

Healthy Urban Planning Checklist



March 2014

Developed by a steering group comprising representatives from the six Olympic and Paralympic Host Boroughs, local NHS, NHS London Healthy Urban Development Unit, Greater London Authority and Groundwork London.



Purpose of the checklist

The checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account. By bringing together planning policy requirements and standards that influence health and wellbeing the checklist seeks to mainstream health into the planning system.

The checklist builds on the [Healthy Urban Planning in Practice for the Olympic Legacy Masterplan Framework](#) report produced in September 2011, which provided recommendations for integrating health and wellbeing into the assessment of the Olympic Legacy Communities Scheme planning application. The checklist supports the implementation of the Host Boroughs' Strategic Regeneration Framework [Convergence Framework and Action Plan 2011-2015](#) and its aim to improve the life chances of people living in East London and to reduce health inequalities. The checklist was piloted in the Host (now Growth) Boroughs that hosted the Olympic and Paralympic Games in 2012.

Who is the checklist for?

The [National Planning Policy Framework \(March 2012\)](#) promotes a collaborative approach to health and planning whereby local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population and the barriers to improving health and well-being (paragraph 171).

The checklist supports this collaborative approach and encourages different stakeholders to work together to address the health impacts of plans and development proposals. As such, the checklist could be used by:

- Developers, to screen and scope the health impacts of development proposals;
- Planning officers, to help identify and address the health impacts of plans and development proposals;
- Public health and environmental health professionals, to comment and scrutinise plans and development proposals;
- Neighbourhood forums, community groups and housing associations to comment on major planning applications to help foster community engagement

To create and develop healthy and sustainable places and communities, the Marmot Review of Health Inequalities in England '[Fair Society Healthy Lives](#)' recommends that the planning system should be fully integrated with transport, housing, environmental and health policy.

Therefore, the checklist will also be of interest to environmental health officers concerned with environmental impacts and risks, transport planners concerned with promoting active travel and housing officers seeking to ensure that new housing is affordable and accessible.

What is healthy urban planning?

Healthy urban planning aims to promote healthy, successful places for people to live and work in. This can be achieved by providing the homes, jobs and services that people need, reducing environmental risks and delivering well designed buildings and urban spaces which will create the conditions for healthy, active lifestyles. In addition to access to healthcare services, a number of other factors are known to influence a person's health status and lifestyle, including economic, environmental and social conditions. These factors are referred to as the wider or social determinants of health.

Healthy urban planning seeks to highlight and promote the role of planning to influence these social determinants of health. In many ways, planners already 'do' health, by promoting sustainable development and travel, enhancing green spaces, reducing pollution and protecting residential amenity. However, healthy urban planning goes further by explicitly recognising the role of planning and by using health issues as a way to promote good planning and design and raise standards. Poorly planned and designed buildings and spaces could deter healthy lifestyles and exacerbate poor physical and mental health. The principles of healthy urban planning apply to both new development and urban regeneration programmes such as housing estate renewal schemes.

Local authorities are responsible for a number of regulatory functions which are separate from planning controls, such as building regulations, traffic regulations, environmental protection and a range of licensing regimes. The checklist refers only to planning controls, although other regulatory controls, particularly environmental protection, food premises licensing and traffic regulations are closely related and relevant to healthy urban planning.

Urban design and healthy urban planning

Healthy urban planning means good planning and high quality urban design. Good design and good planning can help reduce health care costs over time by preventing ill-health from risks attributed to urban planning, including air pollution, road injuries, worklessness and poor housing. Good design also generates financial, social and environmental value. A well designed 'healthy' development will add economic value by increasing sales and lettings of residential units and producing higher returns on investment.

'Active Design' is a key element of healthy urban planning. Design has a crucial role to support activity in buildings and places in response to rising levels of obesity and related chronic diseases. New York City has produced [Active Design Guidelines](#) which provides guidance on creating healthier buildings, streets, and urban spaces. The Guidelines demonstrate that active design will help to reduce energy consumption, increase sustainability, and be cost effective. It is recognised that active design can also address mental health and wellbeing.

Bringing together policy requirements, standards and assessments

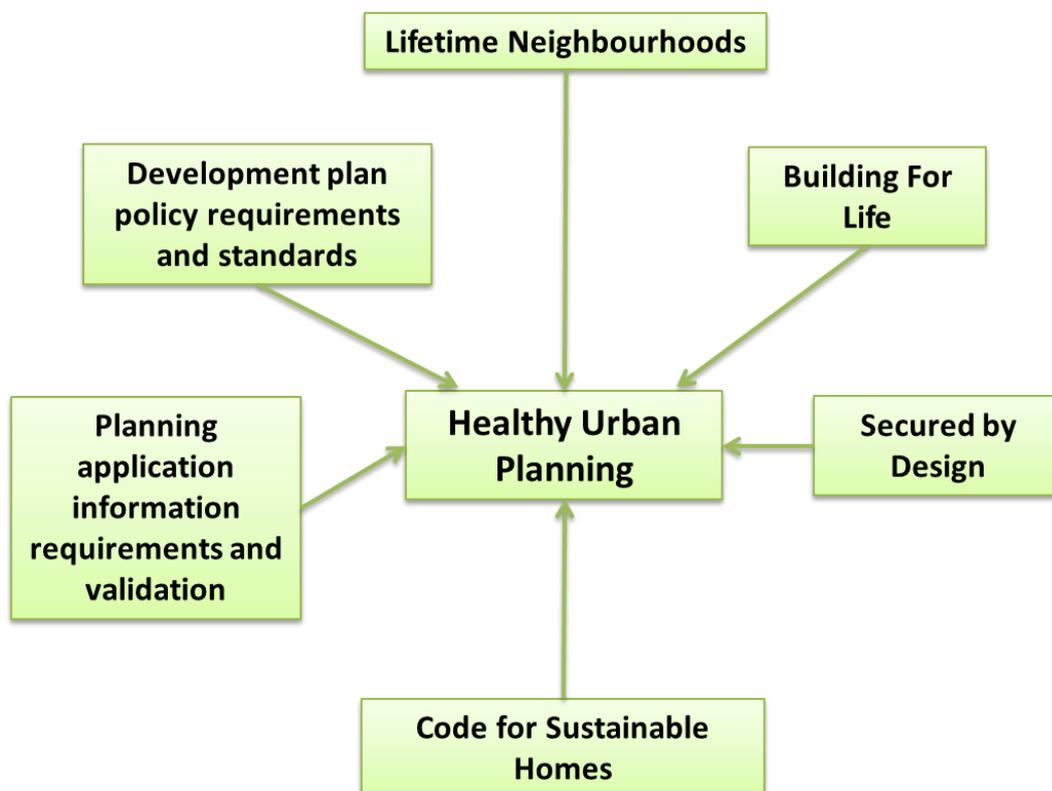
The checklist aims to bring together key policy requirements and standards which influence health and wellbeing to assist the decision-making process. A 'healthy' development can be achieved when these requirements and standards are met and exceeded.

The [London Plan \(July 2011\)](#) provides a strong policy framework for integrating health and spatial planning. It seeks to improve health and address health inequalities by requiring new developments to be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities (Policy 3.2).

The checklist refers to London Plan policies and standards set out in Mayoral supplementary planning guidance, notably the Quality and Design Standards in the [Housing Supplementary Planning Guidance \(2012\)](#). In addition to existing 'baseline' standards the checklist also includes good practice standards which seek to 'raise the bar' and demonstrate that a development has fully considered health and wellbeing issues.

There are a range of national standards and assessments which when used together constitute healthy urban planning, such as the [Code for Sustainable Homes](#), [Lifetime Homes](#) and [Lifetime Neighbourhoods](#), [Building for Life](#) and [Secured by Design](#). These assessments are illustrated in Figure 1.

Figure 1 – Assessments and standards



Much of the information needed to complete the checklist will be contained in documents submitted with a planning application required to validate the application (see Table 1 below). The checklist seeks to bring together existing information and assessments to demonstrate that health, as a material planning consideration, has been addressed.

Table 1 - Planning application information requirements

	Air Quality assessment	Biodiversity and ecology report	Code for Sustainable Homes	Design and Access Statement	Flood risk assessment	Landscaping Strategy	Noise impact assessment	Open space assessment	Planning Statement	Regeneration statement	Retail impact assessment	Sustainability statement	Transport Assessment and Travel Plan
Healthy homes			✓	✓					✓	✓		✓	
Active Travel				✓					✓				✓
Healthy environment	✓	✓	✓		✓	✓	✓	✓	✓			✓	
Vibrant neighbourhoods				✓		✓			✓	✓	✓		

The Growth and Infrastructure Act 2013 introduced measures to speed up the planning application process. The amount of information submitted with a planning application has been reduced to a ‘reasonable’ level and design and access statements are now only required for major applications.

When to use the checklist?

The checklist can be used to ensure that health and wellbeing issues are embedded into local plans, masterplans and major planning applications.

The checklist should be customised for local use to reflect local circumstances and priorities and could be used:

- as part of a Local Plan review to ensure that health and wellbeing issues are identified and addressed
- to screen possible health impacts as part of Health Impact Assessment, Integrated Impact Assessment or Environmental Impact Assessment processes
- to accompany a planning application, subject to local policy guidance and validation requirements
- by internal and external consultees to comment on and scrutinise major development proposals
- to help develop a neighbourhood plan and neighbourhood ‘health’ projects.

It is important that the use of the tool is monitored and evaluated. The checklist could be periodically reviewed by local health and wellbeing boards and recommendations could outline where further evidence is needed, using the Joint Strategic Needs Assessment or action supported by wider public health initiatives. The [Public Health Outcomes Framework](#) could be used to measure impacts and assess the effectiveness of the checklist. At a local level, the checklist should be updated by local authority planning departments to ensure that the national, regional and local policy and guidance references are up to date.

Neighbourhood planning

Neighbourhood planning was introduced as part of the Localism Act 2011. In London, neighbourhood forums can draw up a neighbourhood development plan. A proportion of Community Infrastructure Levy (CIL) funding can be spent on local community priorities. Therefore, local communities have a greater opportunity to shape local policy and infrastructure priorities and influence development proposals. This checklist could be used to help develop a neighbourhood plan, including identifying possible neighbourhood CIL 'health' projects and as a resource to help community groups comment on a planning application.

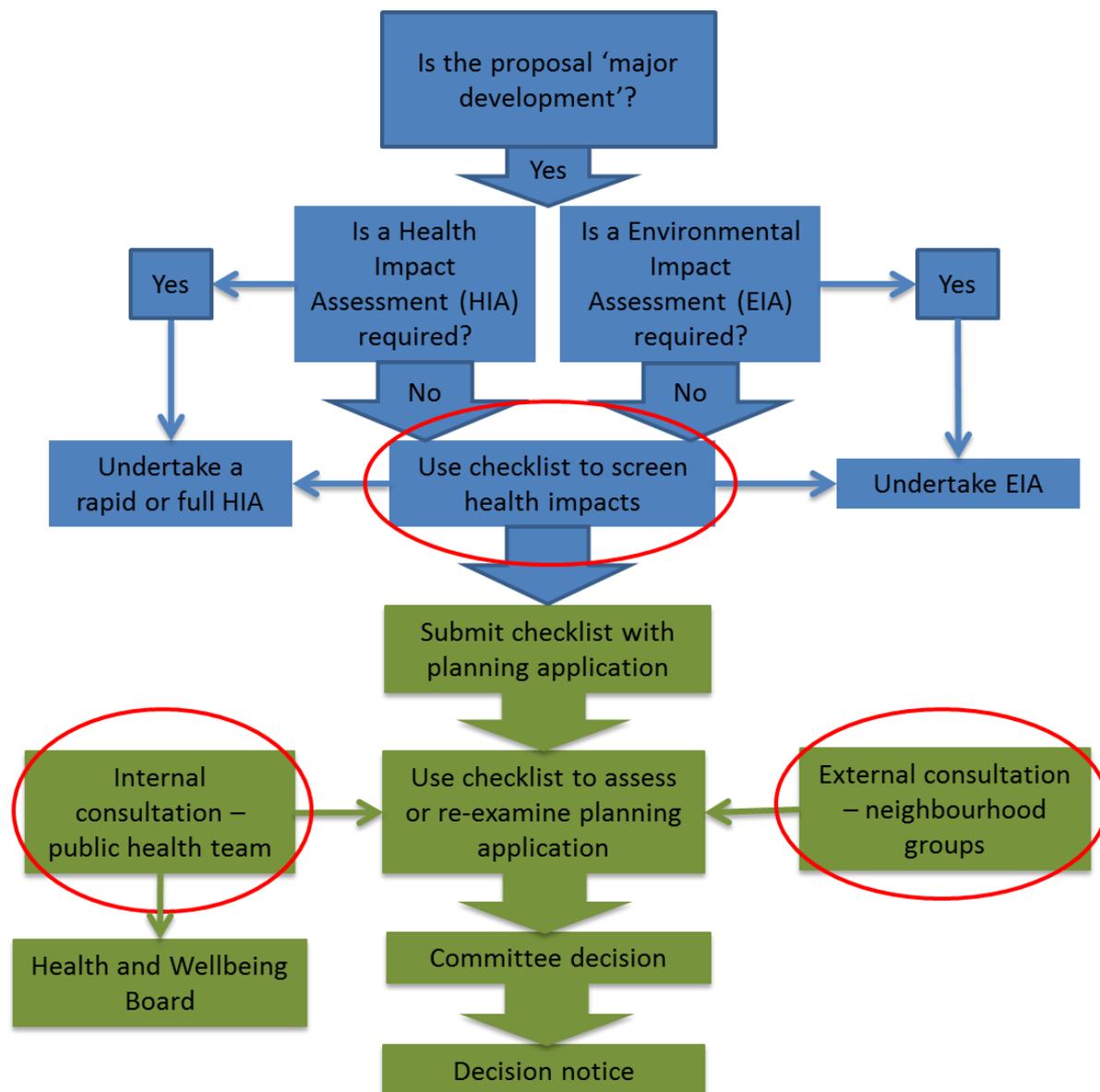
The planning application process

It is intended that the checklist should be applied to major development proposals comprising 10 or more residential units (or a site area of 0.5 ha or more), or 1,000 sq.m or more of non-residential floorspace (or a site area of 1.0 ha or more). The checklist is most effective when used throughout the lifecycle of a development proposal from pre-application discussions to the determination of a planning application. At the pre-application stage, there is more scope to influence the design, layout and composition of a development proposal.

For large scale development proposals a Health Impact Assessment (HIA) may be required, with a full assessment providing information on health needs and priorities, including community engagement, and setting out a detailed assessment of health impacts and proposed mitigation and enhancement measures. For large scale development proposals such as strategic planning applications referred to the Mayor of London, it is recommended that other assessment tools, such as the [HUDU Rapid HIA Tool](#) is used.

Figure 2 below illustrates how the checklist could be used as part of the planning application process. Three key areas where the checklist could be used are highlighted.

Figure 2 - the planning application process



How to use the checklist

The checklist is divided into four themes. Each theme contains a number of questions focused on a planning issue. Under each theme there are a number of related health and wellbeing issues many of which are identified in local joint strategic needs assessments and health and wellbeing strategies, such as those related to:

- Obesity and diseases related to physical inactivity and poor diet
- Excess winter deaths
- Air and noise pollution
- Road safety
- Social isolation

Theme	Planning issue	Health and wellbeing issue
1. Healthy housing	<ul style="list-style-type: none"> • Housing design • Accessible housing • Healthy living • Housing mix and affordability 	<ul style="list-style-type: none"> • Lack of living space - overcrowding • Unhealthy living environment – daylight, ventilation, noise • Excess deaths due to cold / overheating • Injuries in the home • Mental illness from social isolation and fear of crime
2. Active travel	<ul style="list-style-type: none"> • Promoting walking and cycling • Safety • Connectivity • Minimising car use 	<ul style="list-style-type: none"> • Physical inactivity, cardiovascular disease and obesity • Road and traffic injuries • Mental illness from social isolation • Noise and air pollution from traffic
3. Healthy environment	<ul style="list-style-type: none"> • Construction • Air quality • Noise • Contaminated land • Open space • Play space • Biodiversity • Local food growing • Flood risk • Overheating 	<ul style="list-style-type: none"> • Disturbance and stress caused by construction activity • Poor air quality - lung and heart disease • Disturbance from noisy activities and uses • Health risks from toxicity of contaminated land • Physical inactivity, cardiovascular disease and obesity • Mental health benefits from access to nature and green space and water • Opportunities for food growing – active lifestyles, healthy diet and tackling food poverty • Excess summer deaths due to overheating
4. Vibrant neighbourhoods	<ul style="list-style-type: none"> • Healthcare services • Education • Access to social infrastructure • Local employment and healthy workplaces • Access to local food shops • Public buildings and spaces 	<ul style="list-style-type: none"> • Access to services and health inequalities • Mental illness and poor self-esteem associated with unemployment and poverty • Limited access to healthy food linked to obesity and related diseases • Poor environment leading to physical inactivity • Ill health exacerbated through isolation, lack of social contact and fear of crime

It may be the case that not all the issues and questions will be relevant to a specific plan or development proposal and the user should select and prioritise the issues accordingly. Some issues may be directly related to an individual development, others may be relevant at a neighbourhood level where the cumulative impact of development can contribute to a healthy neighbourhood.

Each section summarises the impact on health. Under each theme, key questions are asked linked to policy requirements and standards. The checklist identifies why each issue is important to health and wellbeing. An appendix providing general policy references and sources of evidence is provided. This should be supplemented with local information.

The checklist aims to ensure a development proposal is as 'healthy' as possible, by achieving as many 'Yes' ticks and avoiding 'No's. A 'No' gives a warning that an aspect of a development may need to be reconsidered. Local circumstances may justify why a scheme cannot meet the expected standard.

Where the response to a question is unclear or not known, more information may be required. The checklist can stimulate discussions and negotiations on planning applications, supported by internal and external consultation and supporting information, for example from public health officers.

Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Healthy design	Does the proposal meet all the health and wellbeing credits contained in the Code for Sustainable Homes for daylighting, sound insulation, private space and Lifetime Homes?		<p>London Plan Policy 5.2 Minimising Carbon Dioxide Emissions: zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019.</p> <p>Communal space - London Plan Policy 2.18 (Housing SPG design standard 1.2.3)</p> <p>Private (amenity) space – Housing SPG design standards 4.10.1, 4.10.2 and 4.10.3</p> <p>London Plan Policy 3.8 requires all new homes to be provided to Lifetime Homes standards.</p> <p>Sound insulation and noise – London Plan Policy 7.15, Housing SPG design standard 5.3.1.</p>	<p>Satisfying the health and wellbeing credits can help improve the code level and meet carbon dioxide emissions targets.</p> <p>Good daylighting can improve the quality of life and reduce the need for energy to light the home.</p> <p>Improved sound insulation can reduce noise disturbance and complaints from neighbours.</p> <p>The provision of an inclusive outdoor space which is at least partially private can improve the quality of life.</p>
b. Accessible housing	Does the proposal provide accessible homes for older or disabled people?		<p>London Plan Policy 3.8 requires 10% all new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.</p> <p>Housing SPG Annex 2 Best Practice Guidance for Wheelchair Accessible Housing</p>	<p>Accessible and easily adaptable homes can meet the changing needs of current and future occupants.</p>

Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
b. Accessible housing	Does the proposal ensure that every non-ground floor dwelling is accessible by a lift which can accommodate an ambulance trolley?		Good practice standard - the provision of an ISO standard 13 person lift in a rectangular configuration which can accommodate a trolley bed (see dimensions in Department of Health Health Technical Memorandum 08-02: Lifts).	One of the main methods of transportation of immobile patients is by trolley bed. It is important to ensure that non-ground floor dwellings are accessible by a lift which can accommodate an ambulance trolley.
c. Healthy living	<p>Does the proposal provide dwellings with adequate internal space, including sufficient storage space and separate kitchen and living spaces?</p> <p>Does the proposal encourage the use of stairs by ensuring that they are well located, attractive and welcoming?</p>		<p>London Plan Policy 3.5 (Table 3.3) Minimum internal space standards</p> <p>Housing SPG Annex 4 - Minimum floorspace for all housing types</p> <p>Housing SPG design standard 4.4.3</p>	<p>Sufficient space is needed to allow for the preparation and consumption of food away from the living room to avoid the 'TV dinner' effect.</p> <p>Rather than having lifts at the front and staircases at the back of buildings hidden from view, it is preferable to have them located at the front to encourage people including those that are able to use them.</p>

Theme 1: Healthy Housing

Issue	Key questions	Yes /No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Housing mix and affordability	Does the proposal provide affordable family sized homes?		London Plan Policy 3.8 Housing choice London Plan Policy 3.11 Affordable housing targets. The revised London Housing Strategy, sets out that 36% of affordable rented homes allocated funding in 2011-15 will have three or more bedrooms.	The provision of affordable housing can create mixed and socially inclusive communities. The provision of affordable family sized homes can have a positive impact on the physical and mental health of those living in overcrowded, unsuitable or temporary accommodation. Both affordable and private housing should be designed to a high standard ('tenure blind').

Theme 2: Active Travel

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Promoting walking and cycling	Does the proposal promote cycling and walking through measures in a travel plan, including adequate cycle parking and cycle storage?		London Plan Policy 6.3 (C) Travel Plans London Plan Policy 6.9 Cycling London Plan Policy 6.10 Walking London Plan Table 6.3 minimum standards for cycle parking provision Housing SPG cycle storage space standards (design standards 3.4.1 and 3.4.2)	A travel plan can address the environmental and health impacts of development by promoting sustainable transport, including walking and cycling. Cycle parking and storage in residential dwellings can encourage cycle participation.
b. Safety	Does the proposal include traffic management and calming measures and safe and well lit pedestrian and cycle crossings and routes?		London Plan Policy 6.9 Cycling London Plan Policy 6.10 Walking	Traffic management and calming measures and safe crossings can reduce road accidents involving cyclists and pedestrians and increase levels of walking and cycling.
c. Connectivity	Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks and public transport?		London Plan Policy 6.9 Cycling, Map 6.2 Cycle Super Highways London Plan Policy 6.10 Walking, Map 6.3 Strategic walking routes All London Green Grid SPG. Transport for London 'Legible London' Transport for London Bus Service Planning Guidelines	Developments should prioritise the access needs of cyclists and pedestrians. Routes should be safe, direct and convenient and barriers and gated communities should be avoided. Developments should be accessible by public transport.

Theme 2: Active Travel

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Minimising car use	Does the proposal seek to minimise car use by reducing car parking provision, supported by the controlled parking zones, car free development and car clubs?		London Plan Policy 6.13. Maximum parking standards in Table 6.2. Housing SPG Annex 3 Car parking provision guidance.	Space for pedestrians and cyclists should be given priority over commercial and private vehicles. Maximum car parking levels allows for provision to be reduced as far as practicable. Car clubs can be effective in reducing car use and parking demand at new residential developments

Theme 3: Healthy environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Construction	Does the proposal minimise construction impacts such as dust, noise, vibration and odours?		<p>London Plan Policy 5.3 Sustainable Design and Construction</p> <p>London Plan Policy 5.18 Construction, excavation and demolition waste</p> <p>Mayor of London 'The Control of Dust and Emissions from Construction Sites'.</p>	<p>Construction sites can have a negative impact on an area and can be perceived to be unsafe. Construction activity can cause disturbance and stress which can have an adverse effect on physical and mental health. Mechanisms should be put in place to control hours of construction, vehicle movements and pollution.</p> <p>Community engagement before and during construction can help alleviate fears and concerns.</p>
b. Air Quality	Does the proposal minimise air pollution caused by traffic and energy facilities?		<p>London Plan Policy 7.14 Improving Air Quality</p> <p>At least 'air quality neutral' – Housing SPG Design standard 5.6.1</p> <p>London Plan Policy 5.10 Implementing Urban Greening</p> <p>London Plan Policy 5.3 Sustainable Design and Construction</p>	<p>The long-term impact of poor air quality has been linked to life-shortening lung and heart conditions, cancer and diabetes.</p>

Theme 3: Healthy environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
c. Noise	Does the proposal minimise the impact of noise caused by traffic and commercial uses through insulation, site layout and landscaping?		London Plan Policy 7.15 Reducing noise and enhancing soundscapes	Reducing noise pollution helps improve the quality of urban life.
d. Open space	<p>Does the proposal retain or replace existing open space and in areas of deficiency, provide new open or natural space, or improve access to existing spaces?</p> <p>Does the proposal set out how new open space will be managed and maintained?</p>		<p>London Plan Policy 7.1 Building London's neighbourhoods and communities</p> <p>London Plan Policy 7.18 Protecting Local Open Space and Addressing Deficiency, Table 7.2 Public open space categorisation</p> <p>London Plan Policy 7.19 Biodiversity and Access to nature</p>	<p>Access to open space has a positive impact on health and wellbeing. Living close to areas of green space, parks, woodland and other open space can improve physical and mental health regardless of social background.</p> <p>To maintain the quality and usability of open spaces an effective management and maintenance regime should be put in place.</p>

Theme 3: Healthy environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
e. Play space	Does the proposal provide a range of play spaces for children and young people?		<p>London Plan Policy 3.6 Children and Young People’s Play and Informal Recreation Facilities</p> <p>Shaping Neighbourhoods: Play and Informal Recreation SPG - benchmark standard of a minimum of 10sq.m per child regardless of age.</p> <p>Table 4.4 Accessibility to Play Space</p>	<p>Regular participation in physical activity among children and young people is vital for healthy growth and development.</p> <p>The location of play spaces should be accessible by walking and cycling routes which are suitable for children to use.</p>
f. Biodiversity	Does the proposal contribute to nature conservation and biodiversity?		<p>London Plan Policy 7.19 Biodiversity and access to nature.</p> <p>Table 7.3 London regional BAP habitat targets for 2020</p>	<p>Access to nature and biodiversity can contribute to mental health and wellbeing.</p> <p>New development can improve existing, or create new, habitats or use design solutions (green roofs, living walls) to enhance biodiversity.</p>
g. Local food growing	Does the proposal provide opportunities for food growing, for example by providing allotments, private and community gardens and green roofs?		<p>London Plan Policy 5.10 Urban Greening</p> <p>London Plan Policy 7.22 Land for Food</p> <p>London Plan Policy 5.11 Green Roofs and development site environs</p>	<p>Providing space for local food growing helps promote more active lifestyles, better diets and social benefits.</p>

Theme 3: Healthy environment

Issue	Key questions	Yes / No / Not relevant Comment	Policy requirements and standards	Why is it important
h. Flood risk	Does the proposal reduce surface water flood risk through sustainable urban drainage techniques, including storing rainwater, use of permeable surfaces and green roofs?		London Plan policy 5.3 Sustainable Design and Construction, Policy 5.11 Green Roofs and development site environs, Policy 5.13 Sustainable Drainage. Housing SPG design standard 6.4.3	Flooding can result in risks to physical and mental health. The stress of being flooded and cleaning up can have a significant impact on mental health and wellbeing. It is likely that increasing development densities and building coverage coupled with more frequent extreme weather events will increase urban flood risk.
i. Overheating	Does the design of buildings and spaces avoid internal and external overheating, through use of passive cooling techniques and urban greening?		London Plan Policy 5.3 Sustainable Design and Construction Policy 5.9 Overheating and Cooling Policy 5.10 Urban Greening Policy 5.11 Green Roofs and development site environs Housing SPG Design Standard 6.3.1	Climate change with higher average summer temperatures is likely to intensify the urban heat island effect and result in discomfort and excess summer deaths amongst vulnerable people. Urban greening - tree planting, green roofs and walls and soft landscaping can help prevent summer overheating.

Theme 4: Vibrant neighbourhoods

Issue	Key questions	Yes/No / Not relevant Comment	Policy requirements and standards	Why is it important
a. Health services	Has the impact on healthcare services been addressed?		London Plan Policy 3.17 Health and social care facilities NHS London Healthy Urban Development Unit Planning Contributions Tool (the HUDU Model)	Poor access and quality of healthcare services exacerbates ill-health, making treatment more difficult. The provision of support services, including advice on healthy living can prevent ill health.
b. Education	Has the impact on primary, secondary and post-19 education been addressed?		London Plan Policy 3.18 Education facilities	Access to a range of primary, secondary and post-19 education improves self-esteem, job opportunities and earning capability.
c. Access to social infrastructure	Does the proposal contribute to new social infrastructure provision that is accessible, affordable and timely? Have opportunities for multi-use and the co-location of services been explored?		London Plan Policy 3.16 Protection and enhancement of social infrastructure London Plan Policy 7.1 Building London's neighbourhoods and communities	Good access to local services is a key element of a lifetime neighbourhood and additional services will be required to support new development. Failure to do so will place pressure on existing services. Future social infrastructure requirements are set out in Borough infrastructure plans and developments will be expected to contribute towards additional services and facilities.

Theme 4: Vibrant neighbourhoods

Issue	Key questions	Yes/No / Not relevant Comment	Policy requirements and standards	Why is it important
d. Local employment and healthy workplaces	<p>Does the proposal include commercial uses and provide opportunities for local employment and training, including temporary construction and permanent 'end-use' jobs?</p> <p>Does the proposal promote the health and well-being of future employees by achieving BREEAM health and wellbeing credits?</p>		<p>London Plan Policies 4.12 Improving opportunities for all and Policy 8.2 Planning obligations.</p> <p>London Plan Policy 7.1 Building London's neighbourhoods and communities</p> <p>Workplace environment - BREEAM health and wellbeing credits</p>	<p>Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Employment can aid recovery from physical and mental illnesses.</p> <p>Creating healthier workplaces can reduce ill health and employee sickness absence.</p>
e. Access to local food shops	<p>Does the proposal provide opportunities for local food shops?</p> <p>Does the proposal avoid an over concentration or clustering of hot food takeaways in the local area?</p>		<p>London Plan Policy 4.7 Retail and Town Centre Development</p> <p>London Plan Policy 4.8 Supporting a Successful and Diverse Retail Sector</p> <p>London Plan Policy 4.9 Small Shops</p> <p>London Plan Policy 7.1 Building London's Neighbourhoods and Communities</p>	<p>A proliferation of hot food takeaways and other outlets selling fast food can harm the vitality and viability of local centres and undermine attempts to promote the consumption of healthy food, particularly in areas close to schools.</p>

Theme 4: Vibrant neighbourhoods

Issue	Key questions	Yes/No / Not relevant Comment	Policy requirements and standards	Why is it important
f. Public realm	<p>Does the design of the public realm maximise opportunities for social interaction and connect the proposal with neighbouring communities?</p> <p>Does the proposal allow people with mobility problems or a disability to access buildings and places?</p>		<p>London Plan Policy 7.1 Building London’s neighbourhoods and communities</p> <p>London Plan Policy 7.2 An inclusive environment</p> <p>London Plan Policy 7.5 Public Realm</p> <p>Mayor’s Supplementary Planning Guidance ‘Accessible London: achieving an inclusive environment’</p>	<p>The public realm has an important role to play in promoting walking and cycling, activity and social interaction. It also affects people’s sense of place, security and belonging. It is a key component of a lifetime neighbourhood.</p> <p>Shelter, landscaping, street lighting and seating can make spaces attractive and inviting.</p>

Appendix - References and sources of evidence

General references

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Glossary

Amenity (or residential amenity) – is physical external space which is part of the private home and enjoyed by occupiers of the dwelling. The level of enjoyment is also dependent on a number of factors, including daylight/sunlight, air quality, noise and light pollution and visual quality.

Biodiversity – refers to a diverse variety of life (species) in a habitat or ecosystem.

BREEAM - Building Research Establishment Environmental Assessment Methodology is a method of assessing, rating and certifying the sustainability of buildings developed by the Building Research Establishment.

Building Regulations – are standards that apply to most building work with approval required from Building Control Bodies - either the Local Authority or the private sector as an Approved Inspector.

Community Infrastructure Levy (CIL) – is a charge levied on development under the Planning Act 2008 by charging authorities (in London, the boroughs and the Mayor of London) to contribute towards a range of infrastructure, including physical, green and social infrastructure.

Car club - is a service that allows its members to hire a car for short-term use enabling members to have the option of using a car from time to time without having to own one.

Environmental protection - Unitary and district local authorities are responsible for inspections and enforcement duties under the Environmental Protection Act 1990 regarding pollution prevention and control, noise disturbance and contaminated land.

Gated developments - developments that are totally secured from non-residents through the use of controlled access gates.

Green roof or wall - a roof or wall that is intentionally covered with vegetation which can help reduce the causes and effects of climate change locally whilst promoting enhanced biodiversity.

Licensing - Unitary or district local authorities are responsible for a range of licensing regimes, including alcohol, entertainment and food premises under the Licensing Act 2003, gambling premises under the Gambling Act 2005 and houses in multiple occupation under the Housing Act 2004.

Pedestrian - refers to a person walking on foot, but also includes those using wheelchairs and mobility scooters.

Planning Obligations (also known as ‘Developer Contributions’ or ‘Section 106 Agreements’) are private agreements made between local authorities and developers under section 106 of the Town and Country Planning Act 1990 (as amended). They can be attached to a planning permission to make development acceptable which would otherwise be

unacceptable in planning terms. The land itself, rather than the person or organisation that develops the land, is bound by the agreement. Since the introduction of the Community Infrastructure Levy, agreements are focused on site specific mitigation.

Public realm - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

Social exclusion/isolation - is a term to describe the effect whereby individuals or entire communities of people are excluded or disadvantaged from access to housing, employment, healthcare and civic engagement.

Sustainable Urban Drainage System (SUDS) - used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment.

Traffic calming - self-enforcing measures designed to encourage driving at speeds appropriate to local conditions, improve the environment and reduce accidents.

Traffic regulations and highway powers - Unitary and county authorities are responsible for traffic regulations regarding parking, speed limits and crossings under the Road Traffic Regulation Act 1984 and powers under the Highways Act 1980 to maintain and ensure safe public use of local highways. Developer contributions towards highway improvements can be secured under section 278 of the Highways Act.

Travel plan - a plan to manage travel to and from a development site or occupied building, to reduce transport impacts and deliver sustainable transport on an on-going basis.