Appendix 16.c: Health determinants and their relevance to the Proposed Development

Health determinant	Potential health impact	Relevance to the Proposed Development
Housing quality and design	Access to adequate housing is important for health and wellbeing, and environmental factors such as overcrowding and sanitation in buildings have been identified as causing illness.	The Proposed Development will introduce new student accommodation to the local area.
Access to healthcare services and other social infrastructure	Accessibility is important in terms of transport and access to buildings, and the range and quality of services offered. Access to good quality health and social care, education, and community facilities has a direct positive effect on human health.	The Proposed Development may alter access to healthcare services or other social infrastructure as it may have an impact on demand, physical access or land taken for such facilities.
Access to open space and nature	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health.	The Proposed Development will introduce new student accommodation to the local area. As such, the Proposed Development is expected to have an impact on the parks, gardens, and open spaces close to the site.
Air quality, noise and neighbourhood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution from construction can lead to poor air quality which can lead to health conditions. Noise pollution can have a detrimental impact on health resulting in sleep disturbance and other effects.	Findings from other topics – air quality, noise and vibration, and climate change will be reviewed to assess the potential impacts on human health resulting from construction and operation of the Proposed Development.
Accessibility and active travel	Convenient access to services and facilities encourages greater	The Proposed Development includes the provision of additional cycle

Health determinant	Potential health impact	Relevance to the Proposed Development
	opportunities for social interaction. Accessible buildings encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and provide health benefits.	parking and disabled car parking spaces and therefore may have an impact on accessibility and active travel in the area.
Crime reduction and community safety	Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impact on the mental wellbeing of residents.	The Proposed Development will introduce new student accommodation to the local area. As such, the Proposed Development is expected to have an impact on crime and community safety.
Access to healthy food	Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.	The Proposed Development includes Flexible Use Class E commercial space which may include food and beverage establishments. This may therefore have an impact on demand and physical access to healthy food services.
Access to work and training	Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Work aids recovery from physical and mental illnesses.	The Proposed Development may support local employment opportunities, providing access to jobs and training for the local workforce during the construction phase and employment opportunities in the commercial space once operational.
Social cohesion and neighbourhoods	Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.	The Proposed Development may affect social cohesion and neighbourhoods as it may impact the accessibility of facilities and composition of communities.
Minimising the use of resources	Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.	Construction activities as well as creation of waste during the operation of the Proposed Development may have an impact on resources.
Climate change	There is a clear link between climate change and health. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain	The Proposed Development may result in changes to the climate and environment of the Site. Findings from other topics – air quality, noise and vibration and climate change will

Health determinant	Potential health impact	Relevance to the Proposed Development
	rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths.	be assessed to determine the impact on health.