

## East Devon DC Health Impact Statement Guidance November 2017

A Health Impact Assessment (HIA) is a means of assessing the impacts of policies, plans and projects on the health of a population. It helps to ensure that health and wellbeing are being considered as part of the planning process and should be used to promote positive health impacts from a development, with the aim of creating healthy living environments. The National Planning Practice Guidance refers to HIAs as being useful where there are expected to be significant impacts.

A HIA is a requirement on the East Devon validation checklist for all large scale development. This includes developments over 200 dwellings and/or 10,000 square metres of employment floor space or on sites greater than 2 hectares. The assessment should be submitted on the EDDC Health Impact Assessments Planning Tool available on the EDDC Website. This tool has been developed from national guidance and with reference to those used by other similar authorities, and is considered to particularly address areas of public health concern which have the potential to affect residents of East Devon. Smaller developments may submit a HIA if they are adjacent to or part of a larger scale development nearby.

We recommend that assessments are carried out at pre-application stage. If significant health impacts are realised, this will enable adjustments to be made for maximising positive health impacts before a full planning application is submitted.

The following themes are considered in the assessment:

- Community Inclusion;
- Healthy Neighbourhoods;
- Active Lifestyles;
- Reducing Environmental Impacts on Health;
- Safety and wellbeing;
- New and Converted Housing Provision.

We consider that HIAs are of benefit for developers in the following ways:

1. Consideration of health impacts at an early stage could reduce the possibility of challenge at a later stage, for example in relation to house types and standards, and the availability of health facilities;
2. The developer can demonstrate that the proposal aims to create a healthy living environment to prospective purchasers and occupiers;
3. The developer is making a positive contribution to an overall improvement in community health;
4. Most of the information will already exist in other application documents but this will be a single point of reference to summarise health benefits.

Useful guidance documents:

1. Planning Policy Guidance for Health and wellbeing  
<http://planningguidance.communities.gov.uk/blog/guidance/health-and-wellbeing/what-is-the-role-of-health-and-wellbeing-in-planning/>
2. Health and Environmental Impact Assessment: A Briefing for Public Health Teams in England  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/629207/Health\\_and\\_environmental\\_impact\\_assessment.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/629207/Health_and_environmental_impact_assessment.pdf)

3. Spatial Planning for Health: An evidence resource for planning and designing healthier places – particularly making clear links between impacts and likely health effects  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/625568/Spatial\\_planning\\_for\\_health\\_an\\_evidence\\_resource.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625568/Spatial_planning_for_health_an_evidence_resource.pdf)
4. “Health Considerations within the East Devon Local Plan 2016-2030”  
<http://eastdevon.gov.uk/health-and-wellbeing/healthimpactassessments>
5. East Devon Joint Strategic Needs Assessment  
<http://www.devonhealthandwellbeing.org.uk/jsna/profiles/district/>
6. WHO information regarding the purpose and benefits of Health Impact Assessments  
<http://www.who.int/hia>
7. East Devon DC information about Health and Wellbeing  
<http://eastdevon.gov.uk/health-and-wellbeing/>

For more information or to discuss Health Impact Assessments please email [environmentalhealth@eastdevon.gov.uk](mailto:environmentalhealth@eastdevon.gov.uk)

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