



# **Health and Wellbeing Impact Assessment (HIA) for Development Management Proposals.**

**Guidance note for developers/agents**



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# **Health and Wellbeing Impact Assessment (HIA) for Development Management Proposals - Guidance note for developers/agents**

## **1. Introduction**

- 1.1 The Health and Wellbeing Impact Assessment (HIA) guidance is intended to help developers carry out the process of HIA and supports the implementation of Local Plan policy LPP49 – Health and Wellbeing Impact Assessments. Development proposals will be required to assess their impact upon health and wellbeing, the capacity of existing health services and facilities, and the promotion of health improvement activities.
- 1.2 HIA is a tool which is used to assess potential health and wellbeing implications of a proposed development and should consider the positive impacts of a development on health and wellbeing and how these can be maintained and/or maximised and the negative impacts of the proposal and how these can be overcome or mitigated.
- 1.3 The HIA process helps to ensure that health and wellbeing is appropriately considered at the pre-application and planning application stages of a proposal.
- 1.4 The HIA is used in two ways.
- 1.5 Firstly, developers and consultants should use HIA when preparing development proposals in order to assist with design decisions and to demonstrate the benefits the proposals has on health and wellbeing.
- 1.6 Secondly, the Local Planning Authority (LPA) and health bodies can use the HIA to evaluate development proposals and to provide feedback on any issues identified, and ways in which the development proposal could be improved. The HIA will inform the decision-making process.

## **2. When should a HIA be carried out?**

- 2.1 As set out in Local Plan policy LPP49 of the Adopted Local Plan, a HIA should be submitted to support all developments over 50 residential units, all C2 development and non-residential developments over 1000 sqm. A HIA also needs to be undertaken for hot food takeaway proposals.

## **3. What needs to be included in a HIA?**

- Project Summary – A description of what is being proposed.
- Consultation – What consultation has been carried out with relevant groups such as the health authority or police and the local population for example.
- Area/Population – In which area of the district is the development located, and what is the population/demographic of that area? Does the area have any indicators of deprivation.
- The capacity of existing health services and facilities in the area,
- An assessment of health improvement activities available in the local area.

Key areas which should be assessed and included within the HIA include;

- i. Location
- ii. Housing
- iii. Health, (Physical Activity, Diet etc.)

- iv. Air Quality and Noise
- v. Transport
- vi. Economy and Employment
- vii. Climate Change and Energy Use
- viii. Recycling
- ix. Access to services (Both public and private day to day services such as shops)
- x. Crime/Anti-social Behaviour
- xi. Equality
- xii. Community.

3.1 Examples of the types of information which can be assessed under these bullet points is included in Table One below.

3.2 Each of the above categories should be fully explored and considered within the HIA. The HIA should highlight the positive health impacts arising from the development and how these can be maximised by the development. The HIA should also include the adverse impacts of the proposal and details what actions have been undertaken to minimise these or how they will be mitigated. The proposal should be developed incorporating the outcomes of assessment and this should be evidenced within the HIA.

3.3 Impacts should be assessed as;

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Significant Positive Impact	Positive Impact	No, Neutral or unknown impact	Negative Impact	Significant Negative Impact

3.4 Where possible the rating should be supported by evidence. For positive or negative impacts, a description of the impact should be included and a reference to any supporting evidence. If no impact is identified this should also be noted.

3.5 The HIA should conclude with an overall assessment of the Impact after positives have been maximised and the negatives overcome or mitigated.

3.6 A draft HIA should be submitted for consideration at the pre-application stage, with a final HIA being submitted alongside any subsequent planning application.

3.7 If significant adverse health and wellbeing impacts are identified planning permission will be refused unless infrastructure provision and/or funding to reasonably meet the health service requirements of development are provided as per policy LPP49.

3.8 The table below provides examples of different planning issues and potential health and wellbeing impacts and examples of possible mitigation/enhancement measures. This is not an exclusive list.

**Table One**

Subject	Planning Issue	Impact on Health and Wellbeing	Possible mitigation/enhancement measures
Location	Settlement Hierarchy Connectivity	More isolated developments dependent on car use, lack of opportunities for cycling and walking	Connect new residential developments to existing area with footpaths and cycleways.

Subject	Planning Issue	Impact on Health and Wellbeing	Possible mitigation/enhancement measures
Housing	Location Affordability Design Construction Mix Energy/Water Efficiency	Poorly designed homes fail to meet the needs of residents and can be expensive in to maintain and heat. Homes should be adaptable, and different types of homes and methods of ownership should be available to meet the needs of local people. Homes located next to emitters of noise or pollution can have a detrimental impact on health.	Provision of affordable housing, Energy efficient materials, accessible homes which can be adapted depending on the life stage of the occupant. Sustainability located homes can help residents access health services. Well-designed homes can provide good natural lighting into homes which can also help energy efficiency.
Health	Health facilities, Formal and informal recreation and green spaces, availability of fast food/takeaways or healthy alternatives, Local health facilities e.t.c	Regular exercise can help reduce the risk of various health conditions. Ease of access to unhealthy food can lead to unhealthy choices. Availability of local health care facilities.	Provision of green space and recreation facilities which are accessible to all, design which enables use of walking and cycling and facilities to support those activities. Promoting a range of food retailers in local centres and providing the opportunity for people to grow their own food.
Air Quality & Noise	Construction operations and vehicle movements during construction and ongoing vehicle and noise during operation of the development.  Urban design.  Location of noisy or polluting land uses.	Disturbance and stress cause by construction activity  Site safety.  Dust and poor air quality can have a significant negative impact on health contributing to an increased incidence of lung and heart disease and the potential for impact on people with asthma.  Noise pollution can be detrimental to health and result in sleep disturbance and mental health problems like depression and stress. This can also result in poor educational attainment for children.	Use of the considerate constructor's scheme.  Ensure appropriate visual and noise buffers.  Ensure alternatives to car use are available, limit HGV movements, Assessment of noise and air pollution to identify problem areas.  Locate homes away from in appropriate locations such as commercial or traffic noise, and emitters of odours and other forms of pollution.

<b>Subject</b>	<b>Planning Issue</b>	<b>Impact on Health and Wellbeing</b>	<b>Possible mitigation/enhancement measures</b>
	Position and design of roads.		
Transport	Promotion of walking and cycling, minimising car use and safe connectivity for all road and public rights of way users.	Reduce dependency on the car, ensure that sustainable transport options are available such as walking, cycling and public transport. This can have a positive impact on health by encouraging physical activity as well as reducing car use and its associated negative impacts.	<p>Traffic calming to improve road safety and promote a safer environment for other users.</p> <p>Locating development close to local services and amenities to encourage people not to drive.</p> <p>Ensure good links to public transport, encouraging clusters of services to reduce the need to travel. Connect to the wider area.</p>
Economy and Employment	Local Employment Opportunities, healthy workplaces, suitable premises, Supporting home working	The Government's aim is for planning decisions to support business. This includes seeking to address potential barriers to investment such poor education and skills.	<p>Provision of education facilities for all ages.</p> <p>Apprentice and education schemes.</p> <p>Mixed use development providing local employment opportunities.</p>
Climate Change and Energy Use	<p>Energy Efficiency.</p> <p>Effective use of water.</p> <p>Incorporation of renewable energy generation.</p> <p>Planning in nature.</p>	Lack of heating or ability to cook food could impact health. Unchecked climate change leading to more extreme weather conditions can impact vulnerable members of the community.	<p>Well-designed places can help limit weather extremes.</p> <p>Provision of on-site renewable energy.</p> <p>Electric car charging.</p> <p>Cycling and walking provision.</p>
Recycling	Diversion of waste away from landfill.	Limiting need for unsustainable landfill. Sense of wellbeing.	Provision of recycling facilities for domestic and commercial use, publicly available recycling points, Upcycling.

<b>Subject</b>	<b>Planning Issue</b>	<b>Impact on Health and Wellbeing</b>	<b>Possible mitigation/enhancement measures</b>
Access to Services	Services should be located in sustainable and accessible locations. Provision of sufficient services to meet local demand.	Inaccessible services may impact on a person's health and wellbeing. Long journeys	Centrally located services accessible by a variety of transport modes, in sustainable locations.
Crime and Anti Social Behaviour	Poor design creating limited overlooking of public areas, Lack of street lighting, lack of enforcement, security measures creating the impression of unsafe places.	Crime or the perception of crime can lead to people not going out or using the car instead of walking/cycling.	Keeping public spaces clear of graffiti and litter.  Appropriate lighting and security.  Establishment of neighbourhood watch groups.
Equality	Creating homes, places and spaces which are accessible to all.	Lack of inclusivity can result in poor mental health.  Community Tensions.	Ensuring accessible design throughout. Create shared inclusive spaces.
Community	Well designed places. Range of house types for all age groups. Provision of community facilities.	Limited opportunities to interact with other people can impact a persons mental health, create barriers or distrust between different groups.	Multi use community facilities. Safe public meeting spaces.

## Sources

The following resources can assist with the production of a HIA.

<https://www.essexdesignguide.co.uk/supplementary-guidance/health-impact-assessments/>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/929230/HIA\\_in\\_Planning\\_Guide\\_Sept2020.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/929230/HIA_in_Planning_Guide_Sept2020.pdf)