

2026

Health Impact Assessment Supplementary Planning Document

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2026

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1. Purpose of this document

- 1.1 The primary purpose of the Health Impact Assessment (HIA) Supplementary Planning Document (SPD) is to help improve the health of residents in Nuneaton and Bedworth Borough. Whilst the delivery of health and well-being improvements and services is multifaceted, planning has an important role to play in shaping healthy communities. The adopted Borough Plan Review (2021 - 2039) includes several policies that focus on different aspects of health and well-being. This document provides additional detail of the requirements of Policy HS5 in the Borough Plan Review.

Policy HS5 – Health

All major development proposals will be required to demonstrate that they would have an acceptable impact on health and wellbeing. This should be demonstrated through a:

- Health Impact Assessment Screening Report which demonstrates that the proposed development would not overall give rise to negative impacts in respect of health and wellbeing; or
- Health Impact Assessment where significant impacts on health and wellbeing would arise from that proposal.

All Health Impact Assessments shall be undertaken in accordance with the Council's adopted Health Impact Assessment SPD (2021).

Where a development has significant negative or positive impacts on health and wellbeing, the Council may require applicants to provide for the mitigation or provision of such impacts through planning conditions and/or financial/other contributions secured via planning obligations.

- 1.2 The Council recognises that health and well-being are key issues at both national and local level. Health is not simply about access to medical facilities; it is also about lifestyle and the environment. The World Health Organisation (WHO) refers to health as being a "state of complete physical, mental and social well-being and not merely the absence of disease or infirmity"¹. The built environment can impact on the factors that are known to influence a person's health status and lifestyle, including economic, social and environmental conditions. These factors are referred to as the wider or social determinants of health.

¹ World Health Organisation (2025). *Constitution* [Constitution of the World Health Organization](#)

- 1.3 This SPD sets out how planning applications, that include the provision of housing, will be required to demonstrate that they will have an acceptable impact on health and well-being. This will be through the submission of either a Health Impact Assessment or a Health Impact Assessment Screening Report. This SPD elaborates on existing policy and evidence in relation to health and wellbeing. It also identifies sources of data to consider, provides examples of health impacts associated with the built environment and examples of how to mitigate against negative health impacts whilst enhancing positive impacts.
- 1.4 This SPD is a material consideration in the determination of planning applications and provides information, and appropriate guidance, to those submitting a planning application. Anyone intending to submit a planning application, which includes the provision of housing, should read this SPD and contact the Council's Planning team for further information, if required (planning@nuneatonandbedworth.gov.uk).

2. Health Impact Assessment (HIA)

Introduction to HIA

- 2.1 A HIA is defined as "a practical approach used to judge the potential health effects of a policy, programme or project on a population, particularly on vulnerable or disadvantaged groups. Recommendations are produced for decision-makers and stakeholders, with the aim of maximising the proposal's positive health effects. The approach can be applied in diverse economic sectors and uses quantitative, qualitative and participatory techniques. HIA provides a way to engage with members of the public affected by a particular proposal. It also helps decision-makers make choices about alternatives and improvements to prevent disease or injury and to actively promote health. It is based on the four interlinked values of democracy (promoting stakeholder participation), equity (considering the impact on the whole population), sustainable development and the ethical use of evidence"².
- 2.2 Our understanding of how the built and natural environment can impact our health has increased. HIAs contribute towards the wider determinants of health and are a democratic tool, in that with good quality community consultation and by carrying out a HIA as early

² Urban Health Council (2025). *What is a Health Impact Assessment?* [What is a Health Impact Assessment? — Urban Health Council](#)

as possible, HIAs can inform planning decisions for proposed new development.

Carrying out a HIA

- 2.3 Guides showing a detailed description of the HIA process and the different stages involved, are listed in Appendix A. It is recommended that the HIA process be undertaken as early as possible in the design process, to allow the maximum mitigation of any identified health impacts. The process should be completed using the information known about the proposal, at the time of the submission of the planning application. However, it is acknowledged that there will be less information known for some planning application types, such as outline planning applications. In these instances, the HIA process will be required to be repeated when more information is known about the proposal, for example when a reserved matters planning application is submitted.
- 2.4 There is no set methodology for a HIA, but most follow the stages described below. There are normally five stages, but the following is a brief overview rather than a thorough guide. Please see Appendix A for existing, detailed guidance.

1. Screening

The first stage identifies whether a HIA Screening Report or a full HIA is required. Please refer to Section 3. Requirements for Health Impact Assessments, of this SPD, to understand the thresholds prescribed.

2. Scoping

This stage is for designing and planning the HIA as it determines the focus, methods, and work plan. Matters to consider include timescales, geographical boundaries, available resources, who should be involved and how they will be involved, the type of HIA, who will carry out the HIA and the method/s for gathering evidence.

A scoping report should be produced at the end of the scoping stage to record the identified method, stakeholders, and evidence. This should be submitted to the Council for assessment.

3. Appraisal

Using the knowledge and evidence available, the potential type, magnitude, probability, and distribution of both potential negative and positive health impacts, identified in the screening stage, will be established. This will involve analysing data from various sources and engaging with stakeholders and the community as appropriate. It will require an understanding of the demographic, health and economic situation in the area.

This stage will result in a list of the potential positive and negative impacts that the proposal could have on different populations in the existing community, new community, and visitors to the area. It will also include cumulative impacts that might emerge through the combined effects of nearby developments.

4. Reporting

The final report should include the methodology used at the different stages of the HIA and the evidence that was gathered. The report should also include a list of recommendations, based on the evidence, that enhance the positive health impacts and mitigate against the negative health impacts that have been identified for the proposal.

The report and recommendations should also include recommendations for monitoring the future health impact of the proposed development. The monitoring recommendations should identify the organization(s) considered to best for undertaking the monitoring.

5. Monitoring

The final stage is an opportunity to monitor and evaluate the HIA. Evaluation concerns how the HIA was produced and the extent to which it influenced decisions regarding the proposal.

Monitoring identifies how the development affected the health and well-being of both the existing community in the area and the new community created by the proposed development.

3. Requirements for Health Impact Assessments (HIAs)

- 3.1 For developments of 10-50 dwellings or sites of 0.5ha or more, applicants should use the HIA Screening Tool in Appendix B (Development Health Assessment), or any subsequent updated tool, to inform early-stage design (the Screening Tool provides an overview of some of the broad determinants of health and wellbeing, providing a means of recording the consideration given to impacts on health). The Council will require formal submission of the Screening Tool as part of the planning application process.
- 3.2 For developments of 50 dwellings or more, sites of 1ha or more, or equivalent large-scale mixed-use developments, a full Health Impact Assessment must be completed and submitted. The Council will apply a proportionate review process, focusing on developments with higher potential health impacts. For developments where a Screening Assessment is submitted, Officers will expect to see evidence of how the outputs informed key design choices, such as street layouts, amenity provision or transport links.
- 3.3 When preparing a HIA, Warwickshire County Council's Public Health team should be engaged from the initial scoping stage on any major development schemes of 250 dwellings or more. For schemes below this threshold, Warwickshire County Council Public Health should be engaged on an ad-hoc basis.

Process for using the Development Health Assessment

(Appendix B)

1. Identify the criteria from the 11 different categories that are relevant to the development. The 'Details/Evidence' column should be completed for each of the criteria, including those that are considered not to be relevant. The details provided should be stated clearly, as some of the criteria could be subjective. If it is not yet known/clear whether some of the criteria will be met, then this should be stated in the 'Details/Evidence' column.
2. Consider the evidence for why the criteria are or are not relevant to the proposal. The evidence can be from a range of sources, including other documents submitted in support of the application, such as the Design and Access Statement, Transport Assessment and Environmental Impact Assessment. Other possible sources of evidence are listed in Appendix A. Of particular importance is the

Warwickshire Joint Strategic Needs Assessment (JSNA) that provides information on local health-related needs.

3. Use the evidence to determine whether the potential health impact is likely to be positive, negative, or neutral. The health impacts could be short-term, long-term, or both and some may have a more local impact whereas others could have a wider impact. Record this information in the 'Potential Health Impact' column. Where there is a lack of data, the impact can be recorded as uncertain but further investigation should be undertaken.
 4. The 'Recommended Mitigation or Enhancement Actions' column only needs to be completed when the evidence indicates that the impacts (positive or negative) are likely to be significant. It should be stated that the impact would be significant and then the proposed mitigation or enhancement actions should be listed.
- 3.3 Although the Development Health Assessment presents the categories and criteria that are likely to influence health and well-being, it should not be taken as an exhaustive list. Extra criteria can be added by the Council and/or by statutory consultees as necessary for proposed development.
- 3.4 The following shows how the 11 different categories, within the toolkit, can be impacted by planning and some potential matters for applicants to consider during the application process. The considerations and potential health impacts will aid the completion of the Development Health Assessment and therefore the design of the proposal.

Housing Quality and Design

- 3.5 Access to decent and adequate housing is critically important for health and well-being, especially for the very young and the 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 impacts on community welfare, cohesion and mental well-being.

Issues to consider:

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

Negative impacts	Positive impacts
Lack of affordable housing may compromise the health of low-income residents as they would likely spend more on housing costs and so less on other health care needs.	Affordable housing has the potential to improve well-being. Housing quality can be improved with appropriate construction methods including materials for noise insulation and energy efficiency and designs that provide accessible, adaptable and well-orientated homes.
Location, design and orientation of housing can be detrimental to physical and mental health, and safety. Over-crowding can also affect mental health.	Sufficient range of housing tenures with good basic services is essential. Adaptable buildings for community uses can contribute towards a sustainable community. Layouts can provide space for communal activities with specific vulnerable groups in mind.
Poor quality design, especially internal sound insulation, daylight and private amenity space can influence health and well-being of occupants.	Adaptable homes allow occupants to remain in their homes despite changing requirements and better facilitates care provision in the community.

Table 1: Housing quality and design health impacts

Relevant Borough Plan Review policies and SPDs

Policy H1 – Range and mix of housing

Policy H2 – Affordable housing

Policy H4 – Nationally Described Space Standards

Policy H5 – Accessible and adaptable homes

Policy NE2 – Open space and playing fields

Policy BE3 – Sustainable design and construction

Sustainable Design and Construction SPD

Access to healthcare services and other social infrastructure

- 3.6 Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. 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.

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
- Multi-purpose buildings and co-location of services
- Access and use of buildings by disabled and older people

Negative impacts	Positive impacts
Failing to plan for the social infrastructure needs in an area, can exacerbate pressure on existing services and worsen health outcomes and inequalities.	Accessible healthcare services, including specialist targeted services and other social infrastructure to support population growth and change, is essential for creating sustainable, healthy communities. 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.
Under-provision of key services can contribute towards unnecessary extra travel, which can damage the environment and social cohesion.	Planning can help modernise facilities and improve the quality of services. Developer contributions can help provide and fund new facilities.
Poor access to local services could limit opportunities for social interaction and lead to isolation and depression for those with mobility problems.	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.

Table 2: Access to healthcare services and other social infrastructure health impacts

Relevant Borough Plan Review policies and SPDs

Policy HS1 – Ensuring the delivery of Infrastructure.

Policy HS2 – Strategic accessibility and sustainable transport

Policy HS4 – Retaining community facilities.

Access to open space and nature

- 3.7 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, open spaces and nature can help to maintain or improve mental health.
- 3.8 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. The design and layout of open space is important for increasing physical activity and play. Spaces should be inclusive, accessible and address the various, differing needs of people throughout their life stages and supporting the reduction of inequalities.
- 3.9 The Sport England Active Design Principles advise on how to increase activity through the design process.

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

Negative impacts	Positive impacts
Failing to protect local green spaces and playing fields near to communities, can limit opportunities for physical activity.	Provision of publicly accessible green spaces and play spaces can encourage physical activity and maintain or improve mental health.
Green spaces that are poor quality, feel unsafe, or are inaccessible will discourage physical activity and social interaction.	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. Parks and other outdoor spaces should avoid isolating specific areas and spaces to increase safety.
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.
	May be opportunities to integrate play spaces with other related health and environmental programmes such as food growing and increasing biodiversity.

Table 3: Access to open space and nature health impacts

Relevant Borough Plan Review policies and SPDs

Policy HS6 – Sport and exercise

Policy NE1 – Green Infrastructure

Policy NE2 – Open space and playing fields

Policy NE3 – Ecology, Biodiversity, Geodiversity and Local Nature Recovery

Policy BE3 – Sustainable design and construction

Sustainable Design and Construction SPD

Air quality, noise, and neighbourhood amenity

3.10 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), heart conditions and asthma levels 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.

Issues to consider:

- Construction impacts
- Air quality
- Land contamination
- Noise, vibration and odour

- Quality of the local environment
- Provision of green space and trees

Negative impacts	Positive impacts
Construction can result in exposure to land contamination, deterioration in air quality and nuisance from noise, dust, vibration and odours.	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.	
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.

Table 4: Air quality, noise and neighbourhood amenity health impacts

Relevant Borough Plan Review policies and SPDs

Policy BE3 – Sustainable design and construction
Sustainable Design and Construction SPD
Air Quality SPD

Accessibility and active travel

3.11 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.

Issues to consider:

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

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.	Inclusive design, access, orientation and streetscape impact access to facilities using public transport, walking or cycling. 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.
Over provision of car parking can undermine other travel modes such as public transport and cycling.	Promote cycling and walking by connecting routes and the public to wider networks, providing safe junctions, calming traffic and secure cycle parking spaces.

Table 5: Accessibility and active travel health impacts

Relevant Borough Plan Review policies and SPDs

Policy HS1 – Ensuring the delivery of infrastructure

Policy HS2 – Strategic accessibility and sustainable transport

Policy BE3 – Sustainable design and construction

Sustainable Design and Construction SPD

Crime reduction and community safety

3.12 Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impact on the mental wellbeing of residents. 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.

Issues to consider:

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

Negative impacts	Positive impacts
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.	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.	Work with the police to get advice on making development proposals 'secured by design'. Large development projects should also involve communities to foster a sense of ownership and empowerment and differentiate between different groups (i.e. 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. Consider cultural opportunities for young people to engage with, in their communities.

Table 6: Crime reduction and community safety health impacts

Relevant Borough Plan Review policies and SPDs

Policy BE3 – Sustainable design and construction

Sustainable Design and Construction SPD

Access to healthy food

- 3.13 Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, and 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.
- 3.14 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.

Issues to consider:

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

Negative impacts	Positive impacts
Centralisation of shopping facilities and growth of large supermarkets can reduce the variety of foods available locally and disadvantage those on limited incomes to afford a healthy diet.	Consideration of food access, location and how to facilitate social enterprises can help to create the conditions that enable low income people to have better and affordable access to nutritious food.
Redevelopment of local allotments, gardens or agricultural land can also reduce the potential for locally grown food.	Preserve and protect areas for small-scale community projects and local food production, including allotments.
Overconcentration of hot food takeaways can restrict healthy eating choices.	Promote an increase in the diversity of shopping facilities in local centres, restrict large supermarkets, and limit concentrations of hot food takeaways. Consider alternatives to hot food takeaways that still allow certain groups (e.g. young people) to have access to warm food and socialise in safety.

Table 7: Access to healthy food health impacts

Relevant Borough Plan Review policies and SPDs

Policy HS4 – Retaining community facilities.

Policy HS7 – Creating a healthier food environment.
 Policy NE2 – Open space and playing fields
 Planning for a healthier area – hot food takeaways SPD

Access to work and training

3.15 Employment and income are key determinants of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Work can aid recovery from physical and mental illnesses.

Issues to consider:

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

Negative impacts	Positive impacts
Locating employment in inaccessible locations or failing to provide diverse 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.
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. Provision of local work can encourage shorter trip lengths, reduce emissions from transport and enable people to walk or cycle.
Lack of business and employee support, through affordable business space and childcare provision, can hinder economic growth and employment opportunities.	Access to other support services, notably childcare, or apprentice opportunities for young people, can make employment easier to access.

Table 8: Access to work and training health impacts

Relevant Borough Plan Review policies and SPDs

Policy E1 – Nature of employment growth
 Policy E2 – Existing employment estates
 Policy HS2 – Strategic accessibility and sustainable transport

Social cohesion and inclusive design

- 3.16 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.
- 3.17 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 and 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.
- 3.18 Planning Practice Guidance refers to inclusive and age-friendly design and the issues and principles to be considered, alongside the characteristics of a dementia-friendly community.

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

Negative impacts	Positive impacts
Social cohesion can be undermined by insensitive housing redevelopment and dispersal of resident communities.	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. Consider intergenerational mixing which has

Negative impacts	Positive impacts
	been proven to improve community cohesion, such as having nurseries and nursing homes 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.	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.	

Table 9: Social cohesion and inclusive design health impact

Relevant Borough Plan Review policies and SPDs

Policy H1 – Range and mix of housing.

Policy H2 – Affordable housing

Policy E1 – Nature of employment growth

Policy TC2 – Nature of town centre growth

Policy HS2 – Strategic accessibility and sustainable transport

Policy HS4 – Retaining community facilities.

Minimising the use of resources

3.19 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 impacts, such as air pollution.

Issues to consider:

- Making the best use of existing land
- Recycling and reuse
- Sustainable design and construction

- Waste management
- Potential hazards

Negative impacts	Positive impacts
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.	Ensure hazardous waste is disposed of correctly, as well as ensuring 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 of, 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.
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. Example of a standard to consider is BREEAM (Building Research Establishment Environmental Assessment Method).

Table 10: Minimising use of resources health impacts

Relevant Borough Plan Review policies and SPDs

Policy BE3 – Sustainable design and construction

Sustainable Design and Construction SPD

Climate change

3.20 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.

3.21 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.

Issues to consider:

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

Negative impacts	Positive impacts
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.	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.	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 (SuDS) in new developments.
	The use of above ground SuDS features can contribute to amenity and biodiversity values, which can

Negative impacts	Positive impacts
	be of benefit when incorporated into open spaces.

Table 11: Climate change health impacts

Relevant Borough Plan Review policies and SPDs

Policy HS1 – Ensuring the delivery of infrastructure
Policy HS2 – Strategic accessibility and sustainable transport
Policy NE1 – Green infrastructure
Policy NE2 – Open space and playing fields
Policy NE3 – Ecology, Biodiversity, Geodiversity and Local Nature Recovery
Policy NE4 – Managing flood risk and water quality
Policy BE2 – Renewable and low carbon energy
Policy BE3 – Sustainable design and construction
Sustainable Design and Construction SPD
Air Quality SPD

4. Monitoring

- 4.1 The successful implementation of this SPD will be assessed through the Authority Monitoring Report (AMR). The AMR will note when the SPD has been used in determining planning applications and its success in relation to the monitoring indicators and targets of Policy HS5.

Appendix A – Useful resources

Some of these resources will be updated during the lifetime of this SPD. Therefore, care should be taken to ensure that the most recent sources of information are used when producing HIAs.

HIA Guides

London Healthy Urban Development Unit

[Health Impact Assessment | London Healthy Urban Development Unit](#)

Health Impact Assessment – A Practical Guide (WHIASU)

[Health-Impact-Assessment-A-Practical-guide.pdf](#)

HIA Overview (WHIASU)

[WHIASU HIA Overview.pdf](#)

Quality Assurance Review Framework for HIA (WHIASU)

[Quality-Assurance-Review-Framework-for-HIA.pdf](#)

Health Impact Assessment Tools

<https://www.gov.uk/government/publications/health-impact-assessment-tools>

Data Sources

2021 Census

[Census - Office for National Statistics](#)

Warwickshire Joint Strategic Needs Assessment

<https://www.warwickshire.gov.uk/joint-strategic-needs-assessments-1>

Local Authority Health Profile

<https://fingertips.phe.org.uk/profile/health-profiles>

Measuring Well-being

<https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing>

Office for National Statistics

<https://www.ons.gov.uk/>

National General Practice profiles

<https://fingertips.phe.org.uk/profile/general-practice>

Health and the Built Environment

Active Design (Sport England)

<https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Dementia and Town Planning (RTPI)

<https://www.rtpi.org.uk/dementia>

Enabling Healthy Placemaking (RTPI)

<https://www.rtpi.org.uk/research/2020/july/enabling-healthy-placemaking/>

Building for a Healthy Life (Urban Design Group)

<https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

Using the Planning System to Promote Healthy Weight Environments
(Public Health England)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/863821/PHE_Planning_healthy_weight_environments_guidance_1.pdf

Putting Health into Place (NHS)

<https://www.england.nhs.uk/publication/putting-health-into-place-executive-summary/>

Promoting Health and Wellbeing through Spatial Planning (Warwickshire County Council)

<https://democracy.warwickshire.gov.uk/documents/s2123/04%20Appendix%20A.pdf>

Secured by Design

<https://www.securedbydesign.com/>

Wellbeing and the Historic Environment (Historic England publication)

<https://historicengland.org.uk/images-books/publications/wellbeing-and-the-historic-environment/>

Wellbeing and Heritage Strategy (Historic England publication)

<https://historicengland.org.uk/research/current/social-and-economic-research/wellbeing/strategy/>

Appendix B – Development Health Assessment

Name of proposed development	
Contact Name and contact details	
Location of development	
Planning reference (if applicable)	
Date assessment completed	

1. Housing Quality and Design

Criteria	Relevant to this proposal?	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)?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal address	☐ Yes ☐ No		☐ Positive ☐ Negative	

the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☐ N/A		☐ Neutral ☐ Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include a range of housing types and sizes,	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

including affordable housing responding to local housing needs?				
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the housing quality and design of the proposal impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities. ☐ Neutral ☐ Uncertain	

2. Access to healthcare services and other social infrastructure

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal retain or re-provide existing social infrastructure?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

Does the proposal assess the impact on health and social care services?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility meeting NHS requirements (and/or does the proposed development provide a financial contribution for this)?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal explore opportunities for	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral	

shared community use and co-location of services?			☐ Uncertain	
Does the proposed development contribute to meeting primary, secondary and post 19 education needs (either financially or in kind)?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on access to healthcare services and other social infrastructure impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities ☐ Neutral ☐ Uncertain	

3. Access to open space and nature

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
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Does the proposal retain and enhance existing open and natural spaces?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal provide a range of play spaces for children and young people?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

Does the proposal set out how new open space will be managed and maintained?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on access to open space and nature impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities. ☐ Increases health inequalities. ☐ Neutral ☐ Uncertain	

4. Air quality, noise, and neighbourhood amenity

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal minimise construction impacts such as dust, noise, vibration, and odours?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal minimise air pollution caused	☐ Yes ☐ No		☐ Positive ☐ Negative	

by traffic and energy facilities?	☐ N/A		☐ Neutral ☐ Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Has the proposed development been assessed for any potential risk to construction workers and/or the future users by possible land contamination?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on air quality, noise, and neighbourhood amenity impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities ☐ Neutral ☐ Uncertain	

5. Accessibility and active travel

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal prioritise and encourage walking and cycling?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Is the proposal well connected to public transport,	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

local services, and facilities?				
Does the proposal seek to reduce car use e.g. by using travel plans?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on accessibility and active travel impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities. ☐ Neutral ☐ Uncertain	

6. Crime reduction and community safety

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate	☐ Yes ☐ No		☐ Positive ☐ Negative	

elements to reduce opportunities for crime?	☐ N/A		☐ Neutral ☐ Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Has engagement and consultation been carried out with the local community?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal assess the impact on Police infrastructure?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on crime reduction	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities	

and community safety impact on health inequalities?			☐ Increases health inequalities ☐ Neutral ☐ Uncertain	
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7. Access to healthy food

Criteria	Relevant to this proposal?	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?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises, either within the proposal or	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

nearby and easily accessible?				
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area and in close proximity to secondary schools?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on access to healthy food impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities. ☐ Neutral ☐ Uncertain	

8. Access to work and training

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal provide access to local employment and training	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

opportunities, including temporary construction and permanent 'end-use' jobs?				
Does the proposal provide childcare facilities?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on access to work and training impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities. ☐ Neutral ☐ Uncertain	

9. Social cohesion and inclusive design

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal connect with	☐ Yes		☐ Positive	

existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☐ No ☐ N/A		☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on social cohesion and inclusive design impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities ☐ Neutral	

			☐ Uncertain	
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10. Minimising the use of resources

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal make most efficient and effective use of existing land?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal encourage recycling, including building materials?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on minimising the use of resources	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases	

impact on health inequalities?			health inequalities ☐ Neutral ☐ Uncertain	
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11. Climate change

Criteria	Relevant to this proposal?	Details/Evidence	Potential Health Impact?	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate renewable energy?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ 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?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal maintain or enhance biodiversity?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral	

			☐ Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	☐ Yes ☐ No ☐ N/A		☐ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Do the effects of the proposal on considering climate change impact on health inequalities?	☐ Yes ☐ No ☐ N/A		☐ Reduces health inequalities ☐ Increases health inequalities. ☐ Neutral ☐ Uncertain	

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