

18.0 HEALTH EFFECTS

CONTENTS

18.1	Introduction	481
18.2	Planning Policy	483
18.3	Method of Assessment	484
18.4	Baseline Conditions	487
18.5	Key Impacts, Mitigation and Residual Impacts	495
18.6	Cumulative Impacts	509
18.7	Conclusions	510

APPENDICES

Appendix 18.01 Screening

Appendix 18.02 Scoping

FIGURES

None

TABLES

Table 18.01 Layout of Chapter

Table 18.02 Likely Health Impact of the Proposed Development

Table 18.03 Scale of Receptor

Table 18.04 Significance Criteria for the Health Impacts

Table 18.05 Baseline Significant Findings

Table 18.06 Likely Health Impact of the Proposed Development - Evaluation

18.1 INTRODUCTION

18.1.1 This chapter of the ES has been prepared by Frampton Town Planning Ltd. and considers the *likely significant* health impacts of future residents of the Proposed Development and existing residents of the surrounding area.

18.1.2 The assessment has been based upon the HUDU Planning for Health – Rapid Health Impact Assessment Tool. The assessment will focus upon potential impacts in relation to:

- housing quality and design;
- access to health 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 lifetime neighbourhoods;
- minimising the use of resources; and climate change.

18.1.3 As the baseline for effects relating health impacts are similar to those included in the social and economic effects Chapter of this ES, the assessment has used the same area of impact (the search area). The search area includes the town of Banbury and the smaller village of Adderbury to the south, and Bodicote to the south west.

18.1.4 The health impacts of the Proposed Development during the construction and operational phases will be assessed. The baseline identified in the socio and economic chapter of this ES has informed this assessment.

18.1.5 This chapter comprises the following sections:

Table 18.01 – Layout of Chapter

Section	Description
Policy Context	An overview of the strategic initiatives relevant to the proposal.
Method of Assessment	An overview of the assessment approach taken.
Baseline conditions	An assessment of the prevailing health impacts within the area of the study, which will include demographic profile, economic activity, unemployment, deprivation, skill and occupation structure.
Key Impacts, Mitigation and Residual Effects	Identification of the likely impacts in relation to the construction and operational phase of the development, and measures to enhance the potential benefits.
Cumulative Impacts	An assessment of the cumulative impact when considered against other projects

	in the area coming forward at the same time as the Proposed Development.
Conclusion	A summary of the chapter including a Table assessing the individual impacts.

18.2 PLANNING POLICY POSITION

National Planning Policy

18.2.1 The National Planning Policy Framework (Framework) sets the Government’s planning policies for England and Wales. Section 8 of the Framework addresses the promotion of healthy and safe communities. The Framework requires developments to achieve healthy, inclusive and safe places. Planning Policies should promote social interaction by creating spaces that facilitate opportunities for people to meet through; strong neighbourhood centres; street layouts that encourage pedestrian and cycle connection within and between neighbourhoods. (para 91).

18.2.2 Places should be safe and accessible. Crime and disorder, and the fear of crime should not undermine the quality of life or social cohesion (para 91).

18.2.3 Residents should have access to a variety of safe accessible green open spaces, such as sports facilities, allotments, and green infrastructure to encourage cycling and walking. (para 92).

Local Planning Policy

18.2.4 Local planning policies that direct development in the search area are included within the Cherwell Local 2031 Part 1 (Adopted July 2015). The specific policies relating to the socio-economic matters are as follows:

BSC 7: Meeting education needs

BSC 10: Open space, outdoor sports and Recreation provision

BSC 11: Local provision standards – open space

BSC 12: Indoor sport and recreation and community facilities.

BAN 4: the allocation policy that cover the Application Site

18.3 METHOD OF ASSESSMENT

18.3.1 For large scale development proposals, it is standard practice to use the Healthy Urban development Unit (HUDU) Rapid Health Impact Assessment (HIA) Tool. The tool is designed to assess the impact of planning policies, proposals and projects that could potentially affect health and wellbeing. The methodology is generic but can be localized and draw upon relevant assessment undertaken a part of the Environmental Statement, such as air quality, noise and vibration etc. The Proposed development will be screened and scoped against a series of key issues set out within the tool.

18.3.2 The HUDU methodology comprises an initial screening exercise to identify those issues relevant to the proposal. Both positive, negative and direct and indirect effect are considered with the effects expressed as either (i) positive (ii) negative (iii) neutral or (iv) uncertain. To maintain consistency with the way the effects on other topics are reported, these terms have been replaced by Major Adverse, Moderate Adverse, minor adverse, neutral/insignificant, minor beneficial, moderate beneficial, major beneficial.

18.3.3 Following the Screening (**Appendix 18.01**), a Scoping exercise (**Appendix 18.02**) is undertaken to understand those potential impact that could be significant and needs to be included within the Environmental Statement.

18.3.4 The following are the likely significant impacts of the Proposed Development on the health and wellbeing of the existing population, the population generated by the development, and others that visit or work in the local area.

Table 18.02– Likely Health Impact of the Proposed Development

Likely Health Impacts
Housing quality and design
Access to Open space
Changes to air quality form construction traffic emissions
Creation of dust by construction activities, plant and machinery
Noise and vibration associated with construction and operational phases
Changes in local traffic during construction.
Impact on health care provision and other infrastructure required by residents of the development such as education and community facilities
Access to both informal and formal open spaces

18.3.5 The level of significance of impact will be determined through the sensitivity of the receptor group, the magnitude (the amount) of change and the duration of the impact.

Table 18.03 Scale of Receptor

Level	Example
Regional	Effects that have a potential to impact the County scale
Sub-regional	Effects that have a potential to impact the search area
Local	Effects that will principally impact the search area.

18.3.6 The magnitude of impacts are assessed as “*major*”, “*moderate*”, “*minor*” and “*negligible*” and the significance of the impact has been assessed as a combination of the scale of the receptor and the magnitude of the impact, as shown below:

Table 18.04 Significance Criteria for the Health Impacts

Significance	Health Impact
Major adverse	Health impacts that will have an influence at a sub-regional/district wide scale
Moderate adverse	Health impacts effects that will have an influence on the wider population of the search area
Minor adverse	Health impacts effects that will have an influence at local level
Insignificant/Neutral	No discernible Health impacts impact
Minor beneficial	Health impacts effects that will have positive influence on the site and immediate surroundings
Moderate beneficial	Health impacts effects that will have positive influence at a district scale.
Major beneficial	Health impacts effects that will have positive influence at a regional scale.

18.4 BASELINE CONDITIONS

Baseline Demographics

18.4.1 The purpose of this section is to provide a baseline of the existing health and wellbeing conditions within the search area to assist in the screening stage of the HUDU to develop a social and economic profile of the community. The baseline information will be divided into the following headings, data from the Socio and Economic Chapter of this ES has been reviewed and added to as required. The baseline will be divided into the following headings:

- housing quality and design,
- access to health 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 lifetime neighbourhoods;
- minimising the use of resources; and
- climate change.

Housing Quality and Design

18.4.2 The Socio and Economic Chapter of this ES has explained in detail the housing context in which the Proposed Development sits. Key findings are as follows:

- The SHMA identified, and later confirmed in the adopted Cherwell Local Plan a housing need of 1,042 dwellings per year, for every year, until the end of the Plan period in 2031.
- The anticipated number of new household formations in Cherwell, taken from the 2011 Census figures, is projected to rise by around 4,000 in 2019 and 6,000 in 2024.
- The search area has a slightly smaller household size when compared to the District, and around the same as the regional and national level.
- Residents are just as likely to own their own home as to rent.
- Home ownership in the search area is significantly lower than for the rest of the District which reflects both the South East and wider England levels of home ownership.
- Half of the households within the search area live in rental accommodation; of these, almost two thirds are in social rented accommodation.
- The existing housing stock gives an indication of the housing choice available to residents of the area. The breakdown in terms of size is as follows: 1 bedroom 13%, 2 bedrooms 24%, 3 bedrooms 46%, 4 bedrooms 14% and 5 bedrooms 3%

Access to health care services and other social infrastructure

18.4.3 The Socio and Economic Chapter of this ES has explained in detail the existing access to health and other social infrastructure in detail. The key findings are:

Education;

- The search area has a higher level of residents with no qualifications than at both regional and national level.

- The number of residents in the search area educated to “A level” standard is similar to the local and regional level and significantly higher than at the national level. The number of residents going on to be educated at degree level within the search area is lower than the local and regional level but higher than the national level.
- The number of residents in the search area that have access to apprenticeships is similar at local and regional levels, but is significantly lower than at the national level.
- The nearest primary school is within walking distance of the Site located within the adjacent recently completed Phase 1 development, Longford Park

Health;

- The residents of the search area on the whole experience the same levels of good and bad health as at regional and national level.
- Around 84% of the population either experience good or very good health, slightly less than at regional and national level.
- In general terms, the Health Profile 2014 for Cherwell District Council shows that life expectancy for both women and men is higher than the national average.
- Cherwell has a lower rate of drug and alcohol abuse than the national average.
- The District has a comparatively high ratio of obese adults, which remains a public health concern for the area.
- There are 8 local GP surgeries located within the search area, most of which are accepting new patients.
- There are five Dental Practices within easy access of the search area. Four of these Practices are accepting new patients.

- Banbury has two Council run leisure centres, Spice Ball located within the town centre and Woodgreen Leisure Centre. “Bannatynes” private member gym lies to the south of Banbury. All centres have a gymnasium and swimming pool

Open Space Provision;

- There are a selection of formal and informal open space within easy access to the Proposed Development.

Air quality, noise and local amenity;

- CDC monitor the air quality of the local environment by measuring the concentration of NO₂ in the air.
- There are nine diffusion tubes that measure NO₂ concentration in the area. The monitoring data shows exceedances of the annual mean objective have been experienced at three of the locations within the AQMA over the past five years.
- NO₂ concentrations declined significantly over these years.
- At all locations outside the AQMA NO₂ concentrations have consistently met the annual mean objective limit.

Accessibility and active travel;

- Banbury has an excellent public transport system with regular bus services to the Town Centre and Chipping Norton to the north west and Oxford to the south.
- Bus stops are located on Oxford Road.
- The Transport Assessment has identified the level of car accidents which is considered not significant.

- Bankside is identified as being an on-road cycle route by Sustrans and there are on and off-carriageway cycle facilities on Oxford Road starting approximately 700m north of the Weeping Cross junction.

Crime reduction and community safety;

- The site is located in the Banbury Rural Area. In 2018 there were 682 crimes committed in the local area. The breakdown of types of crime is as follows; 27% violence and sexual offences; 11.4% vehicle crime; 24% theft and burglary 27% and anti –social behaviour 13%

Access to healthy food;

- There a variety of food shops located within walking distance of the site.

Access to work and training;

- Rates of employment and economic activity are relatively high in the search area and above the regional average.
- Overall, within the search area, the number of people claiming job seekers allowance is higher than at local, regional and national level

Social cohesion and lifetime neighbourhoods;

- Local community facilities provided in nearby residential neighbourhoods, the closest being within the adjacent Phase 1 Longford Park development.
- There is a local centre at Bodicote that has a range of shops and facilities, including a post office.
- There is easy access to differing types, scale and range of existing open spaces.

Minimising the use of resources;

- The site is currently agricultural land.

Climate change;

- The site is currently agricultural land.

Table 18.05 Baseline Conditions Summary

Topics	Significant Findings
Housing Quality and Design	<p>Banbury is home to around 36% of the District population and can be regarded as a main urban area of population. The age range roughly reflects that of the District with a slightly higher number of children (0-14) and young people (15-29). The household size is slightly lower than the District which is projected to fall over the Plan period.</p> <p>Overall the proportion of households that own their home in the Study Area is significantly lower than both local, regional and national averages.</p> <p>Almost three times as many households in the search area live in social rented accommodation than at District and sub- regional level.</p>

<p>Access to health care services and other social infrastructure,</p>	<p>There are good levels of health across the search area, with around 84% of residents considering their health to be very good or good.</p> <p>A larger proportion of residents in the search area have no qualifications when compared to the District level. There is a similar level of educational achievement at ‘A level”, at the District level, but significantly less residents in the search are will go on the achieve a degree.</p>
<p>Access to open space and nature;</p>	<p>There is a wide range of public open space available to the residents of the search area including informal an formal spaces including; parks, NEAPS and LEAPS</p> <p>There is opportunity for residents to take physical; activity.</p>
<p>Air quality,</p>	<p>CDC monitor the air quality of the local environment by measuring the concentrating of N02 in the air.</p>

	At all locations outside the AQMA NO2 concentrations have consistently met the annual mean objective limit.
Accessibility and active travel;	The location of the Proposed Development has access to a range of modes of travel – public transport, cycling, walking
Crime reduction and community safety;	In 2018 there were 682 crimes committed in the local area. The breakdown of types of crime is as follows; 27% violence and sexual offences; 11.4% vehicle crime; 24% theft and burglary 27% and anti –social behaviour 13%
Access to healthy food;	Residents within the search area have good access to a range of everyday local facilities.
Access to work and training;	The number of economically active residents in the search area is similar to District level and sub regional and higher than at national level.
Social cohesion and lifetime neighbourhoods;	The site is currently undeveloped but is adjacent to Longford Park Phase 1. The development includes cycle and pedestrian links to Phase 1.

	A Primary School is located in Phase 1 which will create a focal point for the wider Longford Park development.
Minimising the use of resources;	The site currently comprises an undeveloped agricultural field.
Climate Change	The site currently comprises an undeveloped agricultural field.

18.5 KEY IMPACTS, MITIGATION AND RESIDUAL EFFECTS

18.5.1 This section considers the likely health impacts arising from the Proposed Development, both through the construction phase and once operational. **(Appendix 18 01)** Scoping has identified the potential effects likely to occur during the construction and operational phases.

IMPACT DURING THE CONSTRUCTION STAGE

Effects on Housing

18.5.2 The construction phase of the development will require a range of professional and associated skills, ranging from designers, engineers, construction workers and machine operatives.

18.5.3 It is not considered that the construction phase will require additional housing need in the local area. There may be a rise in the need for temporary hotel or B&B accommodation for construction workers, working away from home. It is not considered that this impact will result

in a rise in the requirement of temporary accommodation that may impact the availability of accommodation for persons seeking permanent accommodation.

- 18.5.4 As more of the housing is constructed and becomes occupied during the construction period, there is a *minor to major positive* impact on the delivery of housing

Mitigation

- 18.5.5 None required.

Residual Effects

Effects on the Economy

- 18.5.6 Impacts are difficult to predict and is dependent on phasing, build rates and the labour market at the time. Employment related to construction works may not necessarily be new jobs but continued employment and on-going construction work for local construction companies. In light of the length of time the Proposed Development will take to construct, there could be permanent jobs created.

- 18.5.7 The scale at which the impacts during the construction phase will be experienced are at the regional (it may be that larger regional contractors project manage the development) and the sub-regional (as a result of the use of local sub-contractors) level. The temporary nature of construction jobs means that the significance of the impact is *moderately beneficial*.

18.5.8 As a result of potential local construction expenditure on materials and other local services such as plant hire, the development will also have a wider indirect benefit to the search area.

Mitigation

18.5.9 The impact of the development within the search area will be moderately beneficial and therefore specific mitigation measures are not required. However, there are potential measures that could increase the positive impacts upon the local supply chain, such as:

- (i) Use of labour agreements to maximise the proportion of local construction workers;
- (ii) Recruitment and training programme that focuses on the search area i.e. measures being put in place where sub-contractors have to notify the local Job Centres of staff vacancies.
- (iii) Use of local companies to undertake work where possible.

18.5.10 Every effort will be made to ensure that as much as possible of the economic gain, in relation to the construction phase of the development will be retained within the search area. Such measures will be the subject of future consideration as procurement arrangements for the development are identified.

Effect on Air Quality, noise and Local Amenity

18.5.11 Potential health effects relating to air quality relate to the movement into and around the site of lorries, earthmoving plant and other mobile machinery. These machines produce exhaust emissions; of particular concern are emissions of nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5})

18.5.12 Other potential health impacts relate to construction dust and particulate matter released during the construction phase, particularly the risk to health as a consequence any significant rise in the exposure of PM10.

18.5.13 Chapter 10 of this ES has identified a high risk of dust soiling from earthworks, construction and Trackout with a low risk of effect from exposure to PM10, and a negligible significance from the likely number of construction vehicles that will use the site.

Mitigation

18.5.14 A Dust Management Plan as identified in Chapter 10 para 10.53 will be implemented.

Residual Effects

18.5.15 There is negligible residual impact from the construction phase.

Impacts During The Operational Phase

18.5.16 Taking each of the baseline significant findings, the operational impact, mitigation and residual effects are outlined below.

Effects on Housing Provision

18.5.17 The Proposed Development will deliver up to 850 new homes which will assist Cherwell District Council in meeting its housing need.

18.5.18 The Proposed development offers the opportunity to deliver a wide mix and types of homes, in line with the findings of the Oxfordshire SHMA, creating choice for residents creating balanced, integrated and sustainable neighbourhoods. This impact is considered *permanent* and *major beneficial*.

18.5.19 The baseline information identified more families within the search area suffer from some form of deprivation than at the District level, and that less than half of the local population own their own home. The Proposed Development will deliver up to 255 affordable homes. The opportunity to increase the range and number of affordable homes in the local area is considered *permanent* and a major *beneficial impact* of the Proposed Development.

Mitigation

18.5.20 None required

Residual Effects

18.5.21 It is considered that there would be no significant adverse health impacts into the longer term caused as a result of the Proposed Development in respect of housing. A number of *permanent* and *major positive* impact will result.

Effects on Access to Healthcare Services and Other Social Infrastructure

Effects on Education

18.5.22 The Proposed Development will include a range of dwelling types, from single bedroom homes to large 5-bedroom homes. The exact number of each type will be agreed with the Council at the detailed design stage. The Site is allocated and so the requirement for additional school places will have been taken account of during the local plan process.

Mitigation

18.5.23 Oxfordshire County Council has a statutory duty to ensure that there are sufficient school places available for children of the County. The Oxfordshire Pupil Places Plan (2018- 2022) shows how the County expects the school provision to change over the coming years and includes proposed changes in terms of opening new schools, and extending existing schools to meet additional demands.

Residual Effects

18.5.24 It is considered that there will be no adverse health impacts in the longer-term cause as a result of the Proposed Development in relation to education. The impact is considered ***neutral***.

Effects on Access to Health Care Facilities

18.5.25 The additional population generated by the development will lead to an increase in demand for GP services. The baseline assessment established that there are good levels of health within the search area with low levels of poor health.

18.5.26 The additional population generated by the development will lead to an increase in demand for GP services. The Applicant will assist in the delivery of a new surgery through a Section 106 contribution. In the meantime, there are two existing GP Surgeries within the search area and close proximity of the site that are accepting new patients. The impact is assessed as *negligible* in the shorter term, *and minor beneficial* in the longer term when the new surgery is brought into use.

18.5.27 Within the search area there are two Dental Practices that are taking patients, and a further three just outside the search area. All the practices identified are taking on new patients. The impact is assessed as *permanent* and *negligible*.

Mitigation

18.5.28 The Applicant, in principle agrees to make a financial contribution towards mitigating the impact of the Proposed Development, in terms of the increase in population generated, towards additional GP provision in the area, where such a request is lawful.

Residual Effects

18.5.29 It is considered that there would be no adverse effect in relation to access to health care facilities. The Proposed development would have a *permanent* and *negligible impact* on health services

Effects on Community Facilities

18.5.30 The baseline assessment established that there are a number of local services and facilities within the search area. The facilities within walking distance include; shopping, places of worship, post office, pharmacy, leisure facilities.

18.5.31 The Proposed Development will result in additional demand on certain services such as the library. The Applicant is willing to make a financial contribution to the library service within Banbury as required, where such a request is lawful.

Mitigation

18.5.32 None required

Residual Effects

18.5.33 It is considered that there would be no adverse impacts into the longer term as a result of the Proposed Development in relation to community services. The impact is assessed as ***permanent*** and ***minor beneficial***.

Access to Open Space and Nature

18.5.34 The Parameters Plan shows around 7ha of public open space (including 4.65ha of sports fields and changing rooms). The exact location and areas of open space, together with their maintenance will be agreed at reserved matters. The residents of the new development will also be within walking distance of the Community Park in Phase 1 and the adjacent Bodicote Park.

18.5.35 The proposed open space/green infrastructure and other open space nearby, will allow for, and encourage outdoor activity, and in turn healthy lifestyles, resulting in a ***permanent*** and ***major beneficial*** impact.

Mitigation

18.5.36 None required

Residual Effects

18.5.37 It is considered that there would be no adverse health impacts into the longer term as a result of the Proposed Development in relation to open space/green infrastructure. A number of ***permanent*** and ***major beneficial impacts*** will result.

Effects on Employment

18.5.38 The site is Greenfield and undeveloped, and will therefore support minimal agricultural related jobs. The Proposed Development is residential led and so job opportunities will be limited and restricted to those ancillaries to the home, e.g domestic cleaners, domestic gardener, service trades.

Mitigation

18.5.39 None required

Residual Effect

18.5.40 The economic effect of the operational phase of the Proposed Development is indirect, its benefits is considered to be **permanent** and **moderately beneficial**.

Air Quality

18.5.41 The main potential effect on health is from an increase in N02 level due to the increase in traffic generated from the development. The ES Air Quality Chapter has predicted that the increase in levels of N02 will be with the acceptable range, according to IAQM & EPUK. The impact on local air quality with regards to this pollutant is considered to be **negligible** both within and outside of the AQMA.

Residual Effects

18.5.42 The residual impact of the Proposed Development on local air quality is considered to be permanent and **negligible**

Accessibility and active travel

18.5.43 The location of the Proposed Development on the edge of Banbury with easy access to frequent bus service to Banbury Town Centre, Chipping Norton to the north west and Oxford to the south will create the opportunity for residents to reduce their own C02 footprint by reducing the need to use their own private car.

18.5.44 The on-road Sustrans cycle route starting approximately 700m away, will encourage residents to cycle and reduce their own CO2 footprint.

Mitigation

18.5.45 None

Residual Effects

18.5.46 The provision of alternative modes of travel, other than private car, within the scheme and local area, will be a **permanent** and **moderate beneficial effect** on the health impacts of the Proposed Development

Crime Reduction and Community Safety

18.5.47 The Masterplan will include best urban design practices to create safe spaces. The site layout, street scenes and public spaces are designed to be overlooked by adjacent dwellings, allowing informal surveillance. Public footpaths will run through public open spaces creating further surveillance.

18.5.48 Boundary treatments will be detailed to assist in the defining of public and private spaces, creating both secure private homes and gardens as well as safe public spaces.

Mitigation

18.5.49 None

Residual Effects

18.5.50 The provision of effective street and plot layouts, design of dwellings and the creation of safe private and public spaces will be **permanent** and have a **moderate beneficial effect** on the health impacts of the Proposed Development

Access to healthy food

18.5.51 The site is located to a range of outlet to obtain food. The Proposed Development includes allotments for residents to grow their own produce locally.

Mitigation

18.5.52 None

Residual Effects

18.5.53 The provision of the allotments within the scheme will be a permanent and moderate beneficial effect on the health impacts of the Proposed Development

Access to work and training

18.5.54 The site is Greenfield and undeveloped, and will therefore support minimal agricultural related jobs. The Proposed Development is residential led and so job opportunities will be limited and restricted to those ancillaries to the home, e.g. domestic cleaners, domestic gardener, service trades.

Mitigation

18.5.55 None required

Residual Effects

18.5.56 The health impacts related to the economic effect of the operational phase of the Proposed Development is indirect, its benefits is considered to be ***permanent*** and ***minor beneficial***.

Social cohesion and lifetime neighbourhoods

18.5.57 The planning application submitted is in outline, detail such as street layout and general permeability of the development will be fixed at reserved matters. There will be a mix of housing types in terms scale and design and tenure to promote an inclusive community.

18.5.58 The Proposed Development will be the second Phase to Longford Park and will contribute to the physical buildings, infrastructure and layout to create a ‘Lifetime Neighbourhood’. A community that offers plenty of services and facilities that will create opportunities for social interaction.

Mitigation

18.5.59 None

Residual Impact

18.5.60 The health impacts related to the opportunity to create social cohesion and lifetime neighbourhoods of the operational phase of the Proposed Development is indirect, its benefits is considered to be ***permanent*** and ***major beneficial***.

Minimising the use of resources

18.5.61 The Proposed Development will result in the loss of both sub-grade 3a land, grades which are categorised as best and most versatile agricultural land. Such land is not uncommon in the Banbury. This small loss of high sensitivity resource (grade 2) and small loss of medium sensitivity resource (sub-grade 3a) represent a moderate adverse impact on the agricultural land resource.

Mitigation

18.5.62 Site Specific Soil Management Plan (SSSMP) will be implemented to protect and re-use top soil.

Residual Impact

18.5.63 The health impacts related to the loss of agricultural land is moderate adverse, when mitigated with the by the SSSMP is considered to be ***permanent*** and ***minor adverse***.

Climate Change

18.5.64 The Proposed Development will not increase the risk of flooding. There is a potential risk to human health and ecological health from pollutants entering water courses. The use of SUDs will reduce the flood risk on the site and elsewhere and the likely of pollutants entering the water courses and overall water quality.

Mitigation

18.5.65 Implementation of SUDs and filter treatment to reduce pollutants.

Residual Impact

18.5.66 The health impacts related to the reduce flood risk and pollutant and improve water quality is considered to be *permanent* and *minor beneficial*.

18.6 CUMULATIVE IMPACT

18.6.1 Cherwell District Council included within its Scoping Report (**Appendix 1.02**) a requirement to consider the likely cumulative impacts of the Proposed Development in combination with other projects. It is considered that there are no potential health risks as a result of the development of the site

18.7 SUMMARY AND OVERALL HEALTH EFFECTS CONCLUSIONS

18.7.1 Table 18.06 summarises the potential effect on health associated with the Proposed Development.

Table 18.06 Likely Health Impact of the Proposed Development - Evaluation

		Mitigation	Residual Impact (after mitigation)	Overall Impact
Construction Phase (Temporary)				
Construction Jobs		Construction jobs created temporary	None	<i>Moderate beneficial</i>
Risk of dust soiling from earthworks and other construction activities with a potential risk of exposure to PM10 and pollutants from construction vehicles using the site.		A Dust Management Plan and Construction Environmental Management Plan will be implemented	None	<i>Minor beneficial</i>
Operation Phase (Permanent)				
Housing quality and design and housing provision	The increase in housing will have an impact upon the local housing stock of the area. 30 % affordable housing will improve the	None	None	<i>Major beneficial</i>

	affordability of housing for local people			
Access to health care services and other social infrastructure.	The additional population generated by the development increase the demand for: Educational service Health Services, primarily on the Primary Health Care Team. Community services.	Children will attend the Primary School included in Phase 1 A new secondary school is planned for Banbury. S106 contribution to mitigate the additional pupils generated by the development	None	<i>Minor beneficial</i>
Access to open space and nature.	The increase in population will have an impact on open space and recreational facilities.	The development will create additional open space for the community to enjoy. S106 for off-site leisure and recreational facilities	None	<i>Major beneficial</i>
Air quality, noise and neighbourhood amenity.	The Proposed Development will potentially increase noise and pollution from additional traffic	The site is located in a sustainable location, with good cycle and walking links to facilities and services	None	<i>Negligible</i>

Accessibility and active travel.	The site is located in a sustainable location, with good cycle and walking links to facilities and services	none	None	<i>Moderate beneficial</i>
Crime reduction and community safety.	The provision of effective street and plot layouts, design of dwellings and the creation of safe private and public spaces will assist in creating safe communities.	None	None	<i>Moderate beneficial</i>
Access to healthy food.	Various food outlets are located in close proximity to the development. There is not a predominant of fast food outlets in close proximity to the site.	Allotments are included in the development	None	<i>Minor beneficial</i>
Access to work and training.	The Proposed Development will generate indirect ancillary jobs related to the home.	None	none	<i>Minor beneficial</i>

Social cohesion and lifetime neighbourhoods.	<p>The Proposed Development will include a mix of housing types and tenure.</p> <p>The Proposed Development will contribute to the physical infrastructure to assist in creating a Lifetime Neighborhoods.</p>	none	None	<i>Major beneficial</i>
Minimising the use of resources.	The Proposed Development will lead to a loss of Greenfield land.	Soil management plan will be implemented to re-use top soil	None	<i>Negligible</i>
Climate change.	The site is in Flood Zone 1.	Sustainable Urban Drainage will reduce the risk of flooding and the likelihood of pollutant contaminating water quality	None	<i>Minor beneficial</i>