



TOWN AND COUNTRY PLANNING ACT 1990

HEALTH IMPACT ASSESSMENT

TO ACCOMPANY A FULL PLANNING APPLICATION FOR

**DEMOLITION OF EXISTING RETAIL UNITS AND PUBLIC CAR PARK AND REDEVELOPMENT FOR
RESIDENTIAL DWELLINGS (C3 USE), PROVISION OF PRIVATE CAR PARKING, HARD AND SOFT
LANDSCAPING AND PHOTOVOLTAIC (PV) PANELS ON ROOF, AND ASSOCIATED WORKS**

ON LAND BETWEEN CALTHORPE STREET AND MARLBOROUGH ROAD, BANBURY

FOR Tri7 BANBURY LLP

JUNE 2023

OUR REF: PF/10387

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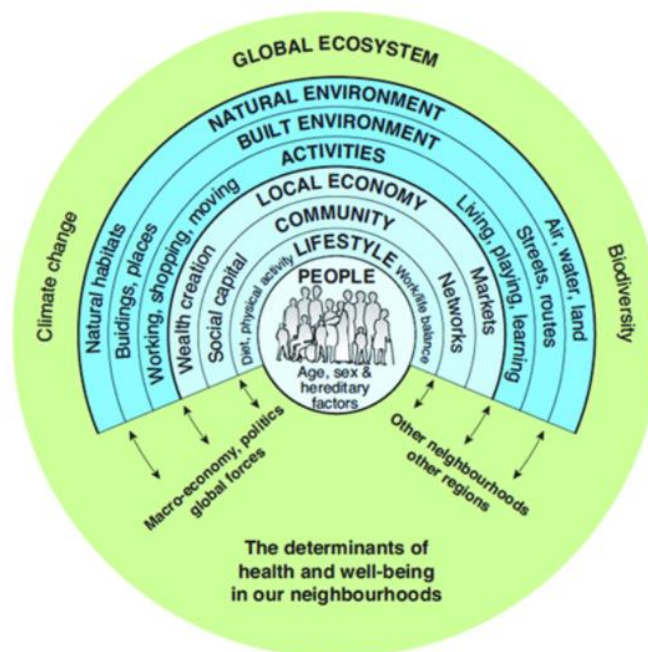
1.0 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared by Frampton Town Planning Ltd on behalf of Tri7 Banbury LLP (the Applicant) in support of a full planning application in respect of a proposed residential redevelopment of 'The Calthorpe Centre', comprising land between Calthorpe Street and Marlborough Road, Banbury.
- 1.2 The Site is identified within Planning Policy Banbury 7 of the Cherwell Local Plan (Adopted July 2015) as providing an opportunity to regenerate this historic park of the town centre which has experienced vacancies. The Banbury Vision and Master Plan 2016 identifies the site within an 'other potential development site'.
- 1.3 It is considered that this site should be regarded as an opportunity site within the town centre to:
- Create new vitality and viability for town centre uses with the provision of a significant residential presence. For those who live in town centres; cafes, public houses and urban spaces function as their amenity space.
 - Establish a high-quality urban realm that contributes positively to the townscape qualities and the special qualities of the Calthorpe Conservation Area.
- 1.4 The proposal consists of the demolition of existing retail units and public car park and redevelopment for 230 residential dwellings, provision of private car parking, public realm and photovoltaic (PV) panels on roof, and associated landscaping and works.

Links between planning and health

- 1.5 Health Impact Assessments (HIA) form an important tool in assessing how developments contribute to the health and well-being of the local population. Local authorities and developers are required to consider how proposed developments will impact on health and health inequalities. The eventual outcome is to inform decision-making on new development in order to assist in the reduction of health inequalities.
- 1.6 In the UK, the public health profession uses the World Health Organization (WHO) definition of health, where health is defined as a state of complete physical, mental and social wellbeing, and is not merely the absence of disease or infirmity. This definition underpins the 'wider determinants of health' model used by public health that is used to show how the wider social environment and society can impact upon an individual. This is shown in Figure 1 below.
- 1.7 Influences that result in changes to these determinants have the potential to cause beneficial or adverse effects on health, either directly or indirectly. The degree to which these determinants influence health varies, given the degree of personal choice, location, mobility and exposure.

Figure 1: Determinants of Health



2.0 IMPACT AREA

2.1 Impact areas are the localities where the health of people is most likely to be directly affected by a development. The Proposed Development sits within the Cherwell District, which forms part of the County of Oxfordshire. The Proposed Development implications relate to the town of Banbury and the wider Cherwell District.

3.0 PLANNING POLICY AND LITERATURE REVIEW

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (2021) (the Framework) sets the Government’s planning policies for England and Wales. Section 8 of the Framework addresses the promotion of healthy and safe communities. The Framework requires developments to achieve healthy, inclusive and safe places.
- 3.2 Planning policies should promote social interaction, by creating spaces that facilitate opportunities for people to meet through: strong neighbourhood centres; street layouts that encourage pedestrian and cycle connection within and between neighbourhoods (paragraph 92). Places should be safe and accessible. Crime and disorder, and the fear of crime should not undermine the quality of life or social cohesion (paragraph 92).
- 3.3 Planning Practice Guidance at Paragraph 001 (ID 53-001-20140306) further emphasises health and wellbeing, citing the built and natural environments as key drivers of health and wellbeing.

Local Planning Policy

Cherwell Local Plan Part 1 2031 (Adopted July 2015)

- 3.4 There are no specific health and wellbeing planning policies (other than Policy BSC8 that will support the provision of health services facilities) contained within the Cherwell Local Plan Part 1 2031 (Adopted July 2015). Paragraph A.8 sets out the vision for the Cherwell District.

'By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer.'

Oxfordshire Health Impact Assessment Toolkit

- 3.5 The Oxfordshire Health Impact Assessment Toolkit was approved by the Future Oxfordshire Partnership (formerly known as the Oxfordshire Growth Board) on 26 January 2021 for use by all six Oxfordshire Local Authorities.
- 3.6 The purpose of the toolkit is to deliver sustainable growth across the County. It aims to positively impact on existing health inequalities and to create healthy, more resilient and sustainable communities. This HIA has been undertaken in accordance with the Oxfordshire Toolkit.
- 3.7 The following national guidance is noted and will be reviewed as the detailed design of the Proposed Development progresses.
- PHE 2021 A place based approach to addressing health inequalities;
 - PHE 2017 Spatial planning for health; and
 - NHSE 2019 Putting health into place

Literature Review

Healthy Lives, Healthy People: Our Strategy for Public Health in England (2010)

- 3.8 This White Paper outlines the Government's commitment to protecting the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. The White Paper recognised the wider factors, including the environment, influencing health, inequality and wellbeing:

"Our health and wellbeing is influenced by a wide range of factors – social, cultural, economic, psychological and environmental ... we are all strongly influenced by the people around us, our families, the communities we live in and social norms. Our social and cognitive development, self-esteem, confidence, personal resilience and wellbeing are affected by a wider range of influences throughout life, such as the environment we live in, the place in which we work and our local community... The quality of the environment around us also affects any community. Pollution, air quality, noise, the availability of green and open spaces, transport, housing,

access to good-quality food and social isolation all influence the health and wellbeing of the local population.” (Healthy Lives, Healthy People, paras 1.13-1.16)

A Green Future: Our 25 Year Plan to Improve the Environment (2018)

- 3.9 The Government’s Environment Plan sets out the Government’s approach to protecting and enhancing the natural environment over the next 25 years. One of the six key areas of action identified was ‘*connecting people with the environment to improve health and wellbeing*’ which would be achieved by:
1. Helping people improve their health and wellbeing by using green spaces;
 2. Encouraging children to be close to nature, in and out of school; and
 3. Greening our towns and cities.

Rapid Health Impact Assessment Tool (2019) (RHIAT)

- 3.10 This tool, published by the NHS London Healthy Urban Development Unit (HUDU) is intended to help ensure that health is properly considered when evaluating planning proposals, and where possible development proposals will have a positive rather than a negative influence on health. This HIA draws on this best practice assessment tool.

4.0 METHOD OF ASSESSMENT

- 4.1 Health Impact Assessment (HIA) is a process which assists the design and decision-making process by predicting the health consequences of a proposed development under consideration. It is designed to identify and assess the potential health outcomes (both adverse and beneficial) of a proposal and to deliver evidence-based recommendations that maximise health gains; and reduce or remove potential negative impacts or inequalities on health and well-being.
- 4.2 The scale and complexity of the development or proposal will determine the type of HIA used and the extent of analysis and engagement. This HIA has used the Rapid Health Impacts Assessment Tool (HUDU Planning for Health 2019). The tool assists in identifying health determinants which are likely to be influenced by a specific development proposal.
- 4.3 The HIA identifies links between new development and health using determinants, pathways and impacts. This analysis informs the identification of potential health outcomes of the Proposed development during the construction and operational phases of the development.

Health Determinants and Pathways

- 4.4 Health determinants are those factors that can influence health outcomes. Factors may be personal, social, cultural, economic and environmental. They include living and working conditions such as housing, employment, the environment, transport, education and access to services. The HUDU ‘Rapid Health Impact Assessment Tool’ has been used to identify the health determinants which include the following:

- Access to health and social care services and other social infrastructure;
- Access to open space and nature;
- Air quality, noise and neighbourhood amenity;
- Accessibility and active travel;
- Crime reduction and community safety;
- Access to healthy food;
- Access to work and training;
- Social cohesion and inclusive design;
- Minimising the use of resources; and
- Climate change.

Table 1: Health Determinants and Outputs

HUDU Methodology Categories	PATHWAYS	OUTCOMES
Air quality, noise and neighbourhood amenity	<p>Exposure to land contamination and poor air quality has the potential to adversely impact health and wellbeing.</p> <p>High levels of traffic can result in higher levels of air pollution and noise that has the potential to adversely impact health and wellbeing.</p>	<p>Travel Plans and Construction Management Plans can mitigate the impact of construction and any increase in traffic generation.</p> <p>Improved access to public transport and good cycle and pedestrian links can assist in reducing the impact of additional traffic and also encourage physical activity and social integration that has the potential to positively impact health and wellbeing.</p>
Accessibility and active travel	<p>Increase in traffic volumes and speed can increase the risk of traffic injuries, poor urban design that prioritises vehicle traffic over pedestrian and cycle travel, with over provision of car parking has the potential to adversely impact health and wellbeing.</p>	<p>Improved access to public transport and good cycle and pedestrian links, and appropriate levels of car parking can assist in reducing the impact of additional traffic and also encourage physical activity and social integration that has the potential to positively impact health and wellbeing.</p>
Crime reduction and community safety	<p>Poor urban design can exacerbate crime and community safety by creating under-used, isolated spaces</p>	<p>Good urban design can create safe, attractive and usable streets, that decrease the</p>

	without natural surveillance, together with pedestrian environments that are intimidating, can reduce social interaction has the potential to adversely impact health and wellbeing.	opportunities for anti-social behaviour, that will encourage a feeling of security in occupiers has the potential to positively impact health and wellbeing.
Access to work and training	Locating employment in inaccessible locations or failing to provide diversity of local jobs or training opportunities has the potential to adversely impact health and wellbeing.	Accessible to a range of employment opportunities has the potential to positively improve health and wellbeing.

Social cohesion and lifetime neighbourhoods.	Poor urban design and intensive housing developments and dispersals of resident communities, as well as developments with poor infrastructure such as open space, cycle and pedestrian links has the potential to adversely impact health and wellbeing.	Mixed use developments using the best practice urban design principles, has the potential to positively improve health and wellbeing.
Minimising the use of resources	Poor disposal of hazardous waste, and the increase in vehicular movements to transport waste, and the potential for loss of ecological value by the stripping off material, has the potential to adversely impact health and wellbeing of the population in the wider context.	Redevelopment on brownfield sites or derelict urban land also ensures that land is effectively used, recycled and enhanced. Correct hazardous waste disposal, as well as using local recycled and renewable materials whenever possible in the building construction process minimises the environment impact
Climate change	Developments can exacerbate the impacts of climate change by failing to consider risk of flooding, and the use of technologies that could assist in reducing energy consumption, that has the potential to adversely impact health and wellbeing of the population in the wider context.	New developments that include renewable energy resources, and the use of SuDs to reduce the risk of flooding has the potential to positively improve health and wellbeing in the wider context.

5.0 COMMUNITY PROFILE

5.1 This section sets out, briefly, the demographic, social economics, health and environmental context of the impact area.

Demographic profile

5.2 Cherwell is a predominantly rural district, with the population concentrated in the three main urban areas of Banbury, Bicester and Kidlington. The population of Cherwell, at 151,846 accounts for 22% of Oxfordshire's total population of 696,880.

5.3 The population of Banbury increased from 44,300 in Mid-2007 to 47,60 in mid-2018. The population growth increase of +8% and was just above the increase in Cherwell (+7%) and similar to Oxfordshire (+8%). Banbury has a higher proportion of the younger age (0-15) and a lower proportion of the over 65's. Between 2001 and 2011 the proportion of people from ethnic minority backgrounds in Banbury increased from 9% to 19% of the resident population.

Table 2: District Age Profile

Indicator	Cherwell	Banbury
Population aged 0 to 15 years	30,699	10,120
Population aged 15 to 64 years (Working age)	93,089	29,982
Population aged 65 years and over	28,058	7,999
Total	151,846	48,101

Socio-economic profile

5.4 Around 75.4% of the working age population of Banbury are in employment. This level of employment is similar to Cherwell district at 75.7% and higher than the County level of 69.9%. In terms of employment opportunities, the ratio of unemployment to job ratio for Cherwell Cluster is 1.04 claimants per job, in Banbury this rises to 1.70 claimants per job. The number of people claiming universal benefits in Banbury is 10.7% of the population, higher than the national 10.1% and 6.7% of the population for the wider Cherwell district.

Deprivation

5.5 The Index of Multiple Deprivation (IMD) 2019 shows the numbers of people living in Cherwell in neighbourhoods that are ranked among the most deprived 20% of neighbourhoods in England. 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).

5.6 Households are measured against these characteristics, and the number of dimensions of deprivation that it experiences. It follows that the more dimensions that affects a household, the more deprived that household could be considered. When compared against the district level, Banbury has less families living with at least some deprivation.

Table 3: District Deprivation

	Not Derived in Any Dimension	Deprived in 1 Dimension	Deprived in 2 Dimensions	Deprived in 3 Dimensions	Deprived in 4 Dimensions	
Cherwell	50	32	15	3	0.30	100
Banbury	42	32	19	5	0.6	100

5.7 10.5% of children and 8.8% of the older population (over 64) within the district are living with economic deprivation, this is similar to county level, but lower than the national level. (*Source: Local Insight Profile for Cherwell Area OCSI February 2021*)

5.8 In terms of the housing opportunities for the residents of Banbury, 9% of the population live in overcrowded housing, that is where there is at least one room fewer than needed for the household requirements. This is compared to 6.1% for the wider Cherwell District and 8.7% for England.

5.9 Between 2015 and 2019, Cherwell became relatively more deprived from being 249th to 220th out of 317 Local Authorities. Banbury includes some of the most deprived areas in Oxfordshire. The Town has 3 areas (Lower Layer Super Output Area (LSOA)) that were ranked within the 20% most deprived areas nationally; these are parts of Banbury Cross & Neithrop, Banbury Grimsby& Hightown and Banbury Ruscote.

5.10 The application Site lies within the Banbury Cross and Neithrop Ward. Within this ward the following health indicators are significantly worse than the average for England (*source JSNA Cherwell District Summary*).

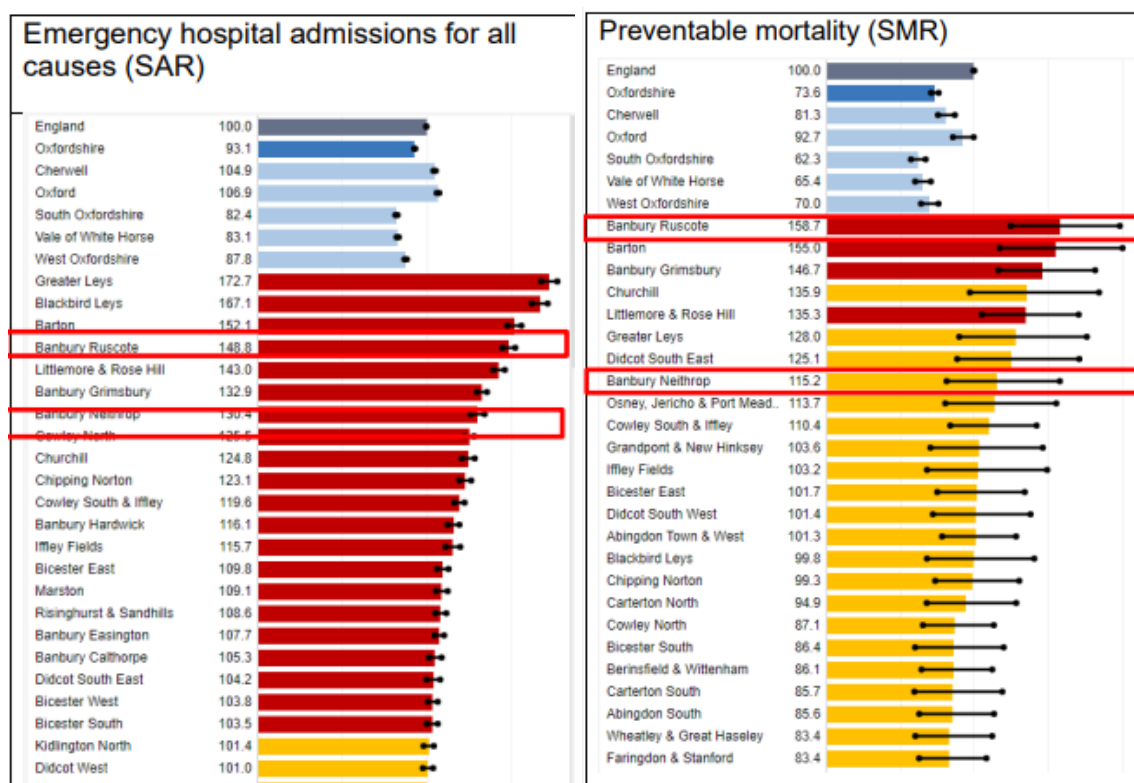
- Heathy life expectancy at birth – males
- Income deprivation
- Good development at age 5 years
- Preventable deaths
- Deaths for all causes (under 75)

- Emergency hospital admissions

Health Related indicators

- 5.11 In the period from 2016 to 2020 the average life expectancy at birth for males within the search area was 77.9 years, less than for Oxfordshire and slightly less than the average for England. The life expectancy for females in the district is 85.1 years, less than for Oxfordshire and England (*Source: Oxfordshire Local Inequalities Dashboard*).
- 5.12 With regard to emergency admissions, the below indicators look at the crude rate of hospital admissions for children aged under 5 years per 1,000 resident population, as well as admissions caused by unintentional and deliberate injuries in children. Banbury Neithrop is similar to the Cherwell and England average for this indicator, except ‘Emergency hospital admissions for all causes (SAR)’ for which Banbury Neithrop ranks worse than England.

Figure 2: Emergency hospital admissions and preventable mortality



Source: OHID Local Health from Oxfordshire Local Area Inequalities Dashboard

- 5.13 Lifestyle behaviours are risk factors which play a major part in an individual’s health outcomes and will have varying physical and psychological consequences. Around 19.6% of the childhood population (Year 6) of Cherwell are classified as obese, which is higher than for Oxfordshire at 17.3% but lower than the average for England (*Source: Oxfordshire Local Inequalities Dashboard*).

Priority Groups

- 5.14 Within the overall population of the district there will be certain groups of people who will be more sensitive to changes to health determinants than the general population. Whilst employment levels are high and residents within the impact area are likely to be quite well off, there are a number of residents in Banbury that are unemployed or in low paid jobs, where their access to healthy foods and other facilities such as gyms may be compromised.
- 5.15 Around 16.5% of the population of Banbury are living with a long-term illness or a disability, which may lead to this group being more susceptible to health issues.

Environmental Profile

Air Quality

- 5.16 The development at both the construction and the operational phases could impact the air quality of the local area. During the construction phase, the dust generated from construction activities, such as demolition, earthworks and emissions from traffic movements could affect the local air quality. During the operational phase, emission from traffic movements could affect local air quality. To mitigate the potential adverse impacts on health as a result of the generation of dust during the construction phase of the development, a Construction Management Plan will be agreed with the Council and secured through a condition.
- 5.17 The planning application is accompanied by an Air Quality Assessment. The Proposed Development is in a highly sustainable location in Banbury town centre. The Local Highway Authority advised during pre-application discussions that a reduced number of car parking spaces in this location would be acceptable. Routes through the site have been retained and enhanced, with high quality, pedestrian-priority, landscaped public realm in place of the existing surface car park. A minimum of 25% electric vehicle (EV) charging points have been designated, including 1 accessible bay. Secure storage cycle parking is proposed for residents in accordance with Oxfordshire County Council's Cycle Parking Standards, with one space per one bed unit and two spaces per 2 bed or larger unit provided
- 5.18 The Proposed Development will create the opportunity for non-car travel reducing the likely hood of pollution from vehicle emissions.

Noise

- 5.19 The development at the construction phase of the development could impact the noise level of the local area. Noise at a level that could be considered a nuisance, has the potential to affect the health and wellbeing of the local population. The Noise Assessment has demonstrated that the Proposed Development can be brought forward without impacting the amenity of future occupiers.

Ground conditions

- 5.20 The planning application is accompanied by a Preliminary Land Contamination Risk Assessment. The assessment concludes that there could be a potential risk for future site users from contaminants in soil and groundwater via direct contact (soil ingestion, dermal contact, dust and fibre inhalation). A planned programme of contamination sampling and remediation and verification work will be secured by a pre-commencement condition attached to any grant of planning permission.
- 5.21 The remediation strategy document will include a detailed quantitative risk assessment and support the removal of the above and below ground infrastructure and develop a plan to address known areas of contamination, along with any unexpected contamination which may be encountered during the dismantling work and during development.

Health Care Facilities

- 5.22 There are three GP surgeries within walking distance of the Proposed Development that are accepting new patients. (Banbury Cross Health Centre, Hightown Surgery, Windrush Surgery, Woodlands surgery). There are two dental practices taking on new patients within walking distance of the site (Damira Bridge Street and Banbury Dental Practices).
- 5.23 The Horton General Hospital is located to the south and is a 15-minute walk from the site. The hospital has the following services:
- Emergency department (with an emergency admission unit)
 - Acute general medicine and elective day case surgery
 - Trauma
 - Maternity (midwifery-led unit) and gynaecology
 - Paediatrics
 - Critical care
 - Brodey Centre (treatment for cancer)
- 5.24 The hospital also has dietetics, occupational therapy, pathology, physiotherapy and radiology facilities.
- 5.25 There are three pharmacies within walking distance of the site; Boots and Superdrug in the Town Centre and Peak Pharmacy at South Bar Street.

Open Space and Access to Sports Facilities

- 5.26 The Site has good access to public open space within walking and cycling distance at People's Park (8-minute walk, 3-minute cycle), Bridge Street Community Gardens (8-minute walk, 3-minute cycle), Spiceball Country Park (11-minute walk, 4-minute cycle) and Bankside Country Park (15-minute walk, 5-minute cycle).
- 5.27 The Site has good access to sport facilities, with the Council run Spice Ball Leisure Centre within a 12 minute walk. The sports centres has a swimming pool and gymnasium, sports hall for sports hall such as badminton and a range of fitness classes. Bannatyne private health clubs is located 2.2 mile to the south of the Site.

- 5.28 Banbury Town Council provide two locations where there are tennis courts open for public use, at Peoples Park and Horton View sports Ground, both within walking and cycling distance. Banbury Tennis Club is located on the Banbury Sports Ground off Horton View.
- 5.29 The proposals provide 7,377 m² of amenity space, which can be broken down into three different typologies, as follows:

Table 2: Proposed Recreational and Amenity Space

Public Amenity - Ground	6,026m ²
Private Amenity – Ground	894m ²
Private Amenity - Roof	457m ²
Total	7,377m ²

- 5.30 Public amenity space is on accessible ground floor level and comprises a centrally located ‘People’s Plaza’ adjacent to the Methodist Church, a podium garden and a pocket park adjacent to Calthorpe Street. Residents of the development will have access to roof gardens and courtyards.
- 5.31 The scheme seeks to offer multi-generational play within the publicly accessible open space with informal areas for play integrated into the public realm. Further play provision for early years and primary school age groups is also accommodated within the semi-private communal podium and roof gardens. The proposals provide a total of 787m² of play space.

6.0 ASSESSMENT OF THE IMPACTS

- 6.1 This section assesses the likely health impacts arising from the proposed development, both through the construction phase and the operational phase once the Proposed Development is occupied.
- 6.2 The assessment has considered the population as a whole in the impact area and the priority groups identified in the community profile; those live with a long-term illness or disability, and those, unemployed or on a low income. The assessment has followed the significance criteria set out in Table 4.

Table 4: Significance Table

Significance	Health Impact
Major adverse	Health impacts that will have an influence at a sub-regional/district wide scale.
Moderate adverse	Health impacts effects that will have an influence on the wider County scale.
Minor adverse	Health impacts effects that will have an influence at local level.
Negligible	No discernible health impacts impact.
Minor benefit	Health impacts effects that will have an influence at local level.
Moderate benefit	Health impacts effects that will have an influence at a wider County scale.

Major benefit	Health impacts effects that will have an influence at a regional scale.
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6.3 The assessment has covered both the construction and the operational phase of the development as set out in Table 5 (**Appendix 1**).

7.0 CONCLUSION

7.1 The assessment has identified that, overall, the development is likely to have a minor beneficial impact during the construction phase of the development through the creation of unskilled and skilled jobs. This will particularly benefit those groups on the low income or without work.

7.2 The assessment has identified that, overall, the development is likely to have a minor benefit to the health of the population when the Proposed Development is occupied. The Proposed Development will deliver much needed housing with 69 (30%) of the dwellings being affordable. The Proposed Development is within a highly sustainable location, with a range of everyday facilities and employment opportunities within easy walking or cycling distance from the Site.

7.3 The highly sustainable location of the Proposed Development will encourage residents to make walking and cycling a part of their everyday lives, facilitating a healthy lifestyle. The scale of the Proposed Development will not compromise the level of facilities and services for the wider population of Banbury.

7.4 The Site provides an opportunity within the town centre to create new vitality and viability for town centre uses, establish a high-quality urban realm, introduce public open space and new pedestrianised routes and provide energy efficient new dwellings.

APPENDIX 1 - The Calthorpe Centre: Health Impact Assessment

Determinant	Potential Impact	Group Specific Health Impact	Overall Health Impact
Access to health care and other social infrastructure	<ul style="list-style-type: none"> • There are a number of GP practices within the local area; • The Horton Hospital provides health care facilities and an accident and emergency service; and, • Primary and secondary schools are within walking and cycling distance. 	General population Minor Benefit	Minor Benefit
		Low-income group. Minor Benefit	
		People with long term illness or Disability Minor Benefit	
Access to open space	<ul style="list-style-type: none"> • The Proposed Development includes private amenity spaces in the form of roof gardens and courtyards; • Public amenity space is included within the Proposed Development in the form of a 'People's Plaza', podium garden and pocket park; and • A range of public open space is within easy walking distance of the Site. 	General population Minor Benefit	Minor Benefit
		Low-income group Minor Benefit	
		People with long term illness or Disability Minor Benefit	
Air quality, noise and neighbourhood amenity	<ul style="list-style-type: none"> • The Proposed Development is located within a sustainable location, which will encourage other modes of travel than the private car, which will encourage active lifestyles in addition to reducing carbon emission and improve the air quality of the local area. The site is within: <ul style="list-style-type: none"> ▪ Walking distance of Banbury Rail and bus station; ▪ Walking distance of Banbury Town Centre; ▪ Walking/cycling distance of a range of employment opportunities; ▪ Walking/cycling distance of public open space; ▪ The inclusion of secure cycle storage for residents and visitor will encourage cycling, and will thus assist in maintaining a healthy lifestyle; and; and ▪ Open space included within the site will encourage neighbourliness. <p>During the construction phase of the Proposed Development, a Construction Environmental Management Plan (CEMP) will be secured by condition. The CEMP will set out measures during the construction phase to minimise the disruption caused to the local surroundings.</p>	General population Minor Benefit	Minor Benefit
		Low-income group Minor Benefit	
		People with long term illness or Disability Minor Benefit	

APPENDIX 1 - The Calthorpe Centre: Health Impact Assessment

Access and active travel	<ul style="list-style-type: none"> See above: 	<p>General population Minor Benefit</p> <p>Low-income group. Minor Benefit</p> <p>People with long term illness or Disability Minor Benefit</p>	Minor Benefit
Crime reduction and community safety	<ul style="list-style-type: none"> The apartments will be designed to ensure that a safe environment can be created: Surveillance in relation to windows overlooking public spaces; Safe and secure cycle parking will be provided. 	<p>General population Negligible</p> <p>Low-income group. Negligible</p> <p>People with long term illness or Disability Negligible</p>	Negligible
Access to healthy foods	<p>There are a range of food outlets within walking distance:</p> <ul style="list-style-type: none"> Supermarkets (Tesco express, Sainsbury's and Morrisons within a 15-minute walk; and, The site is located within the town centre and thus has good accessibility to a range of food within walking distance. 	<p>General population Minor Benefit</p> <p>Low-income group. Minor Benefit</p> <p>People with long term illness or Disability Minor Benefit</p>	Minor Benefit
Access to work and training	<p>There are a range of employment opportunities within walking cycling distance. Examples of employment opportunities are set down below;</p> <ul style="list-style-type: none"> Town centre opportunities – 9-minute walk; Chalker Way employment site – 32 minutes' walk/ 10-minute cycle; and, Banbury Gateway Shopping Park – 34-minute walk/ 11-minute cycle; 	<p>General population Minor Benefit</p> <p>Low-income group. Minor Benefit</p>	Minor Benefit

APPENDIX 1 - The Calthorpe Centre: Health Impact Assessment

		People with long term illness or Disability Minor Benefit	
Social cohesion and inclusive design	<p>It is considered that this site should be regarded as an opportunity site within the town centre to:</p> <ul style="list-style-type: none"> • Create new vitality and viability for town centre uses with the provision of a significant residential presence. For those who live in town centres; cafes, public houses and urban spaces function as their amenity space. • Establish a high-quality urban realm that contributes positively to the townscape qualities and the special qualities of the Calthorpe Conservation Area. • Provide new residential development in a sustainable location; • Provide buildings designed for accessibility, with passenger lifts provided to each block along with ambulant accessible communal stairs • Introduce public and private amenity space, including play provision • Provides routes through the site with a high quality, pedestrian-priority, landscaped public realm in place of the existing surface car park. 	General population Minor Benefit	Minor Benefit
		Low-income group. Minor Benefit	
		People with long term illness or Disability Minor Benefit	
Minimise the use of resources	<ul style="list-style-type: none"> • The Construction Environmental Management Plan (CEMP) will be secured by conditions and include a Waste Management Plan to minimise waste during the construction phase of the development; • The proposals also include facilities for wate collection and recycling for residents. 	General population Negligible	Negligible
		Low-income group. Negligible	
		People with long term illness or Disability Negligible	
Climate Change	<ul style="list-style-type: none"> • The Proposed Development can be delivered without increasing the risk of flooding elsewhere; • The re-use of a brownfield site in a central and accessible location with good access to local amenities and public transport represents a sustainable approach to development • Renewable technology proposed includes PV panels to the upper-level flat roofs to all apartment blocks as well as panels to the internal site-facing roof pitches of the proposed Gatehouse and Townhouses. 	General population Negligible	Negligible
		Low-income group. Negligible	
		People with long term illness or Disability Negligible	

APPENDIX 1 - The Calthorpe Centre: Health Impact Assessment

	<ul style="list-style-type: none">• Air Source Heat Pumps will also serve all units, with small rooftop compounds to apartment blocks and smaller, domestic-scale units to the Gatehouse and Townhouses.		
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