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1.0 Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared by David Lock Associates (DLA) on behalf of Hallam Land in support of an outline planning application (OPA) submitted to Cherwell District Council (CDC). In brief, the application seeks outline planning permission for a sustainable development of up to 3,100 dwellings, mixed use local centre and employment area, education uses, community and leisure facilities and Private Hospital, referred to as Hawkwell Village, on some 177 hectares of land to the northwest of Lords Lane and northeast of the Chiltern mainline railway line, forming part of the North West Bicester Eco-Town allocation. Means of access is (in part) a matter to be considered as part of the application with all other matters reserved for subsequent approval.
- 1.2 The planning application was submitted in December 2021 (LPA ref. 21/04275/OUT). The HIA is revised in response to the comments received from Oxfordshire County Council's (OCC) Health Place Shaping team, as well as to reflect updates to the application proposals, and this report supersedes the version previously submitted (dated December 2021).
- 1.3 The development is considered to constitute development which requires an Environmental Impact Assessment. Accordingly, a Scoping Opinion was sought from CDC in accordance with Regulation 15 of the Town and Country Planning (Environment Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations 2017'), and having regard to the criteria for determining the potential for significant environmental effects as set out in Schedules 3 and 4 of those Regulations. The Scoping Report is dated August 2021 and was submitted to CDC on 02 September 2021. The formal Scoping Opinion under the EIA Regulations 2017 was received from CDC dated 7 October 2021 (21/03040/SCOP) and this document takes into account its contents.
- 1.4 This HIA report is appended to Chapter 4 (Socio Economic and Health Effects) of the Environmental Statement and Addendum that accompanies the planning application. It should be read in conjunction with that Chapter and all other elements of the Environmental Statement, and the original and updated application submission.
- 1.5 This HIA provides an assessment of the urban design principles established by the proposals and how they contribute to the creation of healthy places and communities, to understand the positive, negative and neutral health impacts of the proposed development. The assessment is reflective of a broad socio-economic model of health that encompasses conventional health impacts, along with wider health determinants vital to individuals' lifestyles and the creation of healthy communities. It addresses both physical and mental health, and also considers equality and social impacts. Accordingly, the assessment (at Section 8 of this report) considers the following topics:
- Access to healthcare services
 - Housing provision and design

- Access to open space and nature
- Accessibility and active travel
- Neighbourhood amenity
- Access to healthy food

2.0 The Application Site

- 2.1 The Site is located on the north-western edge of Bicester. Bicester is a town and civil parish in the Cherwell district of north-eastern Oxfordshire. It was awarded Garden Town status in 2014, with the North West Bicester area identified as a potential eco-town location in accordance with the then extant supplement to what was then Planning Policy Statement 1.
- 2.2 The Site is some 2.5km to the northwest of Bicester Town Centre, which includes a full range of facilities including supermarkets, a doctor's surgery, independent High Street shops, a post office, pubs, restaurants, as well as Bicester Retail Outlet Village. To the northwest is the village of Bucknell.
- 2.3 The Site is well situated in relation to Bicester North Railway Station, which lies broadly 2.3km (approximately 10-minute cycle) from the centre of the Site to the south. Approximately 3.4km (or 15-minute cycle) south of the Site lies Bicester Village Railway Station. Bicester North Railway Station is on the Chiltern Main Line and services are operated by Chiltern Railways. The station offers sheltered, secure bicycle parking facilities by way of cycle stands (with capacity for 136 bicycles), which are monitored by CCTV. As such, there is the opportunity for journeys to the station to be made by bicycle for onwards travel by rail.
- 2.4 The Site includes Bucknell Road / Bicester Road and is bordered, to the southwest, by the London to Birmingham Railway, and to the south-east by the town ring road A4095 (Lords Lane), with Bicester itself beyond.
- 2.5 Land immediately to the northeast of the Site is the subject of an outline planning permission for up to 530 dwellings, open space, infrastructure and engineering works (LPA ref. 21/01630/OUT). Further to the northeast lies Elmsbrook; the first phase of the North West Bicester development which is nearing completion, with primary school, play, community and employment facilities operational. Beyond is the B4100 Banbury Road which links Bicester with Junction 10 of the M40 and the villages between, including Caversfield and Bainton.
- 2.6 To the southwest, on the other side of the London to Birmingham Railway, land is currently subject to an outline planning application by A2 Dominion for up to 1,000 dwellings, commercial and leisure floorspace, social and community facilities, primary and secondary school, as well as strategic landscaping, access and associated infrastructure (LPA ref. 23/03365/OUT).
- 2.7 The Site itself primarily comprises agricultural land that forms part of a swathe of land that wraps around the north-western edge of Bicester. Public access is restricted to the Public Rights of Way in the northern part of the site.
- 2.8 Further information on the Site location and characteristics is provided in the submitted Planning Statement and Design and Access Statement, amongst other application documents.

3.0 The Proposed Development

- 3.1 The Proposed Development incorporates residential, employment, health, community, education, local retail, commercial and leisure uses, set within a framework of green infrastructure.
- 3.2 Residential development would comprise up to 3,100 dwellings, of a broad range of types and sizes including extra care / assisted living / C2 use, and including affordable housing. This would extend to some 74 hectares of the Site. Density will vary across the Site, with higher densities possible in the centre of the Site and in the Mixed Use centre. The densities proposed enable housing to be provided in a variety of forms, from detached houses through to terraced housing, townhouses and apartments.
- 3.3 Land comprising 3.01ha is identified to accommodate a new 2FE (Form Entry) primary school (which is sufficient in size to enable future expansion up to 3FE if required), and land comprising 1.23ha is identified to allow the expansion of Gagle Brook Primary School at Elmsbrook from 1FE to 2FE school. Land for a secondary school is set aside within application 23/03365/OUT (southwest of the application Site) to serve the wider North West Bicester development. The secondary school is understood to be intended to deliver 8 forms of entry.
- 3.4 Mixed Use and Employment / Business areas are identified in the southern part of the site, extending to 1.57ha and 0.90h respectively, accommodating commercial, business and service uses, within Classes E (a) retail, E (b) food and drink, E (c) services, E (d) sport / fitness, E (e) health, and E (f) nursery; the following sui generis uses: hot food takeaways, public house, wine bar, and mobility hub; local community uses in Classes F2 (a) and F2 (b); and employment uses within Class E (g). A Private Hospital (Use Class E (e)) may also be provided.
- 3.5 Green infrastructure would comprise retained and new woodland; village green; open green space; sports, recreation and play areas including LEAPS and NEAPS; community park; burial ground; and allotments / community growing space, the total of which would equate to in excess of 40% of the Site. At least half of the green space will be publicly accessible.
- 3.6 The northern part of the Site incorporates a site of some 10ha to accommodate ground mounted photovoltaic arrays.
- 3.7 The application seeks approval for three specified access points: a new signalised junction at the existing A4095/Germander Way junction; a new access from/to existing Bucknell Road into the main link road in the development north of the primary school site and access off Cranberry Avenue into the Elmsbrook development. It is proposed that The Cranberry Avenue access will be downgraded to a public transport and active travel link only (via a bus gate) between the two developments.
- 3.8 The Proposed Development is envisaged to be delivered over approximately a 15-year period, with construction commencing in 2027/28, first completions in 2028 and development completion estimated in around 2040/41.

- 3.9 Further information on the Proposed Development is provided in the submitted Planning Statement and Design and Access Statement (and addenda), as well as the application drawings, amongst other application documents.

4.0 Stakeholder Engagement

- 4.1 Engagement and consultation regarding development at North West Bicester, including with a wide selection of the community and range of stakeholders, has been undertaken over an extensive period of time, including as part of the preparation of CDC's adopted and emerging Local Plans, and a Supplementary Planning Document for the area, as well as successive planning applications.
- 4.2 Stakeholder and community consultation was undertaken in relation to the proposals for the Site specifically, to support the preparation of the planning application. Engagement with key stakeholders is also ongoing throughout the determination of the application.
- 4.3 The Statement of Community Involvement (SCI) submitted with the application provides further information on the approach taken to engagement and consultation with stakeholders and the local community prior to submission of the application, as well as on the feedback received and how this has informed the proposals (further information on which is also provided in the submitted Design and Access Statement).
- 4.4 The pre-application community consultation (October-November 2021) was advertised to surrounding residents through press release, online and hard-copy advertisements in the Bicester advertiser, as well as posters provided to Bicester Library, Bicester Town Council and Sainsbury's in Bicester Town Centre. The applicant also wrote to local councils (including both Parish and Town) and residents' groups to alert them to the consultation. Contact information was provided in all correspondence and on the virtual exhibition so that responses could be provided to any comments and queries.
- 4.5 Throughout the consultation period, a high proportion of respondents considered that the more favourable of the key principles of the proposals was the promotion of the green credentials of the development. This was particularly the case when it came to ensuring the provision of pedestrian and cycle links throughout the development and access to multi-functional greenspace. No specific health issues were raised during the consultation.
- 4.6 As set out in Section 1 (Introduction) of this report, the planning application has also been informed by a Scoping exercise undertaken in accordance with the EIA Regulations 2017.
- 4.7 In addition, this revised HIA report has been prepared in response to comments received as a result of the formal consultation process and engagement on the planning application submission including from the OCC Health Place Shaping team.

5.0 Regulatory and Policy Context

5.1 This section sets out the national and local policies and guidance for development relating to health and associated matters. Further information on the regulatory and policy context is provided in the submitted Planning Statement (and Addendum), as well as other documents where relevant.

National Policy, Legislation and Guidance/Publications

Health and Social Care Act (2012)

5.2 The Health and Social Care Act (2012) introduced a duty upon local authorities to “*take such steps as it considers appropriate for improving the health of the people in its area*”. This can include the requirement for consideration to the benefits and implications of a development on health and wellbeing.

National Planning Policy Framework (NPPF) (2024)

5.3 The NPPF, the latest revision of which was published in December 2024, sets out the Government’s planning policies for England and how they are expected to be applied.

5.4 Paragraph 11 sets out a presumption in favour of sustainable development. According to Paragraph 8, achieving sustainable development involves the planning system holding three overarching objectives:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) *a social objective – 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; and*
- c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.5 Relevant aspirations of the NPPF relating to health (directly and indirectly) include:

- Chapter 5. Delivering a sufficient supply of homes
- Chapter 8. Promoting healthy and safe communities
- Chapter 9. Promoting sustainable transport
- Chapter 11. Making effective use of land

- Chapter 12. Achieving well-designed places
 - Chapter 14. Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15. Conserving and enhancing the natural environment
- 5.6 Chapter 8. Promoting healthy and safe communities states at Paragraph 96 that decisions should aim to achieve healthy, inclusive and safe places which:
- a) *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b) *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
 - c) *enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – 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.*

NHS & Public Health England's 'Putting Health into Place' (2019)

- 5.7 This series of four publications addresses the role of the physical built environment on the social determinants of health, and how the shape of neighbourhoods and places can create a healthier population.
- 5.8 The publications set out a number of principles, the most relevant to development proposals being:
- Principle 3 – Connect, involve and empower people and communities
 - Principle 4 – Create compact neighbourhoods
 - Principle 5 – Maximise active travel
 - Principle 6 – Inspire and enable healthy eating
 - Principle 7 – Foster health in homes and buildings
 - Principle 8 – Enable healthy play and leisure
 - Principle 10 – Create integrated health and wellbeing centres

- 5.9 The above principles are based on the outcomes and findings of the Healthy New Towns programme, which was launched by the NHS in 2015 and was focused on 10 'demonstrator sites', including Bicester.

National Design Guide (2019)

- 5.10 The National Design Guide (2019) emphasises the importance of considering both physical and mental wellbeing to achieve a well-designed development. The National Design Guide makes reference to "healthy, comfortable and safe internal and external environment" to promote quality of life for a development's occupants and users, as well as to the benefits of walkable neighbourhoods on health and wellbeing.

Local Policy

Cherwell Local Plan Part 1 2011-2031 (adopted 2015)

- 5.11 The Cherwell Local Plan Part 1 2011 – 2031, adopted in 2015, comprises the development plan for Bicester. There are several policies within the Local Plan which are pertinent to human health (directly and indirectly), and have been used in the development of the proposal.
- 5.12 Policy SLE 4: Improved Transport and Connections, sets out that new development should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, to support modal shift.
- 5.13 Policy BSC 3: Affordable Housing, requires 30% of new housing on sites in Bicester of 11 or more dwellings to be provided as affordable homes (subject to viability).
- 5.14 Policy BSC 4: Housing Mix, requires all new residential development to provide a mix of homes to meet current and expected future requirements. Housing sites of at least 400 dwellings are expected to provide a minimum of 45 self-contained extra care dwellings as part of the overall mix.
- 5.15 Policy BSC7: Meeting Education Needs, seeks to ensure the provision of pre-school, school, community learning and other facilities which provide for education and the development of skills, and encourages the co-location of other services and facilities with schools to create community hubs.
- 5.16 Policy BSC 8: Securing Health and Well-Being, focuses on the provision of health facilities in sustainable locations. The supporting text (Paragraph B.145) recognises that: "*Planning decisions can have an effect on travel to work, schools, noise and air quality, access to services, climate change and social networks which can all contribute to health and well-being. The local environment has a fundamental impact on the health and well-being of local people. By providing facilities such as local open space this allows for activities such as walking and cycling, promoting healthy lifestyles. The Council will work with the local community to provide safe and accessible environments and to identify the need for and provide local facilities.*"
- 5.17 Policy BSC 9: Public Services and Utilities, supports the delivery of new or improved public services and utilities, particularly connections to superfast broadband.

- 5.18 Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision, seeks to secure sufficient quantity and quality of, and convenient access to open space, sport and recreation provision.
- 5.19 Policy BSC 11: Local Standards of Provision – Outdoor Recreation, requires development proposals to contribute to the provision of open space, sport and recreation, and secure arrangements for its management and maintenance. The amount, type and form of open space required is related to the nature and size of development proposed, and the community needs generated by it. Provision should be made in accordance with the Council’s minimum standards.
- 5.20 Policy BSC12: Indoor Sport, Recreation and Community Facilities, encourages the provision of community facilities to enhance the sustainability of communities. This policy also seeks to ensure that built sports provision is maintained in accordance with local standards of provision.
- 5.21 Policies ESD1-8 seek mitigation and adaptation to climate change, including flood risk, and the use of renewable energy and sustainable construction methods.
- 5.22 Policy ESD 10 seeks the protection and enhancement of biodiversity and the natural environment.
- 5.23 Policy ESD 17: Green Infrastructure, seeks the maintenance and enhancement of the District’s green infrastructure network, and states that green infrastructure network considerations should be integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond.
- 5.24 The supporting text (Paragraph B.275) recognises that *“Securing adequate green infrastructure is an important component of achieving sustainable communities. Green Infrastructure networks can deliver both environmental and social benefits including conserving and enhancing biodiversity, recreation, landscape, water management, social and cultural benefits to underpin individual health and well-being, contributing to local distinctiveness and helping communities to be more resilient to the effects of climate change...”*
- 5.25 Policy Bicester 1: North West Bicester Eco-Town, seeks to guide the development of a new mixed used development including:
- Homes – 6000 new homes, including affordable housing and the provision of extra care housing, achieving Building for Life 12 and Lifetime Homes standards.
 - Employment – a minimum of 10ha employment space, comprising Use Classes B1, with limited B2 and B8 uses, and mixed use local centre hubs to include employment in use classes B1(a), A1, A2, A3, A4, A5, C1, D1 and D2.
 - Education – it is expected that four 2 Forms of Entry (FE) primary schools and one secondary school will be required, with a maximum walking distance of 800 metres from homes to the nearest primary school.
 - Health – to provide for a 7 GP surgery to the south of the site and a dental surgery;

- Green infrastructure – 40% of the total gross site area to comprise green space, of which at least half is to be publicly accessible, consisting of a well connected network of high quality green / open spaces which are linked to the open countryside, for both formal and informal recreation, including sports pitches, parks, play spaces, allotments, the required burial ground and SUDS, and overall a range of types of green space meeting the requirements of Policy BSC 11.
- Community facilities – to include the above as well as facilities for community meeting, leisure, social care, retail, arts, culture, worship (0.5ha site reserved for a place of worship), library services, indoor sport and voluntary services, with a mix of uses in local centre hubs and other opportunities for co-location welcomed.
- A layout that maximises the potential for walkable neighbourhoods, and which makes provision for and prioritises non-car modes and encourages a modal shift from car use to other forms of travel, including new and enhanced footpaths and cycleways.
- Good accessibility to public transport services, including the provision of a bus route through the site with buses stopping at the railway stations and at new bus stops on the site.

North West Bicester Supplementary Planning Document (SPD) 2016

- 5.26 The SPD expands upon Local Plan Policy Bicester 1, providing a comprehensive masterplan for the area as well as development principles and requirements.
- 5.27 Paragraph 4.148 recognises that *“The built and natural environments are an important component in improving the health and wellbeing of people. Well-designed development and good urban planning can also contribute to promoting healthier and more active living and reduce health inequalities.”*
- 5.28 Accordingly, Development Principle 7: Healthy Lifestyles: states that “Development proposals should be designed and planned to support healthy and sustainable environments and enable residents to make healthy choices easily. ... Healthy lifestyles are a key component of the development principles and proposals will need to address this issue.”
- 5.29 The SPD highlights the importance of ensuring sustainable transport options, including cycling and walking, are accessible, so as to reduce environmental impact but to also encourage social interaction and exercise through active travel.
- 5.30 The SPD also outlines that development proposals should include green spaces that provide the opportunity for healthy lifestyles, including attractive areas for sport and recreation and food production. Access to green spaces and nature such as these can help to improve both physical and mental health and wellbeing, as well as reducing carbon emissions. The health benefits of allotments in particular, is emphasised.

Draft Local Plan 2042

5.31 The consultation (Regulation 19) on the Proposed Submission draft of the Cherwell Local Plan Review 2042 was held between 19th December 2024 and 25th February 2025. The Proposed Submission Document was approved by CDC Executive on 1 July 2025 and by Full Council on 21 July 2025, and was submitted for independent examination, on 31 July 2025. Officers prepared a Schedule of Proposed Changes and Minor Modifications which they consider would improve and update the draft plan in view of the representations received and updated evidence. These will be submitted for consideration by the Inspector at the examination, and if appropriate may form the basis for future Main Modifications to the Submission Local Plan, as recommended by the Inspector in order to make the plan sound and/or legally compliant. As such, at this time, only limited weight can be attributed to the emerging Local Plan as a material planning consideration.

Health and Equalities Impact Assessment (2024)

5.32 A Health and Equalities Impact Assessment has been prepared to support CDC's Local Plan Review 2042 (forming part of the evidence base), informing the formation of and testing of the new Local Plan policies in respect of their impacts for health and equality. The document includes the District's health and equality baseline, which informs Section 7 of this report.

Oxfordshire Health and Wellbeing Board's Strategy (2024-2030)

5.33 The County Council's Strategy has three principles: addressing health inequalities; preventing ill health; and closer collaboration, and recognises the role healthy place shaping has in creating sustainable, well designed, thriving communities, where is it easy to be healthy. There are a range of actions relating to the built environment, including:

- Vibrant communities where all people, of all ages, can feel proud of the place they live in and connected to the community around them.
- Increased energy efficiency in homes.
- Promoting cycling and walking and less car use.
- Increased and more equitable access to greenspace, more shade and natural carbon capture, and protection of biodiversity.
- Improved air quality and reduced air pollution.
- Increased quality of homes across private rental and social housing.
- More homes affordable at social rent levels.
- Homes with improved material standards and energy efficiency, reducing health issues from damp and cold.
- Aspiring to the Future Homes Standard.

6.0 Approach to Assessment

- 6.1 The focus of this HIA is to identify any potential impacts (both positive and negative) associated with the development proposals upon the existing and new communities.
- 6.2 The following Section (Section 7) provides a summary of the health baseline for the District, by way of context to the proposed development, and sets out local health objectives which have informed the opportunities of the proposals to maximise health and wellbeing outcomes.
- 6.3 Section 8 provides an assessment of the healthy urban design principles incorporated within the proposals. This assessment applies a broad socio-economic model of health that encompasses conventional health impacts such as illness, accidents, environmental conditions and availability of healthcare services, along with wider health determinants vital to individuals' lifestyles and the creation of healthy communities such as housing, education, employment and the quality of the urban environment. It addresses both physical and mental health, and also considers equality and social impacts. Accordingly, the assessment is structured under the following topic headings:
- Access to healthcare services
 - Housing provision and design
 - Access to open space and nature
 - Accessibility and active travel
 - Neighbourhood amenity
 - Access to healthy food
- 6.4 The final Section of this report (Section 9) provides a summary of the impact of the development on the creation of healthy places and communities, and ascertains the need for any further assessment or action as the proposals move through detailed design. Due to the outline nature of the application, the proposals establish and facilitate principles for healthy place making, and the assessment is qualitative in nature. In some cases, some of the detail of how objectives could be achieved may not be confirmed until detailed design stage.
- 6.5 This HIA constitutes a desk-based exercise that draws from and builds upon publicly available information and information provided as part of the wider application submission; it should therefore be read as part of the full suite of application documents (including those updated).

7.0 Baseline

7.1 This section provides a summary of the health baseline for the area in which the site is located, based on publicly available information (primarily the Health and Equalities Impact Assessment November 2024 submitted as part of the Local Plan Review 2042 evidence base) and that provided in some of the other submitted application documents, by way of context to the development proposals.

7.2 The baseline in CDC's Health and Equalities Impact Assessment November 2024 shows:

- The age structure in Bicester shows a high proportion of the population aged 0 to 54 years old compared to Cherwell district. Compared to the national average, there is a high proportion of the population aged 0 to 14 and 30 to 54, and a low proportion of the population in Bicester aged 15 to 29 years old. There is a low proportion of the population aged 55+ years old in Bicester compared to Cherwell district and the national average.
- Bicester (local area average) has a lower Index of Multiple Deprivation (IMD) score (and therefore lower overall level of deprivation) than Cherwell, Oxfordshire, the South East region and England. However, Bicester West had the highest IMD score (and therefore highest overall level of deprivation) of the wards within Bicester, comparable with the score for Cherwell district, higher than the score for Oxfordshire but lower than the national score. Bicester West scores higher than the local area average in almost all indicators, but has a lower percentage of older people in deprivation, compared to the Bicester average as well as the wider district, region and national scores.
- Life expectancy for both men and women is longer in Bicester West than the Bicester average as well as the wider district, region and national scores. However, healthy life expectancy is less in Bicester West is less than the average for Bicester, and for the district, but still better than at the national level.
- Hospital admissions / disease incidence for all causes is higher in Bicester West than the Bicester average, and the district, regional and national levels.
- Indicators of mental health and behavioural risk factors (hospital stays for self harm and prevalence of obesity) are worse for Bicester West than the Bicester average, and at the Cherwell district and national levels.

7.3 The Site lies within the Oxfordshire Clinical Commissioning Group (CCG), which is made up of five localities. The Site is located within the North East locality, where there are seven GP practices, including the Montgomery House Surgery, The Health Centre and the Alchester Medical Group, all of which are situated within a 4km radius of the Site.

7.4 The closest hospitals to the Site are Bicester Community Hospital (3km), Buckingham Community Hospital (21km) and Stoke Mandeville Hospital (with A&E, 40km).

- 7.5 The closest NHS dentist to the Site is located in Bicester (Bicester Dental Surgery), approximately 3km from the Site. There are also a number of private dental practices in Bicester.

8.0 Health Effects

8.1 The assessment provided in this Section is structured under a number of topic headings, reflective of a broad socio-economic model of health that encompasses conventional health impacts, along with wider health determinants vital to individuals' lifestyles and the creation of healthy communities. It addresses both physical and mental health, and also considers equality and social impacts.

Access to healthcare services

8.2 The proposed Mixed Use area has the potential to accommodate healthcare facilities within the Site itself, so that high quality healthcare facilities are accessible to new residents. The Design and Access Statement Addendum illustrates how this area may be designed to accommodate healthcare facilities.

8.3 A Private Hospital may also be provided as part of the development, also within the mixed use southern part of the Site. This would provide services for both new and existing communities.

8.4 Chapter 4 (Socio Economic and Health Effects) of the submitted Environmental Statement assesses the impact of the Proposed Development on local healthcare capacity, and concludes that the opportunity to make provision within the Proposed Development leads to a benefit arising in relation to health service provision.

Housing provision and design

8.5 The application seeks to deliver up to 3,100 homes, which will generate a significant benefit to the overall supply of homes within the District, assisting with meeting housing need as well as contributing to addressing the wider affordability crisis, so that sufficient housing is provided for those who need it.

8.6 The new homes will comprise a range of housing sizes and types, the exact mix of which will be agreed with CDC through reserved matters applications. It is expected that the development could include an element of care/ self-contained extra care dwellings, as well as accessible and adaptable homes, to help meet the needs of older and disabled people, to facilitate their independent living. It is also intended that affordable housing will be provided; the quantum, mix and type of which are subject to viability and negotiation and agreement with CDC. In providing a range of accommodation, which could be occupied by varying demographics, the proposals will assist in creating a socially mixed and balanced community.

8.7 At this outline application stage, detailed design(s) of the proposed residential dwellings is not known, however it is anticipated that the new homes will support healthy lifestyles and provide comfortable living environments through:

- Adaptability and flexibility, including enabling residents to work from home, reducing the need to travel, leading to reductions in emissions and improvements in air quality.

- Layout and orientation to optimise natural daylight, with design and construction to also reduce overheating.
- Sufficient internal space and private external amenity space.
- Good ventilation for air quality.
- Maximising energy efficiency, ensuring homes contribute to environmental benefits as well as reduced running costs for residents.

8.8 Overall, the proposals will provide new homes for those that need them, and these homes will provide healthy living environments and facilitate healthy lifestyles. In addition, the range of new homes will contribute to the creation of a mixed community, with wide ranging social benefits. Accessible, adaptable and extra care dwellings will enable the elderly and disabled to continue to live independently, improving their health and quality of life.

Access to open space and nature

8.9 Over 40% of the Site will comprise green infrastructure, more than half of which will be publicly accessible. A range of green spaces will be provided, including community park, village green, watercourse corridors, allotments, burial ground, and recreation and play areas including LAPs, LEAPs and NEAPs. These will provide a variety of formal and informal spaces, and opportunities for play, exercise and recreation, in an environment which will be welcoming, safe and accessible for all.

8.10 The community park will be within approximately 15 minute walking distance of all parts of the site. Being away from main roads and other transport corridors and urban development will mean that this area will be able to provide a tranquil and natural environment for informal leisure and relaxation, for both new residents of the site as well as existing communities within the surrounding area.

8.11 The green infrastructure network across the Site, within and between development parcels, will ensure all residents and visitors are in close proximity to open space, enabling easy access to nature and encouraging opportunities for leisure and recreation. The green spaces on the Site will also be connected to and accessible from neighbouring areas.

8.12 New footpaths and cycleways will be integrated throughout, further easing access to the green and open spaces within the Site, as well as to the wider countryside beyond, and encouraging active travel. The connected network will also facilitate the interaction between different members of the existing and new communities, contributing to a cohesive society.

8.13 As well as the significant environmental benefits, the extensive green infrastructure network will promote healthy lifestyles, through enabling easy access to nature and to open space, for formal play and informal leisure and recreation, as well as active travel, and all the physical and mental health benefits these bring.

Accessibility and active travel

- 8.14 The development has been designed as part of the wider North West Bicester allocation, including the overall access and movement strategy. The aspiration for the area is to encourage non-car use through the delivery of suitable and appropriate walking, cycling and public transport infrastructure and the promotion of other transport initiatives, which enables journeys to be undertaken sustainably. Encouraging walking and cycling will also have significant health benefits, as a result of active lifestyles as well as a healthier environment created by reduced emissions.
- 8.15 The application proposals incorporate scope for new community and retail uses, employment opportunities, a new primary school (plus an extension to the existing Gagle Brook Primary School) and children's play facilities all onsite. Other community facilities and supporting uses are expected to be provided within the wider allocation, and there is existing and planned local centre provision within the neighbouring main town. The development therefore meets a broad range of the future community's day-to-day requirements onsite or in close proximity, within walking and cycling distance, with uses co-located where possible, minimising the impact on the highway network and encouraging active travel.
- 8.16 The access and movement network within the Site will include pedestrian and cycle connections, providing safe and convenient access to amenities, encouraging access by sustainable and active travel modes. Being embedded into the green infrastructure across the site where possible, will further encourage residents to travel by foot or cycle. The detailed design of specific routes will be progressed at a later date, with accessibility measures, places to stop and rest, shade and shelter all to be considered and incorporated as necessary.
- 8.17 The access and movement proposals will also provide links to existing routes, promoting walking and cycling connections to the established settlement and the existing and planned facilities. Recreational and commuter active travel corridors through and around the development and external links have been considered at the earliest stage, and provide the opportunity for the future community to undertake a large proportion of both internal and external trips by means other than the private car.
- 8.18 Cycle storage will be provided within homes, and cycle parking will be provided to commercial and other uses, to further encourage and facilitate travel via cycle. The mobility hub proposed within the Mixed Use area will also provide opportunities for electric bike and scooter hire, to further broaden the travel options to, from and around the site.

Neighbourhood amenity

- 8.19 Designing spaces and places which are attractive and of a high quality and level of amenity, which are accessible to all and where all parts of the community feel safe, is essential for creating an inclusive and healthy community and ultimately a successful place.
- 8.20 As set out above, the measures to encourage active travel will also promote sustainable travel, low car use and reduced emissions. The Environmental Statement prepared and submitted in

support of the application provides detailed assessment of individual topics and considers harm to the environment and appropriate mitigation, including Chapter 6 Air Quality, Chapter 7 Noise and Vibration, Chapter 11 Water Resources and Chapter 12 Ground Conditions. The proposals include measures for green energy generation, and reserved matters applications should include provision for electric vehicle charging points, providing environmental benefits and healthy neighbourhoods.

- 8.21 It is anticipated that a Construction Environmental Management Plan (CEMP) will be submitted prior to commencement of any development on the site, to mitigate construction effects on the environment as well as on the amenity (and in turn health) of both existing and new residents.
- 8.22 Accessibility for those with limited mobility and disabilities will be incorporated at detailed design stage, ensuring buildings, open spaces and public realm are accessible for all.
- 8.23 The proposals have been developed to incorporate a designed approach to crime prevention measures reflecting Secured by Design principles, including measures related to natural surveillance, footpath design, lighting, communal and open space provision, and public and private space demarcation. Development will be subject to consultation with the local Police Architectural Liaison Officer at detailed design stage.

Access to healthy food

- 8.24 The application includes the provision of 2.86ha of allotments, which will encourage the growing of fruit and vegetables for local consumption, contributing to a healthy diet. Allotments also provide opportunities for physical activity and access to nature and fresh air, with multiple benefits for physical and mental health.
- 8.25 There will also be opportunities to incorporate more informal community growing and edible landscapes within the green infrastructure network, and within development parcels, at the detailed design stage.
- 8.26 Despite the potential presence of takeaway units, it is considered that within the context of the proposals overall, particularly the high level of leisure and active travel routes and open space, on balance, there will be health benefits to local residents.

9.0 Summary and Conclusion

9.1 This HIA addresses the impacts of the Proposed Development on health, following a broad socio-economic model of health that encompasses conventional health impacts, along with wider health determinants vital to individuals' lifestyles and the creation of healthy communities. It addresses both physical and mental health, and also considers equality and social impacts. It provides a qualitative assessment and draws together relevant information across the various technical and associated documents prepared in support of the planning application.

9.2 In summary, the proposals have a number of health benefits and will contribute to the creation of a healthy community, as follows:

- High quality healthcare facilities onsite will be accessible to both new and existing residents, ensuring easy access to healthcare when it is needed.
- The significant number of new homes will contribute to the housing supply and affordability crises, and ultimately to ensuring suitable homes are available for all.
- In particular, accessible, adaptable and extra care accommodation will enable the elderly and disabled to continue to live independently, improving their quality of life.
- The proposed new homes will provide healthy living environments, with sufficient space and natural light, and with good levels of air quality and energy efficiency.
- The extensive green infrastructure network will provide easy access to nature and to open space, for formal play and informal leisure and recreation, as well as active travel, with all the mental and physical health benefits that brings.
- Measures to reduce emissions will contribute to clean air and a tranquil environment, which should encourage outdoor recreation and relaxation, as well as active travel.
- Buildings and spaces will be safe and accessible for all, so that disadvantaged groups are not precluded from participating in and contributing to community life.
- Safe and convenient access to a range of community facilities onsite, for both new and existing residents, including via a well connected network of high quality cycling and pedestrian routes, through green and blue corridors, will encourage active travel as well as facilitate community cohesion.
- The onsite allotments, and additional opportunities for informal community growing within the wider green infrastructure network, will make it easier for people to make healthier food choices by promoting access to fresh, healthy and locally sourced food.
- Easy access to education and employment opportunities onsite and within the surrounding area will contribute to a range of positive social outcomes.

- Social and community infrastructure, as well as the extensive open spaces, will provide opportunities for people to meet and connect with one another, encouraging the creation of a community.
- The range of new homes will contribute to the formation of a mixed and balanced community.

9.3 Overall, the proposals are expected to give rise to significant positive health impacts in all topic areas. The proposals establish and facilitate principles for healthy place making, which will be carried through to detailed design stage. The development will contribute to local, and wider, health objectives and priorities, providing a healthy environment, facilitating healthy lifestyles and creating a healthy and sustainable community.