

OXFORDSHIRE HEALTH IMPACT ASSESSMENT TOOLKIT

Appendix 3: Rapid HIA Review Checklist

	CRITERIA	GRADING ADEQUATE (A) FURTHER INFORMATION NEEDED (F) INADEQUATE (I)	COMMENTS <ul style="list-style-type: none"> • WHAT'S MISSING? • ARE THERE ANY WEAKNESSES/WHAT NEEDS STRENGTHENING? • WHAT'S HELPFUL OR COMPLETED WELL?
Section 1: Description of the proposed development			
1.1	<p>There is a clear description of the project being assessed including:</p> <ul style="list-style-type: none"> • Aims and objectives of the proposed development; • Physical characteristics of the site of the proposed development and surrounds; • Characteristics of the proposed development once operational; and • Timescales and durations of the construction and operational phases of the proposed development. 	A	<p>The proposal is specifically for retirement living accommodation. It provides high quality accessible accommodation for older people. Enabling older people to downsize to suitable accommodation within a town centre location, close to shops and services.</p> <p>The proposal will create a safe and accessible environment for older people. Including level access throughout, with specific design features to encourage independent and active lifestyles. Door levers, windows and switches are all designed for easy open. As well as a 24 hour emergency call system which is provided – this will reduce calls to the NHS. The lodge manager is also able to assist with simple tasks.</p> <p>The scheme promotes a safe environment for residents to live in. The lodge manager and 24 hour emergency call systems gives residents reassurance for their safety.</p> <p>The development will create a community of residents, able to help one another out, get together for coffee mornings and reduce social isolation.</p> <p>The site is close to the town centre and so easily accessible for residents to do their shopping.</p> <p>Construction will take around 18 months, with the development being fully operational after this.</p>
1.2	<p>Policy context for the project has been set out, noting any relevant health and wellbeing policies.</p>	A	<p>Policy Banbury 7 and Banbury 8. Policy BSC 8 Securing Health and Well-being. Policy BSC 4 : Housing Mix and meeting the needs of older people. The Cherwell Housing Strategy encourages addressing the ageing population.</p> <p>Paragraph 92 of the NPPF seeks to achieve healthy, safe and inclusive places which is a fundamental part of the scheme proposed.</p>

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Section 2: Identification of population groups affected by the development			
2.1	A process to identify groups of the population likely to be affected by the proposed development has been undertaken.	A	The proposal is specifically for older people. A needs assessment to understand the older people's need in the area has been undertaken.
2.2	Evidence to support the inclusion of identified groups has been provided, this might be presented as a Population Profile and could include quantitative and qualitative information.	A	Further evidence of the housing need and older people's housing need is set out within the Planning Statement accompanying the application.
Section 3: Identification of geographical area and associated health priorities			
3.1	A process to identify the geographical scope of the assessment has been undertaken.	A	<p>The geographic scope has considered the older people's housing needs across Oxfordshire, although primarily within Cherwell.</p> <p>The geographical scope of the proposed development is more focused on the area surrounding the site, including the town centre and wider masterplan area.</p>
3.2	Health priorities for the affected geographic scope are identified for inclusion in the assessment. Any additional priority themes are also identified for inclusion should they be considered relevant.	A	<p>The impact of the proposals on the wider health impacts of the local area have been considered, together with the health impacts for the residents moving into the new development.</p> <p>The provision of retirement living accommodation will reduce the demands exerted on Health and Social Services and other care facilities. A report has found that each person living in a home for later living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Later Living September 2019). For this scheme of 80 units there will be a saving to the NHS of £367,500 per annum.</p> <p>Around 50% of residents come from the local area, this will therefore have a direct impact on local healthcare provision.</p> <p>These savings are through the provision of suitable accommodation, significantly reducing falls. The lodge manager can help during the day and the 24 hour care line will significantly reduce calls to the NHS. Doctors and nurses can combine visits, seeing several residents at once, saving time and money.</p>
Section 4: Assessment of health			

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4.1	Baseline		
4.1.1	There should be a narrative which interprets the data collected in the context of the HIA.	A	The Planning Statement accompanying the application sets out and interprets all the data collected.
4.1.2	The HIA uses robust data sources which could include other key environmental or technical specialists involved in the proposed development	A	Data has been collected from Oxfordshire County Council, Cherwell Council, as well as from a range of other sources. A range of technical specialist have been involved with the application and their reports are submitted with the application.
4.2	Evidence		
4.2.1	The sources of evidence used are relevant to the project and scale of the HIA.	A	Yes the sources of evidence used are considered relevant to the scale and project of the HIA.
4.2.2	Evidence and data sources used are clearly referenced.	A	Yes, within the Planning Statement and SCI
4.2.3	The quality and depth of evidence is sufficient to inform the assessment of likely impacts.	A	Yes, the evidence is sufficient to support the application and assessment of likely impacts
4.2.4	There is some critical assessment of the literature used.	A	Yes, within the submitted application documentation.
4.2.5	Any limitations of the evidence collected are highlighted and a rationale provided.	A	Yes
4.3	Stakeholder Engagement		
4.3.1	Evidence of discussion with the appropriate Local Authority Officer to agree a proportionate approach to stakeholder engagement is provided, and this approach has been followed.	A	A pre app was undertaken with the Local Planning Authority. Phone calls with local members and the town council have taken place. Letters were sent to a 380 local residents and businesses surrounding the site. Given the situation with COVID an online consultation was held. Residents could get in touch if they required hard copies of the plans. An advert was placed in the Banbury Gazette advertising the consultation.
4.3.2	The report identifies all stakeholder groups relevant to the health assessment for the proposed development.		An SCI is submitted with the application demonstrating all the stakeholder groups involved.
4.3.3	The range of stakeholders and the variety of groups that were engaged has been recorded.		An SCI is submitted with the application demonstrating all the stakeholder groups involved.
4.3.4	The methods of engagement were appropriate, and their effectiveness evaluated.		Yes, within the SCI
4.3.5	There is evidence that information gathered from stakeholders has been used to inform and influence the assessment.		Yes, within the SCI and Planning Statement.

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4.4	Health effects		
4.4.1	Any positive impacts, or opportunities to maximise health and wellbeing outcomes, are identified and how they were identified is presented clearly.	A	<p>The proposed development will significantly improve the health and wellbeing outcomes of the new residents. Providing them with suitable accommodation to live in, reducing the risk of falls. It will reduce social isolation, helping their mental health and wellbeing. Residents will be able to walk into town to get all that they need, this will have health benefits for the residents and also a positive impact in reducing CO2 emissions.</p> <p>The development is powered by solar panels, and no gas boilers, again reducing CO2 emissions.</p> <p>The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living.</p>
4.4.2	Any negative impacts, gaps or unintended consequences are identified and how they were identified is presented clearly.	A	N/A
4.4.3	It is made clear how each impact identified is supported by the evidence gathered. The strength and sources of evidence for each impact is clearly communicated.	A	Evidence is given within the planning statement from the wider sources used and also from experience of existing Churchill Retirement Living schemes around the country.
4.4.4	It is clear who will be impacted, with affected populations explicitly identified, and any potential inequalities in the distribution of impacts are identified.	A	<p>The proposal will specifically benefit the new residents in terms of health impacts.</p> <p>The existing local health services will benefit with a fiscal saving of £3,500 per person per annum. Around 50% of residents come from the local area and so are already within the local health service.</p> <p>The application will free up larger family housing elsewhere in the housing market, benefitting families and first time buyers.</p>
4.5	Summary		
4.5.1	A conclusion is provided summarising the key outcomes and messages from the assessment, any recommendations to manage health effects, and supporting evidence.	A	The proposed retirement living scheme gives an overall positive affect on the health and wellbeing of the residents and the local community. A further summary is set out below.
4.5.2	Any recommendations for further action identify who is responsible for taking forward the action.	A	No recommendations for further action have been made.

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<p>Conclusions of the reviewer: <i>(Commentary on the overall quality of the HIA identifying key strengths and weaknesses)</i></p> <p>The scheme will offer a number of health benefits including:</p> <ul style="list-style-type: none"> - The provision of retirement living accommodation will reduce the demands exerted on Health and Social Services and other care facilities. A report has found that each person living in a home for later living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Later Living September 2019). For this scheme of 80 units there will be a saving to the NHS of £367,500 per annum. - Residents will be able to walk to local shops and services, with physical health benefits for the residents with walking and reducing CO2 emissions through the use of private transport. - Retirement housing releases under-occupied family housing and plays a very important role in recycling of housing stock in general. Providing opportunities for suitable housing to all age groups. There is a strong link between health and having suitable accommodation. - Specifically designed housing for older people offers significant opportunities to enable residents to be as independent as possible in a safe and warm environment. It significantly reduces the risk of falls. - Retirement housing helps to reduce anxieties and worries by providing safety, security and reducing management and maintenance concerns. - Reducing social isolation - The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living. - The requirement of the NPPF at paragraph 91 to achieve healthy, safe and inclusive places are a fundamental part of the scheme proposed. - Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources. The proposal includes renewable technology through the use of solar panels to assist in the reduction of CO2 emissions. This will assist with improving local air quality. 		