**Application** No: Planning ref. 21/01119/OUT Banbury Oil Depot

**Location:** Tramway Road, Banbury

**Healthy Place Shaping**

**Recommendation**

The Health Impact Assessment requires **further information** to fully assess and recommend adequate mitigations to protect and promote health and wellbeing.  It needs to be amended as set out in the comments below.

**Comments**

This Health Impact Assessment (HIA) has been submitted in relation to the outline planning application for the redevelopment of the Banbury Oil Depot, to include the demolition/removal of buildings and other structures associated with the oil depot use and the construction of apartments, and an increase in the community/retail/commercial space.

Section 1: Description of the project being assessed:

The description of the development is good but does not provide any information on the operational phases of the development.  However, it is recognised within the HIA that this is a highly sustainable location with existing shops and services within easy reach. While the benefits of walking and cycling are referenced from a policy context, there appears to be no reference to the existing or proposed active travel infrastructure provision as part of this development. Reference should be made to how the site will support connectivity to amenities from neighbouring communities by active travel and how it aligns with delivery of the Local Cycling and Walking Infrastructure Plan (currently out for public consultation).

Both national and local policies are mentioned in the HIA, as well as a list of relevant literature.

Section 2: Identification of population groups affected by the development

There is a defined list of health parameters and data to support each one, however there is some confusion over Table 3 which shows Banbury has a higher number of families living in deprivation, while the accompanying text (5.6 When compared against the district level, Banbury has less families living with at least some deprivation.) appears to contradict this.

There is reference to the levels of obesity and long-term illness in Banbury, and this is mentioned in reference to the reduced parking in the new development, the sustainability of the local area and the potential air pollution impacts caused by dust emissions from the construction phase.

Priority groups also include the unemployed and those on a low income.

Section 3: Identification of geographical area and associated health priorities

It is welcomed that a list of key facilities has been mentioned within the HIA, with walking and cycling distances provided for reaching local open spaces. In addition, relevant national guidance could be noted:

PHE 2021 A place based approach to addressing health inequalities

PHE 2017 Spatial planning for health

NHSE 2019 Putting health into place

Section 4: Assessment of health

The Index of Multiple Deprivation (IMD) is only mentioned once, in relation to the fact that some of the areas within Banbury are among the 20% most deprived in England. The IMD should form a much wider baseline from which the HIA can be used to assess the potential health impacts of a development.

**There is no mention of the Joint Strategic Needs Assessment (JSNA) in the HIA. This is a crucial data source for assessing the health impacts of a proposed development.**

JSNA data shows the specific wards in Banbury that are most deprived and the HIA should reference the proximity of the site to these areas and the potential positive and negative impacts on this vulnerable group by increasing their ability to actively travel to central amenities in the town.

**Mitigations and Recommendations**

*Physical activity*

This does not note the importance of active travel (cycling and walking) to promote physical activity and health and wellbeing. It is noted that ‘Safe and secure cycle parking will be provided’; these need to include cycle repair stands given the proposed development comprises apartments.

*Healthy Food Environments*

This is a small development with limited opportunity for adding new green spaces, however, small-scale community growing spaces such as through the planting of fruit trees and provision of planters in public spaces are not identified.

*Air Quality*

The potential negative impacts of construction traffic are identified – mitigation is expected in terms of a Dust Management Plan.

*Access to local services*.

The HIA lists a range of health services and open spaces within easy reach of the proposed development.

Further information should be provided which considers the impact of the development on:

* older residents and how it can maximise their health and wellbeing – specifically in terms of how the public realm will be accessible for older people and enable social interaction.
* the mental wellbeing of young people – notably in the opportunities to access and connect with nature across the site as well as to participate in sports that can promote mental as well as physical health.

A list of recommendations are made and these align with the themes outlined in the Toolkit. However, no one is listed as responsible for taking forward action except for monitoring by the local planning authority. **The responsibilities of the developer in terms of addressing these recommendations in the design and delivery of the scheme should be noted.**

**Summary**

While the main health challenges are summarised, this needs to identify the specific actions that the developer will address through the design and delivery of the development. There is a clear lack of reference to important data sources such as the Oxfordshire JSNA.

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**Date:**  4 July 2022