

HEALTH IMPACT ASSESSMENT

LAND NORTH OF THE MOORS, KIDLINGTON

On behalf of HarperCrewe Bloombridge Ltd.
May 2025

Carter Jonas

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EXECUTIVE SUMMARY

HarperCrewe Bloombridge Ltd ('the Applicant') have submitted an outline planning application to Cherwell District Council for the proposed development of land north of The Moors, Kidlington ('the site').

The application site extends to approximately 22 hectares and comprises principally of arable fields in agricultural use with five field parcels adjacent to the existing settlement edge. The outline planning application is supported by a Design and Access Statement and a full suite of other technical documents.

The Applicant's vision for The Moors, is to create a sustainable new village neighbourhood, closely integrated with the existing village of Kidlington, whilst having its own distinct identity derived from the topography and landscape that frames the site. The site provides the opportunity to deliver high-quality new housing in the Kidlington, and to support Cherwell District Council in identifying sustainable sites for housing to address its housing land supply shortfall.

The Health Impact Assessment (HIA) has identified relevant themes, planning issues and the subsequent potential impacts on health and wellbeing. In each case the mitigation or enhancement measures are provided to outline the positive, negative, neutral, or 'uncertain' impacts of the proposed development.

As demonstrated in this document, the proposed development is found to have either a positive or neutral impact on the criteria set out in all the topics on an overwhelming majority of occasions. There are several occasions where the health impact is "uncertain", and this is generally where the delivery of infrastructure or an action relies upon detailed design principles which will be dealt with at the reserved matters stage. Whilst the Applicant will make appropriate financial contributions to a range of infrastructure via a Section 106 Agreement, its ultimate delivery in most cases is beyond the control of the Applicant for this scheme.

The scheme is only found to have negative impacts on one criterion included in the assessment matrix. The proposal is inevitably going to result in the loss of farmland / open countryside – although this is mitigated as far as possible through the provision of a network of open and green spaces throughout the proposed development, at levels exceeding 10% Biodiversity net gain. Furthermore, the loss of agricultural land must be considered in the context of the availability of other farmland in the local area, which is high, and this will ultimately be balanced against the acute need for market and affordable homes in the District.

Given the various positive impacts associated with the development and the very minimal negative impacts (which have been mitigated against as far as possible), the proposals are considered to accord with the relevant policies of the Development Plan, particularly those associated with the objective of creating healthy and sustainable communities.

1.0 INTRODUCTION

- 1.1 This Health Impact Assessment ('HIA') has been prepared by Carter Jonas LLP on behalf of HarperCrewe Bloombridge Ltd. ('the Applicant') in support of an outline planning application submitted to Cherwell District Council ('CDC') in connection with the proposed development of land north of The Moors, Kidlington ('the site').
- 1.2 The description of the development is as follows:
- “Outline planning application with all matters reserved (except means of access) for up to 340 dwellings (Use Class C3), land for local community use and pavilion, landscaping, public open space and associated infrastructure. Including demolition of 162 The Moors to enable all modes access”***
- 1.3 The HIA has been carried out in with reference to the Rapid Health Impact Assessment Matrix (October 2019) prepared by the NHS Healthy Urban Development Unit (HUDU). This is recognised by local planning authorities as good practice and approach.
- 1.4 The HIA matrix is based on eleven broad determinants including:
- Housing design and affordability
 - Access to health and social care services and other social infrastructure
 - Access to open space and nature
 - Air quality, noise and neighbourhood amenity
 - Accessibility and active travel
 - Crime reduction and community safety
 - Access to healthy food
 - Access to work and training
 - Social cohesion and inclusive design
 - Minimising the use of resources
 - Climate change

Summary of the Proposed Development

Site Description

- 1.5 The site is located immediately to the north of The Moors, a road running along the northern edge of Kidlington, approximately 0.5 miles from the centre of the village, and approximately 6 miles north of centre of Oxford.
- 1.6 The site extends to approximately 22 hectares and is bound by a thick hedge and raised ground to the north, beyond which is open countryside and the River Cherwell flood plain; residential properties fronting The Moors' to the south; development fronting Church Street and the churchyard of the Grade I listed Church of St Mary to the east; and a mixture of residential properties and a field to the west.
- 1.7 The site is currently open and comprises principally of arable fields in agricultural use with five field parcels adjacent to the existing settlement edge. The eastern and western site boundaries are defined by a hedgerow and tree belt. The site is crossed by two Public Rights of Way (PRoW) (routes 265/15/10 and 265/17/10), and a third ProW follows the northern boundary of the site (265/18/10).

- 1.8 The site is washed over by the Green Belt.

Vision for The Moors

- 1.9 The vision for The Moors is to create a sustainable new village neighbourhood, closely integrated with the existing village of Kidlington, whilst having its own distinct identity derived from the topography and landscape that frames the site. The proposed development incorporates a landscape-led masterplan comprising approximately 340 homes, provision for cricket pitches and a pavilion on the eastern part of the site, landscape infrastructure including an orchard, a new village green, potential allotment space and areas of incidental open space throughout the site, new areas of play space, pedestrian and cycle routes, and access from The Moors to the south.

Characteristics of the proposed development

- 1.10 The Applicant has undertaken an analysis of the site's opportunities and constraints and prepared a full suite of technical surveys and assessment to support the preparation of a masterplan for the site. The proposed development seeks to provide the following:
- Up to 340 homes, including 50% Affordable Housing, across a range of types and tenures.
 - Two cricket pitches and a pavilion with associated landscaping.
 - New and retained green and blue infrastructure.
 - A diverse series of multifunctional and publicly accessible green spaces and character areas, connected by pedestrian and cycle routes.
 - Two points of vehicular access from The Moors, plus two further pedestrian accesses (see paragraph 3.11 below), together with additional off-site highways and pedestrian/cycle improvement works.

Planning Policy and Guidance

National Planning Policy Framework ('the Framework')

- 1.11 Paragraph 8 of the Framework confirms that the social objective of the sustainable development is 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*
- 1.12 Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction (including opportunities for meetings between people who might not otherwise come into contact with each other), are safe and accessible, and enable and support healthy lifestyles.

Cherwell Local Plan 2011-2031 Part 1 ('CLP 2031 Part 1')

- 1.13 Policy ESD 15 'The Character of the Built and Historic Environment' states that new development proposals should be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Furthermore, it is stated that well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution, and provide attractive places that improve people's health and sense of vitality (amongst other factors).

- 1.14 Policy INF 1 'Infrastructure' states that development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social and community facilities.
- 1.15 Other relevant planning policies are set out in the Planning Statement accompanying this submission.

2.0 SOCIO-ECONOMIC MAKE-UP OF THE AREA

Local Area and Context

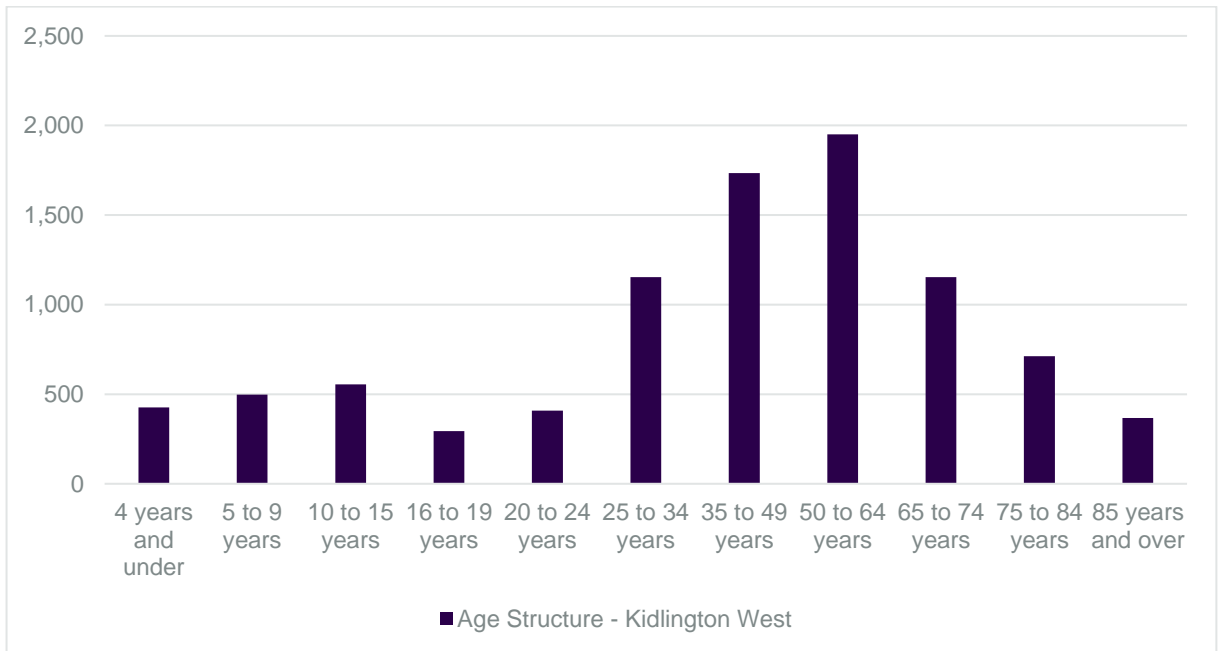
- 2.1 The site is located in the administrative boundary of Cherwell District Council. It falls within the Kidlington West Ward and is in the Kidlington North Middle Layer Super Output Area (MSOA) when considering demographic data.
- 2.2 The site is located close to the centre of Kidlington (c.0.5 mile) and benefits from proximity to existing employment areas, services and facilities including education provision (primary and college level), leisure and recreation, convenience stores and allotments. The site is also in walking distance of existing bus stops and footpaths and cycle connections, providing excellent links to Oxford. There are major areas of employment within Kidlington, at Langford Lane, London Oxford Airport and Station Road, together with the Begbroke Science Park Growth Area.
- 2.3 The Transport Assessment (TA) submitted in support of the application indicates that the site is located within 20 minutes walking distance to many local facilities including schools, food retailers, health services and employment opportunities. The site is located within a close proximity to regular bus services routing to Oxford, Woodstock and Banbury.

Population and Demographics

- 2.4 According to latest ONS 2021 Census, the estimated resident population of the Kidlington West Ward is circa 9,300. This represents approximately 5.78% of the estimated 2021 population of Cherwell (161,000) and 1.3% of Oxfordshire (725,300).
- 2.5 As per the 2021 Census Profile, Cherwell District Council has approximately 65,900 households, of which 66.9% are owned outright or with a mortgage or a loan. The percentage of households in the social rented sector rose from 12.1% in 2011 to 13.3% in 2021, while across England it fell from 17.7% to 17.1%.
- 2.6 Census 2021 data suggests that the number of households in the Ward was approximately 4,000 households, of which 73% are owned outright or owned with a mortgage or loan or shared ownership, 8.4% are social rented and 18.5% are private rented.

Age profile

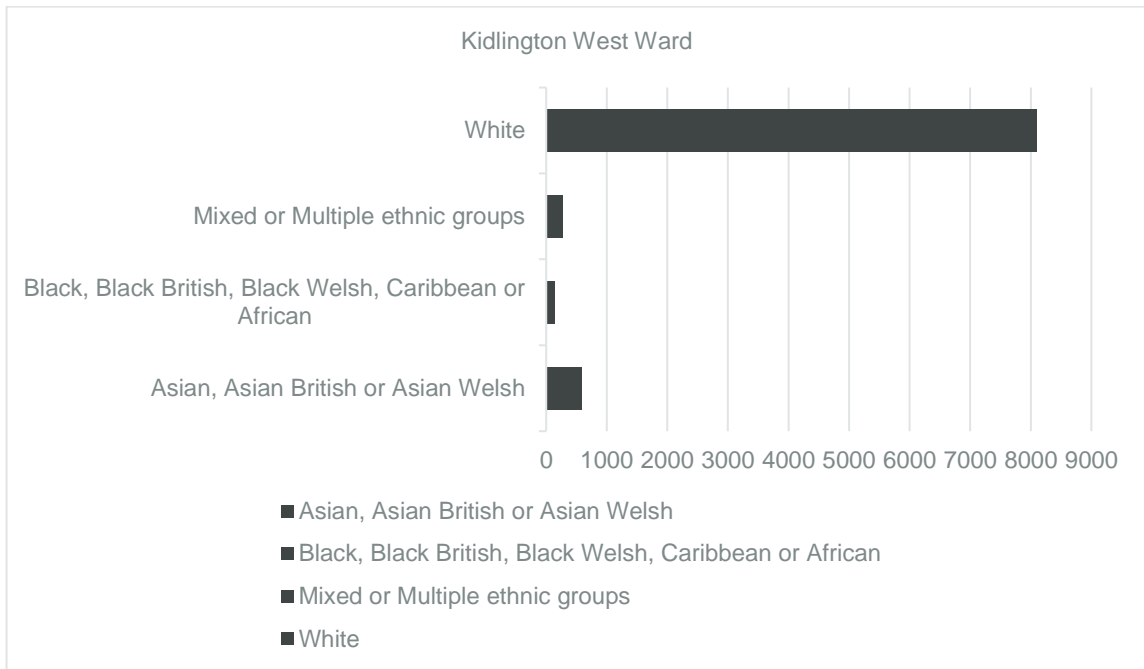
- 2.7 Between 2011 and 2021, the average (median) age of Cherwell increased by one year, from 39 to 40 years of age. The number of people aged 50 to 64 years rose by just under 6,000 (an increase of 23.2%), while the number of residents aged 4 years and under fell by around 450 (4.7% decrease).
- 2.8 The age profile for Kidlington West – taken from ONS Census 2021 data and as shown below, demonstrates a substantial portion of the population in the Ward are aged between 35 to 64 years.



Source: [Nomis](#)

Country of birth and ethnic group

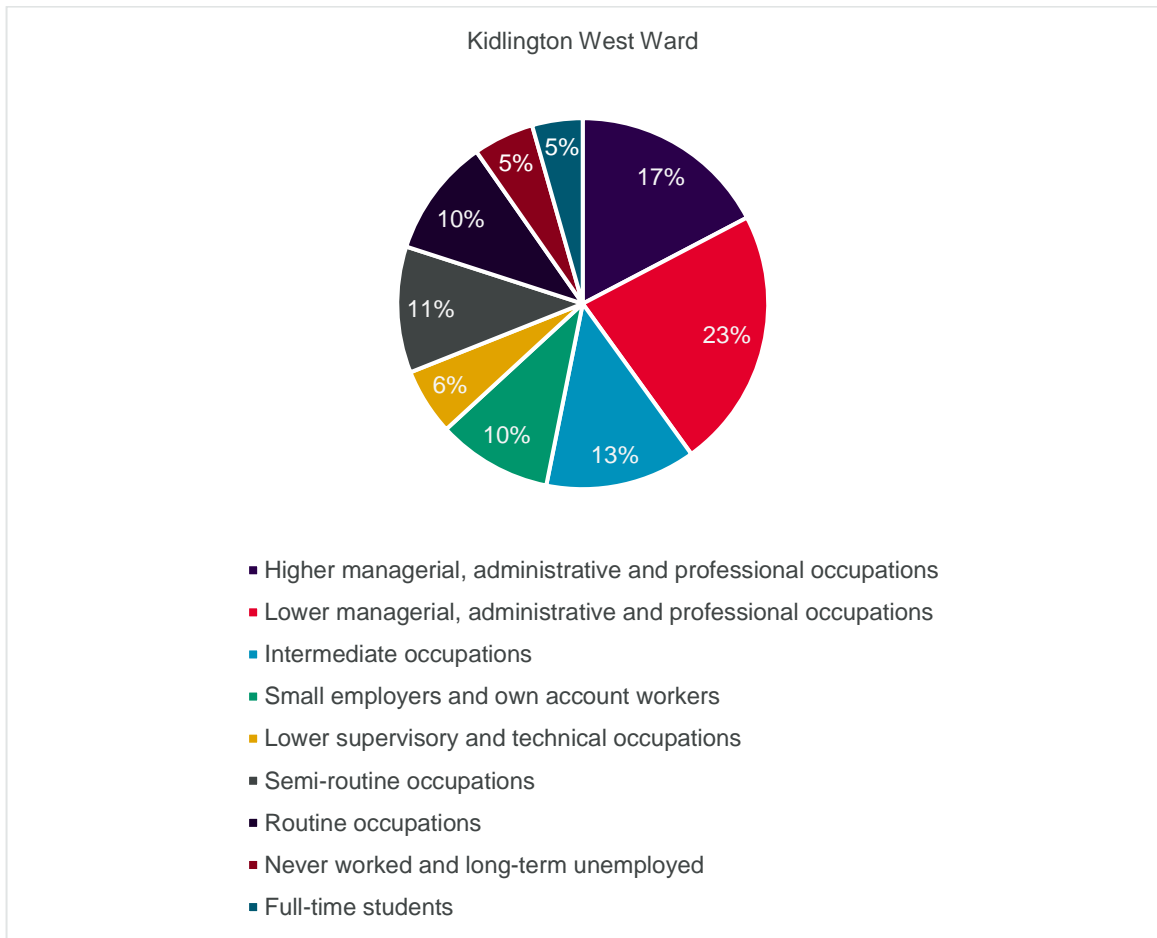
- 2.9 In Cherwell, 82.4% of the population (132,685 people) were born in the UK. The 2021 Census data suggests that 88.1% of the population in the District is White; ; 2.9% are Mixed or Multiple ethnic groups; 6.0% are Asian, Asian British or Asian Welsh; 1.8% are Black, Black British, Black Welsh, Caribbean or African and the remainder are other ethnic group.
- 2.10 In Kidlington West Ward, 82% of the residents (7,589 people) reported to the 2021 census that they were born in the UK. The Ethnic breakdown of the area shows that 87.6% of the population is White; 6.3% is Asian, Asian British or Asian Welsh; 3.0% are Mixed or Multiple ethnic groups; 1.5% are Black, Black British, Black Welsh, Caribbean or African and the remainder are of 'other ethnic group'.



Source: [Nomis](#)

Economic Activity

- 2.11 There are 86,083 economically active people in Cherwell District Council. The economic activity rates are relatively higher in the District at 65.1% when compared to 57.4% across England. ONS Census 2021 data suggests that the percentage of people aged 16 years and over who were employed (excluding full-time students) in Cherwell decreased by 0.6 percentage points when compared to 2011 Census.
- 2.12 The area profile for Kidlington West indicates that 60.7% of the population are in employment, with only 2.3% unemployed. The remaining 36.9% are listed as economically inactive.
- 2.13 The profile also shows that more people, than the average for England, are employed in management roles, and there are fewer students than the average for England:



Source: [ONS Census 2021](#)

Earnings

- 2.14 The Annual Survey of Hours and Earnings (ASHE), indicates that the 2024 median average workplace-based wage in Cherwell is £ 774.4 per week, which is lower than the median average weekly wages across South East ((£779.2) but is higher than the average weekly wage across Great Britain (£729.8).
- 2.15 The job roles listed above also suggest that average earnings will be higher in Kidlington West Ward.

Deprivation

- 2.16 The Index of Multiple Deprivation (IMD) is a national index, which enables direct and consistent comparisons to be made between all areas of England through consideration of relative levels of multiple deprivation. The IMD is calculated based on the analysis of nine domains including income, employment, health, education, crime, barriers to housing services, living environment and income deprivation affecting children and older people.
- 2.17 As per the IMD Interactive Dashboard, Cherwell ranks 220th out of the 317 local authority areas, placing it outside the least deprived quartile (69.4%) of areas in England. The IMD also shows Kidlington West

Ward ranks 25,391st out of 32,844 placing it amongst the 30% least deprived neighbourhoods in the country.

- 2.18 The deprivation score for the Ward is 10.0, which is significantly better than the average for England, and similar to Oxfordshire's score of 11.7.
- 2.19 As shown in table 1, the percentage of population experiencing deprivation, child poverty and older people in deprivation in the Ward area is lower than relevant comparators (i.e. Cherwell District, Oxfordshire and England).

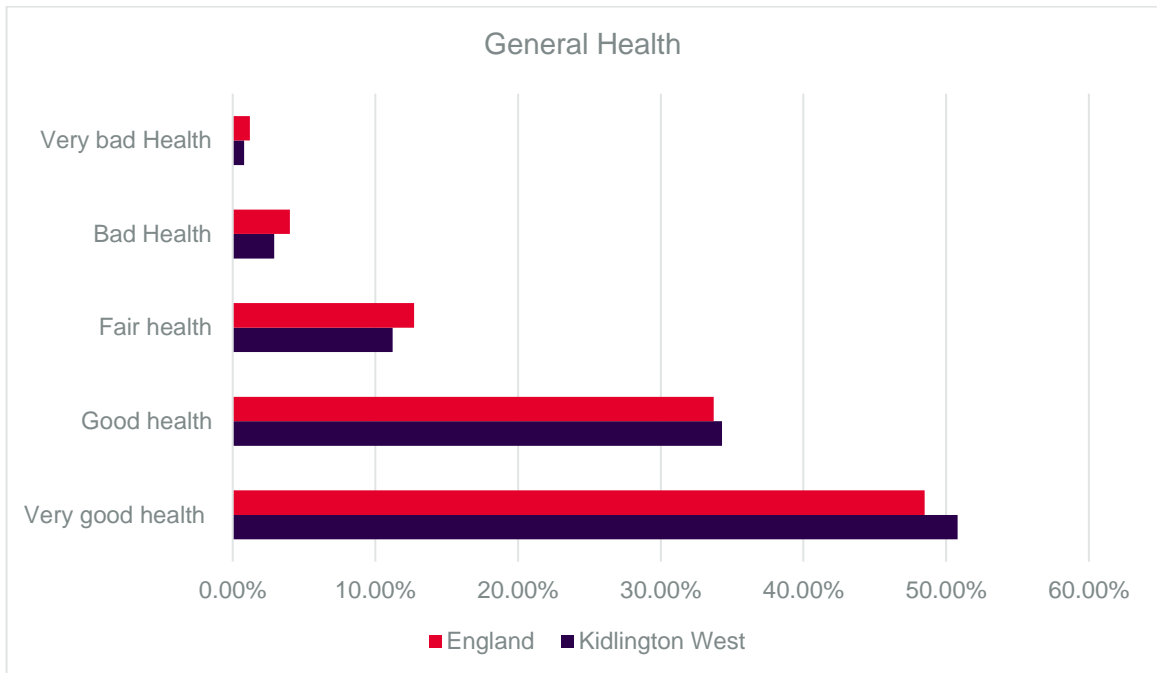
Table 1: Deprivation statistics

Indicator	Kidlington West	Cherwell (2021)	Oxfordshire (2021)	England
Income deprivation, English Indices of Deprivation (%)	5.9	7.6	6.9	12.9
Child Poverty, Income Deprivation Affecting Children (%)	9.2	10.5	10.1	17.1
Older people in deprivation, English Indices of Deprivation (%)	5.7	8.8	8.1	14.2

Source: [Office for Health Improvement and Disparities](#)

Health and Wellbeing

- 2.20 Data from the 2021 Census suggest that 85.1% of the population in Cherwell considers themselves to be in 'very good' or 'good' health. This figure is slightly higher than that for England (82.2%), indicating comparatively good levels of health among the population of the district.
- 2.21 In Kidlington West Ward, the ONS profile data suggests that majority of the population (84%) consider themselves to be in 'good' or 'very good health'.



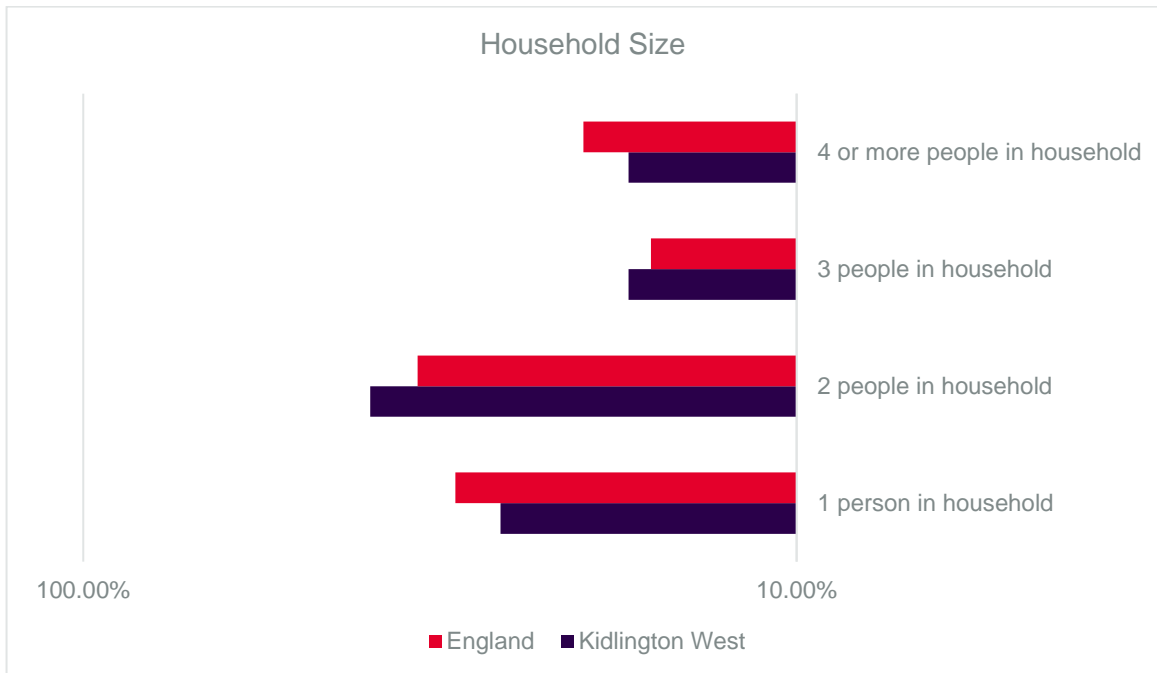
Source: [Nomis](#)

Disability

- 2.22 Census 2021 data also suggests that 14.6% of the population in Cherwell is recognised as disabled under the Equality Act, which is lower than the figure for England (17.3%).
- 2.23 In Kidlington West Ward, the Census data indicates that 15.5 % of the population is recognised as disabled under the equalities act which is higher than figure for Cherwell and represents approximately 1441 people.

Prospective Future Residents

- 2.24 According to ONS reporting: [Families and households in the UK \(2023\)](#) the average number of people per house is 2.36. In Oxfordshire, and in Cherwell, according to ONS profile data, the average household size is similar at 2.4 people and 2.31 people per household, respectively.
- 2.25 In Kidlington West, 64% of the households are single family households; 30% are one-person households and the remainder are categorised as other household types. The average household size in the ward is slightly smaller at 2.24, in comparison to the district and national average.



- 2.26 Therefore, it is estimated that the proposed development, when completed and fully occupied, would accommodate between 762 and 816 residents.
- 2.27 The planning application is submitted in outline and therefore certain details have not been agreed. However, the indicative scheme will deliver a mix of property types, sizes and tenures, including 1, 2-, 3-, 4- and 5-bedroom homes. The development will accord with Local Plan Policies BSC 3 'Affordable Housing' and Policy BSC 4 'Housing Mix'. As such, the future residents will reflect the range and mix of properties available, accommodating a variety of ages, young and old, families and single people.
- 2.28 The proposed housing mix will be 50% market dwelling for scale and 50% affordable housing. The indicative mix of the 340 dwellings across the site will be as follows:

Size	Market (x%)	Affordable (x%)
1-bed	0-5%	15-20%
2-bed	20-30%	35-45%
3-bed	35-45%	30-35%
4-bed	30-40%	10-20%
TOTAL	170	170

- 2.29 Assuming a higher population density in these dwellings, and if more new dwellings are to be occupied as one person per bedroom, this might move the average towards 2.6 people per house. However, there is no clear evidence to suggest that this is likely.
- 2.30 Taking the existing age profile and projecting it forward, would suggest the following breakdown:

Population (approx.)	Under 4 (4.6%)	5-9 (5.4%)	10-19 (9.2%)	65+ (24.2%)
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816	37.53	44.06	75.07	197.47
762	35.05	41.14	70.10	184.40

2.31 It is accepted that the new build development might bring more, younger, families to the community, but there is limited evidence to rely on this.

2.32 Turning to the ethnic profile of future residents, again, projecting forward the current data suggest the following:

Population (approx.)	White (87.6%)	Asian, Asian British or Asian Welsh (6.3%)	Black, Black British, Black Welsh, Caribbean or African (1.5%)	Mixed or Multiple ethnic groups (3.0%)	Other ethnic group (1.6%)
816	714.81	51.41	12.24	24.48	13.05
762	667.51	48.0	11.43	22.86	12.19

2.33 Project forward the current situation obviously suggest that the trend towards predominantly white ethnicity will remain.

2.34 Finally, an estimate of 15.5 % of the population being recognised as disabled under the equalities act would suggest between 118-126 people may meet that definition in the future residents' population.

Identification of population groups affected by the development

2.35 Considering the forgoing, and referring to the Oxfordshire HIA Toolkit, the following groups are likely to be most affected by the development:

<p>Sex/Gender related groups</p>	<p>There is no evidence to suggest that any sex or gender will be disproportionately affected by the development. Notwithstanding that final design standards will need to reflect the specific needs of different groups.</p>
<p>Age related groups</p>	<p><u>Young</u></p> <p>A proportion of existing and future residents will be of primary and secondary school ages. These groups will be provided with specific education, and recreation facilities – other affected will need to be considered through the HIA assessment.</p> <p><u>Adult population</u></p> <p>New residential development will affect the existing and future adult population. The general affects will need to be assessed through the HIA.</p> <p><u>Older people</u></p> <p>The demographic evidence presented above suggests that the population will be disproportionately aging – reflecting the general trends across the UK. Therefore, the HIA will need to reflect the needs of an aging population.</p>
<p>Groups at higher risk of discrimination, or other social disadvantage</p>	<p>There is no evidence to suggest that any group at higher risk of discrimination will be disproportionately affected by the development.</p> <p>It should be noted that the demographic profile is skewed towards white ethnicity, working people who are relatively affluent. It is therefore important that the HIA does not overlook the needs of smaller groups, and that the final development reflects the needs of all groups.</p> <p>The Oxfordshire inequalities dashboard identifies that the existing local population is reflective of Oxfordshire, and whilst there is some deprivation, the score is relatively positive. One negative outlier in the MSOA is childhood obesity, which is not identified as a specific 'group' in the HIA toolkit but is something that the HIA will need to assess, and the eventual development can seek to reverse through the provision of recreation opportunities.</p>

<p>Income related groups</p>	<p>The demographic evidence suggests that the local population is predominantly in employment, and relatively affluent.</p> <p>It is therefore unlikely that any income related group is at particular risk of negative affect from the development. However, as with other considerations here, because economic inactivity and unemployment is low does not mean that these groups should be overlooked. Indeed, an aging population could point to more retirees and therefore a need to plan for this particular group.</p> <p>The HIA will assess the effects on all income groups – and will of course, for example, include the provision of affordable housing</p>
<p>Geographical groups and/or settings</p>	<p>There is no evidence to suggest that any particular geographical group or setting will be disproportionately affected by the development.</p> <p>The local area is a mix of urban and rural, and has an existing population, with existing services and facilities. The area is not in significant deprivation and is not particularly rural or isolated, or indeed particularly densely populated.</p> <p>While the exact design details have not been agreed with the CDC, the Applicant intends to follow the principles of ‘Secure by Design’ to create safe and secure public realm, including well-lit streets, good levels of natural surveillance and active frontages.</p>

3.0 ASSESSMENT

- 3.1 This section identifies and assesses the impacts of the proposal on health and wellbeing. Where relevant, it includes recommendations to minimise negative impacts or accentuate positive impacts.
- 3.2 The criteria used in the assessment considers first whether the HUDU criterion is relevant; second, what evidence there is to justify the assessment; third, what the potential health impact might be (positive, negative, neutral or uncertain) and finally recommended mitigation or enhancement actions.

Evidence

- 3.3 The baseline identified in this report – Index of Multiple Deprivation from the Ministry for Housing, Communities & Local Government; ONS Census 2021; and Office for Health Improvement and Disparities. Documents submitted alongside the outline planning application including Illustrative Master Plan, Planning Statement (PS), Statement of Community Involvement (SCI), Design and Access Statement (DAS) and other submission documents form part of the evidence.

Consultation

- 3.4 This HIA has not been subject to any specific consultation, however, please refer to the accompanying Statement of Community Involvement for the details of wider consultation on the development proposal.

Housing design and affordability

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	In accordance with WOLP31 Policy BSC3 and BSC4 a mix of housing sizes and types will be provided to meet the current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities, both in terms of the affordable housing provision as well as the market housing. The illustrative mix proposed is broadly in line with the SHMA 2014 mix.	Positive	Through RM applications the appropriate mix of dwellings should include a proportion of adaptable homes
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	No	The proposal does not include a separate care provision. The application is not at the necessary scale (340 homes) to require self-contained extra care dwellings as part of the overall mix, in accordance with Policy BSC4.		
Does the proposal include homes that can be adapted to support independent living for older	Yes	In accordance with CLP 2031 Part 1' Policy BSC4, a mix of housing sizes and types will be provided to meet the current and expected future requirements in the	Positive	Through RM applications the appropriate mix of dwellings will be agreed.

and disabled people?		interests of meeting housing need and creating socially mixed and inclusive communities, both in terms of the affordable housing provision as well as the market housing. The exact details will be a matter of negotiation during the application process.		
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	Even though the scheme is at outline, significant resource has been invested in establishes a high quality design and an attractive, landscaped development. Final detailed RM applications will deal with internal space.	Positive	Through RM applications the appropriate layout, orientation, and internal space provision will be agreed.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	In accordance with CLP 2031 Part 1' Policy BSC4, a mix of housing sizes and types will be provided to meet the current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities, both in terms of the affordable housing provision as well as the market housing. The mix proposed is broadly In line with the SHMA 2014 mix.	Positive	Through RM applications the appropriate housing mix will be agreed.
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	Yes	In accordance with the requirements set out in Policy ESD3, a Sustainability Statement accompanies this submission. The proposed development seeks to adopt a sustainable approach in design, construction and	Positive	Through RM applications the appropriate energy efficiency guidance can be cited, to be followed in development delivery where feasible.

		operation to meet the requirements of the Development Plan and exceed the Building Regulations Standards where it is technically functional and economically viable. Specific detail of the house types will be agreed at the Reserved Matters stage.		
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Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes	As set out in the Planning Statement, the proposal will bring substantial benefits including the creation of new sports facilities in the form of cricket pitches to cater for a well-established local cricket club. The provision of contributions towards new and improved social infrastructure will be secured via the Community Infrastructure Levy (CIL) and via S106 Agreement.	Positive / Uncertain	S106 agreements will ensure that the appropriate contributions are made to social infrastructure.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	A significant contribution towards local infrastructure will be secured through the S106 agreement linked with the planning application, including investing towards local healthcare. As part of the consultation period when the planning application is submitted, it is expected that the Oxfordshire Clinical Commissioning Group will respond to confirm any	Positive	S106 agreements will ensure that the appropriate contributions are made to social infrastructure.

		existing and forecast capacity concerns and to request contributions towards improving their local capacity to accommodate the development		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	The proposal does not include the provision or replacement of a healthcare facility. Financial contribution to healthcare facilities, in accordance with the requirements of the Oxfordshire Clinical Commissioning Group, will be made via S106 agreement.	Positive	S106 agreements will ensure that the appropriate contributions are made to social infrastructure.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	Yes	Contribution towards education provision will be secured through the S106 agreement linked with the planning application.	Positive	S106 agreements will ensure that the appropriate contributions are made to social infrastructure.
Does the proposal explore opportunities for shared community use and co-location of services?	Yes	The proposed development includes a pavilion which is proposed to be used as a flexible use community building enabling year-round activities.	Positive	S106 agreements will ensure that the appropriate contributions are made to social infrastructure.

Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open	Yes	The proposed development has been planned as a landscaped development. The	Positive	The parameter plans secures significant areas of open and natural green space.

and natural spaces?		Master Plan proposes that the western side of the site and higher ground are reserved for new open space, providing generous green open space and community facilities.		Through RM applications the specific details of these spaces will be agreed.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	N/A	The proposed play and recreation strategy aims to provide a variety of scales of play. Small natural play spaces (LAPS) will be provided in larger green spaces, within a short 100m walk of a number of dwellings. Larger designated equipped play spaces (LEAPS) will be located in the south-east and north-west of the site. Further details design principles are set out in the Design and Access Statement supporting the planning application.		
Does the proposal provide a range of play spaces for children and young people?	Yes		Positive	The parameters plans secures a significant amount of play space for children and young people. Through RM applications the specific details of the play areas will be agreed.
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The Landscape General Arrangement Plan (ref1360-001 P1) shows the proposed green links in the scheme and the DAS details the vision for the interlinked public realm and green spaces.	Positive	The parameters plan and the DAS include a network of interconnected green spaces and public realm. Through RM applications the specific details of the various links will be agreed.
Are the open and natural spaces welcoming and safe and accessible for all?	N/A	While the exact design details have not been agreed with the CDC, the Applicant intends to follow the principles of 'Secure by Design' to create safe and secure public realm, including well-lit streets, good levels of natural surveillance and active frontages.	Positive / Uncertain	Through RM applications appropriate open space layout and usage guidance can be cited, to be followed in development delivery where practicable.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes			

Air Quality, noise and neighbouring amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	<p>A Construction Environmental Management Plan (CEMP) will be prepared to identify and mitigate the risk of adverse impacts of construction on sensitive environmental resources and to minimise disturbance to local residents.</p> <p>A Construction Traffic Management Plan (CTMP) will be prepared to mitigate the impact of construction traffic and related nuisances throughout the construction phase.</p>	Positive / Uncertain	The CEMP and CTMP will be a condition of the consent for development.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	<p>The accompanying Air Quality Assessment presents the findings of an assessment of the existing / baseline air quality conditions and potential air quality impacts during the construction and operational phase of the proposed development.</p> <p>The Assessment demonstrates that the annual mean NO₂, PM₁₀ and PM_{2.5}, daily mean PM₁₀ and hourly mean NO₂ concentrations at the proposed development site are predicted to meet the relevant air quality standards, therefore ambient air quality at the development site has been assessed as</p>	Neutral / Uncertain	<p>The Air Quality Assessments which supports the proposal demonstrate the proposed development is likely to have an insignificant effect on air quality at existing sensitive receptor locations.</p> <p>Details of any necessary mitigation measure – – including a ‘green travel plan’; provision of electric vehicle charging points; electric or renewable space etc can be agreed through RM applications, and/or be a condition to development consent.</p>

		having an insignificant effect on future site users.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Noise Assessment sets out the detailed assessment of the current environmental noise impact on site to establish its suitability for residential development. The report identifies the development area to be of negligible risk in terms of noise impact and overheating.	Neutral / Uncertain	Details of any necessary mitigation measure – landscaping and planting etc. can be agreed through RM applications, and/or be a condition to development consent.

Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	Yes	Whilst the ten Healthy Streets indicators are not directly referenced as part of the proposal (the indicators are an initiative by the Mayor of London in 2018), the ethos and intentions of the indicators are reflected in the DAS.	Positive / Uncertain	The Master Plan and the DAS include a network of interconnected streets and active travel routes.
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	Yes	As described in the DAS and the Transport Assessment report, it is intended that the site will be served via three access points from The Moors comprising one main all mode access point in the form of a raised table roundabout, one all modes access to the west which is accommodated by the demolition of no. 162 The Moors, and a	Positive / Uncertain	Through RM applications the specific details of the various links will be agreed. Any other actions / mitigation / design requirements can become conditions to development consents as appropriate.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	Yes		Positive / Uncertain	

<p>Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?</p>	<p>Yes</p>	<p>pedestrian only access to The Moors.</p> <p>Cycle parking will be provided at a ratio of 2 spaces per bedroom. At a detailed design stage, proposed parking spaces will be reviewed again to support a subsequent reserved matters application.</p>	<p>Positive / Uncertain</p>	
<p>Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?</p>	<p>Yes</p>	<p>The Transport Assessment demonstrates that the site benefits from access to an excellent network of pedestrian and cycle links allowing access to key local facilities and employment areas. Specifically, the site is located within a close proximity to PRowS, with NCN 51 routing through Kidlington, approximately 300m east of the site access and The Moors has been designated as a quiet on-road cycle route, which benefits from traffic calming measures that run along the site frontage creating an attractive environment for cyclist.</p>	<p>Positive / Uncertain</p>	
<p>Is the proposal well connected to public transport, local services and facilities?</p>	<p>Yes</p>	<p>There are multiple bus stops located within walking distance of the site, the nearest of which is located on A460 Banbury Road called 'The Moors Turn', an approximate 400m walk distance from the western-most site access.</p> <p>The site is in close walking distance to range of local and inter urban bus services to</p>	<p>Positive / Uncertain</p>	<p>The site is in a well-connected and sustainable location.</p> <p>The parameters plans and the DAS include a network of interconnected streets and active travel routes.</p> <p>Through RM applications the specific details of the various links will be agreed.</p> <p>Any other actions / mitigation / design</p>

		<p>locations including Oxford, Banbury, Bicester, and Witney.</p> <p>Furthermore, the site is located within a 20-minute walking distance to many local facilities including schools, food retails, health services and employment opportunities. The site also offers a new recreational facility for the local community with a sports pavilion.</p>		<p>requirements can be secured via conditions to development consents as appropriate.</p>
<p>Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?</p>	<p>Yes</p>	<p>As outline planning permission is sought at this stage, the layout is illustrative with the internal site layout and development mix to be confirmed at the reserved matters stage. The illustrative Master Plan has, however, taken into consideration OCC's adopted parking standards. As outlined in the Transport Assessment, it is proposed that one vehicle parking will be provided for 1 and 2 bedroom dwellings and up to two vehicle parking spaces will be provided for dwellings of 3 bedrooms or more.</p> <p>Cycle parking will be provided at a ratio of 2 spaces per bedroom. At a detailed design stage, proposed parking spaces will be reviewed again to support a subsequent reserved matters application.</p>	<p>Neutral / Uncertain</p>	<p>Whilst the application is in outline, the development of a wide range of solutions including car barns and centralised parking facilities can be explored and the level of surface level car parking be minimised.</p> <p>Through RM applications the specific details of the car parking will be agreed.</p> <p>The future RM applications will ensure that cycle parking is provided in line with the prevailing design standards at the time of the application.</p>

Does the proposal allow people with mobility problems or a disability to access buildings and places?	N/A	The scheme is at outline, so this level of detail will not be considered, but there is scope for this to be agreed through RM.	Uncertain	Through RM applications the appropriate disability access guidance can be cited, to be followed in development delivery where practicable.
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Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes	Whilst the application is in outline, Section 8.11 of the DAS outlines the following measures:	Positive / Uncertain	<p>The parameters plans and the DAS include a network of interconnected open spaces, streets and active travel routes. This network, along with the layout and orientation of buildings will support help to design out crime, and the fear/perception of crime.</p> <p>Through RM applications the specific details of the various crime prevention elements will be agreed.</p> <p>Any other actions / mitigation / design requirements can become conditions to development consents as appropriate.</p>
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	<ul style="list-style-type: none"> Natural surveillance of streets and public footpaths has been maximised by ensuring dwellings overlook connections and that the majority of back gardens are not exposed at the rear. This has not been possible along the rear of the properties on The Moors, where an informal footpath has been provided to retain the dwelling's existing access from their back gardens, although properties have been strategically located to overlook the route. 	Positive / Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	<ul style="list-style-type: none"> Clearly defined but low boundaries to dwellings allows for an easily 	Positive / Uncertain	

		<p>comprehensible delineation between public and private areas, while still supporting passive surveillance.</p> <ul style="list-style-type: none"> Planting design and the location of tree planting will also be designed to ensure footpaths are not obstructed or provide areas of low visibility, as well as being coordinated with the lighting proposals. Public spaces such as West Green and the Cricket Pitches are designed to allow natural surveillance from nearby dwellings with safe routes that enable access. Although permeability has been found to correlate with higher crime rates, there are significant benefits of providing accessible routes through the development to Kidlington 		
<p>Has engagement and consultation been carried out with the local community and voluntary sector?</p>	<p>Yes</p>	<p>The Applicant has undertaken pre-application consultation with key stakeholders and welcomed the opportunity to engage with the local community. The project team has established wide-spread awareness of the proposal and gained a</p>	<p>Positive</p>	<p>The Statement of Community Involvement (SCI) describes the engagement which has been undertaken by the Applicant to date to explain, inform and shape their plans for the delivery of the scheme, in advance of the</p>

		better understanding of the thoughts and concerns of the community and how these have evolved over the years.		submission of the planning application.
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Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	Yes	As set out in the DAS, a community orchard is proposed in the eastern portion of the site. These promote health and wellbeing within the site in addition to supporting community engagement with the natural environment.	Positive	Through RM applications the specific details of the orchards will be agreed.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	Food stores such as the Tesco superstore would be accessible to future residents within a circa 15-20 walk or cycle.	Positive / Uncertain	No adverse health and wellbeing impacts are anticipated.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	N/A	The proposal does not include any retail or food services element.	N/A	

Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access	Yes	The proposal has the potential to generate economic growth both	Positive	This is a matter that will be secured in the S106

to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?		during the construction and operational phases of the development. As detailed in the accompanying Economic Case, the proposal underpins sustainable and integrated growth for homes and jobs. As per House Building Februation's Housing Calculator, the proposal can generate circa 1,042 job opportunities.		
Does the proposal provide childcare facilities?	Yes	If appropriate, financial contributions can be secured for the provision of childcare facilities. Alternatively, these facilities can be provided at the new pavilion.	Positive / Uncertain	S106 agreements will ensure that the appropriate contributions are made to social infrastructure.
Does the proposal include managed and affordable workspace for local businesses?	N/A	This is not a key part of the proposal because it does not include any employment floorspace element.	Uncertain	No material adverse health and wellbeing impacts are considered likely.
Does the proposal include opportunities for work for local people via local procurement arrangements?	N/A	The proposal does not include any employment floorspace element.	Neutral	No material adverse health and wellbeing impacts are considered likely.

Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through	Yes	The Applicant has undertaken pre-application consultation with key stakeholders and welcomed the opportunity to engage with the local community. The	Neutral	Whilst the analysis shows that there are comparatively low levels of deprivation and inequality in the local area, this should not lead to complacency.

<p>community engagement?</p>		<p>engagement process has made a positive contribution to the proposals in terms of the Master Plan and the Applicant's strategy for delivering community strengthening.</p> <p>The conclusion of the analysis is that there are low levels of deprivation in the area, and that there is comparatively good access to healthcare.</p>		<p>S106 agreements will ensure that the appropriate contributions are made to social infrastructure.</p>
<p>Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?</p>	<p>Yes</p>	<p>Our vision for The Moors is to create a sustainable new neighbourhood - interconnected via active travel and public transport links – set amongst generous landscaping and networks of open space for biodiversity and recreational opportunities.</p> <p>The Master Plan allows flexibility for the inclusion of community facilities to reflect the aspirations of local residents and to aid interaction between new and existing residents.</p>	<p>Positive / Uncertain</p>	<p>Through RM applications the specific details of layout, and access routes will be agreed.</p> <p>Continued, collaborative, work with neighbouring developers will also help in meeting this measure.</p>
<p>Does the proposal include a mix of uses and a range of community facilities?</p>	<p>Yes</p>	<p>The proposed development includes a range of community facilities including provision of a community hub and youth facilities, areas of public open space and informal recreation spaces, a new village green, community allotments and dedicated open space to the north west of the site.</p>	<p>Positive / Uncertain</p>	<p>S106 agreements will ensure that the appropriate contributions are made to social infrastructure.</p>

<p>Does the proposal provide opportunities for the voluntary and community sectors?</p>	<p>N/A</p>	<p>The proposed development is primarily residential and does not include opportunities for voluntary organisations.</p>	<p>Uncertain</p>	<p>Strategies to include opportunities for voluntary and community sectors should be further advanced during the determination period of the outline application.</p>
<p>Does the proposal take into account issues and principles of inclusive and age-friendly design?</p>	<p>Yes</p>	<p>The DAS includes careful consideration of design and layout that will provide natural surveillance, and accessibility including for young children, and older people. However, the scheme is at outline, so a level of detail regarding the look and ‘feel’ of the pedestrian routes, and open spaces etc. will not be considered, but there is scope for this to be agreed through RM.</p>	<p>Positive / Uncertain</p>	<p>Through RM applications appropriate inclusive access routes, and open space layout can be agreed, and conditioned in development consents where necessary.</p>

Minimising the use of resources

<p>Assessment criteria</p>	<p>Relevant?</p>	<p>Details/evidence</p>	<p>Potential health impact?</p>	<p>Recommended mitigation or enhancement actions</p>
<p>Does the proposal make best use of existing land?</p>	<p>Yes</p>	<p>The site is ‘greenfield’ and whilst Government strongly supports a ‘brownfield first’ principle, it is also accepted that development needs will not all be met on previously developed land. Some greenfield site will need to be built on, to meet the development needs of the District.</p>	<p>Negative</p>	<p>The loss of agricultural land cannot be mitigated. However, this loss must be considered in the context of the availability of other agricultural land in the local area and be balanced with the acute need for market and affordable housing.</p>

Does the proposal encourage recycling, including building materials?	N/A	The scheme is at outline, so this level of detail will not be considered, but there is scope for this to be agreed through RM.	Uncertain	Through RM applications the appropriate recycling guidance can be cited, to be followed in development delivery where practicable.
Does the proposal incorporate sustainable design and construction techniques?	Yes	As detailed in the Sustainability Statement, in accordance with Policy ESD1 and ESD2, the Proposed Development has considered sustainable design and construction through implementation various measures including a fabric first approach to building new homes and minimising embodied carbon emissions.	Positive	Through conditions and RM applications the specific details of sustainable design and construction techniques will be agreed.

Climate Change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes	<p>In accordance with the requirements set out in Policy ESD2 and ESD3, a Sustainability Statement has been prepared to support the application.</p> <p>The Statement confirms that the proposal will be designed in accordance with Energy Hierarchy which prioritises providing renewable and low carbon energy generation technologies where appropriate to meet the energy demand.</p>	Positive	Through conditions and RM applications the specific details of renewable energy elements will be agreed.

		The Statement concludes that the proposed development will meet the Cherwell Council's energy requirements.		
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	Yes	<p>To minimise the energy demand and deliver low carbon development, the Applicant will target to adopt a 'fabric-first' passive design measures and active design features. These measures include optimising fabric performance with high levels of envelope insulation, airtight construction and thermal bridges between building elements to minimise heat loss.</p> <p>At the outline stage, the development accords with the relevant provisions of Chapter 14 of the NPPF and Policy EH6, OS3 and OS4 of the Local Plan.</p>	Positive	Through conditions and RM applications the specific details of temperature management and response elements will be agreed.
Does the proposal maintain or enhance biodiversity?	Yes	An initial modelling exercise based on the illustrative Master Plan indicates that a Biodiversity Net Gain (BNG) in excess of 10% can be achieved through on-site habitat creation, and that the proposed development will be able to exceed best practice for biodiversity. A 30 year biodiversity led management regime will be secured as part of the planning application and secured either via condition or a Section 106 Agreement to achieve this.	Positive	Through conditions and RM applications the specific details of BNG will be agreed.

<p>Does the proposal incorporate sustainable urban drainage techniques?</p>	<p>Yes</p>	<p>As detailed on the accompanying Flood Risk Assessment (FRA) and Drainage Strategy Report, the use of SuDs features has been considered and can be incorporated within the design. Potential SuDs techniques considered for the proposal includes rainwater harvesting, green roofs, soakways, swales etc.</p>	<p>Positive</p>	<p>Through conditions and RM applications the specific details of SuDS will be agreed.</p>
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4.0 CONCLUSION

- 4.1 Informed by the HUDU matrix and development plan policies, this HIA has assessed the development proposals against a variety of objectives and clearly demonstrates the merits of the development in contributing towards the creation of healthy communities. Much of the finer detail that will influence the health impacts of the proposals is not available yet as the application is made in outline form. However, the development proposes to deliver measures that support improvement in the health and wellbeing of the existing and future residents to support the social infrastructure. The proposal will make appropriate financial contribution towards this infrastructure via the Section 106 Agreement.
- 4.2 There is generally a scope to meet those objectives where detail is not yet available.
- 4.3 The development is found to have either a positive or neutral impact on the criteria set out in all the topics on an overwhelming majority of occasions. The justification presented is based on presumption in most instances, which reflects the outline status of the proposals, although evidence has been referred to where possible.
- 4.4 There are few occasions where the health impact is “uncertain” and this is generally where the delivery of infrastructure (for example) or an action, relies upon detailed design principles which will be dealt at the reserved matters stage. Whilst the Applicant will make appropriate financial contributions to a range of infrastructure, its ultimate delivery is beyond the control of the Applicant for this scheme.
- 4.5 The scheme is only found to have negative impacts on one criterion included in the above matrix. The proposal is inevitably going to result in the loss of farmland / open countryside – although this is mitigated as far as possible through the provision of a network of open and green spaces throughout the proposed development, at levels exceeding 10% Biodiversity net gain. Furthermore, the loss of agricultural land must be considered in the context of the availability of other farmland in the local area, which is high, and this will ultimately be balanced against the acute need for market and affordable homes in the District.
- 4.6 Given the various positive impacts associated with the development and the very minimal negative impacts (which have been mitigated against as far as possible), the proposals are considered to accord with the relevant policies of the Development Plan, particularly those associated with the objective of creating healthy and sustainable communities.

