
Officer's Meadow, Land North of Shenfield, Brentwood Health Impact Assessment

September 2022

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Health Impact Assessment

Prepared on behalf of

**Croudace Homes, Stonebond Properties (Chelmsford) Limited, Redrow Homes Limited
and Countryside Properties (UK) Ltd**

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CONTENTS

EXECUTIVE SUMMARY	1
1 INTRODUCTION	2
2 ASSESSMENT METHODOLOGY	11
3 BASELINE CONDITIONS	17
4 HIA ASSESSMENT MATRIX	21
5 CONCLUSION	43

APPENDICES

- Appendix 1: Site Location Plan
- Appendix 2: Land Ownership Plan
- Appendix 3: Statement of Common Ground
- Appendix 4: Public Health England Report for Brentwood
- Appendix 5: HIA Scope letter to BBC
- Appendix 6: HUDU Healthy Urban Planning Checklist
- Appendix 7: HUDU Rapid HIA Toolkit

EXECUTIVE SUMMARY

The importance of healthy communities is a theme running through national, regional and local planning policy. This Health Impact Assessment (HIA) has been prepared on behalf of Croudace Homes, Stonebond Properties (Chelmsford) Limited, Redrow Homes Limited and Countryside Properties (UK) Ltd to determine the potential health impacts of a residential-led development on land north of Shenfield, Brentwood. The site is located within the administrative area of Brentwood Borough Council.

The HIA has reviewed the potential health effects of the development and provides recommendations to seek to maximise health gains and remove or mitigate potential adverse impacts on health. The assessment has used guidance which sets out key themes under which health impacts should be assessed. Throughout the HIA, the development is considered to have positive to neutral effect in relation to the key health themes.

1 INTRODUCTION

- 1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Croudace Homes, Stonebond Properties (Chelmsford) Limited, Redrow Homes Limited and Countryside Properties (UK) Ltd (the "Applicants"). Land North of Shenfield, Brentwood ("the site") is allocated in the Brentwood Local Plan (Adopted March 2022)ⁱ for the construction of up to 825 residential dwellings, a residential care home, co-located primary school and early years and childcare nursery and employment land ("the development"). The site extends to 36.22 hectares (ha) and is shown at Appendix 1.
- 1.2 This HIA identifies and assesses the potential health effects of the development to allow Brentwood Borough Council (BBC) to consider fully the health implications of the development as part of the planning and decision-making process.
- 1.3 The structure of the HIA is set out in **Table 1.1** below.

Table 1.1: Contents of this HIA

Chapter	Content
Executive Summary	Summary of the HIA
Section 1	Description of the site and development, the requirement for HIA and a summary of relevant planning policy.
Section 2	Outline of the assessment methodology
Section 3	Describes the baseline conditions of health
Section 4	HIA
Section 5	HIA conclusions

Planning Context

- 1.4 The site is allocated in the Brentwood Local Plan (Adopted March 2022) under Policy R03 for the provision of:
- approximately 825 homes;
 - approximately 2.1ha for a co-located primary school and early years and childcare nursery;
 - approximately 60-bed residential care home or an appropriate mix of specialist accommodation to meet identified needs in accordance with Policy HP04 Specialist Accommodation of the Brentwood Local Plan;
 - 5% self-build and custom build housing across the allocation area; and
 - Around 2ha of land for employment purposes which may include light industrial, offices, research and development (within class E), or other generic employment uses which are compatible with the residential development.

- 1.5 As the plan at Appendix 2 shows, the site comprises a number of parcels of land which will be brought forwards at different times and delivered through separate planning applications. In accordance with Policy R03 of the Local Plan and the Statement of Common Ground for the site (see Appendix 3), the Applicants have produced a comprehensive masterplan strategy, referred to as the Masterplan Development Framework, in relation to the design and layout principles for the allocation, which will be used to guide and inform each application.
- 1.6 This HIA will assess the proposals set out in the Masterplan Development Framework to provide a comprehensive overview of the development as a whole. More detailed information will be provided to support the submission of each individual planning application.

Site Context and Description

- 1.7 The site (see Appendix 1) is located approximately 1.1km to the north east of the centre of Shenfield and approximately 2.4km to the north east of the centre of Brentwood, Essex. The site is bisected by Chelmsford Road and residential development. The site comprises undeveloped land with arable, woodland, grassland, scrub habitats with hedgerow and lines of trees. A watercourse runs from the west of the site to an area of woodland to the east of the site, and there are three ponds within the central part of the site.
- 1.8 The site is bound to the north by the A12 and a recently completed housing development (application reference: 14/01446/FUL, for 85 residential units, a commercial building, open space, park/children's play area, riverside walk, car parking and landscaping). Further to the north and west of the site lies agricultural land, farm buildings, standing waterbodies, the river Wid and small woodland copses. Residential properties along Roman Road and St Anne's Road are located approximately 500m to the north of the site and the settlement of Mountnessing is located approximately 1km to the north east of the site.
- 1.9 The site is bordered to the south by Alexander Lane, Alexander Lane Recreation Ground and sports pitches, Shenfield High School and the gardens of residential properties along Oliver Road. The A1023 Chelmsford Road runs parallel to the southwestern border of the site before bisecting through the two parcels of land which form the site, to the north where it joins with a roundabout. A petrol station, car service centre and residential properties are situated along the A1023 Chelmsford Road. The site is bound to the east by woodland, the Great Eastern Main Line railway line, the Whitegates Business Centre which sits in between two sets of railway tracks, and Arnold's Wood Complex Local Wildlife Site (LWS) which comprises fragmented ancient woodland, with some sections of secondary woodland. Further to the east of the site lies the residential area of Hutton, which includes local facilities such as Long Ridings Primary School and Hutton Community Centre. Brentwood Trade Park industrial estate is located approximately 800m to the east of the site, beyond which is Hutton Country Park.

- 1.10 Shenfield Railway Station, which is on the Great Eastern Main Line, is located approximately 700m to the south of the site. This station provides regular services to London Liverpool Street (being the last stop on the new Elizabeth Line) and Southend Victoria. There are also limited connections from Colchester Town, Ipswich and Clacton on Sea. There are four bus stops located along Chelmsford Road, adjacent to the site, with services running to Chelmsford City Centre. There are also frequent bus services serving bus stops along Long Ridings Avenue connecting Brentwood, Warley (south of Brentwood) and Hutton village/town centres. Local pedestrian links include the Public Right of Way (PRoW) Footpath 272_86 within the site, which runs from west of 263 Chelmsford Road along the western boundary of Arnolds Wood south towards and along the railway line until it reaches Alexander Lane. A further PRoW at Home Wood LWS is approximately 500m to the north of the site. From here, PRoW Footpath 272_87 runs in a westerly direction along a track to meet with Hall Lane and also to the east to St Anne's Road. PRoW Footpath 272_89 lie approximately 300m to the east of the site and travels in a north to south direction between Widvale Road and Shaw Crescent. National Cycle Network Route 13, which is partly under construction, is located approximately 6km to the east of the site and when complete will connect Tower Bridge in London with Fakenham in Norfolk.
- 1.11 There are no internationally designated sites on or with proximity of the site. The nearest sensitive receptors to the site comprise residential development along Chelmsford Road, south of Alexander Lane, east of the rail line and north of the A12. The site is not located within an Air Quality Management Area (AQMA), the closest of which is Brentwood AQMA No.7 2.9km to the southwest of the site. The dominant noise sources affecting the site are the road traffic along the A12 and Chelmsford Road (for the western portion of the site) and rail traffic using the Great Eastern Main Line railway line (for the southwestern portion of the site). The site is primarily within Flood Zone 1 (at low risk of flooding), with an area comprising Flood Zones 2 and 3 in the centre of the site associated with the existing watercourse. There are also small areas that are susceptible to surface water flooding.

The development

- 1.12 The development (as per the allocation) comprises up to 825 residential dwellings, a residential care home, up to 2.1 ha of land for a primary school, an early years and childcare nursery and around 2ha of employment land. No demolition is required.

Layout and massing

- 1.13 The height of the proposed development would vary across the site, with generally the smaller elements within the central and north eastern areas of the site and the taller elements located

within the north western and southern areas of the site. Much of the proposed development will have a maximum height of up to 9m above ground level (two and a half storeys) and this will be located within the central and north eastern extent of the site. The taller elements of the proposed development will have a maximum height of up to 14m above ground level (four storeys) and these will be located within the north western extent of the site, to the south of the A12, and within the south eastern extent of the site, to the east of the Great Eastern Main Line railway line and the Whitegates Business Centre. The proposed development will include a gateway feature within the employment land in the north of the site, which will have a maximum height of up to 20m above ground level (5 storeys).

Open space and landscaping

- 1.14 The development includes the retention of an area of woodland in the north east of the site, which comprises a section (1.79 ha) of Arnold's Wood and will also incorporate a 15m buffer to the Ancient Woodland. A green buffer will be provided along the northern site boundary to mitigate traffic noise on the A12 Brentwood Bypass, and trees will be retained in this area. Throughout the development, open space and landscape planting will enhance existing green and blue corridors necessary for flood attenuation and sustainable drainage to create a site-wide multi-functional network, including wildlife ponds and dry sustainable drainage attenuation features.

Access and parking

- 1.15 Each of the four parcels that make up the site/local plan allocation has its own access. The Redrow, Countryside and Croudace parcels will be accessed via Chelmsford Road to the north west of the site, and the Stonebond parcel will be accessed from Alexander Lane. The access to the Croudace parcel will be in the form of a 3-arm roundabout. The other accesses by T-junctions. More detailed information on access will be provided to support the submission of each individual planning application. The development also includes the realignment of Alexander Lane into the site from the south east and the inclusion of a shared footway/cycleway alongside it, which will allow vehicular and pedestrian access into the site. Alexander Lane will be stopped up to prevent vehicular access from the north. Bollards located immediately west of the proposed access from Alexander Lane would prevent motorists from using the lane. The access onto Alexander Lane would therefore form a new link connected with the through route via the site and connecting with Chelmsford Road. The western section of Alexander Lane would be downgraded into a lane for pedestrian and cyclists and would serve as an access road to the existing Shenfield High School and the land that may be safeguarded for a co-located primary school and early years and childcare nursery that is proposed on site.

- 1.16 Cycle and car parking provision (including electric vehicle charging points) for the residential units and for the primary school, if required, will be in line with BBC's standards and taking into account local car ownership and ensuring the provision is made for visitors.

Energy Efficiency

- 1.17 The development will incorporate the following energy efficiency measures:

- All new dwellings will be constructed in accordance with Part L of the Building Regulations;
- The design will incorporate a fabric first approach to ensure the buildings are thermally efficient;
- Low flow fixtures will be incorporated to reduce water demand of residential buildings;
- Sustainable Drainage Systems (SuDS) will be incorporated to manage surface water runoff;
- Renewable energy technologies will be incorporated where possible;
- Electric vehicle charging points will be provided inline with local policy requirements;
- A Sustainability Statement will be prepared and submitted with each planning application.

Requirement for HIA and Guidance Considerations

- 1.18 The importance of healthy communities is a theme running through national, regional and local planning policy, and HIAs are increasingly recognised as having an important contribution towards establishing the potential impacts and benefits of schemes and policies. HIA is concerned with improving health and reducing health inequalities. HIA can be of different complexities and durations from desk-based up to comprehensive (full), for which there are different accepted methodologies.

National Legislation and Regulation

Health and Social Care Actⁱⁱ

- 1.19 Health and Social Care Act (2012) introduced a duty upon local authorities to "*take such steps as it considers appropriate for improving the health of the people in its area*". This can include requiring Health Impact Assessment (HIA) for policies, plans and projects.

National Planning Policy Framework (NPPF)ⁱⁱⁱ

- 1.20 The revised NPPF published in July 2021 identifies the key principles in relation to health that

local planning authorities should consider. In particular, Chapter 8 of the NPPF 'Promoting healthy and safe communities' states that decisions should aim to achieve the following key features to a healthy and safe community:

- a) *"Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- b) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- c) *Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."*

Local Planning Policy and Guidance

Brentwood Local Plan 2016 to 2033^{Error! Bookmark not defined.}

1.21 The Brentwood Local Plan (Adopted in March 2022) sets out BBC's strategy for meeting the Borough's needs until 2031. The policies of the Local Plan that are relevant to human health, and will inform the assessment, are as follows:

- **Policy MG04 Health Impact Assessments** advises that HIA is required for residential proposals of 50 or more units, and that preparation of the HIA is undertaken in accordance with advice and best practice published by Public Health England (PHE) and locally through the Essex Planning Officers Association (EPOA) HIA Guidance Note;
- **Policy BE12 Mitigating the Transport Impacts of Development** requires that developments must not have an unacceptable impact on the transport network in terms of highway safety, capacity and congestion;
- **Policy BE15 Planning for Inclusive Communities** requires that new developments plan for and build inclusive communities, providing access to high quality community spaces and amenities, create places that foster a sense of belonging and ensure that public spaces ensure safety and comfort with no barriers to the disabled or impaired;
- **Policy HP05 Affordable Housing** requires that new housing developments over 10 units

provide 35% of the total number of residential units as affordable homes;

- **Policy HP06 Standards for New Housing** requires that all new build housing will be designed to adhere with nationally-described space standards for internal spaces, and that all units will have direct access to an area of private and/ or communal amenity space; and
- **Policy NE05 Open Space and Recreation Provision** requires that New development is required to maximise opportunities to incorporate new publicly accessible, high quality and multi-functional open space and/or, where appropriate, enhance existing provision that will serve the new and existing community, through improved connections, biodiversity net-gain and high quality sport, play and recreational amenities.

Essex Planning Officers Association HIA Guidance Note^{iv}

1.22 The aim of this document is to provide additional advice and guidance on undertaking HIA for development proposals within the County. The Guidance Note outlines key facts and priorities for the following themes it considers fundamental to delivering healthier places, ensuring that the development proposals deliver benefits to physical, mental and social wellbeing of its occupants and community:

- Access to Education;
- Skills and Employment;
- Access to Healthcare;
- Access to Open Green and Blue Spaces;
- Active Environments;
- Encouraging Active Travel;
- Design of Homes and Housing;
- Promoting Access to Health Food;
- Supporting Communities; and
- Environmental Sustainability.

Technical Standards and Guidance

NHS England Healthy New Towns^v

1.23 NHS England launched the Healthy New Towns programme in 2015 to explore how the development of new places could provide an opportunity to create healthier and connected communities with integrated and high-quality services.

1.24 This resulted in the adoption of the following 10 principles for healthy places:

1. Plan Ahead Collectively;
2. Assess Local Health and Care Needs and Assets;
3. Connect, Involve and Empower People and Communities;
4. Create Compact Neighbourhoods;
5. Maximise Active Travel;
6. Inspire and Enable Healthy Eating;
7. Foster Health in Homes and Buildings;
8. Enable Healthy Play and Leisure;
9. Develop Health Services That Help People Stay Well; and
10. Create Integrated Health.

1.25 These ten principles were developed and culminated in the publishing of four reports in 2019. The first, "Putting Health into Place Principles 1-3: Plan, Assess and Involve^{vi}" is most appropriate to HIA. It advocates a thorough understanding of baseline health conditions and circumstances of an area so that design can incorporate and embed opportunities to improve health outcomes. It provides guidance for establishing the processes that lead to impact and how these can be measured.

IEMA Impact Assessment Outlook Journal: Health Impact Assessment in Planning, October 2020^{vii}

1.26 This is a selection of thought pieces featuring case studies by practitioners working in health, planning and impact assessment. It includes ideas for best practice and shows the direction of travel for embedding health and wellbeing in placemaking and integrating health impact with other impact assessments including Environmental Impact Assessment. The discussions in this collection of papers have influenced the assessment within this report.

Public Health England, Health Impact Assessment in Spatial Planning, October 2020^{viii}

1.27 This guidance from Public Health England was created in collaboration with national, regional and local experts in planning, public and environmental health, and HIA. The guidance demonstrates HIAs as an essential tool to 'health-proof' spatial plans and to identify opportunities to deliver safer and healthier places and improve public health and wellbeing, and ultimately reduce inequalities.

National Design Guide^{ix}

- 1.28 The National Design Guide was first published in October 2019. It emphasises the importance of considering both physical and mental health to achieve well-designed developments. For instance, the National Design Guide makes mention to "healthy, comfortable and safe internal and external environment" in order to promote quality of life for a development's occupants and users as well as to the beneficial impacts of compact and walkable neighbourhoods on health and wellbeing.

Active Design Principles^x

- 1.29 Sport England recognise that the design and layout of where we live, work and play take a vital role in health and activity. As such, the following principles for active design were developed to optimise opportunities for developments to accommodate active and healthy lifestyles:

- Activity for all;
- Walkable communities;
- Connected walking and cycling routes;
- Co-location of community facilities;
- Network of multifunctional open space;
- High quality streets and spaces;
- Appropriate infrastructure;
- Active buildings;
- Management, maintenance, monitoring and evaluation; and
- Activity promotion and local champions.

2 ASSESSMENT METHODOLOGY

2.1 The objectives of this HIA are as follows:

- To identify the potential positive and negative health impacts associated with the construction and operation of the development;
- To identify opportunities for improving health and promoting health equality; and
- To identify opportunities to mitigate negative impacts on health and reduce health inequalities.

2.2 As identified in Chapter 1, under Policy MG04 of the Brentwood Local Plan, HIA is required for residential development in excess of 50 dwellings.

2.3 This report will undertake a desk-based review of the baseline conditions, which will inform the HIA. The assessment methodology is as follows.

Baseline Conditions

2.4 This HIA includes a high-level assessment of the baseline conditions within the BBC administrative area in Chapter 3.

Health Conditions

2.5 Utilising the information from Public Health England's (PHE) latest report for BBC (2019) (Appendix 4), Chapter 3 provides a summary of the latest health profile at district level.

2.6 At the local level, the baseline conditions of health are identified for the local area using the English Index of Multiple Deprivation^{xi} (IMD) at small areas (or neighbourhoods) which are also known as lower super output areas (LSOAs) which on average contain around 1,500 people. There are 32,844 of these neighbourhoods across England as a whole. The site falls within LSOA Brentwood 005F, the boundaries of which are shown in Figure 1 (the pin marks the site's central point).

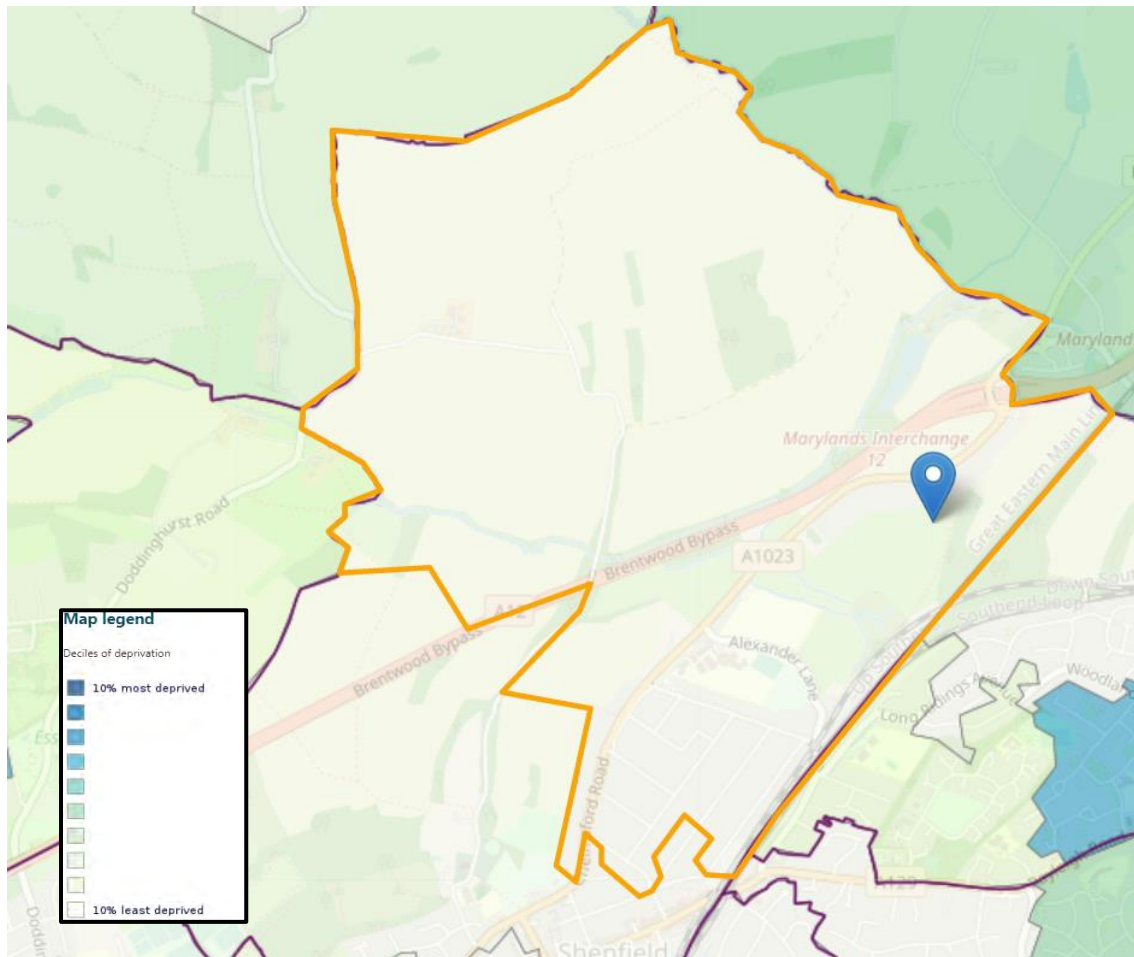


Figure 1: Brentwood 005F

Source: Accessed online: <https://dclgapps.communities.gov.uk/imd/idmap.html>

Healthcare Infrastructure Audit

- 2.7 An audit of existing healthcare infrastructure and the capacity available within the surrounding area of the site is provided within Chapter 3.
- 2.8 The number of general practices within proximity of the site have been identified within 2km of the site (approximately a half hour walk). The levels of under- or over-provision of GPs are determined through reference to the National Health Service (NHS) General and Personal Medical Services statistics, which provide total patient list size for individual GP practices and the number of full time equivalent (FTE) GPs at each practice as of June 2022^{xii}. Assessment has been conducted by comparing the GP to patient ratios of local practices with the HUDU standard of 1 GP to 1,800 patients to determine under- or over-capacity.
- 2.9 The number of dental practices within proximity of the site has also been investigated. It is not possible to determine the precise number of patient places available as no central census of dentists is conducted and no definitive ratio of patients per dentist exists. The dental

practices surveyed are all situated within 2km of the site and thus within walking distance.

- 2.10 A brief outline of education and community facilities and open space provision in the local area is also provided.

Health Impact Assessment Methodology

- 2.11 The HIA Guidance Note was written by the EPOA to provide technical advice for applicants on undertaking HIAs development proposals within Essex. The guidance advises of the types of HIA (desktop, rapid and comprehensive) and of the process to undertake an HIA as follows:

- Screening: to determine the need for HIA. As discussed in Chapter 1, an HIA is required for this development as it exceeds the criteria set out in Policy MG04 of the Brentwood Local Plan;
- Scoping: to determine the specific elements to be examined and health and wellbeing priorities to be considered. This will be discussed in Chapter 2 and Chapter 3;
- Assessment: to identify opportunities and benefits of the development. This will be discussed in Chapter 4;
- Recommendations: to propose recommendations in response to the assessment. This will be discussed in Chapter 4; and
- Monitoring: to identify how recommendations will be monitored and for what period. This will be discussed in Chapter 4.

- 2.12 Adhering to the EPOA Guidance Note, and as agreed with Kathryn Williams acting on behalf of BBC (Appendix 5), we propose to undertake a rapid HIA. In the absence of an HIA toolkit as set out by BBC, we propose to apply the principles of the London Health Urban Development Unit (HUDU) Healthy Urban Planning Checklist and Rapid HIA. The HUDU is used to support the NHS to create healthy, sustainable communities. The HUDU Checklist is nationally recognised as an appropriate assessment tool, which is regularly updated to reflect advances in how health and well-being are measured. A copy of the checklist is provided at Appendix 6 and the rapid HIA tool is provided in Appendix 7.

- 2.13 The HUDU toolkit utilises a similar approach to assessment as the EPOA Guidance Note, therefore this report will follow the same structure as set out in paragraph 2.11.

HUDU Healthy Urban Planning Checklist

- 2.14 The latest version of the HUDU Healthy Urban Planning Checklist was updated in April 2017 (refer to Appendix 6). In this assessment, the checklist has been used as a desktop

assessment to screen the health impacts of the development. The HUDU checklist is divided into four main themes:

1. Healthy housing;
2. Active travel;
3. Healthy environment; and
4. Vibrant neighbourhoods.

2.15 Each theme contains several questions focused on a planning issue and several related health and wellbeing issues as set out in Table 2.1.

Table 2.1: Themes within the HUDU Healthy Urban Planning Checklist

Theme	Planning Issue	Health and Wellbeing Issue
Healthy Housing	<ul style="list-style-type: none"> Housing design Accessible housing Healthy living Housing mix and affordability 	<ul style="list-style-type: none"> Lack of living space – overcrowding Unhealthy living environment – daylight, ventilation, noise Excess deaths due to cold / overheating Injuries in the home Mental illness from social isolation and fear of crime
Active Travel	<ul style="list-style-type: none"> Promoting walking and cycling Safety Connectivity Minimising car use 	<ul style="list-style-type: none"> Physical inactivity, cardiovascular disease and obesity Road and traffic injuries Mental illness from social isolation Noise and air pollution from traffic
Healthy Environment	<ul style="list-style-type: none"> Construction Air quality Noise Contaminated land Open space Play space Biodiversity Local food growing Flood risk Overheating 	<ul style="list-style-type: none"> Disturbance and stress caused by construction activity Poor air quality - lung and heart disease Disturbance from noisy activities and uses Health risks from toxicity of contaminated land Physical inactivity, cardiovascular disease and obesity Mental health benefits from access to nature and green space and water Opportunities for food growing – active lifestyles, healthy diet and tackling food poverty

Theme	Planning Issue	Health and Wellbeing Issue
		<ul style="list-style-type: none"> Excess summer deaths due to overheating
Vibrant Neighbourhoods	<ul style="list-style-type: none"> Healthcare services Education Access to social infrastructure Local employment and healthy workplaces Access to local food shops Public buildings and spaces 	<ul style="list-style-type: none"> Access to services and health inequalities Mental illness and poor self-esteem associated with unemployment and poverty Limited access to healthy food linked to obesity and related diseases Poor environment leading to physical inactivity Ill health exacerbated through isolation, lack of social contact and fear of crime

- 2.16 All themes are considered of relevance to the development and have been used to inform the rapid HIA.

The HUDU Rapid Health Impact Assessment Tool

- 2.17 The latest version of the HUDU Rapid HIA Tool was updated in October 2019 (refer to Appendix 7). The rapid assessment tool is designed to assess the likely health impacts of development plans and proposals. The tool, set out in Chapter 4, identifies 11 topics of broad determinants. These are:

1. Housing quality and design;
2. Access to healthcare services and social care services and other social infrastructure;
3. Access to open space and nature;
4. Air quality, noise and neighbourhood amenity;
5. Accessibility and active travel;
6. Crime reduction and community safety;
7. Access to healthy food;
8. Access to work and training;
9. Social cohesion and inclusive design;
10. Minimising the use of resources; and
11. Climate change.

- 2.18 The Rapid HIA Tool provides criteria that the development has been assessed against to identify the impact it will have on health and wellbeing. For each theme, an assessment has

been completed to establish the baseline of the existing situation, an evidence base around health impacts associated with a health priority, and identification of likely effects (adverse and beneficial). Recommendations for mitigation and monitoring have also been made. The assessment is found in Chapter 4 of this report.

- 2.19 We propose to include all themes within the scope of this assessment.

Data Sources

- 2.20 The HIA is based on the design principles outlined in the Masterplan Development Framework, which in turn comes from the National Design Guide.
- 2.21 The Framework document has been produced following the adoption of the Local Plan and in consultation with BBC officers and Essex County Council officers, which has facilitated the identification of the key local health issues. These have informed the design to ensure the incorporation of positive health outcomes from the outset. Public consultation and engagement will be undertaken as part of each individual planning application.

3 BASELINE CONDITIONS

- 3.1 This section summarises the baseline information collated regarding the local population and indicators of human health.

Demographic profile

- 3.2 According to Office of National Statistics^{xiii}, there are approximately 77,200 people living in Brentwood as of 2020 of which approximately 51% are female and 49% are male. Of the local population, approximately 61% are of working age (16 to 64 years).
- 3.3 As outlined in the methodology, the LSOA Brentwood 005F was selected as representative of the site. The LSOA is ranked 31,759th out of 32,844 LSOAs in England, in the 2019 IMD (where 1 is the most deprived LSOA).
- 3.4 Table 3.1 below details how the LSOA is ranked, both overall and by each deprivation domain, against all the neighbourhoods within England.

Table 2.1: English Index of Multiple Deprivation (IMD) ranking for the site location

Domain of Deprivation (Rank out of 32,844 where 1 is the most deprived)	Brentwood 005F
Overall IMD Rank	31,759
IMD Percentage	10% least deprived
Income Rank	32,709
Income Percentage	10% least deprived
Employment Rank	32,051
Employment Percentage	10% least deprived
Education, Skills and Training Rank	31,372
Education Percentage	10% least deprived
Health Deprivation and Disability Rank	32,213
Health Percentage	10% least deprived
Crime Rank	10,719
Crime Percentage	40% most deprived
Barriers to Housing and Services Rank	23,721
Barriers to Housing and Services Percentage	30% least deprived
Living Environment Rank	28,284
Living Environment % Percentage	20% least deprived

- 3.5 Table 3.1 demonstrates an area that ranks amongst the least deprived nationally for the majority of the domains of deprivation, ranking amongst the 10% least deprived neighbourhoods in the country. Of the indicators measured, the LSOA ranks in the 10% least deprived for all indicators except crime (for which ranks the worst, within the 40% most deprived nationally), barriers to housing and services (30% least deprived) and living environment (20% least deprived).

Local Health Profile

- 3.6 This section is informed by the PHE Local Authority profile for Brentwood (Appendix 4).

Health Inequalities

- 3.7 The health of people in Brentwood is generally better than the average for England. Approximately 10% of children live in low-income families. Life expectancy for females and males is higher than the national average. Life expectancy is 9.4 years lower for males and 7.5 years lower for females in the most deprived areas of Brentwood than in the least deprived.

Child Health

- 3.8 In Year 6, 13.9% of children are classified as obese, which is lower than the average for England. Levels of teenage pregnancy and GCSE attainment (average attainment 8 score) are lower and higher, respectively, than the England average.

Adult Health

- 3.9 The rate for alcohol-related harm hospital admissions is 511 per 100,000 people, which is lower than the average for England. This represents 393 admissions per year. The rate for self-harm hospital admissions is 125 per 100,000 people, also lower than the average for England. This represents 90 admissions per year. Estimated levels of smoking prevalence in adults (aged 18+) are lower than the England average. The rates of new sexually transmitted infections and new cases of tuberculosis are lower than the England average. The rate of killed and seriously injured on roads is higher than the England average. The rates of violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases and under 75 mortality rate from cancer are lower than the England average.

Healthcare Infrastructure Audit

Primary Healthcare Facilities

- 3.10 A review of local amenities identified the following GP Practices within 2km of the site as shown in Table 3.1. The HUDU sets a standard of 1 GP per 1,800 patients against which the existing GP to patient ratios at these GPs are assessed. The data acquired from the NHS Digital Mid and South Essex Integrated Care Board - 99E Basildon and Brentwoodstatistics

for July 2022 identifies the following ratio and capacity the centre as follows.

Table 3.1: Existing GPs and capacity

Medical Practice	No. of Patients	No. of FTE GPs	Ratio	Capacity
Rockleigh Court Surgery	6,883	2.2	1:3,129	Over Capacity
Mount Avenue Surgery	13,019	6.9	1:1,887	Over Capacity
Tile House Surgery	13,397	7.3	1:1,835	Over Capacity
The New Surgery	13,812	4.5	1:3,069	Over Capacity
The Highwood Surgery	2,733	0.27	1: 10,122	Over Capacity

- 3.11 Several dentists have been identified within 2km of the site; Table 3.2 shows the dental practices and their capacity.

Table 3.1: Existing Dentists and capacity

Dental Practice	Accepting new patients?*
Hutton Village Dental Practice/ Coram Green Dental Practice	Not specified
Talbot Dental Care	Yes
The Dental Practice	Not specified

* according to their website

Educational and Open Space Facilities

- 3.12 The following education facilities and open space provision are available within a 2km radius of the site:

- Educational Facilities:
 - Shenfield High School
 - Stage Coach Performing Arts
 - St Mary's C of F Primary School
 - Shenfield Day Nursery
 - Twinkle Star Preschool
 - Long Ridings Primary School
 - Long Ridings School
 - Poppetts Day Nursery
 - Sunflower Montessori
 - Little Ducks Pre-School
 - Hutton All Saints C of E Primary School
 - Wind in the Willows Nursery
 - St Joseph the Worker Catholic Primary School
- Open Space and Children's Play Areas:
 - Mountnessing Park

- Hutton Country Park
- Hutton Poplars Green
- Hutton Recreation Ground and Children's Park
- Courage's Playing Fields
- Merrymead Park
- Butterfly Meadow
- Alexander Lane Recreation Ground

Stakeholder Engagement

- 3.13 The Framework document has been produced following the adoption of the Local Plan and in consultation with BBC officers and Essex County Council officers, which has facilitated the identification of the key local health issues. These have informed the design to ensure the incorporation of positive health outcomes from the outset. Further stakeholder engagement and public consultation will be undertaken as part of each individual planning application.

4 HIA ASSESSMENT MATRIX

- 4.1 The tables below set out the potential health and wellbeing impacts associated with the development during its construction and operational phases. As set out in the Assessment Methodology section in Chapter 2 the tables have been adapted from the HUDU Rapid Health Impact Assessment Tool.
- 4.2 As discussed in Chapter 1, the HIA will assess the design principles set out in the Masterplan Development Framework.

1. Housing Quality and Design

- 4.3 The first theme assessed is Housing Design and Affordability which can have an effect on both the physical and mental health of residents. The provision of a range of housing of high-quality design that have sufficient space for future residents to live in can have a positive health effect by reducing injuries in the home, premature deaths from damp/cold/overheating and mental illness from social isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	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 ✓ No N/A	The Building Regulation Requirement M4 (2) sets out that new development will make 'reasonable provisions for most people to access the dwelling and will incorporate features that that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users' ¹ .	Positive ✓ Negative Neutral Uncertain	N/A

¹ The Building Regulations (2010) Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
		<p>A further optional requirement (M4 (3)) ensures the design of the home enables any wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities.</p> <p>In line with Policy HP01 Housing Mix of the Local Plan, the development will ensure that 100% of the dwellings will be compliant with the M4 (2) regulations (unless they meet M4(3)) and 5% of the affordable homes will be compliant with the M4 (3) regulations.</p>		
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes ✓ No N/A	<p>As stated above, the development will provide 100% of dwellings to be M4 (2) compliant (unless they meet M4(3)) and provide 5% of dwellings to be M4 (3) compliant. The M4 (2) Building Regulations require dwellings to be built providing suitable access for a wide range of occupants including older people, people with reduced mobility and some wheelchair users. Additionally, the M4 (3) Building Regulations require that dwellings are built to accommodate all wheelchairs users and provide any user access to all private outdoor space, parking and communal facilities.</p> <p>A 60-bed residential care home or an appropriate mix of specialist accommodation to meet identified needs will be provided in accordance with allocation Policy R03 and HP04 Specialist Accommodation of the Brentwood Local Plan.</p>	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes ✓ No N/A	Each dwelling to be constructed will meet requirement M4(2) accessible and adaptable dwellings.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal promote good	Yes ✓	All apartments will be compliant with the Nationally Described	Positive ✓	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
design through layout and orientation, meeting internal space standards?	No N/A	Space Standards (NDSS) when compared against the stated occupancy.	Negative Neutral Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes ✓ No N/A	The development aims to provide an inclusive community by providing high quality homes with a variety of housing types. The development will create a healthy and sustainable community and will be highly accessible to meet the needs of all future residents. Policy HP05 of the Local Plan requires that 35% of dwellings delivered are affordable, for developments over 10 units, with a tenure split of 86% Affordable/Social Rent and 14% as other forms of affordable housing (starter homes, intermediate homes and shared ownership and all other affordable housing products). The Applicants will seek as far as possible to meet the requirements set out in the local plan policy for the range of house types, tenures, sizes and adaptability whilst also responding to changing market demands and needs, particularly as a result of the COVID-19 pandemic, that have superseded the policy figures. Any variation will be justified in each individual planning application.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	Yes ✓ No N/A	The design will incorporate a fabric first approach to ensure the buildings are thermally efficient. Further details would be provided via each planning application. All new dwellings will be constructed in accordance with Part L of the Building Regulations.	Positive Negative Neutral Uncertain ✓	N/A

2. Access to Health and Social Care Services and Other Social Infrastructure

- 4.4 Access to health and social care services and other social infrastructure is important to ensure every member of the public has equal access to healthcare services to treat illness and injuries as well as education opportunities. In addition, access to community services can increase levels of social interaction and prevent feelings of isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	Yes ✓ No N/A	The development sits on an undeveloped site, therefore does not involve the removal of existing social infrastructure. The development will provide new homes, a potential safeguarded site for a primary school, an early years and childcare facility and a care home therefore providing a net gain in social infrastructure facilities to those already existing (as identified in Chapter 3). The development makes provision for a primary school as per the local plan policy, if it is required, and discussions are ongoing with BBC and Essex County Council to ensure that the appropriate and necessary infrastructure is provided.	Positive ✓ Negative Neutral Uncertain	N/A
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 ✓ No N/A	Chapter 3 of this HIA sets out the current social infrastructure surrounding the site. Within a 2km radius of the site there are five GP practices and three dental practices (of which one is accepting new patients and two do not specify on their websites). Whilst all five GP practices are currently operating over capacity, there are other facilities within the surrounding area that could be accessed by the new population for medical treatment if required, for example, Brentwood Community Hospital and the Medicspot Clinic Brentwood Town Centre, located approximately 2km to the south west of the site.	Positive Negative Neutral ✓ Uncertain	The need for financial contributions towards healthcare will be discussed with BBC through each individual planning application, if required.
Does the proposal include	Yes	The development does not provide or replace a healthcare facility.	Positive	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No N/A		Negative Neutral ✓ Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post-19 education needs and community facilities?	Yes ✓ No N/A	Chapter 3 of this HIA sets out the current baseline of educational facilities in the local area. There are currently six early years educational facilities, four primary schools and three secondary school within 2km of the site. The development will provide a beneficial effect on the local housing needs and therefore will increase the number of people in the local area which will in turn increase the pressure on the educational facilities. The development will provide a potential safeguarded site for a primary school, and a new early years and childcare facility, therefore it is expected that increased demand on early stage education will potentially be accommodated within the site. The development makes provision for a primary school as per the local plan policy, if it is required, and discussions are ongoing with BBC and Essex County Council to ensure that the appropriate and necessary infrastructure is provided.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal explore opportunities for shared community use and co-location of services?	Yes ✓ No N/A	The development will co-locate the care home with the school and nursery, within the 'community heart', to facilitate community interaction and social engagement across the spectrum of ages. Areas of green and open space will be located nearby, alongside play areas, to encourage children's activity and play together. A range of meeting spaces will be provided adjacent to the primary school and play areas. Multi-functional streets and spaces will be incorporated across the development to encourage community use.	Positive ✓ Negative Neutral Uncertain	N/A

3. Access to Open Space and Nature

- 4.5 The provision of attractive open space and nature within or in close proximity to a development can promote mental and physical health and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity and reducing exposure to poor air quality.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	Yes ✓ No N/A	<p>The development will create a high-quality housing and non-residential area that links into the surrounding network of blue and green infrastructure. The enhancement of green corridors and provision of attenuation features on the site will provide opportunities for wildlife, and enjoyment of pleasant spaces by the new and existing community. Existing trees and hedgerow will be enhanced and reinforced with the planting of native tree and shrub species. Green buffers will be incorporated along the A12 and to provide a 15m buffer to Arnold's Wood..</p> <p>The following development principles will be adhered to, in accordance with Policy R03:</p> <ul style="list-style-type: none"> • Provision of new multi-functional green infrastructure including public open space, in accordance with Policies NE02 and NE05; • Protect and where appropriate enhance the Local Wildlife Site (Arnold's Wood); and • Provide for appropriate landscaping and buffers along sensitive boundaries adjoining the A12 and railway line. 	Positive ✓ Negative Neutral Uncertain	N/A
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes ✓ No N/A	See row above.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal provide a range of play spaces for children and young people?	Yes ✓ No N/A	Areas of green and open space will be located in proximity to the school, along with well-designed play areas to encourage children's activity and play. Pockets of informal open space will provide spaces throughout the site for recreation and enjoyment by residents of all ages.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal provide links between open and natural spaces and the public realm?	Yes ✓ No N/A	Throughout the development, a series of pedestrianised routes will create a clear framework that supports active travel. The design of the development will therefore create an inclusive and community driven environment and reinforce a sense of neighbourhood.	Positive ✓ Negative Neutral Uncertain	N/A
Are the open and natural spaces welcoming and safe and accessible for all?	Yes ✓ No N/A	Publicly accessible open and green spaces will be safe, accessible, and usable for all, through including mechanisms such as the principles of natural surveillance to ensure safe spaces are created. Areas of public realm across the site will be managed and maintained to encourage a feeling of safety and security. Responsible driving will be encouraged through the use of signage and appropriate speed limits.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal set out how new open space will be managed and maintained?	Yes ✓ No N/A	A landscape management plan will be prepared for each individual site and a management company will ensure the landscaped areas are well maintained in accordance with the landscape management plan. This is in accordance with Policy NE02.	Positive ✓ Negative Neutral Uncertain	Landscaping management measures will be secured via a planning condition of each planning application.

4. Air Quality, Noise and Neighbourhood Amenity

- 4.6 The next theme assessed is the development's effect upon air quality, noise and neighbourhood amenity. 'Poor' air quality is defined as where there are high concentrations of Nitrogen Dioxide and Particulate Matter, which can cause lung and heart disease and thus lower the health of future residents and users of the Site. Noisy activities and uses can cause disturbance, sleep deprivation and direct annoyance which may result in effects on mental health.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes ✓ No N/A	<p>During the construction phase of the development, there is the potential for the generation of dust and particulate matter by construction activity (including excavation, ground works, cutting, construction, concrete batching and storage of materials which have the potential to result in fugitive dust emissions). Large amounts of dust generation can cause respiratory and cardiovascular health problems and irritate eyes, throat and skin and therefore, if not controlled, the construction phase could have adverse effects on the surrounding residents and users of facilities local to the site. As such, a Construction Environmental Management Plan (CEMP) will be prepared prior to any construction activities on the site and remain implemented throughout the construction phase of the development. The CEMP will include steps to mitigate fugitive dust emissions by setting out measures relating to site management, preparing and maintaining the site, operating vehicle/machinery and sustainable travel, operations, waste management, demolition, earthworks, construction and trackout. Following implementation of the proposed mitigation, the effect to air quality during construction is not significant,</p> <p>Similarly, noise impacts that may arise during the construction phase of the development will be managed through the</p>	Positive Negative Neutral✓ Uncertain	CEMP to be secured by a planning condition for each application and implemented throughout the construction phase. Operational phase mitigation (if required) to be secured by condition of each planning application.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
		implementation of a CEMP. Operational phase noise and air quality impacts would be assessed as necessary for each planning application and should additional mitigation be required, this would be secured by planning conditions attached to the relevant consent.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes ✓ No N/A	The development will provide an extensive series of pedestrianised routes throughout the Site, the provision of the cycle ways will allow for the encouragement of active travel from the future residents and also the discouragement of private car ownership. A Transport Assessment and Framework Travel Plan will be submitted in support of each of the planning applications and will outline initiatives to be implemented to encourage the future residents and users of the site to travel by sustainable travel modes, thereby limiting impacts on emissions to air. As such, the development will reduce the associated air pollution that private vehicles create.	Positive ✓ Negative Neutral Uncertain	Encouragement of active travel during the operational phase to reduce impacts from increased traffic; and Implementation of Travel Plans for each planning application to encourage uptake of non-car transport modes.
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes ✓ No N/A	As noted above, the development will aim to reduce private vehicle use through the Site by incorporating an extensive pedestrianised network throughout. The promotion of active travel throughout the Site will in turn reduce noise pollution that the future residents will be exposed to throughout the development.	Positive Negative Neutral ✓ Uncertain	N/A

5. Accessibility and Active Travel

- 4.7 Physical activity through active travel measures, such as walking and cycling can encourage healthy growth and development, maintain a healthy weight, and reduce anxiety and stress. Measures to promote active travel are also important to discourage the use of private cars which also eases traffic pressures on local highway networks.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Street indicators?	Yes ✓ No N/A	<p>The Healthy Street Indicators are as follows:</p> <ol style="list-style-type: none"> 1) <i>Pedestrians from all walks of life</i> 2) <i>Easy to cross</i> 3) <i>Shade and shelter</i> 4) <i>Places to stop and rest</i> 5) <i>Not too noisy</i> 6) <i>People choose to walk, cycle and use public transport</i> 7) <i>People feel safe</i> 8) <i>Things to do and see</i> 9) <i>People feel relaxed</i> 10) <i>Clean air</i> <p>As noted above, the development seeks to be of high quality and provide a good standard of living for the future residents and users of the development. The development will meet the healthy streets indicators and provide a healthy and sustainable area for people to inhabit during the operation. The development will be highly connective between the internal and external open spaces, and stitch together the development into the surrounding townscape. The development will pedestrian and cycleways whilst utilising appropriate massing that compliments the surrounding landscape and will provide a range of building types.</p>	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking for example, through the use of shared spaces?	Yes ✓ No N/A	The development will provide a pedestrian network that will act as a framework for active travel around the site and in turn reduce the requirement for private vehicle use within the development.	Positive ✓ Negative Neutral Uncertain	Maintenance of landscaping and public realm spaces to ensure they remain attractive to pedestrians.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes ✓ No N/A	As mentioned above, the development will include a pedestrian and cycle network that links the development internally and to the wider network. Cycle parking will be provided across the development in accordance with Essex Parking Standards (in accordance with Policy BE13). Cycle storage will likely comprise garages or a dedicated cycle space in sheds or stores. cycle storage and parking will also be provided for the employment use, in accordance with recommended standards for the type of use, once a provider is agreed at a later stage. As such, the design of the development will encourage cycling and discourage private vehicle use.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes ✓ No N/A	The pedestrianised routes will connect the development with the wider environment that surrounds the site, as such the layout has been carefully designed in order to connect the development and ensure that the boundaries are permeable and allow for the movement of people and vehicles.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes ✓ No N/A	Responsible driving will be encouraged through the use of signage and appropriate speed limits. Further details will be provided for each individual planning application at the detailed design stage.	Positive Negative Neutral ✓ Uncertain	N/A
Is the proposal well connected to public transport, local	Yes ✓ No	Shenfield Railway Station, which is on the Great Eastern Main Line, is located approximately 700m to the south of the site. To	Positive Negative	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
services and facilities?	N/A	<p>the east of the site lies the residential area of Hutton, which includes local facilities such as Long Ridings Primary School and Hutton Community Centre. Brentwood Trade Park industrial estate is located approximately 800m to the east of the site, beyond which is Hutton Country Park. To the south of the site lies Alexander Lane Recreation Ground, which contains sports pitches. The site is bound to the north by a recently completed housing development which includes a park/childrens play area. The surrounding area includes publicly accessible open space with play opportunities in close proximity to the site.</p> <p>The public transport opportunities afforded by the available services at Shenfield Railway Station and proximity to local bus routes will ensure travel by public transport is a realistic option for future residents and users of the site. The development promotes the use of public transport via an existing bus network, with new bus stops to be introduced near to residential areas for easy access and convenience to minimise local journeys by car. The development will enhance the existing PRoW to improve access to local services and facilities, for example by creating new connections to Shenfield train station. New crossings over Chelmsford Road to facilitate safe access to bus and rail, as set out in masterplan.</p>	Neutral ✓ Uncertain	
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?	Yes ✓ No N/A	The public transport opportunities afforded by the available services at Shenfield Railway Station and proximity to local bus routes will ensure travel by public transport is a realistic option for future residents and users of the site. Improvements to pedestrian and cycle infrastructure, including PRoW will ensure active mobility is encouraged. A Transport Assessment and Framework Travel Plan will be submitted in support of each of the planning applications, and will outline initiatives to be implemented to encourage the future residents and users of the site to travel by sustainable travel modes.	Positive✓ Negative Neutral Uncertain	Welcome pack to be issued to each future resident providing information on sustainable travel modes and active travel.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes ✓ No N/A	As noted above, the development will provide 5% of the affordable dwellings suitable for wheelchair users, compliant with M4 (3) Building Regulations. In addition, 100% of dwellings will comply to M4 (2) Building Regulations (unless they meet M4(3)) which will be suitable for a wide range of occupants, including older people and reduced mobility.	Positive ✓ Negative Neutral Uncertain	

6. Crime Reduction and Community Safety

- 4.8 Community safety is a concept that is concerned with achieving a positive state of well-being among people within social and physical environments. Not only is it about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, participatory community.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	Yes ✓ No N/A	The development has incorporated several measures into the design to create an environment that will encourage people to feel safe whilst also discouraging crime within the development. The design has incorporated clearly defined footpaths and provides large areas of public space within the development with natural surveillance from the dwellings.	Positive ✓ Negative Neutral Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
		The landscaping within the development will contribute to the prevention of crime whereby the proposed green and blue infrastructure within the development will allow for a variety of space that will encourage the community to use and create a community sense of place.		
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes ✓ No N/A	The development aims to provide an accessible, inclusive, legible and interconnecting space that promotes feelings of safety and security amongst its residents and visitors. The development is well connected with the external environment that surrounds the site. The landscaping strategy has been sympathetically designed with the character of the surrounding area and will be maintained to create attractive routes, that feel secure. In addition, the site entrance points are prominently located as focal points to aid wayfinding, in conjunction with the primary roads and pedestrian routes.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include attractive, multi-use public spaces and buildings?	Yes ✓ No N/A	The development provides a range of opportunities to create new public open space for the benefit of both existing local and new residents.	Positive ✓ Negative Neutral Uncertain	N/A
Has engagement and consultation been carried out with the local community?	Yes ✓ No N/A	The Framework document has been produced following the adoption of the Local Plan and in consultation with BBC officers and Essex County Council officers, which has facilitated the identification of the key local health issues. These have informed the design to ensure the incorporation of positive health outcomes from the outset. Additional stakeholder engagement including public consultation will be undertaken as part of each individual planning application.	Positive Negative Neutral ✓ Uncertain	N/A

7. Access to Healthy Food

- 4.9 Access to healthy food corresponds with a good diet, lower risk of obesity and other diet-related chronic diseases. In addition, without access to healthy food such as local grocery stores and other food retailers, communities are missing the commercial viability that makes neighbourhoods liveable and helps local economies thrive.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	Yes No ✓ N/A	Information on local food providers, for example farmer's markets, could be provided within the welcome pack to be issued to each future resident. More details will be provided with each individual planning application.	Positive Negative Neutral ✓ Uncertain	N/A
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes No ✓ N/A	The development does not incorporate retail uses.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	Yes No ✓ N/A	The development does not provide food premises.	Positive Negative Neutral ✓ Uncertain	N/A

8. Access to Work and Training

- 4.10 The opportunity for employment has a positive health effect, as work contributes to our happiness, helps build confidence and self-esteem and rewards us financially which also allows individuals to explore other interests. Both physical and mental health are generally improved through work, where there are opportunities to be challenged, socialise, build contacts and find support in the local community.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes ✓ No N/A	The construction phase of the development is likely to directly generate full-time employment jobs. In addition to construction jobs, the development will contribute indirectly to the local economy as a result of the spin-off and multiplier effects such as procurement, accommodation and welfare. The employment land of the future Development will generate jobs during the operational phase.	Positive ✓ Negative Neutral Uncertain	Commit to sourcing construction workforce from the local area where possible; and Consider whether any apprenticeship positions could be provided.
Does the proposal provide childcare facilities?	Yes ✓ No N/A	The development will provide an early years and childcare facility.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include managed and affordable workspace for local businesses?	Yes No N/A ✓	The opportunity to include managed and affordable workspace for local businesses will be determined at the detailed design stage for each individual planning application.	Positive Negative Neutral Uncertain ✓	N/A
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes No N/A ✓	The development comprises residential dwellings and employment land; as such, jobs will be provided during the construction and operation of the development. The construction phase will provide opportunities for local people and the jobs will	Positive Negative Neutral Uncertain ✓	Commit to sourcing construction workforce from the local area where possible; and

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
		be temporary. As above, the operational phase will include the provision of employment land, and whilst the exact type of enterprise that occupies the site and the number of jobs that will be available are not yet known, some operational jobs will be made available in the local area. Further details will be provided for each individual planning application.		Consider whether any apprenticeship positions could be provided.

9. Social Cohesion and Inclusive Design

- 4.11 Relationships are important for physical health and psychological well-being. High levels of social support can positively influence health outcomes through behavioural and psychological pathways and prevent social isolation.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	Yes ✓ No N/A	As identified through Chapter 3 of this HIA, the LSOA Brentwood 005F ranks 31,759 th out of 32,844 LSOAs in England, within the 10% least deprived neighbourhoods in the country. The LSOA ranks well for the majority of the domains of deprivation, ranking amongst the 10% least deprived neighbourhoods in the country. Of the indicators measured, the LSOA ranks in the 10% least deprived for all indicators except crime (for which ranks the worst, within the 40% most deprived nationally), barriers to	Positive Negative Neutral ✓ Uncertain	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
		<p>housing and services (30% least deprived) and living environment (20% least deprived) indicating that wellbeing and behavioural factors are poorer than access to employment and healthcare opportunities.</p> <p>Responding to the LSOA measuring higher than other indices of deprivation in barriers to housing, the development will provide the 35% of dwellings as affordable.</p> <p>The Framework document has been produced following the adoption of the Local Plan and in consultation with BBC officers and Essex County Council officers, which has facilitated the identification of the key local health issues. These have informed the design to ensure the incorporation of positive health outcomes from the outset. Further stakeholder engagement and public consultation will be undertaken as part of each individual planning application.</p>		
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes ✓ No N/A	The development will provide networks throughout that are pedestrian friendly and will link the future residents to the wider network, such as Shenfield to the south and Hutton to the east.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal include a mix of uses and a range of community facilities?	Yes ✓ No N/A	The non-residential floorspace within the development is proposed to provide a potential safeguarded site for a primary school, early years and childcare facility, a care home and employment space. The areas of public realm will provide space for a variety of uses for all future residents that will reside within the development. The area will be pedestrianised and will be highly visible to ensure safety for all, particularly young children.	Positive Negative Neutral ✓ Uncertain	N/A
Does the proposal provide	Yes ✓	The development does not directly provide opportunities for the	Positive	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
opportunities for the voluntary and community sectors?	No N/A	voluntary and community sectors, however it is possible the landscaping and maintenance of local habitats and recreation and local community organisations (e.g. neighbourhood watch) could generate opportunities for the voluntary and community sectors.	Negative Neutral Uncertain✓	
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes ✓ No N/A	As noted above, the development will provide 5% of affordable dwellings suitable for wheelchair users, compliant with M4 (3) Building Regulations. In addition 100% of dwellings will comply to M4 (2) Building Regulations (unless they meet M4(3)) which will be suitable for a wide range of occupants, including older people and reduced mobility.	Positive ✓ Negative Neutral Uncertain	N/A

10. Minimising the Use of Resources

- 4.12 The extraction and consumption of natural resources disrupts the environment and creates pollution. Reducing the use of natural resources, such as fossil fuels and wood products, will protect human and environmental health.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	Yes ✓ No	The development is located entirely on land that is allocated for development, and maximises the amount of high quality	Positive ✓ Negative	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
	N/A	residential and non-residential development and open space that can be provided on the site.	Neutral Uncertain	
Does the proposal encourage recycling (including building materials)?	Yes ✓ No N/A	During the construction phase materials will be sourced locally with a high recycling content, where possible. During the construction phase, waste will be minimised where possible, and managed in line with the CEMP for each planning application, to be secured by condition. Once operational, provisions for household waste and recycling collection are made at homes to ensure convenient and easy access to waste and recycling facilities.	Positive ✓ Negative Neutral Uncertain	CEMP to be secured by a planning condition attached to the permission for each individual development and implemented throughout the construction phase.
Does the proposal incorporate sustainable design and construction techniques?	Yes ✓ No N/A	A CEMP will be secured by planning condition for each application which will set out how the construction phase of the development will meet the planning policy requirements related to sustainable construction development techniques. Sustainable construction techniques will be explored and consideration will be given to a reduced volume of materials, reclaimed materials, renewable sources of materials, prefabricated elements and re-usable/recyclable materials. The development will seek to ensure that material and resource use is minimised as far as possible, in line with the first principle of circular economy. The development will also be built to be flexible and adaptable, thereby increasing the buildings lifespan and minimising maintenance. Lastly, the sourcing of materials will carefully manage demolition, construction and municipal waste to maximise recycling and reuse and minimise waste sent to landfill.	Positive ✓ Negative Neutral Uncertain	CEMP to be secured by a planning condition attached to each permission for the individual applications and implemented throughout the construction phase.

11. Climate Change

- 4.13 Climate change can affect human health directly through death/injury in floods/ hurricanes and indirectly through changes in the ranges of disease vectors, water-borne diseases, water quality, air quality and food availability.

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	Yes ✓ No N/A	The development will incorporate renewable energy technologies where possible. Additional detail on the potential for renewable energy generation would be provided with each individual planning application.	Positive Negative Neutral Uncertain ✓	N/A
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes ✓ No N/A	The development will demonstrate best practice performance for fabric and engineering services and will conform to appropriate Building Regulations. Buildings will be thermally efficient, easily controlled, well designed and orientated and the layout will seek to maximise the benefits of passive solar design. All new dwellings will be constructed in accordance with Part L of the Building Regulations, which covers the conservation of fuel and power in the building of new homes. The June 2022 uplift to Part L includes that all new homes must produce 31% less carbon emissions than current Part L standards.	Positive ✓ Negative Neutral Uncertain	N/A
Does the proposal maintain or enhance biodiversity?	Yes ✓ No N/A	The development will enhance and extend existing green infrastructure on the site, and provide a new network of blue infrastructure features, to create opportunities for wildlife and biodiversity net gain.	Positive ✓ Negative Neutral Uncertain	Landscaping management measures will be secured via a planning condition for each individual planning application.
Does the proposal incorporate sustainable urban drainage techniques?	Yes ✓ No N/A	The development will incorporate SuDS techniques where possible within the development to increase the water quality and reduce flood risk through the development, such as through	Positive ✓ Negative Neutral	N/A

Assessment criteria	Relevant?	Details/evidence	Potential health impact? Positive Negative Neutral Uncertain	Recommended mitigation or enhancement actions
		the implementation of attenuation opportunities and rainwater harvesting to reduce and store surface water runoff.	Uncertain	

5 CONCLUSION

- 5.1 An assessment of the potential health effects of the development has been undertaken using best practice guidance. Relevant local and national policy, and baseline conditions have been identified which has helped focus the assessment of effects undertaken using an appropriate desktop Health Impact Assessment Tool.
- 5.2 The performance of the development has been assessed against the following key health themes:
- Housing quality and design;
 - Access to healthcare services 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; and
 - Climate change.
- 5.3 As shown in the assessment in Chapter 4, the development is considered to have a positive to neutral health effect in relation to the key health themes, to deliver physical, social and mental health and wellbeing.
- 5.4 The following mitigation measures have been proposed in this HIA to further reduce the potential effects arising from the development, and are as follows:
- The need for financial contributions towards healthcare will be discussed with BBC through each individual planning application, if required;
 - Landscaping management measures will be secured via a planning condition of each planning application;
 - CEMP to be secured by a planning condition for each application and implemented throughout the construction phase. Operational phase mitigation (if required) to be secured by condition of each planning application;
 - Encouragement of active travel during the operational phase to reduce impacts from increased traffic;
 - Implementation of Travel Plans for each planning application to encourage uptake of non-

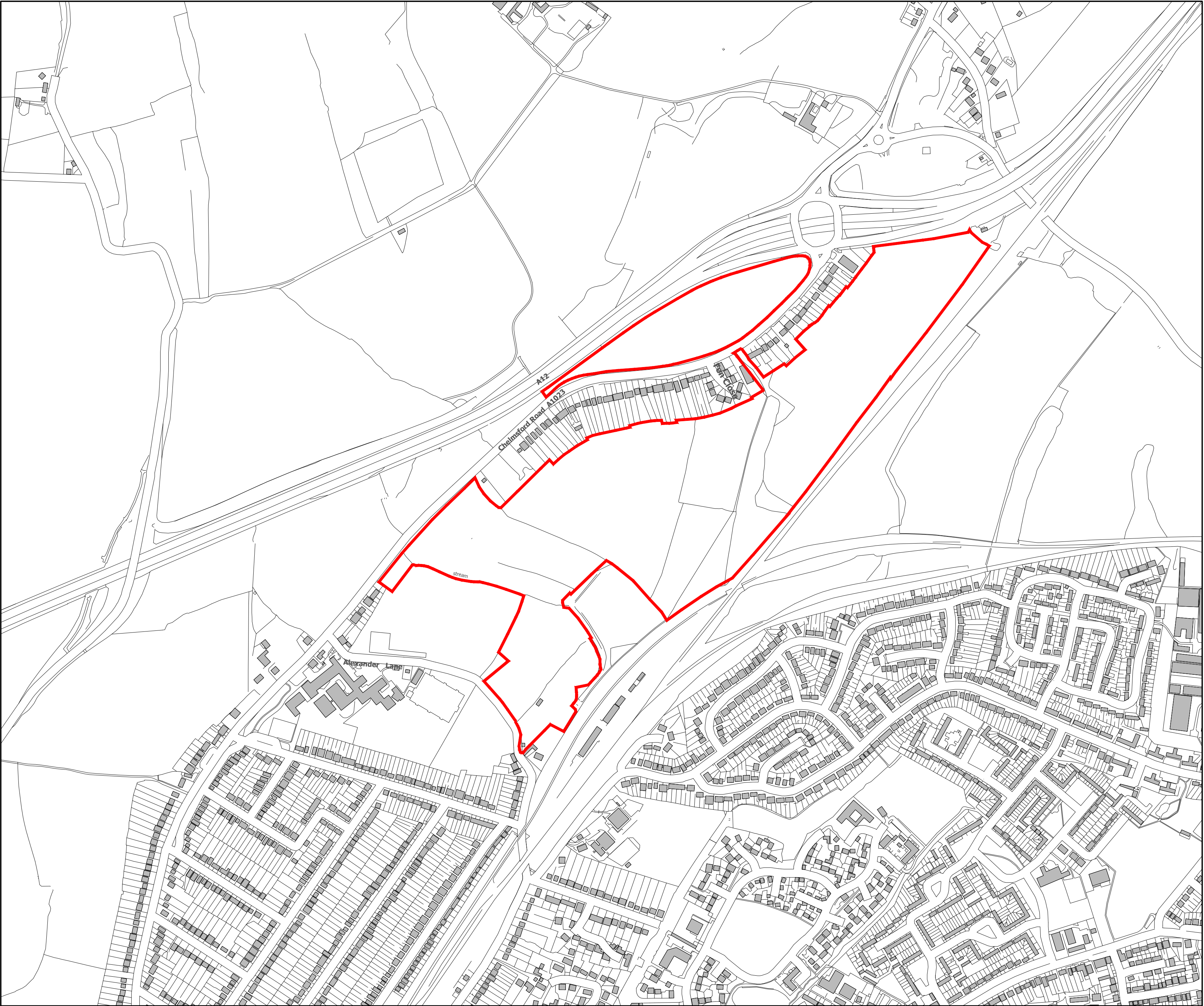
car transport modes;

- Welcome pack to be issued to each future resident providing information on sustainable travel modes and active travel;
- Commit to sourcing construction workforce from the local area where possible; and
- Consider whether any apprenticeship positions could be provided.

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-
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Appendix 1: Site Location Plan



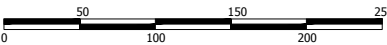
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Revision	Date	Drn	Ckd
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 EIA Site Boundary

Project
**Officers Meadow,
Shenfield**
Drawing Title
EIA Site Boundary Plan

Date 16.09.21	Scale 1:5,000@A2	Drawn by S.M.	Check by V.A.
Project No 18845	Drawing No RG-M-13	Revision -	



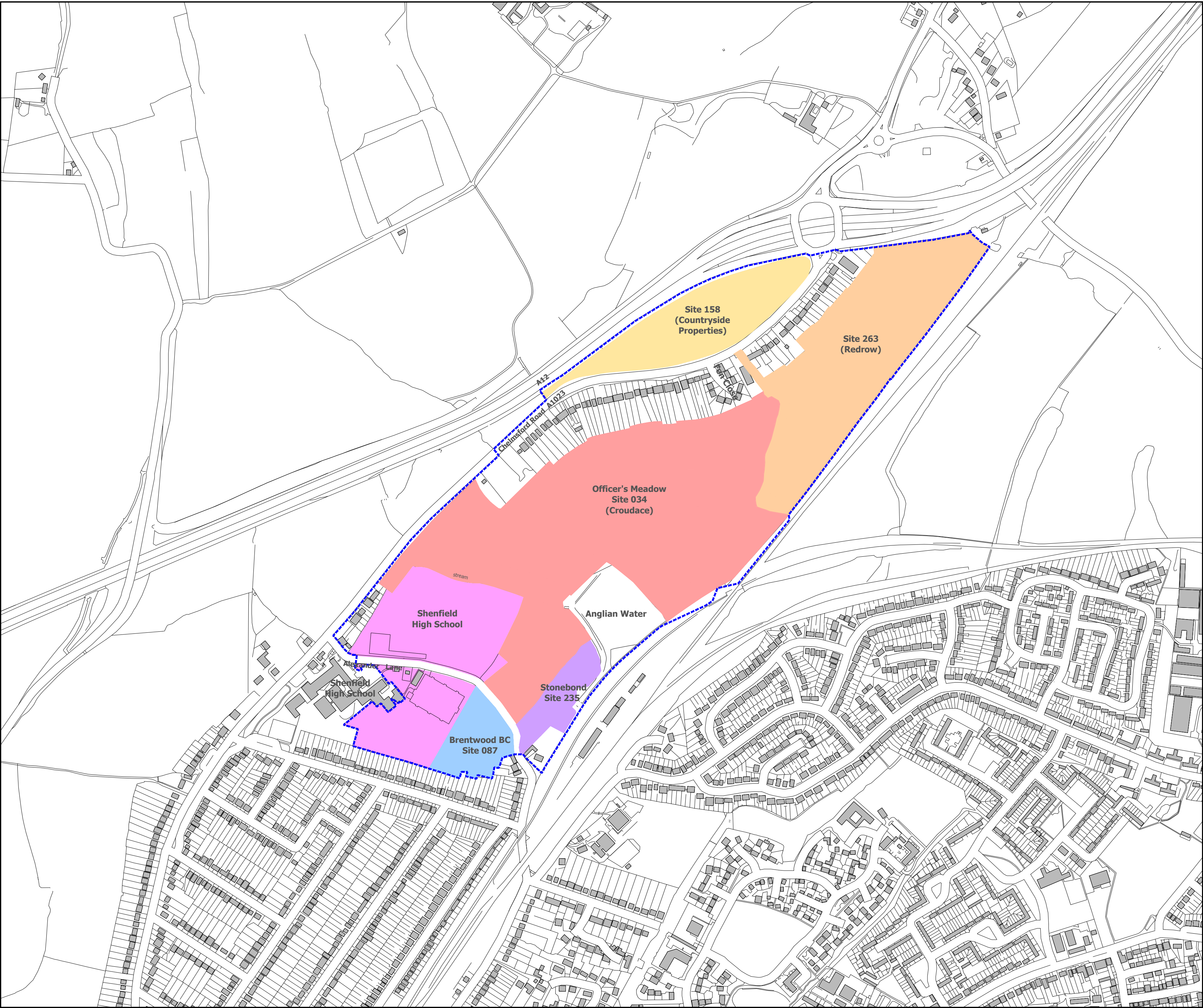
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Appendix 2: Land Ownership Plan



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Revision	Date	Drn	Ckd
-	-	-	-

-  R03 Allocation Boundary
-  Site 034 - Croudace
-  Site 087 - Brentwood BC
-  Site 158 - Countryside Properties
-  Site 235 - Stonebond
-  Site 263 - Redrow
-  Shenfield High School

Project
**Officers Meadow,
Shenfield**

Drawing Title
**Land Ownership of R03
Land to the North of Shenfield**

Date 20.01.21	Scale 1:5,000@A2	Drawn by J.W.	Check by V.A.
Project No 18845	Drawing No RG-M-12	Revision -	

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Appendix 3: Statement of Common Ground

BRENTWOOD LOCAL PLAN

Statement of Common Ground with
Countryside Properties, Croudace Homes, Redrow
Homes Ltd, Stonebond Properties Ltd
regarding Land of North Shenfield (Site Ref: R03)

January 2021

1. Introduction

1.1 This Statement of Common Ground (SoCG) establishes areas of agreement between:

- (i) Countryside Properties,
- (ii) Croudace Homes,
- (iii) Redrow Homes Ltd,
- (iv) Stonebond Properties Ltd,

(parties for the site)

and

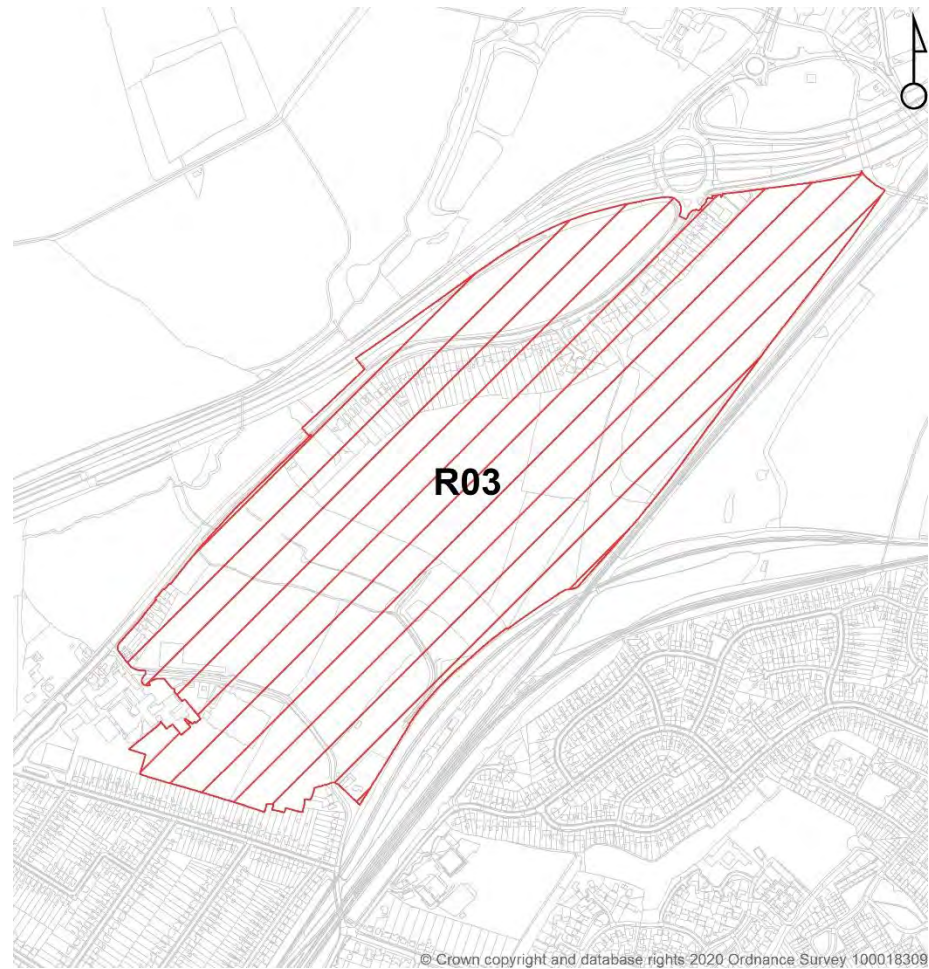
- (v) Brentwood Borough Council (as the Local Planning Authority)

regarding Land North of Shenfield (R03) to assist the examination of Brentwood Local Development Plan. It focuses on the matters which are relevant to the parties and is provided without prejudice to other matters of detail that the parties for the site may wish to make as part of the Local Plan Examination, in relation to any other matters which may not have been agreed and/or which do not form part of this SoCG.

2. Areas of agreement

2.1 Land North of Shenfield is located to the north of Shenfield, with the A12 adjoining the northern boundary and railway line to the east. The site is allocated in the Brentwood Pre-Submission Local Plan to provide for around 825 homes, a residential care home, a new co-located primary school and early years and childcare nursery, together with land for employment purposes. As the plan at Appendix A shows, the allocation comprises a number of parcels which could be brought forwards at different times; however, in accordance with Policy R03, the parties have agreed to provide a comprehensive masterplan and phasing strategy to inform detailed proposals as they come forward. The parties are working together to produce the masterplan and phasing strategy (see paragraph 2.6 below).

Site allocation boundary



Development Requirement

- 2.2 All parties agree that Land North of Shenfield is suitable, available, achievable, and viable.
- 2.3 The parties for the site agree that the amount and type of housing development specified in Policy R03: Land North of Shenfield can be delivered within the extent of the site allocation boundary.
- 2.4 All parties agree that there is a need for flexibility with regards to the amount and type of employment uses and deviation from policy requirements will need to be supported by robust evidence.
- 2.5 The parties for the site agree to the development principles as specified in Policy R03: Land North of Shenfield.

Design and Layout

- 2.6 The parties for the site agree that an illustrative concept masterplan based on the plan at Appendix B of this Statement of Common Ground will be worked up in more detail, in order to show parties are in agreement in relation to design and layout principles for the allocation.

Connectivity

- 2.7 All parties agree to provide appropriate vehicular, pedestrian and cycling access and crossing points in accordance with the illustrative concept masterplan and sustainability requirements.

Co-located primary school and early years and childcare nursery location

- 2.8 An area of search for a co-located primary school and early years and childcare nursery site has been agreed with the Local Education Authority (ECC) following a school assessment; this is illustrated on the plan at Appendix B. Further work on the exact co-located primary school and early years and childcare nursery site, positioning and layout will be done as the masterplan and development proposals evolve. This will be done in liaison with ECC and in accordance with the latest version the ECC Developer's Guide to Infrastructure Contributions. This ensures no loss to the playing pitch provision and therefore addressing initial comments made by Sport England during the Regulation 19 Draft Local Plan consultation.

Playing pitch provision

- 2.9 The parties agree that the playing fields and supporting facilities at Shenfield High School and Alexander Park would need to be retained unless replacement playing field provision (including replacement of ancillary facilities such as any pavilions and car parking that may be displaced) was made which was equivalent or better provision in terms of quantity and quality prior to any development commencement.

Infrastructure provision and contribution

- 2.10 The parties acknowledge that the Council has prepared and updated the Infrastructure Delivery Plan (IDP) Part B: Schedule (Examination Document F46, updated in December 2020) which sets out infrastructure requirements to support site allocations and mitigate their cumulative impacts.
- 2.11 The parties for the site agree to provide or make proportionate financial contributions to necessary infrastructure, required to support onsite development and mitigate its cumulative impacts in accordance with the statutory tests as set out in Regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework in that they will be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.. These include but are not limited to: appropriate local and strategic road network improvements, contributions to community facilities such as healthcare as required by the NHS/CCG, and contributions to education provision as required by the Local Education Authority. These are detailed in the Infrastructure Delivery Plan (IDP) Part B: Schedule; the Council will refer to the latest evidence including those presented in the IDP Part B to negotiate the required developer's contribution from the site.
- 2.12 The amount of contributions required from site R03 is subject to the actual quantum, project cost, viability considerations and detail design of the individual applications. The details of the contributions will also be linked to the latest evidence at the planning application stage when more details of the development are known. At the time this Statement of Common Ground is agreed, the figures in the IDP , based on the indicative dwelling unit numbers and other land use provision in the Plan, demonstrate the worst-case scenario and the actual amount of developers' contribution from site R03 is likely to be lower (although this is also subject to the actual quantum of development as mentioned above).

Delivery and viability

- 2.13 The Council's Local Plan Viability Assessment 2018 (Examination Document C38) demonstrates that, overall, the development of site R03 is viable.

Since the Viability Assessment was published, the IDP Part B: Schedule (Examination Document F46) has been updated to take into account the latest evidence and liaison from statutory consultees. This information has been used to inform the list of infrastructure items required to support the R03 allocation reflected in the latest version of the IDP. Further updates have been made to the IDP Part B following the Transport Assessment

publication on 15 January 2021, however, the associated costs are within the viability threshold as stated in the Viability Assessment 2018. The parties therefore agree that current levels of infrastructure provision would not have viability implications on development and site R03 is therefore viable and deliverable.

- 2.14 It is agreed that the overall planning contributions may change over time and the Infrastructure Delivery Plan is a 'living document' that will be updated periodically. Therefore, planning applications may be accompanied by more detailed site-specific viability evidence/assessments. This will be carried out in line with relevant Planning Practice and RICS Guidance.
- 2.15 It is understood by all parties that the Council intends to implement a CIL following the adoption of its Local Plan.

Trajectory

- 2.16 The developers have been working with BBC and ECC Education and Highways to progress the allocation R03 and have signed Statements of Common Ground with all three organisations. The developers have also completed technical work on the site that confirms that it is deliverable for the purposes of the Local Plan and are continuing to work up the requisite technical requirements for submission of planning applications. Working alongside BBC, with pre-adoption PPAs and having undertaken EIA screening/scoping where appropriate, it is anticipated that all four developers will have planning applications ready to submit on adoption of the local plan.
- 2.17 It is agreed that the first and second years of the trajectory as set out in BBC document F26 are ambitious but given there are four experienced developers on this site, it is agreed that the following trajectory is realistic and credible, based on their recent and comparable experience of delivering developments of this scale, and as such the five year land supply from this allocation is unaffected.

	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
R03 Land North of Shenfield*			125	175	170	125	75	75	50	30			825

NOTE: * Assuming the local plan is adopted in Q4 2021





3. Outstanding matters

Development requirement

- 3.1 With regards to self-build and custom build plots provision, the Council has set out in Examination Note F5G in response to Q64 that the 5% requirement is still considered appropriate. The Council has proposed to reduce the threshold on which sites this requirement would apply to from 500 to 100 dwellings. These positions are based upon the Council's review of the up-to-date position on the self-build and custom build register.
- 3.2 The developers consider that the wording of Policy R03 1d (as modified in MM92) could reflect the requirements for self-build and custom build plots more accurately, if it were modified as follows:

*"1d. 5%, **subject to supporting evidence available at the time**, self build and custom housing across the entire allocation area..."*

4. Signatories

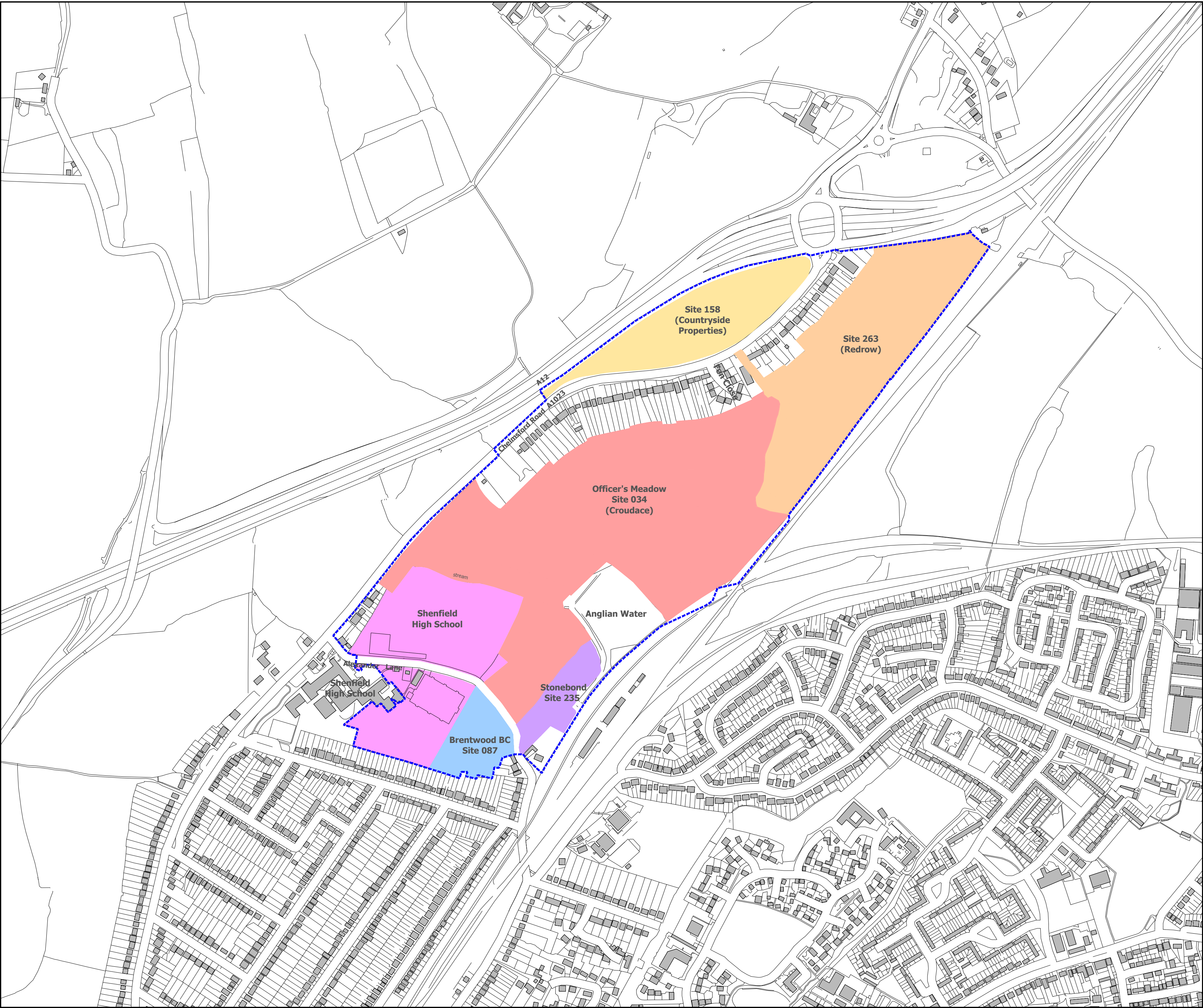
 Jonathan Quilter Strategic Planning Manager Brentwood Borough Council Date: 27/01/2021	 Carl Glossop Planning Manager Countryside Properties Date: 27/01/2021
 Michael Jenner	 Sarah Kirk

<p>Strategic Land Promoter</p> <p>Croudace Homes</p> <p>Date: 27/01/2021</p>	<p>Senior Planning Manager</p> <p>Redrow Homes Ltd</p> <p>Date: 27/01/2021</p>
<p><i>Jack Lilliot</i></p> <p>Senior Land Manager</p> <p>Stonebond Properties (Chelmsford) Ltd</p> <p>Date: 27/01/2021</p>	

5. Appendices








Appendix A: Land Ownership Plan

Appendix B: High Level Concept Masterplan



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Revision	Date	Drn	Ckd
-	-	-	-

-  R03 Allocation Boundary
-  Site 034 - Croudace
-  Site 087 - Brentwood BC
-  Site 158 - Countryside Properties
-  Site 235 - Stonebond
-  Site 263 - Redrow
-  Shenfield High School

Project
**Officers Meadow,
Shenfield**

Drawing Title
**Land Ownership of R03
Land to the North of Shenfield**

Date 20.01.21	Scale 1:5,000@A2	Drawn by J.W.	Check by V.A.
Project No 18845	Drawing No RG-M-12	Revision -	

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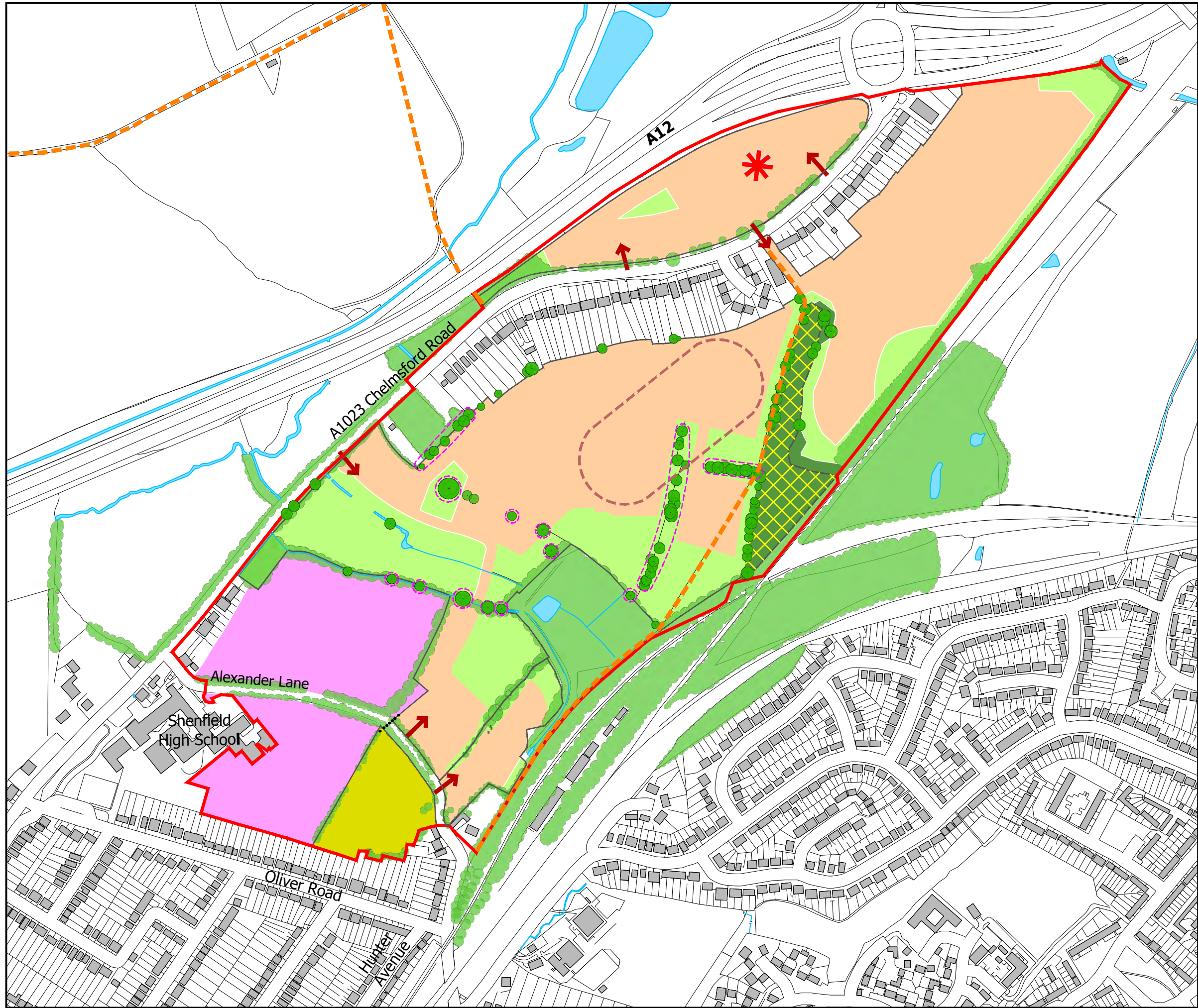
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Revision	Date	Drm	Ckd
L	27.01.21	JW	VA
Legend Update			

- R03 Allocation Boundary
- Developable Land
- Residential
- Gateway Feature / Employment Area
- Open Space
- Formal Recreation
- Ancient Woodland
- Shenfield High School
- Approximate Area of Search for co-located primary school and early years and childcare nursery
- PRoW
- Existing Trees with TPO
- Proposed Vehicular Access Points
- Existing Ponds & Watercourse
- Indicative Stopping Up Point

Project
**Officers Meadow,
Shenfield**

Drawing Title
R03 CONCEPT MASTERPLAN

Date 13.11.20	Scale 1:5,000@A3	Drawn by JW	Check by VA
Project No 18845	Drawing No RG-M-01	Revision L	

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Appendix 4: Public Health England Report for Brentwood



Brentwood

Published on 03/03/2020

Area type: District
Region: East of England

Local Authority Health Profile 2019

This profile gives a picture of people's health in Brentwood. It is designed to act as a 'conversation starter', to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

Visit <https://fingertips.phe.org.uk/profile/health-profiles> for more area profiles, more information and interactive maps and tools.

Health in summary

The health of people in Brentwood is generally better than the England average. Brentwood is one of the 20% least deprived districts/unitary authorities in England, however about 10% (1,250) children live in low income families. Life expectancy for both men and women is higher than the England average.

Health inequalities

Life expectancy is 9.4 years lower for men and 7.5 years lower for women in the most deprived areas of Brentwood than in the least deprived areas.

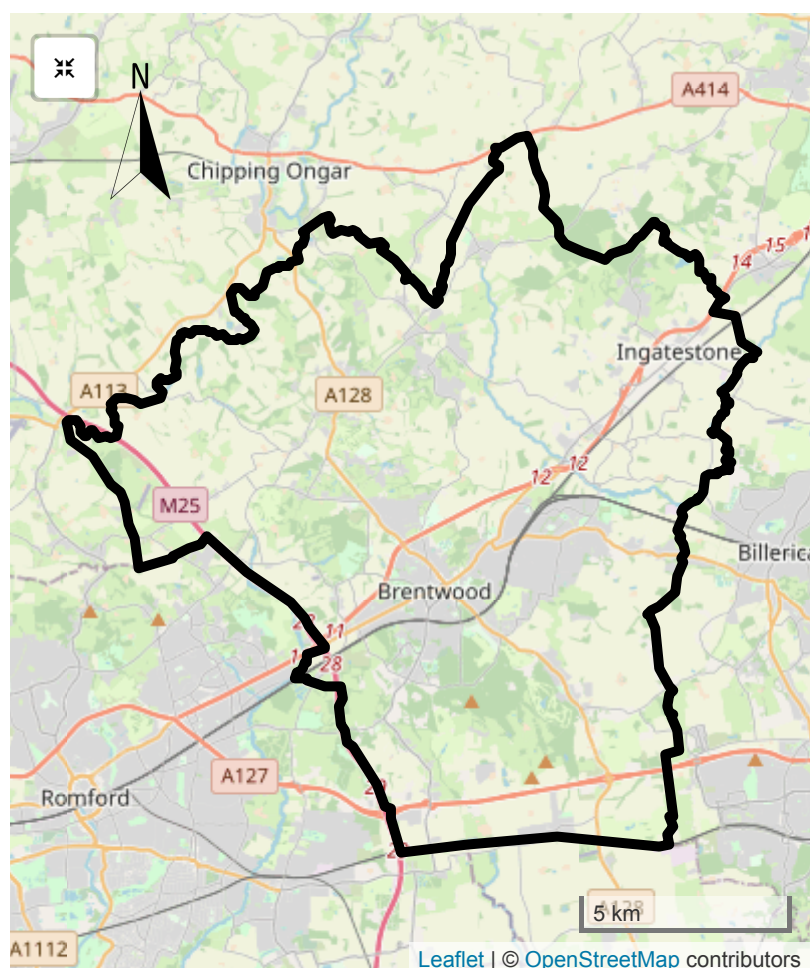
Child health

In Year 6, 13.9% (109) of children are classified as obese, better than the average for England. Levels of teenage pregnancy and GCSE attainment (average attainment 8 score) are better than the England average.

Adult health

The rate for alcohol-related harm hospital admissions is 511*, better than the average for England. This represents 393 admissions per year. The rate for self-harm hospital admissions is 125*, better than the average for England. This represents 90 admissions per year. Estimated levels of smoking prevalence in adults (aged 18+) are better than the England average. The rates of new sexually transmitted infections and new cases of tuberculosis are better than the England average. The rate of killed and seriously injured on roads is worse than the England average. The rates of violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases and under 75 mortality rate from cancer are better than the England average.

* rate per 100,000 population



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Local authority displayed with full resolution clipped boundary

Health summary for Brentwood

Key

Significance compared to goal / England average:

Significantly worse

Significantly lower

Not significantly different

Significantly better

Significance not tested

↑ Increasing / Getting worse

↓ Decreasing / Getting worse

↑ Increasing

↑ Increasing (not significant)

— Could not be calculated

↑ Increasing / Getting better

↓ Decreasing / Getting better

↓ Decreasing

↓ Decreasing (not significant)

→ No significant change

Life expectancy and causes of death

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
1 Life expectancy at birth (male)	All ages	2016 - 18	n/a	81.4	80.3	79.6	↑
2 Life expectancy at birth (female)	All ages	2016 - 18	n/a	84.6	83.7	83.2	↑
3 Under 75 mortality rate from all causes	<75 yrs	2016 - 18	550	264.5	302.1	330.5	↓
4 Mortality rate from all cardiovascular diseases	<75 yrs	2016 - 18	111	53.5	63.4	71.7	↑
5 Mortality rate from cancer	<75 yrs	2016 - 18	236	113.8	126.0	132.3	↓
6 Suicide rate	10+ yrs	2016 - 18	19	9.09	9.96	9.64	↑

Injuries and ill health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
7 Killed and seriously injured (KSI) rate on England's roads	All ages	2016 - 18	136	59.2	46.7	42.6 ^	—
8 Emergency hospital admission rate for intentional self-harm	All ages	2018/19	90	124.9	173.1	193.4	↑
9 Emergency hospital admission rate for hip fractures	65+ yrs	2018/19	85	490.7	563.5	558.4	↓
10 Percentage of cancer diagnosed at early stage	All ages	2017	181	54.4	54.7	52.2	↑
11 Estimated diabetes diagnosis rate	17+ yrs	2018	n/a	68.6	76.7	78.0	↑
12 Estimated dementia diagnosis rate	65+ yrs	2019	731	67.3 *	65.7 *	68.7 *	↑

Behavioural risk factors

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
13 Hospital admission rate for alcohol-specific conditions	<18 yrs	2016/17 - 18/19	n/a	- ~	23.4	31.6	—
14 Hospital admission rate for alcohol-related conditions	All ages	2018/19	393	510.5	633.6	663.7	↑
15 Smoking prevalence in adults	18+ yrs	2018	4095	6.77	14.0	14.4	↑
16 Percentage of physically active adults	19+ yrs	2017/18	n/a	65.8	65.4	66.3	↓
17 Percentage of adults classified as overweight or obese	18+ yrs	2017/18	n/a	59.3	62.1	62.0	↑

Child health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
18 Teenage conception rate	<18 yrs	2017	10	7.68 \$	16.0	17.8	↓
19 Percentage of smoking during pregnancy	All ages	2018/19	75	10.6	9.68 ^	10.6	↓
20 Percentage of breastfeeding initiation	All ages	2016/17	588	76.6	76.1	74.5	↓
21 Infant mortality rate	<1 yr	2016 - 18	2	0.79	3.36	3.93	↓
22 Year 6: Prevalence of obesity (including severe obesity)	10-11 yrs	2018/19	109	13.9	18.0	20.2	↓

Inequalities

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
23 Deprivation score (IMD 2015)	All ages	2015	n/a	9.88	-	21.8	—
24 Smoking prevalence in adults in routine and manual occupations	18-64 yrs	2018	n/a	14.6	25.7	25.4	—

Wider determinants of health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
25 Percentage of children in low income families	<16 yrs	2016	1250	10.0	14.1	17.0	↑
26 Average GCSE attainment (average attainment 8 score)	15-16 yrs	2018/19	38645	51.7	47.0	46.9	↓
27 Percentage of people in employment	16-64 yrs	2018/19	33200	71.8	78.4	75.6	↓
28 Statutory homelessness rate - eligible homeless people not in priority need	Not applicable	2017/18	n/a	- ~	0.65	0.79	—
29 Violent crime - hospital admission rate for violence (including sexual violence)	All ages	2016/17 - 18/19	60	26.1	33.6	44.9	↑

Health protection

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
30 Excess winter deaths index	All ages	Aug 2017 - Jul 2018	73	28.9	30.9	30.1	↑
31 New STI diagnoses rate (exc chlamydia aged <25)	15-64 yrs	2018	342	716.4	614.9	850.6	↑
32 TB incidence rate	All ages	2016 - 18	9	3.91	5.65	9.19	↓

For full details on each indicator, see the [definitions tab of the Local Authority Health Profiles online tool](#).
For a full list of profiles produced by Public Health England, see the fingertips website: <https://fingertips.phe.org.uk/>

Indicator value types

1,2 Life expectancy - years 3,4,5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population 9 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15,16,17 Proportion 18 Crude rate per 1,000 females aged 15 to 17 19,20 Proportion 21 Crude rate per 1,000 live births 22 Proportion 23 Index of Multiple Deprivation (IMD) 2015 score 24 Proportion 25,26 Slope index of inequality 27 Proportion 28 Mean average across 8 qualifications 29 Proportion 30 Crude rate per 1,000 households 31 Directly age-standardised rate per 100,000 population 32 Ratio of excess winter deaths to average of non-winter deaths 33 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 34 Crude rate per 100,000 population

*	Value compared to a goal (see below)
~	Value suppressed for disclosure control due to small count
\$	There is a data quality issue with this value
^	Aggregated from all known lower geography values

Thresholds for indicators that are compared against a goal

Indicator Name	Green	Amber	Red
12 Estimated dementia diagnosis rate (aged 65 and over)	>= 66.7% (significantly)	similar to 66.7%	< 66.7% (significantly)

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Appendix 5: HIA Scope letter to BBC

Julia Sargeant
Town Hall
Ingrave Road
Brentwood
Essex
CM15 8AY

Our Reference: 33170/A5/HIA/EH

5th August 2022

Dear Julia,

LAND NORTH OF SHENFIELD: PROPOSED HEALTH IMPACT ASSESSMENT

We write to seek agreement on our proposed scope and methodology for the Health Impact Assessment (HIA) that we are currently preparing on behalf of Croudace Homes, Stonebond Properties (Chelmsford) Limited, Redrow Homes Limited and Countryside Properties (UK) Ltd, to support the planning application for residential-led development at Officer's Meadow, Land North of Shenfield, a site allocated under Policy R03 in the Brentwood Local Plan (adopted by Brentwood Borough Council (BBC) in 2022)¹ for approximately 825 residential dwellings, a residential care home, up to 2.1 ha of land for a primary school, early years and childcare nursery and up to 2ha of employment land.

HIA is concerned with assessing and informing the improvement of local health and health inequalities through the design of a proposed development. The Brentwood Local Plan states that Policy MG04 requires an HIA be submitted in support of residential development proposals exceeding 50 homes; as up to 825 dwellings are proposed as part of the proposed development, an HIA is required to be submitted in support of the planning application.

HIA can be conducted using a range of different accepted assessment methodologies, ranging from desk-based to a full assessment. In accordance with the Essex Planning Officers Association (EPOA) HIA Guidance Note², we suggest that a desk-based, rapid assessment would be sufficient. In the absence of an HIA toolkit recommended by the EPOA HIA Guidance, we propose to use the NHS Healthy Urban Development Unit (HUDU) rapid HIA 2019 tool, a nationally accepted methodology for desk-based HIA, which reviews the proposed development against the following 10 key themes:

- Housing standards and affordability;
- Accessibility and active travel;
- Access to open space and the natural environment;
- Air quality, noise and neighbourhood amenity;
- Adaptation to climate change;
- Access to healthy food;

¹ Brentwood Borough Council (2022) *Brentwood Local Plan* Available at:
<https://www.brentwood.gov.uk/documents/20124/533660/Brentwood+Local+Plan+2016-2033+Adopted+March+2022.pdf/9ca3ca18-c330-28ab-6bcc-f7bbb2a4712b?t=1656416696511>

² EPOA (2019) HIA Guidance <<https://www.essexdesignguide.co.uk/supplementary-guidance/health-impact-assessments/>>

- Crime reduction and community safety;
- Access to work and training;
- Community cohesion and inclusive design; and
- Access to health and social care services and other social infrastructure.

We propose to include the 10 key themes within the scope of the assessment.

In line with the EPOA Guidance Note, our approach to conducting the HIA would be as follows:

1. Review of published baseline health profile statistics;
2. Assessment of the proposed development against the HIA toolkit, drawing on the relevant technical assessment being undertaken to support the planning application to ensure that the assessment is scientifically grounded and justified;
3. Recommendation of mitigation/ enhancement measures to ensure positive health outcomes can be achieved and negative health outcomes mitigated; and
4. Submission of the HIA with the planning application.

We will assume you are content with the above approach unless you notify us otherwise. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

E Holderness

ELLIE HOLDERNESS

Senior Environmental Planner

Appendix 6: HUDU Healthy Urban Planning Checklist

HUDU Planning for Health

Healthy Urban Planning Checklist



Third Edition
May 2017

Purpose of the checklist

The checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing the checklist seeks to mainstream health into the planning system.

The checklist was originally developed in 2012 by representatives from the six London Olympic and Paralympic Host Boroughs, the local NHS, the NHS London Healthy Urban Development Unit, Greater London Authority and Groundwork London. This third edition has been fully updated to be consistent with [The London Plan](#), the Spatial Development Strategy for London consolidated with alterations since 2011, published in March 2016. This will be referred to simply as the London Plan 2016. From this date, the formal alterations to the London Plan form part of the statutory development plans for London Boroughs.

Who is the checklist for?

The [National Planning Policy Framework \(March 2012\)](#) promotes a collaborative approach to health and planning whereby local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population and the barriers to improving health and well-being (paragraph 171). The supporting online [Planning Practice Guidance](#) refers to the use of health impact assessment as a useful tool to assess the impacts of development proposals.

The checklist supports this collaborative approach and encourages different stakeholders to work together to address the health impacts of plans and development proposals. As such, the checklist could be used by:

- Developers, to screen and scope the health impacts of development proposals;
- Planning officers, to help identify and address the health impacts of plans and development proposals;
- Public health and environmental health professionals, to comment and scrutinise plans and development proposals;
- Neighbourhood forums, community groups and housing associations to comment on major planning applications to help foster community engagement

To create and develop healthy and sustainable places and communities, the Marmot Review of Health Inequalities in England '[Fair Society Healthy Lives](#)' recommends that the planning system should be fully integrated with transport, housing, environmental and health policy.

Therefore, the checklist will also be of interest to environmental health officers concerned with environmental impacts and risks, transport planners concerned with promoting active travel and housing officers seeking to ensure that new housing is affordable and accessible.

What is healthy urban planning?

Healthy urban planning aims to promote healthy, successful places for people to live and work in. This can be achieved by providing the homes, jobs and services that people need, reducing environmental risks and delivering well designed buildings and urban spaces which will create the conditions for healthy, active lifestyles. In addition to access to healthcare services, a number of other factors are known to influence a person's health status and lifestyle, including economic, environmental and social conditions. These factors are referred to as the wider or social determinants of health.

Healthy urban planning seeks to highlight and promote the role of planning to influence these social determinants of health. In many ways, planners already 'do' health, by promoting sustainable development and travel, enhancing green spaces, reducing pollution and protecting residential amenity. However, healthy urban planning goes further by explicitly recognising the role of planning and by using health issues as a way to promote good planning and design and raise standards. Poorly planned and designed buildings and spaces could deter healthy lifestyles and exacerbate poor physical and mental health. The principles of healthy urban planning apply to both new development and urban regeneration programmes such as housing estate renewal schemes.

Local authorities are responsible for a number of regulatory functions, which are separate from planning controls, such as building regulations, traffic regulations, environmental protection and a range of licensing regimes. The checklist refers only to planning controls, although other regulatory controls, particularly environmental protection, food premises licensing and traffic regulations are closely related and required in order to achieve a 'healthy' development.

Urban design and healthy urban planning

Healthy urban planning means good planning and high quality urban design. Good design and good planning can help reduce health care costs over time by preventing ill-health from risks attributed to urban planning, including air pollution, road injuries, worklessness and poor housing. Good design also generates financial, social and environmental value. A well designed 'healthy' development will add economic value by increasing sales and lettings of residential units and producing higher returns on investment.

'Active Design' is a key element of healthy urban planning. Design has a crucial role to support activity in buildings and places in response to rising levels of obesity and related chronic diseases. New York City has produced [Active Design Guidelines](#), which provides guidance on creating healthier buildings, streets, and urban spaces. The Guidelines demonstrate that active design will help to reduce energy consumption, increase sustainability, and be cost effective. It is recognised that active design can also address mental health and wellbeing.

Bringing together policy requirements, standards and assessments

The checklist aims to bring together key policy requirements and standards, which influence health and wellbeing to assist the decision-making process. A 'healthy' development can be achieved when these requirements and standards are met and exceeded.

The [London Plan 2016](#) provides a strong policy framework for integrating health and spatial planning. It seeks to improve health and address health inequalities by requiring new developments to be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities ([Policy 3.2](#)).

The checklist refers to London Plan policies and standards set out in Mayoral supplementary planning guidance, notably the quality and design standards in the [Housing Supplementary Planning Guidance \(2016\)](#). This guidance updates London housing standards to reflect the implementation of the Government's new national technical standards. In addition to these standards the checklist also includes good practice standards which seek to 'raise the bar' and demonstrate that a development has fully considered health and wellbeing issues.

There are a range of national standards and assessments which when used together constitute healthy urban planning, such as the [Housing - Optional Technical Standards](#), [Lifetime Homes](#) and [Lifetime Neighbourhoods](#), [Building for Life](#) and [Secured by Design](#). These assessments are illustrated in Figure 1.

Figure 1 – Assessments and standards



Much of the information needed to complete the checklist will be contained in documents submitted with a planning application required to validate the application (see Table 1 below). The checklist seeks to bring together existing information and assessments to demonstrate that health, as a material planning consideration, has been addressed.

Table 1 - Planning application information requirements

	Air Quality assessment	Biodiversity and ecology report	Housing Optional Technical Stand's	Design and Access Statement	Flood risk assessment	Landscaping Strategy	Noise impact assessment	Open space assessment	Planning Statement	Regeneration statement	Retail impact assessment	Sustainability statement	Transport Assessment and Travel Plan
Healthy homes			✓	✓					✓	✓		✓	
Active Travel				✓					✓				✓
Healthy environment	✓	✓	✓		✓	✓	✓	✓	✓			✓	
Vibrant neighbourhoods				✓		✓			✓	✓	✓		

The Growth and Infrastructure Act 2013 introduced measures to speed up the planning application process. The amount of information submitted with a planning application has been reduced to a 'reasonable' level and design and access statements are now only required for major applications.

When to use the checklist?

The [Mayor of London's Social Infrastructure Supplementary Planning Guidance \(May 2015\)](#) describes three types of health impact assessment (HIA): a 'full' HIA involves comprehensive analysis of all potential health and wellbeing impacts; a 'rapid' HIA is a less resource intensive process, involving a more focused investigation of health impacts; and a 'desktop' assessment which draws on existing knowledge and evidence, often using published checklists. It suggests that the Healthy Urban Planning Checklist could be used as a 'desktop' assessment tool.

The checklist can be used to ensure that health and wellbeing issues are embedded into local plans, masterplans and major planning applications.

The checklist should be customised for local use to reflect local circumstances and priorities and could be used:

- as part of a Local Plan review to ensure that health and wellbeing issues are identified and addressed
- to screen possible health impacts as part of Health Impact Assessment, Integrated Impact Assessment or Environmental Impact Assessment processes
- to accompany a planning application, subject to local policy guidance and validation requirements
- by internal and external consultees to comment on and scrutinise major development proposals
- to help develop a neighbourhood plan and neighbourhood 'health' projects.

It is important that the use of the tool is monitored and evaluated. The checklist could be periodically reviewed by local health and wellbeing boards and recommendations could outline where further evidence is needed, using the Joint Strategic Needs Assessment or action supported by wider public health initiatives. The [Public Health Outcomes Framework](#) could be used to measure impacts and assess the effectiveness of the checklist. At a local level, the checklist should be updated by local authority planning departments to ensure that the national, regional and local policy and guidance references are up to date.

Neighbourhood planning

Neighbourhood planning was introduced as part of the Localism Act 2011. In London, neighbourhood forums can draw up a neighbourhood development plan. A proportion of Community Infrastructure Levy (CIL) funding can be spent on local community priorities. Therefore, local communities have a greater opportunity to shape local policy and infrastructure priorities and influence development proposals. This checklist could be used to help develop a neighbourhood plan, including identifying possible neighbourhood CIL 'health' projects and as a resource to help community groups comment on a planning application.

The planning application process

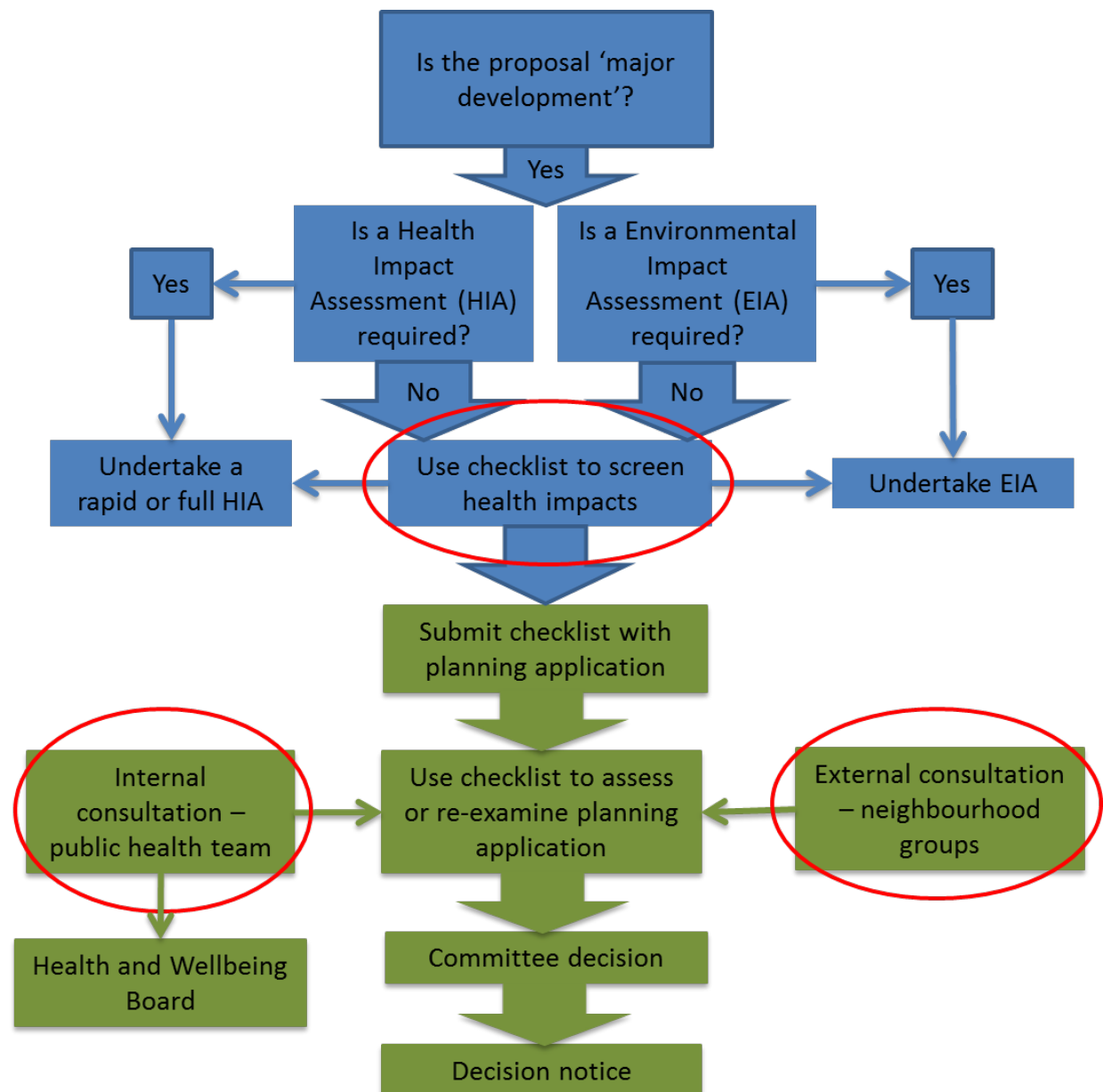
It is intended that the checklist should be applied to major development proposals comprising 10 or more residential units (or a site area of 0.5 hectares or more), or 1,000 square metres or more of non-residential floorspace (or a site area of 1.0 hectares or more). The checklist is most effective when used throughout the lifecycle of a development proposal from pre-application discussions to the determination of a planning application. At the pre-application stage, there is more scope to influence the design, layout and composition of a development proposal.

For large scale development proposals a Health Impact Assessment (HIA) may be required, with a full assessment providing information on health needs and priorities, including

community engagement, and setting out a detailed assessment of health impacts and proposed mitigation and enhancement measures. For large scale development proposals such as strategic planning applications referred to the Mayor of London, it is recommended that other assessment tools, such as the [HUDU Rapid HIA Tool](#) is used.

Figure 2 below illustrates how the checklist could be used as part of the planning application process. Three key areas where the checklist could be used are highlighted.

Figure 2 - the planning application process



How to use the checklist

The checklist is divided into four themes. Each theme contains a number of questions focused on a planning issue. Under each theme there are a number of related health and wellbeing issues many of which are identified in local joint strategic needs assessments and health and wellbeing strategies, such as those related to:

- Obesity and diseases related to physical inactivity and poor diet
- Excess winter deaths
- Air and noise pollution
- Road safety
- Social isolation

Theme	Planning issue	Health and wellbeing issue
1. Healthy housing	<ul style="list-style-type: none">• Housing design• Accessible housing• Healthy living• Housing mix and affordability	<ul style="list-style-type: none">• Lack of living space - overcrowding• Unhealthy living environment – daylight, ventilation, noise• Excess deaths due to cold / overheating• Injuries in the home• Mental illness from social isolation and fear of crime
2. Active travel	<ul style="list-style-type: none">• Promoting walking and cycling• Safety• Connectivity• Minimising car use	<ul style="list-style-type: none">• Physical inactivity, cardiovascular disease and obesity• Road and traffic injuries• Mental illness from social isolation• Noise and air pollution from traffic
3. Healthy environment	<ul style="list-style-type: none">• Construction• Air quality• Noise• Contaminated land• Open space• Play space• Biodiversity• Local food growing• Flood risk• Overheating	<ul style="list-style-type: none">• Disturbance and stress caused by construction activity• Poor air quality - lung and heart disease• Disturbance from noisy activities and uses• Health risks from toxicity of contaminated land• Physical inactivity, cardiovascular disease and obesity• Mental health benefits from access to nature and green space and water• Opportunities for food growing – active lifestyles, healthy diet and tackling food poverty• Excess summer deaths due to overheating
4. Vibrant neighbourhoods	<ul style="list-style-type: none">• Healthcare services• Education• Access to social infrastructure• Local employment and healthy	<ul style="list-style-type: none">• Access to services and health inequalities• Mental illness and poor self-esteem associated with unemployment and poverty• Limited access to healthy food linked to obesity and related diseases• Poor environment leading to physical

Theme	Planning issue	Health and wellbeing issue
	workplaces <ul style="list-style-type: none"> • Access to local food shops • Public buildings and spaces 	inactivity <ul style="list-style-type: none"> • Ill health exacerbated through isolation, lack of social contact and fear of crime

It may be the case that not all the issues and questions will be relevant to a specific plan or development proposal and the user should select and prioritise the issues accordingly. Some issues may be directly related to an individual development, others may be relevant at a neighbourhood level where the cumulative impact of development can contribute to a healthy neighbourhood.

Each section summarises the impact on health. Under each theme, key questions are asked linked to policy requirements and standards. The checklist identifies why each issue is important to health and wellbeing. An appendix providing general policy references and sources of evidence is provided. This should be supplemented with local information.

The checklist aims to ensure a development proposal is as 'healthy' as possible, by achieving as many 'Yes' ticks and avoiding 'No's. A 'No' gives a warning that an aspect of a development may need to be reconsidered. Local circumstances may justify why a scheme cannot meet the expected standard.

Where the response to a question is unclear or not known, more information may be required. The checklist can stimulate discussions and negotiations on planning applications, supported by internal and external consultation and supporting information, for example from public health officers.

Note on Code for Sustainable Homes and Lifetime Homes Standards

Following the technical housing standards review, the Government has withdrawn the Code for Sustainable Homes, aside from the management of legacy cases.

Legacy cases are those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the national Affordable Housing Programme 2015 to 2018, or earlier programme), or where planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition or seeking to have it removed or varied. In these instances, it is possible to continue to conduct code assessments.

Details of the new approach to the setting of technical housing standards in England were announced on 27 March 2015 and a new set of streamlined national technical standards were published. The Code for Sustainable Homes is now no longer Government policy and has been archived.

The Government has also withdrawn the Lifetime Homes concept. However, many local planning policies will continue to require Lifetime Homes standards in new developments. However, as of October 2015, the London Plan will no longer be linked to Lifetime Homes standards. In particular, the requirement in London Plan Policy 3.8 B(c) that ‘all new housing is built to The Lifetime Homes standard’ is replaced by ‘ninety percent of new housing meets Building Regulation requirement M4 (2) “accessible and adaptable dwellings”’. The Healthy Urban Planning Checklist has been updated to include the modified London Plan requirements.

Theme 1: Healthy Housing				
Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Healthy design	Does the proposal meet all the standards for daylight, sound insulation, private space and accessible and adaptable dwellings?		<p>London Plan Policy 5.2 Minimising carbon dioxide emissions and Housing SPG Standard 35: zero carbon residential buildings from 2016 and non-domestic buildings from 2019.</p> <p>Housing SPG Standard 29 on dual aspect and Standard 32 on daylight and sunlight.</p> <p>Housing SPG Standard 4 on communal open space, supported by London Plan Policy 2.18, Standards 1 and 2 on defining good places, and Standard 3 on public open space.</p> <p>Housing SPG Standards 26 and 27 on minimum provision of private (amenity) open space.</p> <p>London Plan Policy 3.8 Housing choice and Housing SPG Standard 11 on access require 90% of new homes meet Building Regulation M4(2) 'accessible and adaptable dwellings'.</p> <p>Sound insulation and noise - London Plan Policy 7.15 and Housing SPG Standard 30 on noise.</p> <p>Housing SPG Standards 8 and 9 on entrance and approach.</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 can reduce noise disturbance and complaints from neighbours.</p>

Theme 1: Healthy Housing				
Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
b. Accessible housing	<p>Does the proposal provide accessible homes for older or disabled people?</p> <p>Does the proposal ensure that every non-ground floor dwelling is accessible by a lift that can accommodate an ambulance trolley?</p>		<p>London Plan Policy 3.8 and Housing SPG Standard 11 on access require 10 per cent all new housing to be designed to be wheelchair accessible or easily adaptable such that they meet Building Regulation M4(3) 'wheelchair user dwellings'.</p> <p>Housing SPG Standards 15 and 16 relate to the provision of lifts. Good practice standard - the provision of an ISO standard 13 person lift in a configuration which can accommodate a trolley bed (see Department of Health Technical Memorandum 08-02: Lifts).</p>	<p>Accessible and easily adaptable homes can meet the changing needs of current and future occupants.</p> <p>One of the main methods of transportation of immobile patients is by trolley bed. Non-ground floor dwellings should be accessible by a lift that can accommodate an ambulance trolley.</p>
c. Healthy living	<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>London Plan Policy 3.5 (Table 3.3 - minimum space standards for new dwellings) and Housing SPG Standard 24 on dwelling space standards.</p> <p>Housing SPG Standard 25 - dwellings should accommodate the furniture, access and activity space requirements relating to the declared level of occupancy.</p> <p>Also, Housing SPG Standard 28 on privacy and Standard 31 on ceiling heights.</p> <p>Housing SPG Standards 12 to 16 relate to shared internal circulation, cores and lifts.</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>

Theme 1: Healthy Housing				
Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Housing mix and affordability	Does the proposal provide affordable family sized homes?		<p>London Plan Policy 3.8 Housing choice.</p> <p>London Plan Policy 3.11 Affordable housing targets seeks to maximise affordable housing provision and to ensure an average of at least 17,000 more affordable homes per year in London over the term of the London Plan. 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale.</p> <p>The Mayor's Homes for Londoners: Affordable Homes Programme 2016-21 is a £3bn fund to help start building at least 90,000 affordable homes by 2021.</p>	<p>The provision of affordable housing can create mixed and socially inclusive communities. The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation.</p> <p>Both affordable and private housing should be designed to a high standard ('tenure blind').</p>

Theme 2: Active Travel				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Promoting walking and cycling	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?		London Plan Policy 6.3 (C) Travel plans London Plan Policy 6.9 Cycling. London Plan Policy 6.10 Walking. London Plan - Parking Addendum to Chapter 6 on cycle parking : Table 6.3 Cycle parking minimum standards. Housing SPG Standards 20 and 21 on cycle storage.	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 encourage cycle participation.
b. Safety	Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?		London Plan Policy 6.9 Cycling. London Plan Policy 6.10 Walking.	Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.
c. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?		London Plan Policy 6.9 Cycling - Map 6.2 Cycle superhighways . London Plan Policy 6.10 Walking - Map 6.3 Walk London Network . Green Infrastructure: The All London Green Grid SPG (March 2012). Transport for London Legible London . Transport for London Bus Service Planning Guidelines .	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.

Theme 2: Active Travel				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Minimising car use	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?		London Plan Policy 6.13 Parking - Table 6.2 Car parking standards (Parking addendum to chapter 6). Housing SPG Standards 17 to 19 on car parking provision.	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.

Theme 3: Healthy Environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?		<p>London Plan Policy 5.3 Sustainable design and construction.</p> <p>London Plan Policy 5.18 Construction, excavation and demolition waste.</p> <p>The Control of Dust and Emissions During Construction and Demolition SPG (July 2014).</p> <p>Housing SPG Standard 34 on environmental performance.</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.</p> <p>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>
b. Air quality	Does the proposal minimise air pollution caused by traffic and energy facilities?		<p>London Plan Policy 7.14 Improving air quality.</p> <p>At least 'air quality neutral' - Housing SPG Standard 33 on air quality.</p> <p>London Plan Policy 5.10 Urban greening.</p> <p>London Plan Policy 5.3 Sustainable design and construction.</p>	<p>The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.</p>

Theme 3: Healthy Environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
c. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?		<p>London Plan Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.</p> <p>Limit the transmission of noise to sound sensitive rooms - Housing SPG Standard 30 on noise.</p>	Reducing noise pollution helps improve the quality of urban life.
d. Open space	<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 existing spaces?</p> <p>Does the proposal set out how new open space will be managed and maintained?</p>		<p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>London Plan Policy 7.18 Protecting open space and addressing deficiency, Table 7.2 Public open space categorisation.</p> <p>London Plan Policy 7.19 Biodiversity and access to nature.</p> <p>Housing SPG Standards 3 and 4 on communal and public open space.</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>

Theme 3: Healthy Environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
e. Play space	Does the proposal provide a range of play spaces for children and young people?		<p>London Plan Policy 3.6 Children and young people's play and informal recreation facilities.</p> <p>Shaping Neighbourhoods: Play and Informal Recreation SPG (Sept 2012) - quantity Benchmark Standard of a minimum of 10 square metres per child regardless of age (4.24) and accessibility to play space Benchmark Standard (Table 4.4).</p> <p>Housing SPG Standard 5 on play space.</p>	<p>Regular participation in physical activity among children and young people is vital for healthy growth and development.</p> <p>The location of play spaces should be accessible by walking and cycling routes that are suitable for children to use.</p>
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?		<p>London Plan Policy 7.19 Biodiversity and access to nature. Table 7.3 - London regional Biodiversity Action Plan habitat targets for 2020.</p> <p>Housing SPG Standard 40 on ecology.</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, living walls) to enhance biodiversity.</p>
g. Local food growing	Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?		<p>London Plan Policy 5.10 Urban greening.</p> <p>London Plan Policy 7.22 Land for food.</p> <p>London Plan Policy 5.11 Green roofs and development site environs.</p>	<p>Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.</p>

Theme 3: Healthy Environment				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
h. Flood risk	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?		London Plan Policy 5.3 Sustainable design and construction. London Plan Policy 5.11 Green roofs and development site environs. London Plan Policy 5.13 Sustainable drainage. Flooding and drainage - Housing SPG Standards 38 and 39.	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. It is likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk.
i. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?		London Plan Policy 5.3 Sustainable design and construction. London Plan Policy 5.9 Overheating and cooling. London Plan Policy 5.10 Urban greening. London Plan Policy 5.11 Green roofs and development site environs. Overheating - Housing SPG Standards 36.	Climate change with higher average summer temperatures is likely to intensify the urban heat island effect and result in discomfort and excess summer deaths amongst vulnerable people. Urban greening - tree planting, green roofs and walls and soft landscaping can help prevent summer overheating.

Theme 4: Vibrant Neighbourhoods				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Health services	Has the impact on healthcare services been addressed?		London Plan Policy 3.17 Health and social care facilities. NHS London Healthy Urban Development Unit Planning Contributions Tool (the HUDU Model). Social Infrastructure SPG (2015).	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.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?		London Plan Policy 3.18 Education facilities.	Access to a range of primary, secondary and post-19 education improves self-esteem, job opportunities and earning capacity.
c. Access to social infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely? Have opportunities for multi-use and the co-location of services been explored?		London Plan Policy 3.16 Protection and enhancement of social infrastructure. London Plan Policy 7.1 Lifetime neighbourhoods. Social Infrastructure SPG (2015).	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 existing services. Future social infrastructure requirements are set out in Borough infrastructure plans and developments will be expected to contribute towards additional services and facilities.

Theme 4: Vibrant Neighbourhoods				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Local employment and healthy workplaces	<p>Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?</p> <p>Does the proposal promote the health and wellbeing of future employees by achieving BREEAM health and wellbeing credits?</p>		<p>London Plan Policy 4.12 Improving opportunities for all and London Plan Policy 8.2 Planning obligations.</p> <p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>Workplace environment - BREEAM health and wellbeing credits.</p>	<p>Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Employment can aid recovery from physical and mental illnesses.</p> <p>Creating healthier workplaces can reduce ill health and employee sickness absence.</p>
e. Access to local food shops	<p>Does the proposal provide opportunities for local food shops?</p> <p>Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?</p>		<p>London Plan Policy 4.7 Retail and town centre development.</p> <p>London Plan Policy 4.8 Supporting a successful and diverse retail sector.</p> <p>London Plan Policy 4.9 Small shops.</p> <p>London Plan Policy 7.1 Lifetime neighbourhoods.</p>	<p>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.</p>

Theme 4: Vibrant Neighbourhoods				
Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
f. Public realm	<p>Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?</p> <p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>		<p>London Plan Policy 7.1 Lifetime neighbourhoods.</p> <p>London Plan Policy 7.2 An inclusive environment.</p> <p>London Plan Policy 7.5 Public realm.</p> <p>Shaping Neighbourhoods. Accessible London: Achieving and Inclusive Environment SPG (Oct 2014).</p> <p>Housing SPG Standard 10 on active frontages.</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 key component of a lifetime neighbourhood.</p> <p>Shelter, landscaping, street lighting and seating can make spaces attractive and inviting.</p> <p>Implementing inclusive design principles effectively creates an accessible environment, in particular for disabled and older people.</p>

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Glossary

Amenity (or residential amenity) – is physical external space which is part of the private home and enjoyed by occupiers of the dwelling. The level of enjoyment is also dependent on a number of factors, including daylight/sunlight, air quality, noise and light pollution and visual quality.

Biodiversity – refers to a diverse variety of life (species) in a habitat or ecosystem.

BREEAM - Building Research Establishment Environmental Assessment Methodology is a method of assessing, rating and certifying the sustainability of buildings developed by the Building Research Establishment.

Building Regulations – are standards that apply to most building work with approval required from Building Control Bodies - either the Local Authority or the private sector as an Approved Inspector.

Community Infrastructure Levy (CIL) – is a charge levied on development under the Planning Act 2008 by charging authorities (in London, the boroughs and the Mayor of London) to contribute towards a range of infrastructure, including physical, green and social infrastructure.

Car club - is a service that allows its members to hire a car for short-term use enabling members to have the option of using a car from time to time without having to own one.

Environmental protection - Unitary and district local authorities are responsible for inspections and enforcement duties under the Environmental Protection Act 1990 regarding pollution prevention and control, noise disturbance and contaminated land.

Gated developments - developments that are totally secured from non-residents through the use of controlled access gates.

Green roof or wall - a roof or wall that is intentionally covered with vegetation which can help reduce the causes and effects of climate change locally whilst promoting enhanced biodiversity.

Licensing - Unitary or district local authorities are responsible for a range of licensing regimes, including alcohol, entertainment and food premises under the Licensing Act 2003, gambling premises under the Gambling Act 2005 and houses in multiple occupation under the Housing Act 2004.

Lifetime Neighbourhoods – Lifetime neighbourhoods are places where people are able to live and work in safe, healthy, supportive and inclusive environments with which they are proud to identify. There are numerous design standards and checklists that cover elements of the lifetime neighbourhoods process, including WHO Age Friendly Cities checklist, BREEAM for Communities, and Building for Life.

Pedestrian - refers to a person walking on foot, but also includes those using wheelchairs and mobility scooters.

Planning Obligations (also known as 'Developer Contributions' or 'Section 106 Agreements') are private agreements made between local authorities and developers under section 106 of the Town and Country Planning Act 1990 (as amended). They can be attached to a planning permission to make development acceptable which would otherwise be unacceptable in planning terms. The land itself, rather than the person or organisation that develops the land, is bound by the agreement. Since the introduction of the Community Infrastructure Levy, agreements are focused on site-specific mitigation.

Public realm - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

Social exclusion/isolation - is a term to describe the effect whereby individuals or entire communities of people are excluded or disadvantaged from access to housing, employment, healthcare and civic engagement.

Sustainable Urban Drainage System (SUDS) - used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment.

Tenure blind residential development - used to promote integration of different tenures in a single development by designing houses for sale and houses built for affordable or social rent so that they are similar in design and appearance so as to mask the tenures. The conviction is that tenure blind design helps social integration without affecting property prices.

Traffic calming - self-enforcing measures designed to encourage driving at speeds appropriate to local conditions, improve the environment and reduce accidents.

Traffic regulations and highway powers - Unitary and county authorities are responsible for traffic regulations regarding parking, speed limits and crossings under the Road Traffic Regulation Act 1984 and powers under the Highways Act 1980 to maintain and ensure safe public use of local highways. Developer contributions towards highway improvements can be secured under section 278 of the Highways Act.

Travel plan - a plan to manage travel to and from a development site or occupied building, to reduce transport impacts and deliver sustainable transport on an on-going basis.

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Appendix 7: HUDU Rapid HIA Toolkit

HUDU Planning for Health

Rapid Health Impact Assessment Tool



Fourth Edition
October 2019

Contents

Background	2
The rapid HIA tool	4
Suggested HIA methodology and use of the Rapid HIA tool	12
Section 1: HUDU Rapid Health Impact Assessment Matrix	18
Section 2: Supporting information	31

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HUDU Planning for Health

Rapid Health Impact Assessment Tool

Background

The Watch Out for Health guide and checklist was first published in 2008 to help ensure that health was properly considered when evaluating and determining planning proposals, and that where possible development plans and proposals had a positive rather than a negative influence on health.

The assessment tool was completely revised in January 2013 to take into account new legislation and policy changes both nationally and in London that relate to health and spatial planning. This fourth edition has been updated to be consistent with the new National Planning Policy Framework, the London Plan, the NHS Long Term Plan, the Public Health England Strategy 2020 to 2025 and the 25 Year Environment Plan. It also provides additional advice on the health impact assessment process and incorporates other relevant assessment approaches, such as Healthy Streets and Contextual Safeguarding principles.

- *The [National Planning Policy Framework \(NPPF\)](#)*. The new NPPF came into effect in July 2018 and has replaced the 2012 version. An updated version was published in February 2019. The NPPF continues to promote the role of planning to create healthy and safe communities by supporting local strategies to improve health, social and cultural wellbeing for all. It encourages applicants to engage with both non-statutory and statutory consultees in pre-application consultation to resolve issues, such as affordable housing and infrastructure and to secure good design. There is an increased focus on the quality of design of developments includes the buildings and the spaces create places that are safe, inclusive and accessible and which promote health and well-being. The supporting [Planning Practice Guidance](#) on healthy and safe communities encourages local planning authorities to consult the Director of Public Health on planning applications, including at the pre-application stage to identify significant health and wellbeing impacts and necessary mitigation measures, using health impact assessment as a useful tool to do this. To support the NPPF, the Government has published a [National Design Guide](#) which sets out ten characteristics of well-designed places and demonstrates what good design means in practice by providing examples of schemes in England. Many of the characteristics and principles overlap with health and wellbeing and the guide is a useful tool to integrate good design with healthy urban planning principles.
- *The Localism Act 2011*. The Act enshrines a new layer of development plan called the neighbourhood plan. These are initiated by communities, although they are subject to a formal approval process and a referendum. The Act also enables neighbourhoods to initiate a neighbourhood development order, which allows local people to designate for particular development without it requiring planning permission, and to prepare a neighbourhood plan.

- *The [London Plan](#) and other Mayoral strategies in London.* Along with Local Plans, the London Plan forms part of the statutory development plan for London Boroughs. Health is treated as a cross-cutting issue linking planning and health throughout the London Plan. Underpinning the draft new London plan are six 'Good Growth' policies, including a policy framework to create a healthy city (Policy GG3) which aims to help improve Londoners' health and reduce health inequalities. Delivering Good Growth will involve prioritising health in all London's planning decisions, including through design that supports health outcomes, and the assessment and mitigation of any potential adverse impacts of development proposals on health and health inequality. The plan requires the impacts of new developments on health and wellbeing to be assessed, for example by using health impact assessments. An objective of the Mayor of London's [Health Inequalities Strategy](#) (2018) is to use the planning system to create healthier neighbourhoods and to adopt the Healthy Streets Approach. Healthy Streets Indicators also underpin the Mayor's [Transport Strategy](#) (2018).
- *[Fair Society, Healthy Lives \(the Marmot Review\)](#).* Published in 2010, the review found that individual health is influenced by wider determinants such as income, education, local environmental quality and employment – called the 'social determinants of health'. The review set out six policy objectives for reducing health inequalities including 'to create and develop healthy and sustainable places and communities'. In February 2020 The Institute of Health Equity will publish with The Health Foundation: 'Health Equity in England: The Marmot Review 10 Years On', to examine progress in addressing health inequalities in England and to propose recommendations for future action. Recognising that the NHS could do far more to support good health as well as treat ill health, the Institute published in 2018 [Reducing Health Inequalities Through New Models of Care: A Resource for New Care Models](#)
- *The Public Health England Strategy 2020 to 2025* sets out how the organisation will work to protect and improve the public's health and reduce health inequalities over the next 5 years. A key role is to shape policy and practice. In 2017, Public Health England published [Spatial Planning for Health: An evidence resource for planning and designing healthier places](#), which assessed the impact of neighbourhood design, housing, transport, the natural environment and the food environment on health.
- *A Joint Strategic Needs Assessment (JSNA) and Joint Health and Wellbeing Strategies.* Prepared by local health and wellbeing boards they identify health and wellbeing needs and priorities, inform commissioning plans and the integration of services, and support action across the wider determinants of health. The Government has updated the [Public Health Outcomes Framework](#) indicators for 2019 to 2022. The indicators help identify public health trends and are used to measure progress on local public health plans.
- The [NHS Long Term Plan](#). Published in 2019, the NHS Long Term Plan sets out a 10-year programme of phased improvements to NHS services and outcomes, including improving the quality of care, transforming 'out-of-hospital' and integrated community-based care, increased use of digital technology and an emphasis on prevention. A focus on population health involves a new system hierarchy involving primary care networks serving populations of 30,000 – 50,000 people, local authorities (places) serving

populations of 250,000 – 500,000 people and larger integrated care systems covering populations from 1 – 3 million. The NHS Long Term plan stresses the importance of the NHS and the built environment sector continuing to work together to improve health and wellbeing.

- *The NHS England Healthy New Towns programme* was launched in 2015 to explore how the development of new places could provide an opportunity to create healthier and connected communities with integrated and high-quality services. Key lessons from 10 demonstrator sites have been captured in the [Putting Health into Place](#) publications. The documents set out ten principles for healthy place-making. They advocate a ‘whole systems approach’ to address the root causes and wider determinants of preventable health conditions and poor wellbeing, involving local authorities, NHS organisations, developers, housing associations, and the voluntary community and social enterprise sector. They recognise the need to ensure that health, wellbeing and social connections are prioritised in the master planning and design of places, and that there are long term management solutions in place for public and community spaces.
- [A Green Future: Our 25 Year Plan to Improve the Environment](#). The Government’s 25-year Environment Plan was published in 2018 and sets out government action to help the natural world regain and retain good health. One key area is connecting people with the environment to improve health and wellbeing. It contains actions that are linked to spatial planning such as ensuring access to the natural environment, recognising the physical and mental health benefits of access to nature and the concept of environmental therapies, such as gardening, outdoor exercise and care farming, and encouraging more investment in green infrastructure, including planting one million trees in England’s towns and cities by 2022. It also includes actions to mitigate and adapt to climate change and to minimise waste.

Taken together, this legislative and policy context sends a strong signal that local authorities, health and wellbeing boards and NHS commissioners and providers should engage in the planning system to address the health impacts of development and regeneration proposals and improve health outcomes in new and existing communities.

The Rapid HIA tool

The tool is designed to assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. It is partly based on the World Health Organization Publication *Healthy Urban Planning* by Hugh Barton and Catherine Tsourou (2000).

It helps identify those determinants of health which are likely to be influenced by a specific development proposal. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. Not all the issues or assessment criteria may be relevant, and the user is encouraged to prioritise specific actions which focus on key impacts.

There is no single definition of HIA, but a common description used is from the World Health Organization as:

“a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of these effects within the population”.

European Centre for Health Policy, WHO Regional Office for Europe. Gothenburg Consensus Paper (1999)

It is widely recognised that there are three types of health impact assessment:

- A ‘desktop’ assessment which draws on existing knowledge and evidence, often using checklists or templates which provide a broad overview of potential health impacts
- A ‘rapid’ assessment, which is a more resource intensive process, involving a more focused investigation of health impacts and recommending mitigation and enhancement measures
- A ‘full’ assessment which involves comprehensive analysis of all potential health and wellbeing impacts, which may include quantitative and qualitative information, data from health needs assessments, reviews of the evidence base and community engagement.

HUDU has developed this Rapid HIA tool using existing evidence to assess the impacts of a development plan or proposal and recommend measures to mitigate negative impacts and maximise health benefits. New development may generally bring about a number of positive impacts. However, it may also result in consequences that are unintended which may be good or bad for a person's health.

A more comprehensive HIA could use qualitative and/or quantitative methods, including participatory techniques with local communities and organisations and identify the impacts of development on different groups in the community. The assessment should also include arrangements for monitoring and evaluating the impacts and measures.

Potential users of the tool could include:

- *Developers and consultants* formulating a development proposal and assessing the health impacts of a subsequent planning application.
- *Local authorities and NHS organisations* assessing the health impacts of regeneration or development proposals, who may want to scrutinise planning applications to ensure that health impacts are addressed and health benefits maximised. Use of the tool could be coordinated by health and wellbeing boards and be supported by the joint strategic needs assessment.
- *Community, voluntary groups and organisations* such as neighbourhood forums who may want to identify the health impacts of a proposed development or of a proposed neighbourhood plan or development order.

The assessment tool is generic and should be localised for specific use. It is designed to highlight issues and to facilitate discussion. As a rapid assessment tool, its purpose is to quickly ensure that the health impacts of a development proposal are identified, and appropriate action is taken to address negative impacts and maximise benefits. It may be

supplemented by further information, such as a policy and literature review, a needs assessment and community engagement.

The tool overlaps with other assessments and standards, in particular environmental impact assessment and sustainability appraisal (see summary of assessments in Table 1). In London, the Mayor of London has used Integrated Impact Assessments to assess the Mayoral strategies, including the London Plan, which includes an assessment of health impacts.

This tool could be used as a 'stand-alone' assessment to assess the impact of large-scale development plans or projects, such as area action plans or masterplans, or large planning applications. Alternatively, it could form part of an integrated impact assessment process. In the case of major planning applications subject to environmental impact assessment (EIA), the environmental statement could include a separate chapter on health impacts using this tool. Cross-references should be made to other relevant chapters in the environmental statement, such as socio-economic impacts, transport, noise and air quality. Incorporating health impacts into EIA also allows the cumulative impacts of other neighbouring developments to be addressed. For example, the cumulative impact of a number of developments might necessitate the need for new health or social infrastructure.

Table 1 Summary of relevant assessments and standards

Assessment	Process
Building Research Establishment Environmental Assessment Method (BREEAM)	<p>A BREEAM assessment should be undertaken for all major development proposals.</p> <p>Building Research Establishment Environmental Assessment Method (BREEAM) assesses the environmental performance of new and refurbished buildings. Based on a common framework of technical standards, versions of BREEAM have been developed to assess all key elements of the built environment including new buildings, masterplanning of new communities or regeneration projects and new homes (the Home Quality Mark (HQM)). The assessment gives buildings a score of pass, good, very good or excellent.</p> <p>https://www.bregroup.com/products/breeam/</p> <p>Note on Code for Sustainable Homes</p> <p>Previous editions of this tool advocated the use of the Code for Sustainable Homes to assess major development proposals. Following the technical housing standards review, the Government has withdrawn the Code for Sustainable Homes, aside from the management of legacy cases.</p> <p>Legacy cases are those where residential developments are legally contracted to apply a code policy (eg. under an affordable housing programme), or where planning permission has been granted subject to a condition stipulating discharge of a code level. In these instances, it is possible to continue to conduct code assessments.</p>

Assessment	Process
Housing standards	<p>The current approach to housing standards in England was announced in March 2015 and comprise a nationally described space standard and optional technical standards. These have been adopted in the London Plan and the Housing Supplementary Planning Guidance 2016</p>
Sustainability appraisal (SA) and Strategic Environmental Assessment (SEA)	<p>Sustainability Appraisal is mandatory under the Planning and Compulsory Purchase Act 2004. Sustainability appraisals incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'). The process seeks to promote sustainable development through the integration of social, environmental and economic considerations in the preparation of development plan documents and supplementary planning documents.</p> <p>SA provides a critical evaluation of the performance of policy against predetermined social, economic and environmental criteria so that the plan's performance can be improved. It usually involves:</p> <ul style="list-style-type: none"> • reviewing current best practice with regard to the subject of the plan • scoping national, regional and local policy guidance • reviewing the plan's assumptions, objectives and forecasts • identifying criteria for appraising the plan's sustainability performance • appraising policies against the criteria (usually in a matrix) • modifying policies in the light of the appraisal • identifying sustainable development indicators (SDI) so the plan's long-term delivery of sustainability can be monitored. <p>https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal</p>
Health Impact Assessment (HIA)	<p>Health Impact Assessment (HIA) is a means of assessing the health impacts of policies, plans and projects using quantitative, qualitative and participatory techniques. It aims to produce a set of evidence-based recommendations to inform decision-making to maximise the positive health impacts and minimise the negative health impacts of proposed policies, plans or projects.</p> <p>It assumes that policies, programs and projects have the potential to change the determinants of health. Changes to health determinants then leads to changes in health outcomes or the health status of individuals and communities.</p> <p>World Health Organization Health Impact Assessment: http://www.who.int/hia/en/</p> <p>Mayor of London Social Infrastructure Supplementary Planning Guidance (May 2015): https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/social-infrastructure</p>

Assessment	Process
	<p>The Public Health (Wales) Act 2017 requires public bodies to carry out health impact assessments in specified circumstances. The Wales Health Impact Assessment Support Unit provide a number of resources https://whiasu.publichealthnetwork.cymru/en/resources?cat=3&keyword=&topic=</p> <p>The International Health Impact Assessment Consortium (IMPACT) is based at the University of Liverpool. A key resource is the Merseyside Guidelines for HIA (2nd edition 2011) https://www.liverpool.ac.uk/population-health-sciences/departments/public-health-and-policy/research-themes/impact/publications/</p>
Mental Well-being Impact Assessment (MWIA) Toolkit	<p>The toolkit helps support national, regional and local services and systems across health, local government, the voluntary, community and private sector to embed mental well-being into their work. It includes an updated evidence base on population characteristics, determinants and protective factors for mental wellbeing. It focuses on the social determinants of mental well-being, such as socio-economic position, environment, transport, education, food, and the understanding of resilience, core economy, social justice and equity.</p> <p>National MWIA Collaborative (England) (2011) Mental Health Wellbeing Impact Assessment: A Toolkit for Well-being (3rd edition)</p>
Integrated Impact Assessment	<p>The Mayor of London has adopted an integrated approach to assessing the impacts of his strategies, which incorporates the following legal requirements: Strategic Environmental Assessment (SEA), Sustainability Appraisal, a Health Impact Assessment (related to the duty to reduce health inequalities as set out in the GLA Act 1999 as amended), an Equalities Impact Assessment, and a Community Safety Impact Assessment.</p> <p>Carrying out an Integrated Impact Assessment (IIA) enables any synergies and cross-cutting impacts of the assessments to be identified.</p> <p>To meet the requirement of the SEA Directive, the significant effects of implementing the London Plan are monitored through a set of key performance indicators, which are reported in the London Plan Annual Monitoring Report (AMR).</p> <p>The IIA approach has been widely used by London boroughs to assess the impacts of their draft Local Plans.</p>
Environmental impact assessment (EIA)	<p>An EIA may be required to identify the environmental effects of a proposed development and ensure that these are thoroughly understood. EIAs are compulsory for certain types of development that include urban development projects where the size of the site is above 0.5ha and where the proposal is likely to have significant environmental impacts.</p> <p>https://www.gov.uk/guidance/environmental-impact-assessment</p>

Assessment	Process
	<p>The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specify 'population and human health' as one of five core 'factors' to be assessed in an environmental impact assessment. Thus, there is a clear requirement to ensure that health effects are considered early in the design process and that any likely significant health effects arising from the project are identified and mitigated. See https://www.gov.uk/government/publications/health-and-environmental-impact-assessment-guide-for-local-teams</p>
Design and access statement (DAS)	<p>A DAS is required for both outline and full planning applications. Statements are documents that explain the design thinking behind the application. This includes how everyone, including disabled people, older people and very young children will be able to use the development.</p> <p>https://www.gov.uk/guidance/making-an-application - Design-and-Access-Statement</p>
Design Code	<p>A design code is a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area. A design code is particularly useful to ensure that good design principles are applied across a number of sites in a masterplan area, or across a large phased development.</p> <p>To support the National Design Guide and National Planning Policy Framework, the Government intend to publish a National Model Design Code, setting out detailed standards for key elements of successful design. It is expected that local planning authorities will develop their own design codes or guides, taking in to consideration the National Model Design Code.</p>
Lifetime Homes and Neighbourhoods, Inclusive and Age-friendly Design	<p>Lifetime Homes is a set of 16 design criteria that can be incorporated into the construction of new homes at minimal cost. In 2015, the Government withdrew the Lifetime Homes concept. The London Plan no longer includes references to Lifetime Homes standards, but now reflects the Building Regulation requirement M4 (2) on accessible and adaptable dwellings.</p> <p>Many local planning policies continue to require Lifetime Homes standards in new developments.</p> <p>http://www.lifetimehomes.org.uk/</p> <p>Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.</p> <p>http://www.lifetimehomes.org.uk/pages/lifetime-neighbourhoods.html</p> <p>http://www.communities.gov.uk/publications/housing/lifetimeneighbourhoods</p>

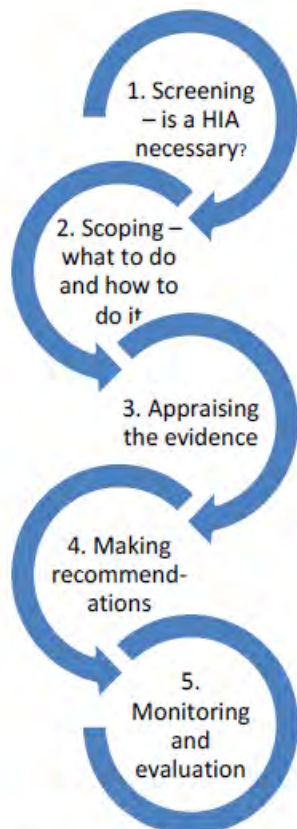
Assessment	Process
	<p>Inclusive and Age-friendly Design</p> <p>Planning Practice Guidance now refers to inclusive and age-friendly design and the issues and principles to be considered, and characteristics of a dementia-friendly community.</p> <p>https://www.gov.uk/guidance/housing-for-older-and-disabled-people#inclusive-design</p> <p>The World Health Organization has established a Global Network for Age-friendly Cities and Communities</p> <p>https://www.who.int/ageing/projects/age_friendly_cities_network/en/</p> <p>The Housing Learning and Improvement Network (LIN) is a leading knowledge hub and has compiled resources on age-friendly communities and design</p> <p>https://www.housinglin.org.uk/Topics/browse/Design-building/Neighbourhoods/</p> <p>The Royal Town Planning Institute has published Dementia and Town Planning: Creating better environments for people living with dementia</p> <p>https://www.rtpi.org.uk/knowledge/practice/dementia-and-town-planning/</p>
Building for Life	<p>Building for Life (BfL), updated in 2012, is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods. BfL12 is a tool that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live. It sets out 12 questions to be addressed when designing new developments, grouped under three broad headings:</p> <ul style="list-style-type: none"> • Integrating into the neighbourhood • Creating a place • Street and home. <p>http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12-third-edition</p>
Healthy Streets	<p>The Healthy Streets Approach and the 10 Indicators of a Healthy Street were first included in Transport for London policy in the first Health Action Plan in 2014. The Healthy Streets Approach now underpins the Mayor's Transport Strategy (2018), the Mayor's Health Inequalities Strategy (2018) and the new London Plan.</p> <p>https://www.london.gov.uk/what-we-do/health/transport-and-health/healthy-streets</p> <p>The approach aims to deliver a healthier, more inclusive city where people choose to walk, cycle and use public transport. The 10 Healthy Streets Indicators are the key elements of a healthy street environment.</p> <ol style="list-style-type: none"> 1. Pedestrians from all walks of life 2. People choose to walk, cycle and use public transport 3. Clean air 4. People feel safe 5. Not too noisy

Assessment	Process
	<ol style="list-style-type: none"> 6. Easy to cross 7. Places to stop and rest 8. Shade and shelter 9. People feel relaxed 10. Things to see and do <p>A Healthy Streets Toolkit aims to put the approach into practice. It includes an indicator tool and a Healthy Streets Check for Designers tool which aim to embed the approach into initial assessment, project implementation and evaluation.</p> <p>https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/healthy-streets</p>
Contextual Safeguarding	<p>Contextual Safeguarding is a framework for safeguarding children beyond their family settings developed by the University of Bedfordshire. Whilst traditional safeguarding is focused on working with parents, within this new contextual framework the focus is on identifying harm or risk of harm in public spaces and then working in partnership to create safety within those environments. For example, this might include increasing lighting in a stairwell, or closing down a space being used to exploit young people.</p> <p>Planning applications should consider designing spaces to reduce the risk of young people being harmed or exploited (e.g. by reducing hidden or unlit spaces, increasing the number of windows, or providing safe communal facilities and spaces where young people can socialise).</p> <p>Further information and resource can be found on the Contextual Safeguarding website: https://www.contextualsafeguarding.org.uk/</p>
Equalities Impact Assessment	<p>The Equality Act 2010 places a duty on local planning authorities to engage with the local community and other interested parties when developing plan policies and take into account representations made to it when determining a planning application.</p> <p>An equality impact assessment is a process designed to ensure that a policy, project or scheme does not discriminate against any particular group on the basis of certain characteristics, which are defined as:</p> <ul style="list-style-type: none"> • Age • Disability • Ethnicity/Race • Gender/Sex • Gender reassignment • Marriage and Civil Partnership • Pregnancy and maternity • Religion or beliefs and; • Sexual orientation <p>The use of equality impact assessment can help identify disadvantaged or vulnerable groups for the purposes of the health impact assessment and seek to address health inequalities.</p>

Suggested HIA methodology and use of the Rapid HIA tool

The scale and complexity of the development proposal or plan will determine the type of HIA used and the extent of analysis, engagement and assessment. HIA should be used at the earliest possible stage during plan preparation or prior to the submission of a planning application to inform the design, layout and composition of a development proposal.

Whilst there is no single approach or methodology to carry out an HIA, typically, it involves the following key stages, as illustrated in the following diagram.



GLA, Public Health Team

1. Screening - Is a HIA required?

2. Scoping – identifying the type of HIA and what it will focus on

3. Appraising the evidence – gathering evidence and engaging with community groups and local stakeholders

4 Assessing the impacts and making recommendations – using the evidence to assess the impacts and recommend actions to mitigate negative impacts and maximise benefits

5. Monitoring and evaluation – monitoring health impacts and outcomes and ensuring that recommendations are implemented and HIAs are effective.

1. Screening

A requirement for HIA might be set out in the Local Plan and the validation list for planning applications. The Local Plan might specify the types and sizes of development that require HIA. Pre-application discussions should confirm the requirement, or agree a different approach, for example, where HIA could be incorporated into environmental impact assessment. The screening stage may also consider the site context, for example whether the site is located in a deprived or sensitive area, or whether there are likely to be cumulative impacts arising from other developments in the area, or phases of a large development.

2. Scoping

The scoping stage should determine the type of HIA to be used, which will depend on the scale and complexity of the plan or development proposal, the proposed use or uses, the site context and the scale of development in the wider area. For plans and large









development proposals, this should be agreed at the pre-application stage. The geographical scope of the assessment may be influenced by the proximity of existing communities and physical barriers, for example roads, rail, or water.

It should also identify the proposed approach to use local evidence, to identify the groups affected by the proposals, including the existing community and new occupants, and the methods to be used to consult and engage with the local community and stakeholders. The extent of the analysis and level of community engagement should be proportionate to the scale of the development proposal. For example, a desktop assessment could focus on specific issues and impacts using existing evidence, such as a local health profile.

Where a full or rapid HIA is required, a desktop checklist or template, such as HUDU's Healthy Urban Planning Checklist could be used to identify the key issues and impacts and when they are likely to occur, for example at the construction stage, or occupation of the development.

The following diagram indicates the type of HIA that could be used depending on the plan or development proposal.

Screening and scoping – what type of HIA should be used

Plan or development proposal		Suggested type of assessment
Local Plan		Full HIA, Integrated Impact Assessment or incorporate health impacts into Sustainability Appraisal
Major infrastructure project		Full HIA, use rapid HIA to scope issues
Area Action Plan or masterplan		Full HIA, use rapid HIA to scope issues
Neighbourhood Plan		Rapid HIA, or desktop checklist
Large planning applications (applying development thresholds)		Rapid HIA, or incorporated into Environmental Impact Assessment where applicable
Major applications		Rapid HIA, or desktop checklist
Minor applications		Desktop checklist or incorporated into other documents, ie Design and Access Statement
Other developments, for example change of use to A5 use		Desktop assessment or checklist looking at specific issues and impacts

Adapted from GLA Public Health Team 2015

The scoping stage should consider the resources required to conduct an HIA, including the capacity of local public health teams and the local community to inform and scrutinise the assessment. For HIAs on local plans or large development proposals, a steering group could be considered, setting out terms of reference, identifying resources and establishing the time-frames for the assessment.

3. Appraising the evidence

This stage aims to collate evidence and engage with community groups and local stakeholders to inform the assessment and recommendations. The extent of evidence gathering, data analysis and engagement will depend on the scale of the development proposal and the type of HIA used. This stage could involve the following tasks:

- A policy review – a summary of the relevant national and local policy context, for example the local health priorities identified in the joint health and wellbeing strategy.
- A local community profile and baseline identifying key health and wellbeing issues and determinants, and an infrastructure baseline, identifying existing capacity. This will require consultation with infrastructure providers and commissioners and the voluntary sector where appropriate.
- A evidence review using published research or resources, such as [Public Health England's Spatial Planning for Health: An evidence resource for planning and designing healthier places](#), or the evidence summary and references provided in this tool.
- Gathering other evidence used for other assessments to support a development proposal, such as for an Environmental Statement or Transport Statement.
- Community engagement, considering how the proposal might affect different population groups, for example children and young people, older people and people with disabilities and long-term health conditions, certain ethnic minority or religious groups. The impacts might be at different stages of the development, for example during construction. Engagement might also take place with the voluntary sector and local interest groups.

Community engagement

The level of community engagement should be proportionate to the scale and complexity of the development proposal, the local site context and the characteristics of the existing population affected. For masterplans and large phased developments engagement could take place with new occupants as their needs and requirements are likely to be different than those of the existing community. This could include new residents, workers and visitors.

Community engagement can provide the contextual knowledge that is often missing from purely quantitative evidence. It allows people to become involved in assessing the potential impact of a development proposal on their own health and wellbeing while also providing key information on the way in which impacts may be distributed across a whole population. Engagement should be ongoing, particularly during the different phases of large developments.

There are different methods to engage community and stakeholder groups, which vary according to the type of HIA used and the amount of time and resources available.

- Participatory workshops
- Interviews and focus groups
- Recruiting public members to HIA steering groups
- Surveys
- A community led HIA, for example on a neighbourhood plan

Development proposals and local plans are subject to statutory consultation. It may be beneficial to link HIA consultation and engagement with pre-application consultation on development proposals and early consultation on a Local Plan at the issues and options stage. The Council's Statement of Community Involvement provides the minimum standards for public consultation on planning applications and local plans, including details of who should be consulted as well as techniques of community involvement.

Community engagement may be linked to wider regeneration programme, for example a Council estate regeneration scheme. In such instances, engagement on the HIA may form part of wider consultation and engagement. The use of regeneration ballots and charters may encourage community engagement and highlight issues and concerns to be addressed in a HIA.

4. Assessing the impacts and making recommendations

Assessing the impacts of development proposals and plans should be informed by the evidence collating and examined and from feedback from community engagement.

A structured approach using a matrix or template is useful setting out the issue, assessment criteria, the evidence, the potential health impact and recommended action.

This rapid HIA tool provides an assessment matrix in Section 1 based on eleven topics or broad determinants:

1. Housing design and affordability
2. Access to health and social care services and other social infrastructure
3. Access to open space and nature
4. Air quality, noise and neighbourhood amenity
5. Accessibility and active travel
6. Crime reduction and community safety
7. Access to healthy food
8. Access to work and training
9. Social cohesion and inclusive design
10. Minimising the use of resources
11. Climate change

Under each topic Section 2 identifies examples of planning issues which are likely to influence health and wellbeing and provides supporting information and references.

Assessment criteria are suggested derived from the planning issues, but the user is encouraged to add other criteria where necessary. Information and evidence to assess and evaluate the proposal will come from a wide range of sources, including information submitted with a planning application. This could include a planning statement, design and access statement or an environmental statement for applications subject to environmental impact assessment. In some cases, there may be a lack of information and/or data about certain aspects of the proposal. In this case, the impact is likely to be uncertain and more information should be requested.

The planning issues and topics may be assessed according to local priorities and needs, derived from community engagement and a profile of community health and wellbeing needs and assets. In addition, impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population, such as older people or black and ethnic minority groups. Some issues may have a local impact, whilst other issues may have a wider or neighbourhood impact.

It may not be possible to quantify the impacts as many of the effects on an individual's or community's health are not easily measurable and many health effects are indirect and take many years to manifest themselves.

Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact. Recommended actions on development proposals may require design or layout changes, closer adherence to policy requirements or standards or planning conditions or obligations. In some cases, it may be helpful to identify non-planning measures, such as licencing controls or maintenance arrangements. The matrix should bring together commitments made in other assessments, for example plans to mitigate construction impacts. They can also be an opportunity to 'fill in' any identified gaps within the proposal and readdress any health (or other) inequalities that may be caused. Overall, recommendations need to be achievable and reflective of all available evidence and community views.

A HIA report should summarise the evidence gathered and analysed, describe the stakeholder and community engagement undertaken and explain how the recommendations have either influenced the development proposal or plan or will be implemented in future.

Normally, developers should take ownership of the recommendations and incorporate them into their planning for the design, construction and operation phases of development. Future recommendations and actions may require monitoring and the use of a management plan or governance arrangements to ensure that they are implemented.

5. Monitoring and evaluation

HIAs are a decision-making tool. Their effectiveness in influencing plan making or planning decisions should therefore be monitored and reviewed. This stage is often overlooked.

To ensure that the recommended actions are implemented, monitoring arrangements should be put in place. It is particularly important that actions and obligations are carried forward from a masterplan or outline approval into detailed planning applications. A separate assessment may be needed for each detailed application having regard to the overall framework of actions and recommendations.

Large-scale development proposals phased over a long period time will give rise to potential construction, operational and post-occupation health impacts which may be best monitored and evaluated by way of longer-term health study. A post-occupancy survey of new housing may be recommended to assess the profile of the new population and to reassess the health impacts. Relevant local indicators from the borough's Annual Monitoring Report, Joint

Strategic Needs Assessment or a sustainability appraisal can help monitor health impacts and outcomes.

The following sources provide indicators which could be used to monitor health impacts and outcomes:

- Marmot Indicators 2017 - Institute of Health Equity Briefing
<http://www.instituteofhealthequity.org/resources-reports/marmot-indicators-2017-institute-of-health-equity-briefing>
- Public Health Outcomes Framework (PHOF) data tool.
<https://fingertips.phe.org.uk/profile/public-health-outcomes-framework>
- The Wider Determinants of Health tool <https://fingertips.phe.org.uk/profile/wider-determinants> providing resources and a wider set of indicators relating to the wider determinants of health
- Healthy Streets Indicators
<https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/healthy-streets>

Quality assurance

It is also useful to evaluate how the information from the HIA was used, and whether it influenced decision making. This will help to assess how effective the HIA process is in influencing decisions.

To ensure a HIA report is of high quality, it is useful to undertake a quality review using a structured tool. This will allow a critical appraisal of the HIA report, the outcome of which can then influence the validity of the recommendations and results, or whether further work needs to be undertaken.

- Quality Assurance Review Framework for Health Impact Assessment (HIA) WHIASU:
<https://whiasu.publichealthnetwork.cymru>
- Screening Record Sheet and Scoping Checklist WHIASU:
<https://whiasu.publichealthnetwork.cymru>
- Ben Cave – A review package for Health Impact Assessments:
<https://www.scams.gov.uk/media/5749/hia-review-package-ben-cave-assoc.pdf>

Consideration could be given to a scoring system to identify and reward a high standard of design, or 'healthy development' principles and use of measures to address adverse impacts. This could build on other standards, such as the Healthy Streets Approach and Building Research Establishment's Home Quality Mark.

Section 1 – HUDU Rapid Health Impact Assessment Matrix

The assessment matrix is designed to rapidly assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. It should be used prospectively at the earliest possible stage during plan preparation, or prior to the submission of a planning application to inform the design, layout and composition of a development proposal.

The matrix does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.

The assessment matrix identifies eleven topics or broad determinants. Under each topic, Section 2 of the tool identifies examples of planning issues which are likely to influence health and wellbeing and the section also provides supporting information and references.

Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. This should be indicated in the details / evidence section. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

Name of assessor / organisation:

Name of project (plan or proposal):

Planning reference (if applicable):

Location of project:

Date of assessment:

1 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)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

2 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg primary, secondary and post 19 education needs and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

3 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 and natural spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

4 Air quality, noise and neighbourhood 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

5 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Is the proposal well connected to public transport, local services and facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

6 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community and voluntary sector?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

7 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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

8 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

9 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 community engagement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
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?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

10 Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling, including building materials?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Section 2: Supporting information

General references and resources

[Centre for Urban Design and Mental Health \(2018\) Designing mental health into cities](#)

[Design Council \(2018\) Healthy Placemaking](#)

[Department of Health \(2012\) No health without mental health: implementation framework](#)

[Department of Health and Social Care \(2016\) Public health outcomes framework 2016 to 2019](#)

[Ministry of Housing, Communities & Local Government \(2019\) National Planning Policy Framework](#)

[Ministry of Housing, Communities & Local Government \(2019\) National Design Guide](#)

[The King's Fund / London Healthy Urban Development Unit \(2009\) The health impacts of spatial planning decisions](#)

[The King's Fund \(2013\) Improving the public's health: A resource for local authorities](#)

[The King's Fund \(2018\) Communities and Health](#)

[The King's Fund \(2019\) Creating healthy places: perspectives from NHS England's Healthy New Towns programme](#)

[HM Government \(2018\) 25 Year Environment Plan](#)

[Institute of Health Equity \(2010\) Fair Society Healthy Lives \(The Marmot Review\)](#)

[Institute of Health Equity \(Marmot Indicators\) 2017 - Institute of Health Equity Briefing](#)

[Institute of Health Equity \(2018\) Reducing Health Inequalities Through New Models of Care: A Resource for New Care Models](#)

[NHS England \(2019\) NHS Long Term Plan](#)

[NHS England and NHS Improvement \(2019\) Putting Health into Place](#)

[NHS Sustainable Development Unit](#)

[Public Health England \(2019\) PHE Strategy 2020 to 2025](#)

[Public Health England \(2017\) Spatial planning for health: an evidence resource for planning and designing healthier places](#)

[Town and Country Planning Association \(2019\) The State of the Union: Reuniting Health with Planning](#)

[University of Liverpool International Health Impact Assessment Consortium resources](#)

[Wales Health Impact Assessment Support Unit resources](#)

1 Housing design and affordability



Issues to consider

- Accessible and adaptable dwellings
- Internal space standards, orientation and layout
- Affordable housing and dwelling mix
- Energy efficiency

Potential health impacts

Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.

Possible effects of planning

Negative effects	Positive effects
A lack of affordable housing within communities may compromise the health of low-income residents as they are likely to spend more on housing costs and less on other health needs.	Making provision for affordable housing has the potential to improve wellbeing, while housing quality can be improved by use of appropriate construction methods. This includes use of good materials for noise insulation and energy-efficiency, and detailed design considerations to make sure that homes are accessible, adaptable and well oriented.
Poor choice of location, design and orientation of housing developments can be detrimental to physical and mental health and safety. Housing that is overcrowded can also affect mental health, and lead to physical illness and accidents.	Providing a sufficient range of housing tenures with good basic services is also essential. Adaptable buildings for community uses such as health, education and leisure can contribute towards a sustainable community. Planning can give consideration to the layout of the space with specific vulnerable groups in mind by providing spaces for communal activities (e.g. study or leisure spaces for young people). It can also design spaces to reduce the risk of young people being harmed or exploited through the maximisation of positive

Negative effects	Positive effects
	guardianships ¹ (e.g. reducing hidden or unlit spaces; increasing windows).
The quality of design, including internal sound insulation, daylighting and provision of private space can influence the health and wellbeing of occupiers.	Providing adaptable homes allows residents to remain in their home despite changing accommodation requirements. In this context, adaptable housing more easily permits care to be provided in the community.

National Planning Policy Framework (2019)

- 5. Delivering a sufficient supply of homes
- 12. Achieving well-designed places
- 8. Promoting healthy and safe communities

London Plan policies (March 2016)

- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.7 Large residential developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 3.14 Existing housing
- Policy 3.15 Coordination of housing development and investment
- Policy 3.16 Protection and enhancement of social infrastructure

¹ In order to create environments where young people are safe, we all have a role to play. Professionals working in and users accessing communal facilities can positively shape the environment by being a positive 'bystander'. A positive bystander is someone who either intervenes to stop events before they happen, while they are happening, or deals with an outcome after the event. This could involve directly intervening where it is safe to do so, or sharing information so that it can be responded to by others. As someone who is 'on the ground', professionals and users of community facilities have the capacity to notice, report and respond in partnership with others to create safety within a particular environment.

Supporting information

[Office of the Deputy Prime Minister \(2004\) The Impact of Overcrowding on Health and Education](#)

[BRE \(2015\) The cost of poor housing to the NHS](#)

[NHS England \(2016\) Quick Guide: Health and Housing](#)

[Report of the Marmot Review Built Environment Task Group \(2010\)](#)

[Marmot Review Team \(2011\) The Health Impacts of Cold Homes and Fuel Poverty](#)

[World Health Organization \(2011\) Environmental burden of disease associated with inadequate housing](#)

[Mayor of London \(2010\) London Housing Design Guide Interim Edition](#)

[Mayor of London \(2016\) Housing Supplementary Planning Guidance](#)

[Department for Communities and Local Government Code for Sustainable Homes \(archived\)](#)

[Lifetime Homes Foundation, Lifetime Homes Standards and Revised Standards \(2010\)](#)

[Department for Communities and Local Government \(2008\) Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society](#)

[Department for Communities and Local Government \(2012\) Investigation into overheating in homes: Literature review and Analysis of gaps and recommendations](#)

[London Assembly \(2011\) Crowded houses, Overcrowding in London's social rented housing](#)

[The City of New York \(2010\) Active Design Guidelines – Promoting physical activity and health in design](#)

[NHS Improvement \(2019\) Homes for NHS staff](#)

2 Access to health and social care services and other social infrastructure



Issues to consider

- Health and social care needs and demand for services
- Capacity of existing facilities and services
- Timing, location and accessibility and developer contributions
- Reconfiguring health and social care services
- Multipurpose buildings and co-location of services
- Access and use of buildings by disabled and older people

Potential health impacts

Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.

Possible effects of planning

Negative effects	Positive effects
Failing to plan for the social infrastructure needs in an area can exacerbate pressure of existing services and worsen health outcomes and inequalities.	The provision of accessible healthcare services, which include specialist targeted services such as sexual health and child and adolescent mental health services (CAMHS) and other social infrastructure to support population growth and change is an essential component of creating sustainable, healthy communities. The provision of safe social spaces for children and young people associated with their safety, wellbeing, education, and development (e.g. youth centres or sports facilities) should be considered.
The under-provision of key services can contribute towards unnecessary extra travel, which can damage the environment and social cohesion.	The planning system can help modernise facilities and improve the quality of services. Developer contributions can help provide and fund new facilities.
For those with mobility problems, including older people, poor access to local services could limit opportunities for social	Co-locating some services can improve the effectiveness and efficiency of service delivery, for example, primary health and social care, dentistry and pharmacies.

Negative effects	Positive effects
interaction and lead to isolation and depression.	
	Access to a range of education, primary, secondary and post-19 improves self-esteem, job opportunities and earning capability.

National Planning Policy Framework (2019)

- 3. Plan-making
- 4. Decision-making
- 8. Promoting healthy and safe communities

London Plan policies (March 2016)

Policy 3.16 Protection and enhancement of social infrastructure

Policy 3.17 Health and social care facilities

Policy 3.18 Education facilities

Policy 3.19 Sports facilities

Policy 7.1 Lifetime neighbourhoods

Policy 7.2 An inclusive environment

Supporting information

[NHS England \(2019\) NHS Long Term Plan](#)

[Mayor of London \(2010\) Health Inequalities Strategy](#)

[Mayor of London \(2015\) Social Infrastructure Supplementary Planning Guidance](#)

[Report of the Marmot Review Social Inclusion and Social Mobility Task Group \(2010\)](#)

[NHS London Healthy Urban Development Unit Planning Contributions Tool \(the HUDU Model\)](#)

[Institute of Public Health in Ireland \(2008\) Health Impacts of Education: a review](#)

[Environmental Audit Committee inquiry into Transport and the Accessibility of Public Services](#)

[Building Research Establishment Environmental Assessment Method \(BREEAM\)](#)

[Sport England, Use Our School](#)

3 Access to open space and nature



Issues to consider

- Opportunities for physical activity
- Access to open and natural space
- Formal and informal outdoor play spaces
- Maintenance of open space and sports facilities
- Integration with other outdoor uses such as food growing

Potential health impacts

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 patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children and young people are missing out on regular exercise, and an increasing number of children and young people are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.

Possible effects of planning

Negative effects	Positive effects
Failing to protect local green spaces and playing fields near to communities can limit opportunities for physical activity.	The provision of publicly accessible green spaces and play spaces can encourage physical activity and maintain or improve mental health.
Green spaces that are of poor quality, feel unsafe, or are inaccessible will discourage physical activity and social interaction.	A growing population, particularly an increase in children and young people will require a range of formal and informal play spaces and equipment. Outdoor spaces and equipment should be age-appropriate and consider the specific needs of adolescents as well as younger children and include a variety of activities (i.e. football, basketball, playing parks). The location parks and other outdoor spaces should avoid isolating specific areas and spaces to increase safety.

Negative effects	Positive effects
Failing to provide a range of different types of open and play spaces may place pressure on existing spaces where formal and informal activities may conflict with each other.	Natural spaces and tree cover provide areas of shade and can improve the air quality in urban areas.
	There may be opportunities to integrate play spaces with other related health and environmental programmes such as food growing and increasing biodiversity.

National Planning Policy Framework (2019)

- 8. Promoting healthy and safe communities
- 13. Protecting Green Belt land
- 15. Conserving and enhancing the natural environment

London Plan policies (March 2016)

- Policy 2.4 The 2012 Games and their legacy
- Policy 2.18 Green infrastructure: the multi-functional network of green and open spaces
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.18 Protecting open space and addressing deficiency
- Policy 7.19 Biodiversity and access to nature
- Policy 7.22 Land for food

Supporting information

[Department of Health \(2011\) Healthy Lives, Healthy People: A Call to Action on Obesity in England](#)

[Department for Environment Food and Rural Affairs \(2011\) Natural Environment White Paper: Natural Choice securing the value of nature](#)

[UK National Ecosystem Assessment \(2011\)](#)

[Foresight Report \(2007\) Tackling Obesities: future choices](#)

[NICE \(2008\) Guidance on the promotion and creation of physical environments that support increased levels of physical activity \(PH8\)](#)

[Report of the Marmot Review Built Environment Task Group \(2010\)](#)

[Mayor of London \(2018\) London Environment Strategy](#)

[Mayor of London \(2018\) Health Inequalities Strategy](#)

[London Health Board](#)

[Well London programme](#)

[Mayor of London \(2012\) Shaping Neighbourhoods: Play and Informal Recreation SPG](#)

[Faculty of Public Health \(2010\) Great Outdoors: How Our Natural Health Service Uses Green Space To Improve Wellbeing](#)

[Sustainable Development Commission \(2008\) Health, Place and Nature](#) (archived)

[Sport England \(2015\) Active Design: Planning for health and wellbeing through sport and physical activity](#)

[Sport England \(2019\) Planning for Sport Guidance](#)

[Town and Country Planning Association and Public Health England \(2014\) Planning Healthy Weight Environments](#)

[Town and Country Planning Association and Public Health England \(2014\) Planning Healthy-Weight Environments – Six Elements](#)

[Public Health England \(2018\) Everybody active, every day: framework for physical activity](#)

[UCL Institute of Health Equity, Public Health England, University of Sheffield \(2018\) Local action on health inequalities: Improving access to green spaces](#)

4 Air quality, noise and neighbourhood amenity



Issues to consider

- Construction impacts
- Air quality
- Land contamination
- Noise, vibration and odour
- Quality of the local environment
- Provision of green space and trees

Potential health impacts

The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children and young people. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.

Possible effects of planning

Negative effects	Positive effects
Construction can result in exposure to land contamination, deterioration in air quality and nuisance from noise, dust, vibration and odours.	The use of construction management plans can lessen construction impacts, particularly hours of working and construction traffic movements.
High levels of road traffic and congestion generated by new developments can result in higher levels of air pollution and noise.	Reduced levels of car parking and travel plans which encourage the use of public transport, cycling and walking will result in better local environmental conditions.
The close proximity of residential units to industrial uses or uses generating late night noise can cause nuisance.	Good design and the sensitive location and orientation of residential units can lessen noise impacts.
	Natural spaces and trees can improve the air quality in urban areas.

National Planning Policy Framework (2019)

- 4. Decision-making
- 13. Protecting Green Belt land
- 15. Conserving and enhancing the natural environment

London Plan policies (March 2016)

Policy 7.1 Lifetime neighbourhoods

Policy 7.2 An inclusive environment

Policy 7.14 Improving air quality

Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Supporting information

[Mayor of London \(2010\) Clearing the Air: The Mayor's Air Quality Strategy](#)

[Environmental Protection UK \(2010\) Development Control: Planning for Air Quality](#)

[Aether for the Greater London Authority \(2016\) Updated Analysis of Air Pollution Exposure in London - Interim Report](#)

[Clean Air in London, 10 Steps for Clean Air in London](#)

[London Air Quality Network - King's College London, Air Pollution Guide](#)

[Trust for London, Policy Exchange and King's College London \(2016\), Up in the Air – How to Solve London's Air Quality Crisis](#)

[Transport for London \(2015\) An Ultra Low Emission Vehicle Delivery Plan for London: Cleaner Vehicles for a Cleaner City](#)

[British Medical Association \(July 2012\) Healthy transport = Healthy lives](#)

[Report of the Marmot Review Built Environment Task Group \(2010\)](#)

[King's College London, Environmental Research Group](#)

[Mayor of London \(2014\) The Control of Dust and Emissions During Construction and Demolition SPG](#)

[Health Protection Agency \(2010\) Environmental Noise and Health in the UK](#)

[European Environment Agency \(2010\) Good practice guide on noise exposure and potential health effects, EEA Technical report No 11/2010](#)

[Public Health England \(2019\) Improving outdoor air quality and health: review of interventions](#)

5 Accessibility and active travel



Issues to consider

- Streetscape
- Opportunities for walking and cycling
- Access to public transport
- Minimising the need to travel
- Discouraging car use
- Road traffic injuries

Potential health impacts

Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also 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 help prevent chronic diseases, reduce risk of premature death and improve mental health.

Possible effects of planning

Negative impacts	Positive impacts
Greater traffic volumes and speeds have increased the risk of road traffic injuries, with pedestrians and cyclists being particularly vulnerable.	Combining active travel and public transport options can help people achieve recommended daily physical activity levels
Poor urban planning has prioritised the car over pedestrians and increased community severance.	By attending to inclusive design, access, orientation and streetscape planners can make it easier for people to access facilities using public transport, walking or cycling. Planners can consider the safety of public transport facilities such as ensuring that bus stops are in opened and accessible locations and safely lit; ensuring secure cycle storage spaces; safe and well-lit walking routes and keeping entrances in open sight lines (i.e. avoiding entrances located at the back of the building).
Over provision of car parking in a development can undermine other travel modes such as public transport and cycling.	Reduced levels of car parking and travel plans which encourage the use of public transport, cycling and walking will result in increased opportunities for active travel.

Negative impacts	Positive impacts
	Planning can promote cycling and walking by connecting routes and public to wider networks, providing safe junctions and calming traffic and providing secure cycle parking spaces.

National Planning Policy Framework (2019)

8. Promoting healthy and safe communities

9. Promoting sustainable transport

12. Achieving well-designed places

London Plan policies (March 2016)

Policy 2.7 Outer London: economy

Policy 2.8 Outer London: transport

Policy 2.9 Inner London

Policy 2.13 Opportunity Areas and Intensification Areas

Policy 2.15 Town Centres

Policy 6.4 Enhancing London's transport connectivity

Policy 6.7 Better streets and surface transport

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.13 Parking

Policy 7.2 An inclusive environment

Supporting information

[World Health Organization \(2011\) Health economic assessment tools \(HEAT\) for walking and for cycling](#)

[Mayor of London \(2010\) Mayor's Transport Strategy](#)

[Mayor of London \(2010\) Cycling Revolution London: London's Cycling Strategy](#)

[Mayor of London \(2013\) The Mayor's Vision for Cycling in London](#)

[Report of the Marmot Review Built Environment Task Group \(2010\)](#)

[Chartered Institution of Highways and Transportation \(2010\) Manual for Streets 2](#)

[Department for Transport \(2014\) Active Mode Appraisal \(Walking and Cycling\)](#)

[Department for Transport Local Transport Note 1/11: Shared Space](#)

[The City of New York Active \(2010\) Design Guidelines – Promoting physical activity and health in design](#)

[Transport for London \(2013\) Transport planning for healthier lifestyles: A best practice guide](#)

[Department of Transport and Department of Health, January 2011, Transport and Health Resource: Delivering Healthy Local Transport Plans](#)

[British Medical Association \(July 2012\) Healthy transport = Healthy lives](#)

[Public Health England \(2018\) Everybody active, every day: framework for physical activity](#)

[Transport for London \(2017\) Healthy Streets for London](#)

6 Crime reduction and community safety



Issues to consider

- Designing out crime
- Security and street surveillance
- Mix of uses
- Community engagement
- Major accidents/disasters

Potential health impacts

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 impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns.

New environmental impact assessment regulations entering into force in 2017 require consideration of any significant effects arising from the vulnerability of the proposed development to major accidents or disasters that are relevant to that development.

Possible effects of planning

Negative effects	Positive effects
Poor urban design can exacerbate crime and community safety and increase harm to young people in particular by creating under-used, isolated spaces without natural surveillance and segregate places by creating barriers such as roads.	The detailed design and layout of residential and commercial areas can ensure natural surveillance over public space. This can be assisted by creating places which enable possibilities for community interaction and avoiding social exclusion
Where the local pedestrian environment is intimidating, and inconvenient people are more likely to use cars more or go out less. This reduces social interaction and increases the potential for crime.	Active use of streets and public spaces, combined with effective lighting, is likely to decrease opportunities for anti-social behaviour or criminal activity.
A 24 hour or 'evening' economy could generate anti-social behaviour and disturbance and can also facilitate crime and exploitation of children and young people. It may also intimidate or isolate young people living in the community.	Planners can work with the police to get their advice on making development proposals 'secured by design'. Large planning development projects should also involve communities to foster a sense of ownership and empowerment and differentiate between different groups (i.e.

Negative effects	Positive effects
	the different needs of young children compared to older adolescents, or the needs of adults compared to children) which can also help to enhance community safety. Planners can consider cultural opportunities for young people to engage with in their communities.

National Planning Policy Framework (2019)

8. Promoting healthy and safe communities

12. Achieving well-designed places

London Plan policies (March 2016)

Policy 1.1 Delivering the strategic vision and objectives for London

Policy 2.15 Town Centres

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.16 Protection and enhancement of social infrastructure

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.13 Safety, security and resilience to emergency

Supporting information

[Mayor of London \(2010\) Health Inequalities Strategy](#)

[Report of the Marmot Review Built Environment Task Group \(2010\)](#)

[Department of Health \(2012\) No health without mental health: implementation framework](#)

[ODPM \(2004\) Safer Places – the planning system and crime prevention](#) (archived)

[Secured By Design - Design Guides](#)

[Secured by Design Interactive Guide](#)

[Design Council - Design out Crime](#)

[CABE \(2009\) This Way to Better Residential Streets](#)

7 Access to healthy food



Issues to consider

- Healthy localised food supply
- Hot food takeaways
- Social enterprises
- Allotments and community food growing spaces

Potential health impacts

Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar.

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.

Possible effects of planning

Negative effects	Positive effects
The centralisation of shopping facilities and growth of large supermarkets can reduce the variety of foods available locally and disadvantage those on limited income to afford a healthy diet.	By considering food access, location and how to facilitate social enterprises planners can help to create the conditions that enable low income people to have better and affordable access to nutritious food.
Redevelopment local allotments, gardens or agricultural land can also reduce the potential for locally grown food.	Planning can assist by preserving and protecting areas for small-scale community projects and local food production, including allotments.
An overconcentration of hot food takeaways can restrict healthy eating choices.	Planning can promote an increase in the diversity of shopping facilities in local centres, restrict large supermarkets, and limit concentrations of hot food takeaways. Planning can also consider alternatives to hot food takeaways that still allows certain groups (e.g. young people) to have access to warm food and socialise in safety.

National Planning Policy Framework (2019)

- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 12. Achieving well-designed places

London Plan policies (March 2016)

Policy 2.15 Town Centres

Policy 2.18 Green infrastructure: the multi-functional network of green and open spaces

Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services

Policy 5.11 Green roofs and development site environs

Policy 7.22 Land for food

Supporting information

[Department of Health \(2011\) Healthy Lives, Healthy People: A Call to Action on Obesity in England](#)

[Mayor of London \(2018\) Health Inequalities Strategy](#)

[London Health Board](#)

[Well London programme](#)

[London Food Board](#)

[Sustain - publications](#)

[Mayor of London \(2016\) Capital of Food: Ten Years of London Leadership](#)

[Mayor of London and Sustain \(2016\) Developing Food Poverty Action Plans](#)

[Foresight Report \(2007\) Tackling Obesities: future choices](#)

[Report of the Marmot Sustainable Development Task Group \(2010\)](#)

[Town and Country Planning Association and Public Health England \(2014\) Planning Healthy Weight Environments](#)

[Public Health England \(2017\) Encouraging healthier 'out of home' food provision](#)

[Public Health England \(2018\) Healthy High Streets: good place making in an urban setting](#)

[Public Health England \(2018\) Fast food outlets: density by local authority in England](#)

8 Access to work and training



Issues to consider

- Access to employment and training
- Job diversity
- Childcare
- Business support

Potential health impacts

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. Works aids recovery from physical and mental illnesses.

Possible effects of planning

Negative effects	Positive effects
Locating employment in inaccessible locations or failing to provide a diversity of local jobs or training opportunities can negatively affect health and mental wellbeing both directly and indirectly.	Urban planning linked to clear strategies for economic regeneration, allocation of appropriate sites and coordination of infrastructure provision can help to facilitate attractive opportunities for businesses, encourage diversity in employment and ensure that local jobs are retained. Planners can consider providing job opportunities or apprentices for the community (i.e. including young people on construction sites).
A poor quality environment and lack of infrastructure can make places less competitive or attractive to business investment.	Equitable transport strategies can play an important part in providing access to job opportunities. The provision of local work can encourage shorter trip lengths, reduce emissions from transport and enable people to walk or cycle.
A lack of business and employee support through affordable business space and childcare provision can hinder economic and growth and employment opportunities.	Access to other support services, notably childcare, or apprentice opportunities for young people can make employment easier to access.

National Planning Policy Framework (2019)

6. Building a strong, competitive economy

7. Ensuring the vitality of town centres

London Plan policies (March 2016)

Policy 2.7 Outer London: economy

Policy 2.14 Areas for regeneration

Policy 2.16 Strategic outer London development centres

Policy 2.17 Strategic industrial locations

Policy 3.2 Improving health and addressing health inequalities

Policy 3.18 Education facilities

Policy 4.12 Improving opportunities for all

Policy 6.4 Enhancing London's transport connectivity

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy

Supporting information

[Department for Work and Pensions Cross-Government initiative 'Health, Work and Well-being'](#)

[Mayor of London \(2018\) Health Inequalities Strategy](#)

[Mayor of London \(2018\) Economic Development Strategy](#)

[London First publications](#)

[The Local Enterprise Partnership for London](#)

[London First and London Enterprise Panel \(2015\) London 2036: An Agenda for Jobs and Growth](#)

[Report of the Marmot Review Social Inclusion and Social Mobility Task Group \(2010\)](#)

[Report of Marmot Review Employment and Work Task Group \(2010\)](#)

[Leeds Metropolitan University \(2010\) Mental Health and Employment Review](#)

9 Social cohesion and inclusive design



Issues to consider

- Opportunities for social interaction
- Compact, mixed-use, walkable neighbourhoods
- Access to community facilities and services
- Community engagement and voluntary sector involvement
- Connectivity and permeability reducing community severance
- Inclusive and Age-friendly Design

Potential health impacts

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.

Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Planning proposals should be developed in consultation with differentiated community groups (such as children, young people, residents, families, businesses, faith groups, community organisations). They should be involved in the planning of the project from the beginning and throughout the life cycle of the project. Opportunities for post-planning qualitative consultations should be considered with these different groups to explore a range of social, emotional and health needs.

The concept of Lifetime Neighbourhoods placed the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe. Planning Practice Guidance now refers to inclusive and age-friendly design and the issues and principles to be considered, and characteristics of a dementia-friendly community.

Possible effects of planning

Negative effects	Positive effects
Social cohesion can be undermined by insensitive housing redevelopment and dispersal of resident communities.	Urban planning can help to facilitate social cohesion by creating safe and permeable environments with places where people can meet informally and consider the availability of positive community guardianship. Planning should consider intergenerational mixing which has been proven to improve community cohesion, such as having

Negative effects	Positive effects
	nurseries and nursing homes being located close to each other.
Community cohesion can also be affected by infrastructure such as roads or other development that severs community links. Large schemes may disrupt familiar walking routes or create a barrier to movement.	Mixed-use developments in town centres and residential neighbourhoods can help to widen social options for people.
Poor planning may also result in the loss of community facilities.	The provision of a range of diverse local employment opportunities (paid and unpaid) can also improve both social cohesion and mental wellbeing.
Planning does not directly affect income but it does have many indirect effects. The planning system can be used, for example, to hinder or to help the process of providing a range of facilities and providing opportunities for improving levels of equity.	

National Planning Policy Framework (2019)

9. Promoting healthy and safe communities

12. Achieving well-designed places

London Plan policies (March 2016)

Policy 3.1 Ensuring equal life chances for all

Policy 3.9 Mixed and balanced communities

Policy 3.16 Protection and enhancement of social infrastructure

Policy 7.1 Lifetime neighbourhoods

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Supporting information

[Mayor of London \(2018\) Health Inequalities Strategy](#)

[Well London programme](#)

[Report of the Marmot Review Social Inclusion and Social Mobility Task Group \(2010\)](#)

[Report of Marmot Review Employment and Work Task Group \(2010\)](#)

[Department for Communities and Local Government \(2011\) Lifetime Neighbourhoods](#)

[National MWIA Collaborative \(England\) \(2011\) Mental Health Wellbeing Impact Assessment: A Toolkit for Well-being](#)

[Office for National Statistics: societal wellbeing theme](#)

[Young Foundation \(2010\) Cohesive Communities](#)

[Joseph Rowntree Foundation - Social Exclusion](#)

[Ministry of Housing, Communities & Local Government \(2019\) Planning Practice Guidance Inclusive Design](#)

[World Health Organization Global Network for Age-friendly Cities and Communities](#)

[Housing Learning and Improvement Network \(LIN\) age-friendly communities and design](#)

[Royal Town Planning Institute \(2017\) Dementia and Town Planning: Creating better environments for people living with dementia](#)

[Public Health England \(2016\) Active ageing and the built environment: practice briefing](#)

10 Minimising the use of resources



Issues to consider

- Making the best use of existing land
- Recycling and reuse
- Sustainable design and construction
- Waste management
- Potential hazards.

Potential health impacts

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.

Possible effects of planning

Negative effects	Positive effects
If left unchecked, disposal of significant hazardous waste can have a serious impact on the health of those communities living near to collection or disposal sites.	Planning can impose standards and criteria on hazardous waste disposal, recycling and domestic waste and that linked to development. It can ensure that hazardous waste is disposed of correctly, as well as ensure that local recycled and renewable materials are used whenever possible in the building construction process.
Sending out waste from a redevelopment site to be sorted or disposed can increase vehicle movements, emissions and cause significant disruption including noise and dust which can contribute towards health problems for residents	Redevelopment on brownfield sites or derelict urban land also ensures that land is effectively used, recycled and enhanced
There are also ecological impacts (stripping of materials, mining for minerals etc) through excessive use of resources from a scarce global environment.	Through encouraging reduction, reuse and recycling, resource minimisation can be better realised and contribute towards a better environment. Examples of various standards to consider include BREEAM (Building Research Establishment Environmental Assessment Method) and CEEQUAL (Civil Engineering Environmental Quality Assessment), which are benchmarking tools for non-residential buildings and infrastructure projects.

National Planning Policy Framework (2019)

- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 17. Facilitating the sustainable use of minerals

London Plan policies (March 2016)

Policy 5.3 Sustainable design and construction

Policy 5.14 Water quality and wastewater infrastructure

Policy 5.16 Waste net self-sufficiency

Policy 5.17 Waste capacity

Policy 5.18 Construction, excavation and demolition waste

Policy 5.19 Hazardous waste

Policy 5.20 Aggregates

Policy 5.21 Contaminated land

Policy 5.22 Hazardous substances and installations

Supporting information

[Mayor of London \(2018\) London Environment Strategy](#)

[London Waste and Recycling Board](#)

[London Waste and Recycling Board \(2015\) Towards a Circular Economy – Context and Opportunities](#)

[Report of the Marmot Sustainable Development Task Group \(2010\)](#)

[Mayor of London \(2014\) The Control of Dust and Emissions During Construction and Demolition SPG](#)

[Building Research Establishment Environmental Assessment Method \(BREEAM\)](#)

11 Climate change



Issues to consider

- Renewable energy
- Sustainable transport
- Building design
- Biodiversity
- Flood risk and drainage.

Potential health impacts

There is a clear link between climate change and health. Local areas should prioritise policies and interventions that ‘reduce both health inequalities and mitigate climate change’ because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change.

Climate change is potentially a significant threat to public health and may widen inequalities in health. The Mayor of London’s Environment Strategy sets out a range of climate change mitigation and adaptation approaches for London. It focuses on reducing the risk of climate change impacts for the most disadvantaged communities, as well as increasing their resilience so that they can recover more quickly when those impacts do occur.

Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain 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. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

The UK Government recently announced its commitment for the country to achieve net zero carbon by 2050 by amending the 2008 Climate Change Act which previously had a target to reduce greenhouse gas emissions by at least 80% (compared to 1990 levels). There is a wealth of evidence which demonstrates that meeting this target requires effective spatial planning at a range of scales.

Possible effects of planning

Negative effects	Positive effects
Planning can exacerbate the impacts of climate change by failing to consider relevant influences such as location, materials, designs or technologies that could help to reduce energy consumption or reduce the environmental impact of energy generation.	Urban planning can help to reduce greenhouse gas emissions by requiring lower energy use in buildings and transport, and by encouraging renewable energy sources.

Negative effects	Positive effects
Building in flood plain areas or a lack of local sustainable urban drainage measures may lead to greater flood risk.	Planning can address sustainability and environmental considerations through the use of standards that will help to reduce energy demands and increase the amount of renewable energy.
Neglecting to consider the microclimate for the siting of a proposed development, and the influence the development might have on that microclimate, could lead to new buildings that are neither suitable nor adaptable to their environment.	Design techniques can ensure that new housing and public realm can adapt to changes in temperature.
	Flood risk can be reduced through a sequential approach to locating development and by introducing mitigation measures, such as sustainable urban drainage systems in new developments.

National Planning Policy Framework (2019)

14. Meeting the challenge of climate change, flooding and coastal change

London Plan policies (March 2016)

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.4 Retrofitting

Policy 5.5 Decentralised energy networks

Policy 5.6 Decentralised energy in development proposals

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and wastewater infrastructure

Policy 5.15 Water use and supplies

Supporting information

[Committee on Climate Change \(2016\) UK Climate Change Risk Assessment 2017. Synthesis report: priorities for the next five years](#)

[Committee on Climate Change \(2019\) Net Zero – The UK’s contribution to stopping global warming](#)

[Royal Town Planning Institute \(2018\) Rising to the Climate Crisis: A Guide for Local Authorities on Planning for Climate Change](#)

[Mayor of London \(2018\) London Environment Strategy](#)

[London Climate Change Partnership - Resources](#)

[Climate Just - Publications](#)

[Mayor of London \(2015\) The Mayor’s Climate Change Mitigation and Energy Annual Report](#)

[Mayor of London - London Heat Map](#)

[Department for Communities and Local Government \(2012\) Investigation into overheating in homes: Literature review](#)

[Report of the Marmot Sustainable Development Task Group \(2010\)](#)

[GRaBS: Green and Blue Space Adaptation for Urban Areas and Eco Towns - Adaptation Action Planning Toolkit](#)

[World Health Organization \(2013\) Climate Change and Health: A Tool to Estimate Health and Adaptation Costs](#)

[NHS Sustainable Development Unit \(2009\) Saving Carbon, Improving Health – NHS Carbon Reduction Strategy for England](#)

[The Lancet, Health and climate change 2018 Report](#)

[Public Health England \(2015\) Flooding: health guidance and advice](#)

