



DARLINGTON
Borough Council

COMPREHENSIVE HEALTH IMPACT ASSESSMENT TOOL

January 2024



THE COMPREHENSIVE HEALTH IMPACT ASSESSMENT TOOL

INTRODUCTION

Policy DC3 of the Darlington Borough Local Plan 2016 – 2036 requires, in the case of development of 150 or more homes, and all other non-residential major development, the submission of a Health Impact Assessment (HIA) as part of the application to explain how health considerations have informed the design.

This tool provides a matrix that should be used to produce the summary Health Impact Assessment report that would be submitted to Darlington Borough Council as part of a planning application.

However, applicants should consider that a HIA is not just a report. It is a process, which is most effective when it is undertaken as a development is designed, rather than just as a summary report afterwards.

The HIA process needs to begin late enough in a proposal's development to be clear about the proposal's nature and purpose, but early enough to influence its design and implementation, and well before any plans are submitted as part of a planning application. Please ensure this process is evidenced as part of the summary report.



Figure 1: Darlington's 12 HIA Assessment Themes

HOW TO USE THE COMPREHENSIVE HEALTH IMPACT ASSESSMENT TOOL

SECTION 1: POPULATION GROUPS

Select which population groups will be most impacted by the proposed development.



SECTION 2: COUNCIL WARDS

Select which council wards will be most impacted by the proposed development.

This should include not just the ward the development is located in - but also any neighbouring wards in which the development might influence health and wellbeing.



SECTION 3: PROPOSAL

Provide a description of the proposed development.

SECTION 4: EVIDENCE

Provide a summary of the evidence that has been used to inform the HIA. This includes; literature & policy considered, health data, and best practice examples.

It is not necessary to provide a detailed write-up of health and wellbeing across Darlington.



SECTION 5: COMMUNITY ENGAGEMENT

Provide a summary of the community engagement undertaken to establish local health priorities, and detail the conclusions and priorities drawn from these events.

SECTION 6:

This section is divided into 12 assessment criteria.

Each criterion has a series of categories to provide a response to.

In addition, there are a series of prompt questions to provide details on what could be considered in each category. These prompts are not intended to be exhaustive. There may be other considerations applicants wish to include that are more relevant or have not be thought of when preparing this assessment tool.



HOW TO USE THE COMPREHENSIVE HEALTH IMPACT ASSESSMENT TOOL

SECTION 6: ASSESSMENT BY CRITERIA

IMPACT

Think about what impact the proposal may have with regard to each of the themes listed and if this impact will be positive or negative.

Assess the impact using the following coding:

Symbol	Coding
++	Definitively Positive
+	Probably Positive
0	No Change
-	Probably Negative
--	Definitively Negative
?	Unclear

If the proposal will impact on different groups or populations differently please list these separately.

CERTAINTY

Think about how certain you are about your assessment for each impact. As far as possible your decisions should be supported using available evidence.

Assess the certainty using the following coding:

Symbol	Coding
!!!	High Certainty
!!	Medium Certainty
!	Low Certainty
?	Uncertain

DESCRIPTION OF IMPACT

Describe the impact of the development on health and wellbeing for the relevant themes in each assessment criteria.

The description of impact **must** consider health inequalities. The assessment must identify whether impacts differ across population groups.



ACTION

Detail measures to be used to mitigate any negative impacts on health and wellbeing and actions to enhance positive impacts.

SECTION 1: POPULATION GROUPS

Population Groups	Select (●)
Asylum Seekers/Refugees	
Black and minority ethnic groups (incl. Gypsy, Roma, Traveller communities)	
People living in areas of deprivation	
People living in poverty/low income/unemployment	
People living with a disability – physical, mental, learning	
Families with young children	
Gender	
Geographic Groups – rural/urban/neighbouring areas	
Homeless people	
LGBTQ+	
Age: Children/Young People (0 – 19 years)	
Age: Adults (18 – 64 years)	
Age: Older People (65+years)	
People living with dementia	
Religious or belief groups	
Visitors or those working in the district	
Other (Please give details)	

USER NOTES

Please select which population groups will be most impacted by the proposed development.

- This is to provide a general overview of the application for the Public Health Team. Applicants still need to detail where and how specific population groups will be impacted throughout the Comprehensive HIA Tool.

SECTION 2: COUNCIL WARDS

Ward	Select (●)
Bank Top and Lascelles	
Brinkburn and Faverdale	
Cockerton	
College	
Eastbourne	
Harrowgate Hill	
Haughton and Springfield	
Heighington and Coniscliffe	
Hummersknott	
Hurworth	
Mowden	
North Road	
Northgate	
Park East	
Park West	
Pierremont	
Red Hall and Lingfield	
Sadberge and Middleton St. George	
Stephenson	
Whinfield	

USER NOTES

Please select which council wards will be most impacted by the proposed development.

This should include not just the ward the development is located in - but also any neighbouring wards in which the development might influence health and wellbeing.

A map of the council wards can be accessed here:

[Access](#)

SECTION 3: PROPOSAL SUMMARY

Proposal Summary

USER NOTES

Please provide a summary of the proposal.

SECTION 4: EVIDENCE

Evidence

USER NOTES

Please give details of the various sources of information have you used to inform this Health Impact assessment.

These could include but are not limited to:

- Local community members/groups.
- Relevant experts such as environmental health, public health or transport and highways engineers.
- Reports and documents such as Environmental Impact Assessments, Travel Plans, etc.
- Literature review of health impacts of similar developments.
- Health Data.
- Guidance Documents.

SECTION 5: COMMUNITY ENGAGEMENT

Community Engagement

USER NOTES

- Please give details of the community engagement undertaken as part of the Health Impact Assessment process.

SECTION 6: IMPACT ASSESSMENT: HOUSING

USER NOTES Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.

Theme	Impact	Certainty	Description of Impact (inc. impact on different populations)	Actions
<p>Housing Mix</p> <ul style="list-style-type: none"> Is a range of varied home tenures and sizes provided which have regard to local needs as detailed in Local Plan Policy H4? 				
<p>Affordable Homes</p> <ul style="list-style-type: none"> Are affordable homes provided in line with Local Plan Policy H5? 				

SECTION 6: IMPACT ASSESSMENT: HOUSING

USER NOTES Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Inclusive, Accessible, and Adaptable Homes</p> <ul style="list-style-type: none"> • Is housing that enables older and disabled people to more live independent lives provided, and does the application meet the requirements of Local Plan Policy H4 in this regard? • Are wheelchair accessible homes provided, and does the application meet the requirements of Local Plan Policy H4 in this regard? 				

SECTION 6: IMPACT ASSESSMENT: HOUSING

USER NOTES Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Access to Natural Light</p> <ul style="list-style-type: none"> Do all new homes have access to natural light in all main living areas and bedrooms? 				
<p>Energy Efficiency and Thermal Comfort</p> <ul style="list-style-type: none"> Are new homes energy efficient and affordable to run? Are all new homes designed to provide year-round thermal comfort for residents? 				

SECTION 6: IMPACT ASSESSMENT: HOUSING

USER NOTES Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.

Theme	Impact	Certainty	Description of Impact	Actions
Preventing Air Pollution <ul style="list-style-type: none">Do all new homes minimise, and not contribute to, unsafe levels of indoor or ambient air pollution?				

SECTION 6: IMPACT ASSESSMENT: PHYSICAL ACTIVITY

USER NOTES

Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Supporting Active Travel</p> <ul style="list-style-type: none"> • Are cycle lanes, footpaths, and road crossings integrated into the scheme? • Is the development integrated into the existing walking and cycling network, and into neighbouring areas? • Are facilities for daily essentials and recreation within easy reach of each other by active travel? 				

SECTION 6: IMPACT ASSESSMENT: PHYSICAL ACTIVITY

USER NOTES

Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Supporting Active Travel</p> <ul style="list-style-type: none"> • Do the active travel connections provided extend the range of services that are accessible while remaining physically active? • Are active travel networks easy to use and supported by signage and landmarks to help people find their way? • Is cycle storage provided at homes and local services to encourage cycle use? 				

SECTION 6: IMPACT ASSESSMENT: PHYSICAL ACTIVITY

USER NOTES

Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Supporting Active Travel</p> <ul style="list-style-type: none"> • Is cycle storage provided at homes and local services to encourage cycle use? • Do employment sites include cycle storage, changing rooms, lockers, and showers to encourage active travel to work? 				

SECTION 6: IMPACT ASSESSMENT: PHYSICAL ACTIVITY

USER NOTES

Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Active Places and Spaces</p> <ul style="list-style-type: none"> • Does the proposal include or protect and enhance existing parks, play areas, and sports fields? • Does the development provide access to new high quality open spaces? (See Local Plan Policies ENV 4 & ENV 5) • Are streets and outdoor public spaces designed as Active Environments in their own right? 				

SECTION 6: IMPACT ASSESSMENT: PHYSICAL ACTIVITY

USER NOTES

Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Active Places and Spaces</p> <ul style="list-style-type: none"> • Does the proposal include wheelchair & pushchair access to parks, play areas, and other activity spaces? • Is equipment provided to encourage active play and exercise? 				

SECTION 6: IMPACT ASSESSMENT: PHYSICAL ACTIVITY

USER NOTES Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Creating and Maintaining Activity</p> <ul style="list-style-type: none"> • How will spaces and facilities be maintained and managed to support physical activity in the long-term? • Has consideration been given to how active places and spaces can be activated in the early years of a development to increase the awareness of activity opportunities within a community? 				

SECTION 6: IMPACT ASSESSMENT: DIET & NUTRITION

USER NOTES Think about how the proposal could encourage or discourage people from making healthy food choices and/or growing their own food.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Local Access to a Supply of Affordable, Healthy Food.</p> <ul style="list-style-type: none"> • Are shops/markets that sell a diverse offer of food choices easy to get to by active travel or public transport? • Does the development avoid the local food supply being monopolised by a single provider? 				

SECTION 6: IMPACT ASSESSMENT: DIET & NUTRITION

USER NOTES Think about how the proposal could encourage or discourage people from making healthy food choices and/or growing their own food.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Avoiding Concentrations of Unhealthy Food Outlets</p> <ul style="list-style-type: none"> Does the proposed development avoid contributing towards over concentration of fast food / unhealthy food outlets in a single area, in particular along school routes, or routes to other facilities frequented by children and young people and families? 				

SECTION 6: IMPACT ASSESSMENT: DIET & NUTRITION

USER NOTES

Think about how the proposal could encourage or discourage people from making healthy food choices and/or growing their own food.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Safeguarding and promoting allotments, good agricultural land, gardens and other growing land.</p> <ul style="list-style-type: none"> • Does the development maintain existing opportunities for food-growing? • Are opportunities provided each household to own or have access to space to grow food – for example roof or communal gardens, community orchards, or allotments? 				

SECTION 6: IMPACT ASSESSMENT: AIR QUALITY & NOISE

USER NOTES Think about how noise and air pollution can be minimised both during construction and once the proposal is in use.

Theme	Impact	Certainty	Description of Impact	Actions
Minimise construction impacts. <ul style="list-style-type: none">Does proposal set out how dust, congestions, construction noise, will be minimised?				
Minimise air pollution. <ul style="list-style-type: none">How does the development minimise increased road traffic?				

SECTION 6: IMPACT ASSESSMENT: AIR QUALITY & NOISE

USER NOTES Think about how noise and air pollution can be minimised both during construction and once the proposal is in use.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Minimise noise pollution.</p> <ul style="list-style-type: none">• How does the development limit the impact of noise pollution on future residents/users?				

SECTION 6: IMPACT ASSESSMENT: TRANSPORT

USER NOTES

Think about the effect the proposal may have on road safety, congestion and levels of participation in active travel (e.g. walking and cycling).

Theme	Impact	Certainty	Description of Impact	Actions
Traffic calming and the reduction of road traffic injures.				
<p>Reduction of the need to travel (especially by car).</p> <ul style="list-style-type: none"> • Are facilities for daily essentials and recreation within easy reach of each other by active travel? • Does the development use the 20 minute neighbourhood concept? 				

SECTION 6: IMPACT ASSESSMENT: TRANSPORT

USER NOTES

Think about the effect the proposal may have on road safety, congestion and levels of participation in active travel (e.g. walking and cycling).

Theme	Impact	Certainty	Description of Impact	Actions
<p>Provision and enhancement of public transport network.</p> <ul style="list-style-type: none"> Does the development comply with Local Plan Policy IN2(d)? 				
<p>Provision and enhancement of sustainable transport facilities.</p> <ul style="list-style-type: none"> Are cycle lanes, footpaths, road crossings, integrated into the scheme? Is the development integrated into the existing walking and cycling network? 				

SECTION 6: IMPACT ASSESSMENT: TRANSPORT

USER NOTES

Think about the effect the proposal may have on road safety, congestion and levels of participation in active travel (e.g. walking and cycling).

Theme	Impact	Certainty	Description of Impact	Actions
Needs of people who are care dependent <ul style="list-style-type: none">Does the development consider the needs of those with mobility problems?				

SECTION 6: IMPACT ASSESSMENT: CRIME & COMMUNITY SAFETY

USER NOTES

Think about if the proposal will create a safe and inclusive environment that acts to prevent accidents and discourage crime and antisocial behaviour.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Crime Prevention</p> <ul style="list-style-type: none"> How does the development reduce opportunities for crime? Consider: access and movement control, natural surveillance, defensible space, and physical security. 				
<p>Fear of crime</p> <ul style="list-style-type: none"> How does the development create a safe and unintimidating environment? 				

SECTION 6: IMPACT ASSESSMENT: CRIME & COMMUNITY SAFETY

USER NOTES

Think about if the proposal will create a safe and inclusive environment that acts to prevent accidents and discourage crime and antisocial behaviour.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Fear of crime</p> <ul style="list-style-type: none"> How does the development create a safe and unthreatening environment? Particularly consider safe pedestrian movement during evenings/night. 				
<p>Community Use</p> <ul style="list-style-type: none"> How does the development promote the optimum use of buildings and public spaces by a variety of different groups? 				

SECTION 6: IMPACT ASSESSMENT: CRIME & COMMUNITY SAFETY

USER NOTES

Think about if the proposal will create a safe and inclusive environment that acts to prevent and discourage crime and antisocial behaviour.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Societal Ownership</p> <ul style="list-style-type: none"> How does the development promote a sense of ownership, respect, territorial responsibility, and community? 				
<p>Management and Maintenance</p> <ul style="list-style-type: none"> Are public spaces designed with management and maintenance in mind to discourage crime and ASB such as fly tipping /littering? 				

SECTION 6: IMPACT ASSESSMENT: SUBSTANCE MISUSE, ALCOHOL & SMOKING

USER NOTES Think about the effect the proposal will have on the supply of alcohol and tobacco. Will it create an environment that discourages illegal drug use?

Theme	Impact	Certainty	Description of Impact	Actions
<p>Alcohol</p> <ul style="list-style-type: none"> Will the development result in an increase in the supply of and access to alcohol in a specific area? 				
<p>Smoking</p> <ul style="list-style-type: none"> Will the development create an increase in the supply of and access to tobacco/ cigarettes in a specific area? 				

SECTION 6: IMPACT ASSESSMENT: SUBSTANCE MISUSE, ALCOHOL & SMOKING

USER NOTES Think about the effect the proposal will have on the supply of alcohol and tobacco. Will it create an environment that discourages illegal drug use?

Theme	Impact	Certainty	Description of Impact	Actions
<p>Discouraging illegal drug use.</p> <ul style="list-style-type: none"> • Are public spaces well lit and highly visible? • Does the design and orientation of dwelling create natural surveillance? 				

SECTION 6: IMPACT ASSESSMENT: MENTAL HEALTH & WELLBEING

USER NOTES Consider the Mind the GAPS Framework created by the Centre for Urban Design and Mental Health.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Green Places</p> <ul style="list-style-type: none"> Are there accessible green/natural spaces in new neighbourhoods that will be used during people's daily routines? 				
<p>Active Places</p> <ul style="list-style-type: none"> Are opportunities for activity, which embed a sense of agency, available as part of day-to-day lives, such as exercise, social interactions, active travel, and access to public transport? 				

SECTION 6: IMPACT ASSESSMENT: MENTAL HEALTH & WELLBEING

USER NOTES Consider the Mind the GAPS Framework created by the Centre for Urban Design and Mental Health.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Pro-social Places</p> <ul style="list-style-type: none">Does the urban design facilitate positive, safe, and natural interactions among people and promote a sense of community, integration and belonging? This should particularly involve consideration of vulnerable groups.				

SECTION 6: IMPACT ASSESSMENT: MENTAL HEALTH & WELLBEING

USER NOTES Consider the Mind the GAPS Framework created by the Centre for Urban Design and Mental Health.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Safe Places</p> <ul style="list-style-type: none"> • How does the development protect against urban dangers include traffic, getting lost, environmental pollutants, and risks posed by other people. • Does the development include distinct landmarks that will aid wayfinding and orientation? 				

SECTION 6: IMPACT ASSESSMENT: EMPLOYMENT & ECONOMY

USER NOTES Think about the type of jobs the proposal may safeguard or create. Are these appropriate to local workforce? Are there sufficient support services?

Theme	Impact	Certainty	Description of Impact	Actions
<p>Access to employment opportunities.</p> <ul style="list-style-type: none"> Does the proposal provide access to local employment opportunities, including temporary construction and permanent 'end-use' jobs? 				
<p>Job opportunities</p> <ul style="list-style-type: none"> Does the development create/provide access to a diverse range of job opportunities? 				

SECTION 6: IMPACT ASSESSMENT: EMPLOYMENT & ECONOMY

USER NOTES Think about the type of jobs the proposal may safeguard or create. Are these appropriate to local workforce? Are there sufficient support services?

Theme	Impact	Certainty	Description of Impact	Actions
Provision of childcare facilities and other support services. <ul style="list-style-type: none"> Does the proposal provide the necessary support services to make employment accessible to all? 				
Provision of a safe and pleasant working environment.				

SECTION 6: IMPACT ASSESSMENT: EMPLOYMENT & ECONOMY

USER NOTES

Think about the type of jobs the proposal may safeguard or create. Are these appropriate to local workforce? Are there sufficient support services?

Theme	Impact	Certainty	Description of Impact	Actions
Creation of an attractive business location that encourages investment.				

SECTION 6: IMPACT ASSESSMENT: EDUCATION & SKILLS

USER NOTES Consider how your development can have a positive impact on the education and skills of local people, and future residents.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Local Skills Agenda</p> <ul style="list-style-type: none"> • Will the development include facilities for adult education and skills training? • Will the development participate in skills and employment training initiatives to increase access to employment for those who live in the area, as encouraged by Policy DC5 of the Local Plan? • Does the development proposal provide commitments for employment skills and training , including apprenticeships, as encouraged by Policy DC5 of the Local Plan? 				

SECTION 6: IMPACT ASSESSMENT: EDUCATION & SKILLS

USER NOTES Consider how your development can have a positive impact on the education and skills of local people, and future residents.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Access to School</p> <ul style="list-style-type: none"> • Are school children able to walk to school within 2 miles for Primary and 3 miles for Secondary? • Is the route to school safe and child friendly? 				

SECTION 6: IMPACT ASSESSMENT: EDUCATION & SKILLS

USER NOTES Consider how your development can have a positive impact on the education and skills of local people, and future residents.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Career Opportunities</p> <ul style="list-style-type: none"> How can your organisation/ development support career opportunities in local schools? 				
<p>School Places</p> <ul style="list-style-type: none"> What impact will the proposed development have on the availability of school places? 				

SECTION 6: IMPACT ASSESSMENT: CLIMATE CHANGE

USER NOTES Climate Change is a fundamental threat to public health. Think about how your development will mitigate the potential health impacts of climate change. This includes an increase in extreme weather events such as droughts and flooding.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Climate Resilience</p> <ul style="list-style-type: none"> How are new homes designed to be resilient to a changing climate over their full lifetime? 				
<p>Reductions in Carbon Emissions</p> <ul style="list-style-type: none"> How will all new homes secure a reduction in carbon emissions? 				

SECTION 6: IMPACT ASSESSMENT: CLIMATE CHANGE

USER NOTES

Climate Change is a fundamental threat to public health. Think about how your development will mitigate the potential health impacts of climate change. This includes an increase in extreme weather events such as droughts and flooding.

Theme	Impact	Certainty	Description of Impact	Actions
<p>Sustainability</p> <ul style="list-style-type: none"> • Are all new buildings (or additions to existing buildings) built from sustainable and planet friendly materials? 				

SECTION 6: IMPACT ASSESSMENT: ACCESS TO SERVICES

USER NOTES Think about the effect the proposal may have on the demand for local services. Will the development make them more or less accessible to different population groups?

Theme	Impact	Certainty	Description of Impact	Actions
<p>Demand for and access to healthcare services.</p> <ul style="list-style-type: none"> Have local NHS organisations been contacted regarding existing and planned healthcare capacity? 				
<p>Demand for and access to local services.</p> <ul style="list-style-type: none"> Are local services able to cope with the increased number of users caused by the development, and if not are contributions being made to increase capacity? 				

SECTION 6: IMPACT ASSESSMENT: ACCESS TO SERVICES

USER NOTES

Think about the effect the proposal may have on the demand for local services. Will the development make them more or less accessible to different population groups?

Theme	Impact	Certainty	Description of Impact	Actions
<p>Access to buildings, spaces and services for people with mobility issues or other disabilities.</p> <ul style="list-style-type: none">• Have buildings and spaces been designed with consideration for disabled access and use?				

SECTION 6: IMPACT ASSESSMENT: ACCESS TO SERVICES

USER NOTES

Think about the effect the proposal may have on the demand for local services. Will the development make them more or less accessible to different population groups?

Theme	Impact	Certainty	Description of Impact	Actions
<p>20 Minute Neighbourhood</p> <ul style="list-style-type: none"> Is the development located so that residents can meet their day-to-day needs within a 20 minute walk of their home? 				