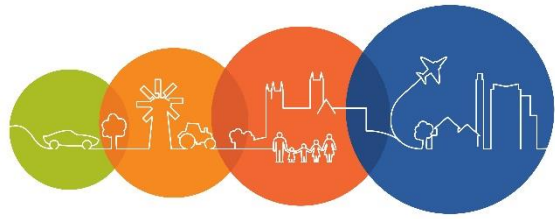


Central Lincolnshire  
**LOCAL PLAN**



# **Health Impact Assessment for Planning Applications:**

## **Guidance Note**

**Updated April 2023**

# Contents

1. Introduction.....	2
Purpose of the Guidance Note .....	2
What is Health and Wellbeing? .....	2
Health Profile of Central Lincolnshire .....	3
2. Policy Context.....	4
National Policy .....	4
Local Policy.....	4
3. What is a Health Impact Assessment?.....	6
What type of HIA should be undertaken?.....	6
4. How to Undertake a Health Impact Assessment .....	8
HIA Screening - Healthy Planning Checklist.....	9
Further HIA .....	10
Quality Review of the HIA .....	10
Appendix 1: Further Information and Resources .....	12
Contact Details.....	12
Data Sources .....	12
Further Information and General Guidance Documents.....	13

This document has been produced to help guide developers and decision makers on the implementation of policy S54 Health and Wellbeing in the Central Lincolnshire Local Plan. To be clear, it is guidance not policy. The policy for decision making remains that as set out in the adopted Central Lincolnshire Local Plan, April 2023.

# 1. Introduction

## Purpose of the Guidance Note

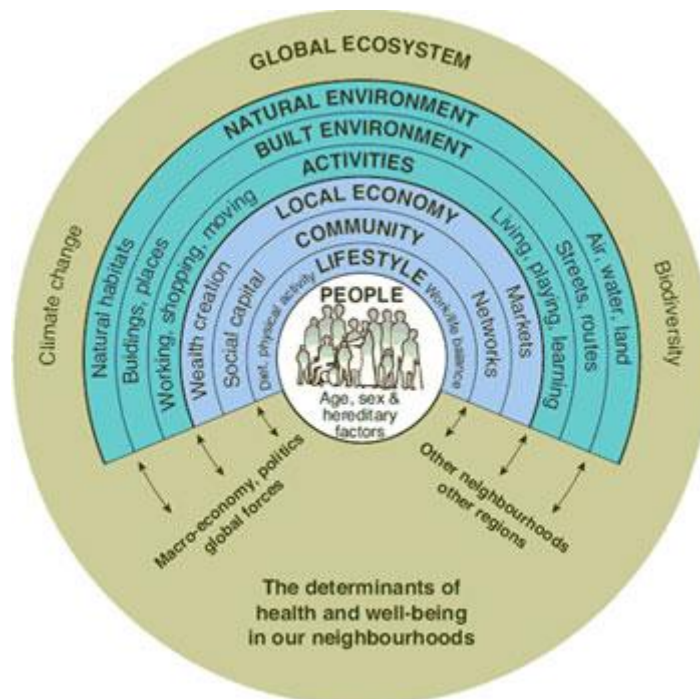
The purpose of this document is to provide advice and guidance on undertaking Health Impact Assessment (HIA) for development proposals within Central Lincolnshire, supporting the implementation of policy S54 Health and Wellbeing in the adopted Central Lincolnshire Local Plan, April 2023.

It is intended to inform discussions at pre-application stage (and subsequent planning applications) of any potential health issues to ensure health is an early consideration in the planning process. It is intended to be used by local authority planning officers, health professionals, developers, and relevant organisations to deliver healthy developments within Central Lincolnshire.

HIA is a process which ensures the impact of development on health and wellbeing is considered and responded to during the planning process. This guidance note aims to support the preparation of HIAs in relation to planning applications for residential and non-residential development proposals in Central Lincolnshire. It includes advice on those aspects of the built environment that may impact on health, guidance on undertaking HIAs and how HIAs fit into the planning process.

## What is Health and Wellbeing?

Health is defined as a state of complete physical, mental and social wellbeing.<sup>1</sup> As well as access to good quality healthcare services and lifestyle choices, there are many factors that affect health and wellbeing. These include the physical and social conditions in which people live, culture, education, housing, transport, employment, crime, income, leisure, and other services. These all influence health in either a positive or negative way, both directly and indirectly. These factors are commonly known as the wider determinants of health.



<sup>1</sup> Preamble to the Constitution of the World Health Organization as adopted by the International Health Conference, New York, 19-22 June, 1946. [http://www.who.int/governance/eb/who\\_constitution\\_en.pdf](http://www.who.int/governance/eb/who_constitution_en.pdf)

**Source:** Barton and Grant 2006 adaptation of Dahlgren and Whitehead (1991)<sup>2</sup>

Spatial planning and development proposals have the potential to impact on health and wellbeing. By considering how a proposal may impact on the wider determinants of health and creating health promoting environments, the health and wellbeing of people can be improved, and health inequalities can be reduced.

### **Health Profile of Central Lincolnshire**

Improving health and wellbeing and reducing health inequalities is an important issue within Central Lincolnshire. The Office for Health Improvement and Disparities' Local Authority Health Profiles<sup>3</sup> provide a snapshot of the overall health of each local authority in England. Local Health<sup>4</sup> provides health information for small areas within local authorities. In general, the health of Central Lincolnshire residents is not significantly different to the national average however, there are variations in the health of the population. For example, there are inequalities in life expectancy for both men and women living in the most deprived areas of Central Lincolnshire.

See Appendix 1 Data Sources, for further information regarding the health profile of Central Lincolnshire.

---

<sup>2</sup> From A Health Map for the Local Human Habitat, The Journal of the Royal Society for the Promotion of Health, November 2006 126: 252-253.

<sup>3</sup> <https://fingertips.phe.org.uk/profile/health-profiles>

<sup>4</sup> <https://www.localhealth.org.uk/>

## 2. Policy Context

### National Policy

The *National Planning Policy Framework* (NPPF) came into effect in March 2012, with the latest version published on 20 July 2021. The NPPF supports the role of planning to create healthy, inclusive communities and recognises that the design and use of the built and natural environment are major determinants of health and wellbeing. The impact of development on human health and wellbeing is therefore a material consideration in the determination of planning applications.

The *National Planning Practice Guidance* (NPPG) recognises the links between health and planning. Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing facilities needed for primary, secondary and tertiary care, and the wider health and care system.

The guidance defines a healthy place as one which “supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing. It is a place which is inclusive and promotes social interaction... It meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.”

The guidance encourages Local Planning Authorities to engage with the Director of Public Health on planning applications (including at pre-application stage) where there are likely to be significant health and well-being impacts on the local population or particular groups within it and suggests that a Health Impact Assessment may be a useful tool where there are expected to be significant impacts<sup>5</sup>.

The *Health and Social Care Act* (2012) gave local authorities new duties and responsibilities for health improvement and protection, throughout all their functions, including spatial planning and development management. Under the Act, Health and Wellbeing Boards have been established.

The Health and Care Act 2022 introduces significant reforms to the organisation and delivery of health and care services in England.

### Local Policy

The *Central Lincolnshire Local Plan* was adopted on 13th April 2023. The Local Plan includes policies so that new development within Central Lincolnshire can have a positive impact on health and wellbeing.

This guidance note does not introduce new policy but provides advice to support the implementation of policy S54 Health and Wellbeing, which sets out a requirement for developers to submit a HIA for residential developments of 150 dwellings or more, and for non-residential development proposals, 0.5ha or more. **For schemes below 150 dwellings, or 0.5ha, the submission of a HIA is optional but will be considered if submitted voluntarily with a planning application.**

---

<sup>5</sup> <https://www.gov.uk/guidance/health-and-wellbeing> (005 Reference ID: 53-005-20190722)

Extract from S54 Health and Wellbeing  
(Adopted Central Lincolnshire Local Plan, April 2023)

“The Central Lincolnshire authorities will expect development proposals to promote, support and enhance physical and mental health and wellbeing, and thus contribute to reducing health inequalities. This will be achieved by:

b. In the case of development of 150 dwellings or more, or 0.5ha or more for other development, developers submitting a fit for purpose Health Impact Assessment (HIA) as part of the application or master planning stage where applicable, and demonstrating how the conclusions of the HIA have been taken into account in the design of the scheme. The HIA should be commensurate with the size of the development”;

The latest Joint Health and Wellbeing Strategy for Lincolnshire<sup>6</sup> was published by the Lincolnshire Health and Well Being Board November 2022 and is a key strategy that allows the Board to identify priorities and target areas to improve the health and wellbeing of everyone living in Lincolnshire. The strategy sets out the following priorities:

- Mental Health & Emotional Wellbeing (Children & Young People)
- Mental Health (Adults)
- Carers
- Physical Activity
- Housing and Health
- Healthy Weight
- Dementia

The Lincolnshire Health and Wellbeing Board also prepares and publishes a Joint Strategic Needs Assessment for Lincolnshire,<sup>7</sup> which provides evidence, data and information on the health and wellbeing of the people of Lincolnshire. It is currently made up of 36 different topics grouped under 6 theme areas. It is the overarching evidence base used by the Health and Wellbeing Board to inform shared priorities for the Joint Health and Wellbeing Strategy.

---

<sup>6</sup> <https://www.lincolnshire.gov.uk/health-wellbeing/health-wellbeing-board>

<sup>7</sup> <http://www.research-lincs.org.uk/Joint-Strategic-Needs-Assessment.aspx>

### 3. What is a Health Impact Assessment?

“Health Impact Assessment is a combination of procedures, methods and tools that systematically judges the potential, and sometimes unintended, effects of a policy, program or project on the health of a population, and the distribution of those effects within the population. HIA identifies appropriate actions to manage those effects.”

*The European Centre for Healthy Policy (1999)  
Health Impact Assessment: Main concepts and  
suggested approach (Gothenburg Consensus),  
Brussels.*

HIA is a tool to identify and optimise health and wellbeing impacts. The purpose of a HIA is to inform the decision-making process. It is important to ensure that the health impacts of the wider determinants of health are explicitly considered when making planning decisions. HIA is one method for ensuring this is carried out.

A HIA should appraise the potential positive and negative impacts of a proposal on new communities and adjacent existing communities, identify any differential distribution of impacts on health among groups within the population, and suggest actions to minimise any potential negative health impacts and maximise potential positive health impacts.

HIAs can be a freestanding report, or they can be incorporated into another required appraisal, such as an Environmental Impact Assessment, to avoid duplication. Where HIA is integrated into another assessment, it is recommended that a separate chapter is included in the assessment on health impacts, with cross-referencing to other relevant chapters, such as transport, noise, and air quality.

A HIA can be carried out before a proposal is implemented (prospective), done while the proposal is being implemented (concurrent) or done after a proposal is implemented (retrospective). The preference is for a prospective HIA to be undertaken as early as possible, so the HIA has potential to influence decisions being made on the design, layout and composition of the development.

#### What type of HIA should be undertaken?

It is commonly recognised that there are three types of Health Impact Assessment:

- A **Desktop** HIA: This provides a broad overview of potential health impacts. It draws on existing knowledge and evidence and can be carried out quickly (a few hours to a day) and with limited resources.
- A **Rapid** HIA: This is the most common type of HIA. It may take a few days to a few weeks to complete and involves a more detailed assessment of potential health impacts and mitigation measures. It should include a broader range of knowledge and evidence and may involve stakeholder consultation and community involvement.
- A **Full** HIA: This is the most detailed form of HIA and is undertaken when the potential scale and severity of health issues warrant an in-depth investigation. It typically involves quantitative and qualitative information, data from healthy needs assessments and

community engagement. This type of HIA may take months to complete and is more suited to large and complex proposals.

The type of HIA required will depend on the type, size, and location of the development scheme as well as the likely implications for local public health issues and health infrastructure. A HIA may fit in between two of these categories, as the approach taken will also depend on timescales and the resources available to undertake the HIA. It is important to use an approach that makes the best use of the resources available.

**For most proposals coming forward in Central Lincolnshire, a desktop HIA in the form of a Healthy Planning Checklist will be sufficient to consider the likely health impacts of the proposal.**

Major development proposals, typically above 1,000 dwellings, (such as the Sustainable Urban Extensions allocated in policy S69 of the Central Lincolnshire Local Plan), are likely to require a more detailed assessment of health impacts, most likely in the form of a Rapid HIA, but potentially a Full HIA. Due to their size and scale, and the fact that they adjoin existing communities, such proposals are likely to affect a range of different population groups across a large geographical area. Therefore, there may be health impacts on existing residents and users of the areas adjoining the development as well as on new residents and users of the development.



## 4. How to Undertake a Health Impact Assessment

HIA is a step process with recognised stages which should be followed to ensure that the assessment is robust. There are 5 main stages to the HIA process summarised in **Table 1** below.

**Table 1. HIA Stages for Planning Applications**

HIA Stage	Description	Planning Application Stage
<b>Stage 1. Screening</b>	<p>Establishes whether a proposal is likely to have an impact on the health of the local population, how it may impact on different population groups and the likely scale of impacts.</p> <p>Allows early consideration of further work and identifies whether there is a need for a more detailed assessment (Rapid or Full HIA).</p>	<p>Pre-application</p> <p>District Councils can advise on need for further HIA work.</p>
<b>Stage 2. Scoping</b>	<p>Decide what type of HIA is required, how in depth it needs to be and what it will focus on.</p> <p>Consider setting up a steering group and agree roles and responsibilities, including who will manage the HIA and who will undertake the HIA. Identify key stakeholders.</p> <p>Identify the methods that will be used in the HIA to gather evidence and assess impacts.</p>	<p>Pre-application</p> <p>District Councils can advise on what the HIA needs to cover.</p>
<b>Stage 3. Assessment</b>	<p>Gather evidence.</p> <p>Describe and assess the likely health impacts of the proposal, including the nature, likelihood, scale and significance and timing of the impacts and their distribution.</p> <p>Consider the effects of the proposal on different population groups, both new and existing, and in relation key health issues and inequalities in the local area.</p> <p>Undertake where appropriate stakeholder and community engagement, via workshops, interviews or focus groups.</p>	<p>Pre-application</p>

HIA Stage	Description	Planning Application Stage
<b>Stage 4. Reporting and Recommendations</b>	Use the findings of the HIA to recommend changes to the proposal to mitigate negative impacts or enhance further positive impacts.	Submission and Validation  Healthy Planning Checklist and/or HIA Report to be submitted to the District Council as part of the planning application.
Decision Making	Assessment of the quality of the HIA, how the recommendations have been considered in the proposal and whether any negative impact on health (after mitigation) are acceptable or not.  The District Council accepts the HIA or requests further work to be undertaken.	Planning Decision  HIA is considered by the District Council alongside other material considerations and a decision is made on the application
<b>Stage 5. Monitoring and evaluation</b>	Details as to how the recommendations will be monitored and for what timeframe.  Evaluate the HIA process to consider whether and how well the HIA worked and what could be done differently in the future.	Commencement of Development

### HIA Screening - Healthy Planning Checklist

The District Councils have prepared a Healthy Planning Checklist for use by applicants as a desktop HIA to be completed at the pre-application stage, for both Outline and Full applications. The Healthy Planning Checklist can also be used as a screening tool. Screening involves quickly assessing the likely impacts of a proposal on health and deciding whether to do a more detailed HIA. The Councils expect the Healthy Planning Checklist to be completed proportionate to the size of the development scheme.

The screening assessment should cover potential impacts arising from construction, the potential impacts of the development itself, and the impacts on residents and occupiers neighbouring the site, as well as the development's future residents and/or occupiers.

Generally, the larger the development the more detail is expected in terms of the description of impacts and proposed mitigation measures, whereas smaller developments are more likely to require a brief summary.

**All development proposals of 150 dwellings, or 0.5 hectares or more for non-residential developments, should complete the Healthy Planning Checklist, or an alternative screening tool, and submit as part of the planning application.**

Undertaking HIA screening at an early stage will help applicants to address any health impacts of their proposals whilst minimising the need to make potentially costly changes to their plans at a later stage following submission of a planning application.

## **Further HIA**

If the screening process, through the completion of the Healthy Planning Checklist or alternative screening tool, identifies the need for a Rapid or Full HIA, it is recommended that the applicant agrees the scope of the HIA with the relevant District Council before the HIA is started, using the outcome of the screening assessment to inform the scope.

Commissioning and preparing a HIA is the responsibility of the applicant and should be done as part of the pre-application process. The District Council, in liaison with Lincolnshire County Council Public Health Team, can provide advice as to what the HIA should cover.

The Healthy Planning Checklist, or alternative screening assessment, and Final HIA Report should be submitted with the planning application. Applicants should show how the recommendations from the HIA Report have been taken account of in the planning application. The Local Planning Authorities may use the expertise of the Public Health Team to help assess the quality of HIAs submitted. It will be considered along with all other planning application documentation and consultation responses.

There is no one agreed methodology for undertaking a HIA, however some useful resources are listed in **Appendix 1**. For example, the London Healthy Development Unit<sup>8</sup> have published a Rapid Health Impact Assessment Tool that focuses on the built environment and issues directly or indirectly influenced by planning decisions and which could be used to complete a Rapid HIA.

## **Quality Review of the HIA**

The relevant District Council will evaluate the quality of HIAs submitted to ensure they are 'fit for purpose' as required by Policy S54 Health and Wellbeing in the Central Lincolnshire Local Plan. The Councils will consider the following criteria when forming a view as to the quality of a HIA report and whether further work is needed to address any shortfalls.

### **Assessment of Impacts**

- Has the HIA process and methodology been clearly described?
- Have the potential health impacts been identified, including both positive and negative?
- Has the nature of impacts been considered, for example, are they direct or indirect, permanent, or temporary? Has the severity and magnitude of the impacts been considered?
- Have the potential impacts been considered in relation to a population and public health profile? Is there a breakdown of the different population groups potentially affected?
- Have inequalities in the distribution of potential impacts been considered?
- Are the identified impacts supported by evidence/knowledge along with a description of the methods used and any participation undertaken?
- Are cumulative impacts considered?

### **Reporting and Recommendations**

---

<sup>8</sup> <https://www.healthyurbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/>

- Is there a description of the proposal and the physical characteristics of the proposed development site and surrounding area?
- Does the report include a health profile for the local population?
- Does the report describe the screening and scoping stages and outcomes?
- Is there a description of how quantitative and qualitative evidence was gathered and analysed?
- Is it clear how stakeholder and/or community engagement has influenced the HIA?
- Does the report clearly set out any limitations or constraints encountered in undertaking the HIA?
- Is there a clear and concise discussion of the key recommendations to reduce negative impacts and enhance positive impacts and are the recommendations evidence based?
- Are plans for future monitoring of mitigation measures included?
- Is there a clear list/table of proposed mitigation measures and what level of commitment has been given to implement these measures?

## Appendix 1: Further Information and Resources

This section of the guidance signposts to various data sources and guidance documents that applicants may wish to use when considering the health implications of their schemes and can be used to inform the preparation of HIAs.

### Contact Details

**City of Lincoln Planning** – 01522 873474

**North Kesteven Planning** – 01529 414155

**West Lindsey Planning** – 01427 676676

**Lincolnshire Public Health, Wider Determinants Team** - 01522 552222

**Central Lincolnshire Local Plan Team** - 01529 414155

### Data Sources

**Lincolnshire Research Observatory** Provides useful data on a variety of topics at different geographies, including profiles for each Clinical Commissioning Group. Data can be gathered using various tools including interactive mapping. The website hosts data for the Lincolnshire Joint Strategic Needs Assessment.

<http://www.research-lincs.org.uk>

**Office for Health Improvement & Disparities Fingertips Public Health Data** Fingertips is a web based resource that provides access to a wide range of health related data in thematic profiles, including 'Health Profiles', which provide a snapshot overview of health for each local authority in England, and 'Public Health Outcomes Framework' which includes a wide range of indicators.

<http://fingertips.phe.org.uk/>

**Office for Health Improvement & Disparities Local Health** A web based resource that presents health data at a small area geography, through interactive mapping and reports. Areas can be combined to create bespoke geographies and can be compared to the national average.

<http://www.localhealth.org.uk>

## Further Information and General Guidance Documents

### Websites

- Healthy Urban Development Unit  
[www.healthyurbandevelopment.nhs.uk](http://www.healthyurbandevelopment.nhs.uk)
- Lincolnshire County Council  
<https://www.lincolnshire.gov.uk>
- Office for Health Improvement and Disparities  
[www.gov.uk/government/organisations/office-for-health-improvement-and-disparities](http://www.gov.uk/government/organisations/office-for-health-improvement-and-disparities)
- Royal Town Planning Institute  
<https://www.rtpi.org.uk>
- Sport England  
[www.sportengland.org](http://www.sportengland.org)
- Town and Country Planning Association  
[www.tcpa.org.uk](http://www.tcpa.org.uk)
- Urban Design Group – Building for a Healthy Life  
<https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

## **Published Reports**

### **Health Impact Assessments**

Ben Cave Associates (2009) A Review Package for Health Impact Assessment Reports of Development Projects

[Health England \(2020\) Health Impact Assessment in spatial planning. A guide for local authority public health and planning teams](#)

[Healthy Urban Development Unit \(2019\) Rapid Health Impact Assessment Tool, 4<sup>th</sup> edition](#)

[Healthy Urban Development Unit \(2017\) Healthy Urban Planning Checklist, 3<sup>rd</sup> Edition](#)

[Institute of Public Health Ireland \(2021\) Health Impact Assessment Guidance: A Manual](#)

[Wales HIA Support Unit \(2021\) Health Impact Assessment – A Practical Guide](#)

### **Healthy Planning**

[Natural England Green Infrastructure Framework 2022](#)

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

[Public Health England \(2020\) Using the planning system to promote healthy weight environments](#)

[RTPI \(2020\) Dementia and Town Planning. Creating better environments for people living with dementia](#)

[RTPI \(2020\) Mental Health and Town Planning. Building in resilience](#)

[RTPI \(2022\) Housing for Older People. Planning for the Future](#)

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

[Sport England \(2015\) Action Design Checklist](#)

[Town and County Planning Association \(2017\) Creating health promoting environments](#)

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

[Town and Country Planning Association \(2015\) Public Health in Planning: Good Practice Guide](#)

[Urban Land Institute \(2015\) Building Healthy Places Toolkit](#)

Central Lincolnshire Local Plan Team

c/o North Kesteven District Council

District Council Offices

Kesteven Street

Sleaford

NG34 8FS

Tel – **01529 414155**

Email – **[talkplanning@central-lincs.org.uk](mailto:talkplanning@central-lincs.org.uk)**

This document is also available in large print, Braille, different languages, on audio tape and CD. If you would like a copy of the document in one of these formats, please contact the Central Lincolnshire Local Plan Team via the details above.