



February 2017

# Healthy Torbay Supplementary Planning Document (SPD)

Consultation Draft

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# About the Healthy Torbay Supplementary Planning Document (SPD)

## Role and purpose of Supplementary Planning Documents (SPDs)

- Supplementary Planning Documents (SPDs) can be produced by Local Planning Authorities (LPAs) to build upon and provide more detailed advice on the policies contained in a Local Plan. Specifically, they can add detail regarding any environmental, social, design and economic objectives which important regarding the development and use of land as indicated in a Local Plan. The requirements for producing SPDs are set out in Regulations 11 to 16 of the Town and Country Planning Regulations 2012. SPDs should be prepared only where necessary and in line with paragraph 153 of the National Planning Policy Framework (NPPF), i.e. they should help applicants to make successful planning applications and should not be used to add unnecessarily to the financial burdens on development.
- Torbay has a number of adopted SPDs which help the authority to better determine planning applications in accordance with the Torbay Local Plan as well as providing clear advice to the development industry market regarding how to make successful planning applications. SPDs help to support an efficient development management process and encourage positive investment into Torbay through stimulating market confidence. Some examples of adopted SPDs in Torbay include the Torquay and Paignton Town Centre Masterplans SPDs, the Planning Contributions and Affordable Housing SPD and the Greenspace Strategy SPD.

## Public consultation and participation

- This draft Healthy Torbay SPD is made available for consultation for a four week period between Monday 20 February and Monday 20 March 2016. Further details of the consultation are available on the Council's website.
- Representations (comments) on the contents of the SPD should be submitted in writing by e-mail to: [future.planning@torbay.gov.uk](mailto:future.planning@torbay.gov.uk) or by post to *Spatial Planning, Electric House (2<sup>nd</sup> Floor), Torquay, TQ1 3DR*. For further information please contact the Spatial Planning team by telephone on 01803 208815.
- The process for SPD production and community participation in Torbay is explained in the Council's *Statement of Community Involvement 2014*. The relevant stages are outlined in the flowchart below:

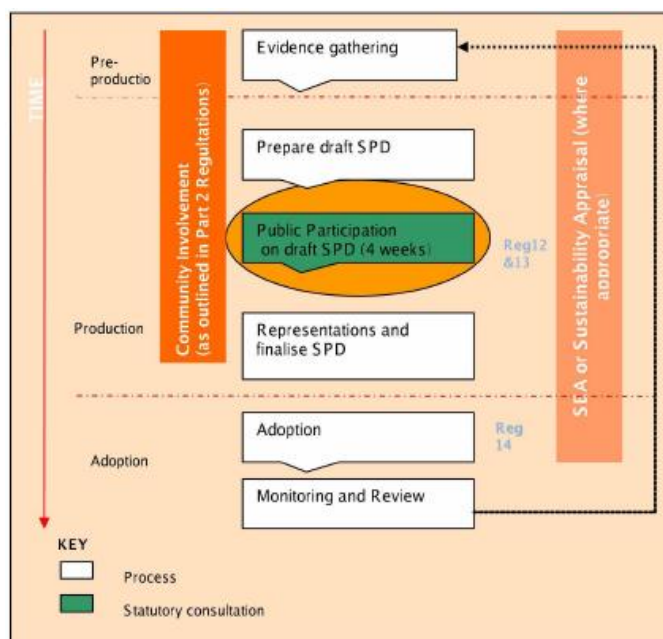


Figure 1: SPD production process

## What is the purpose of the Healthy Torbay SPD and who is it for?

- The Healthy Torbay SPD focuses on issues related to matters of health and wellbeing and how they should be positively addressed through the development planning process in Torbay in the context of building upon and providing more detailed advice and guidance in the adopted Local Plan.
- The purpose of the document is to help influence and guide development requiring planning permission in Torbay. It provides forward guidance to the development industry and landowners regarding how planning applications can be developed to have the best chance of achieving planning permission (so they are in compliance with Local Plan policies relating to health and wellbeing). It also provides guidance to decision makers in Torbay so that there is a greater appreciation and understanding of what we mean by 'Healthy Torbay' in the context of spatial planning.
- Key aims of the SPD
  - Inform pre-application advice of any potential health-related issues and to be a material consideration where relevant to be taken into account in determining applications
  - to provide information and guidance that can be used to support a positive Health Impact Assessment;
  - to promote opportunities for healthier lifestyles, encourage healthier choices and reduce the demand on the NHS, health professionals, councils and individuals across Torbay ;
  - to inform the preparation of future plans, strategies, development briefs, and policy decisions;
  - to provide an evidence base resource, responding to local needs by providing

and supporting information and guidance; and

- to inform communities and provide guidance to aid with the preparation of Neighbourhood Plans.

## The Healthy Torbay SPD – relationship to the Torbay Local Plan and national policy

- Health is a cross-cutting issue across planning which permeates into many subject areas contained within the Local Plan. This is because the wider determinants of health have multiple dimensions across the economy, environment and society. Therefore, many of the Torbay Local Plan policies feature in some form within this SPD. Where relevant to guidance within this SPD, the policies are referred to within this document. Of particular importance to note are policies **SS11 Sustainable Communities** and **SC1 Healthy Bay** which provide the overarching context for much of the guidance as they recognise tackling wider determinants aspects of taking action to promote good health in Torbay.
- The NPPF recognises the importance of the role of planning in enabling good population health and wellbeing. Health is recognised as being an integral aspect of sustainable development, 'supporting strong, vibrant and healthy communities'. Furthermore, the role of 'promoting health communities' in the context of supporting 'local strategies' (wider than planning policy) places a responsibility on local authorities to articulate what the key factors and 'asks' of planning should be in their individual geographical areas of responsibility.

### Policy SC1 Healthy Bay

All development should contribute to improving the health and well-being of the community, reducing health inequalities and helping to deliver healthy lifestyles and sustainable neighbourhoods proportionate to the scale of the proposal.

To achieve these requirements, applicants should demonstrate that they have had regard to the following:

1. Consideration of the opportunities available to address the causes of ill-health in the local area;
2. Promotion of healthy, safe and active living for all age groups, including healthy living

options for older people; and

3. Improvement of access to medical treatment services, including the provision of healthcare clusters where appropriate.

Major residential developments of 30 or more dwellings or other development creating over 1,000 square metres of floorspace will be required to undertake a screening for a Health Impact Assessment (HIA), and a full HIA if necessary, proportionate to the development proposed, to demonstrate how they maximise positive impacts on health and healthy living within the development and in adjoining areas. This will also apply to smaller-scale developments where there are reasons to indicate that a proposal may give rise to a significant impact on health.

### Policy SS11 Sustainable communities

Development will be assessed against its contribution to improving the sustainability of existing and new communities within Torbay, and especially the way in which it closes the gap between the most and least disadvantaged neighbourhoods. Development must help to create cohesive communities within a high quality built and natural environment where people want to live and work.

Proposals that regenerate or lead to the improvement of social, economic or environmental conditions in Torbay, and particularly within Community Investment Areas, will be supported in principle.

Development proposals will be assessed according to whether they achieve the following criteria, insofar as they are relevant and proportionate to the development:

1. Meet the needs of residents and enhance their quality of life;
2. Help to close the gap between the most and least disadvantaged people and neighbourhoods in Torbay;
3. Help to develop a sense of place and local identity;
4. Promote social inclusion, and seek to eliminate exclusion based on access to housing, health, education, recreation or other facilities;
5. Help to reduce and prevent crime and the fear of crime whilst designing out opportunities for crime, antisocial behaviour, disorder and community conflict;
6. Support local food production and consumption;
7. Create a well connected, accessible and safe community;
8. Contribute to the success of the local labour market by improving provision of and/or access to jobs and widening the pool of available labour;
9. Protect and enhance the local natural and built environment, where appropriate through planning contributions;
10. Deliver development of an appropriate type, scale, quality, mix and density in relation to its location;
11. Contribute towards any additional educational or training needs including the promotion and negotiation of local labour training arrangements, placements and apprenticeship schemes, and by promoting the provision of local employment space, in order to tackle worklessness;
12. Enable people to have access to local services to meet their day-to-day needs including open spaces, community halls (or rooms), play areas, leisure and recreation facilities and allotments; and
13. Provide a good standard of residential accommodation, by seeking to retain small to medium sized homes (2–4 bedrooms) and resisting change of use of these homes to HMOs and small self-contained flats. This applies especially in Community Investment Areas, identified on the Policies Map, and other areas with significant living environment deprivation.

# The built & natural environment and how it affects health

## What is a healthy place?

- A 'healthy place' is a good place to grow up, live, work and grow old in. It is a living environment which supports people to live their lives in a state of good physical, mental and social well-being.

## The wider determinants of health

- Creating and sustaining the conditions which contribute to a healthy place focuses on aspects of human health, disease and injury that are determined or influenced by factors in the environment (CDC, 2014). These factors are commonly referred to as 'the wider determinants of health'. This Healthy Torbay SPD is focused on how interventions made within the built environment, particularly the through development process managed through the planning system in Torbay, can impact on the wider determinants of health.

- The wider determinants of health in the context of the built environment are neatly illustrated via the 'Health Map' (Barton and Grant, 2006). This diagram shows that being in a state of 'good health' is not just determined by age, sex and hereditary factors but actually it is important to recognise the complex causal factors which influence lifestyles. The Health Map shows the significance of 'environment' as being a significant determining factor of health and wellbeing.
- Evidence suggests that 'environmental exposure' and 'social circumstances' play a significantly greater role in health outcomes than in comparison with 'healthcare'. There is clear case for action in taking concerted action on the wider determinants of health.

Figure 2: 'The Health Map' (Barton and Grant, 2006)

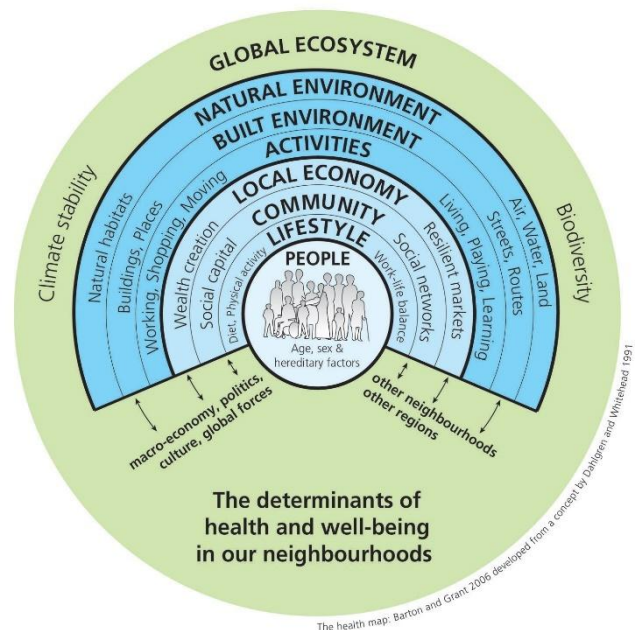
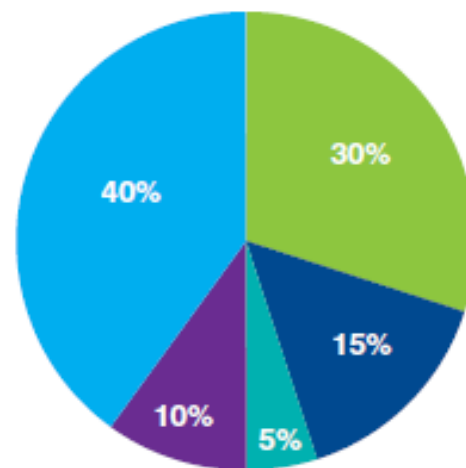


Figure 3: The relative importance of factors which determine health (PHE, 2014 in Torbay Annual Public Health Report 2014):



Genetic predisposition  
Social circumstances  
Environmental exposure  
Healthcare  
Behaviour patterns

Source: Public Health England (2014). From evidence into action: opportunities to protect and improve the nation's health. Public Health England



## How planning and development can affect health outcomes

- Decisions taken on planning and development can directly influence the wider determinants of health. Development can influence a wide range of factors which can lead to impacts on health and wellbeing outcomes. The diagram below represents a simplified health pathway between changes to the built environment being implemented, a list of factors which might be associated or influenced by the change and a list of potential impacts that could be experienced in terms of public health
- For instance, a commercial development might lead to an increase in jobs and employment prospects for those who are unemployed, which may lead to reducing socio-economic inequalities and improved health prospects for those affected persons. Equally, where the development is located, the types of jobs it provides and the opportunities for training targeted at particular segments of the population will also determine the magnitude of benefit that the development will have on inequality. A multitude of other factors relevant to transport, accessibility, urban design will also be relevant in contributing to health outcomes.

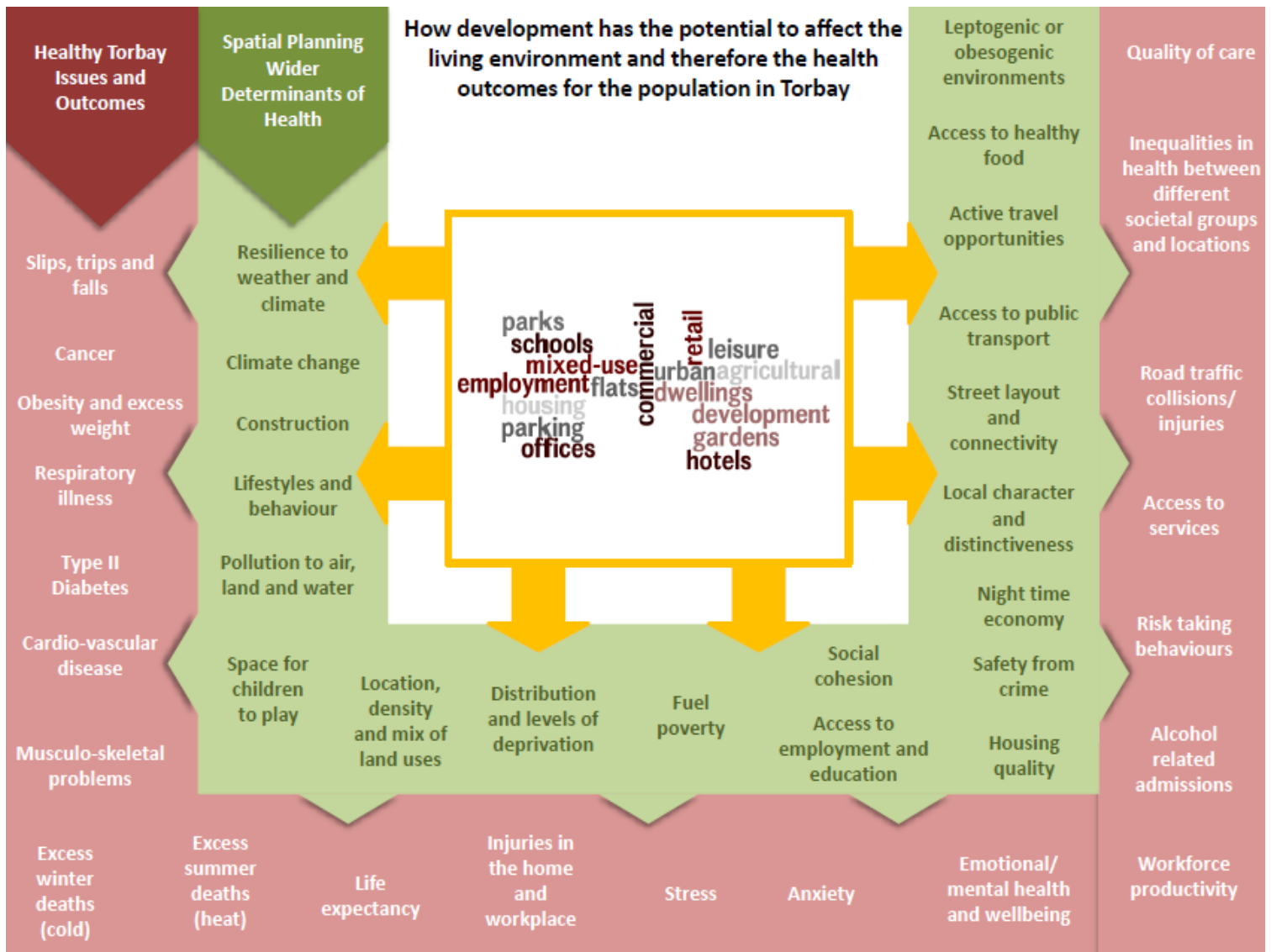


Figure 4: Effect of development on health

# Health in Torbay

## Where can I find information on the health in Torbay?

- There is wealth of statistical information across a multitude of indicators related to health and wellbeing which is publicly available and provides an insight into the state of health in Torbay.
- At a national level, Public Health England publish the Public Health Outcomes Framework (PHOF) on a quarterly basis which collates a wide range of data from a range of sources and form part of the National Statistics. A huge number of indicators are provided across four domains: wider determinants of health, health improvement, health protection, and healthcare and premature mortality. Data can be searched for by local authority area compared to regional and national averages in order to benchmark relative performance:  
<http://www.phoutcomes.info/>
- The Torbay Public Health team produces a Joint Strategic Needs Assessment (JSNA) which looks at the current and future health and care needs of the population to inform and guide public health and health commissioning planning. An interactive JSNA for Torbay can be found on our website:  
<http://southdevonandtorbay.info/> . This allows a range of datasets to be searched for via locality or ward level.
- These sources of data provide excellent resources for understanding the context for health in Torbay and the local authority encourages applicants to utilise these resources when preparing planning applications, particularly when considering Health Impact Assessment (HIA).



# Healthy food environment

## Nutrition and health

- Nutrition is an important factor in determining how healthy the lifestyle of a person is. In the UK, at a regional level within the South West and within Torbay, there is a significant public health problem stemming from the high amounts of calorie rich, energy dense food which is consumed on average across the population, across the life-course (children through to adults). This lifestyle trait is a key factor leading to significant levels of excess weight and obesity being manifest within the population.

## Obesity and excess weight in Torbay

- The prevalence of obesity and excess weight in Torbay has increased sharply over the years. It is estimated by the Department of Health that diseases related to obesity and excess weight cost the NHS £44 million in 2010.
- Being overweight and obese shortens life expectancy and increases the risk of developing many diseases including coronary heart disease, type 2 diabetes, stroke and some cancers.
- The proportion of children who are measured at Reception stage of school as being either overweight or obese is 24.2%. This figure rises to 33.5% at Year 6. Both of these figures are significantly worse than the regional average for the South West.
- Among adults 66.8% are overweight (2 out of 3 people) of which 40% of these people are obese.

## The relationship between excess weight, nutrition and hot food takeaways

- The government-commissioned Foresight Report of 2007 examined the reasons for the

rising and significant levels of obesity and concluded that there were a 'complex web' of factors involved ranging from unhealthy diets, low levels of physical activity as well as subtler causes such as societal influences and environmental factors which can make it difficult to make healthy choices.

- Torbay has an adopted Healthy Weight Strategy which provides the foundation for a multi-agency approach to tackling obesity, facilitated by the Council and its partners. This approach supports national guidance which states that 'locally tailored strategies' should be mobilised to tackle rising obesity based on local evidence and in partnership.
- There is evidence to suggest that the presence of hot food takeaways in high numbers has a relationship with increased levels of excess weight and obesity. A 2009 US study showed a positive correlation between obesity and concentration of large numbers of takeaways. Camden Council carried out a literature review of evidence and found that the evidence supported the view that although not the sole causal factor contributing to diet and obesity, the availability of fast food was a significant contributing factor.

## Prevalence of hot food takeaways in Torbay

- Evidence from Public Health England indicates that Torbay has approximately 160 'fast food' outlets. This figure means that there are approximately 120.3 outlets per 100,000 population in Torbay, a figure which shows Torbay having the highest concentration of fast food outlets of any local authority in the South West region and in the highest 7% of local authorities in the whole of England (23<sup>rd</sup> out of a total of 324).



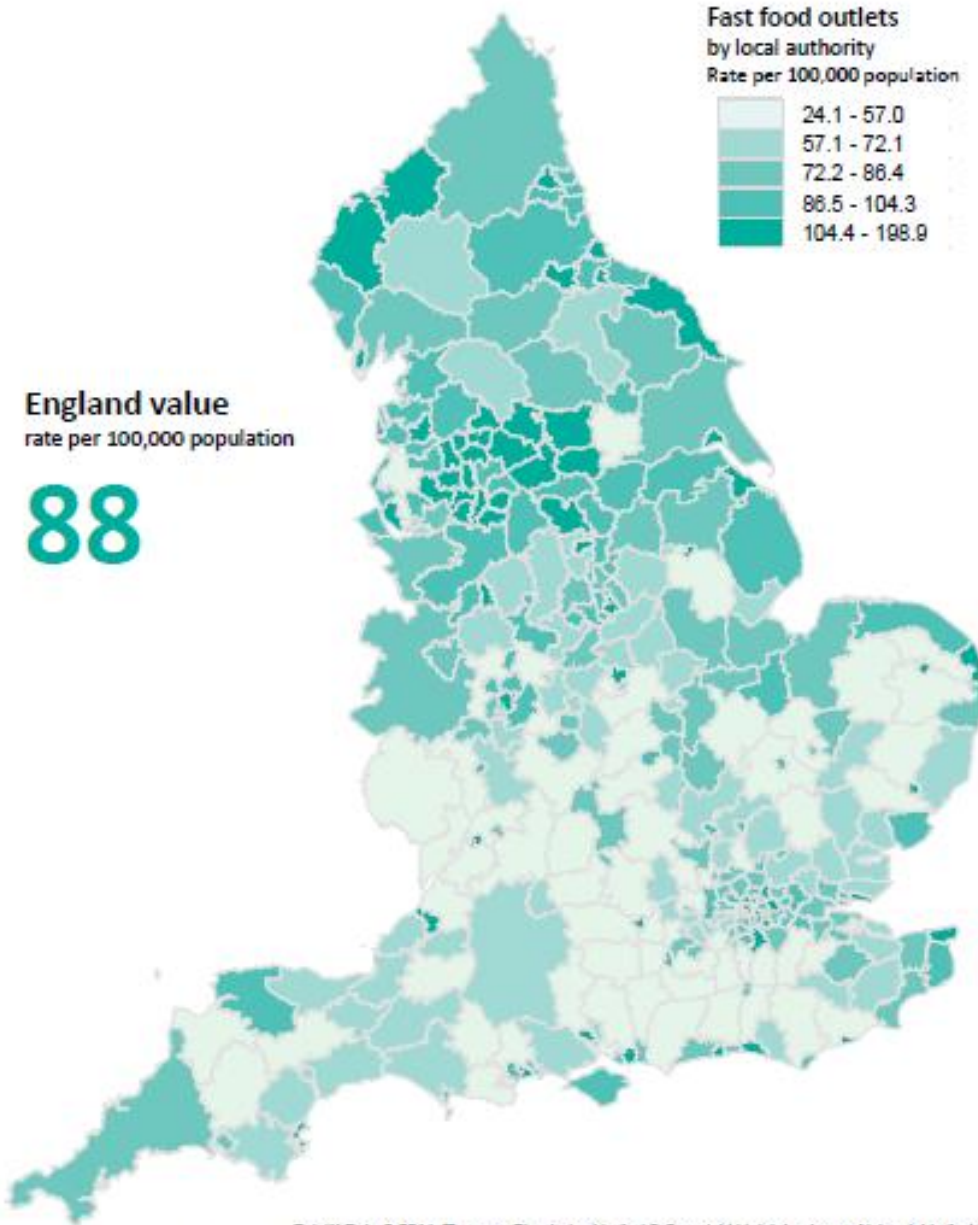
Public Health  
England

# Obesity and the environment

## Density of fast food outlets

England value  
rate per 100,000 population

# 88

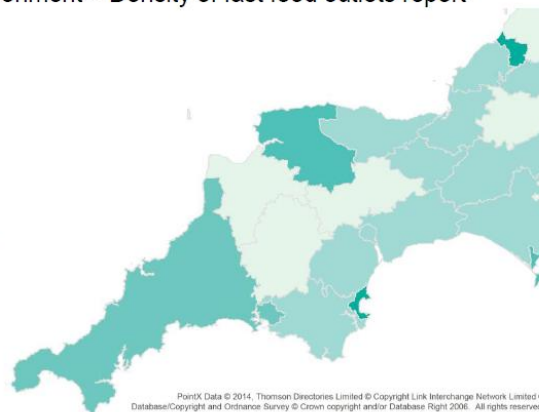
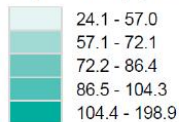


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### National Obesity Observatory (NOO):

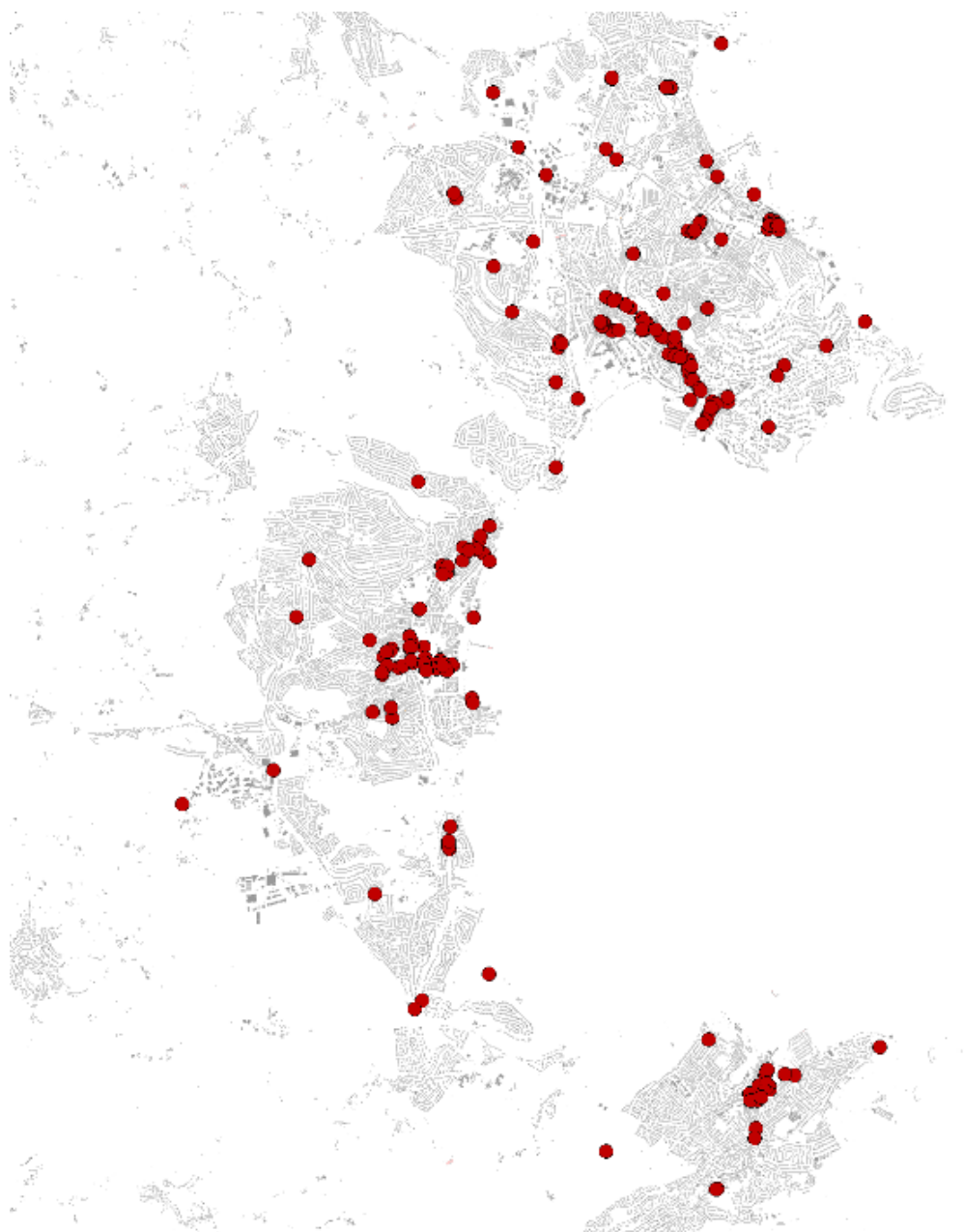
Obesity and the environment – Density of fast food outlets report 2016

**Fast food outlets**  
by local authority  
Rate per 100,000 population



- Torbay Council has undertaken its own mapping and analysis of hot food takeaways within Torbay. Hot food takeaways have a specific classification under the Use Classes Order. That is to say they are classed as A5 uses ('Hot Food Takeaways') which can sell hot food for consumption off the premises. There are well over 100 premises which fall into the A5 category in Torbay. In addition, Torbay has a significant number of A3 Restaurants which have elements of hot food takeaway as part of their offer. When these A3 establishments are added to the A5 premises the number of places which hot food takeaway meals can be purchased in Torbay rises to well over 200.

*Figure 5: Distribution of A5 uses across Torbay:*



## Torbay Local Plan policy context and SPD guidance

- Policy SC1 (Healthy Bay) of the Torbay Local Plan provides that ‘all development should contribute to improving the health and wellbeing of the community’ including through ‘helping to deliver healthy lifestyles’.
- The guidance within this chapter relates to this policy with reference to dealing with planning applications which relate to development which provide for fast food elements (in relation to A5 and some A3 uses).

## Guidance for managing planning applications which have an element of fast food to promote healthy food environments

1. Applications for new A5 hot food takeaways will be approved within existing town, district, local and neighbourhood centres where:
  - The facility will not lead to an over-concentration of A5 uses within any one individual centre. A5 uses should not overly dominate the streetscene and encompass more than 10% of the retail frontage.
  - The facility is more than 400 metres from an entrance to a secondary school, youth centre or leisure centre.

In accordance with Policy SC1 of the Torbay Local Plan, evidence should be submitted alongside a planning application for an A5 use (e.g. a proportionate Health Impact Assessment) outlining the measures taken to ensure that providing an A5 use will not lead to any worsening in the overall rate of hot food takeaway concentration and/or the opportunities to promote healthy lifestyles.

2. In relation to the above, planning applications in relation to existing and new A3 uses which intend to have an increase or new element of A5 hot food takeaway use incorporated as part of their use, will also be considered in the light of the above guidance proportionate to the extent of the overall impact of the ‘A5 aspect’.

# Community Investment Areas

## Community Investment Areas

- The Local Plan designates a number of areas within Torbay as 'Community Investment Areas'. These areas relate to areas of significant deprivation (defined as falling within the top 20% most deprived areas in England). Within these areas the Local Plan requires development proposals to take this into account.

### Reducing inequalities through positive investment in the environment

- Development proposals should pay special attention to considering ways through which they will support healthier outcomes (including reducing levels of deprivation within these areas) – see Policy SC1
- Positive investment will be considered which has the potential to close the gap and reduce inequality within these areas in lieu of other planning gains which would normally be sought (e.g. affordable housing) – see Policy SS11. Under these circumstances evidence of the relative benefit of providing different planning gains instead of affordable housing provision should be provided.

### Provide a good standard of residential accommodation

- Small and medium sized homes will be retained. Change of use of these homes to Houses in Multiple Occupation (HMOs) or small flats will be resisted and guided in accordance with Policy SS11, DE1, DE2, DE3 and H4.

## Index of Multiple Deprivation (IMD) 2015

- The Torbay Local Plan based the boundaries for the Community Investment Areas on data from 2010. Since the adoption of the Local Plan, the IMD has been updated (2015). This shows a worsening in levels of deprivation in Torbay since 2010. The total population and area classed as falling within the top 20% most deprived has increased. In order to reflect this change, this SPD updated the boundaries which relates to Community Investment Areas so that the new boundaries reflect the latest data.

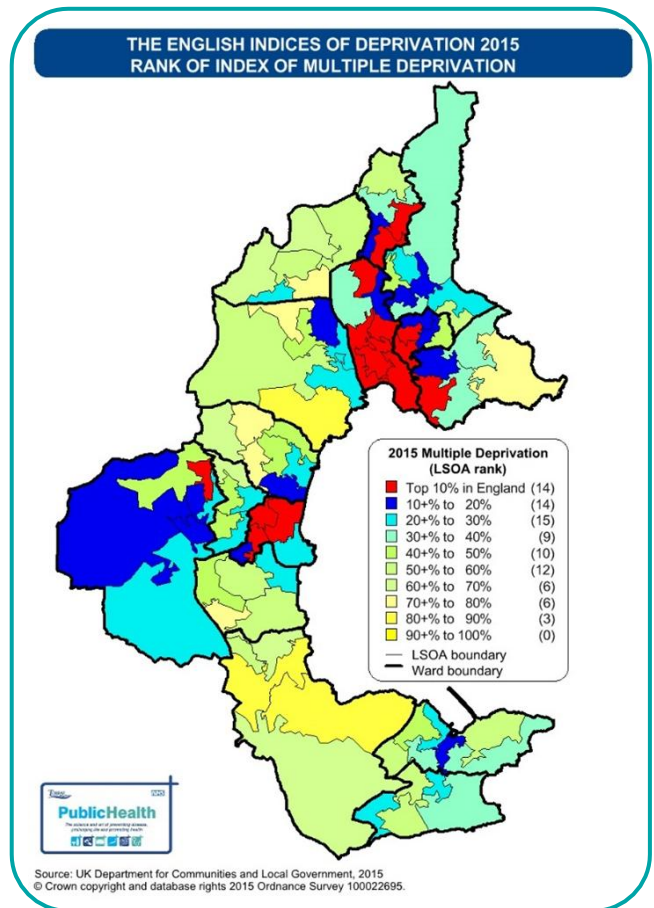
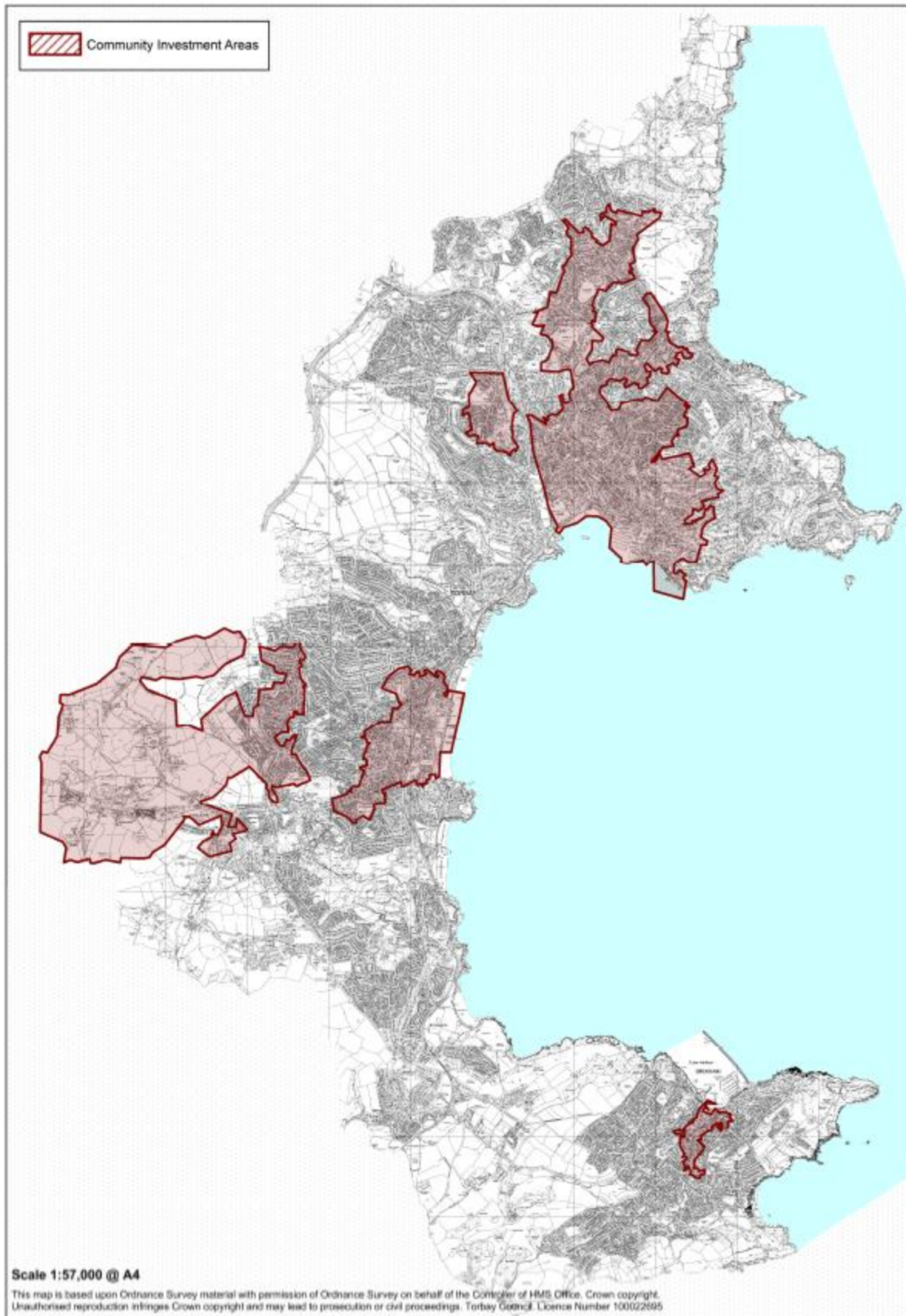


Figure 6: Map to show location of updated Community Investment Areas reflected the Lower Super Output Areas (LSOAs) falling within the top 20% ranked most deprived LSOAs in England. Note that this updates the CIA boundaries reflected in the Torbay Local Plan 2012-2030 Policies Maps Booklet.





## Houses in Multiple Occupation (HMOs)

- Proposals to form new HMOs are managed principally by Local Plan policy H4 as well as SS11, DE1, DE2 and DE3.

### Policy H4 Houses in Multiple Occupation (HMOs)

The conversion of HMOs to self-contained dwellings will be encouraged and supported.

Applications for new buildings or sub-division of existing buildings into non-self-contained residential accommodation (HMOs) will only be permitted where the following criteria are met:

1. The property is located within easy reach of public transport and community facilities;
  2. An acceptable standard of residential accommodation can be provided;
  3. The scale and nature of the use would not harm neighbourhood amenity, for example by way of noise, general disturbance, litter, on-street parking or impact on visual amenity;
  4. The proposal would not lead to an over-concentration of similar uses that could exacerbate existing social and economic deprivation or lead to a community becoming imbalanced;
  5. The proposal would not adversely affect the character of holiday areas, particularly Core Tourism Investment Areas;
  6. Adequate storage facilities can be provided for cycles, waste and recycling collection; and
  7. There is supervision by a resident owner or manager, or an appropriate alternative level of supervision. The ongoing management will be secured through condition or s106 Planning Obligations where appropriate.
- Point 4 of Policy H4 refers to HMOs being permitted where they would not lead to an over-concentration or exacerbate social and economic deprivation. In Torbay, we know that within our most deprived areas (Community Investment Areas) there tends to be a greater amount of smaller residential accommodation, including HMOs. Whilst these properties, properly managed and of a good design in an appropriate setting, can provide affordable, low cost accommodation to occupants, there has been an increase in the provision of these accommodation types which has the potential to lead to imbalanced communities and an overconcentration of these uses. This imbalance may worsen relative levels of deprivation and inequality within these areas compared to the rest of the Bay. Therefore, the presumption in Community Investment Areas (and Core Tourism Investment Areas) will be that HMOs will not be permitted (where they require planning permission).
  - HMO proposals will only be permitted where the accommodation represents a good standard of accommodation to enable occupants to live a healthy lifestyle (Policy SC1). This is particularly the case in terms of facilities available for communal activity, kitchen facilities to promote home cooking and adequate room sizes. Smaller rooms will be conditioned for single occupancy as part of the planning decision in order to manage issues of overcrowding.

# Healthy Design

## Torbay Healthy Planning Checklist

- In considering development proposals, the following 'Torbay Healthy Planning Checklist' can be used by applicants to act as a prompt for issues related to health and wellbeing in Torbay which might apply to development proposals. The checklist is compatible with Torbay Local Plan policies and can be used in addition to support other assessments which the Council specifies to interpret good quality design such as 'Building for Life' (see Policy DE2 of the Local Plan).
- Note that the checklist provides a series of questions which could be asked of development proposals. Depending on the nature of the development proposal, not all questions will be relevant. If an answer to a question is 'yes' this means a development proposal will have adequately considered

the issue – the reasons for this should then be documented within the design and access statement or elsewhere within the planning application (or HIA if applicable). If an answer to a relevant question is 'no' then this may indicate that this is an issue which warrants further consideration in order to be compliant with Torbay Local Plan policies with respect to this issue.

- The issues listed are not meant to be exhaustive in terms of the healthy planning considerations which might apply to a development proposal but are meant to provide a framework for guiding and embedding health principles into urban design. The issues are grouped around four themes: Travel Torbay, Healthy Homes, Healthy Places and Prosperous Bay.

Torbay Healthy Planning Checklist			
Travel Torbay			
Issue	Questions	Torbay Local Plan policy requirements/ standards	Importance to health and wellbeing in Torbay
Promoting active travel	<p><b>Will the proposal encourage and enable walking and cycling?</b></p> <p>Issues of relevance could include adequate cycle storage space and measures to promote modal shift as part of Travel Plans. Also consider the transport network (so that footpaths and cycle routes are direct and convenient)</p>	Policy TA1, TA2, TA3	Increasing the ability of people to undertake active travel increases mobility, physical activity and accessibility. In particular, enabling active travel offers one of the best ways of increasing overall levels of physical activity across the whole population. Modal shift towards active travel so that less trips are undertaken by car, improves air quality, road safety and congestion.

Road safety	<p><b>Does the proposal make it safer to undertake transport journeys?</b></p> <p>Consider all modes of travel where relevant. Applicable concerns could include traffic calming, pedestrian crossings, lighting, highway visibility and impact on existing/new routes.</p>	Policy TA1, TA2, TA3	Road safety measures can be crucial in reducing the likelihood of road traffic collisions, involving walkers, cyclists and vehicles. Increasing the standard of road safety can have positive impacts on increasing the attractiveness of active travel as a travel choice for people.
Public transport	<p><b>Is the development accessible via public transport? Are there opportunities to improve access?</b></p> <p>Consider existing routes, services and facilities.</p>	Policy TA1, TA2, TA3	Public transport is important for offering connections between where people live, work, and use services. Promoting public transport is a key component of the sustainable transport hierarchy.
Healthy Homes			
Issue	Questions	Policy requirements/ standards	Importance to health and wellbeing in Torbay
Healthy living	<p><b>Does the proposal provide adequate internal living spaces?</b></p> <p>Note the TLP standards, i.e. does it meet the National Space Standard? Is adequate space for waste and recycling storage provided? Are adequate kitchen facilities to encourage home food preparation provided?</p>	DE3, SC1, SS11	Adequate living space is crucial in terms of the quality of life of occupants and affecting healthy lifestyle choices. Development proposals should support good quality living environments which in turn are more likely to promote better outcomes for public health.

<p>Accessible homes</p>	<p><b>Does the proposal consider the needs of the disabled and those with particular accessibility needs?</b></p> <p>Consider the specific needs of the occupants and promote inclusive design. Note specific TLP accessibility requirement for larger housing developments.</p>	<p>H6</p>	<p>Promoting accessibility for all users will help to reduce inequalities in health. Torbay has an ageing population demographic which is likely to increase - enabling better access for these groups (including by supporting dwelling adaptations) will support independent living.</p>
<p>Affordable housing and mixed communities</p>	<p><b>Does the proposal provide affordable housing? Will it support mixed and balanced communities?</b></p> <p>Consider the contribution towards meeting housing need. Affordable housing should be integrated throughout larger development schemes and the design should be of the same standard as private accommodation so that communities are balanced.</p>	<p>H2</p>	<p>Affordable housing (in various forms) can help provide socially inclusive communities and helps support the needs of people who are unable to access market accommodation due to affordability issues (e.g. young people in Torbay). Providing mixed and balanced communities reduces inequality and supports better social networks.</p>

## Healthy Places

Issue	Questions	Policy requirements/ standards	Importance to health and wellbeing in Torbay
Construction	<p><b>Does the proposal minimise the impact of construction on noise, air, land and water pollution?</b></p> <p><b>Is full opportunity taken to reduce waste production and maximise recycling?</b></p> <p><b>Are there opportunities for local labour to be utilised during construction, including training /education opportunities?</b></p>	SS2, SS14, SC3, W1, W2,	<p>There are a number of ways in which the construction phase of development can impact on health which need to be considered fully. Pollution and waste impacts are important in terms of directly impacting existing communities (physical and mental health). Supporting local labour and education offers a wealth of potential positive benefits on health and wellbeing.</p>
Pollution	<p><b>Is pollution to air, land and water minimised?</b></p> <p>Consider site layout, landscaping, direct mitigation measures, travel planning, etc.</p>	TA1, W1, DE1, DE3, ER2, ER3	<p>Air quality is an important wider determinant of health for respiratory conditions and cancer. Noise impacts can effect mental health and wellbeing.</p>

<p>Open and green spaces/assets</p>	<p><b>Does the proposal retain existing open and green spaces, support the management/improvement of existing spaces and/or provide new spaces for the use of the local population?</b></p> <p>Consider access, quality and useability of spaces. Proposals for long-term management should be understood.</p> <p><b>Will the proposal contribute to preserving and enhancing green infrastructure assets such as street trees, living roofs, green walls, etc?</b></p>	<p>SS8, SS9, C4</p>	<p>Access to good quality open and green space is associated with positive impacts on health in terms of promoting physical activity, children's play and recreation, mental wellbeing, connecting with nature and reducing inequalities. Spaces should be well integrated into the public realm and meet the needs/demands of the local community.</p>
<p>Biodiversity</p>	<p><b>Does the proposal contribute to nature conservation and biodiversity?</b></p> <p>Overall net gains for biodiversity should be achieved through the planning process.</p>	<p>SS8, SS9, NC1</p>	<p>Supporting biodiversity and ecology can help increase access to nature which supports mental health and wellbeing.</p>
<p>Local food growing</p>	<p><b>Does the proposal provide opportunities for local food growing, for instance through the provision of allotments or suitable greenspace?</b></p> <p>Note Policy SC4 for specific requirements for allotments (on schemes of 30+ dwellings).</p>	<p>SC4</p>	<p>Supporting local food growing opportunities supports physical activity, healthy nutrition, connecting with nature and social interaction</p>

Flood risk	<p><b>Does the proposal ensure there is no increased risk of flooding (no net increase in surface run off) wither within or external to the site?</b></p>	ER1	<p>The direct impacts of flooding can be both physical and mental. The stress of cleaning up after flooding events and worrying about future risk can be acute.</p> <p>Torbay has been designated a Critical Drainage Area and therefore the importance of reducing flood risk through reducing surface water run-off is crucial. The impact of climate change must be taken into account in future-proofing the future health impacts from flooding on the population.</p>
Overheating	<p><b>Does the proposal take account of and respond to the impacts of overheating?</b></p> <p>Consider orientation, layout, the use of green infrastructure and the users of the development scheme.</p>	ES1	<p>Torbay experiences a warmer climate than the UK average. Climate change will mean that instances of summertime overheating will increase. This can cause detrimental health impacts for those in housing, workplaces or using outdoor environments (physical and mental). Older persons and very young persons are more susceptible to overheating effects.</p>

## Prosperous Bay

Issue	Questions	Policy requirements/ standards	Importance to health and wellbeing in Torbay
Local employment and healthy workplaces	<p><b>Does the proposal provide opportunities for or support the conditions needed to provide growth in local employment (jobs)?</b></p> <p>Consider both temporary construction and permanent end-use jobs.</p> <p><b>Will the proposal support healthy lifestyles for employees?</b></p>	TC1, SS1, SS4, SS5, SC3	Growth in the number and quality of local jobs is important in supporting socio-economic benefits. Economic outcomes are closely linked to health outcomes and vice-versa.
Access to and impact on local health services	<p><b>Has the impact on local health services been considered and addressed? (Primary, secondary and adult social care).</b></p>	SC1, H6	Accessibility and quality of provision of health services has implication for the quality of care and treatment.
Access to local food	<p><b>Is there opportunity to access a range of local food?</b></p> <p><b>Does the proposal avoid an over-concentration of hot food takeaways?</b></p> <p><b>Are there opportunities for allotments and/or community food growing?</b></p>	SS11, SC1, Healthy Torbay SPD guidance	A proliferation of hot food takeaways can halve negative impacts on local nutrition and contribute to higher prevalence of obesity and excess weight.



Public realm	<p><b>Does the design of public realm contribute to creating safe, inclusive and quality environments which encourage social interaction and healthy lifestyles?</b></p>	DE1, DE2, DE3, SC1	<p>Public realm/space is crucial in terms of affecting the sense of wellbeing, security and belonging. It is key in promoting physical activity and contributing to vibrant communities. Opportunities to inspire engagement in cultural activities (including arts) through careful design should be sought where possible.</p>
Education	<p>Has the impact on educational needs and offers been assessed?</p>	SC3	<p>Access to high quality education opportunities is associated with future earning potential, ability to enter the job market and self-esteem.</p>

# Health Impact Assessment

## What is Health Impact Assessment (HIA)?

- HIA is most commonly defined as “a combination of procedures, methods and tools by which a policy, programme or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population” (European Centre for Health Policy, 1999).
- HIA, applied for the purposes of development management in Torbay, is a process and tool for assessing both the potential positive and negative impacts of a proposal on health and wellbeing and suggests ways in which opportunities to improve health can be maximised and risks to health or negative impacts on health minimised.

## Why carry out a Health Impact Assessment (HIA)?

- Spatial planning and development has the potential to impact upon a wide range of matters which can affect the health and wellbeing of the population in Torbay. Particularly in relation to the wider determinants of health, these impacts can be complex and there are often multiple factors in relation to a development proposal which can affect these determinants. It is important that for significant developments in Torbay that decisions taken on planning applications are fully informed of the impacts on population health and wellbeing that are likely to be created from the implementation of a development proposal. Moreover, HIA, applied early in the planning process can positively help inform the production of development proposals forming part of planning applications so that higher quality development, achieving better health outcomes, can be attained.

- Policy SC1 Healthy Bay of the Torbay Local Plan requires screening for HIA to be undertaken for planning applications which deliver 30 or more residential dwellings or 1,000 sq metres of floorspace. Screening for HIA may also be required for developments below this threshold if there are good reasons to indicate that a proposal may give rise to a significant impact on health. Torbay Council encourages applicants to discuss this requirement with the local planning authority in the early stages of the production of planning applications (for instance at pre-application stage).

## Relationship to other assessments (EIA, Design and Access Statements)

- Where applicants are required to undertake other assessments in addition to HIA as part of the submission of their planning application, it may make sense to combine those assessments. For instance, where development proposals require Environmental Impact Assessment (EIA) it may make sense to integrate health impacts into the methodology for the EIA. This provides advantages in terms of assessing impacts holistically, using the data sourced from different assessments to help inform each other and avoiding duplication of overlapping data. Where the need for EIA is detailed through a screening and scoping opinion of the local planning authority, the Council will also advise and discuss with the applicant of how the need for HIA (if relevant) can be best incorporated.
- In cases where EIA is not required but HIA is required, the HIA should form a stand-alone assessment and separate submission document to the local authority as part of planning applications. It is not recommended that HIA forms part of the Design and Access Statement however the Design and Access Statement should draw on the outcomes of HIA (cross reference) where relevant to support how the design of

development proposals has influenced the creation of proposals which contribute to the health and wellbeing of the community.

- HIA is designed to support and inform the decision-making process, not replace it.

### How to carry out HIA

- There is no statutory framework for defining how HIA should be carried out, however the procedural process is now well established and the main steps are commonly recognised as the following:

1. Screening
2. Scoping
3. Appraisal
4. Developing and making recommendations
5. Ongoing monitoring and evaluation

These steps are further described within this section of this SPD. The process for conducting these steps is also illustrated via a flowchart called 'Developer's guide to process for undertaking HIA in Torbay' (Figure 7)

### Screening

- Screening is a preliminary assessment of what health impacts might arise from a development proposal and informs the decision of whether the proposal would benefit from further assessment. As a standalone exercise (even without further HIA) the exercise may prove to be useful in helping to gain a better understanding of how a proposal impacts on health and wellbeing and can inform the development of proposals that respond positively to addressing issues of health and wellbeing. To assist the screening task, a HIA Screening Matrix (Figure 8) is included as part of this chapter and should be used in conjunction with the 'health and wellbeing determinants checklist' (Figure 9). It is recommended that applicants use this matrix format to provide information as part of

screening their development proposals for further HIA. Exhaustive detail is not necessary or indeed sometimes possible at this stage. However, it should be possible to complete the various sections in the matrix to provide a clearer idea of what the main issues/effects are likely to be. It can also be useful in determining what potential effects any more detailed appraisal should focus on (i.e. used to inform later scoping if necessary).

- Once the HIA Screening assessment has been completed it should be sent to the Council for their comment and review. If, on balance, the proposal would appear to benefit from a more detailed HIA, then a fuller appraisal will be requested to be conducted.

### Scoping

- Once the decision to undertake a more detailed HIA is taken, the next stage of the process is to scope the significant likely impacts. This stage of the HIA process aims to understand the key issues which should be focused on as part of the detailed HIA and ensure that they are addressed in sufficient detail. Impacts and health issues which are unlikely to be significant can be 'scoped out'.
- To assist this stage, applicants are encouraged to utilise the 'Torbay Healthy Planning Checklist' (see Healthy Urban Design section of this SPD).
- As well as looking at the impacts, it is important that the applicant and the local authority is clear on the methodology for the HIA and sources of data to be used. With regards to data, the local planning authority will seek to signpost applicants to sources of available local health data contained in documents such as the Joint Strategic Needs Assessment, etc. Any new data required to understand the health impacts of a particular health issue will be limited to that

which is relevant and proportionate to the development proposal.

- The local planning authority will agree the scope of the HIA in discussion with the applicant prior to the HIA being undertaken. It may be necessary to involve local stakeholders in the scoping stage of the HIA, indeed this is positively encouraged as part of the community consultation and engagement process. The form of engagement can take many forms and may include focus groups, questionnaires, public meetings, etc.

## Appraisal

- The aim of the appraisal is to analyse all of the potential health impacts using the evidence which was identified as part of the scoping stage. Evidence can be quantitative, qualitative or a mixture of both but it is important that any gaps or uncertainties in the evidence base with regards to a particular issue are documented as part of the assessment. The development proposal should be examined closely with all the key elements of the scheme and their relationship to the wider determinants of health recorded.
- The assessment should build on the information gathered at the screening and scoping stages. Significant impacts which were identified earlier should be investigated in more detail and there should also be scope within the assessment to consider any unidentified impacts that were not considered earlier. To do this, the appraisal should be systematic and transparent about how the impacts were identified. The use of a checklist, building and expanding on the Torbay Healthy Planning Checklist and HIA Screening Matrix Template, to act as an aide memoir may be helpful in this regard.

## Developing and making recommendations

- Recommendations should aim to eliminate/or minimise the potential negative

impacts of a proposal which are identified as part of the appraisal and create or maximise positive impacts, where there is realistic opportunity to do so.

- It is important to provide a coherent and holistic set of recommendations which relate to the proposal as a whole. It is likely that individual recommendations relating to tackling a specific impact may themselves impact upon a different feature of the development (e.g. a recommendation for significantly reduced car parking whilst potentially stimulating modal shift may impact upon the economic viability of a commercial building – both can be considered health impacts). This therefore requires coming to a view on which recommendations should/could be taken forward in order to deliver the maximum overall benefits for health and support the deliverability of the scheme.
- Note that as part of making recommendations (and the appraisal) itself the local authority expects that clear evidence of community engagement is provided as part of the report. The local authority places significant importance on community intelligence informing HIA.

## Ongoing monitoring and evaluation

- It will often be necessary that future monitoring is carried out regarding a development proposal in order to check the health impacts arising. Indeed, recommendations on the nature of monitoring are expected to be included as part of the recommendations. Any monitoring should be proportionate to the development proposal.

Figure 7: Developer's guide to process for undertake HIA in Torbay

## Developer's guide to process for undertaking HIA in Torbay

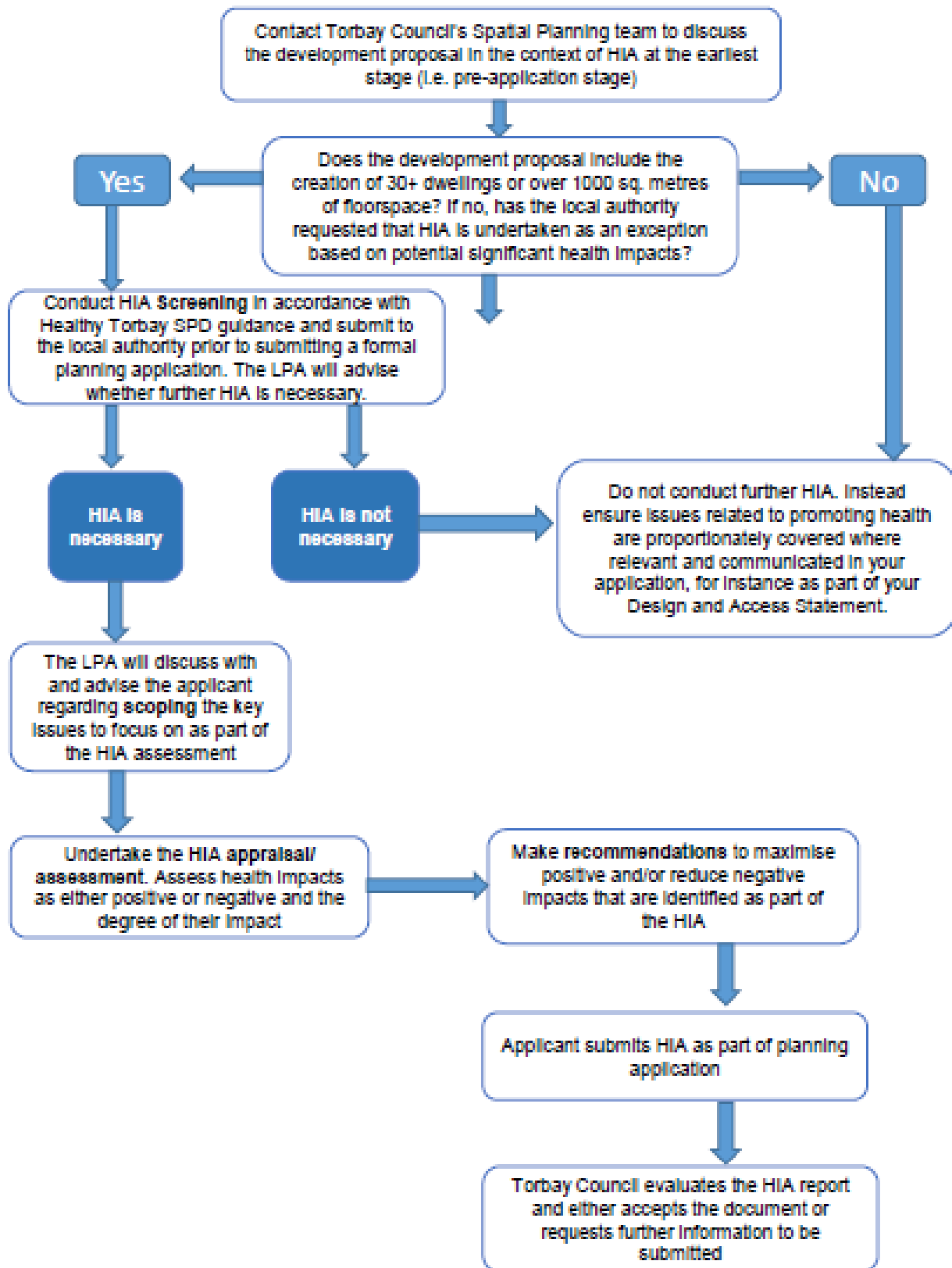


Figure 8: HIA Screening Matrix Template

<b>Health and wellbeing determinants</b>	<b>List health impacts identified</b>	<b>Positive or negative</b>	<b>Population groups affected</b>	<b>Is this impact significant?</b>	<b>Justification and reasoning</b>
Individual lifestyles					
Social and community influences					
Living and Environmental conditions					
Economic conditions					
Access and quality of services					
Any other direct or indirect effects on health					

Figure 9: HIA Health and wellbeing wider determinants and population groups checklist (to assist with completing the 'HIA Screening Matrix Template')

<b>WIDER DETERMINANTS</b>	
<b>Lifestyles</b>	<ul style="list-style-type: none"> <li>• Diet and nutrition</li> <li>• Opportunities for physical exercise</li> <li>• Use of alcohol, cigarettes, non-prescribed drugs</li> <li>• Sexual activity</li> <li>• Other risk-taking activity</li> </ul>
<b>Social and community influences on health</b>	<ul style="list-style-type: none"> <li>• Family organisation and roles</li> <li>• Citizen power and influence</li> <li>• Social support and social networks</li> <li>• Social cohesion / inclusion</li> <li>• Crime and community safety</li> </ul>
<b>Living/environmental conditions affecting health</b>	<ul style="list-style-type: none"> <li>• Built environment</li> <li>• Neighbourhood design</li> <li>• Walking and Cycling routes (active travel)</li> <li>• Housing</li> <li>• Indoor environment</li> <li>• Noise (from traffic, industry, neighbourhood)</li> <li>• Air quality and pollution</li> <li>• Attractiveness of area</li> <li>• Natural Environment (access to green and open space)</li> <li>• Smell/odour/nuisance</li> <li>• Waste disposal</li> <li>• Road hazards</li> <li>• Accidental Injury and hazards</li> <li>• Quality and safety of play areas</li> <li>• Contaminated Land</li> </ul>
<b>Economic conditions affecting health</b>	<ul style="list-style-type: none"> <li>• Unemployment</li> <li>• Income</li> <li>• Economic inactivity</li> <li>• Type of employment</li> <li>• Workplace conditions</li> <li>• Economic Development</li> </ul>
<b>Access and quality of services</b>	<ul style="list-style-type: none"> <li>• Health and Medical services</li> <li>• Adult and Social Care services</li> <li>• Leisure and recreation</li> <li>• Shops and commercial services</li> <li>• Healthy Food</li> <li>• Public amenities</li> <li>• Public Transport</li> <li>• Education and training</li> <li>• Information technology</li> </ul>

## POPULATION GROUPS (Vulnerable or disadvantaged)

Note that the target groups you identify as vulnerable or disadvantaged will depend on the characteristics of the local population and the nature of the proposal itself. The most disadvantaged and/or vulnerable groups are those which will exhibit a number of characteristics, for example children in living poverty. This list is therefore just a guide and you may like to focus on groups that have multiple disadvantages.

You will also want to assess the impact on the general adult population and/or assess the impact separately on men and women. Please note that this list is a guide and is not exhaustive.

<b>Age related groups</b>	<ul style="list-style-type: none"> <li>• Children and young people</li> <li>• Older people</li> </ul>
<b>Income related groups</b>	<ul style="list-style-type: none"> <li>• People on low income</li> <li>• Economically inactive</li> <li>• Unemployed</li> <li>• People who are unable to work due to ill health</li> </ul>
<b>Groups who suffer discrimination or other social disadvantage</b>	<ul style="list-style-type: none"> <li>• People with disabilities</li> <li>• Long term chronically ill</li> <li>• Refugee groups</li> <li>• Travellers</li> <li>• Single parent families</li> <li>• LGBT community</li> <li>• Ethnic minority groups</li> <li>• Homeless</li> </ul>
<b>Geographical issues</b>	<ul style="list-style-type: none"> <li>• People living in areas known to exhibit poor economic and/or health indicators (e.g. deprived areas in the top 20% of rank for deprivation – ‘Community Investment Areas’)</li> <li>• People living in isolated/rural areas</li> <li>• People unable to access services and facilities</li> </ul>



# Supporting new models of care

## Health and care facilities

- The local authority supports the delivery and management of facilities relating to providing health and care in line with the aims and plans of the Integrated Care Organisation in Torbay. The local authority will work with its partners in at Torbay and South Devon NHS Foundation Trust (TSDFT) and the South Devon and Torbay Clinical Commissioning Group to support proposals which deliver and support health and wellbeing in Torbay. This includes primary services, secondary services and adult social care.

## New Models of Care

- Delivering new models of care in Torbay is a shared aim of public sector health partners (forming part of the Torbay Healthy and Wellbeing Board) in the Bay. It means focusing on the health and wellbeing of the local population, preventing ill health and improving the quality of care and support, working in partnership with communities. Care will be increasingly centred around people and the communities in which they live

Figure 10: Vision for care and support (taken from A Market Position Statement for Torbay for Adult Social Care and Support and Children's Services 2016)



## Managing development proposals for health and care facilities

- In making decision on development proposals which relate to health and care facilities, the local authority will consult and engage with its partners to ensure that development proposals align with and support the delivery of a Healthy Torbay. Where relevant these partners will engage in the development process to offer advice and input into development proposals. Applicants should pay particular attention to relevant guidance such as the local authorities Market Position Statement for Torbay for Adult Social Care and Support and Children's Services 2016 and the South Devon and Torbay Local Estates Strategy (and any future updated versions).

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