



**TOWN AND COUNTRY PLANNING ACT 1990
HEALTH IMPACT ASSESSMENT**

TO ACCOMPANY AN 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 up to 110 apartments, and up to 166m² of community/retail/commercial space, with all matters (relating to appearance landscaping, scale and layout) reserved except for access off Tramway Road”.

BANBURY OIL DEPOT, TRAMWAY ROAD, BANBURY

APPLICANT:

The Motor Fuel Group

MAY 2022

PF/10528

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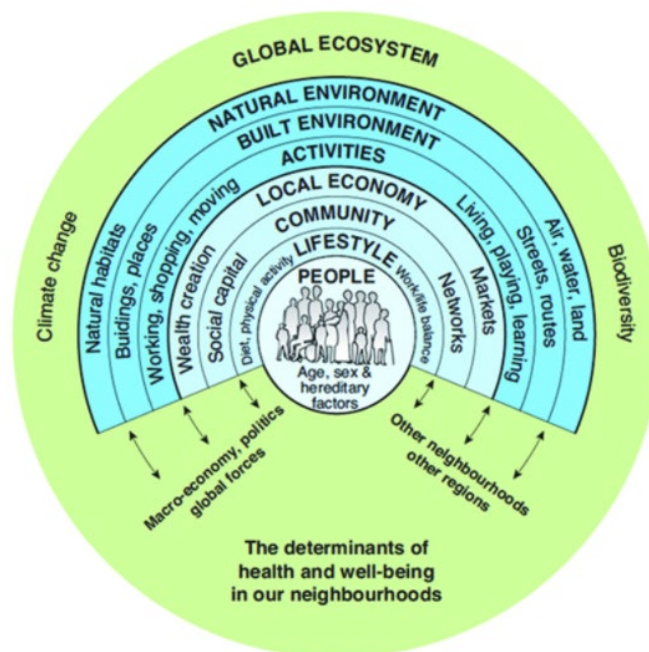
1.0 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared by Frampton Town Planning Ltd on behalf of The Motor Fuel Group (the Applicant) in support of an outline planning application for the redevelopment of the Banbury Oil Depot.
- 1.2 The Site forms part of the Canalside Regeneration Area within Planning Policy Banbury 1 Canalside (BAN1) of the Cherwell Local Plan (Adopted July 2015). The Canalside regeneration area extends to include the land between Banbury Town Centre and Banbury Railway Station.
- 1.3 The regeneration of Canalside represents a major opportunity to redevelop a substantial area close to the town centre to secure;
- Improved access to the railway station;
 - The integration of the canal and River Cherwell as a central feature of the town; and,
 - To provide new residential, commercial and retail development in a sustainable location.
- 1.4 The proposal consists of the redevelopment of the Banbury Oil Depot, including the demolition of buildings and the removal of structures associated with the oil depot use and the construction of up to 110 apartments with up to 166m² of community/commercial/retail space.
- 1.5 The Banbury Vision and Masterplan (adopted December 2016) (BVMP) established the long-term vision and identifies projects and initiatives to support the growth of the town. Central to the objectives is to create a vibrant and attractive town centre and the regeneration of Canalside.

Links between planning and health

- 1.6 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.
- 1.7 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.
- 1.8 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>
Air quality, noise and neighbourhood amenity (cont.)	<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</p>
Accessibility and active travel		

		positively impact health and wellbeing.
Crime reduction and community safety	Poor urban design can exacerbate crime and community safety by creating under-used, isolated spaces without natural surveillance, together with pedestrian environments that are intimidating, can reduce social interaction has the potential to adversely impact health and wellbeing.	Good urban design can create safe, attractive and usable streets, that decrease the 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	New developments that include renewable energy resources, and the use of SuDs to reduce the risk of flooding

	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.	has the potential to positively improve health and wellbeing in the wider context.
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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 Grimsby & Hightown Ward. Within this ward the following health indicators are significantly worse than the average for England (*source JSNA Cherwell District Summary*).

- Life expectancy at birth males
- Life expectancy at birth – females
- Heathy life expectancy at birth – males
- Healthy life expectancy at birth – females
- Disability life expectancy at birth – males
- Disability life expectancy at birth – females
- Deaths from respiratory diseases
- Preventable deaths
- Deaths for all cancers
- Deaths for all cancers (under 75)
- Emergency hospital admissions

Health Related indicators

5.11 In the period from 2015 to 2019 the average life expectancy for males within the search area was 81.1 years, similar for Oxfordshire and slightly higher than the average for England. The life expectancy for females in the district is 83.8 years, slightly less than for Oxfordshire and the same for England. Life expectancy for residents of Banbury for males is slightly lower than the district at 79 years and similar for females at 83 years. (*Source: Local Insight Profile for Cherwell Area OCSI February 2021*)

5.12 Around 20,072 (14%) of the population of Cherwell are living with a long-term illness or disability, slightly higher than Oxfordshire at 13.7% and lower than England at 17.6%; of this, 8,966 (9.8%) are aged between 16–64. The population living in health deprivation hotspots in Banbury is slightly higher than the Cherwell district and the County at 16.5%. (*Source: Local Insight Profile for Cherwell Area OCSI February 2021 and Banbury Area 2021*)

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 24% of the population of Cherwell are classified as obese slightly higher than for Oxfordshire at 20.7% and the same as England. The rate of adult obesity of the residents of Banbury is slightly higher than Cherwell District at 25%. (*Source: Local Insight Profile for Cherwell Area OCSI February 2021*).

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 and plant 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 Dust 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. The Local Highway Authority has agreed that a reduced number of car parking spaces in this location would be acceptable. The Proposed Development has included a river side walk and safeguarded land for pedestrians crossing across the River Cherwell. The Proposed Development will create the opportunity for non-car travel reducing the likely hood of pollution from vehicle emissions.

Noise

- 5.18 The development at both the construction and the operational phases 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. The Reserved Matters stage will detail measures to ensure noise impact from Banbury Railway Station are mitigated.

Ground conditions

- 5.19 A Preliminary Land Quality Risk Assessment accompanied the planning application. The assessment concluded that there could be a potential risk for residual hydrocarbons. Work required to remove and dismantle the oil depot infrastructure, to enable preparation of the Site for residential development, would be combined with a planned programme of contamination sampling and remediation and verification work if required.

- 5.20 The remediation strategy document will include a detailed quantitative risk assessment and support the removal of the above and below ground fuel 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.
- 5.21 The Environmental Health Officer has agreed this approach that will be secured by a pre-commencement condition attached to any grant of planning permission

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 Hospital located to the south west of the Town is a 14-minute walk. 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 apartments will have private outside space in terms of balconies as well as the riverside walk and green space within the Site. The Site has good access to public open space within walk and cycling distance at, Bankside Country Park (8-minute walk, 2-minute cycle), Bridge Street Park (5-minute walk, 1-minute cycle), and Spiceball Country Park (12-minute walk, 3-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 north west of the Site.
- 5.28 Banbury Town Council provide 2 location 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

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.

- 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 up to 33 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 forms part of the aspiration of the Council to regenerate the Canalside Area. The regeneration of Canalside creates the opportunity, to improve access to the station, better integrate the River Cherwell and the Canal into the Town, and to replace unsuitable uses in the locality with a new residential, commercial and retail area. The economic benefits of the regeneration of the Canalside will increase prosperity and employment opportunities to the local population of Banbury.
- 7.5 Further details of the open space provision, cycle and pedestrian access via the proposed riverside walk will be agreed at the detailed Reserved Matters Stage.

APPENDIX 1 - Table 5: Banbury Oil Depot: 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 balconies; • Communal open space is included within the Proposed Development; 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, as well as reducing carbon emission and improve the air quality of the local area, will encourage active lifestyle. 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 a riverside walk will encourage residents to walk/cycle to assist in maintaining a healthy lifestyle; 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 conditions. 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 - Table 5: Banbury Oil Depot: Health Impact Assessment

Access and active travel	<ul style="list-style-type: none"> See above: 	General population Minor Benefit	Minor Benefit
		Low-income group. Minor Benefit	
		People with long term illness or Disability 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. 	General population Negligible	
		Low-income group. Negligible	
		People with long term illness or Disability Negligible	
Access to healthy foods	<p>There are a range of food outlets within walking distance:</p> <ul style="list-style-type: none"> Morisons – 5-minute walk; and, Town Centres with a range of food outlets 9-minute walk. 	General population Minor Benefit	Minor Benefit
		Low-income group. Minor Benefit	
		People with long term illness or Disability 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 – 23 minutes’ walk/ 6-minute cycle; and, Banbury Gateway Shopping Park – 30-minute walk/ 8-minute cycle; 	General population Minor Benefit	Minor Benefit
		Low-income group. Minor Benefit	
		People with long term illness or Disability Minor Benefit	
Social cohesion and inclusive design	The Site forms part of the regeneration of Canalside and represents a major opportunity to redevelop a substantial area close to the town centre to secure;	General population Minor Benefit	Minor Benefit

APPENDIX 1 - Table 5: Banbury Oil Depot: Health Impact Assessment

	<ul style="list-style-type: none"> Improved access to the railway station; The integration of the canal and River Cherwell as a central feature of the town; To provide new residential, commercial and retail development in a sustainable location; and, Delivery of a riverside walks along the river Cherwell to create an attractive setting and amenity area for new developments, facilitating a 'green lung' along the river. <p>The Proposed Development will be the catalyst to bring forward the Councils objectives in the regeneration of the Canalside area.</p>	<p>Low-income group. Minor Benefit</p> <p>People with long term illness or Disability Minor Benefit</p>	
<p>Minimise the use of resources</p>	<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; At the Reserved Matters stage, the on-site recycling facilities for residents will be detailed. 	<p>General population Negligible</p> <p>Low-income group. Negligible</p> <p>People with long term illness or Disability Negligible</p>	<p>Negligible</p>
<p>Climate Change</p>	<ul style="list-style-type: none"> The Proposed Development can be delivered without increasing the risk of flooding elsewhere; In line with planning policy and outlined in the Sustainability and Energy Statement, 10% of the energy demand of the Proposed Development will be delivered through renewable energy technology. 	<p>General population Negligible</p> <p>Low-income group. Negligible</p> <p>People with long term illness or Disability Negligible</p>	<p>Negligible</p>