Health and Wellbeing Board Tuesday 12th January 2016	Tower Hamlets **Health and Wellbeing Board**
Report of the London Borough of Tower Hamlets	**Classification:** Unrestricted
Spatial Planning and Health – refreshing the Local Plan for Tower Hamlets	

Lead Officer	Somen Banerjee, Director of Public Health
Contact Officers	Tim Madelin, Public Health - Healthy Environments and Communities Lead Adele Maher, Strategic Planning Manager Elle Kuper Thomas, Strategic Planning – Plan Making Team
Executive Key Decision?	No

Summary

1.1. To outline the importance, timescales and process for the refresh of the Tower Hamlets Local Plan.

1.2. To briefly outline the key importance of the wider physical and socio-economic environment on health. To summarise the key issues and actions for public health in the ongoing refresh of the Tower Hamlets Local Plan.

Recommendations:

The Health & Wellbeing Board is recommended to:

1. Note the scope, process and timescales for the new Local Plan.
2. Note the impact of the wider physical and socio-economic environment on health.
3. Consider and discuss the key health issues that should be addressed in the new Local Plan.

1. **REASONS FOR THE DECISIONS**

   To outline the key importance of the wider physical and socio-economic environment on health. To summarise the key issues and actions for public health in the ongoing refresh of the Tower Hamlets Local Plan.

2. **ALTERNATIVE OPTIONS**

   The Board could choose not to consider how the draft Local Plan can support health and wellbeing, but this is not recommended as the Board has a key role to play in informing the development of the Local Plan.

3. **DETAILS OF REPORT**

   The Local Plan

   3.1   The new Local Plan will set out a vision, strategic priorities and a planning policy framework to guide and manage development in the borough for the next 10 to 15 years, in line with the planning policy requirements set out by national and regional government.

   3.2   It is important for the borough to have an up to date plan in place with a clear vision, objectives and planning policies to guide development decisions. Together with the London Plan, the Local Plan is a critical tool for a planning authority to plan proactively and positively for development by focusing on the community needs and opportunities in relation to places, housing, economy, infrastructure, local services and other areas. It also seeks to safeguard the environment, adapt to climate change and enhance the natural and historic environment.

   3.3   A short summary of the development of the new local plan is located in appendix A.

   Spatial Planning and Health

   3.4   The links between the physical and socio-economic environments and health has long been clear with the earliest national Public Health Act in 1848 bought in to tackle issues of poor housing, sanitation and unwholesome food. The first planning act in 1907 which bought in town planning had the aim of creating '... the home healthy, the house beautiful, the town pleasant, the city dignified, and the suburb salubrious.'

   3.5   In recent years much more evidence has accumulated which reinforces just how important the physical, social and economic environment in which we live and work is for our health. Studies looking at the contribution to overall health of different factors estimate environment and socio-economic factors contributing 60% whilst healthcare only accounts for up to 25%i.

3.6 The Marmot review[ii] to address health inequalities had as one of its six strategic priorities to create and develop healthy and sustainable places and communities.

3.7 The relationship between health and wellbeing in relation to local neighbourhoods is represented in the follow diagram.[iii]

The determinants of health and wellbeing in our neighbourhoods
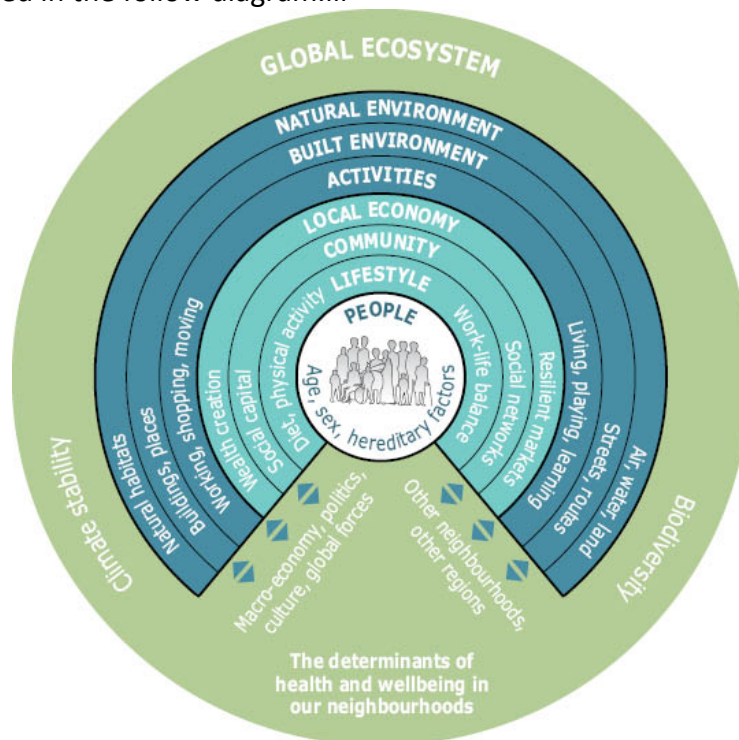
3.8 A more detailed summary of the how planning affects health can be found in appendix B.

Key Issues for new local plan

3.9 The current Local Plan has strengthening Health and Wellbeing as a key strategic cross cutting objective; this should be retained and reiterated in the new plan. Specific issues for consideration in the new Local Plan in relation to health and wellbeing are (details in Appendix B);

- Open and Green Space:
- High Streets which promote wellbeing
- Healthcare Infrastructure
- Housing Design
- Active travel and air quality

4. **COMMENTS OF THE CHIEF FINANCE OFFICER**

4.1 There are no direct financial implications arising from this report

5. LEGAL COMMENTS

5.1 The National Planning Policy Framework, published in March 2012, is the overarching guidance for local authority planners in making plans and assessing development proposals. It requires planners to promote healthy communities, use evidence to assess health and wellbeing needs, and work with public health leads and organisations.

5.2 The Health and Social Care Act 2012 (the 2012 Act) transfers the responsibility for public health to upper-tier local authorities from April 2013.

5.3 The 2012 Act makes it a requirement for the Council to establish a Health and Wellbeing Board ("HWB"). S.195 of the 2012 Act requires the HWB to encourage those who arrange for the provision of any health or social care services in their area to work in an integrated manner.

5.4 This duty is reflected in the Council's constitutional arrangements for the HWB which states it is a function of the HWB to have oversight of the quality, safety, and performance mechanisms operated by its member organisations, and the use of relevant public sector resources across a wide spectrum of services and interventions, with greater focus on integration across outcomes spanning health care, social care and public health.

5.5 Further, it is a function of the HWB to identify the needs and priorities across Tower Hamlets and publish and refresh the Tower Hamlets Joint Strategic Needs Assessment so that future commissioning/policy decisions are based on evidence.

5.6 The Localism Act 2011 (the 2011 Act) gives more power to neighbourhoods, including provisions for neighbourhood planning. The 2011 Act also introduces a raft of other changes that have implications for improving health.

5.7 The review of the Local Plan provides the opportunity to refresh and update the focus of the HWB to reflect current and future needs within the borough.

5.8 When considering the recommendation above, and during the review itself, regard must be given to the public sector equalities duty to eliminate unlawful conduct under the Equality Act 2010. The duty is set out at Section 149 of the 2010 Act. It requires the Council, when exercising its functions, to have 'due regard' to the need to eliminate discrimination (both direct and indirect discrimination), harassment and victimization and other conduct prohibited under the Act, and to advance equality of opportunity and foster good relations between those who share a 'protected characteristic' and those who do not share that protected characteristic.

6. ONE TOWER HAMLETS CONSIDERATIONS

6.1 Amongst other key equalities considerations, health inequalities are of particular importance in Tower Hamlets as residents in the borough have lower life

expectancies than average. There are significant health inequalities amongst residents in the borough. This is reflected in the variation of life expectancies between the most and least deprived residents. Health outcomes for children in the borough are particularly bad and under the London average.

6.2   A full equalities screening and if required Equalities Assessment will be prepared alongside the Draft Local Plan in autumn 2016. Officers will work with Equalities team to make sure that actions will be undertaken to mitigate the likely impacts on the equality profile of those affected by the Draft Local Plan. This will form part of the Integrated Impact Assessment, which will also include a Health Impact Assessment.

7.   BEST VALUE (BV) IMPLICATIONS

7.1   A new Local Plan will enable the Council to continue to ensure that the delivery of housing and infrastructure is optimised, and that benefits continue to be secured for the wider community. The development of sites following the policies and guidance of the new Local Plan will generate section 106 and Community Infrastructure Levy (CIL) contributions where relevant. This may include the delivery of new affordable housing, local enterprise and employment opportunities, public realm enhancements and infrastructure.

7.2   Undertaking a range of consultations with council services and partners, as well as residents, will ensure the new Local Plan incorporates a full range of local priorities and is underpinned by a full and thorough evidence base. This will improve the likelihood of the plan being found sound when examined.

8.   SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

8.1   A Sustainability Appraisal (SA) is a legal requirement for the preparation and development of the Local Plan. Under the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal must comply with the requirements of a Strategic Environmental Assessment (SEA). A SEA ensures that environmental issues are incorporated and assessed in decision-making throughout the entire plan making process. The SA report is prepared alongside the draft of the new Local Plan and submitted to the Secretary of State alongside the new Local Plan.

9.   RISK MANAGEMENT IMPLICATIONS

9.1   Progress on the new Local Plan is being regularly reported through a number of internal groups that consider risk management issues and mitigation measures. These include:
   • Local Plan Internal Stakeholders' Group
   • Development and Renewal Directorate Management Team
   • Council Corporate Management Team

9.2   A Project Initiation Document (PID) was approved by Corporate Management Team in May 2015. Officers are working collaboratively across the relevant Services on the development of the new Local Plan and its evidence base through Corporate Management Team and the Local Plan Internal Stakeholder Group. There are on-going discussions between Strategic Planning Manager and the service heads on resourcing. Furthermore, the Mayor of Tower Hamlets and Lead Member for Strategic Development have been briefed on the new Local Plan on a regular basis and have provided significant input into the development of "Our Borough, Our Plan: A New Local Plan First Steps".

10.   CRIME AND DISORDER REDUCTION IMPLICATIONS

10.1   "Our Borough, Our Plan: A New Local Plan First Steps" is not considered to have any implications for crime and disorder reduction at this stage. However the next draft of the new Local Plan will contain policies that will seek to ensure that the design of developments minimise opportunities for crime and create a safer and more secure environment.

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Linked Reports, Appendices and Background Documents

Linked Report
- Our Borough, Our Plan: A new Local Plan first steps (summary)
  http://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Booklet_FINAL.pdf
- Our Borough, Our Plan: A new Local Plan first steps
  http://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Booklet_FINAL.pdf
- A new Local Plan
  http://www.towerhamlets.gov.uk/lgnl/council_and_democracy/consultations/Local_Plan.aspx
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Appendices
- Appendix A - Developing a new Local Plan for Tower Hamlets
- Appendix B - Healthy Planning – Refresh of the Local Plan

Local Government Act, 1972 Section 100D (As amended)
List of "Background Papers" used in the preparation of this report
List any background documents not already in the public domain including officer contact information.
- None

Officer contact details for documents:
- Appendix A – Ellie Kuper Thomas 020 7364 3648

Ellie.KuperThomas@towerhamlets.gov.uk
- Appendix B - Tim Madelin 0207 364 7388
 Tim.Madelin@towerhamlets.gov.uk

Appendix A

Developing a new Local Plan for Tower Hamlets

What is the Local Plan?
The new Local Plan will set out a vision, strategic priorities and a planning policy framework to guide and manage development in the borough for the next 10 to 15 years, in line with the planning policy requirements set out by national and regional government.

Why is it important to have a Local Plan?
It is important for the borough to have an up to date plan in place with a clear vision, objectives and planning policies to guide development decisions. Together with the London Plan, the Local Plan is a critical tool for a planning authority to plan proactively and positively for development by focusing on the community needs and opportunities in relation to places, housing, economy, infrastructure, local services and other areas. It also seeks to safeguard the environment, adapt to climate change and enhance the natural and historic environment.
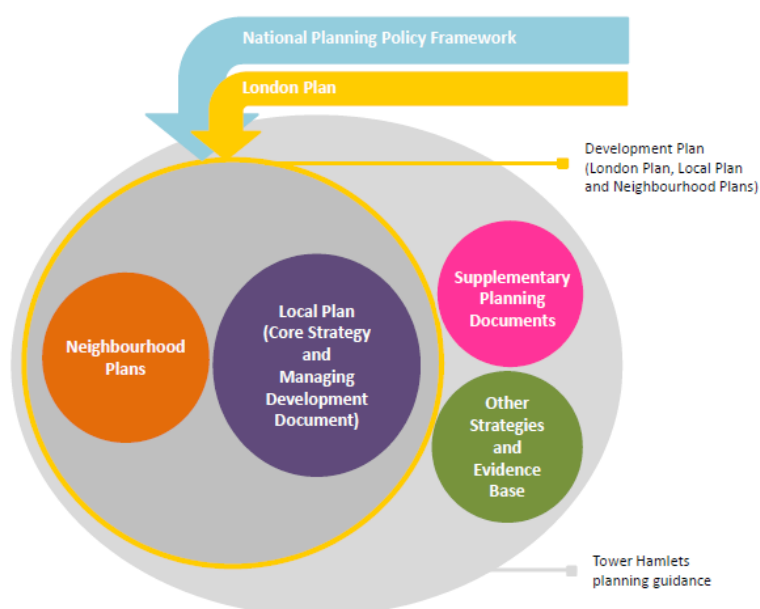
Why do we need a new Local Plan for Tower Hamlets?

There are a number of main reasons for the council to prepare a new Local Plan, including:

- Since the adoption of the Core Strategy (2010) and Managing Development Plan Document (2013), Tower Hamlets has experienced significant changes, in particular, continued population growth and increasing demand for homes, jobs and infrastructure. Information from the Greater London Authority (GLA) showed that the population of Tower Hamlets was 280,474 in June 2014, and expected to increase by 23per cent to reach 364,804 by 2024[1]. Tower Hamlets is the fourth largest employment location in London with 240,000 jobs based in the Borough

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[1] 2014 Round of Demographic Projections; Local authority population projections - SHLAA-based ethnic group projections, Capped Household Size, short-term migration scenario; October 2015

in 2012. The Greater London Authority (GLA) estimates that the number of jobs in the borough will increase by 169,000 between 2010 and 2031.

- Significant planning changes have also taken place in recent years at both a national and regional level. Amongst others, this includes the National Planning Policy Framework (2012) and Planning Practice Guidance, the Localism Act and the Community Infrastructure Levy (CIL) from the Government. The London Plan has also been further altered to provide new policy directions for London boroughs to follow. The Further Alterations to the London Plan was adopted in March 2015 (FALP)[2]. The Mayor of London has increased Tower Hamlets minimum ten year housing target from 28,850 to 39,314. The new housing target means that the borough will potentially accommodate 10 per cent of London's population growth in just 1.3 per cent of its land area[3]. There will also be a 41 per cent increase in jobs[4].

- These combined changes will have significant implications for the council's planning policies, in particular the need to plan for sufficient additional infrastructure to support the increasing population. The council is proactively responding to these changes by preparing a new Local Plan that, when adopted by autumn 2017 will replace the current Core Strategy (2010) and Managing Development Document (2013). This will help ensure that the needs of the borough residents can continue to be met through the provision of affordable housing, jobs, community facilities and infrastructure.

How will we prepare this new Local Plan?

The preparation of the London Borough of Tower Hamlets new Local Plan is regarded as a priority for the council and the Mayor, as set out in the Community Plan 2015.

The council is working hard to make the best use of resources to produce the new Local Plan for adoption by autumn 2017. A summary of the indicative Local Plan preparation timetable is setout below:

Milestone	Indicative Date
First engagement and consultation	**Winter 2015/2016**
Preparing the Draft Local Plan	Spring - Summer 2016
Draft Local Plan formal consultation	Autumn 2016
Amending the Draft Local Plan for Submission	Winter 2016

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[2]https://www.london.gov.uk/priorities/planning/london-plan/further-alterations-to-the-london-plan
[3]The estimated figures were represented on behalf of the Council during the Examination in Public of the Further Alterations to the London Plan in 2014.
[4]The estimated figures were presented on behalf of the Council during the Examination in Public of the Further Alterations to the London Plan in 2014.

Appendix A

Milestone	Indicative Date
Publication of the Local Plan for Submission	Winter 2016 - Spring 2017
Preparing the Local Plan for Submission	Spring 2017
Submission to the Secretary of State	Spring 2017
Examination by a Planning Inspector	Spring/Summer 2017
Adoption by Full Council	Autumn 2017

Following the preparation of the Local Plan, the council must submit it to the Government for examination. As part of this examination, an independent planning inspector will assess the Local Plan and consider:

- Whether the plan has been prepared in accordance with the Duty to Cooperate[5];
- Legal and procedural requirements; and
- Whether it is sound – positively prepared, justified, effective and consistent with national policy.

A number of key factors contributing to preparation of a Local Plan are included in the diagram below:

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[5]A legal duty on planning authorities in England and public bodies to engage constructively and actively and on an on-going basis to maximise the effectiveness of preparation in the context of strategic cross boundary matters.

Appendix A

Current Milestone:

The Council is currently consulting on **Our Borough, Our Plan: A New Local Plan First Steps:** This document provides an overview of the current and emerging challenges and opportunities for the borough and how we can best approach these through our planning policies.

It is not a draft Local Plan – this will be consulted on in autumn 2016. As the borough is undertaking a full redraft of the Local Plan, not just a refresh, we wanted to ensure our first draft was based on a full new evidence base, including consultation responses.

The document is currently focused on a series of eight key topics and two cross cutting themes:

Health and Well-being

Preventing and Mitigating Climate Change

Town Centres
Vibrant and varied town centres which bring communities together, as places for retail, leisure and social enjoyment.

Housing
New homes, in particular affordable and family homes which meet the needs of existing and future residents.

Economy and Jobs
Strong and diverse employment base, which delivers our regional role and with a focus on small and medium sized enterprise (SMEs), which provides employment opportunities for local residents.

Community Facilities
Mixed community neighbourhoods supported by high quality and accessible education, health, leisure and community facilities, to help promote community cohesion.

Design and Historic Environment
Distinct and high quality built environment which protects and enhances the places and assets that make the borough unique and promotes high quality and safe public spaces.

Transport and Connectivity
An improved and sustainable transport network to ensure people living, working and visiting the borough are able to get around easily.

Open Space and Green Grid
Improved existing open spaces so they are better connected, more accessible and of higher quality. Provide more open spaces, to meet the needs of our growing population.

Environmental Sustainability
Protecting, enhancing and promoting sustainable development to achieve wider social, economic and environmental benefits. Including waste management, reducing flood risk, enhancing biodiversity, improving air quality and decreasing carbon emissions.

Appendix A

We consider that there are two cross cutting themes running through all eight topics. These will need to be taken into account when we are developing all Local Plan policies.

- **Improving residents health and well-being**

This topic goes beyond improving access to health facilities and includes a range of measures to improve the wider determinants of health, including employment, high quality housing, and access to open space and leisure facilities.

- **Preventing and mitigating climate change**

This topic requires policy interventions across all topics, from promoting low carbon transport, to improving the energy efficiency of homes to incorporating flood reducing design.

Current Consultation:

We are currently engaging with statutory consultees, residents, businesses, partners and all others with an interest in the borough on:

- **Our Borough, Our Plan: A New Local Plan First Steps**
- **Sustainability Appraisal** Scoping document, which also includes the Health Impact Assessment.

This consultation is currently underway and us running until the 8th of February 2016.

You will be able to find all information on this consultation on the council's website:
www.towerhamlets.gov.uk/localplan

Please contact the Plan Making team for further details via:
E:**planmaking@towerhamlets.gov.uk** (please enter "Our Borough, Our Plan consultation" in the subject)
T: **020 7364 5009**
Twitter: **@TowerHamletsNow**

The council would like to encourage the use of our **e-form** for electronic responses. The form is published on the council's website.

Any written comments should be sent to the following freepost address:

FREEPOST
Our Borough, Our Plan Consultation
D&R Strategic Planning
London Borough of Tower Hamlets
PO BOX 55739
London
E14 1BY

Appendix A

Public consultation events are also taking place across the borough.

Ongoing Consultation with Health Colleagues:

1. Internal Stakeholder Group:

This meets every month to discuss the progress of the Local Plan and to ensure that the Local Plan captures and co-ordinates wider Council Objectives. Public Health are represented on this group.

2. External Stakeholder Group:

This meets regularly to discuss the progress of the plan and to ensure neighbouring boroughs, statutory consultees and key partners can provide specialist input. The Tower Hamlets Clinical Commissioning Group are represented on this group.

3. Future Statutory Consultation:

There will be a further two opportunities for comments and representations to be made on the Local Plan:

- Draft Local Plan formal consultation in autumn 2016. This is a full public consultation on the draft proposed plan.

- Publication of the Local Plan for Submission to the Planning Inspector in winter 2016 to spring 2017. Submissions on this draft can only be made to the Planning Inspector.

Appendix B

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PUBLIC HEALTH DEPARTMENT, ADULT SERVICES DIRECTORATE

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<tr><td>**Briefing Note for:**</td><td>Health and Wellbeing Board</td></tr>
<tr><td>**Subject:**</td><td>Healthy Planning – Refresh of the Local Plan</td></tr>
<tr><td>**Author:**</td><td>Tim Madelin, Healthy Communities and Environments Lead</td></tr>
</table>

1   Purpose:

1.3. To briefly outline the key importance of the wider physical and socio-economic environment on health. To summarise the key issues and actions for public health in the ongoing refresh of the Tower Hamlets local plan.

2   Tower Hamlets Local Plan

2.1 The Community Plan sets out the strategic vision for the future of the borough and the local plan is the spatial representation of this plan. It provides a 15 year plan which will shape the planning policy and subsequently design, scale and location of development required to deliver the community plan.

2.2 The spatial planners and Public Health have a long history of working collaboratively, and worked closely on the local plan (formerly known as the local development framework) which was adopted by the council in 2010.

2.3 The local plan is now being refreshed with a target of having new local plan adopted in 2017 and public health is working with our planning colleagues to ensure the new plan fully encompasses health and well-being issues.

3   Background:

3.1 The links between the physical and socio-economic environments and health has long been clear with the earliest national Public Health Act in 1848 bought in to tackle issues of poor housing, sanitation and unwholesome food. The first planning act in 1907 which bought in town planning had the aim of creating '... the home healthy, the house beautiful, the town pleasant, the city dignified, and the suburb salubrious.'

3.2 In recent years much more evidence has accumulated which reinforces just how important the physical, social and economic environment in which we live and work is for our health. Studies looking at the contribution to overall health of different factors estimate environment and socio-economic factors contributing 60% whilst healthcare only accounts for up to 25%iv.

Appendix B

3.3 The Marmot review to address health inequalities had as one of its six strategic priorities to create and develop healthy and sustainable places and communities. It identified the following key areas:

Open and green Spaces
- Link to mental health
- Children's play
- Social links
- Link to obesity

Housing conditions, Fuel poverty and inequality
- Existing built environment
- How to change through time
- Tenure (renting)
- Social infrastructure including GP access/health centres
- Cooling and shading
- Food growing
- Insulation and energy efficiency

Safety and Security on streets – anti-social behaviour
- Broken windows
- Social and community activities

Density, Noise, Traffic, "Urban Stress"
- Social isolation and interaction caused and foster by design and its impacts
- Public transport

Public Health (inc violet incidents) (crosscutting theme)
- Childhood
- Pathogens
- Physically active old age

3.4 The relationship between health and wellbeing in relation to local neighbourhoods is represented in the follow diagram.v

Appendix B

The determinants of health and wellbeing in our neighbourhoods
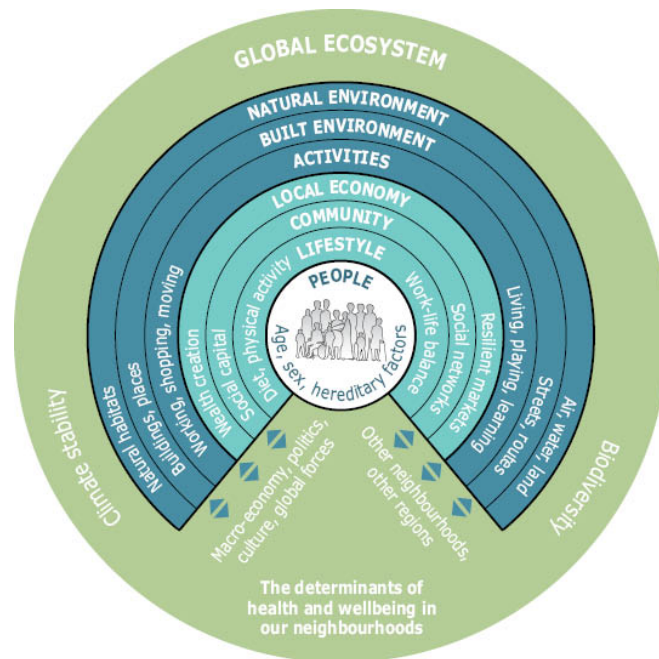
3.5 A more detailed summary of the how planning effects health can be found in Annex A.

4   Key Issues for new local plan

4.1 The current local plan has strengthening Health and Wellbeing as a key strategic cross cutting objective; this should be retained and reiterated in the new plan.

4.2 **Open and Green Space**: Tower Hamlets has long had a deficiency in open and green space, given the likely scale of development it is unlikely that sufficient land is available to be designated as green space to rectify this deficiency. The current local plan addresses this by the Green Grid strategy (developed with support and funding from Public Health then in the NHS) which had the following aims to;
   • Create new public open spaces
   • Protect existing open spaces
   • Enhance existing open spaces
   • Connect and link public open spaces and waterways
As part of the local plan refresh the Green Grid should be revised in line with the above principles but with emphasis on;
   • ensure the revised strategy fits with the open space strategy, which gives type and quality of open space required, which is also been revised as part of the local plan refresh
   • better promotion the green grid principles to registered providers to try and ensure that housing amenity land can play maximum part in the green grid
   • have a clearly process for ensuring requirement of green grid principles (e.g. layout of a site) are better addressed by individual developments

4.3 High Streets which promote wellbeing: The current local plan has a policy which sought 'to reduce the over-concentration of any use type where this detracts from the ability to adopt healthy lifestyles.' This was then complemented by detailed planning rules restricting new A5 (hot food takeaway) uses in the borough. For the new local plan the evidence basis supporting the A5 restriction should revised to ensure it is still robust as

other boroughs have recently face objections from fast food operators when proposing local plans with similar A5 restriction policies. The proliferation of betting shops payday loan shops on high streets have long been a concern but prior to a change in use classes in 2015 they were treated as A2 Financial and professional services which limited scope for action. Since the change in 2015 away from A2 use class to Sui Generis this gives the opportunity to limit any new betting shops or payday loan outlets as these now require planning permission to convert to other uses. Public Health will to ensure that there is a sufficiently robust evidence base for such a rule and the recently completed JSNA on gambling will form part of this.

4.4 **Healthcare Infrastructure**: There is currently a review underway of the existing NHS estate and NHS Tower Hamlets CCG is required to produce a new estates plan by the end of 2015 which will outline where new or expanded facilities may be required to meet population demand. Public Health has long worked closely with the NHS in Tower Hamlets and previously was very successful in supporting new facilities via s106 (planning contributions) funding. Public Health will continue to work closely with the NHS and ensure any estates plan is included as part of the infrastructure deliver plan and if necessary where new sites are required these properly reflected in the local plan.

4.5 **Housing Design**: The new plan needs to ensure adequate provision of specialist housing especially as although as a proportion of the population the older people will decrease the absolute numbers will increase. Consideration needs to be given to higher standards e.g. enhanced levels of sound insulation to mitigate the impact of increasing housing density. The provision of private play space in developments needs to be clearly defined in policy both in quantity but also quality and typology given the importance of play in child development. Space for urban growing should be required on all new major residential developments.

4.6 **Active travel and air quality**: The green grid will potentially help to provide a network of accessible route that promote cycling and walking. The new plan should consider reducing car parking allocations and increasing use of travel plans to help promote active travel from new developments. Car free developments should be encouraged and mandated where there is high accessibility by public transport.

4.7 Public health will continue to work with colleagues across the council to address these and other less key issue to ensure health and wellbeing is embeded throughout the new local plan.

How planning effects health

1. Housing quality and design
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. 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.
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.

2. Access to healthcare services and other social infrastructure

Issues to consider
- 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 and other social infrastructure to support population growth and change is an essential component of creating sustainable, healthy communities.
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 interaction and lead to isolation and depression.	Co-locating some services can improve the effectiveness and efficiency of service delivery, for example, primary health and social care, dentistry and pharmacies.
	Access to a range of education, primary, secondary and post-19 improves self-esteem, job opportunities and earning capability.

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 are missing out on regular exercise, and an increasing number of children 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 will require a range of formal and informal play spaces and equipment.
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.

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. 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.

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	By attending to inclusive design, access, orientation and streetscape planners can

Negative impacts	Positive impacts
severance.	make it easier for people to access facilities using public transport, walking or cycling.
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.
	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.

6. Crime reduction and community safety

Issues to consider

- Designing out crime
- Security and street surveillance
- Mix of uses
- Community engagement.

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.

Possible effects of planning

Negative effects	Positive effects
Poor urban design can exacerbate crime and community safety 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.	Planners can work with the police to get their advice on making development proposals 'secured by design'. They can also involve communities to foster a sense of ownership and empowerment, which can

Negative effects	Positive effects
	also help to enhance community safety.

7. Access to healthy food

Issues to consider

- Healthy localised food supply
- Hot food takeaways
- Social enterprises
- Allotments and community food growing spaces.
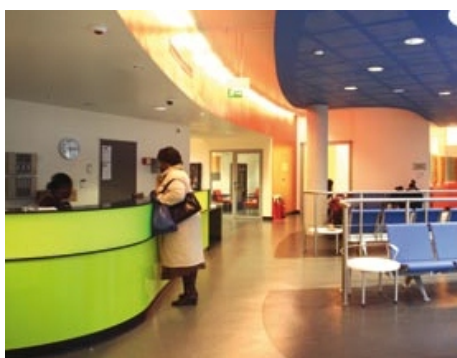
Potential health impacts

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.

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.
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, can make employment opportunities easier to access.

9. **Social cohesion and lifetime neighbourhoods**

Issues to consider
- Social interaction
- Mixed communities
- Access to community facilities
- Voluntary sector involvement
- Community severance
- Lifetime neighbourhoods.

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.

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.

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.
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.	

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	Planning can impose standards and criteria on hazardous waste disposal, recycling and domestic waste and that linked to

Negative effects	Positive effects
near to collection or disposal sites.	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.

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. The Marmot Review is clear that 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.

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.

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.
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.

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[iii] Barton H, Grant M. 2006. A health map for the local human habitat. *The Journal for the Royal Society for the Promotion of Health* 126(6): 252–261

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[v] Barton H, Grant M. 2006. A health map for the local human habitat. *The Journal for the Royal Society for the Promotion of Health* 126(6): 252–261