

## ES CHAPTER 18

### Health Impact Assessment and Relevant Human Health<sup>1</sup>

#### Chapter 1: Introduction

- 1.1 This report sets out an assessment of existing health conditions at and around the Site and assesses the potential effects, both positive and negative, on health and wellbeing from the construction and operation of the Proposed Development at Land West of Yarnton Oxfordshire (known as 'PR9') and includes mitigation measures where relevant. It involves a multidisciplinary approach combining qualitative and quantitative evidence from a range of technical experts.
- 1.2 EFM Ltd was established in 1990 and has many years of experience, initially in researching and drawing up education needs assessment and, since their inception, health impact assessments, for clients in the residential development sector.
- 1.3 The Site benefits from is a Strategic Allocation within the Cherwell Local Plan 2011-2031 Partial Review – Oxford's Unmet Housing Need and is one of three major allocations to the west of Kidlington (Policies PR7c, PR8 and PR9). While this Health Impact Assessment ('HIA') will focus primarily on PR9, it will also partially review the impact of two other local Allocations where they may impact upon PR9. The Local Plan Partial Review is subject to a number of proposed modifications and these will be used unless otherwise stated.
- 1.4 The Proposed Development is described in detail in Chapter 5 of this ESA. It involves the construction of up to 540 dwellings of which 50% are to be affordable, elderly / extra care residential floorspace, and a Community Home Work Hub, together with associated green infrastructure, meadowland and community woodland. The following aspects are particularly relevant to this assessment:
  - The overall Site area is 99 ha, with a developable area of approximately 25ha;
  - 1.8ha is set aside to enable the expansion of the existing William Fletcher Primary School through the replacement of playing pitches and amenity space;
  - Provision of facilities for formal sports, play areas, parkland and allotments;
  - Provision of new green space / parks, including a new Local Nature Reserve located to enable access by the existing primary school and the creation of a further community woodland north-west of the developed area and east of Dolton Lane;
  - Site specific transport measures, including contributions towards sustainable transport infrastructure linking the allocated sites (PR7c, PR8 and PR9); and
  - Connectivity to services and facilities in Yarnton, including for public vehicles, cycling, pedestrian and wheelchair will be included, together with the protection of and additions to public rights of way including bridleways.
- 1.5 Health Impact Assessments, as a formal submission within the Environmental Statement, are a direct consequence of Regulation 4. (2) (a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. "The EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the Proposed Development on the following factors – (a) population and human health".
- 1.6 The broad purpose of an HIA is to understand the general wellbeing of the local population and help decision-makers make choices about alternatives and improvements to actively promote health. Within a HIA, Health and Wellbeing are linked terms. 'Health' refers to general provision, individual ill-health and health services for individuals, as well as the overview of the state of the

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<sup>1</sup> Public Sector Data courtesy the Open Government Licence ver. 3.0. Other attributions given at each reference.

health of the community. 'Wellbeing' covers the local population's state of contentment, not only in respect of health, but opportunities for healthy activities, both organised and personal, and the impacts of opportunities for education, training and employment, of access to facilities for healthy choices and the impact of local crime.

- 1.7 The Site lies in Cherwell District and is a village extension to Yarnton.
- 1.8 This HIA forms part of the Environmental Impact Assessment requirement for planning applications.
- 1.9 This HIA is structured as follows:
- Chapter 1 outlines the purpose of the assessment and defines HIAs.
  - Chapter 2 explains the assessment methodology.
  - Chapter 3 sets out the Proposed Development, the Site and its relationship to surrounding areas and neighbouring schemes.
  - Chapter 4 summarises the relevant health and well-being policies and legislation at national, regional and local levels.
  - Chapter 5 presents a summary profile of the public health and wellbeing of the local population.
  - Chapter 6 presents an assessment of the impacts using the NHS Healthy Urban Development Unit ('HUDU') HIA Tool.
  - Chapter 7 provides the conclusions of the assessment and outlines potential mitigation measures that can be employed to reduce the potential negative impacts.
- 1.10 This report forms part of the overall approach to delivering sustainable development at the Proposed Development and should be read in conjunction with the other documents accompanying the planning application.
- 1.11 The assessment approach identifies the scope of the assessment, relevant health impact criteria and sources of information.
- 1.12 There is no single guidance for defining the scope and method of HIA for the assessment of development projects. Instead, a range of guidance documents has been published by a variety of public bodies and institutions, such as the World Health Organisation ('WHO').
- 1.13 The factors considered in this HIA are based on a consolidated list of those health determinants provided in the HUDU Rapid HIA Tool (April 2017). This range of health determinants will first be mapped and described across the geographical area of Yarnton and Kidlington, and where appropriate compared to a wider area to assess their current impact. They will then be assessed in the light of the Proposed Development to reach a conclusion as to the potential health impacts and benefits of the scheme.
- 1.14 OCC has published its preferred HIA methodology, it was published in 2021, after this HIA was initially drawn up. This HIA, therefore, relies on the HUDU Rapid HIA Tool updated guidance building on the "Watch out for Health. A Checklist for Assessing the Health Impact of Planning Proposals" guide. OCC has confirmed, in its response to the Application dated 21 June 2022, that the use of the HUDU methodology was acceptable. The basis for the HIA was included within the Scoping Report of 18 September 2020, the scope of the Report was agreed within CDC's Scoping Opinion of 9 April 2021<sup>2</sup>.
- 1.15 The NHS London Healthy Urban Development Unit ('HUDU') was established in 2004 and since then has created and maintained an up to date methodology to assess the health impacts of new developments and policies. While there are a number of different approaches to carrying out a HIA, the HUDU tool is widely used by many local authorities when assessing the health impacts of their own proposed new policies and development plans. It was created for London and has become embedded in the processes of the London Boroughs in bringing forward such plans. For spatial planning purposes the majority of local authorities across England do not specify the use of a particular methodology, however, many refer to the HUDU

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<sup>2</sup> Erroneously dated 9 April 2020.

approach (for example Oxford City and South Cambridge). While some local authorities choose to create their own more tailored approaches, OCC has only recently adopted its own methodology and at the point this HIA was created it was not available. In preparing this Chapter, EFM has considered it best practice to use a standard and established methodology such as that provided by the HUDU toolkit.

- 1.16 In order to establish a baseline for the assessment, three main geographies of impact are considered, with comparisons drawn from regional and national data. It should be noted that the Ward structure in the immediate area changed in 2016, with the original three Wards (Yarnton, Gosford and Water Eaton Ward, Kidlington North Ward and Kidlington South Ward) amalgamating to form two Wards, Kidlington West and Kidlington South. The majority of the data available applies to the older Ward structure, the terms may be used interchangeably as the boundary of the two modern Wards covers the same territory as the three pre-2016 Wards. The geographies covered, therefore, are:
- The Ward of Yarnton, Gosford and Water Eaton ("Yarnton Ward")
  - The wider neighbourhood area including the Wards of Yarnton, Gosford and Water Eaton, and the pre-2016 Wards of Kidlington North and Kidlington South
  - Local impact area – covering the Cherwell LPA area
- 1.17 Within these impact areas the existing public health profile of the local population is analysed. The public health profile includes the consideration of population, economy, general health rates of population, healthcare provision, education provision, open spaces, wider community facilities and crime. This uses data from publicly available datasets and sites such as 2011 Census, Annual Population Survey ('APS'), Public Health England, NHS Choices, Indices of Multiple Deprivation ('IMD') and Department for Education ('DfE') data on Pupil Level School Census ('PLASC') and School Capacity Returns ('SCAP'). Where appropriate, data is also compared with national datasets.

## Chapter 2 Screening & Scoping

- 2.1 The screening stage involved considering whether a HIA was required to be undertaken to assess the Proposed Development. Emerging policy across England and Wales indicates that where a Proposed Development contains more than 100 dwellings, a HIA should be carried out and this should be required as part of the validation requirements for the planning application. Therefore, a HIA is required to be undertaken for the Proposed Development.
- 2.2 The scoping stage involved considering the type of HIA required and an initial review of appropriate health determinants to assess. Following a review of the HUDU health determinants, it was decided that all the health determinants identified were relevant to investigate in this assessment and therefore this HIA considers all the health determinants. This is outlined within the most recent Scoping Report of September 2020, which was agreed by the LPA in its screening opinion of 9 April 2021.
- 2.3 The Proposed Development will not require any complex or hazardous construction activity and is therefore unlikely to have a significant adverse impact on the health of the existing community or related services and infrastructure during construction. The affected population groups are anticipated to be limited to existing residents in the vicinity of the Proposed Development, construction workers, and future residents of the Proposed Development.
- 2.4 This HIA considers the Proposed Development in relation to the following health impact criteria:
- Housing quality and design
  - Access to healthcare 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 lifetime neighbourhoods
- Minimising the use of resources
- Climate change.

## Methodology and Analysis Techniques

- 2.5 The HIA will follow the HUDU Rapid Assessment Tool processes and will initially describe the Proposed Development, with particular focus placed on the relevant HUDU health determinants. A review of the relevant policies applicable to the Proposed Development will then be carried out, again with a general focus on the specified health determinants in order to identify the health impacts and benefits likely to arise from the Proposed Development. The baseline position of the area will be described in detail and that position will then be reviewed using the HUDU assessment tool in terms of the direct and indirect impacts / benefits of the Proposed Development.
- 2.6 The HIA draws on qualitative and quantitative assessments carried out as part of this submission. These are outlined in detail in the other submitted technical documents and are referenced as such throughout this report. In addition, further information was obtained for the specific purpose of the HIA, for example with regards to healthcare services and social infrastructure; crime reduction and community safety; access to healthy food; access to work and training; and social cohesion and lifetime neighbourhoods.
- 2.7 The sources identified in Table 1 below are referenced in this HIA.

**Table 1: Sources of Information**

Assessment Criteria	Technical & Data Sources Referenced
Housing quality & design	CDC Draft Development Brief June 2020. Design Quality and Delivery Statement (January 2019) Sustainability Statement.
Health Baseline Data	Oxfordshire Joint Strategic Needs Assessment 2021 Oxfordshire Local Area Inequalities Dashboard NHS Digital MHCLG & Indices of Multiple Deprivation
Access to healthcare and other social infrastructure	North East Oxfordshire Locality Practice Information Pack 2018-19 OCCG Annual Report and Summary Report 2018-19 OCCG Strategy for 2014/15-2018/19 and Implementation Plan for 2014/15-2015/16 Improving Health & Care in Buckinghamshire, Oxfordshire & Berkshire West ('BOB') 2017 NHS Digital and Public Health England (online data files). Google Earth mapping. OS Greenspace mapping.
Access to open space & nature	CDC Draft Development Brief June 2020. Google Earth mapping.
Air quality, noise and neighbourhood amenity	Design Quality and Delivery Statement (January 2019) Noise and Air Quality chapters of ES.
Accessibility and active travel	CDC Draft Development Brief June 2020. Local and national transport websites. Google Earth.
Crime reduction and community safety	MHCLG 2019 data, ADT crime maps & Crime Stats UK data.
Access to healthy food	Design Quality and Delivery Statement (January 2019) Google Earth mapping.

Access to education, work and training	DfE PLASC & SCAP data Early Years & Pre-school websites. School catchment heat maps. MHCLG 2019 data. Local & national transport websites.
Social cohesion and lifetime neighbourhoods	Design Quality and Delivery Statement (January 2019) CDC Draft Development Brief June 2020.
Minimising the use of resources	Design Quality and Delivery Statement (January 2019) CDC Draft Development Brief June 2020.
Climate change	Design Quality and Delivery Statement (January 2019) Flood Risk Assessment.

- 2.8 This report should be read in conjunction with other technical studies submitted as part of the application.

## Chapter 3 Proposed Development

- 3.1 This section describes the Proposed Development in the context of likely impacts on health and wellbeing.

### Site and Surroundings

- 3.2 The Development Site lies entirely within the ward of Kidlington West with its eastern boundary adjacent to Yarnton and the A44. (As noted in paragraph 1.15 the Ward structure in the immediate area changed in 2016, with the original three Wards (Yarnton, Gosford and Water Eaton Ward, Kidlington North Ward and Kidlington South Ward) amalgamating to form two Wards, Kidlington West and Kidlington South. The majority of the data available, through to current returns, applies to the older Ward structure. The terms may be used interchangeably as the boundary of the two modern Wards covers the same territory as the three pre-2016 Wards.) Immediately to the north lies the village of Begbroke and to the west are open farmland and woods. To the east lies the Proposed Development of PR8 and further east, this joins up with Kidlington itself. The village of Yarnton lies some 4 miles in a straight line north of Oxford itself.
- 3.3 This statement references both PR9 and PR8, together with both the village of Yarnton and its closest major settlement, the village of Kidlington. The scale and location of PR8 and PR9 will effectively join the two settlements up as far as Begbroke. The Policy provisions being made within each Allocation are indicated as being complementary, particularly in terms of transport and nature conservation. The Proposed Development includes walking, cycling and public transport infrastructure and facilities, to connect to the existing networks in the surrounding area, particularly with development at PR8, Oxford to the south and the rail station proposed for PR8 to connect with Oxford.



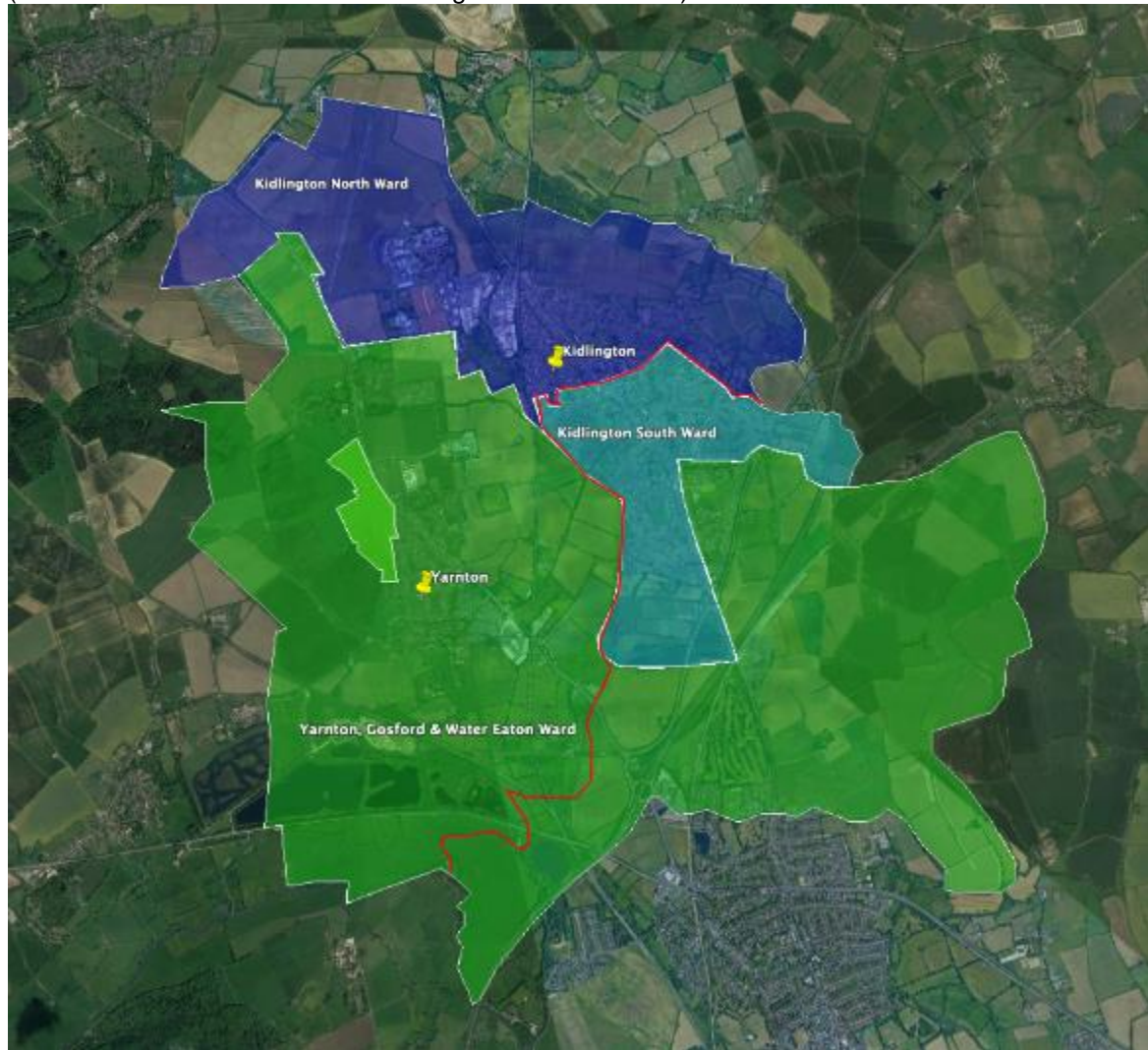
**Figure 1: Boundary of PR9 site Allocation**



(Google Earth ©)

- 3.4 The Site PR9 allocation comprises agricultural land, adjoining Yarnton to the south east and extending towards Begbroke in the north. The A44 runs alongside its north east boundary, while to the west lies open agricultural land and some ancient woodland to the north west. Ward boundaries are shown in Figure 2. It is noted that the Ward structure changed in May 2016 when the three original Wards (Kidlington North, Kidlington South and Yarnton, Gosford and Water Eaton) amalgamated into the two current Wards. The boundary of the two modern Wards has remained is the same as the three earlier Wards. The data in this Assessment is largely drawn from the identities of the three Wards, even when related to post-2016 information, as all the historic and most of the recent data is held in that form.

**Figure 2: Pre-May 2016 Ward Boundaries - Approximate**  
(red line indicates new Wards of Kidlington West and East)



(Normisweb & ONS Election Maps ©)

## Proposed Development

- 3.5 The Proposed Development is described in detail in Chapter 5 of this Environmental Statement. It involves the construction of up to 540 dwellings of which 50% are to be affordable, elderly / extra care residential floorspace, and a Community Home Work Hub, together with associated green infrastructure, meadow land and community woodland.
- 3.6 The developable area is approximately 25 ha; an area of 1.8ha will be provided to enable the expansion of the existing William Fletcher Primary School through the replacement of playing pitches and amenity space. The allocation also allows for the provision of 24.8 ha of new green space / parks, including a new Local Nature Reserve located to enable access by the existing primary school and the creation of a further community woodland north-west of the developed area and east of Dolton Lane. Connectivity to services and facilities in Yarnton, including for public vehicles, cycling, pedestrian and wheelchair will be included, together with the protection of and additions to public rights of way including bridleways.
- 3.7 The development will be characterised by its strong landscape vision. Most significantly, to the west and north of the development area, an area of approximately 19.3ha has been identified as meadowland and 7.8ha as community woodland which together will form a buffer between the

residential and other uses and the retained agricultural land within the site allocation boundary. These areas will be focused on the enhancement of biodiversity and will include the planting of new hedgerows, with part of the community woodland acting as buffer to Begbroke Wood (designated Ancient Woodland). These provisions will enhance public access to the countryside with the potential for the local community to participate in its stewardship. In addition, mitigation measures to remedy existing flooding issues will be part of the scheme and they are set out in Chapter 11 of the ES.

- 3.8 To embed this strongly landscaped approach, the sustainable connectivity of the Proposed Development will be of prime importance to reduce vehicle movements and encourage healthy walking and cycling opportunities. New footpaths and cycle paths are proposed together with improved connections to existing paths. These will be planned to link to the Proposed Development on the east of the A44 (Site PR8) through the use of signalised crossing points, to enable access for pedestrians and cyclists to facilities in Kidlington.
- 3.9 Beyond the landscape vision, a further important element of the Proposed Development is the provision of community assets. These will include a Community Home / Work Hub, children's play area and the provision of additional land for sports facilities at the William Fletcher Primary School. This latter element will enable the school to expand on its existing site to meet the needs of the Proposed Development, drawing the existing and new parts of the Yarnton community together.
- 3.10 Above all, however, the Proposed Development will bring much needed housing to the area as part of the local response to the needs of Oxford. With 50% proposed as Affordable Housing, the potential for this development to meet rising needs in the area is significant. The provision of well-designed, well-connected housing in a variety of types and offering a high level of affordability will have a positive effect on health outcomes for the Oxford / Cherwell area.
- 3.11 The Proposed Development is described by a series of Parameter Plans. All matters apart from access are reserved (i.e. appearance, landscaping, layout and scale) to be determined through subsequent reserved matters applications.

## Connectivity

- 3.12 The Site is bounded at the north east boundary by the A44 which runs to Oxford in the south and northwards to Woodstock. From the A44, routes west to Witney and east to Bicester may be accessed. The western edge of Yarnton is served by Rutten Lane which accesses Cassington Road / Yarnton Road to the south and the A44 at its northern extent.



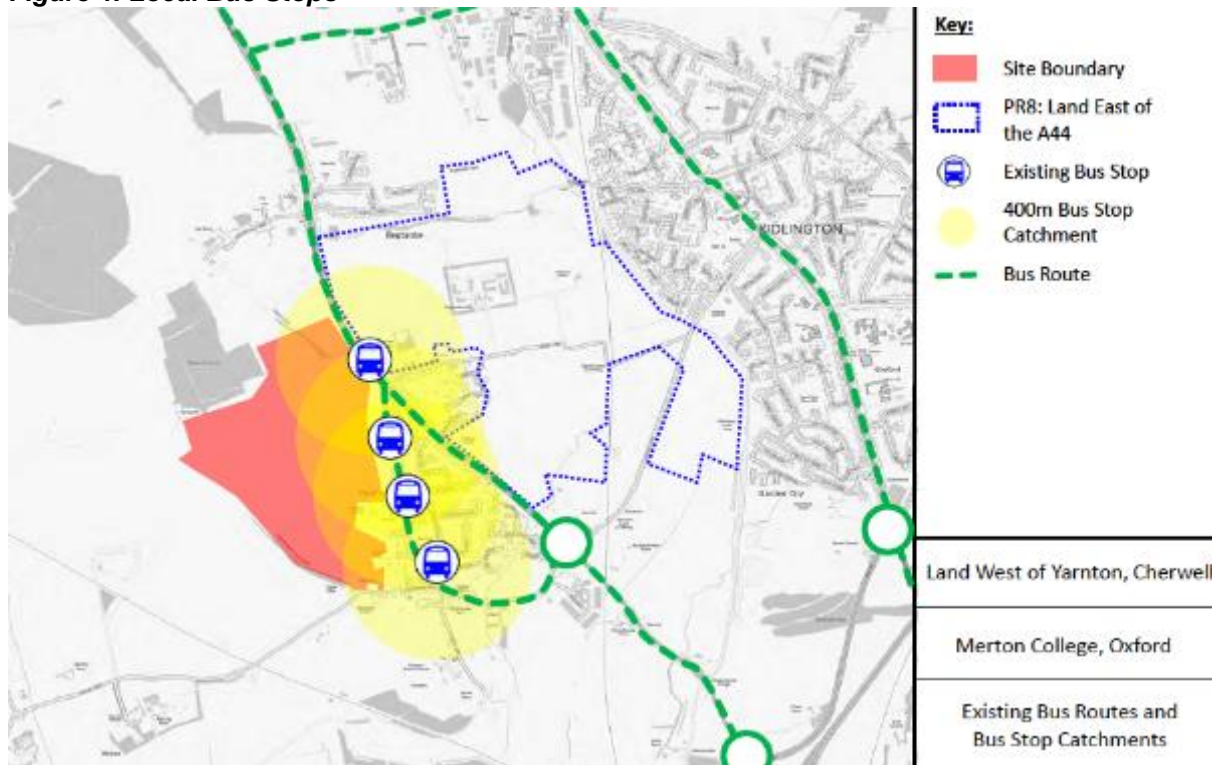
**Figure 3: Developable Area (approximate) showing connectivity with local roads**



(Google Earth © / Define Architecture)

- 3.13 Yarnton is served by the S3 Stagecoach bus service which runs between Oxford and Woodstock (continuing to Charlbury or Chipping Norton), picking up at stops on Cassington Road and Ruten Lane (Fig 4). During the day this is a thirty-minute service with a more limited service in the evenings and on Sundays. Most of the regular daily buses go to the rail station in Oxford. In addition, there is a Tuesday service ('Our Bus') which links the rural villages of Middle Barton, Glympton, Wootton and Woodstock with Begbroke, Yarnton and Kidlington, stopping at the main supermarkets in Kidlington. It picks up at The Paddocks, Great Close Road in the south of the village and Yarnton Nurseries at the northern end.

**Figure 4: Local Bus Stops**



(Vectos)

- 3.14 Trains run half-hourly from Oxford Parkway to Oxford and on into London Marylebone. Oxford Parkway is approximately 3.2 miles from the centre of the Proposed Development via the A44 and A4260 link road. Alongside this station is a Park & Ride Facility for Oxford city centre, which is open 24 hours a day, seven days a week and can provide overnight parking. Buses run between the hours of 6.45am and 7pm.
- 3.15 The village is therefore well-connected with the main employment area of Oxford, in the south. Access to facilities in Kidlington is approximately 1.2 miles from the centre of the development via Sandy Lane in the north and Yarnton Lane to the south.
- 3.16 In the past decade, to 2019, the number of dwellings in the village of Yarnton has risen by circa 138 primarily at the locations shown, this represents an increase of approximately 11%. The number of new dwellings across the three Wards in total was approximately 410, an increase of approximately 5.6%. The locations for the larger areas of dwelling growth are shown in Figure 5 and a list of the locations is attached as Appendix 1.



**Figure 5: Areas of recent previous development**



(Google Earth © Development locations ONSPD & Royal Mail June 2019)

## Development Phases & Stages

3.17 The Proposed Development includes two distinct stages that may have an impact on health and wellbeing:

- Construction – the construction programme is anticipated to take place over approximately five years.
- Operation – the 'lifetime' of the Proposed Development is anticipated to be long-term, of circa 100 years plus.

## Chapter 4 Planning Policy Context

- 4.1 This section provides an overview of relevant national and local sustainability policies and guidance which aim to ensure development proposals are sustainable, responding to local, national and global objectives. This policy and guidance has been considered and taken in account into the assessment in this report.

### National Health Policy

- 4.2 National health policy is set out in a wide range of sources including national planning guidance, White Papers and various vision and guidance documents. This section provides a summary of some of these relevant documents to provide a brief overview of national health policy relevant to the applications rapids health impact assessment.

### National Planning Policy Framework July 2021 ('NPPF')

- 4.3 National planning policy is provided by the NPPF which sets out the government's planning policies for England and how these are expected to be applied. The government has made clear that the purpose of the planning system is to contribute to achieving sustainable development. This is supported by three overarching objectives, one of which is a social objective as follows:  
*"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being..." (Para 8b, NPPF, July 2021)*
- 4.4 Section 8 of the NPPF ("Promoting health and safe communities") relates to the contribution that the planning system can make to promoting healthy, inclusive and safe places. With regard to open space and recreation, it is emphasised that:  
*"Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change" (Para 98).*
- 4.5 Section 8 also includes guidance regarding what is the role of health and wellbeing in planning. The NPPF states (at paragraph 92c) that planning policies and decisions should aim to achieve healthy, inclusive and safe places which *"...enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."*

### National Planning Policy Guidance

- 4.6 The government releases national Planning Policy Guidance ('PPG'), updated regularly. The Guidance provides information on how to implement the policies of the NPPF and to approach specific policy aims.
- 4.7 The PPG identifies a healthy place as *"one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing"* (Para 003 Ref ID: 53-003-20191101) Further paragraphs also highlight the role of crime prevention, social interaction and access to healthy food.

## Policy Informatives

### UK Chief Medical Officers' Physical Activity Guidelines (2019)

- 4.8 The Department of Health, Physical Activity, Health Improvement and Protection published a report on physical activity for health in July 2011. The report was updated in September 2019 and establishes a UK-wide consensus on the amount and type of physical activity that people of various ages should aim to undertake. The physical activity recommendations draw on global evidence of the health benefits that can be achieved by undertaking regular physical activity.

### Healthy Lives, Healthy People: A Call to Action on Obesity in England (2011)

- 4.9 The Department of Health published 'Healthy Lives, Healthy People – A Call to Action on Obesity in England' in October 2011. The report sets out the scale of the obesity issue in England and the Government approach to tackling obesity by promoting healthier lifestyles. The report recognises that an important part of supporting healthier lifestyles is empowering people and communities to take action by providing opportunities for physical activity and sport.
- 4.10 The report not only highlights the physical health benefits of increased exercise and healthy living, but also the mental health benefits as it is recognised that being overweight or obese can reduce prospects in life, affecting individuals' ability to get and hold down work, their self-esteem and underlying mental health.
- 4.11 The significant impact of the quality of the surrounding environment on communities is also recognised in the report. 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. Further review of the policies relevant to these aspects can be found in the relevant technical reports accompanying the submission.

### Public Health England and NHS England

- 4.12 There is a wealth of research, policy and guidance available to support and evidence the beneficial impact of planning places with health in mind. A number of notable sources and resources are included below:
- 4.13 Public Health England ('PHE'), established in April 2013, is an executive agency with an overall aim to protect and improve the nation's health and wellbeing, and reduce health inequalities.
- 4.14 In September 2019, PHE published its Strategy for 2020-2025, which highlights ten priorities:
- Smoke-free society
  - Healthier diets, healthier weight
  - Cleaner air
  - Better mental health
  - Best start in life
  - Effective response to major incidents
  - Reduced risk from antimicrobial resistance
  - Predictive prevention
  - Enhanced data and surveillance capabilities
  - New national science campus
- 4.15 The PHE publication "Spatial Planning for Health 2017" provides exemplar case studies highlighting the benefits to be achieved through the planning of walkable neighbourhoods, improved housing offer, access to healthy food opportunities, the creation of natural and sustainable environments and the provision of active and public transport.
- 4.16 A further publication by PHE is the 2021 web-based "Place-based approaches for reducing health inequalities". This focuses on the role of local areas in reducing health inequalities across the life course by taking a joined-up place-based approach. Civic interventions are identified as having



“the greatest reach of any intervention...” with important tools listed as available including policy, strategy and legislative interventions, economic development and community safety responses, among others. Community resources including green gyms and community hubs are listed as models which can aid health improvements in locations.

4.17 Finally, “Putting Health into Place” published by the NHSE (National Health Service England) in 2019 also covers the health advantages of planning for active travel, healthy eating, embedding health into buildings and leisure opportunities, and then connecting this with the local and wider planning for integrated health service delivery. This suite of four documents emphasises the need to plan ahead collectively to enable local health needs to be assessed, and to involve local communities in these processes.

## **Fair Society, Healthy Lives: The Marmot Review, 2010**

4.18 In 2008, Professor Sir Michael Marmot was tasked with chairing an independent review to propose evidence-based strategies for reducing health inequalities in England from 2010. The strategy includes policies and interventions that address the social determinants of health inequalities. The report had a profound impact on the way health inequalities and social determinants of health were considered within policy.

4.19 The final report was published in 2010 and concluded that six policy objectives were required to reduce health inequalities:

1. Give every child the best start in life.
2. Enable all children, young people and adults to maximise their capabilities and have control over their lives.
3. Create fair employment and good work for all.
4. Ensure healthy standard of living for all.
5. Create and develop healthy and sustainable places and communities.
6. Strengthen the role and impact of ill-health prevention.

4.20 The report proposed that socio-economic characteristics of a local area, such as income, education, employment and neighbourhood circumstances, were central to understanding asymmetries in health and well-being across the UK. The central message of the report is that the social determinants of health should be addressed despite the economic cost. The report concludes that “health inequalities are unfair and putting them right is a matter of social justice”.

## **Statutory Guidance on Joint Strategic Needs Assessments and Joint Health and Wellbeing Strategies**

4.21 The Health and Social Care Act 2012 amends the Local Government and Public Involvement in Health Act 2007 to introduce duties and powers for health and Wellbeing boards in relation to Joint Strategic Needs Assessments and Joint Health and Wellbeing Strategies.

4.22 Local authorities and clinical commissioning groups have equal and joint duties to prepare the needs assessments and strategies through the health and wellbeing board. Oxfordshire has a Health and Wellbeing Board which every year receives a Joint Strategic Needs Assessment (OJSNA). This is a collaborative project with contributions from many analysts and specialists from the Local Authorities, NHS, Police, Healthwatch Oxfordshire and voluntary sector organisations.

## **Local Health and Planning Policy**

4.23 A number of documents offer some insight into local health priorities for Oxfordshire including:

- North East Oxfordshire Locality Practice Information Pack 2018-19

- NHS Oxfordshire Clinical Commissioning Group ('OCCG') – Annual Equality Publication – January 2020
  - OCCG Annual Report and Summary Report 2018-19
  - OCCG Strategy for 2014/15-2018/19 and Implementation Plan for 2014/15-2015/16
  - Improving Health & Care in Buckinghamshire, Oxfordshire and Berkshire West (BOB) September 2019)
- 4.24 The September 2019 BOB Report identifies a number of headline issues that are crucial to planning for future health and wellbeing including:
- Co-ordinated working across the geographical areas and between service providers
  - A local focus unless it is more efficient to pool resources and work as a wider integrated team.
  - To make the best use of limited public funds and resources
- 4.25 The report also states: *“Together, we serve a total 1.8 million people... Our population is one of the fastest growing in the country, predicted to increase by almost 25% by 2033 – and more, as the ambition of what is known as the Oxfordshire-Cambridge ARC to stimulate economic growth, research and business opportunities for the area is realised.”*

## The Statutory Development Plan

- 4.26 The NPPF reiterates the legal requirement that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.27 Planning policies and proposals that guide the development and use of land in Cherwell District are set out in the Development Plan. All planning applications are assessed against the planning policies included in the Plan.
- 4.28 The Development Plan for Cherwell District comprises the following:
- The Adopted Cherwell Local Plan Part 1 2011-31
  - The Local Plan Part 1 Partial Review – Oxford's Unmet Housing Need adopted on 7<sup>th</sup> September 2020.
- 4.29 A review of the relevant adopted and emerging policies and supplementary documents has been carried out to determine the policies relevant to health and well-being for the Proposed Development.

## Cherwell Local Plan Part 1 2011-31 (the Local Plan Part 1)

- 4.30 The Local Plan Part 1 was adopted by the Council on 20 July 2015 and sets out the broad aims and objectives for development and the use of land in the District.
- 4.31 It highlights the following economic challenges for the District:
- Need to grow the “knowledge economy” and address overdependence on a declining number of manufacturing jobs.
  - Need for employment sites to meet modern business needs, including in rural areas.
  - Improving urban centres and existing employment areas to retain and attract business.
  - The relatively large numbers of people in Cherwell without qualifications and basic skills, a need to improve the level of education and training.
  - Pockets of multiple deprivation.
  - Lower average weekly wage than the South East average.
  - Rising claimant count – it doubled between 2008 and 2012.
  - The need to respond to a growing and ageing population.
- 4.32 In reviewing building more sustainable communities the Local Plan Part 1 highlights the need to make housing more affordable, meeting the needs of a relatively young population in urban

areas, improving child well-being which is below other rural districts in Oxfordshire, low population growth in Kidlington and meeting the needs of a diverse population. Priorities are stated as the creation of “*creating safe, strong and vibrant communities, reducing inequality and addressing deprivation and adopting to an ageing population...*”

4.33 The Plan contains three themes:

1. Policies for Developing a sustainable Local Economy;
2. Policies for Building Sustainable Communities;
3. Policies for Ensuring sustainable Development.

Each theme contains a number of site-specific strategies and policies designed to ensure that development is focused on meeting the needs of localities within Cherwell - and beyond - to improve the quality of life for new and existing residents of the district and address pockets of deprivation and health inequalities across the District.

4.34 Theme 3, in particular, focuses on well-being and includes policies on:

- Mitigating and adapting to climate change;
- Energy solutions;
- Sustainable construction (e.g. carbon neutrality);
- Decentralised energy systems;
- Flood risk;
- Sustainable drainage systems;
- Water resources;
- Biodiversity and the natural environment;
- Conservation target areas;
- Landscape protection and enhancement;
- Green Belt;
- Historic character; and,
- Green infrastructure.

In accepting the principles of “sustainable development” the Plan states that “*There may be instances where the Plan is silent or in future years, policies become out of date. To enable the Council to continue to take a sustainably positive approach to decision making, the applicant will need to assist by submitting evidence to demonstrate how the benefits of the proposal outweigh any adverse impacts.*” (A.31)

## **Cherwell Local Plan Part 1 2011-31 Partial Review (the Local Plan Partial Review)**

- 4.35 The Local Plan 2015 sets out the policies to guide development over the period from 2011 – 2031 and was adopted in 2015. Since then a Partial Review, which is to address the need for additional housing to meet the needs of the City of Oxford, has been adopted (7 September 2020).
- 4.36 Oxford has a high level of housing need which it cannot meet by itself and the Partial Review has been adopted as part of a commitment to assist in providing a share of the additional housing needed. The Local Plan Partial Review seeks to deliver growth for Oxford which fits with and helps deliver the city’s sustainable transport strategy, builds communities related to Oxford “so that it relates to key assets important to both Oxford and Cherwell”.
- 4.37 The Partial Review contains the site specific policies covering this and other PR sites. The policy for PR9 addresses many health and well-being issues:
- The average density is set at 35 dwelling per hectare together with a level of 50% affordable housing being set, to ensure that not only are sufficient dwellings provided

but that they are capable of being planned into the landscape appropriately and provide a high level of affordable dwellings for the community.

- Additional facilities for sports, play areas and allotments are specified, along with additional land for the local primary school, all to ensure that the growing population has sufficient space to play casually and formally, and has the opportunity to grow their own fruit and vegetables.
- The provision of significant public open space and community woodland will provide further opportunities for exercise and relaxation as well as enhancing the biodiversity of the locality by moving areas out of intensive cultivation. The application is required to be supported by a Biodiversity Improvement and Management Plan to protect and enhance existing wildlife corridors, watercourses and biodiversity.
- Policy PR9 also emphasises the need for connectivity to site PR8 to the east and to ensure that sustainable travel into Oxford is embedded into the plans.
- Additional sustainable travel elements are included through the requirement for access to the countryside for the local community, the extension of the bridleway through to the William Fletcher Primary School and the requirement for a scheme for the creation of new pedestrian, cycle and wheelchair routes through the publicly accessible open space.

- 4.38 These specific policies will play an important part in setting the parameters for a new development which is healthy and sustainable for its residents, offers benefits to existing residents and ensures greater biodiversity and protection for local green space and wildlife.

## Development Management Policies

- 4.39 Cherwell Design Guide – Draft SPD October 2017. This document states its intention is “...to support the development of new places that reinforce the character and vitality of a settlement. Central to this is the need for the development that provides safe places to live and work, promotes sustainable transport and ways of living with good connections to local facilities.”  
Developer contributions – Adopted SPD February 2018. This SPD lays out the basis upon which contributions towards social facilities associated with new development may be sought within Cherwell District. This includes items as wide-ranging as sport and recreation, education, apprenticeships, cemeteries, flood risk and community development.

## PR9 Development Brief

- 4.40 The draft Development Brief for PR9 Land West of Yarnton (July 2021) lays out the vision and development framework for the Proposed Development as an extension of Yarnton village, with connections to existing and proposed services and facilities and to the Proposed Development (PR8) to the east of the A44.
- 4.41 Section 6.2 of the draft Development Brief covers the principles of Healthy Place Shaping emphasising the importance of the provision of new active travel connections, connectivity to existing public rights of way and PR8, new open spaces, health promoting infrastructure and high standards of design. These elements are being incorporated within the plans and form an important focus in the design of the overall Proposed Development.

## Health Impact Assessment SPD

- 4.42 There is no Health Impact Assessment SPD for CDC nor any mention of one in the Local Plan Part 1 2015 or in the Partial Review.

## Review of Policy Context

- 4.43 A central theme of national and local policy is the provision of sustainable development. The Local Plan sets out policies which support sustainable development and respond to the

Government's ambitions for sustainable new housing reflecting local environmental, social and economic values.

- 4.44 Development has the potential to create both positive and negative impacts on the health of wellbeing of both occupants and existing local communities; the production of a Health Impact Assessment ('HIA') helps to identify potential health issues, shaping development plans to ensure positive health outcomes for all.
- 4.45 This HIA examines the local context, health issues and features of the Proposed Development, demonstrating that the proposed scheme will have an overall positive impact on health in the local area.

## Stakeholder Engagement

- 4.46 Under the NPPF and the Localism Act 2011, applicants are encouraged to engage with relevant stakeholders including local communities from an early stage. Accordingly, PLMR (on behalf of the Applicant) held an on-line stakeholder engagement event during October 2020, which was augmented by a physical exhibition held on 21 and 22 October 2020. Local residents were informed of the events via a leaflet drop to 1,666 homes within Yarnton and Begbroke as well as through the local press. Comments were invited from all residents to cover any element of concern to local residents and organisations.
- 4.47 Fuller details of engagement undertaken to August 2021 (i.e. prior to the submission of the Application) have been summarised by PLMR in the "Statement of Community Involvement". The majority of issues raised through this engagement were largely the expression of general opposition to the Proposed Development. In addition, however, concerns around flood risks, traffic congestion and improvements to the quality of play areas and other community spaces were raised, and these were taken forward within the planning design process. Three working groups were also established to address particular issues of local concern – Transport, Drainage and Flooding, and Design and Stewardship. Details of this engagement is summarised by PLMR in its "Statement of Community Involvement – Addendum" November 2022.
- 4.48 A summary by PLMR of individual responses from the pre-application public consultation event states that 141 individual responses were received. The comments included reference to concerns that the local GP surgery was already under pressure, the difficulty of getting a doctor's appointment and fears that there would be insufficient parking to accommodate the use of the surgery by new residents.
- 4.49 The Oxfordshire Clinical Commissioning Group also responded formally to the Application with a request for funding to cover the cost of expanding one or more of the local GP surgeries.
- 4.50 Following on from this consultation exercise, there have been more conversations with local stakeholders with a direct interest in health provision. Three separate meetings have been held specifically with representatives of The Key Medical Practice, of which the Yarnton Surgery is a part, and NHS Oxfordshire CCG. These were held on:
- 25 November 2021
  - 14 February 2022
  - 17 March 2022
- 4.51 These initially discussed the most appropriate form of contribution towards supporting the expansion of the local surgery, with agreement that the gifting by the College of land within the Application Site to the immediate west of the Medical Practice would be the preferred approach. Further discussions have focused on how the land will be transferred, car parking facilities and the relationship of the Medical Practice with the Community Home Work Hub.
- 4.52 The outcome of these meetings will be embedded within the S106 legal agreement, to secure the land transfer at a timely and agreed point.



## Chapter 5 Local Health Profile

- 5.1 Because the Proposed Development is not only an extension to Yarnton but also, as Site PR8 comes forward, will become part of a larger Kidlington/Yarnton settlement, this section sets out the current characteristics relevant to health and wellbeing for the parish of Yarnton (where available), the three pre-2016 Yarnton / Kidlington wards, the District of Cherwell and beyond.
- 5.2 It provides information relating to the local context in terms of current demographics, health and education outcomes. The public health profile includes the consideration of demographics; economy; health; education; open spaces; wider community facilities; and crime.

### Demographics

#### Population

- 5.3 The tables below include the Census 2001 and 2011 plus the ONS estimates for mid-2018. Table 2 shows the population increases since 2001, with the Yarnton and Kidlington areas showing substantially lower population growth than Cherwell, Oxfordshire and the wider region, in that period.

**Table 2: Population numbers**

Area	Population		Increase 2001-11 (%)	Latest Estimates Mid 2018	Overall Change 2001- 18 (%)
	Census 2001	Census 2011			
Yarnton Parish	2,537	2,545	0.32	3,031	19.47
Yarnton, Gosford and Water Eaton	4,545	4,651	2.33	5,014	10.32
Kidlington North	5,271	5,460	3.59	5,521	4.74
Kidlington South	8,448	8,263	-2.19	8,400	-0.57
Cherwell	131,985	141,597	7.28	149,161	13.01
Oxfordshire	607,272	653,798	7.66	687,524	13.22
South East Region	8,000,646	8,634,750	7.93	9,133,625	14.16

(Source: NOMIS and ONS)

#### Age

- 5.4 Table 3 shows the age profile of the area as at June 2018. The three historic Wards have a lower ratio of 0-19 year-olds than the wider area, and Yarnton, Gosford and Water Eaton Ward (YGWE) has the lower ratio of 20-64 year olds of the three Wards. In their turn, the three Wards have slightly more than the average number of 65-85+ year olds than the wider area. Overall, the three Wards have a slightly older population than Cherwell District, Oxfordshire and the South East.

**Table 3: Age Profile as at June 2018**

	Ward	Three Wards	District	County	Region
	Yarnton, Gosford & Water Eaton	Yarnton, Gosford & Water Eaton plus Kidlington North and South	Cherwell	Oxfordshire	South East
Age					
0-4	5.9%	5.8%	6.3%	5.8%	5.8%
5-9	6.5%	6.0%	6.6%	6.3%	6.4%
10-14	5.2%	5.2%	6.2%	5.9%	6.1%
15-19	4.2%	4.3%	5.4%	5.9%	5.7%
20-24	3.8%	4.4%	4.6%	7.3%	5.9%
25-29	4.6%	5.6%	5.6%	6.6%	6.0%
30-34	5.4%	6.9%	7.0%	6.3%	6.0%
35-39	7.7%	7.9%	7.4%	6.7%	6.4%
40-44	5.9%	6.1%	6.6%	6.1%	6.3%
45-49	5.7%	5.8%	7.2%	6.8%	7.0%
50-54	8.0%	7.1%	7.6%	7.1%	7.3%
55-59	7.9%	7.4%	6.7%	6.4%	6.6%
60-64	6.6%	6.5%	5.5%	5.3%	5.5%
65-69	6.4%	5.9%	5.1%	4.9%	5.2%
70-74	5.2%	4.9%	4.8%	4.9%	5.2%
75-79	4.3%	4.0%	3.4%	4.9%	3.5%
80-84	4.0%	3.8%	2.6%	3.4%	2.7%
85+	2.7%	2.4%	1.6%	2.6%	2.7%

(Source: ONS)

## Gender

- 5.5 There are slightly more females than males across both wards, district and county (2018):

**Table 4: Gender balance**

Gender	Yarnton, Gosford & Water Eaton	Yarnton, Gosford & Water Eaton, Kidlington North and South	Cherwell	Oxfordshire
Male	48.0%	49.7%	49.6%	49.8%
Female	52.0%	50.3%	50.4%	50.2%

(Source: ONS)

## Ethnicity and Family Household Composition

- 5.6 At the Census 2011 the ethnic mix and family household composition was as set out in Tables 5 and 6. Notwithstanding some variations, Yarnton has a slightly smaller proportion of “other ethnicities” but combined the three Wards contain a similar proportion and mix of ethnic backgrounds as the wider areas of Cherwell and beyond. With regards household composition, there is a slightly higher ratio of “one family” households in Yarnton than elsewhere, a higher ratio of families of over 65 and a lower incidence in Yarnton and Kidlington of household with dependent children.

**Table 5: Ethnic composition**

	Yarnton, Gosford & Water Eaton %	Kidlington South & North %	Cherwell %	Oxfordshire %	South East %
White All	93.6	89.0	92.8	91.8	90.5
Traveller All	0.1	0.0	0.1	0.1	0.2
Mixed Ethnicity	2.0	2.4	1.8	2.0	1.9
Asian British Indian	1.3	2.9	1.2	1.3	1.8
Asian British Pakistani	0.3	0.9	1.7	1.2	1.1
Asian British Bangladeshi	0.0	0.5	0.1	0.4	0.3
Asian British Chinese	0.8	1.2	0.5	0.9	0.6
Black British All	1.4	2.1	1.4	1.8	1.6
Other Ethnicity	0.4	1.1	0.4	0.5	2.0

(Source: ONS)

**Table 6: Family Household Composition**

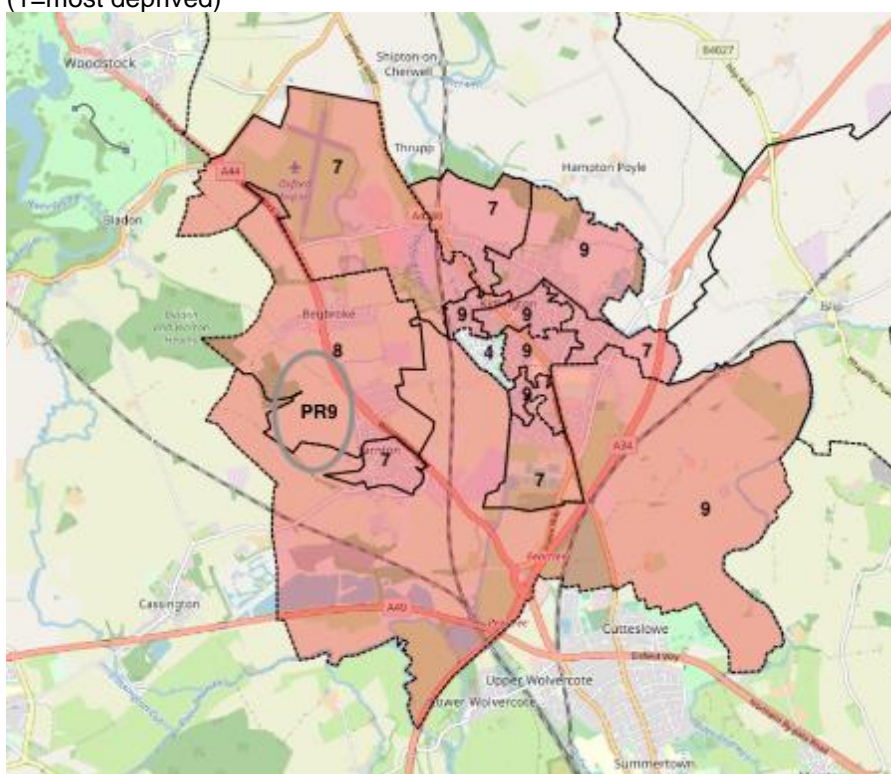
Household Types	Yarnton, Gosford & Water Eaton %	Kidlington South & North %	Cherwell %	Oxfordshire %	South East %
One person Households - Total	11.1	10.4	10.3	11.3	12.1
One Person over 65	6.1	5.3	4.3	4.8	5.3
One Family - Total	80.8	76.5	79.5	76.3	76.7
One Family all over 65	10.2	9.1	7.1	7.4	7.5
One Family no children	16.7	15.2	16.9	16.2	15.9
One Family (couple) dependent children	31.3	31.9	37.2	35.5	35.0
Lone Parent dependent children	5.1	5.9	6.8	6.4	7.2
Other	8.1	13.1	10.2	12.3	11.2

(Source: ONS)

## Deprivation

- 5.7 The Local Plan Part 1 Partial Review (Appendix 5 Baseline Information) reported that the MHCLG Deprivation Score for Cherwell as a whole was 251 of 326 (1 being the poorest score) with Oxford at 166. Thus, Cherwell lies in the least deprived 23% of Local Authorities within England with Oxford at around 50%. Combined the two authorities are within the 36% of least deprived Authorities. Both Cherwell and Oxford, however, have pockets of deprivation. For population estimation and forecasting purposes the Office of National Statistics breaks the country into geographic areas, known as Output Areas, which contain approximately 125 households. These are grouped to construct Lower and Middle Super Output Areas ('MSOAs' and 'LSOAs'). LSOAs contain between 4-6 OAs and populations of around 1,500, while MSOAs have an average population of 7,200. There are no Lower Super Output Areas (LSOAs) within Yarnton and Kidlington within the 10% most deprived nationally, but the highest deprivation scoring within Cherwell lies within the 14% most deprived LSOAs and is located within the Banbury Grimsbury and Castle Ward.
- 5.8 The Proposed Development sits within the 2011 Ward of Yarnton, Gosford and Water Eaton and the MCHLG Indices of Deprivation 2019 indicate that the three LSOAs within the Ward have little comparative deprivation, being scored at 7, 8 and 9 respectively on a scale of 1-10, where 1 is the most deprived. It is a similar story for the 10 LSOAs within the two 2011 Kidlington Wards, with all but one LSOA scored at 7, 8 or 9. The one exception is a single area in Kidlington South Ward which scored at 4. The location of this LSOA is shown in Figure 6 and is located on the southern edge of Kidlington. The LSOAs within Cherwell District as a whole produce a mean score of 6.9, indicating a relatively low overall level of deprivation.

**Figure 6: Overall Index of Multiple Deprivation Scores at LSOA level  
(1=most deprived)**



(Nomisweb & MCHLG 2019)

**Table 7: Overall IMD Scores at LSOA Level**

LSOA name (2011)	Ward	Index of Multiple Deprivation (IMD) Rank (where 1 is most deprived) out of 32,844 areas	Index of Multiple Deprivation (IMD) Decile (where 1 is most deprived 10% of LSOAs)
Cherwell 017E	Kidlington South	11,110	4
Cherwell 017C	kidlington North	21,063	7
Cherwell 018B	Kidlington South	20,198	7
Cherwell 018D	Kidlington South	21,141	7
Cherwell 019A	Kidlington South	22,897	7
Cherwell 019D	Yarnton, Gosford & Water Eaton	21,902	7
Cherwell 019B	Yarnton, Gosford & Water Eaton	25,391	8
Cherwell 017A	Kidlington North	28,684	9
Cherwell 017B	Kidlington North	28,873	9
Cherwell 017D	Kidlington South	29,506	9
Cherwell 018A	Kidlington South	27,873	9
Cherwell 018C	Kidlington South	27,483	9
Cherwell 019C	Yarnton, Gosford & Water Eaton	27,268	9

(MHCLG 2019)

## Economic Activity and Unemployment

- 5.9 Employment data for the Cherwell District is generally positive (with a decile ranking of approximately 7.6) with the ward and adjacent wards scoring just slightly lower (7.5). For the Wards, as above, one LSOA (Cherwell 017E) within Kidlington again scores lower than the remainder within the three wards. Scores for YGWE Ward remain high at an average of 8.

**Table 8: IMD Employment Ranking**

LSOA name (2011)	Ward	Employment Rank (where 1 is most deprived) out of 32,844 areas	Employment Decile (where 1 is most deprived 10% of LSOAs)
Cherwell 017E	Kidlington South	11,998	4
Cherwell 017C	kidlington North	18,327	6
Cherwell 018B	Kidlington South	20,051	7
Cherwell 018D	Kidlington South	18,076	6
Cherwell 019A	Kidlington South	20,276	7
Cherwell 019D	Yarnton, Gosford & Water Eaton	20,028	7
Cherwell 019B	Yarnton, Gosford & Water Eaton	25,696	8
Cherwell 017A	Kidlington North	26,937	9
Cherwell 017B	Kidlington North	27,184	9
Cherwell 017D	Kidlington South	29,424	9
Cherwell 018A	Kidlington South	27,089	9
Cherwell 018C	Kidlington South	27,089	9
Cherwell 019C	Yarnton, Gosford & Water Eaton	25,696	8

(MHCLG 2019)



- 5.10 Comparing rates of employment between 2011 and 2019, and across a wider area, employment levels in Cherwell in 2019 were above both the average for the South East and Great Britain as a whole, with a corresponding lower rate of unemployment. For the wards, in 2011 the rates were similar to the Cherwell District, suggestive of a rise in levels of employment in the Wards through to 2019.

**Table 9: Rates of Employment**

	Economically Active (% of 16-64 yo)	Unemployed (% of 16-64 yo)	Economically Inactive (% of 16- 64yo)
<b>2019</b>			
Great Britain	79.1	3.9	20.9
South East	82.3	3.1	17.7
Cherwell	85.2	2.4	14.8
<b>2011</b>			
England & Wales	76.8	6.8	23.2
Cherwell	82.6	4.0	17.4
Three Wards	82.4	3.8	17.6

(NOMIS 2019)

- 5.11 In 2019, Official Labour Market Statistics showed the following travel to work distances for Cherwell District residents, indicate that the majority of workers (57.5%) travelled no more than 10km to work.
- Less than 2km - 21.6%
  - 2km to <5km – 14.1%
  - 5km to <10km – 9.9%
  - 10km to <20km – 13.5%
  - 20km to <30km – 9.5%
  - 30km to <40km – 4.0%
  - 40km to <60km – 3.4%
  - 60km+ - 4.45%
  - Work from home – 11.9%
  - No fixed workplace – 7.6%

- 5.12 In addition, the 2011 Census described the Cherwell working population as 47% working and living in the District, 12% working from home, 7% with no fixed workplace and 35% commuting to outside of the District. An additional 21% of the Cherwell workforce commuted in from other Districts.

## Qualifications and Skills

- 5.13 The levels of education and skills within Cherwell District are lower than its employment levels, at a decile ranking of approximately 5.6. For the three Yarnton/Kidlington Wards the mean decile figure is just over this at 5.7. However, there are significant differences across the wards and between LSOAs – with, again Cherwell 017E ranking in the bottom decile and two other Kidlington South LSOAs ranking in the fourth decile.

**Table 10: Education and Training Ranking**

LSOA name (2011)	Ward	Education, Skills & Training Rank (where 1 is most deprived) out of 32,844 areas	Education, Skills & Training Decile (where 1 is most deprived 10% of LSOAs)
Cherwell 017E	Kidlington South	3,208	1
Cherwell 017C	Kidlington North	14,937	5
Cherwell 018B	Kidlington South	10,677	4
Cherwell 018D	Kidlington South	12,880	4
Cherwell 019A	Kidlington South	13,966	5
Cherwell 019D	Yarnton, Gosford & Water Eaton	14,153	5
Cherwell 019B	Yarnton, Gosford & Water Eaton	23,467	8
Cherwell 017A	Kidlington North	17,182	6
Cherwell 017B	Kidlington North	29,322	9
Cherwell 017D	Kidlington South	23,545	8
Cherwell 018A	Kidlington South	17,682	6
Cherwell 018C	Kidlington South	18,083	6
Cherwell 019C	Yarnton, Gosford & Water Eaton	22,332	7

(MHCLG 2019)

- 5.14 In terms of qualifications, both the District and the three local Wards compare well to wider regions within the UK. Since 2011, there is evidence that the level of qualifications has risen within England & Wales, and Cherwell District has kept pace with this.

**Table 11: Qualifications (2011)**

Qualifications (2011)	Three Wards	Cherwell	England & Wales
NVQ4 & above	32.6	30.1	29.7
NVQ3 & above	13.4	13.4	14.5
NVQ2 & above	15.9	17.5	17.2
NVQ1 & above	16.4	17.2	15.2
Other qualifications	10.2	9.0	8.6
No qualifications	11.5	12.7	15.0

(NOMIS 2019)

## Health and Health Care Provision

### Local Health Comparisons

- 5.15 The average decile rank for General Health within the Cherwell District is approximately 7, while the combined three wards have an average ranking of 7.3. Both are better than average, with all but one LSOA scoring 7 or above. Again, however, it is LSOA Cherwell 017E which reflects a lower than average rank, both within the wards and across the District. The Yarnton, Gosford and Water Eaton Ward however has scores of 7 and above.

**Table 12: General Health Ranking of Population**

LSOA name (2011)	Ward	Health Deprivation & Disability Rank (where 1 is most deprived) out of 32,844 areas	Health Deprivation & Disability Decile (where 1 is most deprived 10% of LSOAs)
Cherwell 017E	Kidlington South	9,815	3
Cherwell 017C	Kidlington North	19,798	7
Cherwell 018B	Kidlington South	19,759	7
Cherwell 018D	Kidlington South	22,256	7
Cherwell 019A	Kidlington South	23,435	8
Cherwell 019D	Yarnton, Gosford & Water Eaton	22,129	7
Cherwell 019B	Yarnton, Gosford & Water Eaton	24,272	8
Cherwell 017A	Kidlington North	25,321	8
Cherwell 017B	Kidlington North	26,593	9
Cherwell 017D	Kidlington South	24,051	8
Cherwell 018A	Kidlington South	23,027	8
Cherwell 018C	Kidlington South	21,473	7
Cherwell 019C	Yarnton, Gosford & Water Eaton	24,971	8

(MHCLG 2019)

5.16 For the Ward of Begbroke, Yarnton & Water Eaton, the Oxfordshire Local Area Inequalities Dashboard indicates that the Ward performs well in terms of a range of deprivation and health indicators, when compared to both England and the rest of Oxfordshire as a whole (Table 13).

**Table 13: Health Ranking of Ward compared to England & Oxfordshire**

Begbroke, Yarnton & Water Eaton	England	Oxfordshire
Deprivation	Better	Similar
Children <16 Living in Poverty	Better	Similar
Adults over 60 Years in Poverty	Better	Better
Adults over 60 Years in Fuel Poverty	Better	Better
Income deprivation	Better	Better
Unemployment (16-64yo)	Better	Similar
Emergency Hospital Admissions (0-4yo)	Better	Better
Emergency Hospital Admissions Injury (0-4yo)	Similar	Similar
Obesity Yr R (4-5yo)	Similar	Similar
Obesity Yr 6 (10-11yo)	Similar	Worse
Emergency Hospital Admissions Injury (0-14yo)	Similar	Similar
Emergency Hospital Admissions Injury (15-24yo)	Similar	Similar
Emergency Hospital Admissions Self Harm	Similar	Similar
Hospital Admissions Alcohol Related	Better	Similar
Emergency Hospital Admissions All Causes	Better	Worse
Emergency Hospital Admissions COPD	Better	Similar
Emergency Hospital Admissions Heart Disease	Better	Similar
Emergency Hospital Admissions Stroke	Similar	Similar
Emergency Hospital Admissions Heart Attack	Better	Similar
Emergency Hospital Admissions Hip Fracture (65yo+)	Similar	Similar
Life expectancy at birth - males	Better	Similar
Life expectancy at birth - females	Similar	Similar
Deaths from all causes	Similar	Similar
Deaths from all cancer <75yo	Similar	Similar
Death from circulatory disease <75yo	Better	Similar
Deaths from respiratory diseases	Similar	Similar
Deaths from stroke	Similar	Similar
Deaths from all causes <75yo	Better	Similar
Deaths from all cancer	Better	Similar

(Oxfordshire Local Area Inequalities Dashboard)

5.17 The Oxfordshire Joint Strategic Needs Assessment 2021 ('OJSNA') provides a more nuanced and current assessment for Oxfordshire in 2020-21, indicating the most common health conditions registered with patients registered with GPs within Oxfordshire were high blood pressure, depression, asthma and obesity. Both depression and cancer were each above the national average, as was the rate of hospital admissions due to falls, with a significant increase seen recently within Cherwell.

5.18 Within Oxfordshire as a whole, four conditions were identified as above the England average; alongside cancer and depression, both atrial fibrillation (abnormal heart rate) and osteoporosis appear as more common than across England.

5.19 The OJSNA also shows that the rates of suicide across Oxfordshire were close to the national average, while deaths from drug misuse were considerably lower (3.1 compared to 5.0 per 100,000 of the population). Finally, with regard road casualties, the number of those killed or seriously injured fell from 372 in 2006 to 230 in 2021. Those who suffered "slight" injury fell from 2,563 to 784 in the same period – a reduction of approximately 70%.

5.20 The OJSNA highlights the important link between good housing and good health, citing 2017 research by Shelter England ("The impact of housing problems on mental health") that one in five English adults said a housing issue had negatively impacted upon their mental health in the last five years. Affordability was the most frequently referenced issue, with prices for both sale and rental of a home higher in all six Oxfordshire local authorities than across England.

5.21 It also highlights the health benefits of homes being "upgraded to national standard", with fewer hospital admissions related to occupiers of those dwellings.

5.22 Finally, the links between homelessness and premature death are well known, and the OJSNA indicates that Cherwell had a total 100 known individuals who were homeless in the first quarter of 2022 – a similar figure to other Oxfordshire districts.

## GP Primary Healthcare

- 5.23 The NHS Constitution says that everybody has the right to choose their GP practice and be accepted by that practice unless there are reasonable grounds to refuse.
- 5.24 As at October 2018 there were 22,379 patients, resident in the three Wards registered with a GP. Of the total, 18,688 are registered at the two most local practices. The balance is registered in very low numbers at a further 26 practices.
- 5.25 All seven of the practices most commonly used by Yarnton residents are currently accepting new patients and none has a closed list.

**Table 14: GP Surgeries serving Residents of the Three Wards**

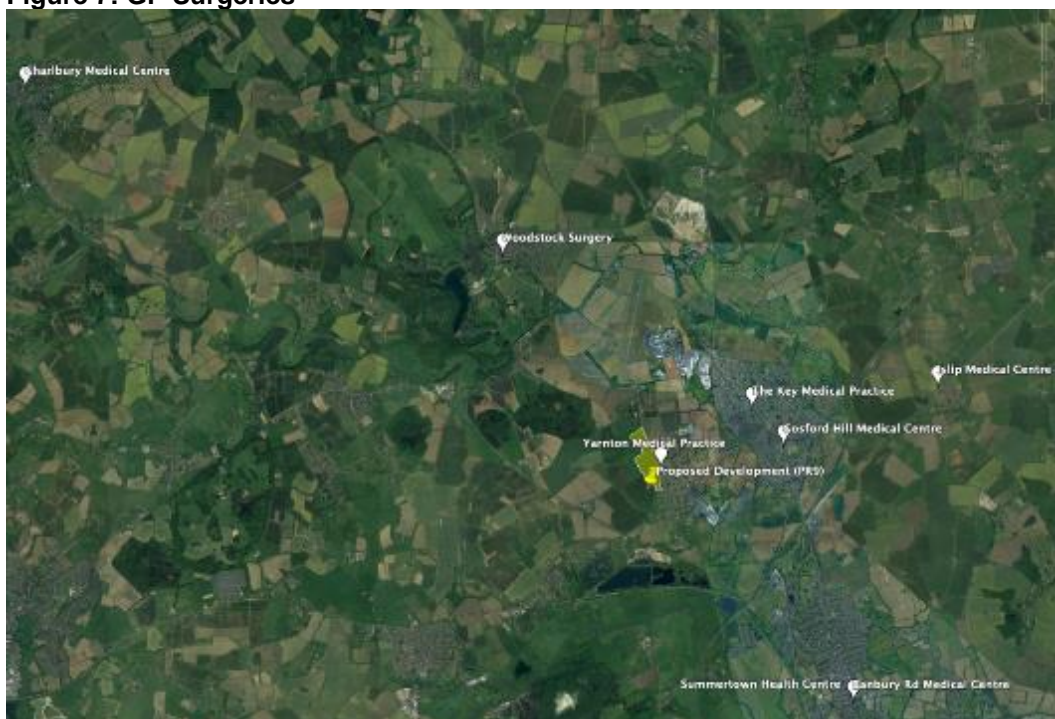
Code	Practice Name	Practice Size	Of which resident in 3 Wards
K84082	The Key Medical Practice	12,846	11,826
K84045	Gosford Hill Medial Centre	7,219	6,862
K84003	Islip Medical Centre	5,893	251
K84042	Woodstock Surgery	9,085	725
K84021	Banbury Road Medical Centre	8,843	411
K84011	Summertown Health Centre	17,183	478
K84610	The Charlbury Medical Centre		551
	Other Practices		275

*(NHS Digital October 2018 & March 2020)*

- 5.26 The surgery locations are shown in Figure 7. The Yarnton Medical Practice is a branch of The Key Medical Practice. All practices are rated by the CQC as “Good”.



**Figure 7: GP Surgeries**



(NHS Digital October 2018 & March 2020)

- 5.27 Across the three wards, the proportion of the population registered with a GP is split as follows, showing that more than 87% of the residents registered with a GP are registered within either Yarnnton or Kidlington:

**Table 15: GP Surgeries serving the Three Wards – proportional share**

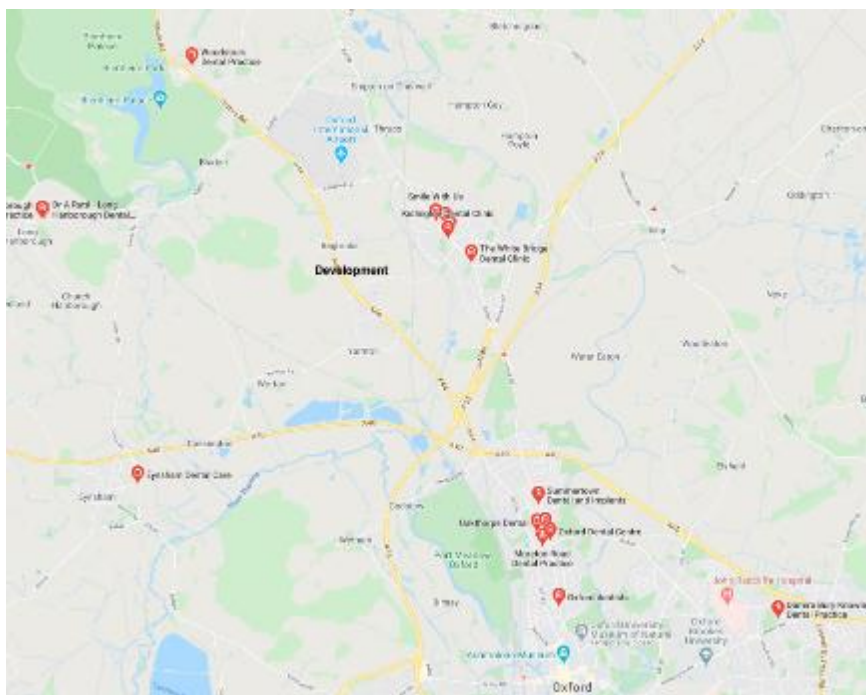
Practice Name	Percentage of Population
The Key Medical Practice	55.1%
Gosford Hill Medical Centre	32.0%
Islip Medical Centre	1.2%
Woodstock Surgery	3.4%
Banbury Road Medical Centre	1.9%
Summertown Health Centre	2.2%
The Charlbury Medical Centre	2.6%
Other Practices	1.3%

(NHS Digital October 2018 / March 2020)

## Dentists

- 5.28 There is a wide choice of dentists in the area, mainly within Kidlington and Oxford, but with a number located further afield in Woodstock, Long Hanborough and Eynsham.

**Figure 8: Location of Local Dentists**

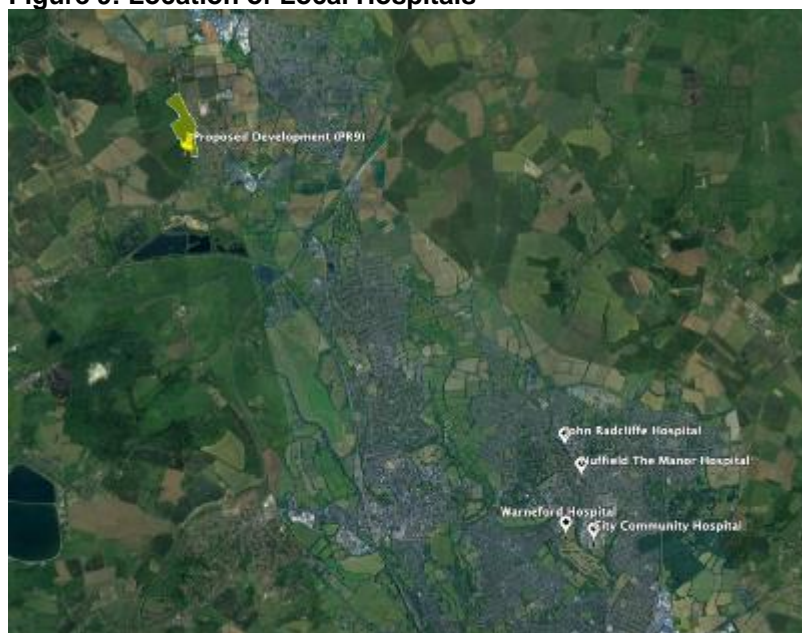


(Yell Website ©)

## Hospitals

- 5.29 The local acute hospital with A & E services is John Radcliffe Hospital in Headington, Oxford. It comprises a number of specialist service hospitals as part of the Oxford University Hospitals NHS Foundation Trust - including cancer (Churchill Hospital), palliative care (City Community Hospital) and mental health (Warneford Hospital). In addition, there is a further private hospital (Nuffield The Manor Hospital) within Oxford. All these hospitals lie within a six-mile radius of the centre of the Proposed Development.

**Figure 9: Location of Local Hospitals**



(Source Google Map ©)

- 5.30 There is also, within a ten-mile radius, the Bicester Community Hospital, providing walk-in services and rehabilitation.

## **Nursing / Care Homes**

- 5.31 There is one residential and nursing home located on the western edge of Yarnton. It provides residential, respite and nursing care and has a specific focus on dementia and palliative care.

## **Education**

- 5.32 The relevant Education and Children's Services Authority is Oxfordshire County Council, with a very wide range of different types of school. Across the Cherwell District there are 70 schools: 51 primary; 10 secondary; 3 special schools; and 6 private independent schools. One of the schools is an 'all-through' school combining primary and secondary phases.
- 5.33 Of the 70 schools, 33 are academies/free schools – state-funded schools, which are independent of the local education authority; 13 are community schools owned and operated by the County Council; 17 are voluntary schools, faith based but operationally funded by the County Council.
- 5.34 There are two Studio Schools included within these figures and these are similar to free schools, being state funded but independent of the local authority, and provide industry focused education to 14-19 year-olds. One further school is styled as an "all-through" providing education to both primary and secondary aged pupils. There are no selective (grammar) schools within Cherwell, but all the secondary schools provide sixth form places.
- 5.35 Pre-school, nursery and early years provision is a mixed economy, with, in the area, some provision in state funded primary schools – 29 of which have some provision. But much of the provision is in a mix of private, voluntary, not for profit, charitable, and commercial provision and which together with child-minders makes up the bulk of provision. The operation of the service is funded in part by public funds through various mechanisms as free provision for those in work, training for, or seeking work. The balance of income comes from direct payment by parents or guardians and in some cases vouchers from employers.

## **Pre-school & Playgroups etc**

- 5.36 There is a good geographic spread of existing provision across the immediate area of Yarnton and Kidlington. Further facilities are available within Oxford, to serve the need at the point where individuals may work.



**Figure 10: Current Pre-school and Playgroups (July 2020)**

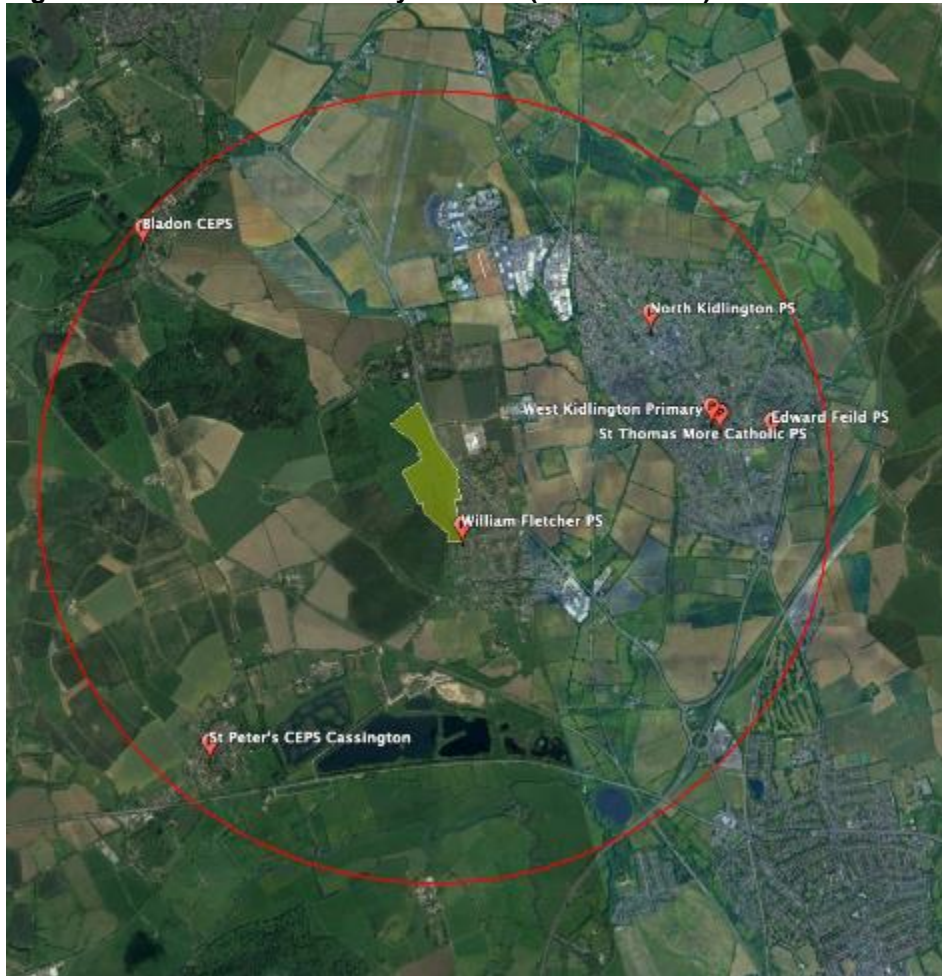


(Google Earth ©)

## Primary Schools

- 5.37 There are seven state-funded primary schools within a two-mile radius of the centre of the Proposed Development. One, the William Fletcher PS, is adjacent to the Site, while four are located in Kidlington, three within a two-mile walk of the centre of the Site and the fourth just beyond. Two further schools lie on the limit of the two-mile radius, at Bladon and Cassington, and are beyond the statutory two-mile walking distance.

**Figure 11: State-funded Primary Schools (2-mile radius)**



(Google Maps ©)

- 5.38 The majority of the schools admit their pupils from within a close distance. Two schools, the William Fletcher PS and St Peter's CEPS serve additional communities close to their locations – Begbroke and Eynsham. Recent enrolment patterns are provided in Figures 11-17:



## Figures 12 - 18: Existing Primary School Enrolment Patterns

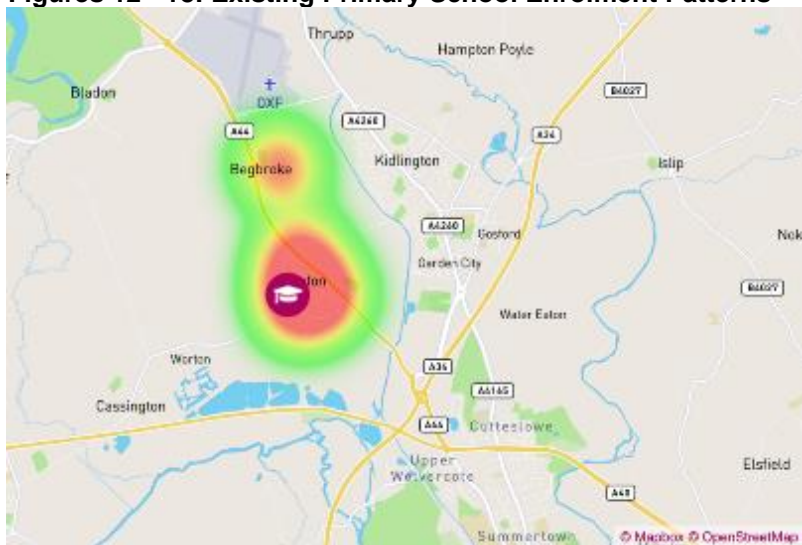


Fig 12: William Fletcher PS

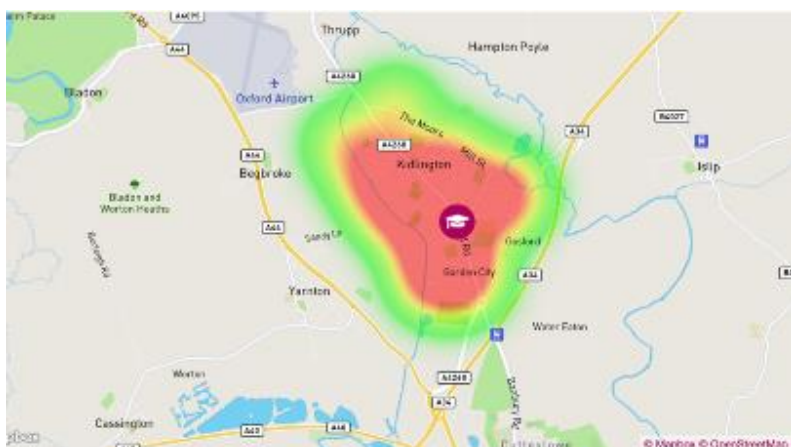


Fig 13: North Kidlington PS

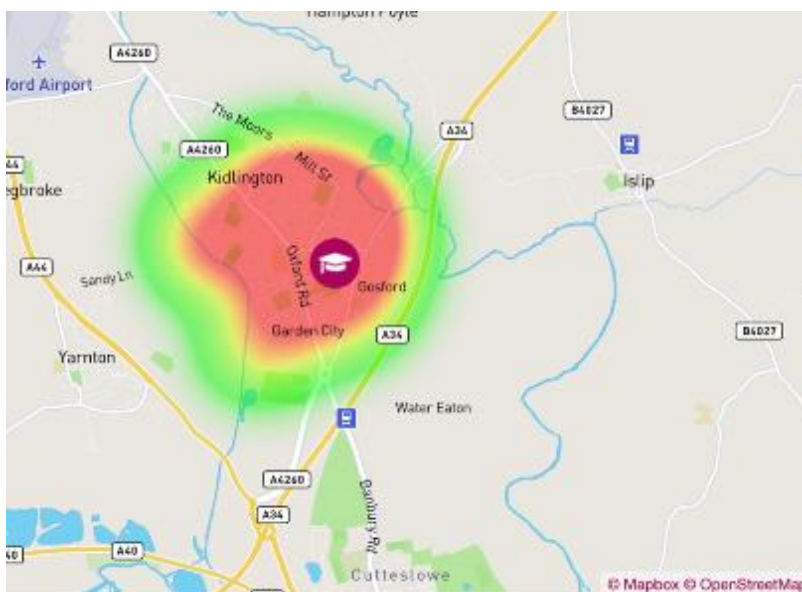


Fig 14: Edward Feild PS

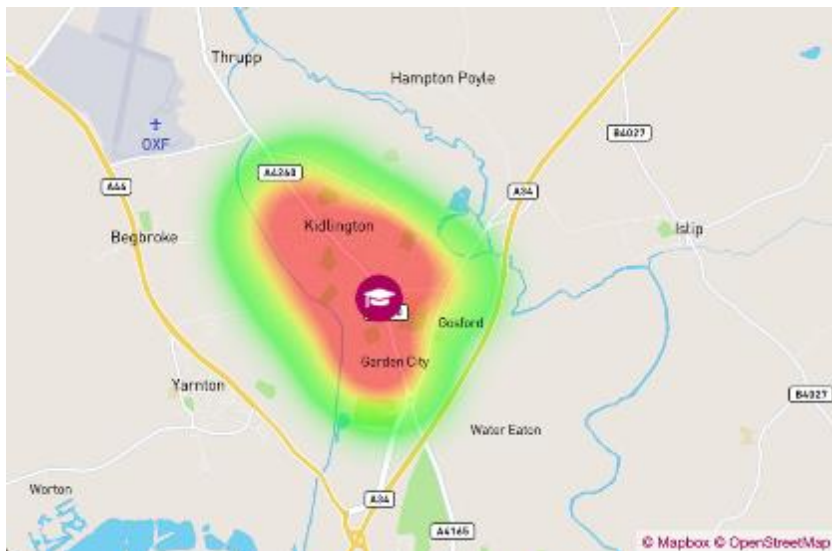


Fig 15: West Kidlington PS

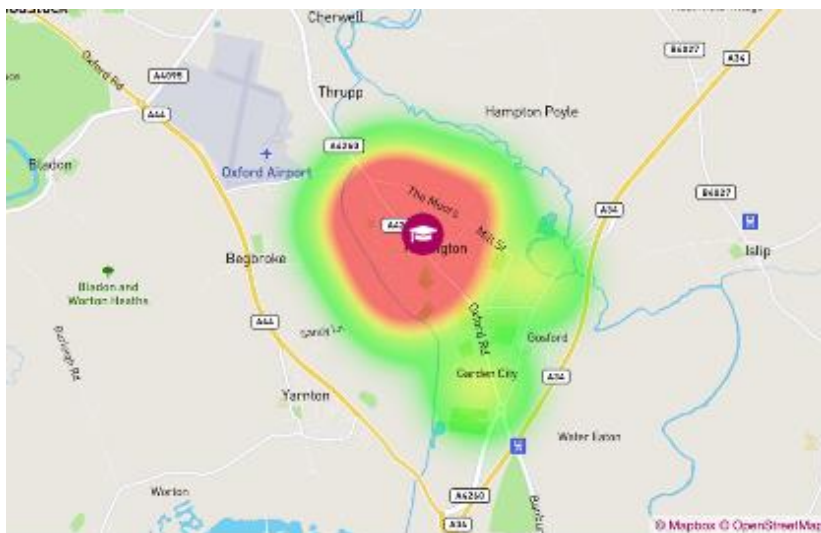


Fig 16: St Thomas More Catholic PS

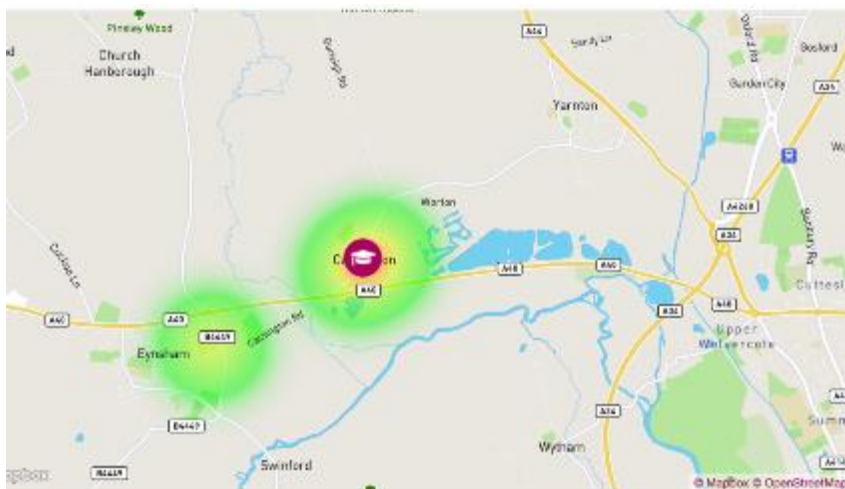


Fig 17: St Peter's CEPS, Cassington

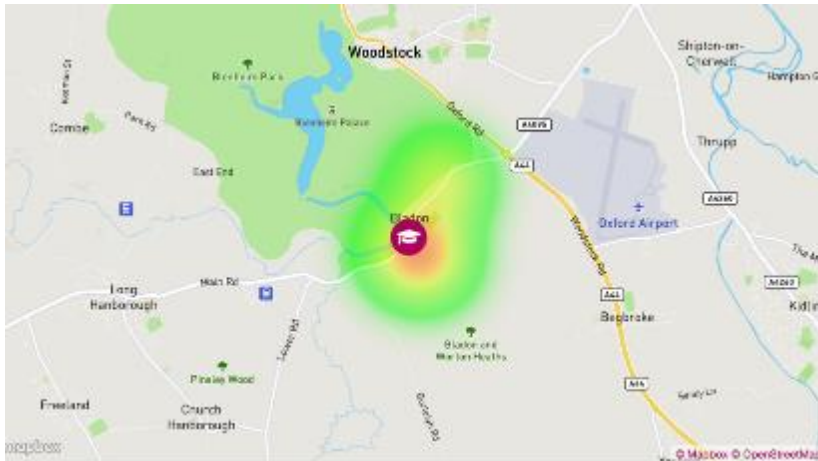


Fig 18: Bladon CEPS  
(Source: All Heat Maps ©SchoolGuide © MapBox © OpenStreetMap) All scales different.

5.39 All of the primary schools listed are rated Good by Ofsted:

**Table 16: Primary School Ofsted Rating**

School	Ofsted Rating	Date
William Fletcher PS	Good	November 2017
West Kidlington PS	Good	September 2019
North Kidlington PS	Good	November 2018
Edward Feild PS	Good	May 2017
St Thomas More Catholic PS	Good	September 2018
Bladon CEPS	Good	March 2018
St Peter's CEPS, Cassington	Good	April 2017

5.40 The Proposed Development provides land for new sports facilities for William Fletcher PS, allowing for expansion of the school within its existing site, together with any necessary and proportionate contributions.

## Secondary Schools

5.41 There are two secondary schools within a three-mile radius, only one of which, Gosford Hill School, is within the three-mile statutory walking distance.



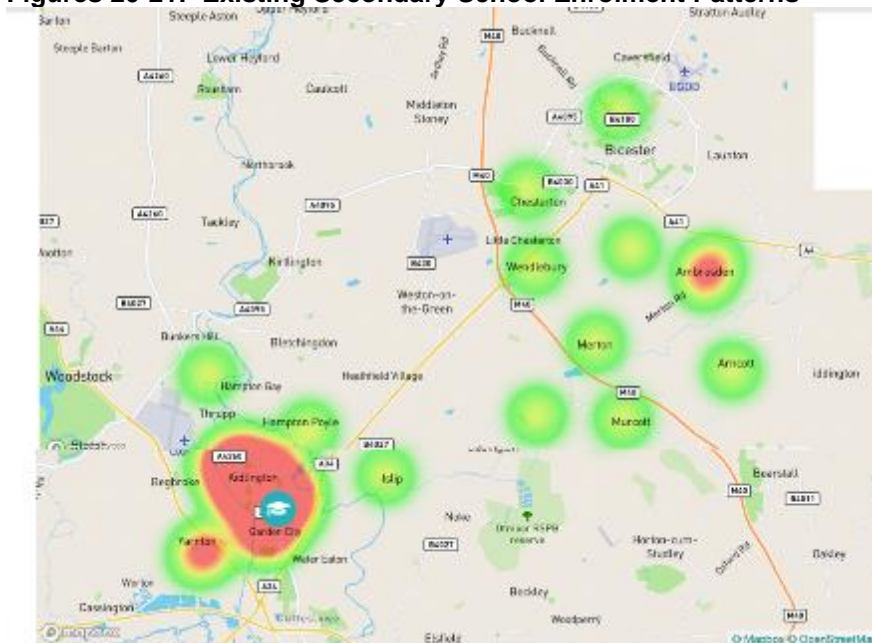
**Figure 19. State-funded Secondary Schools (3 mile radius)**



(Google Maps ©)

- 5.42 By their nature, secondary schools serve larger communities and both Gosford Hill School and The Marlborough CE School admit pupils from their immediate communities as well as the rural villages beyond.

**Figures 20-21: Existing Secondary School Enrolment Patterns**



*Fig 20: Gosford Hill School*

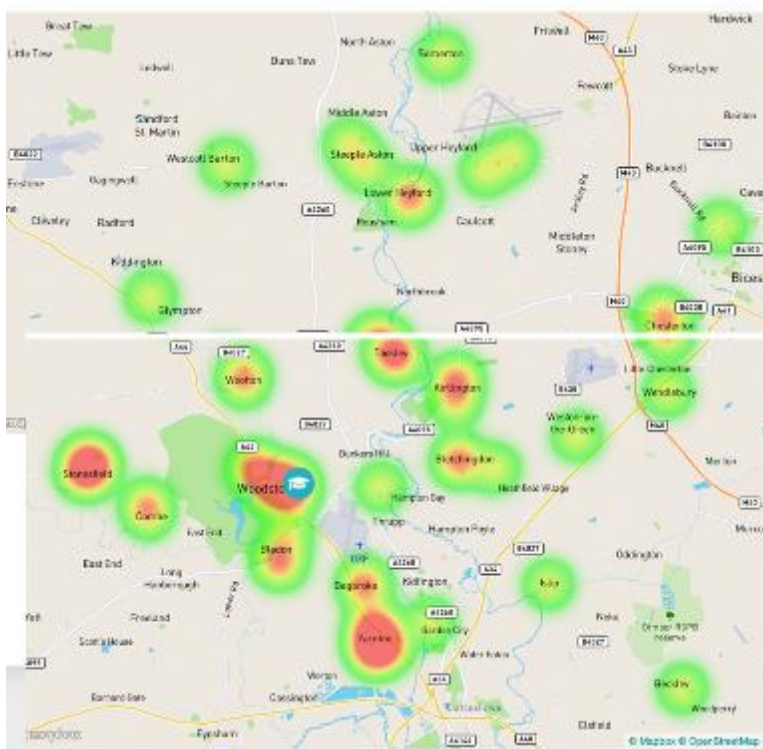


Fig 21: The Marlborough CE School

(Source: All Heat Maps © SchoolGuide © MapBox © OpenStreetMap) All scales different.

- 5.43 The most local school, Gosford Hill in Kidlington, has an Ofsted rating of “Requires Improvement” while the more distant school, The Marlborough CE School in Woodstock, is rated “Good”. Gosford School has received a monitoring visit (July 2019) in which the inspector reported that the school was “taking effective action to tackle the areas requiring improvement...”

Table 17: Secondary School Ofsted Rating

School	Ofsted Rating	Date
Gosford Hill School	Requires Improvement	February 2018
The Marlborough CE School	Good	February 2018

(Ofsted)

- 5.44 The School Capacity Return to the DfE in 2012 indicated that of 991 pupils attending the school, the vast majority (657) walked to school. Of the remainder, 170 travelled by bus, 122 by car and 39 cycled, three came by other means.
- 5.45 A new secondary school is to be provided as part of the development of Site PR8, which is to serve the wider need in the area including the Proposed Development. Policy maps indicate its proposed location as immediately to the east of the A44 opposite the northern extent of PR9, and with Policy compliant improvements to east-west accessibility will be accessible to pupils from the Proposed Development.

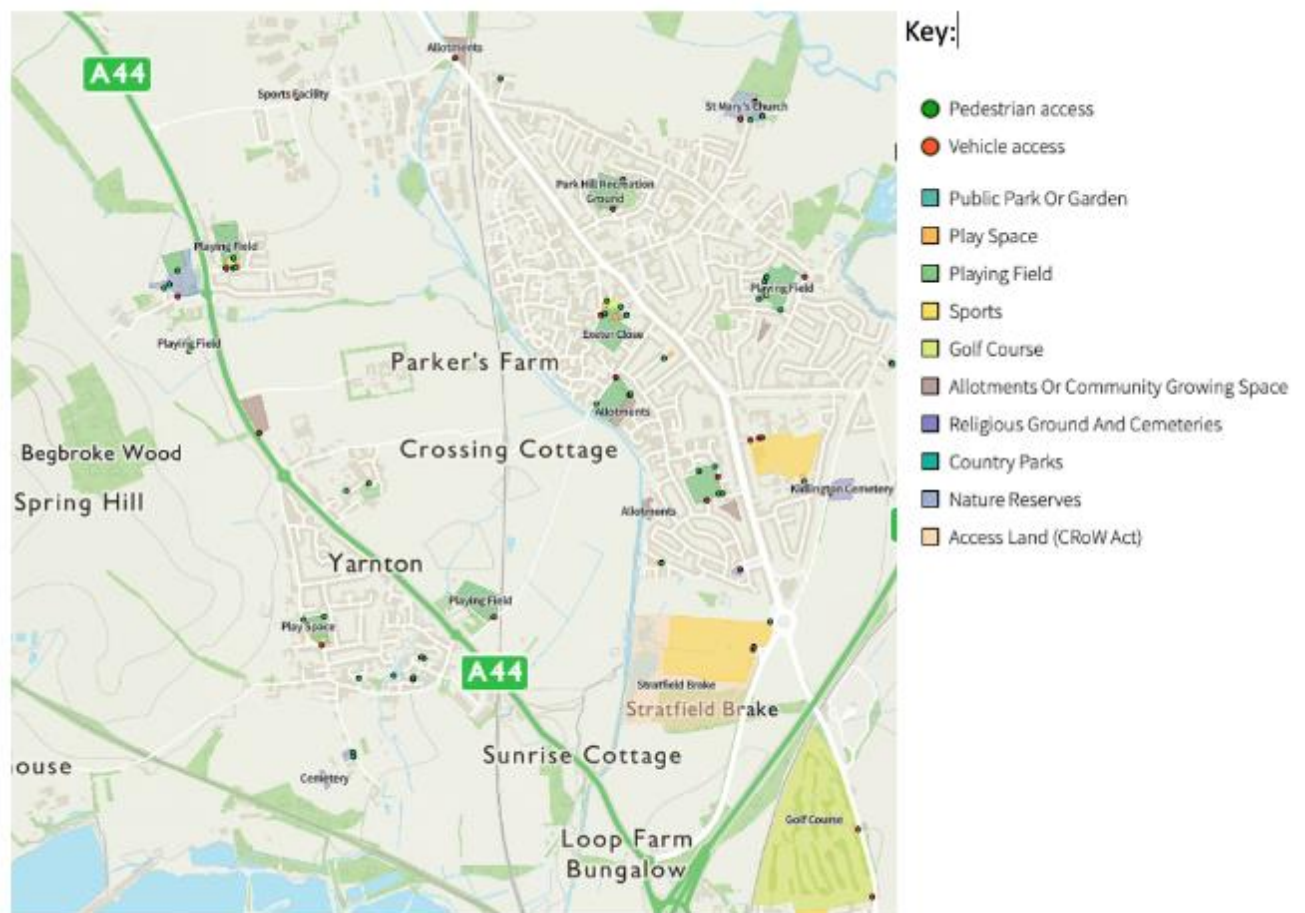
## Open Space

- 5.46 Open Space in Figures for the whole of Cherwell District (April 2017) are indicated as:



- 952ha of open recreation space (1.6%)<sup>3</sup>
  - 4,707ha of forest, open land and water (8%)<sup>4</sup>
  - 45,086ha of Farmland and agriculture (76.6%)<sup>5</sup>
  - 43 play and sports areas (comprising MUGA, golf, tennis and bowling greens)
- 5.47 More than 86% of the District remains typically rural with villages, farmland and woodland, available for use through an extensive network of public footpaths, bridleways and roads.
- 5.48 Within Yarnton itself, there is one recreation ground, together with a number of smaller play spaces and green areas. A cricket field is located to the north of the A44. Kidlington offers further facilities including an extensive sports ground at Stratfield Brake to the south.
- 5.49 Policy PR9 provides for significant additions to access to open space with the creation of a new community woodland, formal sports, play areas and allotments and a nature reserve accessible by the William Fletcher Primary School.

**Figure 22: Yarnton / Kidlington Open Space**



(OS Maps Greenspace)

<sup>3</sup> MHCLG Land Use Statistics 2017

<sup>4</sup> MHCLG Land Use Statistics 2017

<sup>5</sup> MHCLG Land Use Statistics 2017

5.50 Public Rights of Way. There is a significant network of footpaths, bridleways and byways in the locality of Yarnton and these are shown in Figure 23:

**Figure 23: Rights of Way Map**



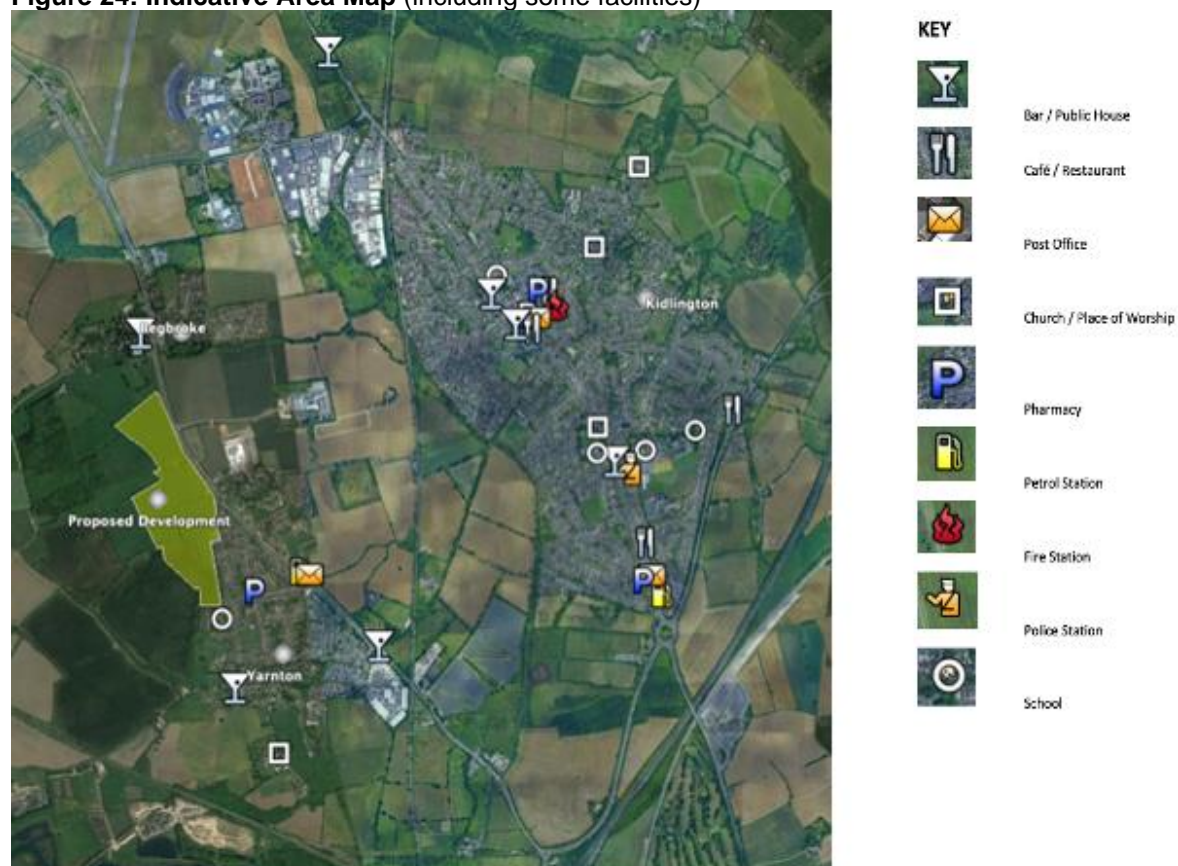
(Oxfordshire County Council Website)

## Wider Community Facilities Summary

5.51 Within a two-mile (3.2km) radius of the centre of the Proposed Development there are:

- 2 Places of worship
- 1 Police station
- 2 Petrol stations
- 4 Public houses
- 16 Hairdressers
- 3 GP Health Centres
- 2 Pharmacies
- 6 Grocery Stores
- 3 Dentists
- 1 Library
- 3 Post Offices
- 2 Community Centres
- 2 Vets
- Variety of other Retail including hot food

**Figure 24: Indicative Area Map (including some facilities)**



(Google Maps ©)

**Figure 25: Food Stores**



(Google Search ©)

- 5.52 There is a food supermarket within Yarmton itself and a range of supermarkets and other food retail within Kidlington.



- 5.53 The main existing sports facilities are shown in Figure 26:

**Figure 26: Indicative Area Map – Immediate Area**



(Google Search ©)

- 5.54 The Kidlington & Gosford Leisure Centre has a 25m swimming pool, a sports hall and gym / wights facilities, an indoor cycling studio and squash courts. It offers classes for wide range of activities and ages.
- 5.55 Further afield, within a 3.5-mile radius lies one golf course to the south east close to Oxford Parkway railway station and two riding schools, in the Bletchington area. While the development plan includes for the residential development of this facility, a replacement site is proposed just to the north of the existing site. This would bring it closer to Yarnton and the Proposed Development.
- 5.56 The Proposed Development adds facilities for formal sports, play areas and allotments alongside the creation of 7.8ha of community woodland, parkland and a new Local Nature Reserve.

## Crime

- 5.57 Low levels of criminal activity are recorded in Cherwell District. Its average IMD decile rank is approximately 7, while the combined three wards have an average ranking of 8.2, with two areas of Kidlington scoring 10. LSOA Cherwell 017E, while reflecting low scores in other deprivation themes (above), reflects a very high average rank in relation to crime (least deprived).

**Table 18: Crime Rank Based on Deprivation Index**

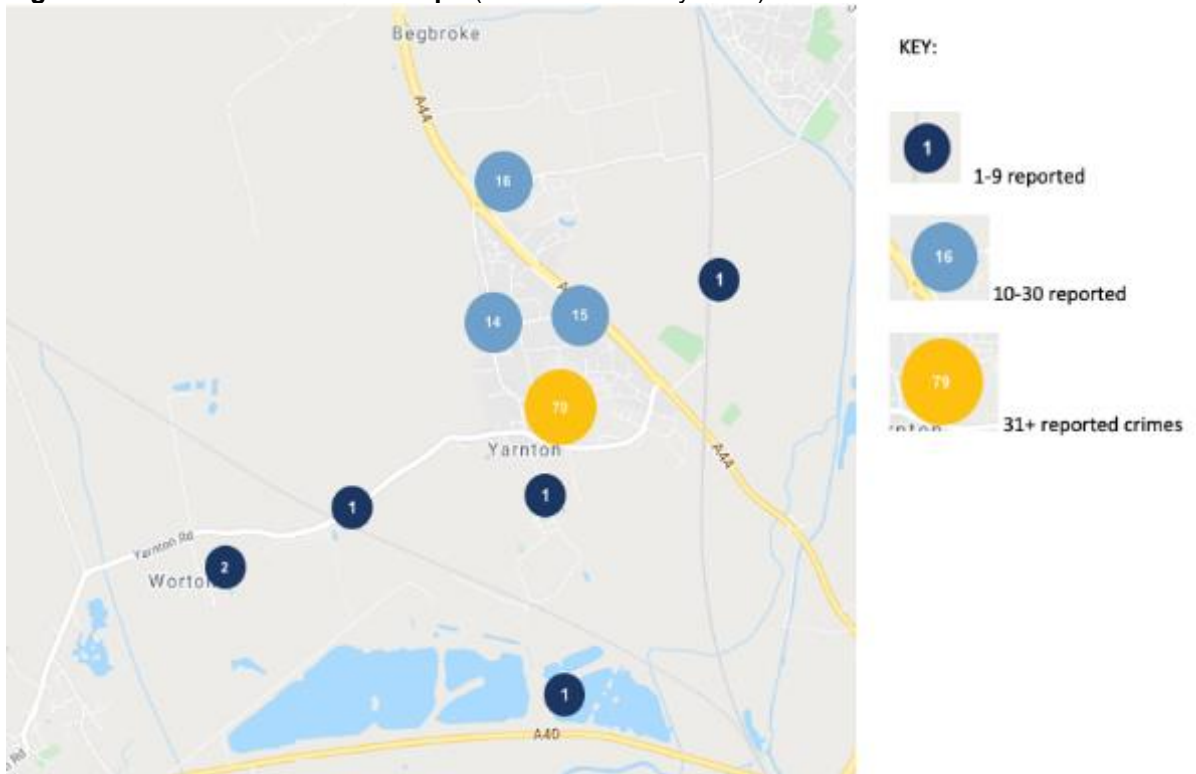
<b>LSOA name (2011)</b>	<b>Ward</b>	<b>Crime Rank (where 1 is most deprived) out of 32,844 areas</b>	<b>Crime Decile (where 1 is most deprived 10% of LSOAs)</b>
Cherwell 017E	Kidlington South	26,578	9
Cherwell 017C	Kidlington North	27,494	9
Cherwell 018B	Kidlington South	26,903	9
Cherwell 018D	Kidlington South	25,645	8
Cherwell 019A	Kidlington South	32,048	10
Cherwell 019D	Yarnton, Gosford & Water Eaton	20,731	7
Cherwell 019B	Yarnton, Gosford & Water Eaton	29,891	10
Cherwell 017A	Kidlington North	25,938	8
Cherwell 017B	Kidlington North	9,380	3
Cherwell 017D	Kidlington South	27,295	9
Cherwell 018A	Kidlington South	27,894	9
Cherwell 018C	Kidlington South	26,877	9
Cherwell 019C	Yarnton, Gosford & Water Eaton	20,731	7

(MHCLG 2019)

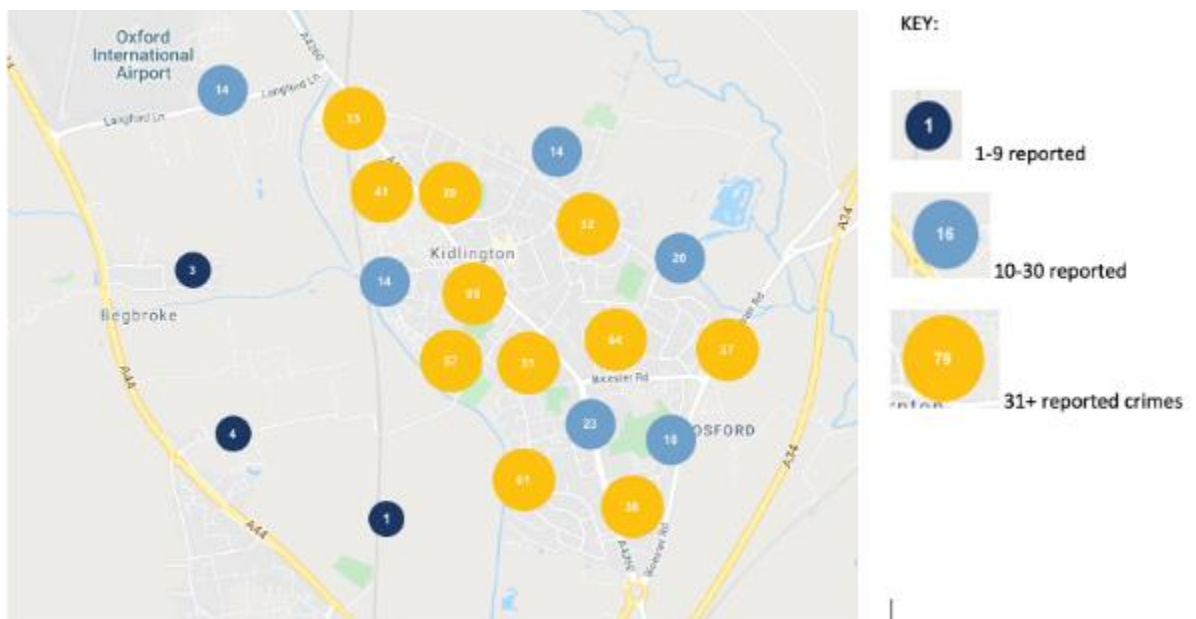
- 5.58 The areas around the Proposed Development experience relatively low levels of crime – predominantly within the village centre. The position is similar within Kidlington, but with a proportionately higher number of recorded incidents. Maps showing the number of crimes recorded in the last year are shown at Figures 25 and 26.



**Figures 27 and 28: Area Crime Maps (12 months to July 2020)**



*Fig 27: Yarnton area*



*Fig 28: Kidlington Area (Source: ADT Website)*

5.59 When the statistics for the three Wards are compared to the Thames Valley Police Area figures, per 1,000 of population, for the year up to May 2020, the rates for Yarnton and Kidlington are significantly lower with a total of 35.75 incidents per 1,000 compared to 80.58 per 1,000 in the Thames Valley area.

**Table 19: Comparative Area Crime Statistics** (12 months to May / June 2020)

Crime Type	Thames Valley Police Area	Per 1,000 Head of Population	Three Wards	Per 1,000 Head of Population
Population ('000s)	2,263.9		18.9	
Shoplifting	11,214.00	4.95	20	1.06
Bike theft	4,606.00	2.03	9	0.48
Theft from Person	2,992.00	1.32	9	0.48
Other Theft	15,837.00	7.00	41	2.17
Possession of Weapons	1,623.00	0.72	7	0.37
Public Order	8,883.00	3.92	22	1.16
Other Crime	3,050.00	1.35	11	0.58
Anti-Social behaviour	25,400.00	11.22	102	5.39
Robbery	1,440.00	0.64	3	0.16
burglary	10,175.00	4.49	24	1.27
Vehicle Crime	16,494.00	7.29	68	3.59
Violent Crime	58,139.00	25.68	277	14.63
Drugs	5,776.00	2.55	14	0.74
Criminal Damage & Arson	16,803.00	7.42	70	3.70
All Crime	182,432.00	80.58	677	35.75

(ADT Website and UK Crime Stats Website)

## Summary of Public Health Profile

- 5.60 Based on the assessment carried out in this section, there are a few population groups that are identified as vulnerable with the community in generally good health with good access to local health services and a well-served community infrastructure. The most deprived area lies not within Yarnton but Kidlington, and the Yarnton, Gosford and Water Eaton Ward performs very well in terms of general deprivation and access to facilities.
- 5.61 ONS Personal Well-Being in the UK statistical report (released in October 2019) indicated that between 2011-12 and 2018-19 Cherwell reported increased levels of life satisfaction, happiness and feelings of being worthwhile, and levels of anxiety decreased. Local Authority Health Profiles (Public Health England) indicate that Cherwell (at 2016-18) was either average or above average in terms of life expectancy, under 75 mortality rates (various causes) and average for suicide.
- 5.62 At the Census 2011 and 2011 Ward boundaries, general health was reported as follows:

**Table 20: General Health 2011**

General Health	Kidlington North	Kidlington South	Yarnton, Gosford and Water Eaton
Very good health	49.0%	46.0%	49.6%
Good health	37.9%	33.8%	36.4%
Fair health	9.9%	14.9%	11.1%
Bad health	2.4%	4.0%	2.3%
Very bad health	0.8%	1.4%	0.6%

(ONS Crown Copyright Reserved [from Nomis on 29.7.2020])

## Chapter 6 Assessment of Impacts

- 6.1 This chapter sets out the assessment of the likely impact of the Proposed Development on health during the construction and operational phases of the Proposed Development and identifies the specific measures proposed to support health and wellbeing.
- 6.2 Key health issues and direct and indirect impacts of the proposal are described below, using the NHS London Healthy Urban Development Unit (HUDU) structure and key points, along with proposed measures to mitigate against possible negative health impacts and maximise positive health effects.
- 6.3 We conclude that overall the Proposed Development once completed will provide a considerable number of positive health benefits for both occupiers and local residents. The potential adverse health impacts and risks arising from the construction phase will be minimised through the proposed mitigation measures set out and the development is not anticipated to adversely impact on existing health services or related services and amenities in Yarnton / Kidlington or the surrounding area. Direct impacts can be appropriately mitigated.
- 6.4 With regards residual impacts arising from the Proposed Development, these are addressed within the Socio-Economic Chapter of this ES. With the inclusion of provision for social infrastructure items including the land for expansion of both the primary school and medical facilities, the inclusion of large areas of open community land and the appropriate design of dwellings and access routes, the Proposed Development is assessed as having no negative residual impacts.
- 6.5 Similarly, the cumulative impacts from the Proposed Development when considered alongside the other PR sites (PR6a, 6b, 6c, 7a, 7b and 8) comprising a total of approximately 4,430 new dwellings are again addressed within the Socio-Economic Chapter. This summarises the evidence from key consultation responses, that the key infrastructure partners (eg OCC, Thames Valley Police, Sport England and others) have taken into account the cumulative effects of the Proposed Development alongside the others in the area.
- 6.6 Most of this section is modelled on the requirements of Policy PR9, the Design Quality and Delivery Statement January 2019 and the CDC Development Brief. It will be revisited as plans evolve.

Possible Health Impacts/Issues <sup>6</sup>	Mitigation Assessment
<b>Access to open space and nature</b>	
“Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health.”	<p>The Proposed Development offers good accessibility to the surrounding area and connection to a range of facilities and services enabling physical activity.</p> <p>The Proposed Development is within 1.2 miles of Kidlington Sports and Leisure Centre which offers a full range of sports facilities and classes. A sports ground offering rugby and cricket is located within a similar radius. Golf, cricket and horse-riding facilities are all currently available within a 3.5-mile radius.</p> <p>The Proposed Development proposes a sequence of children’s neighbourhood play areas, conveniently located across the Site and provided in a timely manner. In addition, new outdoor sports facilities will become available –</p>

<sup>6</sup> Drawn from NHS London HUDU (October 2019) “Issues to Consider”

	<p>either in the form of public use of the extended school playing fields or a separate provision. Within the Proposed Development a central green will also be included, which will create an attractive local focus and contribute to community cohesion.</p> <p>Most significant, however, will be the creation of community woodland and meadowland to the north and west of the built element of the Proposed Development. This will be served by a network of accessible paths which will link to existing provision to enable residents from both the new development and Yarnton itself unprecedented access to the area. The improvement and extension of the historic bridleway of Dolton Lane will contribute to enhancing access to sports facilities and enable a safe walking route to and from school for children from the Proposed Development, and areas beyond. Measures for connection to PR8 will also be included, ensuring that all residents can reach Kidlington and the green spaces there easily by foot or cycle.</p>
<b>Housing Design and Affordability</b>	
<p>“Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.”</p>	<p>The proposal will deliver up to 540 new dwellings to meet the rising need for homes in Cherwell and Oxford, together with a care home and Community Home Work Hub. The scheme is designed to both create a strong and coherent sense of place as well as to provide a broad mix of well-designed housing.</p> <p>The proposal will deliver a mix of high-quality housing to support the health and wellbeing of occupants and contribute positively to the local community. Subject to independent viability assessment, it will include 50% affordable housing to ensure local needs are met and benefit the health of those currently in need of improved housing. A suitable mix of homes is to be provided- in accordance with local policy requirements.</p> <p>All homes will provide good internal space with suitable provision of storage space for waste and cycles. High standards of internal sound insulation are proposed, and natural daylighting will be optimised to ensure a healthy internal environment. All homes will have private gardens or access to the open space and communal space provided. The Proposed Development’s external and communal areas will include accessible paths to the major landscape infrastructure / open space to the immediate west.</p> <p>Attention will be given to provision of shade, and privacy and the minimisation of overlooking.</p>

<p><b>Access to Work &amp; Training</b></p> <p>“Employment and income are key determinants of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Work aids recovery from physical and mental illnesses.”</p>	<p>The Site has been allocated in response to the need for housing for the City of Oxford and its growing employment role - and is well placed to meet this need in terms of sustainable transport and accessibility.</p> <p>Within the Proposed Development, a Community Home Work Hub will provide opportunities for a variety of activities, including work and social activities. The provision of ‘productive landscape’ throughout the Proposed Development will encourage local food production and community gardening. The expansion of the local school and creation of a new care home will also provide some longer-term employment prospects for education and health professionals and other staff.</p> <p>The construction of the Proposed Development itself will also create a number of employment opportunities for the local community. An Employment, Skills and Training Plan will be prepared to ensure local opportunities are maximised and monitored where appropriate.</p>
<p><b>Accessibility and Active Travel</b></p> <p>“Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.”</p>	<p>The Site will be designed with sustainable transport very much to the fore, focused particularly on good quality pedestrian and cycle links. The access strategy has been updated to respond to input from OCC Highways team so that it is consistent with OCC’s designs informing its wider A44 strategy for walking and cycling. This includes a new pedestrian and cycle crossing point that is designed in accordance with current best practice guidance and enhanced bus waiting areas. Cycling and walking routes within the Proposed Development will deliver the measures indicated within the IDP and the PR9 Development Brief and their provision monitored accordingly. The access strategy is consistent with the design the Applicant has been directed towards by OCC.</p> <p>Yarnton is closely associated with Oxford City and lies on a major route (A44) to the city. There are already a number of well-established sustainable modes of travel into Oxford, including a cycle route on the A44. The Site is located within walking distance of bus stops that link Yarnton to Oxford in the south and Woodstock in the north. In addition, trains run regularly from Oxford Parkway to Oxford and London, with a Park &amp; Ride service adjacent to Oxford Parkway station. Opportunities for potential further improvements to sustainable travel into Oxford will be discussed as part of the s.106 negotiations.</p>



	<p>Travel to reach the facilities in Kidlington will be assisted through the provision of new safe, crossings on the A44 for pedestrians and cyclists. These are expected to be provided via a proportionate financial contribution, informed by a charging strategy formulated by OCC, following cumulative modelling requested by OCC, and subject to viability assessments being undertaken with CDC.</p> <p>Similarly, secondary school facilities are currently available in Kidlington, with a second school to be provided as part of Site PR8. New routes to this school will ensure that pupils living in the Proposed Development will be able to walk or cycle to school safely on a daily basis.</p> <p>Within the Proposed Development itself, a legible network of new accessible paths will enable easy access to the public open spaces to the west and to the A44 crossing in the east. The local primary school is to be expanded and, together with the neighbouring health centre, will be easily accessible on foot or cycle to residents of the Proposed Development. In addition, sustainable paths and routes will be incorporated into the layout to enable the Proposed Development to function as an extension to the village of Yarnton.</p>
<b>Access to Food</b>	
<p>"Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar."</p>	<p>The provision of private gardens provides space for new residents to grow food within the Proposed Development. In addition, the proposed 'productive landscape' or 'grow zones', to be placed in public areas, will be available for general use and will stimulate a close relationship with the school and Community Home Work Hub.</p> <p>There is a supermarket within Yarnton (0.5 miles from the Proposed Development) which offers a full range of fresh fruit and vegetables, meat and frozen foods. There is also a farm shop / delicatessen based at the garden centre a similar distance from the Proposed Development.</p> <p>Within 1.2 miles (straight line) of the Site there is a further range of supermarkets and food retailers within Kidlington and accessible routes are proposed to ensure these facilities may be accessed sustainably.</p> <p>Moreover, the provision of new homes in the area will assist these existing businesses with additional customers to support them.</p>
<b>Crime Reduction and Community Safety</b>	
<p>"Thoughtful planning and urban design that promotes natural surveillance and social</p>	<p>The development design and layout are configured to ensure that the Proposed</p>

<p>interaction can help to reduce crime and the 'fear of crime', both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.</p>	<p>Development provides effective security and street surveillance.</p> <p>The extension of Dolton Lane to the primary school will create good surveillance opportunities, ensuring a safe walking route for pupils and their families, Further emphasis on accessible walking routes to encourage sustainable travel will also help to create a lively and populated street scene with reduced opportunities for isolated crime events.</p> <p>In addition, the proposed Community Home Work Hub will offer the opportunity for community-based activities which will in turn reduce isolation and enhance community cohesion. This will need to be delivered in a timely manner.</p> <p>The Proposed Development will be an enjoyable and pleasant place to live and importantly the safety of future residents has been carefully considered in the design.</p>
<p><b>Air Quality, Noise and Neighbourhood Amenity</b></p>	
<p>"The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease ... and hearing conditions and asthma level among children and young people. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts".</p>	<p>Principles of good acoustic design have been followed in the site layout and will be developed at reserved matters stage in relation to the internal design and specification of properties and gardens to mitigate the impact of potential noise pollution.</p> <p>Regarding noise arising from the A44, it is proposed to significantly set the frontage back behind the existing hedgerow and newly created run-off swales to provide significant protection against existing noise levels. This will also ensure an acceptable standard of air quality.</p> <p>Traffic noise and any associated air quality impacts within the Proposed Development will be minimised through measures encouraging more sustainable travel.</p> <p>The impact on properties fronting Rutten Lane of potential noise from the new school playing fields will be sufficiently mitigated through use of planting or acoustic fencing within the school site.</p> <p>During construction, dust and noise and associated health impacts will, be minimised through suitable controls and environmental management systems which will be secured and monitored through s.106 obligations and planning conditions.</p> <p>All homes will include high efficiency and low emissions heating systems.</p>

	<p>The Proposed Development is therefore not anticipated to have any long-term adverse impacts on air quality or noise within the local area.</p>
<p><b>Social Cohesion and Inclusive Design</b></p> <p>“Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can leave to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.</p> <p>Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing.”</p>	<p>The proposal is mainly for residential development which is considered appropriate to the location. The scheme proposes a significant proportion of affordable housing and a range of dwelling sizes and types, including a greater proportion of family sized homes.</p> <p>The high proportion of affordable housing proposed will help to improve one of the key deprivation issues in the area – barriers to housing.</p> <p>The Proposed Development is of an appropriate scale and design to the existing residential area north of the Site and would integrate with both Yarnton and Kidlington with opportunities for the new residents to visit facilities in both areas.</p> <p>The existing community in Yarnton is active and has strong levels of local participation; facilities and activities are available for all age groups from Guides and Brownies, netball and football teams, a garden club, church and senior folks club. These all contribute to social inclusion and cohesion and benefit both physical and mental health. All will be available and accessible to the residents of the Proposed Development.</p> <p>In addition, the provision of the Community Home Work Hub, delivered in line with detailed phasing plans as they are agreed, will offer opportunities for the new residents to both initiate and participate in activities as part of the new community. The Community Home Work Hub could offer activities such as a community garden and bike hire as well as providing work spaces.</p>
<p><b>Access to Health, Social Care and Other Social Infrastructure</b></p>	
<p>“Strong, vibrant, sustainable and cohesive communities require good quality, accessible public service and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in term of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education ... and community facilities has a direct positive effect on human health.”</p>	<p>The Proposed Development is located within easy access of the health and social care facilities within Yarnton. Further services are available within Kidlington.</p> <p>The local GP practice, the Yarnton Medical Practice is less than 250m from the centre of the Site and approximately 775m from the furthest point. An expansion to the surgery is proposed, through the provision of additional land within the Application Site for this purpose.</p> <p>A new care home to provide new local places for elderly residents and those in need of extra care,</p>

	<p>is proposed. This will enhance the existing provision and assist people in need of care, to remain local and part of the community.</p> <p>The wider area currently has a wide range of other services including hairdressers, additional food outlets, veterinary surgeries, dental practices, pharmacies, a garden centre and public houses. The Proposed Development is within 1.2 miles of all these facilities.</p> <p>It is anticipated that there will be a shortage of primary and secondary school spaces as a result of the Proposed Development. This will be addressed by making provision for new playing fields to enable the expansion of the William Fletcher Primary School. A new secondary school is proposed for Site PR8, just across the A44 to the northernmost extent of the Proposed Development (further details of the educational implications of the Proposed Development are set out in the separate Education Strategy forming part of the supporting suite of application documents).</p> <p>The scale of development will not lead to any unmanageable burdens on these existing public services and the Proposed Development will make appropriate financial contributions through the s.106 agreement to support local infrastructure needs and accommodate the Proposed Development. It will also contribute positively to the enhanced viability and vitality of existing services.</p>
<p><b>Minimising the Use of Resources</b></p> <p>“Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.”</p>	<p>All homes will be designed to minimise environmental impact of construction through the use of sustainable design and materials. A combination of policy compliant fabric energy efficiency, carbon compliance and other solutions will ensure the use of resources during both construction and occupation is minimised and adheres to Government policy.</p> <p>Water use within homes will be minimised through the installation of individual water meters and specification of low flow fittings targeting water consumption of 110 litres per person per day.</p> <p>A range of other construction methods will be incorporated and monitored as appropriate, including lighting, energy loss, recycled materials, sustainable drainage and opportunities for cooling and shading.</p> <p>All homes will be provided with suitable internal and external space and facilities to enable recycling and the collection of waste in</p>



	<p>accordance with the Council's established kerb side collection service.</p> <p>For the construction phase a Site Waste Management Plan will be agreed and monitored to manage and minimise waste impact of the Proposed Development in construction in accordance with the waste hierarchy. This will ensure any risks of pollution and hazardous waste and any associated risks to public health are minimised.</p> <p>Also during construction, pollution control measures will be implemented to minimise any health risks to the construction work force and wider community.</p>
<b>Climate Change</b>	
<p>"There is a clear link between climate change and health. Local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change...</p> <p>Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess... deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.</p>	<p>The landscape led vision for the Proposed Development is a key element in tackling climate change, with new woodlands being planted, increased biodiversity being embedded within the meadowland, new areas of public open space and additional hedgerows.</p> <p>Alongside this, the strong focus on enhancing existing footpaths and cycle routes together with the creation of new ones will ensure sustainable travel becomes the mode of choice within and beyond the Proposed Development.</p> <p>A fabric first approach to energy and carbon reduction will minimise the Proposed Development's greenhouse gas ('GHG') emissions impacts and contribute to mitigating climate change.</p> <p>This will lock in the energy and GHG savings for the life of the homes as well as optimising the resilience of the Proposed Development to future climate change risks.</p> <p>Natural ventilation and improved thermal efficiency will also deliver adaptive and comfortable internal environments within all of the homes.</p> <p>This Site will play a role in mitigating the existing flooding issues in the southern extent of Yarnton, but for the remainder, it lies within an area of low flood risk and proposes a combination of sustainable drainage techniques to minimise the risk of flooding on site and elsewhere in the community to minimise health risks.</p> <p>New tree planting and green infrastructure will also contribute to carbon sequestration and localised shading of pedestrian routes and communal areas providing additional climate change mitigation and resilience benefits.</p>

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## Chapter 7 Conclusions

- 7.1 This Health Impact Assessment has assessed the likely health impacts directly related to the Proposed Development, as well as potential indirect influences on the health and wellbeing of the wider community.
- 7.2 It has identified a range of health and planning policies supporting the delivery of healthy communities and key health issues related to the Proposed Development.
- 7.3 The appraisal has identified the following key elements that support or impact on local health and wellbeing objectives or policy:
- Overwhelmingly residential development with provision of a range and suitable mix of housing including much needed affordable new homes and family sized housing;
  - Access to established healthcare services including a GP and dental practice with proposed future expansion of the local GP surgery;
  - Appropriate density with provision of open space including private gardens and provision of an allotment providing opportunities to grow food;
  - Appropriate measures to limit any health risks or impacts of noise, vibration and visual impacts from development in construction and operation to safeguard existing community and new residents;
  - No significant adverse impacts on air quality as a result of traffic generation or new homes heating systems;
  - Creation of new community woodland, meadowland, public open space, play areas and improved access to adjacent countryside;
  - Pedestrian and cycling connectivity to existing routes including existing public rights of way promoting physical exercise and sustainable travel;
  - Enhancement and expansion of existing routes;
  - Improved connectivity to Site PR8 and its range of services and greenspace, and to Kidlington beyond;
  - Reasonable proximity to a large range of facilities for sport and fitness for all ages plus the new secondary school having facilities for the community. All enabling enhanced physical activity;
  - Expansion of primary education infrastructure including provision of land for school playing fields at William Fletcher PS. Secondary school to be provided on Site PR8 in a location highly accessible from the Proposed Development. Financial contributions will be made as necessary for the provision of additional early years places;
  - Development in an active local community, with strong levels of participation and support for all ages;
  - Incorporation of suitable measures to reduce risk of flooding at the Site and elsewhere in the local community combined with resilient and adaptive design of new homes to minimise health risks posed by climate change.
- 7.4 In summary, the Proposed Development is anticipated to result in a range of positive impacts upon local health and well-being, both within the Proposed Development and beyond.
- 7.5 This Health Impact Assessment is one of a suite of documents accompanying the planning application and forms part of the Proposed Development's sustainability strategy and commitment by its promoters to the delivery of sustainable development in Cherwell to support the growing need for housing in Oxford City.

## APPENDIX 1 – Local Residential Developments (2010-20)

Ref: Map 5

Postcode	Address	Approx Date	Approx Units
OX5 2UZ	Moorside Place, Kidlington	2015	54
OX5 1FU	Hérons Place, Kidlington	2016	30
OX5 1GJ	Russell Court, Kidlington	2017	16
OX5 2GD	Bramley Close, Kidlington	2010	36
OX5 1FZ	Cresswell Close, Yarnton	2013	50
OX5 1FY	Pixey Close, Yarnton	2012	32
OX5 1FS	Hayday Close, Yarnton	2012	56



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