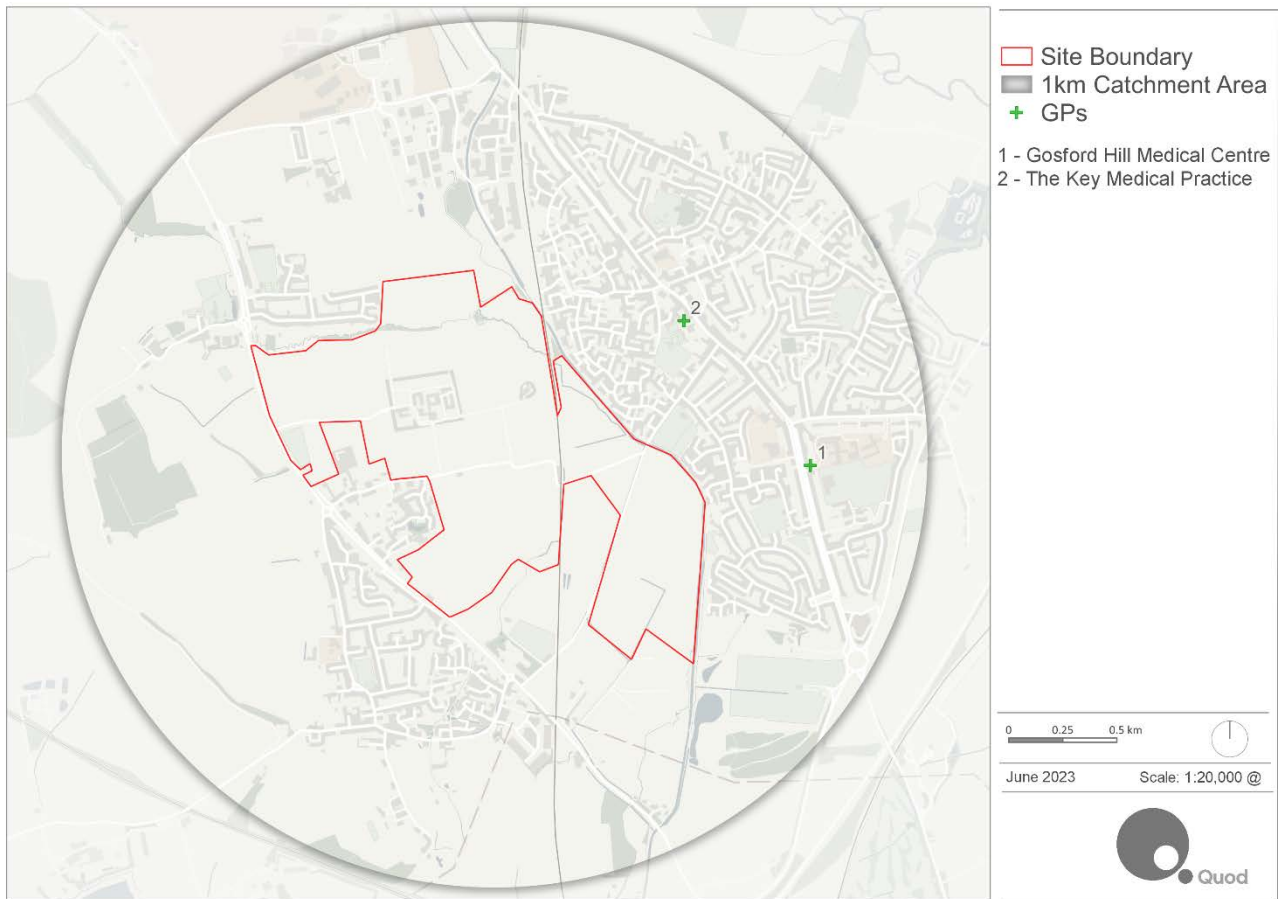
- 7.4.39 Primary healthcare provided by the NHS is funded by government tax revenue as allocated to Primary Care Networks through Integrated Care Boards (ICBs). ICB's block funding for revenue spending is updated annually and services can therefore adjust to changes in population relatively quickly reducing the sensitivity of primary healthcare provision to population change.

Table 7.12: GP Capacity within 1km of the Site

Map Ref.	Practice Name	Patient List Size	FTE GPs (Fully Qualified)	GPs in Training	Patients per Fully Qualified GP	Patients per GP
1	Gosford Hill Medical Centre	7,347	4.1	2.1	1,783	1,175
2	The Key Medical Practice	13,166	5.4	1.7	2,432	1,849
Total		20,513	9.6	3.8	2,152	1,534
Kidlington, Islip, Woodstock and Yarnton PCN					2,126	1,652
Buckinghamshire, Oxfordshire and Berkshire West ICB					2,261	1,805
England					2,216	1,769

Source: NHS England 2023. Note: Figures might not sum due to rounding.

Figure 7.4: Primary Healthcare within 1km of the Site



Open Space

- 7.4.40 Local open spaces, playspace and sports facilities have been considered within 800m of the edge of the Site boundary, as shown in Figure 7.5.
- 7.4.41 There are 18 playspace facilities within 800m of the Site, four allotment sites, one public park, eight playing fields and four sport facilities such as football grounds, outdoor gyms and sport centres. Details the outdoor provision of some of the open spaces has been provided in Table 7.13. The Oxford Canal runs down the eastern boundary of the Site and provides a walking route to Oxford.

Figure 7.5: Public Open Space, Playspace and Sports Facilities within 800m of the Site

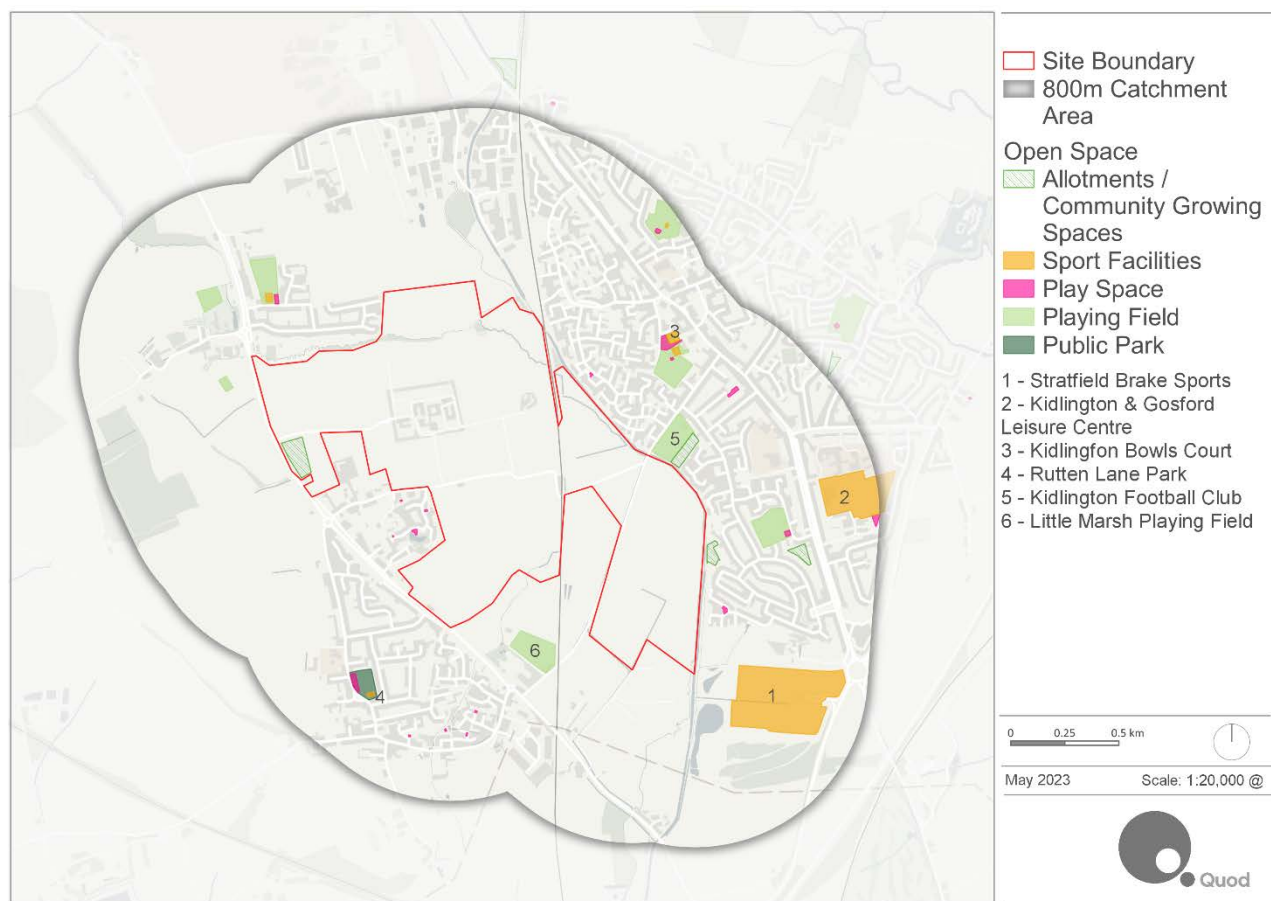


Table 7.13: Detailed Open Space Provision

Map Ref.	Name	Provision
1	Stratfield Brake Sports Ground	Publicly run facility offering function/ exercise room, two cricket grounds, four rugby pitches, and a mixture of different sized football pitches.
2	Kidlington & Gosford Leisure Centre	Leisure facility run in partnership with CDC with indoor gym, swimming pool, four court sports hall, soft play area, health suite and all-weather pitches.
3	Kidlington Bowls Club	Community-run bowls club.
4	Rutten Lane Park	Public park with playspace and playing field.
5	Kidlington Football Club	Local football team. In addition to the playing field, the facility includes a large function room able to cater for up to 180 guests and a sports bar.
6	Little Marsh Playing Field	Playing field that includes football, cricket and rugby pitches.

Community Halls

7.4.42 Community centres and places of worship have been assessed within 1km of the Site, as shown in Figure 7.6. There seven places of worship (all of which are of Christian denomination) within 1km of the Site. There are three community centres, the facilities of which are described in Table 7.14. The administrative offices of the Oxford Anglican Diocese are on Langford Locks, north of the Site.

Figure 7.6: Location of Community Centres within 1km of the Site

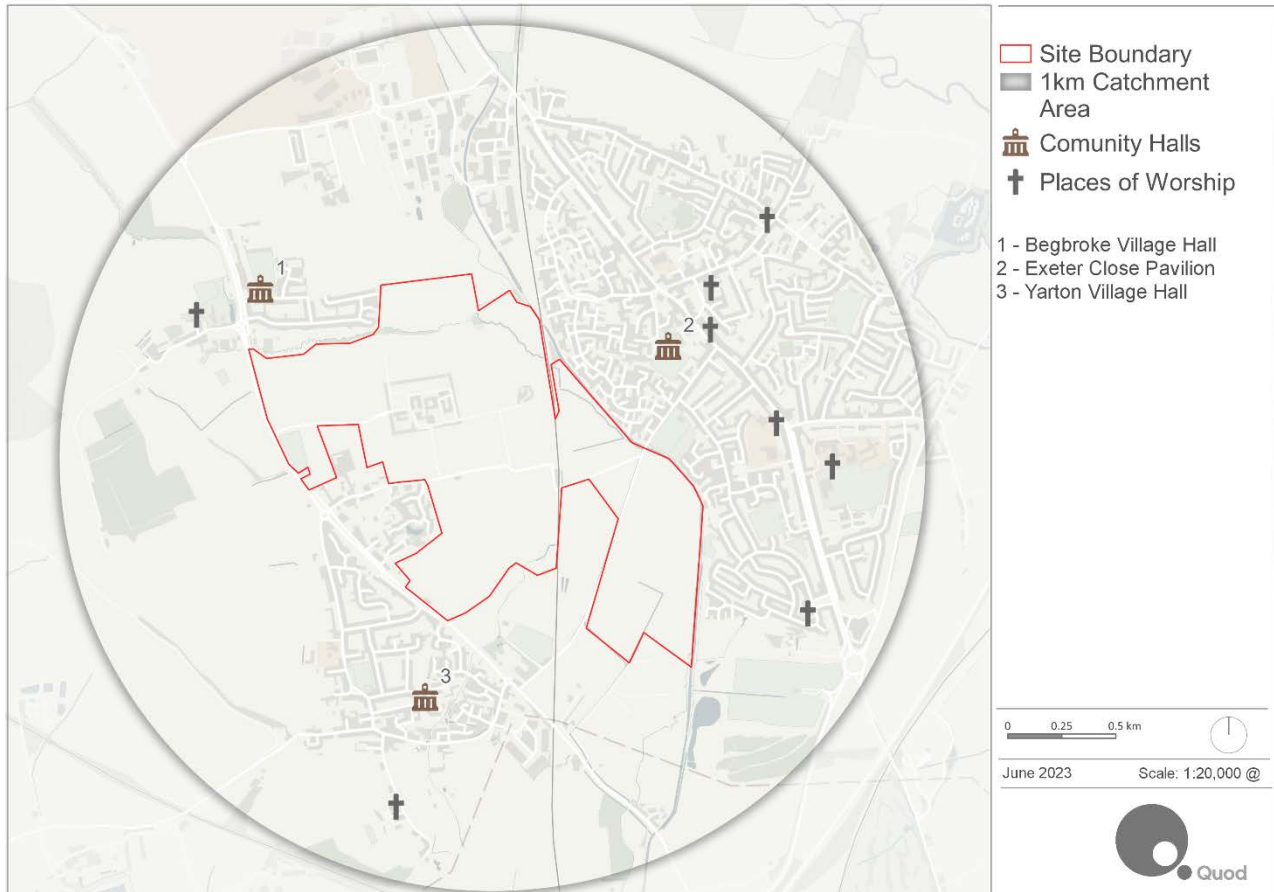


Table 7.14: Community Centres within 1km of the Site

Map Ref.	Name	Details
1	Begbroke Village Hall	The hall is a registered charity. It includes a children's playground, bowling green and a community orchard.
2	Exeter Close Pavilion	The facilities include a large hall with tea and coffee facilities. The Pavilion was substantially refurbished in 2009 with money raised from the Kidlington Forum Table Tennis Club.
3	Yarton Village Hall	The hall comprises a Main Hall, including stage and car park. The hall is available for hire to organisations or individuals.

Future Baseline

- 7.4.43 This section provides a commentary on the future baseline conditions without the Proposed Development, as far as changes from the baseline scenario can be projected on the basis of the available information; as set out in the *Assessing Likely Significant Effects* Section there is a relatively high degree of uncertainty around any future socio-economic baseline.
- 7.4.44 For background context, The HENA (2022)¹⁹ undertaken by Cherwell District Council and Oxford City Council estimates the Oxfordshire population growth to 2032. The population in Oxfordshire is predicted to grow to 787,790 – a rate of 7.6% growth over the 10 years to 2032. Assumptions have not been published for the district level.
- 7.4.45 The following developments have been included:
- 1. Land at Bicester Road, Kidlington (ref: 22/00747/OUT);
 - 2. Former Piggery and Land North of Woodstock Road, Yarnton (ref. 21/00758/SCOP);
 - 3. OS Parcel 3673 Adjoining and west of 161 Rutten Lane, Yarnton (ref: 21/03522/OUT);
 - 4. Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL (ref: 22/01611/OUT);
 - 5. Land North Of 66 And Adjacent Water Eaton Lane Gosford Oxfordshire (ref. 22/03883/F);
 - 7. Expansion of Begbroke Science Park (ref: 18/00803/OUT, as amended);
 - 8. Buildings 8-11 Oxford Technology Park, Technology Drive, Kidlington, OX5 1GN (ref. 23/00915/F);
 - 9. New Science Park, Land West Of The Junction With The Boulevard, Oxford Airport, Langford Lane, Kidlington (ref. 23/00517/F).
- 7.4.46 Developments 1-7 are Site Allocations in Cherwell LPPR but have not yet been granted Planning Permission. Given that they are allocated sites, there is enough certainty to include them as reasonably foreseeable development appropriate for a Future Baseline assessment. Schemes 8 and 9 have been Granted Planning Permission.
- 7.4.47 The extant planning permission for expansion of the Begbroke Science Park (ref. 7) will increase the employment provision at the Site by an estimated 300 jobs. Added to the existing 400 jobs on-site today, there will be an estimated 700 jobs on-site in the Future Baseline. Together with the two consented schemes, between 980 and 1,080 jobs are expected to be created, the majority of which would be in R&D.
- 7.4.48 These development will have an estimated 3,030 residents in 1,230 new homes.
- 7.4.49 Seven of these nine developments have been planned for in the Cherwell LPPR and its supporting Infrastructure Delivery Plan. The Infrastructure Delivery Plan is in place to ensure that the cumulative effects of allocated development are planned for and infrastructure is delivered either by the relevant authorities or secured through planning obligations accordingly.

7.4.50 The three schools (two primary schools and one secondary school) planned to meet expected need from across the allocated sites are all part of PR8 site allocation. As such, should PR8 not come forward it is expected that additional school places would be required to be provided elsewhere.

Summary of Receptors and Sensitivity

7.4.51 Table 7.15 sets out existing and introduced receptors, respectively, and their sensitivity.

Table 7.15: Summary of Receptor Sensitivity

Receptor	Sensitivity	Rationale
<i>Existing</i>		
Existing employees and businesses on site	Medium (Site)	<p>There are currently four jobs on-site associated with the agricultural land that contribute to agricultural output. These contracts could be temporarily or permanently terminated. In the economy within commuting distance, other comparable economic opportunities are likely to be available to absorb this number of employees, including potentially on-site opportunities in the future retained agricultural or land management jobs.</p> <p>There are approximately 400 existing jobs at the Begbroke Science Park. These jobs will not be affected by the Proposed Development.</p> <p>There is an extant permission for expansion of the Begbroke Science Park which is expected to increase the number of jobs on site by an estimated 300 – leading to a total of 700. This is additional employment is assessed in the Future Baseline.</p>
Construction labour market	Low (Outer Economic Impact Area)	The construction industry is assessed at a higher spatial level due to the high mobility of the construction workforce which is responsive to demand. There are 17,500 people employed in construction in the Outer Economic Impact Area.
Housing Need	High (Outer Economic Impact Area)	It has been identified in the HENA that the Inner Economic Impact Area has the greatest housing need within the Outer Economic Impact Area. The Site is part of the site allocation under Policy PR8 of Cherwell LPPR which sets the requirement to provide 1,950 homes in total.
Primary Schools	Medium (Local)	There is currently a surplus capacity of 17% primary places across the primary schools within 2 miles of the Site, indicating that there is significant surplus capacity available. However, school places cannot be easily expanded in the short term.
Secondary Schools	High (Local)	There is currently a surplus capacity of 2% in the secondary schools within 3 miles of the Site, indicating

Receptor	Sensitivity	Rationale
		that there is limited surplus capacity and school places cannot be easily expanded in the short term.
Primary Healthcare (GPs)	Low (Local)	Collectively the average patient list size across the two GP practices within 1km is lower than the national benchmark with a strong pipeline of GPs in training. Primary Care funding blocks are subject to annual reviews so are relatively responsive to changes in demand.
Open Space	Medium (Local)	There is good provision of open space within 800m of the Site but open space levels typically cannot be easily increased in the short to medium term.
Playspace	Medium (Local)	There are 18 play spaces within 800m of the Site, seven of which are in close proximity to the Site boundary but playspace levels typically cannot be easily increased in the short term especially given proximity to homes and walkability is highly relevant...
Community Halls	Medium (Local)	There are three community halls within 1km of the Site, the closest being Begbroke Village Hall although these facilities are relatively small and may not be able to respond to significant changes in demand. There are seven places of worship.
Employment and Labour Market	Medium (Outer Economic Impact Area)	<p>Accessibility of employment is key to the success of a population.</p> <p>There are 382,000 jobs in the Outer Economic Impact Area. Of these, 12% are professional, scientific and technical professions.</p> <p>Businesses are sensitive to access to the labour market and access to working force. Baseline analysis shows that the Local Area has a lower proportion of unemployment and claimant count compared to the average for the other spatial levels. The economically active population is in-line with other spatial levels.</p> <p>Oxford is constrained however and the site has been allocated for employment land on the basis of identified need that cannot be met elsewhere.</p>
Economy (contribution of non-residential floorspace)	<p>High (Outer Economic Impact Area)</p> <p>Low (National)</p>	<p>The Proposed Development will deliver a significant amount of flexible R&D floorspace that is intended to provide a world-class Innovation District underpinned by an in-perpetuity stewardship and academic link with Oxford University (the World's top ranked university²⁵).</p> <p>Opportunities for development of this quality and scale are rare and take years to be identified, allocated, funded and realised and as such this has been identified as high</p>

Receptor	Sensitivity	Rationale
		sensitivity within Oxford and Cherwell and a medium and national level.
Economy (contribution of employee and resident spending)	Local (low)	The Proposed Development will increase spending by residents and employees that will support local shops and services. Existing shops and commercial services in the context are likely to be relatively responsive to changes in demand patterns.
<i>Future</i>		
Residents living within the new homes, new employees working on-site and visitors to the Site	High (Site)	New residents will require good access to social infrastructure, amenities and employment, and therefore are considered highly sensitive to local provision.

7.5 Embedded Mitigation (Scheme Design and Management)

7.5.1 The ways in which socio-economic effects have been or will be avoided, prevented, reduced or offset through design and / or management of the Proposed Development are outlined below. These are inherent to the scheme and as such are taken into account as part of the assessment of the potential effects. Proposed enhancements are also described where relevant.

Construction

7.5.2 Measures will be undertaken to minimise disruption to neighbouring areas as outlined in Chapter 6: Construction. Whilst these interventions do not directly relate to socio-economics, they could indirectly affect socio-economic receptors, including the local residents, businesses, employees and the local economy. The management of the construction site to minimise noise, dust, air pollution and safety risks will help to minimise potential amenity and disruption effects on receptors in the Local Area. The disruption of these effects during construction works is assessed across other technical chapters in this ES.

Completed Development

7.5.3 The Proposed Development incorporates embedded socio-economic mitigation measures in the form of the on-site delivery of facilities and initiatives. The principles have been established in partnership with CDC and OCC. The on-site provision of schools, community space, indoor and outdoor leisure space and playspace are considered the primary mitigation measures and are relied upon in this assessment.

7.6 Assessment of Effects - Construction Stage

Existing Uses

- 7.6.1 There are approximately 400 existing jobs at the Begbroke Science Park. These jobs will not be affected by the construction of the Proposed Development.
- 7.6.2 The remainder of the Site is used predominantly for agricultural uses, which employ approximately four employees. The leases of the current tenants will be terminated according to their Lease Agreements to allow for the Proposed Development to commence. This could result in the loss of these four jobs from the Site (although some may be retained as part of the ongoing agricultural and land management of the Proposed Development) and a small decrease in available agricultural land in the Outer Economic Impact Area.
- 7.6.3 The loss of agricultural land as a result of the Proposed Development equates to 0.07% from Oxfordshire's total commercial farm land holdings and 0.01% of that in the South East³.
- 7.6.4 The remaining agricultural land parcel to the south will be let on commercial terms and agents working on behalf of the Applicant have confirmed they do not foresee challenges in terms of the viability of this parcel for a future tenant. The remaining land parcel to the north will be let and managed as a community farm.
- 7.6.5 The retained farmland to the south is not expected to require housing to be lettable/usable and none is proposed.
- 7.6.6 The operating procedures for the community farm are still to be determined. The Applicant will consider the need for, and viability of, providing housing as part of operating procedures at the appropriate time. The Proposed Development would allow such housing to be delivered within the identified Development Area if it is required.
- 7.6.7 Given the medium sensitivity and small scale of the employment provided on-site and the effect put in context of the wider agricultural land availability, the effect of the Proposed Development on the existing jobs and the agricultural economy is considered to be negligible (not significant).

Construction Employment

- 7.6.8 The construction works associated with the Proposed Development would support an average of 1,600 FTE jobs over the c. eight years construction period.
- 7.6.9 Construction employment is highly mobile and, therefore, the assessment of the construction phase is best considered at the higher spatial level e.g. Outer Economic Impact Area. Taking account the construction jobs currently based in the Outer Economic Area (based on latest BRES data) and the high mobility of the construction workforce, the impact of the 1,600 jobs is considered a low impact on the construction industry (low sensitivity). Additional employment opportunities generated within the construction sector is beneficial,

³ DEFRA, 2021. Structure of the agricultural industry in England and the UK at June 2023. Table 1. Commercial holding counts and holding areas by farm size(1)

but the significance of the effect would be negligible (not significant) in the Outer Economic Impact Area level.

7.7 Assessment of Effects – Completed Development

Housing Delivery

- 7.7.1 Delivery of 1,800 homes over eight years would meet the policy target for PR8, deliver 41% of LPPR target for Cherwell and increase the housing supply within the Inner Economic Impact Area by 1.5% and the Outer Economic Impact Area by 0.6% (high magnitude impact on a highly sensitive receptor).
- 7.7.2 Overall, this scenario is assessed to be major beneficial (significant) at the Outer Economic Impact Area level.

Population

- 7.7.3 The estimated future resident population of the Proposed Development, once it is fully complete and operational, could be up to 4,200 people. This is based on an average household size of 2.49 per household for Cherwell District.

Demand for Social Infrastructure

Primary Education

- 7.7.4 Based on the average number of primary aged children per household in Cherwell, there would be an estimated 365 children of that age on-site. There could be a short term peak of up to 565. This is the equivalent of 1.7-2.6 Forms of Entry. This is against a background of surplus capacity and falling roles in the existing local schools (medium sensitivity receptor).
- 7.7.5 The Proposed Development includes land for two primary schools, in line with the site allocation in the Local Plan under Policy PR8, one which would be 2 FE (Forms of Entry) (FE) and one of 3FE – a total of 5 FE.
- 7.7.6 The Proposed Development would provide more than enough places to meet its need and would have additional capacity to meet the needs of the neighbouring sites as required by Cherwell LPPR. This would be a high magnitude effect on a medium sensitivity receptor, resulting in a major beneficial (significant) effect at the Site and Local level.

Secondary Education

- 7.7.7 Based on the average number of secondary aged children per household in Cherwell, there would be an estimated 265 children of that age resultant from the Proposed Development. There could be a short term peak of up to 315. This is the equivalent of 1.7-2.1 Forms of Entry. This is against a background of surplus capacity in the existing local schools (medium sensitivity receptor).
- 7.7.8 The Proposed Development includes land for a 6FE to 8FE secondary school with sixth form. The Proposed Development would provide more than enough places to meet its need and would have additional capacity to meet the needs of the neighbouring allocated sites in line with Cherwell LPPR. This would be a high magnitude effect on a highly sensitive receptor resulting in a major beneficial (significant) effect at the Site and Local level.

Primary Healthcare

7.7.9 The likely residential population of the Proposed Development would be approximately 4,200 people once fully occupied. This population could generate demand for up to 2 FTE GPs. Given the low sensitivity baseline (reflective of the list size of local GPs and their pipeline of GPs in training), this low magnitude effect would be negligible.

Open Space, sport and play provision

7.7.10 Table 7.16 presents the open space requirements for 1,800 homes based on an average household size.

Table 7.16: Open Space Requirements (based on CDC Requirements)

Provision	1,800 Homes
Allotments	1.54 ha
Children's play and youth facilities	3.25 ha
Amenity Green Space and natural green space	11.40 ha
Outdoor Sport	4.71 ha
Total	20.91 ha

7.7.11 Policy PR8 of the LPPR (2020) requires:

- 29.2ha of Local Nature Reserve;
- 12.2ha of nature conservation area;
- 23.4 ha of public open greenspace as a Canalside park; and
- 12ha of agricultural land.

7.7.12 This adds up to a combined total of 76.8 ha. In addition, policy PR8 requires provision of a four-court indoor sports hall to be delivered on the secondary school site.

7.7.13 These requirements are not in addition to, but will absorb, a significant part of the requirement in the Table 7.16.

7.7.14 Table 7.17 below sets out the Proposed Development's open space provision, which totals to 83.95ha. Although the Site does not cover the whole PR8 Site Allocation, it provides all the open space required by policy.

Table 7.17: Open Space Provision

Provision (as set out in the Landscape Strategy)	Upper Parameter	Potential use
Rowel Brook Park	29.2	Local Nature Reserve (And Retained Farmland)
Railway Marsh	10.9	Play, Natural And Semi-Natural
Canalside Park	35	Sport, Open Green, Natural And Semi-Natural (And Some Local Nature Reserve)
Central Park	5.2	Sport And Public Open Greenspace

Provision (as set out in the Landscape Strategy)	Upper Parameter	Potential use
Forest Artery	1	Play, Natural And Semi-Natural
Food Artery	0.86	Play, Natural And Semi-Natural
Countryside Artery	0.55	Play, Natural And Semi-Natural
Farm Link	0.16	Play, Natural And Semi-Natural
Innovation Avenue	0.31	Play, Natural And Semi-Natural
Boulevard	0.33	Play, Natural And Semi-Natural
Attenuation Trail	0.44	Play, Natural And Semi-Natural
Total	83.95	

7.7.15 Land has been provided the four court sports hall with the secondary school site.

7.7.16 The amount of open space that could be provided within the Parameters therefore exceeds that required in policy and provides sufficient flexibility to provide to wide variety of space typologies in accordance with policy, the exact amount of which to be fixed in the Section 106 and the specification of which to be agreed at Tier 2 and Tier 3 design stages. This a medium magnitude effect on a medium sensitivity receptor, resulting in moderate beneficial effect (significant) at Site and Local level.

Demand for Community Halls

7.7.17 The Proposed Development includes Use Class F2(b) floorspace which is expected to provide space for various types of community activity including traditional community hall space in line with the policy requirements set out in the LPPR (2020). This space is expected to serve the needs of new residents on-site (low magnitude effect on a medium sensitivity receptor) and would have a net negligible effect (not significant) at a Local level.

Employment and labour market

7.7.18 There will be 14.7ha land for the expansion of Begbroke Science Park as required in policy. This will deliver 155,000 sqm GEA to support the expansion of Begbroke Science Park.

7.7.19 In total, the proposals could deliver up to 176,000 sqm (GEA) of commercial/non-residential (employment-generating) floorspace as set out in Table 7.18.

7.7.20 Employment for the two primary schools and the secondary school on-site (plus co-located early years provision at the two primary schools) – to be delivered under use class F1 – has been included.

7.7.21 The Proposed Development could support between a likely minimum of 6,260 and a likely maximum of 6,310 jobs.

Table 7.18: Likely Minimum and Maximum Employment Scenario

Use	Likely Minimum FTE Jobs	Likely Maximum FTE Jobs
Uses associated with the expansion of Begbroke Science Park (Classes B2, B8, E(g), and F1(a))	5,535	5,535
Retail (Classes E(a), (b), and (c))	125	170
Hotel (Class C1)	25	25
Flexible commercial uses (Classes E(d), (e), and (f))	85	80
Community Hall (Class F2(b))	5	5
Drinking Establishment (Sui Generis)	25	35
Education (Class F1)	450	450
Community Farm	10	10
Total	6,260	6,310

Note: Jobs have been rounded to the nearest 5.

7.7.22 As set out in the baseline, there are 201,000 jobs within the Inner Economic Impact Area, therefore an increase of 6,260 jobs (the lower bound of the range) would equate to 3% increase in employment. The effect of the Development on the labour market (medium sensitivity receptor) would be moderate beneficial (significant) within Inner Economic Impact Area.

7.7.23 The Development would contribute to an already existing cluster of R&D space and presents a rare opportunity through the direct link with the University of Oxford, the number one ranked university in the world²⁶, which would provide in-perpetuity stewardship of the Site. Development sites on this scale in locations with access to large and highly skilled labour market and excellent links to other business and education are rare (making this a highly sensitive receptor at the Outer Economic Impact Area level). With the support and leadership of the University of Oxford, the Proposed Development has the potential to provide a world class economic environment (high magnitude effect at the Outer Economic Impact Area level). The Proposed Development presents the opportunity to create a major beneficial (significant) contribution to the economy of the Outer Economic Impact Area through the delivery of land for the expansion of Begbroke Science Park.

7.7.24 Given the national and international standing of its research the Proposed Development has the potential to generate social and economic benefits that are at national or international scales but quantifying these is beyond the scope of this assessment.

Local Spending

7.7.25 The Proposed Development is expected to generate economic benefits for the local economy (low sensitivity) through spending arising from the net additional households and employees brought to the Site as a result of the Proposed Development.

7.7.26 The additional homes on-site are estimated to generate approximately £27m per year in spending (high magnitude).

- 7.7.27 The employees expected to be brought to the Site by the Proposed Development could generate spending between £19.5m and £19.7m per year. This could be spent at the retail and leisure facilities surrounding the Site such as restaurants and cafes, or even public transport.
- 7.7.28 The effect of the Proposed Development on spending is assessed to be minor beneficial (not significant) at the Site, Local and Inner Economic Impact Area.

Mitigation, Monitoring and Residual Effects

- 7.7.29 No significant adverse effects have been identified and no mitigation is proposed. All residual effects will be beneficial or not significant.

7.8 Cumulative Effects

Construction

- 7.8.1 The Development, together with the cumulative developments, would be expected to generate employment opportunities during the construction phase. However, it is not possible to make a quantitative assessment of this level of employment. Variance in methodologies between projects for calculating construction jobs means that it is not possible to accurately sum them – especially considering different lengths of construction period, different peak employment points and uncertainty over construction starts.
- 7.8.2 Fluctuation in the intensity of labour demand on construction sites can enable contractors to move around between sites, lowering the cumulative peak. Conversely, they could peak simultaneously. It is not possible to model that at this stage.
- 7.8.3 Given the size and mobility of the construction labour market, it is not expected that the cumulative schemes would generate any significant effects with respect to socio-economics. Qualitatively, the effect is likely to be beneficial, but qualitatively it is likely to be negligible (not significant).

Mitigation, Monitoring and Residual Effects

- 7.8.4 Given that cumulative construction effects are likely to be negligible (or beneficial) no further mitigation is required. The residual effects will remain as stated above.

Completed Development

Housing Delivery, Population and Social Infrastructure

- 7.8.5 The cumulative effects on population and housing have been assessed by reviewing the planning applications relating to the cumulative developments. Information on planned housing delivery and estimates of future population in the application documents have been used to inform the assessment. The schemes that have been included in the Future Baseline have not also been included in this cumulative assessment.
- 7.8.6 Should the identified cumulative schemes come forward, 7,430 new homes would be delivered. Combined with the Proposed Development and the developments included in the Future Baseline Scenario, a total of 10,460 net new homes would be delivered. The cumulative effect of these schemes on housing delivery is considered to be major beneficial (significant) in the Inner Economic Impact Area.

- 7.8.7 This new housing is estimated to accommodate approximately 18,000 residents. This has been assumed based on information provided in the application documents. Where information was not provided, the Oxfordshire average of 2.41 people per household has been applied (based on the 2021 Census).
- 7.8.8 This population could create an increase in demand for community facilities such as education and healthcare facilities. Other developments are also subject to planning obligations and CIL requirements to mitigate impacts. It is expected that any adverse effects not mitigated through on-site physical provision will be mitigated through CIL or Section 106 contributions where necessary. Following this mitigation, where required, the cumulative effect in terms of demand for social infrastructure is therefore expected to be negligible (not significant).

Employment Creation

- 7.8.9 Similarly to the above, the cumulative effects of employment have been assessed by reviewing the planning applications relating to the cumulative developments. Information on employment generation in the application documentation has been used to inform the assessment. Standard job densities associated with the proposed employment uses have been applied where employment generation is not stated within the application documentation.
- 7.8.10 Should the identified cumulative schemes come forward, they would generate approximately 4,900 to 6,200 FTE jobs. Considered in combination with the Proposed Development and the developments included in the Future Baseline Scenario, between 12,060 and 16,210 FTE jobs would be delivered. The cumulative effect of these schemes in the Local Area is considered to be a major beneficial (significant) within Local Area, Inner Economic Impact Area and Outer Economic Impact Area.

Local Expenditure

- 7.8.11 The new homes and new jobs would generate additional spending. It is estimated that the 10,460 new homes would generate approximately £157.7m per year in household spending, and the additional employees would generate approximately £37.6m - £50.6m per year in additional spending.
- 7.8.12 Collectively, this would have a positive effect on the local economy. It is therefore assessed that the effect would be minor beneficial (not significant) within the Inner Economic Impact Area and Outer Economic Impact Area.

Mitigation, Monitoring and Residual Effects

- 7.8.13 The cumulative assessment has not identified any negative effects therefore no mitigation is necessary. The residual effects remain as stated above.

7.9 Summary

- 7.9.1 Table 7.18 summarises the effects of the Proposed Development.

Table 7.18: Summary of Residual Effects

Effect	Receptor (Sensitivity)	Geographic & Temporal Scale	Magnitude of Impact	Significance of Effect	Additional Mitigation and Monitoring	Significance of Residual Effect
<i>Construction</i>						
Existing employment on-site and economic activity	Existing employees and businesses on site (Medium)	Site, Temporary	Low	Negligible (Not Significant)	None required	Negligible (Not Significant)
Construction employment	Construction labour market (low)	Outer Economic Impact Area, Temporary	Low	Negligible (Not Significant)	None required	Negligible (Not Significant)
<i>Completed Development</i>						
Housing delivery	Housing need (high)	Outer Economic Impact Area, Permanent	High	Major Beneficial (Significant)	None required	Major Beneficial (Significant)
Demand for primary education places	primary school provision (medium)	Site, Local, Permanent	High	Major Beneficial (Significant)	None required	Major Beneficial (Significant)
Demand for secondary education places	secondary school provision (high)	Site, Local, Permanent	High	Major Beneficial (Significant)	None required	Major Beneficial (Significant)
Demand for primary healthcare (GP) facilities	primary healthcare provision (medium)	Local, Temporary	Low	Minor adverse	None required	Minor adverse (Not Significant)

Effect	Receptor (Sensitivity)	Geographic & Temporal Scale	Magnitude of Impact	Significance of Effect	Additional Mitigation and Monitoring	Significance of Residual Effect
Demand for open space, sport and play provision	Existing open space, sports provision and play (medium)	Site, Local, Permanent	Medium	Moderate Beneficial (Significant)	None required	Moderate Beneficial (Significant)
Demand for community halls	Existing community halls (medium)	Site, Local, Permanent	Low	Negligible (Not Significant)	None required	Negligible (Not Significant)
Employment and labour market	labour market (medium)	Outer Economic Impact Area, Permanent	Medium	Moderate Beneficial (Significant)	None required	Moderate Beneficial (Significant)
Economy (contribution of non-residential floorspace)	Economy of Outer Economic Impact Area (High) Economy at a National level (low)	Local, Inner and Outer Economic Impact Area, Permanent	High (Outer Economic Impact Area)	Major Beneficial (Significant) (Outer Economic Impact Area)	None required	Major Beneficial (Significant) (Outer Economic Impact Area)
Economy (contribution of employee and resident spending)	Local economy (low)	Local, Permanent	Medium	Minor Beneficial (Not Significant)	None required	Minor Beneficial (Not Significant)
Cumulative Schemes						
Construction employment	Construction industry (low)	Outer Economic Impact Area, Temporary	Medium	Negligible (Not Significant)	None required	Negligible (Not Significant)

Effect	Receptor (Sensitivity)	Geographic & Temporal Scale	Magnitude of Impact	Significance of Effect	Additional Mitigation and Monitoring	Significance of Residual Effect
Housing delivery	Housing need (high)	Outer Economic Impact Area, Permanent	High	Major Beneficial (Significant)	None required	Major Beneficial (Significant)
Social infrastructure demand and delivery	Existing social infrastructure (medium)	Outer Economic Impact Area, Temporary	Medium	Minor adverse (Not Significant)	Appropriate mitigation to be secured through appropriately worded Section 106 or CIL spending, according to local priorities and in accordance with Regulation 122 of the CIL regulations.	Negligible (Not Significant)
Employment creation	Employment and labour market (medium)	Outer Economic Impact Area, Permanent	High	Major Beneficial (Significant)	None required	Major Beneficial (Significant)
Additional spending	Economy (low)	Outer Economic Impact Area, Permanent	Medium	Minor Beneficial (Not Significant)	None required	Minor Beneficial (Not Significant)

7.10 Non-Technical Summary

- 7.10.1 The Socio-Economics Chapter assesses the impact of the Proposed Development on the local demographics and economy, such as changes to the labour market, housing, population and social infrastructure need associated with the new population that would occupy the Site.

How were the environmental effects identified?

- 7.10.2 There is no standard methodology for the socio-economic assessment. Professional judgement and experience have therefore been drawn upon to assess the scale and significance of the socio-economic effects of the Proposed Development. A full methodology is provided including details of how receptor sensitivity and magnitude of effects interact to inform a judgement on scale and significance of effects.

What is the baseline?

- 7.10.3 The baseline is based on the most up to date statistics of demography, housing, employment and labour market. Data is presented across multiple spatial levels - Local Area (made of Kidlington East ward and Kidlington West ward), Cherwell and Oxford, Oxfordshire and the national level (England) – to present an overview of the local socio-economic conditions as well as how those conditions relate to comparator areas.

What are the potential effects during construction?

- 7.10.4 The construction of the Proposed Development would support an average of 1,636 full time equivalent jobs over eight years which would be beneficial, but not significant given the mobility and responsiveness of the construction labour market.
- 7.10.5 The assessment has not identified any negative effects during construction therefore no mitigation is necessary.

What are the potential effects of the Completed Development?

- 7.10.6 Delivery of 1,800 homes over eight years would meet the policy target for PR8, deliver 41% of LPPR target for Cherwell and increase the housing supply within the Inner Economic Impact Area by 1.5% and the Outer Economic Impact Area by 0.6%.
- 7.10.7 The new population would require additional social infrastructure. Land for two primary schools (totalling five forms of entry) and one secondary school of six to eight forms of entry has been included in the parameters, in line with the policy allocation. It is expected that the schools would meet the need created from the Proposed Development as well as identified need for other allocated PR sites.
- 7.10.8 The likely resident population of the Development would generate need of up to 2 full-time equivalent GPs. Without mitigation either through ICB funding mechanisms or other funding sources there is potential for a minor temporary effect (not significant) at a Local Level. The effect would be temporary given ICB funding is adjusted annually.

- 7.10.9 The Proposed Development would provide a total of 83.85ha of open space which is over the policy requirement of 76.8ha. The provision allows for flexibility of types of open space, play space and sports facilities delivered on Site, the details of which will be decided at Tier 2 and Tier 3 design stages.
- 7.10.10 The Proposed Development could support between 6,260 to 6,310 jobs in the expanded Science Park as well as the schools, shops and services on-site. The proposed scale of the Science Park expansion, in line with the policy PR8, presents a unique opportunity to contribute to an already existing concentration of R&D across Oxfordshire, while under the leadership and support of the highest ranked university in the world. Within the Outer Economic Impact Area, effects will be Major Beneficial. While the benefits to the national and international economy have not been included in the scope of this assessment, it is expected that the Proposed Development has the potential to create socio- and economic benefits at national and international level.
- 7.10.11 The Proposed Development could also generate beneficial but not significant economic benefits to the local economy through spending from the new households and employees on-site.

What would be the cumulative effects with other developments?

- 7.10.12 The Proposed Development, together with the cumulative schemes, would be expected to generate employment opportunities during the construction phase. These have not been quantified but would be beneficial.
- 7.10.13 The Proposed Development, together with the cumulative schemes and the other allocated PR sites could deliver a total of 10,660 homes. Approximately 17,880 residents are likely to be accommodated across the cumulative schemes. It is estimated that approximately £160.7m per year in household spending could be generated from the new homes.
- 7.10.14 The new population would generate demand for community facilities such as education and primary healthcare facilities. If required in line with Regulation 122 of the Community Infrastructure Levy Regulations (2010) (As amended) it is expected that these would be provided either on-site in line with planning obligations or mitigated through financial contributions and CIL payments.
- 7.10.15 The Development, together with the cumulative schemes and the other PR sites could create between 12,710 and 14,060 jobs in the local economy. This would generate approximately £39.6m - £43.9m per year in additional spending from the employees.
- 7.10.16 The cumulative assessment has not identified any negative effects during construction nor operation therefore no mitigation is necessary.

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