

## Health and Wellbeing Board

31 January 2023

## County Durham Plan Health Impact Assessment



### Report of Corporate Management Team

**Jane Robinson, Corporate Director of Adult & Health Services**

**Amanda Healy, Director of Public Health, Adult & Health Services**

### Electoral division(s) affected:

Countywide

### Purpose of the Report

- 1 To provide the Health and Wellbeing Board with the annual review of the Health Impact Assessment undertaken December 2018, of the County Durham Plan (Local Plan) adopted October 2020.
- 2 The last review was presented to the Health and Wellbeing Board in January 2022.

### Executive summary

- 3 The County Durham Plan (CDP) was adopted in October 2020 and benefitted from a Health Impact Assessment (HIA) to maximise the positive, and minimise the negative impacts of new initiatives. The HIA made recommendations for the plan's process to maximise positive impact upon health outcomes in County Durham.
- 4 Furthermore, several recommendations made within the CDP HIA are specific to mitigating existing (or future) health inequalities:
  - Consider health inequalities when assessing housing development schemes (against Building For Life outcomes) during in house reviews.
  - Undertaking HIA's for new housing developments with over 800 residential units.

- Addressing housing needs for older people and those with specialist needs (i.e. to minimise risk of falls, making homes warm and energy efficient. Suitable housing is a key determinant of health.
- Regulation of over-concentration of Hot Food Takeaways (HFTs).

5 Whilst the CDP itself covers 61 policies in total, the HIA screening processes resulted in 11 policies being the subject of the assessment. This year two review provides a progress update on those policy areas where progress has been made over the past year. This comprises those HIA recommendations pertaining to the following seven policies:

- Policy 3 - Aykley Heads Strategic Employment Site.
- Policy 4 - Sites allocated to meet housing need.
- Policy 5 - Durham City's Sustainable Urban Extensions.
- Policy 15 - Addressing housing need has the potential to impact on health in County Durham.
- Policy 16 - Durham University refurbishment of existing buildings, allocated sites for development and restrictions on HMOs.
- Policy 51 - Meeting the need for primary aggregates.
- Policy 58 - Preferred area for future carboniferous Limestone Extraction.

Whilst the following policy areas were not covered by the CDP HIA, they are included in this review as a result of their importance in (and interdependency with) planning and health:

- Policy 30 – Hot Food Takeaways.
- Restriction of advertising food high in fat, salt and sugar (HFSS) on DCC platforms.

6 Two years have elapsed since the adoption of the CDP, and whilst this is still a limited time frame in which to assess impact of those policies that are subject of this review, progress is being made.

7 Some recommendations continue to see more progress than others – typically as a result of the schedule of policy implementation. For example, progress against Policy 3 (Aykley Heads Strategic Employment Site) has been limited, but will gather pace as this site is developed.

- 8 Conversely, other areas of the HIA (i.e. Policy 4 – sites allocated to meet housing need) continue to see progress in terms of:
- DCC’s commitment to future developments (i.e. Building for Life Supplementary Planning Document) to ensure well-designed and good quality housing – which is a key determinant of good health and wellbeing
  - Production of ‘HIA Developer Guidance’ for eligible development proposals
  - Provision of training to DCC officers on matters relating to planning for health approaches
- 9 Measurable progress has been made in other areas, i.e. Policy 5 (Durham City’s Sustainable Urban Extensions) wherein DCC has formally adopted the Sniperley Masterplan, which outlines plans for public transport penetration, safe pedestrian link into Park and Ride scheme, as well as measures to facilitate active travel.
- 10 A key recommendation within the CDP relates to the provision of new housing that is both affordable and suitable for older aged adults and those with specialist needs (Policy 15). Over the past year, 245 such units have been approved (and 106 units completed) that meet the needs of older people.
- 11 A further recommendation of Policy 15 relates to positive impact of affordable housing on wellbeing and improved quality of life. Between April 2021 – March 2022, 119 units were approved for affordable home ownership and a further 345 for affordable rent. To date, 536 of these units have been completed.
- 12 The evidence supporting the positive correlation of Hot Food Takeaway (HFT) prevalence and rates of overweight, obesity and the obesogenic environment is incontrovertible.
- 13 Policy 30 (Hot Food Takeaways) sets a framework for assessing planning applications for such premises. When levels of hot food takeaway uses within centres are above 5%, or a proposed use would see the levels rise above 5%, such proposals will be subject to further scrutiny.
- 14 This review finds that 9 out of 15 areas across the county have HFT prevalence over 5% (range 5.3% - 10%). It should, however, be noted that 7 of these areas had over 5% prevalence when this policy was introduced.

- 15 Over the past 12 month monitoring period, only 6 out of 15 areas have seen a minor increase in prevalence (often equating to one HFT) and the remaining 9 areas have either reduced or numbers have not changed (2 and 7 respectively). It remains that the 5% target is not being met, and a review of this policy will be included in a forthcoming public health review of approaches to healthy weight in County Durham.
- 16 Advertising and promotion of foods that are high in fat, salt and sugar is known to contribute to a growing obesogenic environment. Close collaboration by DCC public health and communications teams restrict such advertising on DCC platforms in nearing completion. This proposal has been authorised by the Public Health Senior Management Team (SMT) and is about to be considered by the Regeneration, Economy and Growth SMT. DCC would be only the third local authority outside of London to have passed such a progressive policy.

### **Recommendation(s)**

- 17 The Health and Wellbeing Board is asked to:
  - (a) Consider and note the findings of this annual review.
  - (b) Note that the CDP HIA will continue to be reviewed and reported annually.

## **Background**

### **The County Durham Plan (CDP)**

- 18 The CDP sets out a range of development proposals as well as planning policies for the county until 2035. It was adopted in October 2020, and presents a vision for potential housing, jobs and the environment, as well as the transport, schools and healthcare to support it.
- 19 The plan aims to continue economic growth and investment in the county, secure more and better jobs in County Durham, address the causes of climate change and adapt to its effects, create and enhance vibrant communities for County Durham towns and villages, provide a wide choice of quality homes to meet need and reduce the need to travel, secure the infrastructure to support new development and relieve congestion and improve air quality, and protect the natural and historic environment.
- 20 Many of the County Durham Plan objectives will be supported and bolstered by developing County Durham Inclusive and Green Economic Strategy which will be considered by Cabinet in December 2022.
- 21 The social and environmental conditions in which we live have all have an impact upon our chances of living a long and healthy life. For example, the quality of the built and natural environment/green spaces, and access to good education, transport and work can all affect health – whether detrimentally or beneficially.

### **Health Impact Assessment (HIA)**

- 22 An HIA is a structured approach to maximising the positive and minimising the negative impacts of new initiatives. It takes a broad view of health, in that health means more than health care provision or clinical care.
- 23 The CDP HIA made recommendations for the plan's process which may have a positive impact upon health outcomes in County Durham, and it is important that those developing the policies considered by the HIA retain ownership of those recommendations and their progress – working in collaboration with the Public Health team where necessary.

## **HIA review process**

- 24 The review has been undertaken following consultation between the Public Health Team (Strategic Manager) and Regeneration, Economy and Growth (Principal Policy Officer).
- 25 The HIA produced 20 recommendations in total and all have been subject of this two-year review. Where limited or no progress has been reported against any recommendation, this will be recorded together with reasons.
- 26 The HIA (and subsequent reviews) are concerned with the '*people and population*' aspects of the relevant planning and development policies that comprise the County Durham Plan itself. This provides timely and vital opportunities to reinforce the role of planning as a determinant or building block of good health (Appendix 2).

## **Review of HIA recommendations**

### **Policy 3: Aykley Heads Strategic Employment Site**

#### Summary

- 27 Allocates an employment site known as Aykley Heads within Durham City for B1(a) uses (offices). The policy, supported by the approved masterplan for the Aykley Heads site, aims to provide a high quality employment location to contribute to the delivery of the new and better jobs Durham City and County Durham need. In doing so, it provides an opportunity for the unique landscapes to be used to create an urban park and for bus, pedestrian and cycle routes to be incorporated and to encourage the use of park and ride schemes.

#### Recommendation 1

- 28 Consider an active environment which promotes physical activity. Consider the guidance within the Building for Life (BfL) SPD so that facilities are linked in a walkable/cyclable environment.
- 29 Consider during the master planning process how green space is enhanced where practical to help facilitate benefits to those employed on site, local residents and visitors.

#### Recommendation 2

- 30 Consider recommending to all prospective businesses take part in the Better Health at Work Award. The site could consider becoming a healthy business park and each employer recognise the business and social benefits of a healthy environment and workforce.

### Recommendation 3

- 31 Linking with current further education establishments to develop a workforce for tomorrow and promote the opportunities that exist within County Durham.

### Update

- 32 The Aykley Heads Strategic Employment site is not yet in full development. Durham County Council's 'Plot C' within the site is currently under construction; however it is yet to be completed (scheduled July 2023)

### **Policy 4: Sites allocated to meet housing need**

#### Summary

- 33 Allocates sites to accommodate the new homes needed to ensure that housing need is met over the Plan period. Having had regard to housing need in the county (set out in the Strategic Housing Market Assessment); availability of land for housing in the county (set out in the Strategic Housing Land Availability Assessment); viability in different areas; and to the government's figures for housing needed for County Durham, the policy sets out housing sites by monitoring area. We are expected to demonstrate a rolling five 5 year supply of deliverable sites calculated against Objectively Assessed Need (OAN) set out in Policy 2 with a buffer of 5% or 20% added depending on past delivery.

#### Overarching recommendation

- 34 Consider health outcomes and health inequalities as part of the in house review process that assesses housing development schemes against the Building for Life outcomes.

### Recommendation 4

- 35 Align to the recommendation in the BFL SPD to ensure that facilities are available and accessible within short walks from people's homes. This could consider the needs of the local population so that the development is easy to navigate from a physical and mental perspective reflective of the local health profile.
- 36 Development management could consider facilities and amenities being built sooner in the development process to allow for the immediate use and adoption of healthy behaviours.

## Update

- 37 Durham County Council (DCC) adopted the Building for Life (BfL) Supplementary Planning Document (SPD) in 2019, and this is a material consideration in regarding proposals for new residential developments.
- 38 Over the past plan monitoring year (April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022, 700 units have been approved on allocated sites, 200 units approved at Ash Drive, Willington (H26) and 500 units approved at Sherburn Road (H6). This is as well as the 152 units approved over the previous monitoring period across 3 sites (Former Gilesgate School (H1); North of Hawthorn Close (H2); and Former Chamberlain Phipps (H28)).
- 39 During this period, 27 units completed on allocated sites, 17 at North of Hawthorn Close (H2) and 10 on the former Gilesgate School H1.

## Recommendation 5

- 40 Complete a health impact assessment for sites of over 800 properties and/or significant public interest to explore the health needs and the supporting infrastructure.
- 41 Utilise the education policy when/if need is identified.
- 42 Consider the developments of a healthcare policy to support a practical response to any possible additional health care requirements.
- 43 Ensure that existing or developing community facilities are easy to get to because they are conveniently located near to where people live, are well signposted, and are close to public transport and on walking and cycling networks.

## Update

- 44 DCC Public Health and planning teams are collaborating on the completion and publication of 'Health Impact Assessment Developer Guidance'. This applies to all planning applications for the development of 100 or more houses or for employment schemes over 10 hectares
- 45 The guidance provides an assessment matrix that will assist developers in the evaluation of likely health impacts, and covers areas such as accessibility/active travel, access to open space/nature and housing design/affordability.
- 46 In November 2022, officers from both public health and planning teams attended HIA training provided by specialists from the Office for Health Improvement and Disparities (OHID) covering matters such as planning



for health approaches, implementation of HIAs in development management and creating an HIA local plan policy.

## **Policy 5: Durham City's Sustainable Urban Extensions**

### Summary

- 47 In order to promote sustainable patterns of development and meet housing need, some land is removed from the Greenbelt and allocated for housing at Sniperley Park and Sherburn Road (1900 houses at Sniperley Park; and 420 houses at Sherburn Road). This will include comprehensive master planning and timely provision of infrastructure.

### Recommendation 6

- 48 Ensure there is sufficient access to amenities and facilities as this could improve mental health and increase mobility and participation especially amongst older adults. Make it easy for all people to get around the development in line with the BFL guidance.

### Recommendation 7

- 49 Planning applications include a standard condition regarding operational hours for construction.

### Recommendation 8

- 50 Recommend promoting and prioritising sustainable modes of transport as a healthier approach. Provide suitable links to existing infrastructure such as Sniperley park and ride and ensure the scheme has good access to public transport to help reduce car dependency as highlighted in BfL. Consider how the development can maximise the number of homes with a short walk from the nearest public transport route.
- 51 Consider how the development can contribute towards encouraging more sustainable travel choices, i.e. bike racks, electric car charging etc.

### Recommendation 9:

- 52 Consider buffer zones such as an earth bund around developments to limit the impact of noise from roads that may run the length of a development.

### Update:

- 53 Two major applications have been submitted for the Sniperley Park site. The application covering the largest area (DM/21/03574/OUT) seeks demolition of existing buildings adjacent to B6532 and outline planning

permission (all matters reserved except access) for a maximum of 1,550 dwellings (Use Class C3), a local Centre (use classes E and F2), public house (use class sui generis) and primary school (use class F1), associated infrastructure and landscaping.

- 54 The application covering the smaller site area (DM/21/02360/FPA) is a hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 370 dwellings associated access and works and demolition of former farm buildings.
- 55 The Council took the decision to lead on the production of a Masterplan for Sniperley as it was not readily apparent that the main parties were working collaboratively as planning submissions were being prepared. The masterplan is a means to guide the future planning, design and development of the site as it moves towards delivery. and set out the design parameters of the site going forward. The masterplan for the Sniperley site identifies a local neighbourhood centre that will provide access to amenities and facilities. Information relating to the Healthy Active Travel Connectivity Plan can be found at appendix four. A public consultation was undertaken in order to seek views from interested parties from 29 November 2021 to 14 January 2022. The Masterplan was adopted by the Council on 22nd June 2022 following consideration of the comments received.
- 56 As part of the masterplan, it identifies that development must allow for maximum public transport penetration. Further to this it seeks to enhance safe and attractive pedestrian links into the Park and Ride. It states that all homes should include an EV charging point as standard. It also highlights a need to provide positive natural surveillance of active travel routes, good lighting and secure sheltered bike storage to encourage year round use. The Sniperley Park masterplan includes a 60m buffer to limit the impact of noise from the road.
- 57 Both proposals are subject to appeals to the Planning Inspectorate against non-determination of the applications. Committee members were asked to consider reports in light of this and make resolutions based upon the decision they would make were the application to be determined in the usual manner. This resolution will be carried forward for consideration at the Public Inquiry. On 6th September 2022 members endorsed recommendations of 'minded to refuse' for both applications:  
<https://democracy.durham.gov.uk/ieListDocuments.aspx?CIId=318&MIId=14548&Ver=4>. A public inquiry is scheduled for January 2023

- 58 The site at Sherburn Road is particularly well linked to facilities at Sherburn Road district centre and also to Durham Retail Park at Dragonville.
- 59 Banks Property were granted outline planning permission for up to 500 dwellings on the Sherburn Road allocation on 22nd March 2022. A reserved matters application for 470 dwellings has been submitted and validated on 8th July 2022 and is currently pending consideration. The outline permission included the following condition.
- In undertaking the development that is hereby approved: No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0730 to 1400 on Saturday. No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday. No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays. For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools. Reason: To protect the residential amenity of existing and future residents from the development in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework.
- 60 It should also be noted that a similar buffer to that included within the Sniperley Park masterplan has been incorporated as part of masterplan for the Sherburn Road site.

### **Policy 15: Addressing housing need has the potential to impact on health in County Durham**

#### Summary

- 61 The policy sets out the proportions of new housing that should be affordable and suitable for older persons and those with specialist needs. This is dependent on the viability of the area, with the highest value areas having the largest percentage of housing units. The Strategic Housing Market Assessment (SHMA) update undertook an assessment of the shortfall in affordable housing in the county.

## Recommendation 10

- 62 Recommend considering health outcomes within the SHMA process to assist with identifying current and future need.
- 63 Consider the design of homes which reduces possible hazards and minimises the likelihood of falls. Create warm and energy efficient homes, which can improve general health and may reduce the impact of respiratory conditions.
- 64 Create walkable and physically active neighbourhoods in line with BfL recommendations to help promote and maintain levels of physical activity. Ensure amenities are accessible.

## Update

- 65 DCC adopted the BFL SPD in 2019 and this is a material consideration in considering proposals for new residential development. Over the past plan monitoring year (April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022), there have been 245 units approved that meet the specific needs of older people and 106 units completed.

## Recommendation 11

- 66 Develop mixed use development that are reflective of local need as recommended in BfL, taking into consideration the health profiles of the area.
- 67 Ensure connected streets, accessible amenities and consider community facilities being provided early in a development to help maximise the opportunities for healthy behaviour change.

## Update

- 68 No updates since the previous HIA review.

## Recommendation 12

- 69 Endorse the policy to allocate affordable housing due to its positive impact upon mental wellbeing and improved quality of life.
- 70 Endorse efforts for mixed use developments which could create a sense of community, improve a sense of cohesion and create a physically active neighbourhood.
- 71 Explore the pooling of affordable housing so that it can be allocated on a countywide as opposed to a development basis.

- 72 Endorse the scheme to bring empty properties back up to ‘better homes standard’.

#### Update

- 73 Over the past plan monitoring year (April 1<sup>st</sup> 2021 – March 31<sup>st</sup> 2022, there have been 520 affordable units approved. Of these, 119 units were approved for affordable home ownership and 345 units were approved for affordable rent. The tenure for 56 of the affordable units approved are unknown. In terms of completions, there were 536 units completed.

#### **Policy 16: Durham University refurbishment of existing buildings, allocated sites for development and restrictions on HMOs.**

#### Summary

- 74 Part one of the policy relates to the Durham University Masterplan. It sets out the criteria by which planning permission for new University facilities and the refurbishment of existing buildings will be permitted. The policy allocates purpose built student accommodation sites too and sets out restrictive criteria towards additional purpose built accommodation. Part 3 of the policy is also restrictive towards houses in multiple occupation (HMOs) in order to maintain mixed and cohesive communities. It uses a threshold of 10% of Class N student exempt council tax properties within 100 metres of the application site.

#### Recommendation 13

- 75 Endorse approach to Houses of Multiple Occupancy (HMOs) to avoid over concentration. Recommend promoting the landlord accreditation scheme.
- 76 Endorse the references to waste recycling in order to minimise the impact of litter. Endorse the references to the Car Parking and Accessibility Guidelines. Consider all opportunities to promote and provide opportunities for sustainable travel.

#### Recommendation 14

- 77 Work closely with Durham University to address the health needs of the student population.
- 78 Endorse the references to the Car Parking and Accessibility Guidelines. Consider all opportunities to promote and provide opportunities for sustainable travel. In relation to PBSA consider how build may incorporate cycle racks, cycle storage, and attractive visible signed

stairwells, in order to support an active lifestyle and promote good health.

#### Update

- 79 Endorsements noted. Whilst falling outside the scope of the CDP, the Council have explored a landlord accreditation scheme and a potential scheme has been submitted to government. With regards to cycle parking this will be set out in the Parking and Accessibility SPD (criteria h) which has yet to be finalised and adopted.

### **Policy 51: Meeting the need for primary aggregates**

#### Summary

- 80 Supports making sufficient land available for mineral working to enable the maintenance of a steady and adequate supply of primary aggregates. Identifies further need for Carboniferous Limestone and sets out the locational approach to the working of Magnesian Limestone, Carboniferous Limestone, Dolerite and Sand and Gravel. No new or extended working areas for magnesian limestone will be permitted on the East Durham Limestone Plateau for aggregate, high grade purposes, or for agricultural lime production. The policy prioritises basal Permian sand extraction under existing magnesian limestone quarries, followed by the lateral extension of existing magnesian limestone quarries. For dolerite, proposals for new working will only be permitted provided that proposals do not adversely impact upon the North Pennines AONB, Special Areas of Conservation or Special Protection Areas. No minerals allocations are made by this policy. Government policy requires that we ensure that a large landbank bound up in very few sites should not stifle competition.

#### Recommendation 17

- 81 Transport and environmental assessments will explore whether as part of a major development an HIA is required as part of the mineral extraction policy.
- 82 Continue to lobby for the Leamside line as an alternative mode of transport and explore the feasibility mechanisms to transport minerals i.e. rail, sea.
- 83 Update the Technical Advice Notes for noise, dust, light.

#### Recommendation 18

- 84 Continue efforts to minimise or remove exposure to air pollutants.

## Recommendation 19

- 85 Every new application considers employment or training opportunities through the Targeted Recruitment and Training policy.

### Update

- 86 It is understood that the update of Technical Advice Notes for noise, dust and light has been undertaken by colleagues in Environment Health and Development Management. This falls outside the scope of the CDP.
- 87 The Minerals and Waste Draft Policies and Allocations Development Plan Document includes a new Policy MW1 (General criteria for considering minerals and waste development) which amongst other matter states, 'Proposals for minerals and waste development will be permitted where it can be demonstrated that the proposal will not result in individual or cumulative unacceptable adverse impacts on: 1. Human health and the amenity of local communities. Where appropriate, separation distances will be required between minerals and waste developments and occupied residential properties and other sensitive receptors;'. In addition: Paragraph 4.12 states, 'The nature and scale of the proposed minerals and waste development, their distance to sensitive land uses and receptors and their relationship to their surroundings will influence the nature and likelihood of adverse impacts. To be acceptable proposals must always seek to avoid unacceptable adverse impacts and must ensure that any unavoidable adverse impacts are controlled and mitigated to an acceptable level. In order to understand impacts, technical assessments should be undertaken where necessary. The type of technical assessments undertaken will depend upon the nature and scale of the proposed minerals and waste development and in some cases these assessments will form part of an Environmental Impact Assessment. Where there are specific concerns in relation to health a Health Impact Assessment should also be undertaken.'
- 88 Paragraph 4.13 states, 'Minerals and waste development can be a concern for local communities as a result of the potential disturbance or adverse effects that proposals can potentially have on human health and on the amenity of local communities including both their living and working environments. Consideration of adverse impacts should be considered in conjunction with relevant County Durham Plan policies including Policy 31 (Amenity and Pollution) and M&WDPD Policy MW4 (Noise), MW5 (Air Quality and Dust) and MW6 (Blasting). The main sources of potential disturbance can include:' A number of bullet points are then included to address visual impacts; light pollution; air pollution; noise; vibration; odour; vermin and birds; litter.

- 89 The bullet point on air pollution states, 'Air pollution - If not, properly controlled increases in air pollutants can have harmful effects on human health and the natural and historic environment. Impacts from minerals and waste development are most likely to arise as a result of emissions from plant and processing equipment or from the impact of associated transport movements. Some minerals and waste developments can also be a source of dust which can affect air quality and can cause nuisance to people and businesses and cause harm through deposition. In accordance with the Council' planning validation requirements where necessary an air quality and or dust assessment will be required for all applications. Policy MW5 (Air Quality and Dust) has been prepared to address both air quality and dust.'
- 90 The bullet point on noise states, 'Noise - If not, properly controlled noise from minerals and waste development can be a major source of disturbance and can adversely impact on quality of life, affect health and wellbeing<sup>13</sup>. Noise can also impact on the tranquillity of the open countryside and can disturb wildlife in the surrounding area. Policy MW4 (Noise) has been prepared to address noise from both minerals and waste development. In accordance with the Council' planning validation requirements proposals that raise issues of potential noise disturbance or for new noise sensitive development in existing noisy areas will require a noise assessment.
- 91 The bullet point on light pollution states, 'Light pollution - If not, properly controlled the use of artificial lighting during periods of darkness can result in light pollution beyond site boundaries. This can be a source of annoyance to people and can affect the amenity of local communities, it can also undermine the enjoyment of the countryside or the night sky (especially in areas with intrinsically dark landscapes) and adversely affect the natural environment including wildlife in the surrounding area. Site lighting should be designed and located to ensure minimum light spillage beyond the site boundary. Particular attention should be paid to areas where dark skies are valued and may also be sensitive to light pollution such as those locations which are in close proximity to residential areas, within the open countryside and near to and within designated landscapes such as the North Pennines Area of Outstanding Natural Beauty, within the setting of heritage assets or where they may result in an adverse impact on wildlife. In accordance with the Council's planning validation requirements a lighting assessment will be required for developments which would involve the provision of significant external lighting which may have an adverse impact on residential amenity, the character of the open countryside or a heritage asset. Proposals should demonstrate how light pollution will be avoided or managed to an acceptable level.



- 92 The Draft Minerals and Waste Policies and Allocations Documents policy on dust (MW5) has been updated to address both air quality and dust. The policy now states, 'Policy MW5 - Air Quality and Dust Proposals for mineral and waste development will only be permitted where it can be demonstrated that the proposed development will not have an unacceptable adverse impact either individually or cumulatively on the environment, local amenity or human health through the emission of one or more air quality pollutants or which would result in adverse impacts on air quality, on an Air Quality Management Area within the County or as a result of dust emissions.'. Similarly the Draft Minerals and Waste Policies and Allocations Documents policy on noise (MW4) has also been updated. The amendments to both the Air Quality & Dust policy and the Noise have been prepared in consultation with officers from the Council's Environmental Health Team.
- 93 The policy does not set out any Targeted Recruitment and Training requirements; however, Policy MW3 (Benefits of Minerals Extraction) of the Publication Draft document recognises that the applicants/operators set out the economic benefits of extraction which can include job creation and training opportunities. These economic benefits are a material consideration in any planning application for extraction.

### **Policy 58: Preferred area for future carboniferous Limestone Extraction**

#### Summary

- 94 In order to assist in the steady and adequate supply of carboniferous limestone and the delivery of Policy 51 (Meeting the Need for Primary Aggregates) a Preferred Area for carboniferous limestone working is allocated as an eastern extension to Hulands Quarry in Teesdale. Subject to planning permission being granted, this allocation would enable this quarry to make a significant contribution to the identified need for further carboniferous limestone working from County Durham over the plan period. In addition the carboniferous limestone produced at this quarry will provide a source of aggregate to produce coated roadstone and ready mixed concrete products.

#### Recommendation 20

- 95 Consider a restoration of mineral sites Supplementary Planning Document. Consider how any impacts Rights of Way can be mitigated by improvements to the current infrastructure which may provide increased connectivity for local communities.

#### Update

- 96 An SPD is not being produced, however the issue of the restoration of minerals sites is covered in detail within the Publication Draft Minerals

and Waste Policies and Allocations Development Plan Document. Objective NSO5 within the document relates to the 'High Quality Restoration of Minerals and Waste Sites - Ensuring that County Durham's minerals sites and temporary waste management sites are restored at the earliest opportunity and in ways that, wherever possible, enhances the environment and amenity of local communities, achieves high quality restoration and aftercare, contributes to climate change adaptation and mitigation and maximises benefits. . Detail of this are covered in draft Policy MW22 – Mineral Site Restoration, Landfill and Landraise.

- 97 With regards to Public Rights of Way (PROW), Policy 26 of the CDP covers this issue stating that proposals that would result in the loss of, or deterioration in the quality of, existing PROWs will not be permitted unless equivalent alternative provision of a suitable standard is made. Para 4.30 of the Publication Draft Minerals and Waste Policies and Allocations Documents states, '4.30 Due to the nature and location of mineral working and some types of waste development which can be located within the open countryside, such proposals have a potential to adversely impact on the County's Public Rights of Way (PROW) network which will also impact on recreational amenity. Where proposals will adversely affect existing PROW, adequate arrangements will be required for the continued use of PROW both during and after the proposed development, either by means of existing or diverted routes which are safe and convenient and where possible propose opportunities to enhance the existing network. Formal stopping up of PROWs should be avoided, unless it can be demonstrated that there are no alternatives”.

#### Promoting Healthy Communities

- 98 The planning system can play an important role in facilitating interaction and creating healthy, safe and inclusive communities. The Plan seeks to embed health and wellbeing considerations throughout, to achieve healthy places with safe, accessible and inclusive environments for people to come together.

#### **Policy 30: Hot Food Takeaways (HFT)**

- 99 This policy sets a framework for assessing proposal for hot food takeaways. The key driver is to reduce levels of overweight and obesity. Large concentrations of hot food takeaways within our town centres can have the opposite effect by encouraging unhealthy eating habits. An over-concentration of hot food takeaways can also have a detrimental impact on vitality and viability. The policy recognises that where an application is proposed within a centre where the numbers of hot food

takeaways already exceeds 5% (or a new proposal would lead to it exceeding 5%) closer scrutiny is required.

- 100 The information shown in Table 1 follows surveys undertaken in June/July 2021, as well as data from two previous monitoring periods. Percentage of units with Sub Regional, Large Town, Small Town and District centres in use or with planning permission for hot food takeaways.

Table1: Percentage of Hot Food Takeaways

<b>Centre</b>	<b>% of hot food takeaway use 21/22</b>	<b>% of hot food takeaway uses 20/21</b>	<b>% of hot food takeaway uses 19/20</b>	<b>% of hot food takeaway uses 18/19</b>
Arnison Centre	0	0	0	0
Barnard Castle	3.3	3.3	3.3	3.3
Bishop Auckland	<b>5.3</b>	5	4.8	4.5
Chester-le-Street	<b>5.2</b>	4.6	4.3	4.3
Consett	<b>6.7</b>	<b>7.2</b>	6.8	6.8
Crook	<b>8.6</b>	<b>7.9</b>	7.8	7.1
Dragonville/Sherburn Road	2.3	2.3	2.7	2.9
Durham City	2.9	2.4	2.6	2.6
Ferryhill	<b>10</b>	<b>10</b>	10	8.8
Newton Aycliffe	<b>5.8</b>	<b>5.8</b>	5.8	5.8
Peterlee	0	0.8	0.8	0.8
Seaham	<b>6</b>	<b>5.3</b>	5.9	5.9
Sildon	<b>8.4</b>	<b>8.4</b>	8.4	8.4
Spennymoor	<b>7.9</b>	<b>7.9</b>	6.9	6.9
Stanley	5	3.3	3.4	3.4

- 101 Table 1 shows that nine areas in total have a number of hot food takeaways exceeding 5% - noting that 7 of these areas had over 5% prevalence when this policy was introduced.
- 102 In assessing applications for new hot food takeaways in centres which exceed 5%, consideration is given to the existing level of vacancies. Where vacancy rates are above the national average, weight will be given to the contribution the proposal will make to reducing this. Whilst there are instances where some new proposals will be approved, the target is not to see increased in HFTs – particularly in centres where there is a heavy concentration.

Table 2: Centres where hot food numbers are increasing or decreasing

Centre	% change in number of hot food takeaway uses
Arnison Centre	No change
Barnard Castle	No change
Bishop Auckland	<b>+0.3</b>
Chester-le-Street	<b>+0.6</b>
Consett	-0.5
Crook	<b>+0.7</b>
Dragonville/Sherburn Road	No change
Durham City	<b>+0.5</b>
Ferryhill	No change
Newton Aycliffe	No change
Peterlee	-0.8
Seaham	<b>+0.7</b>
Sildon	No change
Spennymoor	No change
Stanley	<b>+1.7%</b>

- 103 Table 2 shows that there are 6 centres where the numbers of hot food takeaways have increased over the monitoring period. Durham City has seen a 0.5% increase in the numbers of hot food takeaways which represents an increase in 2 hot food takeaways. Durham does however still retain low levels of hot food takeaways with the overall percentage at 2.9%, well below the 5% threshold where new proposals require closer scrutiny. The increases in the other 5 centres (Bishop Auckland, Chester-le-Street, Crook, Seaham and Stanley) represent just one more unit in hot food takeaway use. The majority of centres have seen no change, with the numbers of hot food takeaways falling in Consett and Peterlee.
- 104 As there are centres which have seen an increase in the number of hot food takeaways and centres which exceed 5% in terms of hot food takeaways, the target within the CDP is not met. It is however encouraging that the overall levels have either not changed or reduced in the majority of centres.

### **Restriction of advertising of food that are high in fat, salt and sugar (HFSS)**

- 105 DCC Public Health and Communications teams have been collaborating on a policy to restrict advertising and promotion of HFSS foods on DCC platforms.
- 106 This has been agreed by the Public Health Senior Management Team and will now be considered by the Regeneration, Economy and Growth Senior Management Team.
- 107 The policy is based upon three principles:
- Advertisements of food and/or non-alcoholic drink products rated HFSS will not be permitted.
  - All food and non-alcoholic drink brands, services or companies or ordering services can advertise providing it is their healthier options, consisting of non-HFSS products.
  - Advertisements cannot show or feature HFSS products ( in line with rule 1) 'incidentally' if the HFSS product being promoted is prominent within the advertisement, even if they are not the subject of the advertisement. This includes being referenced through text or graphic. (note: such products can otherwise be shown incidentally).
- 108 Whilst this policy not a recommendation of the CDP HIA, it represents an important strategy to address the impact/contribution of food consumed outside of the home to rates of overweight and obesity, and

is one that has been adopted with positive effect by Transport for London, several London local authorities and two local authorities outside of London (Bristol and Barnsley).

- 109 This will be a significant development in County Durham's ongoing whole system's approach to tackling overweight and obesity, particularly in our younger populations.
- 110 Progress on this matter will be reported to a future Health and Wellbeing Board.

### **Main Implications**

- 111 As outlined above, the County Durham Plan (CDP) HIA (and subsequent reviews) are concerned with the people and population aspects of the relevant planning and development policies that comprise the County Durham Plan.
- 112 The CDP was adopted in October 2020 (two years prior to this review), which still represents a limited time frame in which to assess the wider impact of recommendations made in the associated HIA. It should be noted that much of this time was heavily disrupted by (and focussed on response to) the COVID-19 pandemic.

#### *Policy 3: Aykley Heads as a strategic employment site*

- 113 There are matters covered in the HIA that continue to make limited progress due to the fact that the policies to which the recommendations relate have yet to be implemented, or indeed are in the early stages of implementation. For example, recommendations 1 to 3 relating to the Aykley Heads Strategic Employment Site, are dependent upon businesses occupying this site. Progress is however noted in the development of Plot C and planning for the development of Plot D (DCC Civic Suite).

#### *Policy 4: Sites allocated to meet housing need*

- 114 Recommendations regarding policy 5 (sites allocated to meet housing need) have been met with progress relating to DCC having adopted the Building For Life Supplementary Planning Document in 2019, which sets down guidance on standards required to ensure well-designed development proposals and good quality housing.
- 115 Furthermore, DCC's adoption of the BfL SPD in 2019 demonstrates a commitment to engaging in discussions between local communities, the local planning authority, developers, and other stakeholders to ensure a consistent approach to BfL in order to enhance design quality across

the County. This directly contributes to making places better for those who live in County Durham.

- 116 During the monitoring period April 2021 to March 2022, 700 units have been approved on allocated sites (over and above the 152 units approved during the preceding monitoring period).
- 117 Recommendations relating to the requirement for an HIA for certain sites are included in developer guidance which is nearing completion. Once adopted, this will formalise the HIA requirement for sites over 100 houses or for employment schemes over 10 hectares. This guidance is bolstered by training and development provided by the Office for Health Improvement and Disparities to DCC officers on matters relating to planning for health approaches.

*Policy 5: Durham City's urban extensions*

- 118 Progress is being made in this area with applications submitted for the Sniperley Park site. This area will comprise 1920 dwellings, as well as an extension to the Sniperley Park and Ride.
- 119 DCC now leads on the Sniperley Masterplan which (amongst other detail) ensures access to amenities and facilities for those living on this site. This was formally adopted by DCC in June 2022.
- 120 The Masterplan and its associated Healthy Active Travel Connectivity Plan were subject to a public consultation, ensuring that we have worked with our communities. These plans address recommendations relating to sufficient access to public transport, whilst also facilitating more sustainable travel choices, such as cycling, walking and provision of charging points for electric vehicles.
- 121 In addition to the above, public health continues to input into DCC's design review process for the assessment of proposed residential developments. This is to ensure that the design of all new developments is a catalyst to supporting good health and wellbeing, including healthy weight. Meetings are every fortnight – chaired by DCC Head of Planning. The Public Health team provides general public health input into this process.

*Policy 15: Addressing housing need has the potential to impact on health in County Durham*

- 122 In the monitoring year 2021/22, approval has been given for 245 units, that will meet the specific needs of older people, and 106 have been completed.

123 Furthermore, 345 units were approved for affordable rent and 119 for affordable home ownership, with 546 units completed.

*Policy 51: Meeting the need for primary aggregates*

124 Several new policies have been developed during this monitoring period that seek to minimise the adverse impact of proposals for minerals and waste development on human health and local communities. These policies seek to avoid any unacceptable adverse impact, whilst ensuring that unavoidable adverse impacts are mitigated to an acceptable level. Furthermore, they state that technical assessments must be completed to understand impacts, with Environmental Impact Assessments where necessary.

125 Should there be specific issues in respect of impacts to health, an HIA will be required.

126 Regarding the environment, policies relating to air quality and dust emanating from mineral and waste development have been updated to state that proposals will only be permitted where it can be shown that the development will not have an unacceptable adverse impact on the environment, local amenity or human health through the emission of one or more air quality pollutants.

127 Finally, the policy requires that the economic benefits of extraction are set out, and this may include employment and training opportunities for local residents.

*Policy 58/ Preferred area for future carboniferous limestone extraction*

128 The HIA recommendations are focussed upon restoration of mineral sites and protecting Public Rights of Way (PROW).

129 Whilst a Supplementary Planning Document relating to restoration of sites is recommended, this will not be produced in favour of there being sufficient detail/guidance in the *Draft Minerals and Waste Policies and Allocations Development Plan (Objective NS05)*. This ensures that all such sites are restored quickly and in a style that will enhance the environment/amenity of local communities.

130 Regarding PROW, applications that would result in the loss of such rights will not be permitted unless equivalent alternative provision can be made.

*Policy 30: Hot Food Takeaways*

131 Matters falling out with the remit of this HIA are hot food takeaways, restrictions in advertising HFSS food and the whole systems approach



to overweight and obesity. It is, however, relevant that these matters are considered in the context of this HIA review, as they are a significant interdependency to the CDP, and relevant to the promotion of healthy communities.

- 132 When the levels of hot food takeaway uses within centres are above 5%, or a proposed use would see the levels rise above 5%, proposals for new such uses will be subject to further scrutiny.
- 133 If the application is within a centre that already has more than 5% of units within hot food takeaway use or the application would increase these levels above 5%, regard should be had to the existing levels of vacant units within the centre
- 134 During this monitoring period, 6 of the 15 areas have seen small increases HFT's, whilst 2 have seen reductions, 7 have had no change in numbers. As a result of the increases, the target has not been met.
- 135 Whilst the excess often represents only one additional unit, we must ensure that a permissive stance is not taken in respect of this extremely important policy, i.e. increase risks to health, overweight and obesity to fill empty retail units.
- 136 Furthermore, an over concentration of hot food takeaways can have a detrimental impact on the vitality and viability of a centre. Whilst potentially impacting on the retail and wider functioning of a centre, many hot food takeaway uses will only open for certain hours of the day, usually in the evening and therefore will often present a blank shuttered frontage during the daytime. In addition, they can also give rise to concerns over noise, disturbance, odours, parking and litter.
- 137 Public Health will review *Policy 30* as part of its wider review of Healthy Weight Approaches in County Durham. The findings of this will be presented to a future Health and Wellbeing Board, as well as being channelled through appropriate Senior Management Teams.

*Restrictions of advertising and promoting foods that are high in fat, salt and sugar*

- 138 Although this is not a specific policy of the CDP, again it is interdependent with Policy 30.
- 139 As outlined above, the local communications policy to restrict HFSS advertising/promotion on DCC media/platforms is progressing well. When implemented, this will represent a significant shift towards reducing the obesogenic environment and minimising its impact.

140 This policy development demonstrates the continued progress that we are making in County Durham towards creating a whole systems approach to obesity and overweight; wherein those who live and work in County Durham will be better enabled to make healthier choices.

## **Conclusion**

141 Assessing the health impacts of different policies and collaborations between health and planning colleagues ensures that health considerations are integrated into planning across all departments. It is crucial that health benefits are realised across the broad spectrum of local authority functions, rather than remaining as individual strands of good practice. This is evident in DCC's existing *Health in all Policies* approach.

142 The findings of this review shows that steady progress is being made against the raft of recommendations made in the County Durham Plan HIA. It remains that actions to address some of these recommendations will be realised in the longer-term.

143 An annual review will be undertaken and presented to the Health and Wellbeing Board.

## **Other useful documents**

- [The County Durham Plan \(Adopted 2020\)](#)

### **Authors:**

Michael Shannon [michael.shannon@durham.gov.uk](mailto:michael.shannon@durham.gov.uk)

James Cook [james.cook@durham.gov.uk](mailto:james.cook@durham.gov.uk)

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## **Appendix 1: Implications**

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### **Legal Implications**

None

### **Finance**

None

### **Consultation**

No external consultation. Internal consultation/collaboration between Public Health and Regeneration Economy and Growth.

### **Equality and Diversity / Public Sector Equality Duty**

An HIA seeks to improve inequality where possible.

### **Climate Change**

There are several aspects of the County Durham Plan that are directly relevant to environmental issues. The HIA seeks to minimise/mitigate any negative impact.

### **Human Rights**

None

### **Crime and Disorder**

None

### **Staffing**

None

### **Accommodation**

None

### **Risk**

This review has been produced two years after adoption of the County Durham Plan. Whilst progress is being made, this remains a relatively limited time period for what is a cross cutting set of recommendations

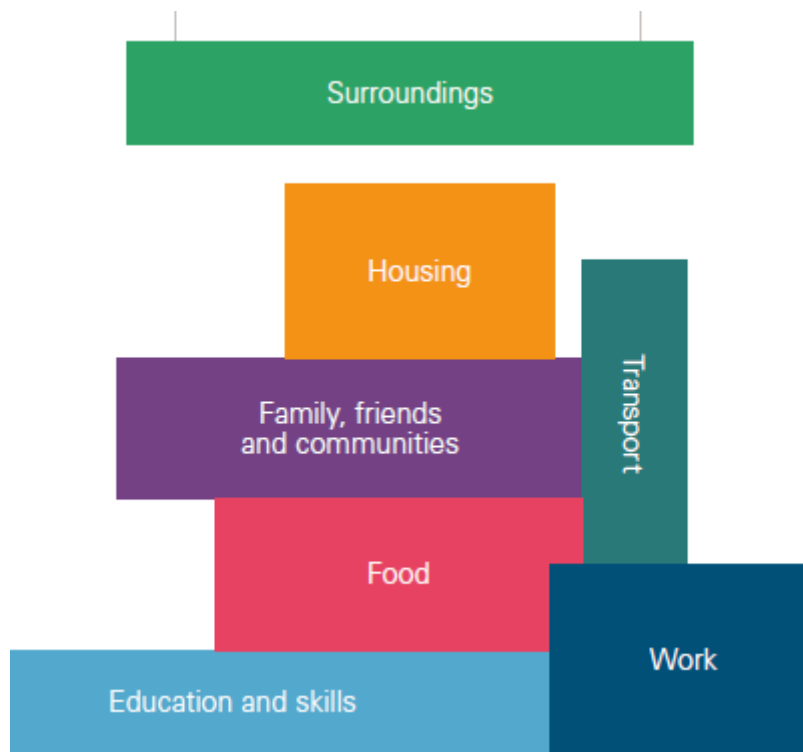
### **Procurement**

None

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## Appendix 2: Building blocks for good health

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The Health Foundation, July 2022