



# **Local Plan Part 2: Land and Planning Policies**

## **Checklist for Planning and Health Publication Draft**

**April 2018**

## Introduction

### Planning Policy

- 1.1. The National Planning Policy Framework (NPPF) sets out national planning guidance for local authorities and recognises that the planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities.
- 1.2. Chapter 8 of the NPPF focusses on promoting healthy communities, ensuring that local communities are engaged in the planning process at all levels and that mechanisms are embedded to encourage people to choose healthy lifestyles. The NPPF places great emphasis on the importance of accessibility to: high quality open space, safe communities, recreational facilities/services, rights of way and cultural facilities for all, which can all make an important contribution to the health and wellbeing of communities.
- 1.3. Local Plan Part 1: Core Strategy Policy 12 (Local Services and Healthy Lifestyles) supports the provision of new, extended or improved community facilities where they meet local need.
- 1.4. Paragraph 3.12.3 states that *“the importance of a healthy life for all and a reduction in health inequalities is recognised and it is the intention to work with partners to ensure that no-one is disadvantaged in accessing health care facilities... Health issues are an underlying issue throughout the Core Strategy and are specifically and implicitly addressed in a number of other policies in the plan.”*
- 1.5. The emerging Local Plan Part 2: Land and Planning Policies contains several policies which support healthy and inclusive communities. Policy 32 (Recreational Open Space) supports proposals for residential development where the quantity and/or quality of recreational open spaces are improved. Policy 33 (Local Green Space) protects green spaces of local importance from development therefore ensuring its recreational value is preserved. Policy 39 (Health Impacts of Development) requires developments of 50 dwellings or more, or non-residential developments of 5,000 square metres or more, to conduct a Health Impact Assessment which will be used to substantially mitigate any health impacts as a result of the development.

### Health Impact Assessment

- 1.6. In accordance with the *Planning and Health Engagement Protocol*<sup>1</sup> (developed by Nottinghamshire County Council), Rushcliffe Borough Council has undertaken a rapid health impact assessment of the emerging Local Plan Part 2: Land and

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<sup>1</sup> [Planning and Health: An engagement protocol between local planning authorities and health partners in Nottinghamshire 2017](#)

## Planning Policies.

- 1.7. This assessment focuses on housing allocations and development management policies within the Publication draft of Local Plan Part 2.

## Nottinghamshire Rapid Health Impact Assessment Matrix

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	What is incorporated into Local Plan Part 2 Publication Draft?
<b>1. Housing quality and design</b>				
<p>1. Does the proposal seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet the needs of older or disabled people?</p> <p>[For example does it meet all Lifetime Homes Standards, Building for Life etc.?.]</p>	Yes	<p>Core Strategy Policy 8 (Housing Size, Mix and Choice) sets out general requirements to provide a mix of house types. All residential developments should contain adequate internal living space and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants.</p> <p>Rushcliffe has examined whether a proportion of new homes allocated in the Local Plan Part 2 should meet optional enhanced accessibility standards as permitted by National Planning Guidance.</p>	Positive	<p>Policy 12 (Housing Standards) sets accessibility standards for new residential development to meet the needs of the Borough's residents and ensure homes are capable of being adapted. For developments of more than 10 dwellings, at least 20% should be Building Regulation M4(2) compliant – regarding adaptable and accessible dwellings. For developments of more than 100 dwellings, at least 1% should be Building Regulation M4(3)(a) compliant – regarding wheelchair adaptable dwellings.</p>
<p>2. Does the proposal promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer</p>	Yes	<p>Core Strategy Policy 2 (Climate Change) requires energy efficiency measures within new developments and adaptation to the impacts of climate change.</p> <p>No further policies proposed in Local Plan Part 2.</p>	Neutral	
<b>2. Access to healthcare services and other social infrastructure</b>				
<p>3. Does the proposal seek to</p>	Yes	<p>Where facilities are at capacity or</p>	Positive	<p>Policy 43 (Planning Obligations)</p>

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retain, replace or provide health and social care related infrastructure?		<p>would be exceeded due to the allocations proposed in the plan, developments will be expected to contribute financially to improvements to these facilities.</p> <p>Improvements to existing health care services are proposed within Radcliffe on Trent where a replacement medical centre is proposed as part of a residential development.</p>		<p>Threshold) seeks financial contributions from developments for education and health-related infrastructure.</p> <p>Policy 30 (Protection of Community Facilities) prevents future proposed development which would result in a loss of health centres, GP practices, community pharmacies and dentists.</p> <p>Policy 5.3 (Housing Allocation – Land off Shelford Road, Radcliffe on Trent) requires the development of the site to provide a serviced site for a new medical centre.</p>
4. Does the proposal address the proposed growth/ assess the impact on healthcare services?	Yes	<p>Advice from Clinical Commissioning Group (CCG) regarding the capacity of health care services received during previous consultation and through on-going discussions has informed the total number of new homes that can be accommodated within each settlement.</p> <p>Where required developments will contribute to improvements to services.</p>	Positive	<p>The site selection process for the Local Plan Part 2 has taken the impact of residential development on local healthcare services. This has provided guidance toward the scale of development considered appropriate at each settlement.</p> <p>Policy 5.3 (Housing Allocation – Land off Shelford Road, Radcliffe on Trent) requires the development of the site to provide a serviced site for a new medical centre.</p> <p>Policy 43 (Planning Obligations</p>

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				Threshold) seeks financial contributions from developments for education and health-related infrastructure.
5. Does the proposal explore/allow for opportunities for shared community use and co-location of services?	Partial	<p>Core Strategy Policy 12 part 2c) requires, where possible, the sharing of local community facilities.</p> <p>Further development management policies have been considered regarding opportunities for shared community use and the protection of community facilities.</p>	Positive	<p>A policy which seeks to protect community facilities has been included (Policy 30: Protection of Community Facilities); however, Local Plan Part 2 adds no specific policy regarding the encouragement for shared-use community services.</p> <p>Policy 43 (Planning Obligations Threshold) seeks financial contributions from development for a range of provisions, improvements and maintenance – including for ‘community and sports facilities’ (Policy 43<sub>(a)</sub>).</p>
<b>3. Access to open space and nature</b>				
6. Does the proposal seek to retain and enhance existing and provide new open and natural spaces to support healthy living and physical activity?	Yes	<p>Opportunities within proposed allocations to deliver on-site open spaces and improve the wider Green Infrastructure (GI) network have identified in the emerging Local Plan Part 2. The Local Plan Part 2 contains open space and Green Infrastructure policies. Local networks that connect the strategic corridors (identified in the Core Strategy) have been identified.</p>	Positive	<p>Open space policies have been set out in the publication draft (Policy 32: Recreational Open Space) and will provide more detail regarding the creation, protection and enhancement of individual open spaces.</p> <p>A set of policies on Green Infrastructure (GI) are also identified within the Plan (Policies 34 – 38). These have several</p>

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		These spaces and the networks that connect them will provide opportunities for physical activity.		aims including the protection of GI assets both individually and as a whole network.  In addition to the main Plan document, background papers have been prepared for Green Infrastructure and Recreational Open Spaces.
7. Does the proposal promote links between open and natural spaces and areas of residence, employment and commerce?	Yes	Opportunities to link open spaces and natural spaces have been established through the GI background paper which will build on the strategic GI network identified in the Core Strategy.  Sites that provide opportunities to link open spaces, natural greenspaces, residential and employment areas are identified in the Local Plan Part 2.	Positive	Linkages have been identified within the Local Plan Part 2 and its background papers. Policy 35 seeks to create additional Green Infrastructure to enlarge the network and improve connectivity where appropriate.
8. Does the proposal seek to ensure that open and natural spaces are welcoming, safe and accessible to all?	Yes	Policies that create, protect and enhance the multiple functions and quality of open spaces have been included in the Local Plan Part 2.	Positive	The Local Plan Part 2 contains policies which encourage multi-functional green infrastructure in both development management policies and housing allocation policies.
9. Does the proposal seek to provide a range of play spaces for children and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?	Yes	Open spaces and green infrastructure policies include the requirement to provide formal play spaces within new developments where appropriate.  The Playing Pitch Assessment will inform planning decisions regarding the	Positive	Policy 32 (Open Space and Recreational Facilities) seeks to provide a range of play spaces for children and young people. Residential developments of over 50 dwellings in areas identified as having recreational open space deficits will be supported where they increase the

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		quality and quantity of sports pitches.		quantity of quality of such spaces.
<b>4. Air quality, noise and neighbourhood amenity</b>				
10. Does the proposal seek to minimise construction impacts such as dust, noise, vibration and odours?	Yes	Policies regarding dust and noise pollution as a result of construction have been included within the Local Plan Part 2.	Positive	<p>Policy 11 (Housing Development on Unallocated Sites within Settlements) states that housing developments should not have significant adverse impacts upon nearby residents, including noise and dust during construction.</p> <p>Policy 40 (Pollution and Land Contamination) will not grant permission for development proposals which will result in unacceptable exposure to sources of pollution.</p>
11. Does the proposal seek to minimise air pollution caused by traffic and employment/ commercial facilities?	Yes	<p>In accordance with the adopted Core Strategy, the Local Plan Part 2 directs development to sustainable locations, which are in closer proximity to employment, retail and community facilities or public transport services to these locations.</p> <p>The site selection process has examined the provision of access to public transport and walking distances to shops and facilities for each site, with an aim of reducing need for private car use.</p>	Positive	<p>Policy 41 (Air Quality) will prevent permission being granted for development proposals which have the potential to adversely impact on air quality. It states that development proposals must not exacerbate air quality beyond acceptable levels.</p> <p>In addition, Policy 37 (Trees and Woodlands) seeks to prevent adverse impacts on trees and woodlands. The supporting text states the benefits of trees, including their ability to absorb air pollution.</p>

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12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities?	Partial	The presence of inappropriate neighbouring uses, which create noise pollution, has been considered during site selection process and in the Local Plan Part 2 policies.	Positive	<p>A further review of sites has taken place to identify the most appropriate for residential development.</p> <p>Policy 1 (Development Requirements) will grant permission provided that the policy criteria is met, including ensuring that 'noise attenuation is achieved' (criterion 5).</p> <p>Site-specific housing allocation policies require proposals to ensure there are no adverse impacts of noise where they are located next to a facility which may produce it.</p> <p>Policy 40 (Pollution and Land Contamination) states in its supporting text that commercial and industrial premises are common sources of noise pollution so restrictions on working hours and considerations for additional noise as a result of development must be shown.</p>
<b>5. Accessibility and active transport</b>				
13. Does the proposal prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	Partial	The presence of walking networks has been identified through the site selection process. The GI background paper identifies local multi-functional networks which may include pedestrian	Positive	Allocated sites in the Local Plan Part 2 have been selected with a consideration toward reducing distances to local centres, services and facilities to encourage walking.

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		<p>routes.</p> <p>Development management policies in the Local Plan Part 2 take into consideration walking as a sustainable transport method.</p>		<p>Policy 31 (Sustainable Tourism and Leisure) supports development of attractions and accommodation which are well-connected to other amenities by walking.</p>
14. Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes) connecting to local and strategic cycle networks?	Partial	<p>The presence of cycling networks has been identified through the site selection process. The GI background paper identifies local multi-functional networks which may include cycling routes</p>	Positive	<p>Site-specific policies for housing allocations contain requirements to provide cycle access to connect the site to the wider area (for example Policy 3 Land north of Rempstone Road, East Leake) requires cycle access provision to the centre of East Leake.</p> <p>Green infrastructure policies in the Plan provide opportunities for cycling connectivity for commuting and recreation.</p>
15. Does the proposal support traffic management and calming measures to help reduce and minimise road injuries?	Partial	<p>Site access issues have been discussed with the Highways Authorities. Traffic calming measures have been identified to ensure safe access.</p>	Positive	<p>Further discussions with the Highways Authorities have been undertaken to ensure allocated sites have suitable and safe vehicle access arrangements.</p>
16. Does the proposal promote accessible buildings and places to enable access to people with mobility problems or a disability?	Yes	<p>Rushcliffe has examined whether a proportion of new homes allocated in the Local Plan Part 2 should meet optional enhanced accessibility standards as permitted by <a href="#">National Planning Guidance</a>.</p>	Positive	<p>Policy regarding accessible housing is included in the Plan. Policy 12 (Housing Standards) sets accessibility standards for new residential development to meet the needs of the Borough's residents and ensure homes are capable of being</p>

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		A two stage approach to the Equality Impact Assessment has been undertaken to assess the Plan's policies against characteristics protected in the Equalities Act; including people with disabilities.		adapted. For developments of more than 10 dwellings, at least 20% should be Building Regulation M4(2) compliant – regarding adaptable and accessible dwellings. For developments of more than 100 dwellings, at least 1% should be Building Regulation M4(3)(a) compliant – regarding wheelchair adaptable dwellings.
<b>6. Crime reduction and community safety</b>				
17. Does the proposal create environments & buildings that make people feel safe, secure and free from crime?	Yes	Core Strategy Policy 10 (Design) requires developments incorporate features to reduce crime, the fear of crime, disorder and anti-social behaviour. Before allocations are developed, compliance with this policy will be required at the application stage.  Preparation of the Local Plan Part 2 has considered feelings of safety and crime through public consultation.	Positive	The Local Plan Part 2 has been subject to extensive public consultation and people have had a number of opportunities to have their say on issues including crime and safe environments. These views have been considered as part of the plan's preparation.
<b>7. Access to healthy food</b>				
18. Does the proposal support the retention and creation of food growing areas, allotments and community gardens in order to support a healthy diet and physical activity?	Yes	The Core Strategy Policy 16 (3) requires GI to provide opportunities for physical activity and an educational resource. The Local Plan Part 2 provides further guidance regarding the types of GI that are appropriate and	Positive	Green infrastructure policies in the Local Plan Part 2 protect allotments and supports development proposals which include the provision of them. Policy 32 (Recreational Open Space) also supports the provision of allotments and

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		where they should be located. This will include the creation of allotments and food growing areas. .		community gardens where there is evidence of demand.
19. Does the proposal seek to restrict the development of hot food takeaways (A5) in specific areas?	Yes	A policy is included within the Local Plan Part 2 which restricts hot food takeaways in certain areas. Despite this policy's main justification being to maintain vitality of frontages during the daytime, it still limits hot food takeaway units. There is no evidence for the need for further policies which restrict hot food takeaways in other areas.	Neutral	Policy 25 (Development within District Centres and Local Centres) restricts the number of A5 units on primary and secondary frontages within the local and district centres as defined on the policies map.
<b>8. Access to work and training</b>				
20. Does the proposal seek to provide new employment opportunities and encourage local employment and training?	Yes	Core Strategy policy 5 identifies a minimum of 67,900m <sup>2</sup> of new office floor space and 20 hectares of industrial/warehousing. These will primarily be delivered within the urban extensions south of Clifton, north of Bingham, Cotgrave Colliery, RAF Newton and east of Gamston. Part 7 requires partnership working and using obligations to provide training to assist residents.  Smaller scale sites are identified within the Local Plan Part 2.	Positive	Local Plan Part 2 allocates several employment and mixed use sites. Employment sites have been allocated at Bingham, Cotgrave and Keyworth. Mixed-use sites have been allocated at Radcliffe on Trent and Bunny.

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<b>9. Social cohesion and lifetime neighbourhoods</b>				
21. Does the proposal connect with existing communities where the layout and movement avoids physical barriers and severance and encourages social interaction? [For example does it address the components of Lifetime Neighbourhoods?]	Yes	Connectivity of allocations to existing communities has been considered during site selection (see Housing Site Selection Interim Report).	Positive	Sites have been allocated where it has been demonstrated that they perform well when assessed for connectivity to the existing settlement/community.  Allocated sites include the key components of Lifetime Neighbourhoods such as access to services and amenities, access to open spaces and a range of affordable housing choices.
<b>10. Minimising the use of resources</b>				
22. Does the proposal seek to incorporate sustainable design and construction techniques?	Yes	Core Strategy Policy 2 (Climate Change) requires all development to mitigate and adapt to climate change. This will be achieved through the design of developments, construction techniques and maximisation of renewable and low carbon systems.  LPA explored the options for water efficiency standards. A standard has been adopted for all new dwellings in the Local Plan Part 2.	Neutral	Policy 12 (Housing Standards) contains borough-wide standards for water efficiency in all new dwellings. It requires all new dwellings to meet the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day.  Policy 13 (Self-build and Custom Housing Provision) encourages the provision of self-build and custom homes. The supporting texts illustrate the potential eco-friendly credentials of such housing.
<b>11. Climate change</b>				

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<p>23. Does the proposal incorporate renewable energy and ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?</p>	<p>Yes</p>	<p>Core Strategy policy 2 (Climate Change) requires all development adapts to climate change (rising temperatures) whilst maintaining thermal insulation that responds to winter temperatures. This includes energy efficient building design, passive ventilation and cooling.</p> <p>Local Plan Part 2 includes a policy relating to the development of renewable energy schemes.</p>	<p>Neutral</p>	<p>Local Plan Part 2 contains Policy 16 (Renewable Energy) which will allow planning permission for renewable energy schemes to be granted where they conform to policy criteria. This includes, but is not limited to; landscape effects, the historic environment and the amenity of nearby properties.</p>
<p>24. Does the proposal maintain or enhance biodiversity</p>	<p>Yes</p>	<p>Core Strategy policy 17 (Biodiversity) states that biodiversity will be increased. The Local Plan Part 2 contains additional policies that will create, maintain and enhance the natural environment through the protection of sites/habitats and improvements to the ecological network.</p> <p>Allocations that would harm designated nature conservation sites have been avoided, unless the benefits of development outweigh the harm to the site and no alternative locations exist.</p>	<p>Positive</p>	<p>Site-specific policies for the housing allocations in Local Plan Part 2 include requirements for green infrastructure which will deliver net-gains in biodiversity.</p> <p>Policy 18 (Surface Water Management) requires development proposals to identify opportunities for Sustainable Drainage Systems. The policy will permit development where it enhances biodiversity through the use of SuDS.</p> <p>Biodiversity is protected from the development of large renewable energy schemes, through Policy 16 (Renewable Energy) criteria 1(c).</p> <p>Other policies in the Plan which actively</p>

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				encourage the enhancement of biodiversity include Policy 37 (Trees and Woodlands), Policy 38 (Non-designated Biodiversity Assets and the Wider Ecological Network) and Policy 43 (Planning Obligations Threshold).
<b>12. Health inequalities</b>				
25. Does the proposal consider health inequalities and encourage engagement by underserved communities?	Partial	The Sustainability Appraisal (SA) considers health inequalities and has appraised the housing allocation sites and the development management policies. The SA is a critical element of the evidence base, informing the policies included in the Plan.	Positive	
<b>Any other comments</b>				
Name of assessor and organisation	Tom Higon, Graduate Planning Policy Officer, Rushcliffe Borough Council			
Date of assessment	10 April 2018			