



**New Henry Street, Health Impact Assessment
for
Dominus Real Estate**

November 2023



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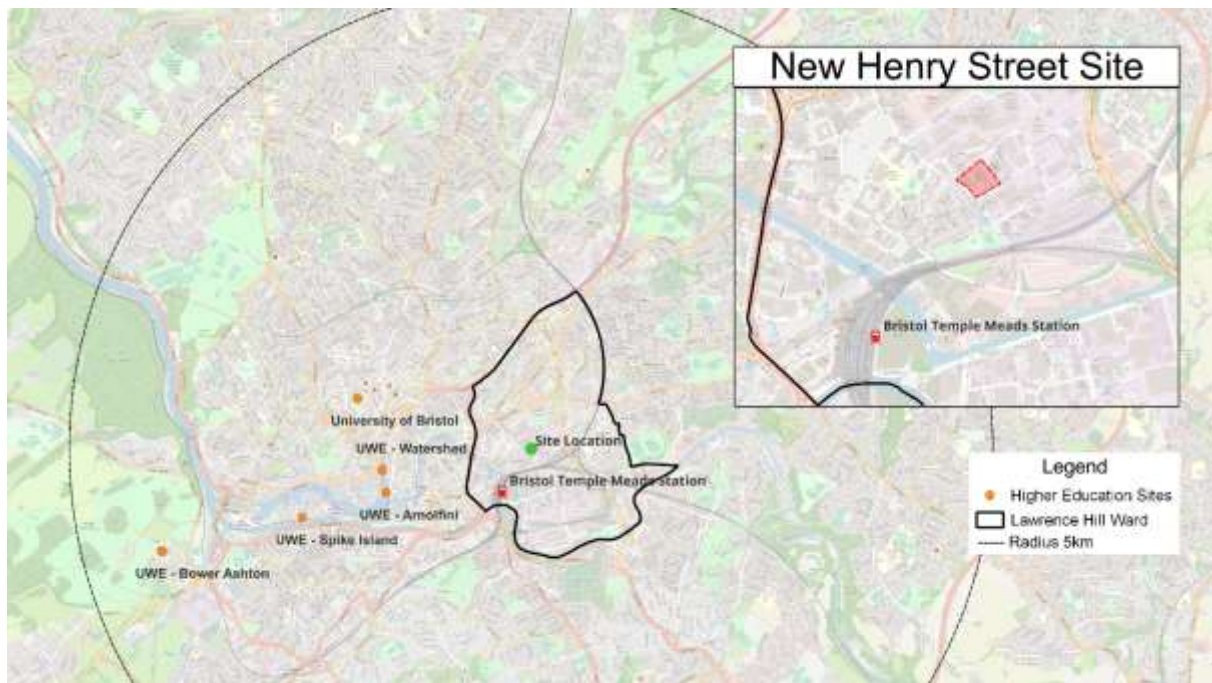
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1 Introduction

1.1 This Health Impact Assessment (HIA) has been prepared by ekosgen, an economic development consultancy specialising in social, economic and human health impact assessments. This report accompanies the planning application for the Proposed Development at New Henry Street ('the Site') in the City of Bristol.

1.2 The Site is 0.784 hectares (ha) and currently comprises 2,615 sq m Gross Internal Area (GIA) of Use Class B8 across two buildings together with a large proportion of open storage. It is located in the Dings area of Bristol to the east of Bristol City Centre and a 15 minute walk to Temple Meads train station. The Site is bound by Sussex Street (to the south-east), Alfred Street (to the north-east) and Kingsland Road (to the south west) as well as the former Bristol and Gloucester railway to the north-west, which is now a walking and cycling path. It is also in close proximity to the Temple Quarter Enterprise Zone, one of the largest regeneration areas in the Country.

Figure 1.1 Site Location Context



Source: ekosgen

Proposed development

1.3 The description of the Proposed Development is:

“Demolition of existing structures and redevelopment of the site for two conjoined buildings comprising light industrial use (Class E(g)(iii)); flexible retail/light industrial use (Class E(a) / Class E(g)(iii)); flexible commercial use (Class E(b-g)); flexible industrial use (Class E(g)(iii) / Class B8 / Sui Generis); student accommodation use with ancillary community space (Sui Generis); public realm works and landscaping; cycle parking; ancillary plant and servicing; and other associated works”.

1.4 The student accommodation will include 705 units across a diverse range of types and including 2% of which will be accessible. At ground floor and podium levels there will be 1,016 sq m GIA of maker space, 146 sq m GIA of flexible commercial space, 468 sq m GIA of supermarket/maker space, 114 sq m GIA of flexible industrial space and 175 sq m GIA of ancillary community space. The Proposed

Development will be car free and includes a total of 390 cycle spaces for both students, visitors and workers.

Approach

1.5 The World Health Organisation (WHO) Europe defines health as ‘a state of complete physical mental and social well-being and not merely the absence of disease or infirmity¹.’ Factors that have the most significant influence on the health of a population are called ‘determinants of health’ defined by WHO as ‘the range of personal, social, economic and environmental factors which determine the health status of individuals and populations’.

1.6 The national Planning Practice Guidance (PPG) states that local planning authorities should ensure that the healthcare infrastructure implications of any relevant proposed local development are considered. The PPG also refers to Health Impact Assessment (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-004-20140306).

1.7 Bristol City Council’s 2013 Practice Note ‘Planning a Healthier Bristol: Assessing the health impacts of development’ sets out that HIA’s should be proportionate to the size of the development and the likely scale of health and wellbeing impacts. It recommends that key issues aligned to Development Management Policy DM14 ‘The Health Impacts of Development’ to be considered are:

- Protect people’s health from concerns such as poor air quality and water quality, excessive noise, dereliction and land contamination and community severance;
- Build resilience and respond to the health impact of global environmental issues such as climate change, peat oil and resource depletion and reducing biodiversity;
- Create a healthy place to grow up and grow old in, to work in to play in or to visit;
- Be accessible to green open space, play, recreation sports, leisure and community facilities, employment and training opportunities, safe spaces for meeting people, shops and other services and facilities;
- Create an environment that supports people in making health choices (such as physical activity, healthy eating and drinking) and that makes these choices easier;
- Support active travel (walking and cycling) becoming the norm in communities; and
- Be accessible to health facilities and services, both primary (e.g. GPs and Dentists and Pharmacies) and secondary (e.g. hospitals).

1.8 Ekosgen has devised an assessment framework (Section 3) incorporating these key issues and the objectives set out in Policy DM14. The framework also takes into account more recent guidance on undertaking HIA’s from the Healthy Urban Development Unit,² which poses key questions to be considered in HIA’s related to determinants of human health – these questions have been aligned to Bristol City’s objectives.

1.9 The Assessment has been completed drawing on evidence and assessments of impact within documents submitted with the planning application, including Noise and Air Quality Assessments, Daylight, Sunlight and Overshadowing Assessments, Traffic and Transport Plans, the Design and Access Statement, Energy Statement and Ecology Assessment. Where relevant, recommendations are made to enhance positive impacts and mitigate and potentially adverse impacts.

¹ <https://www.who.int/healthpromotion/about/HPR%20Glossary%201998.pdf?ua=1>

² HUDU Rapid Health Impact Assessment Tool (2019); and HUDU Healthy Urban Planning Checklist (2017)

2 Baseline

2.1 The 2021 Census of Population provides the most recent data in terms of socio-demographics and helps to illustrate some of the key issues of relevance to human health for the local area in which the Site is situated. The Site is located in the ward of Lawrence Hill, one of 34 wards covering Bristol City, and is the fourth most populous ward accounting for 19,600 (4.2%) residents. Key demographic points to note are as follows:

- The **population** of Bristol City as a whole is approaching half a million at 472,460, having increased by over 10% (44,000) over the last decade. The estimated **student population** of Bristol City (53,400) has increased by 20% (+9,000) over the same time period.
- The student population of Lawrence Hill ward accounts for 18% (2,800) of the total resident population, which is a higher proportion than for Bristol City as a whole (13%). The **working age population** (16-64 years) across Bristol City accounts for 70% of the total population which is similar for the ward of Lawrence Hill (71%).
- **Economic activity rates** of residents aged 16 and over were around 65% for the City as a whole and slightly lower for the Lawrence Hill ward at 62%. The proportion of those who are economically active but **unemployed** was 10% for Lawrence Hill ward, nearly double the rate of Bristol City as a whole (5.2%).
- The **ethnic profile** of the Lawrence Hill ward is far more diverse than that of Bristol City as a whole. Just 43% of the resident population identify as a White compared to 81% for Bristol City as a whole. In contrast, the Black (Black British, Welsh, Caribbean or African) population in the ward accounts for 33% of the resident population compared to just 6% for Bristol City and the Asian population (including Asian British or Asian Welsh) accounts for 12.7% of the resident ward population compared to 6.6% for Bristol City as a whole.
- The **housing tenure** profile of residents in Lawrence Hill ward also differs to that of Bristol City as a whole. Within the ward, less than a quarter (21%) own their own home compared to over half (54%) for Bristol City, almost one third of households in the ward are in the private rented sector compared to one fifth for Bristol City, and there is a far higher proportion of households in the social rented sector (44.3%) compared to Bristol City (18.7%) as a whole.

2.2 The Site is situated in the Inner City and East Bristol Locality Partnership, one of six Health and Care partnerships operating across the Bristol, North Somerset and South Gloucestershire Integrated Care Board (ICB). The Locality Partnership Health Profile (June 2022) provides an overview of some of the key health issues for the Inner City and East Bristol area, these include:

- a significantly higher proportion (25.5%) of residents living in the most deprived areas of Bristol than the Bristol average (19.9%);
- the Lawrence Hill ward is the second most deprived ward in the City;
- both male and female life expectancy in the locality is below that of Bristol as a whole;
- there are 653 households living in temporary accommodation in the locality, which equates to 57% of all households housed in temporary accommodation by Bristol City Council; and
- hospital admission for alcohol specific episodes are above average in the locality compared to Bristol and England, as are the incidences of serious mental health conditions amongst the population and there are above average rates of people claiming out of work benefits.

2.3 The Locality Partnership area has 12 General Practitioners including the following which are within one mile of the Site: Lawrence Hill Health Centre; The Wellspring Surgery; Charlotte Keel Medical Practice and Broadmead Medical Centre. In addition, the Compass Centre and the BSI Surgery in neighbouring South Bristol Locality Partnership area are also within one mile of the proposed

Development. Table 2.1 below provides information on the number of registered patients per Full Time Equivalent GP at each of the surgeries.

Table 2.1: GP Surgeries and Capacity				
GP Surgery	Postcode	Registered Patients	FTE GPs	Patients per FTE GP
Inner City and East Bristol Locality Partnership				
Lawrence Hill Health Centre*	BS2 0AN	9,917	6.7	1,479
The Wellspring Surgery*	BS5 9QY	11,110	8.3	1,345
Broadmead Medical Centre*	BS1 3EA	11,968	4.3	2,779
Charlotte Keel Medical Practice*	BS5 0UA	19,260	11.7	1,653
Montpellier Health Centre	BS6 5PT	20,474	11.2	1,826
East Trees Health Centre	BS5 6SD	15,672	6.2	2,539
Air Balloon Surgery	BS5 7PD	13,274	9.2	1,441
The Old School Surgery	BS16 2JD	28,716	13.1	2,198
The Fishponds Family Practice	BS16 3TD	13,187	8.3	1,595
The Homeless Health Service	BS2 8JP	No data	No data	No data
Fireclay Health St George Surgery	BS15 1WW	No data	No data	No data
Fireclay Health Lodgeside Surgery	BS15 1WW	No data	No data	No data
South Bristol Locality Partnership				
The Compass Centre*	BS2 8JP	No data	No data	No data
BS1 Surgery*	BS1 4ES	No data	No data	No data
Wells Road Surgery*	BS4 2DF	9,171	4	2,248
		No data	No data	No data

*Within One Mile of the Site

2.4 Other medical facilities in the local area include the Unity sexual health clinic (0.7 miles) and several private GP's and health centres which are often used by the worker population and the Bristol Royal Infirmary which includes an Accident and Emergency Department (0.8 mile).

2.5 The NHS does not set standards for FTE GP's per patient per practice in recognition that differing areas have differing patient needs. However, the NHS's Healthy Urban Development Unit (HUDU) uses a benchmark of 1,800 patients per FTE GP. The average number of registered patients per FTE GP varies across those in the area surrounding the Site but there are several that fall below this benchmark level include a number of those located within one mile of the Site, suggesting there is capacity to absorb additional patients.

2.6 The estimated student yield is 705 based on full occupancy. Based on the HUDU benchmark of 1,800 patients per FTE GP, the population yield would give rise to demand for 0.4 FTE GP's. Given that a number of the GP's Practices in close proximity to the Site fall below the benchmark of 1,800 patients per FTE GP, it is likely that the student yield could be accommodated within practices in the surrounding area. Furthermore, it is important to note that this represents a 'worst-case' scenario whereby all students will choose to register with GP's close to the Site. In reality, this is unlikely to be the case for a number of reasons:

- Firstly, a proportion of students will choose to stay registered with their GPs from their home town and access health services whilst at University using walk-in centres or, increasingly, via phone and digital consultations with their existing health providers.
- Secondly, in many cases students register with on-campus or University affiliated GP's which they are directed to via their University websites and welcome and introduction packs:
 - Bristol University runs a full NHS GP doctor service for Bristol University students and their families on Campus at Hampton House, which students can register with. The University also offers mental health support with specialist mental health nurses and the ability to book wellbeing support and make appointments.
 - The University West of England also has an on campus health centre which runs in association with the Old School Surgery (listed in table 2.1 above).

3 Assessment

Policy DM14 Objective i: Addressing any Adverse Health Impacts		
Key questions	Yes /No / Not relevant Comment	Why is it important
Key Issue: <i>Protect people's health from concerns such as poor air quality and water quality, excessive noise, dereliction and land contamination and community severance</i>		
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<p>Yes; The submitted Air Quality Assessment (Savills) indicates that during the construction phase, construction-related vehicles may potentially present an additional source of air pollutants within the proposed development site. However, no more than 25 AADT for HDV are anticipated for the proposed development and mitigation measures are proposed in line with IAQM (2014) Guidance which means the indicative EPUK & IAQM guidance thresholds are not exceeded.</p> <p>In addition, a Construction Management Plan (CMP) will be agreed with Bristol City Council pursuant to a condition.</p>	<p>Construction sites can have a negative impact on an area and can be perceived to be unsafe. Construction activity can cause disturbance and stress, which can have an adverse effect on physical and mental health. Mechanisms should be put in place to control hours of construction, vehicle movements and pollution.</p> <p>Community engagement before and during construction can help alleviate fears and concerns.</p>
Does the proposal minimise air pollution caused by traffic and energy facilities?	<p>Yes; the submitted AQS indicates that in accordance with the EPUK and IAQM Planning Guidance (2017), the Proposed Development will not cause a significant change in vehicle traffic flows. It also notes the Proposed Development will entail either air source heat pumps or direct electric heating systems and therefore no emissions from combustion processes are anticipated.</p> <p>According to the AQS, none of the indicative criteria proposed in the EPUK and IAQM Planning Guidance (2017) are triggered and therefore the Proposed Development is considered to have insignificant effects on Air Quality. The development effectively responds to the relevant guidance on mitigation with the embedded measures proposed, being a car-free development and having no gas-fired boilers.</p>	<p>The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.</p>

<p>Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?</p>	<p>Yes; the submitted Noise Assessment (Savills) indicates the residential element of the Proposed Development is medium to high risk with respect to the Professional Practice Guidance on Planning and Noise (ProPG). However, through appropriate design, the proposed residential development would be subject to satisfactory internal and external acoustic environments with respect to the ProPG and British Standard (BS) 8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings'</p> <p>The Noise Assessment recommends that during the detailed design phase, appropriate measures be included within the design to ensure that operation of the proposed commercial uses at ground floor level does not adversely affect the residential amenity of proposed or existing NSRs.</p> <p>The Assessment concludes the proposed development accords with national planning policy and guidance (Noise Policy Statement for England, NPPF, Planning Practice Guidance on Noise) and local planning policy.</p> <p>The D&A Statement confirms a number of measures have been taken to minimise noise transfer. The building's reinforced concrete frame helps to mitigate noise and vibration transfer between spaces and all residential accommodation is located from first floor and up to reduce the effect of road noise and other associated noise pollution. Shared spaces (living rooms and kitchens) are located at the ends of corridors and in corner locations reducing the proximity of bed spaces.</p>	<p>Reducing noise pollution helps improve the quality of urban life.</p>
<p>Key Issue: Build resilience and respond to the health impact of global environmental issues such as climate change, peal oil and resource depletion and reducing biodiversity</p>		
<p>Does the proposal meet the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?</p>	<p>Yes; The design proposals have sought optimal daylighting in all habitable rooms through solar orientation and fewer than 10% of all bedrooms have a north west facing aspect and all of these units benefit from dual aspect communal living spaces and direct access to the amenity courtyard.</p> <p>In terms of sound insulation, a number of measures have been taken to minimise noise transfer. The building's reinforced concrete frame helps to mitigate noise and vibration transfer between spaces and all residential accommodation is located from first floor and up to reduce the effect of road noise and other associated noise pollution. Shared spaces (living rooms and kitchens) are located at the ends of corridors and in corner locations reducing the proximity of bed spaces.</p>	<p>Satisfying these standards can help meet carbon dioxide emissions targets.</p> <p>Good daylight can improve the quality of life and reduce the need for energy to light the home.</p> <p>The provision of an inclusive outdoor space, which is at least partially private, can improve the quality of life.</p> <p>Improved sound insulation</p>

	<p>In terms of private amenity space, the ground and podium levels of the Proposed Development include a variety of spaces that can be used for socialising, meditation and study and the private student courtyard offers outdoor space including furnished amenity spaces over two levels.</p> <p>The D&A Statement confirms the dimensions of the residential blocks mean they are readily adaptable and would be suited to a range of residential accommodation such as PRS or open market residential apartments.</p>	<p>can reduce noise disturbance and complaints from neighbours.</p>
<p>Does the proposal contribute to nature conservation and biodiversity?</p>	<p>Yes; according to the submitted Ecology Appraisal Report (Johns Associates) the overall on-site baseline habitat units are currently 0.00 and the on-site post-development (enhancement) habitat units are 1.4 units. There is a 100% total net increase in habitat units. The Proposed Development's landscape scheme will include rain gardens, brown roofs, green biodiverse roofs, scented shrubs and urban trees.</p>	<p>Access to nature and biodiversity contributes to mental health and wellbeing.</p> <p>New development can improve existing, or create new, habitats or use design solutions (green roofs, livingwalls) to enhance biodiversity.</p>
<p>Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?</p>	<p>N/A: Green and brown roofs are incorporated across the scheme, however, the focus of these will likely be on enhancing biodiversity and creating habitats.</p>	<p>Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.</p>
<p>Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?</p>	<p>Yes; Significant effects associated with flood risk, drainage, and water quality during demolition of the existing buildings and construction of the Proposed Development are not considered to be likely, either in relation to the Site itself or, at offsite locations.</p> <p>The Flood Risk Assessment (FRA) identifies the Site as being in Flood Zone 1 where the probability of tidal or fluvial flooding is assessed as negligible.</p> <p>The FRA identifies areas within the Site that are at high risk of surface water flooding. A surface water drainage strategy has been designed in line with the most recent EA climate change guidance which considers surface water runoff management solutions. The resulting proposed drainage strategy incorporates Sustainable Drainage Systems (SuDS) features including green roofs, bio-retention tree pits, and a below ground integrated bio-retention and geo-cellular attenuation tank system which will pump water to the local Wessex Water public surface water sewer network.</p>	<p>Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing.</p> <p>It is likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk.</p>

		that can accommodate an ambulance trolley.
<p>Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?</p> <p>Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?</p>	<p>Yes; The D&A Statement confirms the proposal includes a broad mix of studio rooms and cluster rooms with generous storage, ergonomic layouts and dual aspect shared living and kitchen spaces. The ambition for the Proposed Development is to create an exemplar student accommodation scheme designed around user experience. The scheme proposes to include a 50% uplift on the level of student amenity space per bed in comparison with typical levels of provision.</p> <p>Stairs – internal corridors are no longer than 15m from stairs to apartment doors.</p>	<p>Sufficient space is needed to allow for the preparation and consumption of food away from the living room to avoid the ‘TV dinner’ effect.</p> <p>Rather than having lifts at the front and staircases at the back of buildings, it is preferable to have them located at the front to encourage people that can to use them.</p>
<p>Does the proposal provide affordable homes?</p>	<p>The development proposals include a diverse mix of room types to ensure choice, diversity and affordability.</p>	<p>The provision of affordable housing can create mixed and socially inclusive communities.</p> <p>Both affordable and private housing should be designed to a high standard (‘tenure blind’).</p>
<p>Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?</p>	<p>Yes; All vehicular movements are kept at the Site perimeter meaning that key public spaces will be completely car free. A Travel Plan has been prepared together with a Premises Management Plan, both of which aim to minimize congestion.</p> <p>All public realm areas will be subject to passive surveillance via overlooking from active ground floor uses and residents.</p> <p>A lighting strategy has been prepared which ensures that public areas are attractive, welcoming and ambient.</p>	<p>Traffic management, calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.</p>
<p>Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?</p>	<p>Yes; The D&A Statement asserts that a core development proposal aim is to add legibility to the streets whilst increasing the areas attractiveness to the local community. A key concept has been to reinstate the former Henry Street, which runs through the centre of the development site, and animate the public realm to serve both existing and future residents. Outdoor seating, social and active spaces will be incorporated into the landscape.</p>	<p>The public realm has an important role to play in promoting walking and cycling, activity and social interaction. It also affects people’s sense of place, security and belonging. It is a</p>

		<p>key component of a lifetime neighbourhood.</p> <p>Shelter, landscaping, street lighting and seating can make spaces attractive and inviting.</p>
<p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>	<p>Yes; All inhabitable spaces have at grade access points with minor level changes across the site absorbed in the landscaping.</p>	<p>Implementing inclusive design principles effectively creates an accessible environment, in particular for disabled and older people.</p>
<p>Issue: <i>Be accessible to green open space, play, recreation sports, leisure and community facilities, employment and training opportunities, safe spaces for meeting people, shops and other services and facilities</i></p>		
<p>Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existingspaces?</p> <p>Does the proposal set out how new open space will be managed and maintained?</p>	<p>Yes; The existing site offers very little greenery. There are a number of open green spaces in close proximity to the site including Dings Park and Newton Park, however, local residents have expressed some concern during the public consultation process that these will become busy with students using them. The design proposals have therefore sought to address these concerns through on-site provision of green spaces for students and workers. In response, the Proposed Development will significantly increase the level of urban greening for the new and existing community including through substantial tree planting in the new areas of public realm and Henry Street and the Court Yard Garden which will offer a green heart for students with multiple social seating areas and facilities to encourage students to enjoy the outdoor space on site.</p> <p>The D&A statement confirms the client will own and operate the scheme ensuring that suitable management and maintenance procedures are in place.</p>	<p>Access to open space has a positive impact on health and wellbeing. Living close to areas of green space, parks, woodland and other open space can improve physical and mental health regardless of social background.</p> <p>To maintain the quality and usability of open spaces an effective management and maintenance regime should be put in place.</p>
<p>Does the proposal provide a range of play spaces for children and young people?</p>	<p>Yes; Given that this is a student residential scheme, there is no dedicated children's play space within the private amenity space. However, the D&A Statement confirms there is provision of play space arranged linearly along New Henry Street to facilitate 'play on the way' movement through the public realm.</p>	
<p>Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely?</p> <p>Have opportunities for multi-use and the co- location of services been</p>	<p>Yes; The Proposed Development includes approximately 175 sq m of new flexible community space which will be a bookable space to run classes, events and other community uses.</p> <p>The Proposed Development also includes a high proportion of employment space which is being provided to meet the needs of local creative industries and makers, and a local grocery store to provide on-site amenity for students, visitors, commercial</p>	<p>Good access to local services is a key element of a lifetime neighbourhood and additional services will be required to support new development. Not doing so will place pressure on</p>

Policy DM14 Objective iii: Promoting and Enabling Healthy Lifestyles as the Normal Choice		
Key Questions	Yes / No / Not relevant Comment	Why is it important
Key Issue: Create an environment that supports people in making health choices (such as physical activity, healthy eating and drinking) and that makes these choices easier		
Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?	Yes; No hot food takeaways are proposed as part of the Development.	A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, particularly in areas close to schools.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?	Yes; The Proposed Development includes approximately 1,400 sq m of new public realm which includes widening of existing footways, reinstatement of a former street creating a direct connection to an existing cycle path. The Student Accommodation Travel Plan highlights the excellent connectivity of the Site with several bus stops in the immediate vicinity, Bristol Temple Meads station within a 15 minute walk and several car club bays also within a short walk of the Site.	Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe, direct and convenient and barriers and gated communities should be avoided. Developments should be accessible by public transport.
Key Issue: Support active travel (walking and cycling) becoming the norm in communities		
Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?	Yes; pavements have been improved and widened and a new pedestrian street created in New Henry Street. A high proportion of cycle and e-scooter parking is provided in the landscaping in addition to internal secure cycle stores for residents. A total of 406 secure cycle spaces will be provided across the Site which exceeds the requirement to achieve BREEAM Excellent ratings for both students and workers and surpasses Bristol City Councils minimum provision levels. The proposed student accommodation will be provided with 364 secure, lit and fully enclosed cycle parking spaces for students and staff. A further 26 secure and lit cycle parking spaces will be provided for visitors and for workers.	A travel plan can address the environmental and health impacts of development by promoting sustainable transport, including walking and cycling. Cycle parking and storage in residential dwellings can

	<p>A Student Accommodation Travel Plan has also been prepared by Highgate Transportation and submitted with this planning application. This contains a range of information including local facilities, public transport timetables and the location of nearby public car parking spaces aimed at encouraging students and their visitors to travel by sustainable modes of transport and actively discourages them from bringing a car to the development or to the administrative boundary of Bristol.</p>	<p>encourage cycle participation.</p>
<p>Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?</p>	<p>Yes; The Site Location supports a no/low car approach with 4 blue badge bays being integrated into the new footway on Alfred Street. Servicing, deliveries and taxi drop-off will all take place at dedicated areas at the site perimeter in off-carriageway bays to minimize impact on the surrounding road network and the only vehicles to enter New Henry Street will be occasional maintenance vans where strict safety protocols are proposed in the Transport Plan. The Student Accommodation Travel Plan actively discourages car use.</p>	<p>Space for pedestrians and cyclists should be given priority over commercial and private vehicles. Maximum car parking levels allows for provision to be reduced as far as practicable. Car clubs can be effective in reducing car use and parking demand at new residential developments.</p>

Policy DM14 Objective iv: Providing Good Access to Health Facilities and Services		
Key questions	Yes / No / Not relevantComment	Why is it important
<i>Key Issue: Be accessible to health facilities and services including primary and secondary services</i>		
Has the impact on healthcare services been addressed?	<p>Yes; based on evidence set out in the baseline of this Statement (Section 2), and as the development is targeted at students, any impact on healthcare services is considered to be minimal. The Site is situated within the Inner City and East Bristol Health and Care Locality Partnership, which has 12 GP surgeries. In addition, there are several GP surgeries in the neighbouring South Bristol Locality Partnership. Based on the HUDU benchmark of 1,800 patients per FTE GP, the student population yield of the Proposed Development would give rise to demand for 0.4 FTE GP's. Given that a number of the GP Practices in close proximity to the Site fall below the benchmark of 1,800 patients per FTE GP, it is likely that the student yield could be accommodated within practices in the surrounding area. Furthermore, it is important to note that this represents a 'worst-case' scenario whereby all students will choose to register with GP's close to the Site. In reality, it is unlikely that all students will choose to register with GP's close to the site. A proportion of students will choose to stay registered with their GPs from their hometown and access health services whilst at university using walk-in centres or, increasingly, via phone and digital consultations with their existing health providers. Secondly, in many cases students register with on-campus or University affiliated GP's which they are directed to via their university websites and welcome and introduction packs. There are on-campus and affiliated GP's with both Bristol University and UWE.</p> <p>Other medical facilities in the local area include the Unity sexual health clinic (0.7 miles), the Bristol Royal Infirmary which includes an Accident and Emergency Department (0.8 mile).</p>	Poor access and quality of healthcare services exacerbates ill health, making effective treatment more difficult. The provision of support services and advice on healthy living can prevent ill health.