



Health Impact Assessment of the draft Local Plan for Buckinghamshire

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Executive Summary

The draft Local Plan for Buckinghamshire has been produced with policies spanning a wide scope of development, such as construction of residential areas, to infrastructure and economic development. Given the extent and scope of these policies for planning and expansion across the county, a Health Impact Assessment (HIA) has been performed. The purpose of which, is to highlight where a positive impact of health could be maximised and where risk factors minimised. This ensures that the policies contained within the draft Local Plan will not adversely affect the health and wellbeing of Buckinghamshire's population.

The draft policies in the draft Local Plan were reviewed against six health themes: 'Neighbourhood design', 'Healthy homes', 'Healthier food environments', 'Natural and sustainable environments', 'Transport and movement' and 'Healthy economy', with their impact on health and wellbeing assessed. Following this, the key positive and negative findings were summarised, with recommendations suggested, to ensure that any possible negative impacts on health and wellbeing from the policies were mitigated (where possible).

It is noted that the draft Local Plan has broadly positive impacts on health and wellbeing. However, several key areas were found across the policies that would benefit from a review particularly in areas relating to 'Healthy food environments' and 'Transport and movement'. More widely, there is a notable lack of consideration of the impacts of development on vulnerable residents, which could potentially worsen inequalities and access for these populations. As a result, overall recommendations from this HIA are:

1. Policies should consider the impact(s) that development will have on vulnerable residents and assess how best they can be changed or enhanced to include them.
2. An increase in active travel provision such as cycleways and walking routes should be considered in policies that aim to enhance or increase infrastructure, particularly within rural areas.
3. Developments which aim to enhance existing buildings should consider improving access to green spaces (if there is none attached to the building) or consider enhancement of existing public green spaces to compensate for this.
4. Air quality impacts are likely following large development, particularly through increased car usage and heavy machinery, as well as a worsening of existing light and noise pollution. Policies should consider how to best mitigate these where possible to prevent negative health and wellbeing impacts on local residents.
5. Policies that encourage creation of new retail spaces or recreational facilities across the county should consider how to increase the availability of healthy food options, without a reliance on fast food and takeaway shops and advertising.

Whilst more specific recommendations are made against each policy assessed, these wider recommendations reflect consistently throughout this HIA, and as a result form the basis of the recommendations. If these can be addressed, as well as the specific recommendations in each assessment, then the draft Local Plan has the potential to make a widely positive contribution towards reducing health inequalities and have a positive impact on health and wellbeing in Buckinghamshire.

Contents

Authors.....	2
Executive Summary.....	3
Introduction	5
Buckinghamshire health profile	6
Population and demographics	6
Life expectancy.....	7
Ethnicity	7
Deprivation.....	7
Vulnerable groups	9
Methodology.....	11
Scope of this Health Impact Assessment.....	12
Findings	15
Neighbourhood Design	15
Healthy Homes.....	16
Healthier Food Environments	17
Natural and Sustainable Environments.....	17
Transport and Movement	18
Healthy Economy	19
Conclusions	21
Appendix 1: Scoping.....	23
Appendix 2: Assessment of the draft Local Plan policies.....	26

1. Introduction

1.1 The Department of Health and Social Care have estimated that socio-economic and physical environments determine 60% of health outcomes¹. These 'wider determinants' of health are complex and addressing them is essential for improving population health and wellbeing, as well as in reducing health inequalities. Health inequalities in this case relate to "the differences in health between people or groups that may be considered unfair"². As a result of these health inequalities, it has been shown that in the United Kingdom, those living in the most socio-economically deprived areas can have a lower average healthy life expectancy of 19 years, compared to the least deprived³. In order to address the possible impacts developments can have on both health and wellbeing, as well as on health inequalities and the wider determinants of health, Local Authorities can ensure the expertise their Public Health teams have in this area is used to undertake a Health Impact Assessment of the Local Plan.

1.2 A HIA can be used as a method to help test the potential health implications (both positive and negative) of new or existing policies across the population⁴. Recently, Buckinghamshire Council have created a 'draft Local Plan for Buckinghamshire (2045)'. Given the wide-ranging scope of this draft Local Plan, coupled with the length of time it is projected to be in-place for, it was agreed that a HIA would be of benefit to be produced alongside it. This is to ensure that the draft Local Plan follows the principles of the National Planning Policy Framework (NPPF). This states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social interaction, are safe and accessible, and enable and support healthy lifestyles⁵.

1.3 Given the above, the purpose of this HIA is to ensure that the draft Local Plan for Buckinghamshire supports the Authorities duty as per the Health and Social Care Act 2012⁶ to improve the health of the people who live in their areas and to reduce health inequalities in the population and does not contribute to active harms and reductions in health and wellbeing.

¹ Public Health England (2020). *Health Impact Assessment in spatial planning*. London: UK Government. p8.

² Public Health England (2017). Chapter 5: inequality in health. *Health profile for England: 2017*. London: UK Government. p1.

³ The Health Foundation. (2025). *Inequalities in life expectancy and healthy life expectancy*. [Online]. Available at: <https://www.healthfoundation.org.uk/inequalities-in-life-expectancy-and-healthy-life-expectancy> [Accessed 9 July 2025].

⁴ World Health Organisation. (2025). *Health impact assessment*. [Online]. Available at: <https://www.who.int/health-topics/health-impact-assessment> [Accessed 9 July 2025].

⁵ Ministry of Housing, Communities and Local Government. (2012). Chapter 8: Promoting healthy and safe communities. *National Policy Planning Framework*. London: UK Government. Paragraphs 96-108.

⁶ House of Commons (2014) *Local authorities' public health responsibilities (England) from Health and Social Care Act 2012*. [Online]. Available at: <https://researchbriefings.files.parliament.uk/documents/SN06844/SN06844.pdf> [Accessed 14 July 2025].

2. Buckinghamshire health profile

- 2.1 In Buckinghamshire many residents experience better health than the national average, including a higher life expectancy. However, many still spend over a decade in poor health, and there are significant health inequalities within the county.
- 2.2 This profile provides an overview of the health of Buckinghamshire residents. It uses the most readily available data from a range of sources, including the Office for National Statistics, Office for Health Improvement and Disparities, and the Local Government's English Indices of Deprivation 2019.
- 2.3 The Joint Strategic Needs Assessment (JSNA)⁷ provides the most current health and wellbeing needs in Buckinghamshire. It is not just one report, but includes a range of resources including reports, data profiles and interactive tools to characterise the health and wellbeing status of the local population, identify inequalities, illustrate trends, describe local community views and highlight key findings. For planning and decision-making, caution should be used when using county level data in the JSNA as the good health experienced by many residents, masks inequalities within Buckinghamshire.

Population and demographics

- 2.4 Buckinghamshire has a population of 566,694⁸ where 1 in 5 people (20%) are aged 0-15 and 19.1% are aged over 65. There is an ageing population where the population aged over 65 is projected to increase to 24.8% in 2048 (ONS population projections). Figure 1 shows the population of Buckinghamshire in 2023.

⁷ Buckinghamshire Council. (2024). *Joint Strategic Needs Assessment: Data Profile Protected Characteristics*. [Online]. Available at: [Buckinghamshire Council's Joint Strategic Needs Assessment](#). [Accessed 9 July 2025].

⁸ Office for National Statistics. (2023). *Buckinghamshire*. [Online]. Available at: [Buckinghamshire \(E06000060\) - ONS](#). [Accessed 9 July 2025].

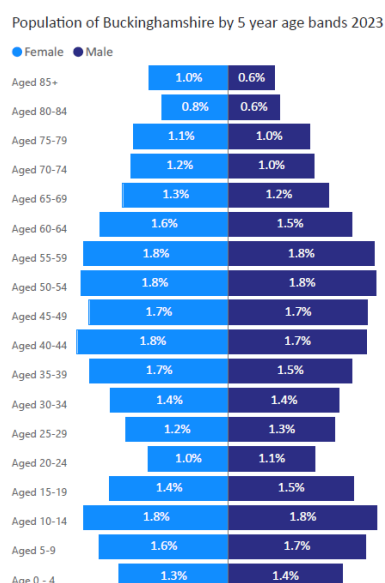


Figure 1: Population pyramid of Buckinghamshire residents in 5-year age bands. Females are on the left-hand side (light blue), males on the right-hand side (dark blue) (Buckinghamshire's JSNA).

Life expectancy

2.5 Female life expectancy in Buckinghamshire is 86.9 years and male life expectancy is 83.3 years, both above the England averages⁹. However, differences arise between the most and least deprived areas, where life expectancy is lower by 5.4 years for both men and women¹⁰. The healthy life expectancy of females at birth in Buckinghamshire is 65.9 years, compared to 65.1 years in males at birth¹¹. Both of these are higher than the national average for both sexes (60.7 in females, 60.6 in males).

Ethnicity

2.6 The largest ethnic group in Buckinghamshire is White British (79%). This is followed by 12.4% of the population identifying as Asian, 3.5% as mixed ethnicity, 2.6% as black and 1.6% as other ethnic groups¹².

Deprivation

2.7 Deprivation is a significant driver of health inequalities with people living in deprived areas often facing worse health outcomes than those living in the less deprived areas. The Indices of Deprivation 2019 measures relative deprivation in small areas

⁹ Buckinghamshire Council's JSNA (2024). *Health Inequalities*. [Online]. Available at: [Health inequalities | Buckinghamshire Council](#) [Accessed 21 July 2025].

¹⁰ Buckinghamshire Council's JSNA (2024). *Health Inequalities*. [Online]. Available at: [Health inequalities | Buckinghamshire Council](#) [Accessed 21 July 2025].

¹¹ Office for National Statistics. (2023). *Local indicators for Buckinghamshire*. [Online]. Available at: [Local indicators for Buckinghamshire \(E06000060\) - ONS](#) [Accessed 14 July 2025].

¹² Office for National Statistics. (2021). *How life has changed in Buckinghamshire: Census 2021*. [Online]. Available at: [How life has changed in Buckinghamshire: Census 2021](#). [Accessed 9 July 2025].

called lower-layer super output areas¹³.

2.8 Buckinghamshire is one of the least deprived local authorities in England ranking 7th least deprived out of 151. However, there are significant inequalities in levels of deprivation within the county as outlined in Figure 2, with pockets of deprivation concentrated in Aylesbury, High Wycombe, Burnham, Chesham, and Denham. Some more rural areas, particularly in the north of Buckinghamshire also have relatively high levels of deprivation which is likely to be influenced by barriers related to the built and natural environment.

¹³ Ministry of Housing, Communities and Local Government. (2019). *English Indices of Deprivation 2019*. [Online]. Available at: [English indices of deprivation 2019 - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/822142/English_indices_of_deprivation_2019_-_GOV.UK.pdf). [Accessed 9 July 2025].

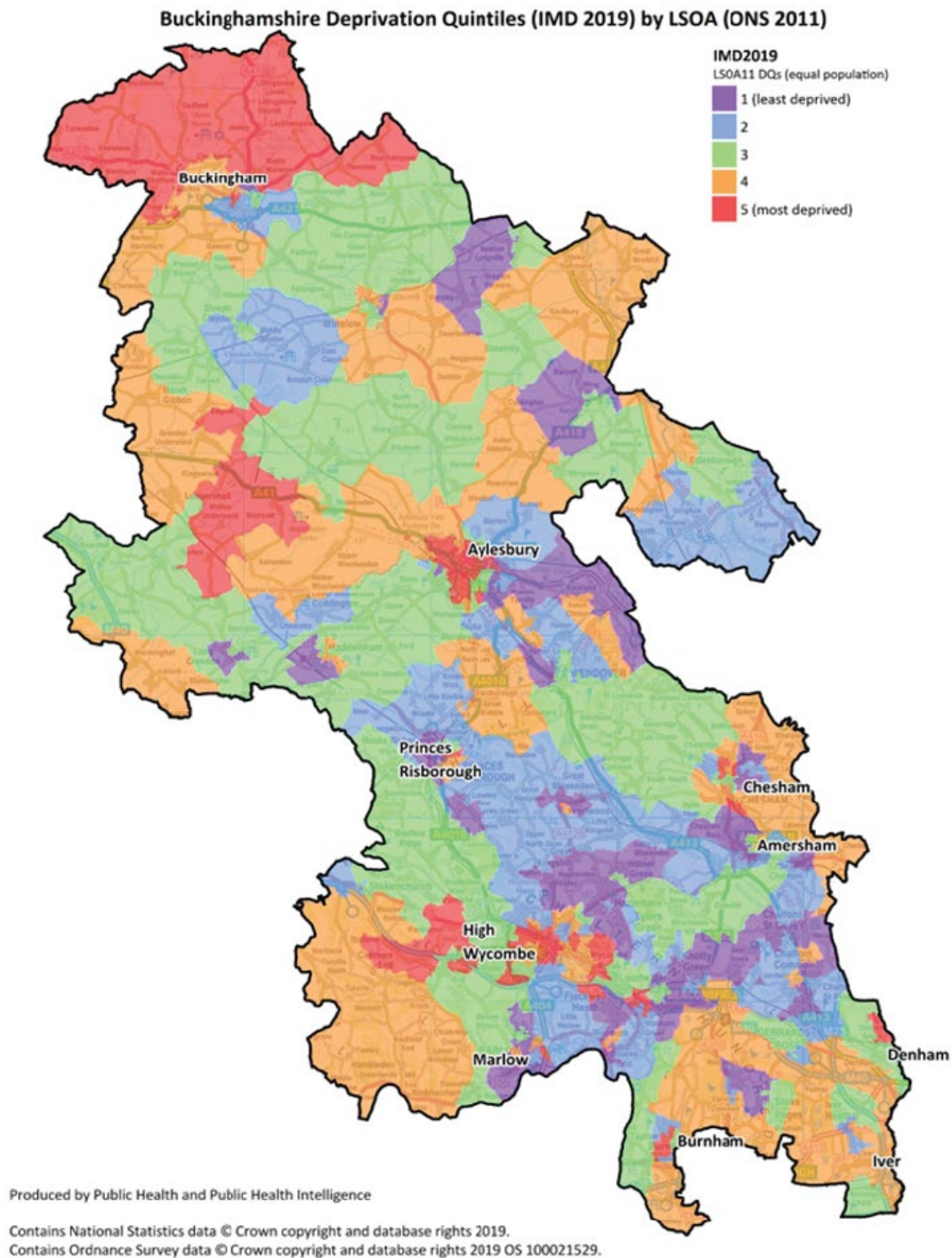


Figure 2: Deprivation in Buckinghamshire, by the Buckinghamshire deprivation quintiles (based on IMD 2019).

Vulnerable groups

2.9 Vulnerable groups are those at greatest risk of experiencing health inequalities. They include, but are not limited to older adults, children and young people, ethnic minorities, traveller communities, people with disabilities, people with mental health issues, people living in areas of deprivation or those who can be socially marginalised (for example, people experiencing homelessness or substance abuse or people in contact with the criminal justice system). Planning policies can reduce health

inequalities by ensuring vulnerable people can access the living conditions, services and opportunities required for daily living and to live a healthy life.

2.10 The Town and Country Planning Association's Healthy Places Framework outlines features of a healthy place¹⁴. Vulnerable people may have additional barriers to benefiting from and accessing these features with common barriers including low income, reliance on active and public transport, communication barriers, poor mobility, isolation, discrimination, specific developmental needs and specific physical adaptation requirements.

¹⁴ Bird, E L & Hyde, G et al. (2024). *Planning for healthy places: a practical guide for local authorities on embedding health in Local Plans and planning policies in England*. [Online]. Available at: [Planning for healthy places: a practical guide for local authorities on embedding health in Local Plans and planning policies in England](#). [Accessed 9 July 2025].

3. Methodology

- 3.1 A HIA assesses the likely health impacts of planning decisions in plan making. This HIA will help to identify the potential positive and negative health impacts of the draft Local Plan for Buckinghamshire and will make recommendations for maximising the health benefits and reducing inequalities.

There following five key steps were included in this HIA:

Step 1: Screening

- 3.2 This involved determining whether a HIA was needed and justified subject to anticipation of health impacts on population groups. It was considered that the draft Local Plan is an important framework that can influence health and wellbeing in the county. Therefore, it is useful that an HIA is carried out throughout the plan preparation to maximise the delivery of health benefits.

Step 2: Scoping

- 3.3 This involved identifying the potential health impacts to assess. Policies considered to have a meaningful effect on health were assessed. The policies which were not considered to have a meaningful effect on health were not assessed in detail at this stage of the draft Local Plan creation. Appendix 1 details the policies which have been assessed.

Step 3: Assessing

- 3.4 This involved assessing the significance of health impacts of the policies. Policies were either rated as having a 'Positive', 'Negative' or 'Neutral' (both positive and negative) impact on health and wellbeing. Two additional categories were considered which were 'Insufficient information to assess' (policy is relevant to the theme but cannot be assessed at present) and 'Not applicable [N/A]' (policy is not relevant to a particular theme).

Step 4: Reporting

- 3.5 This step involved concluding how a policy impacted health and wellbeing and making recommendations on how it could be improved.

Step 5: Monitoring and evaluating

- 3.6 This involved formatting the report and setting out overall recommendations for the HIA based on all negatives found in the assessment stage, as well as highlighting areas which need more information for future assessment.
- 3.7 This HIA will inform decision making and future policy formation as the new Local Plan is developed. It is expected that recommendations laid out in this HIA will be addressed, and findings implemented on so that the complete Local Plan positively

impacts Buckinghamshire health and wellbeing. This will be examined in a future evaluation in the final HIA of the complete Local Plan to assess whether recommended changes were made in the interim between the draft and full guidance being published.

Scope of this Health Impact Assessment

3.8 This HIA provides an appraisal of the key health issues that the draft Local Plan will need to address. The HIA identifies how the draft Local Plan has the potential to positively influence the general health of Buckinghamshire, while reducing health inequalities. The assessment establishes six common themes:

- Neighbourhood design
- Healthy homes
- Healthier food environments
- Natural and sustainable environments
- Transport and movement
- Healthy economy

Neighbourhood design

3.9 The draft Local Plan highlights that high quality neighbourhood design is key to preserving and enhancing the quality of the built environment and delivering successful new places that are sustainable, distinctive and fit for purpose. A design-led approach respects, maintains and enhances the character of towns, villages and the countryside, whilst introducing innovative and creative design solutions.

3.10 Healthy neighbourhoods are holistic, health-supporting environments that are easy to navigate, enable engagement in healthy behaviours and are inclusive of the needs of different groups. Adopting neighbourhood design principles to promote complete, compact and connected developments, where the provision of, and proximity to, services and facilities to support daily life are within a short distance from their homes.

Healthy homes

3.11 The Local Housing Needs Assessment is still under development. It will seek to identify the specific housing needs of Buckinghamshire, including the types, sizes and tenure of homes to meet the needs of a growing and ageing population.

3.12 Building quality new, affordable homes will meet the needs of a diverse range of people, taking account of groups with specific needs and cultural differences. Homes will be fit for purpose and adaptable to changing needs, providing a comfortable, warm and safe environment to live, grow and age.

- 3.13 The draft Local Plan includes policies on self and custom-build housing, travelling communities needs and accommodation, rural exception sites, windfall and residential annexes which do not rely on the outcomes from the Local Housing Needs Assessment.

Healthier food environments

- 3.14 The draft Local Plan supports Buckinghamshire's Joint Local Health and Wellbeing strategy (2035) to improve population health, reduce the high prevalence of child obesity and to tackle health inequalities, contributing to Buckinghamshire's Whole Systems Approach to a Healthy Weight.
- 3.15 In Buckinghamshire, child and adult obesity rates are high and there are significant inequalities within the county. Nearly 1 in 5 children in reception are overweight or obese and nearly 30% of year 6 pupils are overweight or obese, rising to over 40% in the most deprived areas. Two thirds of adults are also overweight or obese, with concentrations predominantly in areas of deprivation.
- 3.16 Local food environments influence what people buy and eat. People need an environment that provides access to affordable healthy food and supports healthy food choices. Local environments include local shops, cafes, restaurants, food advertising and local food growing spaces. Local food environments are influenced by and contribute to wider food systems which impact on food security, the economy, biodiversity and climate change. The draft Local Plan includes policies related to fast food outlets and takeaways and community growing opportunities.

Natural and sustainable environments

- 3.17 Access to, and engagement with, the natural environment is essential for promoting mental and physical health and wellbeing through fostering a connection to nature which reduces stress, encourages physical activity and promotes social interaction. Reducing exposure to environmental hazards by integrating green spaces, improving air and water quality, and implementing resilient infrastructure, supports adaptations to climate change and safeguards communities from climate-related health risks.
- 3.18 The draft Local Plan includes a number of policies related to the natural environment and climate change, ranging from water quality and flood risk to green infrastructure and air quality. Policies related to sustainable construction and renewable energy are not included within the draft Local Plan.

Transport and movement

- 3.19 Transport facilitates the movement of people between their home, work, services and facilities, including education, across Buckinghamshire and beyond. It supports sustainable growth opportunities, inward investment, regeneration and contributes towards the delivery of sustainable development. The way we move also affects our health as individuals and as a community.

3.20 Prioritising connectivity with safe and efficient transport infrastructure to promote active travel including walking, cycling and wheeling, and the use of public transport, reduces air pollution and enables mobility for all ages within, and between neighbourhoods. This is essential to promote social interaction and reduce social isolation, particularly among the most vulnerable.

3.21 The draft Local Plan includes policies on various modes of transport, including that within new developments, the existing road network, parking standards and electric vehicles and rail infrastructure projects.

3.22 The Infrastructure Delivery Plan will ensure that infrastructure is provided to meet the needs of a growing and ageing population. However, this is not included within the draft Local Plan.

Healthy economy

3.23 The draft Local Plan recognises the importance of contributing to improved health and wellbeing through education and employment creation and retention. The Employment and Retail Study (2025) ensures that provision is made for 45.9 hectares of net new employment land in use classes B2, B8 and E(g), excluding data centres.

3.24 Creating accessible, vibrant places with a diverse and healthy retail offer is essential to ensuring the vitality, viability, character and public realm of town centres, encouraging people from diverse backgrounds to visit and spend time.

3.25 Draft Local Plan policies require support for skills and local employment alongside new major developments in line with the Council's adopted Skills and Employment Strategy 2024-2029. Providing a range of the right employment opportunities is important to reduce socioeconomic inequalities and promote good health outcomes to support physical and mental health and wellbeing.

4. Findings

4.1 The draft policies in the Draft Local Plan were screened and subsequently scoped against the six key themes (Appendix 1). These policies are split into eight categories within the draft Local Plan (Table 1).

Policy category	Number of included policies
Climate Change	3
Housing	11
Economy	12
Natural Environment	19
Transport	10
Infrastructure	3
Built Environment	6
Social Environment	6

Table 1: Number of policies per policy category.

4.2 Following this scoping process, each of the policies were assessed against the six themes of the health impact assessment (Appendix 2) and results tabulated. The breakdown of results for each theme is presented (Table 2).

HIA Ranking	Neighbourhood Design	Healthy Homes	Healthier Food Environments	Natural and Sustainable Environments	Transport and Movement	Health Economy
Positive	43	31	16	42	29	43
Negative	0	0	1	1	1	0
Neutral	5	8	11	14	14	4
Insufficient to assess	9	5	16	5	16	11
N/A	13	26	26	8	10	12

Table 2: Numerical breakdown of the rankings per Health Impact Assessment theme for each policy in the draft Local Plan.

Neighbourhood Design

4.3 There were 43 policies that presented a positive impact on Neighbourhood Design (joint highest), 0 negative and 5 neutral. Of the remaining policies, 9 presented insufficient information to assess this theme and 13 were felt to not be applicable. It was noted that positive impacts would be felt across the majority of policy categories. In general, the examined policies were felt to promote safe neighbourhood design that encouraged socially mixed and inclusive communities. Additionally, it was noted that a majority of policies encouraged creation of connected neighbourhoods with infrastructure for safe and active travel. However, it was noted that some policies such as *'BE5: Residential Amenities'*, *'HO10: Windfall policy'* and *'EC6: Westcott Venture Park enterprise zone and strategic employment site'* were either not encouraging

creation of active travel routes or risked having a negative impact on local services provision and capacity and did not mention ways to mitigate these. Furthermore, 'CC3: *Water Efficiency Standards*' could compromise creation of green neighbourhood spaces in favour of water conservation.

- 4.4 In general, this theme was positively impacted by the majority of examined policies. Areas of improvement include promotion of active travel infrastructure, mitigating/enhancing local services and transport capacity from new developments and finally, ensuring street lighting is provided in a majority of areas in new developments to promote safety.

Healthy Homes

- 4.5 There were 31 policies presenting a positive impact on the theme Healthy Homes with 0 negative, 8 neutral, 5 insufficient to assess and 26 not applicable. It is notable that a large majority of policies examined here were ranked as 'not applicable'. This is due to the fact this policy is very specifically about the creation and development of new homes, and there were a large proportion of development policies not directly related to housebuilding.
- 4.6 In general, there were broadly positive impacts from policies in this theme, such as support for the creation of affordable, fit for purpose homes that were sustainable and suitable for the populations they would support. In addition, there was an emphasis on promoting green space integration into these new homes that were suitable for the local environment and resilient to, or mitigated for, environmental effects such as noise, air or light pollution. However, a greater emphasis could be included on the importance of insulation, ventilation and support for warm homes. It was notable that a majority of policies did not mention any enhancements for vulnerable members of the population. However, reassuringly policies such as '*SE1: Healthy communities*' and '*SE2: Health Impact Assessment*' specifically mention reducing inequalities and improving the health and wellbeing of vulnerable residents. Given that these two policies will be examined in a majority of planning applications this is positive and will helpfully support the broader public health aims of improving health disparities between the most and least deprived areas of Buckinghamshire.
- 4.7 Whilst there were no policies with a negative impact in this theme, there were those that had both positive and negative impacts (neutral). One policy reflected on improving the resident capacity of homes for use as multiple occupancy, '*HO5: Houses in multiple occupation*', but did not mention how these homes would be enhanced or provided with amenities such as green space. Additionally, policies such as '*TR7: Aviation Development*' could worsen local air quality and increase light and noise pollution around new homes but positive mentions of 'reducing' these impacts were mentioned, whereas '*IN1: Infrastructure Delivery*' only asks developers to enhance local infrastructure around new developments, potentially leading to inequality and worsened access in existing communities nearby. Finally, '*BE4: Heritage Assets*' could

potentially prevent access to vulnerable residents if enhancements to existing heritage sites for housing are rejected, such as provision of wheelchair ramps or stair lifts, but note that protecting and enhancing Buckinghamshire heritage sites for public enjoyment is a positive.

- 4.8 This theme again was broadly positive and could contribute to the health and wellbeing of Buckinghamshire through improving access to safe, affordable and quality homes that encourage physical and mental health.

Healthier Food Environments

- 4.9 Of the draft policies screened, 16 had positive impacts related to healthier food environments, 1 negative and 11 neutral. It is notable that a large proportion of the policies were either considered as having insufficient information to assess (16) or were not applicable (26). This was either because they had no relevance to food environments, or were applicable but did not contain any information that could either positively or negatively impact this theme.
- 4.10 Of the positive impacts, there were many references to creating or promoting safe food production that was cognisant of soil health, pollinators, and water sources. Additionally, some policies promoted the use of community growing sources such as orchards and allotments in new developments.
- 4.11 It was noted that there was a possible negative impact from the policy '*HO10: Windfall policy*' that could result in the loss of land for community growing. A recommendation was therefore made to "Consider ways to safeguard or mitigate for a loss of community growing space" in order to address this potential negative impact.
- 4.12 Of the neutral policies, several had mentioned about access to local shops or food services but with no discussion or emphasis on the provision of healthy food or creation of healthy food options such as '*EC5: Silverstone Circuit and Silverstone Park enterprise zone*', '*EC6: Westcott Venture Park enterprise zone and strategic employment site*' and '*NE13: Gateway Sites*'. As well as this, policy '*TR4: Public Rights of Way*' could impact arable crop production sites if rights of way or public footpaths have to be re-routed due to a new development.
- 4.13 In general, this theme had a fair number of policies that would positively impact Healthy Food Environments, but the majority were either relevant and not addressed or were not applicable. This theme had the lowest proportion of positive impacts compared to the remaining themes.

Natural and Sustainable Environments

- 4.14 This theme had a high number of positive impacts on health and wellbeing (42) of the policies screened. There was also 1 policy with a negative impact and 14 with a

neutral impact. Five had insufficient evidence to assess and 8 were not applicable.

- 4.15 Broadly this theme was addressed well in the majority of policies and as evidenced by the number of positive responses will generally positively impact health and wellbeing. Key positive impacts emerged such as a strong emphasis on biodiversity and protecting green spaces, as well as safeguarding air quality and access to green/blue spaces. In particular it was also highlighted that sustainable drainage will have a key impact on flood risk, as well as other measures to promote improved air quality and reduced noise and light pollution. Additionally, it was also noted that some policies will help encourage re-use of existing buildings and support sustainable development.
- 4.16 The negative impact came from policy '*HO5: Houses in multiple occupation*' which does not safeguard green space for those in an HMO or encourage creation of new green spaces, especially as existing sites may experience increasing traffic and overcrowding from new residents. Additionally, no obvious safeguards were in place for dealing with increasing noise/light pollution from a newly constructed HMO. A recommendation was given to "Include discussion around safeguarding access to green space for new HMOs" as well as "Discuss how to mitigate for increased light/noise/air pollution." Consideration of these recommendations by the policy team will hopefully address concerns around negative health and wellbeing aspects of this policy.
- 4.17 The neutral impacts noted included positive addressment of flood risk and water, but with concerns over contamination ('*CC1: Flood Risk*', '*CC3: Water Efficiency Standards*). Other policies ('*HO2: Affordable housing*', '*EC5: Silverstone Circuit and Silverstone Park enterprise zone*', '*EC6: Westcott Venture Park enterprise zone and strategic employment site*') discussed sustainability and landscaping but with no clear mitigations for pollution. Policy '*NE13: Gateway Sites*' explored the creation of new recreation and amenity sites outside of conservation areas, but not how access and preservation of green/blue spaces would be maintained.
- 4.18 Overall, this was a generally very well addressed theme with a lot of positive health and wellbeing impacts. The few negatives are addressable with the provided recommendations to ensure effective public health action.

Transport and Movement

- 4.19 There were 29 policies with a positive impact on health and wellbeing, 1 negative, 14 neutral, 16 insufficient evidence to address and 10 N/A. This theme had the greatest number of policies in the neutral category, reflecting broadly positive and negative impacts on transport and movement across the HIA.
- 4.20 Of the positive policies, most consider active travel or public transport in some way, which is crucial for reducing car dependency and improving sustainability. Other policies in this theme reflected on the importance of providing active travel

infrastructure such as walking routes, as well as cycle storage. Sustainable transport for employment and to town centres was also highlighted.

4.21 The one negative impact was noted in the policy '*NE13: Gateway sites*' which broadly focussed only on providing increasing parking for visitors to these sites. No information was provided around sustainable public transport measures, or active travel and as such would have a negative impact on health and wellbeing from a transport perspective. As a result, the recommendation "It would benefit the policy to discuss how travel options other than parking will be promoted, particularly active travel or sustainable travel options i.e. public transport" was proposed.

4.22 There were a large number of neutral rankings for this theme, and they included policies (*EC2: Other employment sites*, *EC3: Skills and local employment*) encouraging mixed use developments that reduce car use but may increase local congestion, particularly in rural areas that lack transport. Other policies ('*HO9: Rural Exception Sites*', '*HO10: Windfall policy*') had implications for travel, or could potentially worsen local transport, with no reference to active transport/public transport. Others mentioned needing to improve transport options but notably lacked public transport ('*EC7: Pinewood Studios*') or would improve transport and movement ('*TR6: Freight and Logistics*', '*TR7: Aviation Transport*') at the expense of air quality and noise/light pollution.

4.23 This theme was generally less well assessed than the other themes, potentially reflecting the wider priorities around improving logistics and transportation around a county with a few important urban centres and otherwise very rural communities.

Healthy Economy

4.24 Of the policies examined, 43 had positive impacts on this theme (joint highest), followed by 0 negative, 4 neutral, 11 insufficient evidence to assess and 12 not applicable.

4.25 Positive impacts were noted broadly around increasing employment throughout the county, as well as provision of skills, tourism and economic hubs in areas such as Silverstone and Westcott. It was also noted that workers would need accommodation and affordable housing, particularly around big infrastructure projects. Additionally, the notable geography of the Green Belt and other heritage sites provides the opportunity for eco-tourism and cultural work and volunteering opportunities. Other policies reflect on enhance market towns and creating vibrant town centres that promote community economic contribution.

4.26 The neutral policies included the '*EC1: Strategic and key employment sites*' policy, which had wide support for employment opportunities which is positive, but no mention of how employment conditions would be safeguarded or enhanced. Similarly, the '*HO1: Housing mix*' policy broadly supported the creation of mixed-use

developments for working aged people but noted that developers would have a say and potentially influence the housing mix, which could bias developments in favour of different groups, affecting the local employment pool. Finally, the '*EC10: Retail Hierarchy*' noted the importance of fostering sustainable shopping and accessibility, but forecasts were unclear and thus the plan was only in effect for 10 years. Given the state of British high streets and economic conditions at present this plan may need amending in future, potentially affecting long term health and wellbeing.

4.27 Generally, this theme was positively reflected in most policies. Healthy economies are important for health and wellbeing to promote community sustainability, economic activity and growth as well as mental health enhancements through safe working conditions and education opportunities. Given this, it is good to see how positively impactful the majority of these Local Plan policies are in this regard.

5. Conclusions

5.1 Following this HIA of the draft Local Plan, there is an overall positive impact from the majority of policies included. However, there are some minor concerns around impacts on health and wellbeing that could be negatively affected by aspects of specific policies. The draft Local Plan should go further to ensure that the negative and neutral impacts are reduced, resulting in an overall net positive impact. Where a policy currently does not have sufficient information to assess, further information should be included to enable an adequate assessment to be undertaken. In addition, the inclusion of policies including '*SE1: Healthy communities*' and '*SE2: Health Impact Assessment*' in the draft Local Plan demonstrate a commitment from Local Authorities to include the expertise of their Public Health teams in addressing health inequalities and the wider determinants of health. In addition, some policies recognise that healthy planning acknowledges the impact on animal, human and environmental health (a One Health approach), and that this is crucial to improving and maintaining an inclusive health environment throughout Buckinghamshire.

5.2 After review of the draft Local Plan policies and each theme of the HIA, the following broad recommendations are made that would be of benefit in ensuring that the Local Plan is able to achieve broad improvements to both physical and mental health and wellbeing.

1. Policies should consider the impact(s) that development will have on vulnerable residents and assess how best they can be changed or enhanced to include them.
2. An increase in active travel provision such as cycleways and walking routes should be considered in policies that aim to enhance or increase infrastructure, particularly within new residential developments and in rural areas.
3. Developments which aim to enhance existing buildings should consider improving access to green space (if there is none attached to the building) or consider enhancement of existing public green spaces to compensate for this.
4. Air quality impacts are likely following large development, particularly through increased car usage and heavy machinery, as well as worsening of existing light and noise pollution. Policies should consider how to best mitigate these where possible to prevent negative health and wellbeing impacts on local residents.
5. Policies that encourage creation of new retail spaces or recreational facilities should consider how to increase the availability healthy food options and consumption, without a reliance on junk food shops and advertising.

5.3 Attainment of these recommendations would enable the majority, if not all, of the policies included in the draft Local Plan to achieve positive impacts on health and

wellbeing across the six themes included in this HIA.

5.4 It should also be noted that there were some areas in the included policies where it was felt that they would have an impact on health and wellbeing but there was insufficient information available to assess this. These areas have been highlighted in the assessment table (Appendix 2) and it is important for policymakers to re-assess these policies to ensure that enough information is provided in them for the publication version of the Local Plan to ensure that they can be assessed against the six themes.

5.5 To conclude, the draft Local Plan appears to have broadly positive impacts on the health and wellbeing of Buckinghamshire residents. By utilising these positive impacts, residents health via the wider determinants of health will reduce health inequalities in Buckinghamshire. To improve the draft Local Plan, recommendations have been made based around the six themes, that if included in the proposed final policies, will create a positive and impactful Local Plan in terms of health and wellbeing.

Appendix 1: Scoping

The table below demonstrates the draft Local Plan development management policies which are considered to require assessment as part of the HIA.

Policy ref	Policy title
	Development policies – climate change
CC1	Flood risk
CC2	Sustainable Drainage Systems (SuDS)
CC3	Water efficiency standards
	Development policies – housing
HO1	Housing mix
HO2	Affordable housing
HO3	Accessible housing
HO4	Self and custom-build housing
HO5	Houses in multiple occupation
HO6	Travelling communities accommodation needs
HO7	Travelling communities accommodation policy
HO8	Specialist housing
HO9	Rural exception sites
HO10	Windfall policy
HO11	Residential annexes
	Development policies – economy
EC1	Strategic and key employment sites
EC2	Other employment sites
EC3	Skills and local employment
EC4	Data centres
EC5	Silverstone Circuit and Silverstone Park enterprise zone
EC6	Westcott Venture Park enterprise zone and strategic employment site

Policy ref	Policy title
EC7	Pinewood Studios
EC8	Rural diversification
EC9	Tourism
EC10	Retail Hierarchy
EC11	Development within Buckinghamshire's centres
EC12	Development for main town centre uses outside Buckinghamshire's centres
	Development policies – natural environment
NE1	Water quality
NE2	Watercourses and associated corridors
NE3	Biodiversity – protection and enhancement of sites of high biodiversity and geodiversity importance
NE4	Biodiversity – protection and enhancement of notable species
NE5	Biodiversity gain and nature recovery
NE6	Green infrastructure
NE7	Trees, ancient and veteran trees, woodlands, orchards and canopy cover
NE8	Ecological enhancements
NE9	Mitigating light impacts
NE10	Colne Valley Regional Park
NE11	Special Areas of Conservation, Special Protection Areas and Ramsar sites
NE12	Suitable Natural Green Space
NE13	Gateway sites
NE14	Little Marlow Lakes
NE15	Development in the countryside in the Green Belt
NE16	Development in the countryside outside the Green Belt
NE17	National Landscapes and their setting
NE18	Landscape character and local landscape designations
NE19	Pollution, air quality and contaminated land
	Development policies – transport
TR1	Transport requirements in new developments

Policy ref	Policy title
TR2	Transport improvements
TR3	Parking standards
TR4	Public Rights of Way
TR5	Electric vehicle charging
TR6	Freight and logistics
TR7	Aviation development
TR8	East West Rail
TR9	High Speed Two
TR10	Former Bourne End to High Wycombe railway line
	Development policies – infrastructure
IN1	Infrastructure delivery
IN2	Water infrastructure
IN3	Telecommunications infrastructure
	Development policies – built environment
BE1	Sense of place
BE2	Space standards
BE3	Conservation Areas
BE4	Heritage assets
BE5	Residential amenity
BE6	Design of developments
	Development policies – social environment
SE1	Healthy communities
SE2	Health Impact Assessment
SE3	Fast food outlets and takeaways
SE4	Community food growing
SE5	Community facilities, infrastructure and assets of community value
SE6	Sport, leisure and recreation

Appendix 2: Assessment of the draft Local Plan policies

The following table considers the potential impacts on health in relation to the draft Local Plan policies. Policies which have not yet been drafted or that are not considered to have a meaningful effect on health have not been assessed in detail at this stage.

The health impact of each relevant policy has been assessed against the six themes: neighbourhood design, healthy homes, healthier food environment, natural and sustainable environments, transport and movement, and healthy economy:

Positive = positive impact on health and wellbeing

Negative = negative impact on health and wellbeing

Neutral = contains both positive and negative impacts on health and wellbeing

Insufficient information to assess = would affect health and wellbeing but there is limited information included in the policy to assess this impact.

N/A = likely not applicable to a proposed policy.

An assessment of each policy's importance in terms of health and wellbeing and proposed actions to maximise the positive impacts and minimise the negative impacts has been carried out and the impact of vulnerable groups is also considered where relevant to do so.

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
Development Policies – Climate Change								
CC1: Flood Risk	Positive	Positive	Neutral	Neutral	Positive	Positive	<p>Flood risk is widely known to have long-lasting negative impacts on both physical and mental health. This policy provides provision to ensure a reduction in flood risk across new Buckinghamshire developments. This is important, as climate change is increasing the likelihood of adverse flooding events. By implementing this policy, it helps safeguard resident health and wellbeing both now and in future.</p> <p>Negative effects from flooding can also impact actual infrastructure, leading to destruction or long-term closure of businesses/roads/paths whilst they recover. This can also have negative impacts on those in the area.</p>	<p>This policy provides guidance on how to reduce the negative impacts of flooding both in terms of access as well as to health and wellbeing. However, there is little if any specific consideration of the impact on vulnerable groups such as those living with disabilities, traveller sites or older adults. These groups may be at a greater risk from flooding as they are either more exposed to the risk of flooding or are less able to mobilise to escape a flood zone.</p> <p>Positively this guidance considers the negative impact of climate change on flood risk and how this will impact future planning. There are also numerous recommendations set out in the policy which will have a direct impact on health and wellbeing.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Focus of development in the lowest risks of flood, with development in areas in medium or high risk areas not being supported. Thus, reducing the health and wellbeing impact of flooding in future developments. - Safeguarding of functional flood plain (Flood Zone 3b) to ensure flooding is enabled to flow appropriately. This will help prevent flooding into developments. - Requirements to evidence compliance with testing (and exceptions) under the strategic

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
								<p>flood risk assessment. This provides the onus on developers to risk assess flood risk as well as for specific sites to ensure health and wellbeing impacts are assessed.</p> <ul style="list-style-type: none"> - Consideration of comprehensive sustainable drainage plans to improve not only drainage but also other benefits which improve health and wellbeing including amenity sites and outdoor space landscaping. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Provide specific guidance on the impact of this policy on vulnerable groups.
CC2: Sustainable Drainage Systems (SuDS)	Positive	Positive	Insufficient information to assess	Positive	Positive	Positive	<p>Sustainable Drainage Systems (SuDS) are important because they aim to reduce the impact of development by replicating natural processes through which rainwater is captured, stored, and transported within a development.</p> <p>SuDS benefit both people and the environment by ensuring flood prevention, improved water quality, enhanced biodiversity and better air quality, all of which, in turn, support mental and physical wellbeing as people. SuDS will support vulnerable groups including older people,</p>	<p>This policy will ensure that water is taken away from built up areas, where people are living, working and going about daily life, and so reducing the risk of flooding and subsequent potential displacement. This will have a positive impact on peoples physical and mental health, reduce social isolation and financial stresses caused by poor drainage systems and the potential risk of flood events. The policy also notes that it needs to reduce any potential flood events that could arise from development and future climate change events.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Drainage hierarchy whereby consideration for surface water must first flow into a) the ground through infiltration, b) to a surface

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							children, those with disabilities to safely access places within their neighbourhood including their homes, shops, green spaces, play spaces and public transport.	<p>water body, c) to a surface water sewer or another drainage system or d) to a combined sewer.</p> <ul style="list-style-type: none"> - All developments will be required to incorporate SuDS into their design <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - The policy could include how SuDS can protect food growing environments to ensure the secure future of food production and reduce the risk of damaging crops.
CC3: Water efficiency standards	Neutral	Neutral	Positive	Neutral	Positive	Positive	<p>Water efficiency standards contribute to a more resilient and clean water supply, helping mitigate the current and increasing stresses on the supply from climate change, population growth, industry and energy production.</p> <p>Manufacturing, energy and food production which provide employment, services and good living conditions required for good health can only be supported by efficient water strategies.</p> <p>Water efficiency measures can reduce costs to residents associated with higher water usage and reduce abstraction of water from rivers and</p>	<p>This policy has an overall positive impact on health and wellbeing as water efficiencies from new dwellings, non-residential development and refurbished or change of use of existing buildings can reduce population use of potable water, contributing to a more resilient water supply and protecting the natural environment.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developments must demonstrate how they incorporate water efficiencies. - New dwellings must achieve water efficiency standards. - Non-residential developments must achieve specific water efficiency credits. - Refurbishment or change of use to an existing building must retrofit to upgrade water efficiency.

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							<p>chalk aquifers which support biodiversity and natural habitats. These blue and green spaces are important for mental and physical health. Degraded rivers and aquifers, reduce water quality and increase concentrations of pollutants.</p> <p>This policy may have a negative impact on health and health inequalities.</p> <ul style="list-style-type: none"> - Poorly maintained or designed greywater systems may pose microbial risks if not properly regulated. - Barriers to water efficiency measures such as cost and cultural acceptability may disproportionately affect low-income and some ethnic groups who may not benefit of lower water usage. - May discourage green and natural spaces in neighbourhood design to reduce water usage. 	<p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Ensure that water efficiency measures are accessible and affordable for all, especially vulnerable groups. - Set design standards and guidance for greywater systems. - Ensure water saving measures do have unintended consequence of less allocation of green spaces - Encourage water efficiency measures in green space and community growing policies such as rainwater harvesting - Incorporate access to free safe drinking water in public places in Local Plan policy.
Development Policies - Housing								
HO1: Housing mix	Positive	Positive	Insufficient evidence to assess	Insufficient evidence to assess	Insufficient evidence to assess	Neutral	A mix of housing is important for health and wellbeing to create a socially inclusive and diverse communities. This promotes cohesion	Overall, this policy is positive and makes steps to ensure Buckinghamshire provides a supply of homes that are appropriate and affordable. However, it is important to recognise that these two factors alone are

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							amongst different groups and is important in regard to health inequalities and health and wellbeing. Homogenous communities can worsen deprivation in certain areas, so mixed residential developments that have affordable homes encourages social growth.	<p>not the only things that go into improving social cohesion as well as health and wellbeing.</p> <p>Local market conditions and developers thoughts should be considered but should not be used alone to restrict or prevent affordable housebuilding and mixed development communities as this could worsen inequalities between populations, particularly between urban and rural areas.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - New residential developments will be expected to provide a mix of homes to meet current and expected needs creating socially mixed and inclusive communities. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - It would be beneficial to include provision to improve the quality of housing provided and not just the size and affordability of housing. - Potentially clarify how local market conditions may affect the negotiations for a mix of affordable housing that will be considered.
HO2: Affordable housing	Positive	Positive	N/A	Neutral	Neutral	Positive	Affordable housing that is of good quality and accessible is crucial for health and wellbeing, both physically and mentally. Homelessness and insecure housing are key drivers of health inequalities, particularly in the	Overall, this policy is positive and provides good recommendations for the composition and quantity of affordable housing. However, there is limited discussion on how transport to these affordable homes will be maintained, particularly as the target populations may struggle to own a personal car or afford public

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							<p>case of mental health concerns. Addressing the shortage of affordable homes in this policy will enable more people to have safe and secure housing, particularly if integrated into new communities, helping cement social cohesion.</p>	<p>transport. Additionally, there is no discussion around safeguarding affordable homes for vulnerable residents.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Residential developments >10 houses will be required to provide affordable housing on site with conditions. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider how you can safeguard affordable homes for vulnerable residents i.e. those with disabilities, health concerns etc. - Consider how affordable homes that are built off site will have access to similar transport options and amenities as the main site to ensure residents are not disadvantaged by their off-site location.
HO3: Accessible housing	N/A	Positive	N/A	N/A	N/A	N/A	<p>The accessible housing policy is important because it ensures provision of dwellings that meet the Building Regulations requirements for M4(2) 'accessible and adaptable dwellings' and M4(3) 'wheelchair user dwellings' to support the changing needs of residents from raising children to mobility issues faced in old age. Accessible housing is important for health and wellbeing because it</p>	<p>This policy is overall positive in terms of delivering healthy homes that are fit for purpose across the lifespan.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - All housing development should meet the Building Regulations requirement for M4(2) 'accessible and adaptable dwellings' - A percentage of affordable dwellings should meet the Building Regulations requirement for M4(3) 'wheelchair user dwellings'.

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							tailors dwellings to requirements that support mobility and ensure user safety that in turn reduces risks of falls and isolation. Homes that are useable by individuals fosters independence and control, enhancing self-esteem and reducing anxiety and stress.	<ul style="list-style-type: none"> - A Design and Access Statement should demonstrate compliance. <p>Recommendation for the policy team</p> <ul style="list-style-type: none"> - None.
HO4: Self and custom-build housing	Positive	Positive	Positive	Positive	Positive	Positive	The self and custom-build housing policy is important because it improves housing quality and allows people to design their space to meet their needs. It can be more cost-effective, encourages a sense of ownership, more community engagement, promotes energy efficient homes and aligns housing supply with local needs. This is important for health and wellbeing by building a sense of community and improving mental health outcomes.	<p>This policy is overall very positive in respect to its perceived health benefits in the Local Plan.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Supports self-build and custom housebuilding if it aligns with Local Plan policies. - Developments of 50+ homes must allocate at least 5% of market dwellings as serviced plots for self or custom-build homes. - Plots are marketed for 18 months and include a plot passport setting out the rules for design. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider including detail on how to make plots affordable to those in lower income groups - Consider how poor designs may lead to low quality houses and social isolation.
HO5: Houses in multiple occupation	Positive	Neutral	Neutral	Negative	Positive	Positive	Houses of multiple occupation can have both positive and negative effects on health and wellbeing. They	Whilst the policy is generally positive there are areas that could be improved. Firstly, whilst it is positive that the policy considers the importance of sustainable

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							<p>provide access to housing for those who may be unable to afford housing alone, increasing their sense of security and having somewhere safe to live which has positive impacts on mental and physical health. However, they may not offer the extent of privacy that people may desire potentially impacting mental health, particularly amongst HMOs where toilet and kitchen facilities are shared between multiple unrelated individuals.</p>	<p>transport and infrastructure, there is nothing in the way around safeguarding access to green spaces in HMOs. Additionally, there is no discussion around ensuring the homes are of quality build, just that they are 'suitable'. Furthermore, there is little in the way of preventing polluting impacts (light, noise, air) from increased residential use or construction/renovation of the HMO beyond providing an end-user recycling/refuse area.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - HMOs will be supported with conditions such as not over-concentrating HMOs, provision made for refuse and recycling, accessible to sustainable transport and monitors social cohesion. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Include discussion around safeguarding access to green space for new HMOs - Discuss how to mitigate for increased light/noise/air pollution. - Explore how HMOs can have access to healthy food alternatives. - Discuss how the quality of design will be safeguarded in new HMOs beyond being 'suitable'.

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
HO6: Travelling communities accommodation needs	Positive	Positive	Insufficient information to assess	Positive	Positive	Positive	<p>This policy is important to ensure the protection of Gypsy, Traveller and Travelling Showpeople and that they are provided with suitable locations to live and build, healthy thriving communities. This policy is important as it provides suggestions on sites that are economically, socially and environmentally suitable for the community with access to safe local services, facilities and schools for children. This would benefit the health and wellbeing of these communities by way of providing access to these facilities and services.</p>	<p>Overall, this policy is positive in being able to improve access and provide safe accommodation for travelling communities.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Creation of additional plots and pitches for Gypsies, Travellers and Travelling Showpeople. - Allocations will be made to support at least the first 10 years of need. - Existing lawful traveller sites will be safeguarded for Traveller use. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Potential sites should include sufficient space to accommodate proposed number of caravans, day rooms, landscaping, SUDs mitigation - Larger sites will provide residents with amenity space for daily living - To provide safety and convenient access for residents, there will also be safe pedestrian and cycle access points - Residents will have reasonable levels of visual and acoustic privacy - There will not be a significant adverse impact on environmental assets such as countryside, protected landscapes, biodiversity and watercourses.

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
								<ul style="list-style-type: none"> - The sites will not be located where there is risk of flooding or environmental hazards to preserve the health and wellbeing of the community. <p>The site must be adequately provided with drinking water, utilities & sewerage disposal facilities.</p>
HO7: Travelling communities accommodation policy	Positive	N/A	Neutral	Positive	Positive	Insufficient information to assess	<p>Accommodation challenges faced by Gypsy, Traveller, and Travelling showpeople communities are deeply intertwined with public health outcomes.</p> <p>Insecure or inadequate accommodation such as overcrowding, lack of sanitation, or roadside encampments has been linked to poor physical and mental health.</p> <p>Many sites are located near polluted or hazardous areas, contributing to respiratory issues like COPD and asthma, as well as mental health difficulties.</p> <p>Lack of a fixed address can make it difficult to register with a GP or receive consistent care.</p>	<p>This policy sets out the approach to site allocation for GRT communities. Overall, there are some considerations included which would be positive for health and wellbeing for this community.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Proposals for accommodations sites will be supported where it can be demonstrated that there is a need and they meet the relevant criteria. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider being more specific about food access and access to healthcare and the quality of green space. - Consider adding the inclusion of food growing/community agriculture which could also be an enhancement.

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							Travelling Showpeople, in particular, face challenges accessing healthcare while on the move such as collecting prescriptions or attending appointments.	
HO8: Specialist housing	Positive	Neutral	N/A	Neutral	Insufficient information to assess	Positive	<p>Specialist housing is important for health and wellbeing as provision of a safe and secure home is crucial to physical and mental health. Additionally, this policy addresses the particular housing needs of those requiring extra care (such as the elderly) as well as those with disabilities. It also considers those requiring student accommodation.</p> <p>These communities often have a variety of needs that can be different to the wider population and as such a defined policy on this matter is important to provide clarity for development and to ensure that health and wellbeing of these vulnerable populations is safeguarded through healthy places.</p>	<p>This policy is key to improving health and wellbeing for vulnerable residents in Buckinghamshire, as well as those temporarily living in the county such as for education. However, some aspects could be improved upon, with specific mentions around how issues such as affordability and quality of homes will be safeguarded, or how to improve access to green space from a sustainability perspective. More information on how the policy will impact local transport needs / how to improve transport access for those with disabilities would be beneficial.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Sites will be allocated to meet the needs of older people. - Proposals for extra care village and care accommodation need to meet specific criteria. - Additional information around housing provision for those with disabilities or students is provided. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider discussing how this policy will impact local air/light/noise pollution and how to

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
								<p>safeguard this for development residents such as safeguarding green space or enhancing existing green space.</p> <ul style="list-style-type: none"> - Explore how transport can be enhanced for this group of vulnerable users who may have extra-transport needs. - Consider specifying that homes should be affordable and of good quality for these populations to prevent a worsening of health and wellbeing.
HO9: Rural exception sites	Positive	Positive	Insufficient information to assess	Insufficient information to assess	Neutral	Positive	<p>Rural Exception Sites are important in supporting the sustainability of rural communities, especially where affordable housing is limited. Tackling rural housing shortages and providing affordable housing will preserve community cohesion and support local economies by enabling workers to live near their jobs.</p> <p>Delivering Rural Exception Sites will ensure that essential workers in these rural areas will be able to afford to stay here and maintain the local services and facilities, reducing financial stresses related to affordability of housing. This is also important for vulnerable groups, particularly older people to reduce</p>	<p>This policy supports small Rural Exception Sites to deliver affordable housing in settlements of at least 100 people which would not otherwise be permitted through the development plan.</p> <p>The policy states that at least 75% of the site must be affordable and of the right tenure mix and size as reflected by the local need. A housing needs survey would be required to be submitted by applicants to demonstrate the extent of the housing need arising from people with a local connection. This will have a positive impact on local residents in that they will be able to remain in their local communities for living and working opportunities which will ensure that these places remain stable, diverse and inclusive with easy access to local services and facilities that could be reached by means of active travel over the use of the car.</p>

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							social isolation and ensure that they can still partake in the community.	<p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Affordable homes on rural exception sites will be approved with conditions met. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - The policy could refer to providing affordable homes for rural workers working within food production to maintain the rural economy. - The policy could refer to ways that natural green spaces can be maintained or incorporated into the new development to prevent the loss of this on the edge of settlements. - The policy should refer to the need to assess any road network improvements required to cope with the increased housing.
HO10: Windfall policy	Neutral	Positive	Negative	Neutral	Neutral	Positive	<p>Increased housing opportunities on smaller sites can meet local needs, address housing shortages and may support health and wellbeing.</p> <p>Sufficient supply of housing enables people to access to a safe and settled place to live and work. It supports social cohesion and good mental health, particularly for young families and older adults who wish to remain</p>	<p>The windfall policy provides opportunities to increase the provision of housing in Buckinghamshire which can have a positive influence on health and wellbeing.</p> <p>By enabling small-scale developments, windfall policies can help meet local housing needs, including rural areas where housing shortages can lead to overcrowding or displacement.</p> <p>HIAs of developments of 100+ houses help ensure new developments meet the health and wellbeing needs of residents and vulnerable people, improving population health and reducing health inequalities.</p>

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							<p>in their communities as housing needs change.</p> <p>People can access the services community, economic, social and health assets, services and facilities to support daily life and good mental health. It can encourage active travel and reduce reliance on road transport. In rural areas it can help maintain the viability of villages assets such as food shops and community halls.</p> <p>The policy may have a negative impact on health and wellbeing if developments are located in areas which do not provide residents with access to the environments and services needed for a healthy life.</p>	<p>Individually or collectively, smaller windfall developments in tiers 2-5 may have an adverse impact on the health and wellbeing of new and existing residents if they reduce access to the living conditions, services and environments people need to live a healthy life.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Small scale development on unallocated sites within tiers 1-5 will be permitted if appropriate to the location. - Larger scale developments will normally only be permitted if the council cannot demonstrate a 5-year housing land supply and conditions. <p>Recommendation for the policy team</p> <ul style="list-style-type: none"> - Consider including a condition to ensure the development is not likely to contribute to adverse health outcomes for existing or new residents. - Consider ways to safeguard or mitigate for a loss of community growing space.
HO11: Residential annexes	Positive	Positive	Positive	Neutral	Positive	Positive	The residential annexes policy is important because it promotes family cohesion, housing flexibility, and ageing in a place setting which are key	This is a very positive policy that supports the creation of self-contained annexes within or alongside existing homes, primarily for family members. Aims to support multi-generational living, care for dependents,

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							to supporting physical, mental, and social wellbeing.	<p>and flexible family arrangements, while protecting community and preventing overdevelopment.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Annexe is intended for someone with a connection to the resident. - Annexe will have a functional relationship. - Must be capable of being assimilated into existing property. - Vehicular access and garden must be shared. - Internally linked if applicable. - Outbuildings have conditions. - Must comply with design policies. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
Development Policies - Economy								
EC1: Strategic and key employment sites	N/A	N/A	Insufficient information to assess	N/A	Insufficient information to assess	Neutral	<p>The policy strategic and key employment sites is positive for health and wellbeing as good quality employment is a powerful driver of better public health outcomes.</p> <p>Secure, well-paid, and meaningful work is linked to lower rates of chronic illness, better mental health, and longer life expectancy.</p>	<p>Employment is a key driver of positive health outcomes, in particular mental health. As a result, whilst this policy is positive in promoting good local economy but does not discuss improving employment conditions on sites beyond increasing employment opportunities.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Employment generating sites on key strategic sites must meet conditions including providing

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							<p>People in good jobs are less likely to experience stress-related conditions like anxiety, depression, and cardiovascular disease.</p> <p>Areas with higher employment rates tend to have higher healthy life expectancy, while economically inactive regions often see worse health outcomes.</p> <p>Good work can help close the health gap between more and less deprived communities.</p>	<p>economic enhancement and increase employment opportunities.</p> <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider including more specific mentions of healthy food environment, transport, healthy building practices, inclusive workplaces, green space, facilities to promote inclusion in the workplace such as childcare, transport links etc. to improve working conditions and safe employment.
EC2: Other employment sites	Positive	Positive	Insufficient information to assess	Insufficient information to assess	Neutral	Positive	<p>The other employment sites policy could improve health and wellbeing with the regeneration or intensification of employment sites and are important to local economic growth.</p> <p>Delivering good quality premises that are attractive to the market creates renewed, regenerated and mixed use schemes that can provide job opportunities for local people and prevent long term unit vacancies that have a negative impact on the appearance of an area, local job</p>	<p>Overall, this policy is positive and enhances health and wellbeing. Proposals for mixed used schemes that include a residential element can create vibrant, sustainable communities by ensuring good access to local services and facilities through modes of active travel, reducing the reliance on the car and thus reducing traffic, air quality and noise pollution. These schemes increase social connectivity and reduce social isolation as shared spaces are nearby and provide opportunities to integrate into the community.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Development proposals for classes B2, B8 and E(g) will be permitted for new employment uses in line with the Employment Delivery Policy.

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							prospects, public realm and social cohesion.	<ul style="list-style-type: none"> - Where a proposal is for a non-employment use, then it must demonstrate that it has been marketed at an appropriate value for a continuous period of at least 1 year with no viable interest. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider capacity of the road network and future traffic movements as a result of regeneration or intensification of existing employment sites. - Consider pedestrian safety in and around the road network as a result of this.
EC3: Skills and local employment	Positive	Positive	Neutral	Neutral	Neutral	Positive	<p>This skills and local employment policy is important to health and wellbeing as it helps provide local people with opportunities and pathways to employment, and skills to enhance work options with fair pay, job security and job satisfaction.</p> <p>Not being in employment, education, or training (NEET) is associated with poor physical and mental health and social exclusion and is a key contributor to health inequalities.</p> <p>Good quality secure and meaningful jobs with fair pay are associated with improved mental and physical health,</p>	<p>The policy can support population health by contributing to a skilled local workforce to deliver the services, infrastructure and housing needed for health and wellbeing. This policy can help address identified skills and workforce shortages in construction civil engineering, structural engineers, town planning surveyors), agriculture and food production, health and social care sectors.</p> <p>Providing jobs, upskilling apprenticeships and procuring from local businesses creates employment opportunities and pathways to more secure jobs, particularly for vulnerable groups including young people, those NEET and those requiring additional support into work.</p>

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							<p>financial stability, social interaction, and self-worth.</p> <p>A skilled workforce is also required to deliver the infrastructure and services needed to support a healthy population.</p>	<p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Major developments should contribute to local employment and skills. - New developments will be supported if they commit to local employment and training. - Applications need to include a report on the skills and employment opportunities arising from the proposed development. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Proposals should consider the quality of the job support and opportunities offered to ensure they do not contribute to insecure, low paid jobs that underpin poor health.
EC4: Data centres	Positive	N/A	N/A	Positive	Insufficient evidence to assess	Positive	<p>This data centre policy is important for health and wellbeing given the new digital age. Data centres are a national infrastructure project and given the reliance on digital technologies especially in healthcare, it is important that data centres are built to support these services, in a way that is cognisant of the needs of the local population.</p>	<p>Overall, this policy is positive in terms of safeguarding local residents from the construction and operation of data centres. However, it would be of benefit for the policy to include references to transport and movement, building on their acknowledgement of requiring sustainable energy and heating/cooling.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Data centres will be permitted if they meet conditions outlined, as well as approved for ancillary or existing business with additional conditions. <p>Recommendations for the policy team</p>

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
								<ul style="list-style-type: none"> - If data centres are to be staffed by local residents, considering implementing sustainable/active transport measures to encourage commuting via walking/cycling/public transport rather than by car.
EC5: Silverstone Circuit and Silverstone Park enterprise zone	Positive	N/A	Neutral	Neutral	Positive	Positive	<p>The Silverstone circuit and Silverstone Park enterprise zone policy is important for health and wellbeing given the cultural, social and economic importance of the site to residents in Buckinghamshire. As a site that the council is hoping to promote as an international centre of sport it is important that the health and wellbeing effects of this are well understood, particularly through the impact of increasing tourism and use of transport to attend the site.</p> <p>Being able to visit important recreational facilities such as these will improve mental health and wellbeing, particularly if coupled with active travel measures that are encouraged such as promoting use of cycleways or walking paths. Additionally, with the council keen to encourage development of Silverstone, it is important that any</p>	<p>The policy suggests many good measures to tackle concerns of development at Silverstone and overall mitigates for these with reasonable suggestions. It also is encouraging to see it wants to contribute to increasing educational and employment access. However, it is notable that measures to reduce the climate and pollution impact of development here are missing.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Multiple types of proposal for development at Silverstone will be supported including Motor Sports, Facilities, Accommodation, Employment and Education uses, leisure, entertainment and recreation. - Proposals should not cause unreasonable disturbance to local residents, should promote sustainable transport and protect the rural and visual character of the countryside. <p>Recommendations for the policy team</p>

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							negative impacts of developments are addressed.	<ul style="list-style-type: none"> - Consider how this policy will mitigate for a reduction in air quality as a result of motor sport racing and increased tourism to the site. - Potentially include measures that will encourage healthy food retail options/shops. - Consider how this site will mitigate for light and noise pollution on local areas from increasing use and development. - Discuss how new accommodations for UTC students will enable access to local community assets and services to support their daily life.
EC6: Westcott Venture Park enterprise zone and strategic employment site	Neutral	Neutral	Neutral	Neutral	Positive	Positive	The Westcott Venture Park policy is important for health and wellbeing as the council intends to further develop this site, which is of strategic importance to the county and nationally. As a result, development here could impact the health and wellbeing of those local to the site, as well as those employed or living on the site. As a result, ensuring development plans are mindful of their health and wellbeing impact is important. For example, if housing is to be provided on site for employees, it is important to consider provision of facilities for them to prevent ill health, as well as providing health promoting services.	<p>Overall, this policy is broadly neutral, with some positive areas. The policy covers a lot of good ground, particularly in areas around sustainable transport and providing employment/educational opportunities, however it does not provide any recommendations around creating quality homes for those employed at the site that are safe and accessible. In addition, the policy does not address issues around pollution from site development, healthy green spaces or food access.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developments in Westcott will be supported with conditions and should comply with criteria including promoting sustainable transport and not harming visual character or ruining visual amenity. <p>Recommendations for the policy team</p>

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								<ul style="list-style-type: none"> - Consider how this policy will impact pollution in new developments from light, noise and air quality and how this will be mitigated. - Consider clarifying that new enhancements to the site will also be to support new amenities for developments such as recreational, health facilities or social etc. - Consider suggesting developments utilise healthy food retail locations or promote health food choice.
EC7: Pinewood Studios	N/A	N/A	N/A	Neutral	Neutral	Positive	Pinewood Studios is important for health and wellbeing given the size and location of the site, meaning health and wellbeing could be impacted on nearby residents, as well as workers on the site, particularly through aspects such as construction traffic, pollution (light/noise/air quality).	<p>This policy overall could be considered neutral in its impact on health and wellbeing. Whilst it is important that sites such as these are encouraged to develop, it would be of benefit to also consider the impact on nearby residences and those working on the site, through measures such as pollution mitigation (including light and noise), as well as improving transport measures such as these, particularly as it is stated that public transport to the site is poor.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Pinewood will be supported to create new developments for film and TV production. - Re-development not linked to this will have conditions applied. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - It would benefit from a more specific suggestion around promoting active and

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								<p>sustainable travel to the site and it's developments, particularly given the information that public transport here is poor.</p> <ul style="list-style-type: none"> - Consideration should be made to how negative impacts of construction and development such as air quality and traffic, as well as noise and light pollution from film/tv developments can be mitigated for local residents.
EC8: Rural diversification	Positive	Neutral	Positive	Positive	Neutral	Positive	<p>The rural diversification policy will improve health and wellbeing through the re-use and adaptation of existing rural buildings located in the countryside. This rejuvenation creates both visual amenity and improves mental health, as well as creating possible employment. This is important to meet employment needs in rural areas and provides the opportunity to maintain a viable business. It encourages the creation of new sustainable rural enterprises and often provides premises for start-ups and small and medium enterprises. The demand for new building in the countryside can be reduced by reusing rural buildings,</p>	<p>This policy is broadly positive for health and wellbeing. It will support the rural economy through development and reuse of buildings, as well as encourage employment-generating uses in rural areas. Finally, it aligns with national planning guidance (NPPF, 2024) and local landscape management goals.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Development must be small-scale and not harm the surrounding area. - A structural survey is required to prove the building can be converted without major reconstruction. If major work is needed, it must be due to accidental damage. - If the building is still useful for modern farming, converting it must not create a future need for a replacement building nearby. - Must not have been built in the last 10 years (if in national landscape)

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							avoiding leaving an existing building empty or underused.	<ul style="list-style-type: none"> - The new use must support the local rural community, economy, or services. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Limited scope for housing: Focus is on employment uses, not residential. - Public transport limitations: Rural areas may lack infrastructure to support increased activity. - Conversion feasibility: Structural requirements may limit viable projects. - Balancing preservation and development: Especially in sensitive landscapes.
EC9: Tourism	Insufficient information to assess	N/A	Insufficient information to assess	Positive	Insufficient information to assess	Positive	<p>In general, a policy on tourism is important as tourism significantly contributes to the local economy by generating income for residents (currently more than 21,000 people employed in tourism).</p> <p>Buckinghamshire is a well-known destination for tourists, offering a variety of leisure and recreational activities for both its residents and visitors.</p> <p>A policy for tourism can be important for health and wellbeing as tourism plays a role in generating income and providing employment for residents</p>	<p>This policy highlights the importance of tourism in Buckinghamshire and its impact to the local economy. Furthermore, it supports new or expanded tourism and visitor facilities within local settlements.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - New or expanded tourism facilities within or adjacent to existing settlements will be supported. - Elsewhere, conditions apply. - Seasonal structures must be temporary. - Loss of existing tourism and visitor facilities will not be supported unless replacement facilities are proposed. <p>Recommendations for the policy team</p>

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							(especially in rural areas). Tourism also provides leisure and recreational activities which can boost mental and physical health and wellbeing.	<ul style="list-style-type: none"> - Support the growth of existing tourist facilities instead of building new ones. - To minimise negative environmental impacts tourism on countryside locations, need to be justified. - Developments must support the growth of existing facilities - Seasonal structures can provide additional support to local economy but must not have adverse impacts on the landscape. - The re-use of existing buildings for tourism is preferred to limit environmental harm and support diversification.
EC10: Retail Hierarchy	Insufficient information to assess	N/A	Neutral	Insufficient information to assess	Insufficient information to assess	Neutral	<p>The retail hierarchy policy will have a variety of health and wellbeing impacts.</p> <p>Higher-tier retail centres (like city centres) often offer a wider range of healthy food options, pharmacies, and health services. In contrast, lower-tier or poorly served areas may lack access to affordable fresh produce, leading to “food deserts” and poor dietary outcomes. Well-designed retail environments encourage walking, cycling, and social engagement, which are all beneficial for mental and physical health. Declining high streets or poorly</p>	<p>Overall, this policy in its current form has limited impact on fostering positive health and wellbeing beyond vague wording around positive contributions.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Promote the role and function of its centres to positively contribute to vitality, viability, character and the public realm. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Add some more specific information such as healthy food outlets, inclusive employment options, transport links and inclusive and diverse retail spaces.

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							<p>maintained retail areas can discourage active travel and reduce opportunities for community connection. Vibrant retail centres can foster a sense of belonging and pride, while retail decline may contribute to social isolation and stress, especially in deprived areas. Retail hubs provide local employment, which is closely tied to better health outcomes.</p> <p>A strong retail hierarchy can support economic resilience, while retail decline may exacerbate unemployment and associated health inequalities. Urban planning that supports a balanced retail hierarchy with accessible, diverse, and inclusive retail spaces can help reduce health disparities. Interventions like food retail-led regeneration have shown promise in improving food access and community health.</p>	
EC11: Development within Buckinghamshire's centres	Positive	N/A	Neutral	Insufficient information to assess	Positive	Positive	Development within Buckinghamshire's centres is important for health and wellbeing as town centres provide a vital role in supporting the sustainability of settlements by ensuring local shops meet the day-to-day needs of	On balance this policy provides positive inroads for health and wellbeing in Buckinghamshire's town centres. This will provide vibrant public spaces where social interactions can take place, supporting mental health, and opportunities to wonder between the shops, encourages physical activity.

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							<p>residents and visitors. In turn, this contributes to the community's identity and quality of the public realm. Individual's quality of life can be enhanced through delivering a diverse business offering and providing opportunities for social interaction and events to connect a community. Town centres ensure employment opportunities across different sectors, including, services, retail and leisure.</p> <p>A compact neighbourhood offering a range of services, shops and facilities will ensure that vulnerable groups, particularly older people or those with disabilities can meet their daily needs within one place. This positively contributes to mental and physical health, reducing social isolation and reliance on cars and also promotes an active life.</p>	<p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Ground floor level development supported and encouraged for use to positively contribute to the vitality and viability of the town centre. - Prevent vacant ground floor uses, thus reducing the negative effects posed by vacant units and other shops falling outside of classes that tend to result in antisocial behaviour and other problems associated with congregation. <p>Recommendations for the policy teams</p> <ul style="list-style-type: none"> - Consider further detail on how a healthier food environment will be delivered within the café and restaurant uses.
EC12: Development for main town centre uses outside Buckinghamshire's centres	Positive	N/A	Positive	Positive	Positive	Positive	<p>This policy is important in protecting town centres and smaller settlement vitality and viability from out-of-town developments.</p> <p>See notes from policy 'EC11: <i>Development within</i></p>	<p>This policy seeks to support the vitality and viability of town centres and smaller settlements and reduce vulnerability from out-of-town developments. However, if suitable sites are not available, the policy does not specify a reasonable time period for when out of centres sites should be considered. This may result in more out of town developments. The policy also does</p>

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							<p><i>Buckinghamshire's centres'</i> on the role of town centres in supporting health and wellbeing. Similarly smaller settlements provide residents with local access to services to meet day to day needs, including access to food. If small shops are not economically viable, communities may lose access to essential services which is particularly important for older people and vulnerable people who may have less access to car. Town centre uses in smaller settlements also function as a community hub and provide opportunities for social interaction to reduce isolation and help sustain communities.</p> <p>Concentrating developments in town centres and smaller settlements, rather than in out of town creates more compact neighbourhoods and can utilise existing transport links and active travel infrastructure. This encourages active travel and public transport, can reduce car use and improve air quality.</p>	<p>not highlight the important of good transport links as outlined in the NPPF.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Sequential test with a preference on centres, then edge of centre locations. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Applications should consider good transport links and active travel routes to town centres and edge of town developments and be well supported by transport policies. - Includes enhanced connectivity between outlying areas and town centres to ensure equitable access to services for those without cars.
Development Policies – Natural Environment								

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NE1: Water quality	Positive	Positive	Positive	Positive	Positive	Positive	<p>It is important that water quality is maintained and enhanced by avoiding adverse effects of development on the water environment. Population growth and new housing are increasing pressure on waterbodies, including chalk streams, through changes in land use, demand for water, water quality and habitat loss. To reduce the impact of development, adequate infrastructure should be in place to ensure there is no increase in unsustainable abstraction or overloading of the sewer network or sewage treatment infrastructure. Mitigation responses include precluding development alongside chalk streams, the use of infiltration and deep borehole SuDS to aid chalk aquifer recharge.</p>	<p>The Water Quality policy is positive and has features that will improve health and wellbeing across all 6 themes in this review.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Protect and enhance water quality in rivers, lakes, aquifers, and other water bodies. - Ensure development does not compromise drinking water sources or ecological health. - Align with the Water Framework Directive (WFD) and River Basin Management Plans. - Promote the use of Sustainable Drainage Systems (SuDS) with appropriate safeguards. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
NE2: Watercourses and associated corridors	Insufficient information to assess	Insufficient information to assess	Insufficient information to assess	Positive	Positive	Insufficient information to assess	<p>The policy on watercourses and their associated corridors is an important element of the Green and Blue Infrastructure of Buckinghamshire and have multiple valuable functions for the natural and built environment.</p> <p>A comprehensive, long-term plan should be established for managing</p>	<p>This policy covers main rivers, ordinary watercourses such as streams, ditches, dams and canals. One of the key goals of this policy is to ensure that new developments can withstand the effects of climate change, helping to protect people and property from the increased risk of flooding.</p> <p>Recommendations from the policy</p>

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							<p>watercourses, addressing issues such as invasive and non-native species. When designing new developments, publicly accessible spaces ought to incorporate watercourses, ensuring they can be properly maintained over time.</p>	<ul style="list-style-type: none"> - Opportunities to de-culvert and re-naturalise must be actively pursued during planning applications. - Proposals that involve canalising or culverting watercourses will not be supported. - Developments containing watercourses must provide or retain at least 10m buffer from the top of the riverbank - Developments should include flood risk management plan. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
NE3: Biodiversity – protection and enhancement of sites of high biodiversity and geodiversity importance	N/A	N/A	N/A	Positive	N/A	N/A	<p>Protecting biodiversity and geodiversity creates the foundation for resilient ecosystems, which in turn support resilient communities.</p> <p>Diverse geological features provide natural hazard protection and help buffer communities from floods, landslides, and erosion. Biodiverse habitats including wetlands and forests filter pollutants, improving air and water quality, key factors in preventing respiratory and cardiovascular diseases.</p> <p>Biodiversity and geodiversity also support mental health, in terms of</p>	<p>Overall, this policy could result in positive health impacts as long as these environments are accessible for the public.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Development proposals adversely affecting sites of biodiversity or geodiversity importance will not normally be supported. - Highest level of protection will be given to sites and species of international and national importance. - Developments which would harm directly or indirectly other designated sites of nature conservation or geological interest will have conditions.

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							reducing stress, anxiety and depression.	<ul style="list-style-type: none"> - Sites will be protected with appropriate buffers. - Impact assessments will be required. - Exceptions will only be made in cases of significant public benefit. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
NE4: Biodiversity – protection and enhancement of notable species	N/A	N/A	N/A	Positive	N/A	N/A	Notable species for example the great crested newt, contribute to a healthy ecosystem. Their role is beneficial in enhancing biodiversity, air and water quality which, in turn, reduces pollution and ensures a healthy natural environment where people can experience better respiratory health, physical and mental health from spending time outdoors in nature.	<p>This policy ensures the protection of notable species, specifically, great crested newts, under the Great Crested Newt Organisational Licence granted by Natural England. Ensuring their protection which will result in a stable natural environment and ecosystem where species and people can coexist.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Development proposals must consider the impacts upon notable species. - Appropriate surveys must be undertaken if there is an impact. - Impacts must be compensated. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
NE5: Biodiversity gain and nature recovery	N/A	N/A	Positive	Positive	N/A	N/A	This policy sets out the importance of the One Health approach and how consideration of our natural environment can improve health and	<p>This policy is positive and contributes to health and wellbeing across the county.</p> <p>Recommendations from the policy</p>

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							wellbeing. As a result, the improvements noted that encourage green space, biodiversity and care for plants, insects and animals will provide mental health benefits to local residents. Additionally, increased green space is crucial for improving physical health outcomes, providing new areas for physical activity.	<ul style="list-style-type: none"> - All development proposals should be designed to maximise biodiversity. - Opportunities that create or linked ecological networks are encouraged. - Ecological surveys may be required. - There should be a 20% net gain to biodiversity. - Other conditions apply. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Explore how the community can assist with biodiversity measures, particularly in relation to health food supply i.e. through supporting community allotments, gardens, orchards.
NE6: Green infrastructure	Positive	Positive	Positive	Positive	Positive	Positive	This policy on green infrastructure discusses that well-planned, multi-functional green infrastructure is important for building sustainable communities. It delivers a wide range of health and wellbeing benefits including biodiversity conservation and enhancement, cultural and landscape appreciation, recreation and healthy living, water management and flood control, climate change adaptation and mitigation and local production of food, fibre, and fuel.	<p>This policy emphasises the strategic role of green infrastructure in creating sustainable, healthy, and climate-resilient communities. It is an asset that supports environmental, social, and economic goals.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Green infrastructure should provide benefits for wildlife, quality of life and water quality and more. - Council will support proposals demonstrating multiple impacts. - Large developments will need to meet accessible green space standards.

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
							It also supports NHS health initiatives, particularly around obesity and wellbeing. Buckinghamshire's high quality green infrastructure is a key asset for attracting residents and businesses. The policy ensures a connected GI network across the county, with improvements aimed at addressing existing deficiencies.	<ul style="list-style-type: none"> - The council will only accept lots of existing accessible green space with specific conditions attached. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
NE7: Trees, ancient and veteran trees, woodlands, orchards and canopy cover	Insufficient information to assess	Insufficient information to assess	Insufficient information to assess	Positive	Insufficient information to assess	Insufficient information to assess	<p>This policy is important for the overall aim of enhancing the council's tree, woodland, orchard and hedgerow resource through the protection and enhancement of the existing resource.</p> <p>This is important for health and wellbeing as access to green spaces is a known contributor to positive mental and physical health.</p>	<p>This policy defines what counts as a traditional orchard or veteran tree in the local area, helping to identify and protect these valuable assets.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developments will contribute to enhancing the council's tree and woodland resources. - Full tree survey is required and arboricultural assessment. - Presumption to refuse developments which could lead to a loss of these resources. - Buffers and restrictions apply to developments near ancient/veteran trees etc. and mitigation applied including use of planting native trees. <p>Recommendation for the policy team</p> <ul style="list-style-type: none"> - None.

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NE8: Ecological enhancements	Positive	Positive	N/A	Positive	N/A	N/A	<p>Ecological enhancements for example restoring habitats, planting trees, or creating green corridors support microbial diversity, which may help regulate immune systems and reduce allergies, overall improving health. Ecological improvements can also buffer communities from environmental hazards like flooding or extreme heat, building long-term resilience.</p> <p>Physical and mental health gains from greener environments encourage physical activity, reduce stress, and improve mood. People living near enhanced natural spaces often report better mental wellbeing and lower levels of anxiety and depression.</p> <p>Projects like urban greening or wetland restoration can reduce air pollution and urban heat, helping to prevent respiratory and cardiovascular diseases.</p> <p>Participating in ecological enhancement activities such as community gardening or conservation volunteering can foster a sense of purpose, achievement, and social</p>	<p>This policy has the potential to positively impact on health through inclusion of ecological features in developments which may promote biodiversity.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developments are required to create new ecological features and maximise opportunities for biodiversity. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.

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							connection, especially for vulnerable groups, older people or people with mental health challenges.	
NE9: Mitigating light impacts	Neutral	N/A	N/A	Positive	Insufficient information to assess	N/A	<p>Mitigating light impacts is important to create dark sky areas and reduce light pollution for wildlife which in turn causes less disruption to their natural environment and interference with navigation, feeding and reproduction.</p> <p>In terms of health and wellbeing, reducing artificial light at night can help regulate sleep and exposure to natural dark skies can reduce stress and promote a sense of connection and grounding. However, it can also have negative impacts including a reduced perceived safety, discouraging people from using certain walking routes or areas, or increased road accidents with pedestrians or cyclists.</p>	<p>This policy ensures the protection of dark corridors to protect the movement of wildlife through the landscape.</p> <p>The policy recognises that some artificial light at night (ALAN) is required to ensure health and safety of the population, but that this should only be directed where it is needed, be no brighter than necessary, be turned off when not needed and should have warmer coloured lights. This could positively impact on neighbourhood design</p> <p>in that areas in need of lighting will remain lit to enhance community safety and reduce the fear of crime, however, it could also negatively impact it as areas may still be perceived to be dark and unsafe, resulting in reduced community safety and enhanced the fear of crime and less people undertaking active travel options during hours of darkness.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - External lighting has conditions to it in new developments. - A mitigation hierarchy should be followed to ensure the use of lightning is appropriate. <p>Recommendations for the policy team</p>

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								<ul style="list-style-type: none"> Refer to more ways that managing lighting can benefits both wildlife and humans, particularly within built up areas or around links into green or blue infrastructure.
NE10: Colne Valley Regional Park	N/A	N/A	N/A	Positive	Positive	Positive	<p>Colne Valley Regional Park covers over 10,000 hectares of land with a main purpose of providing recreation and leisure opportunities for the enjoyment of the countryside by the public. The park is extremely valuable to biodiversity and contains part of one Special Protection Area, part of one National Nature Reserve, 13 Sites of Special Scientific Interest and seven Local Nature Reserves. Several rivers provide habitats for wildlife and the location of the park reduces the urban heat island effect from London and other surrounding built up areas.</p> <p>The park, within easy access from nearby large towns and London provides safe and accessible areas for physical activity and socially connecting with others and nature, reducing anxiety and depression and promoting a sense of community and belonging.</p>	<p>This policy supports the protection and enhancement of the landscape, biodiversity, recreation facilities and infrastructure, rural economy and water courses, ensuring that the park is accessible and safe to all for enjoyment and recreation.</p> <p>The policy states that there is an excellent network of walking and cycling routes that link surrounding towns and several lakes support fishing, sailing, windsurfing and other water sport activities. This ensures opportunities to partake in physical activity, manage mental health and connect with nature.</p> <p>As the park has over 200km of river and canals with over 60 lakes supporting a great variety of wildlife and providing the public with drinking water, it is important that the water sources are safe and not polluted to prevent the spread of waterborne diseases.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> Development within the Colne Valley Regional Park will require meeting a multitude of conditions such as positively affecting climate change, reducing pollution, encouraging community participation.

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								Recommendations for the policy team <ul style="list-style-type: none"> - Consider how vulnerable residents could be incorporated into development plans, such as increasing accessibility to park resources etc.
NE11: Special Areas of Conservation	Positive	Positive	Positive	Positive	Neutral	Neutral	Special Areas of Conservation are important because they protect and enhance access to natural environments which improves mental health, encourages walking and cycling, and a more active lifestyle, contributing to community wellbeing and ensures long term social health.	Policy aims to protect special areas of conservation and promote sustainable development by integrating environmental protection into planning decisions. Recommendations from the policy <ul style="list-style-type: none"> - Proposals that potentially affect areas of conservations will need to demonstrate no adverse effect. - Development which could lead to increased recreational pressure in an exclusion zone will not be permitted. - Mitigation will be needed in special areas of conservation. Recommendations for policy team <ul style="list-style-type: none"> - None.
NE12: Suitable Natural Green Space	Insufficient information to assess	Insufficient information to assess	Insufficient information to assess	Positive	Insufficient information to assess	Insufficient information to assess	This policy is important as it allows for more green space to be created or enhanced with the purpose of absorbing recreational pressure that would otherwise occur at National Sites.	Suitable Alternative Natural Greenspace (SANG) refers to green areas that are created or improved specifically to give people a place to enjoy nature. These spaces help reduce the number of visitors to sensitive national sites, like the Chilterns Beechwoods or Burnham Beeches, by providing attractive alternatives for recreation and relaxation.

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							Creating more green spaces is important and will have positive impact on the physical and mental health of residents.	<p>Recommendations from policy</p> <ul style="list-style-type: none"> - Proposals for SANG will be supported where they meet all relevant principles. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider included provision for vulnerable residents and those with accessibility issues.
NE13: Gateway sites	N/A	N/A	Neutral	Neutral	Negative	Positive	These gateway sites are important for health and wellbeing as they potentially create new recreational and social sites for Buckinghamshire residents to enjoy, which will positively impact mental and physical health. However, it notes that these sites will be very close the areas of special conservation and could risk a loss of green space and access if not developed appropriately in line with sustainability principles.	<p>The policy is neutral overall with a balance of positive and negative impacts on health and wellbeing. Importantly, it should be noted that whilst the policy says developments should be designed to meet the needs of various groups i.e. families, dog walkers, vulnerable residents with accessibility issues, it assumes that they have a car to travel to the site. There is no discussion on promoting active transport or sustainable transport, particularly to a nature space. This could have significant impacts on levels of traffic and pollution in this area, namely noise and air quality.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Gateway proposals will be supported away from CBSAC and must be located adjacent to it. - They should maximise visitor engagement as a destination venue at the site and provide facilities for this. - There are other conditions attached to ensure an attractive and sustainable visitor site.

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								Recommendations for the policy team <ul style="list-style-type: none"> - Consider the environmental impact of development in these areas and how polluting impacts can be mitigated. - It would benefit the policy to discuss how travel options other than parking will be promoted, particularly active travel or sustainable travel options i.e. public transport.
NE14: Little Marlow Lakes	Positive	Positive	N/A	Positive	Positive	Positive	<p>Little Marlow Lakes is a country park within the Green Belt with a main purpose of providing and improving opportunities for the enjoyment of the countryside by the public and to relieve recreational pressure on nearby nationally important sites including the Chilterns Beechwoods SAC at Ashridge Commons and Woods SSSI and Burnham Beeches SAC.</p> <p>In doing so, by offering an additional designated green space within easy access from nearby towns provides safe and accessible areas for physical activity and socially connecting with others, reducing anxiety and depression and promoting a sense of community and belonging.</p>	<p>This policy sets out the requirements of Little Marlow Lakes, of which part of it, Spade Oak Lake, is allocated for Suitable Alternative Natural Greenspace (SANG) to provide an opportunity to offset the impacts of proposed housing growth at Bourne End and Burnham Beeches ensuring that green space is accessible to all for enjoyment and recreation.</p> <p>The policy states that there are many public footpaths including an extensive network of circular routes that are accessible to disabled residents, enhancing use by this important vulnerable group. The lakes are also used for a variety of water-based activities including fishing and open-water swimming. This provides positive benefits to one's physical and mental health.</p> Recommendations from the policy <ul style="list-style-type: none"> - Little Marlow Lakes is allocated for SANG and wider outdoor recreational uses.

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								<ul style="list-style-type: none"> - Measures should be taken to reduce water pollution and contribute to long term management of the area. - Car parking should be provided. - Development should not have an adverse effect. - Any development will need to provide safe, direct access to Marlow/Bourne End for non-car residents. - Any development close to blue spaces must enhance the features ecological value. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
NE15: Development in the countryside in the Green Belt	Insufficient information to assess	Positive	Insufficient information to assess	Positive	Insufficient information to assess	Insufficient information to assess	Development in the countryside in the Green Belt can be important to ensure the best use of the land to meet local housing needs, support sustainable growth and enhance environmental stewardship. This can take place on land identified as grey belt where land is either previously developed or does not strongly contribute to the Green Belt purposes, as infilling on small plots of land, or replacement dwellings or extensions.	<p>The policy supports development in the Green Belt where it's on previously developed or grey belt land, or under specific exceptions including necessary agricultural or forestry buildings, homes for essential workers, replacement or small extensions of existing dwellings, limited infilling in designated villages, limited affordable housing for local needs, other needs that preserve openness of Green Belt. This ensures that where appropriate, development can occur if the benefits outweigh the harm, maintain open character and visual impact of the Green Belt.</p> <p>Development will have a positive impact on local residents in that they will be able to remain in their local communities for living and working opportunities</p>

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							In terms of health and wellbeing, Green Belt development can address housing needs, particularly affordable housing for key workers or local families, reducing stress and unaffordability. Proximity to local green spaces and a community, lowers anxiety, depression and isolation and fosters a sense of belonging.	<p>which will ensure that these places remain stable, diverse and inclusive with easy access to local services and facilities that could be reached by means of active travel over the use of the car. There will also be direct access into the open countryside, fostering physical and mental health benefits.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Development in the Green Belt is inappropriate except on previously developed land or Grey Belt. - Must not undermine the purpose of the remaining Green Belt. - Inappropriate development will not be supported unless special circumstances. - Existing dwelling or developments needing extension have conditions attached. <p>Recommendations for policy team</p> <ul style="list-style-type: none"> - None.
NE16: Development in the countryside outside the Green Belt	Positive	Positive	Insufficient information to assess	Positive	Neutral	Positive	This policy on development in the countryside outside the Green Belt is important because it ensures sustainable development and the support to rural communities and economies.	<p>The policy gives a strong framework for development in the countryside not protected by the Green Belt where any development must support rural communities and economies.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Development in countryside outside of the Green Belt is subject to conditions.

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								<ul style="list-style-type: none"> - Development will be supported if it meets one of the criteria listed. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider provisions for improving local rural public transport links.
NE17: National Landscapes and their setting	Insufficient information to assess	Insufficient information to assess	Insufficient information to assess	Positive	Insufficient information to assess	Insufficient information to assess	<p>This policy is important because the Chilterns National Landscape is a natural treasure that consists of valleys, walking routes, plants and woodlands. Moreover, it offers numerous recreational activities, walking and cycling routes. Engaging in these activities can have help to reduce stress, improve physical health, reduce the risk of chronic diseases and improve overall health and wellbeing.</p>	<p>The primary purpose of this policy is to conserve the natural beauty of the landscape, which includes a variety of character areas and settlement types, such as flower-rich downland, broadleaved woodlands, tranquil valleys, ancient routes, and globally rare chalk streams.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developers are required to provide an LVIA for any significant proposals within the National Landscape or its setting. - All developments must conserve the natural beauty of the landscape - The legal framework for National Landscapes will place a duty on the Council to consider the impact of developments on the flora, fauna and geological features <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.

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NE18: Landscape character and local landscape designations	Positive	Positive	Insufficient information to assess	Positive	Insufficient information to assess	Positive	<p>Landscape character and local landscape designations are important for health and wellbeing because excess noise and light are shown to have demonstrable negative impacts on (in particular) mental health. Furthermore, by maintaining the character of an area, it is likely to create a more cohesive environment that will be visually appealing and impactful on positive mental health.</p> <p>Additionally, this policy will impact vulnerable groups in a positive way through a reduction in noise and light pollution supporting groups such as those with mental health conditions and people with disabilities.</p>	<p>This policy aims to safeguard the visual appeal and landscape of an area under consideration for development. In particular through the usage of landscape character assessments.</p> <p>If these are unable to be fully achieved a process of mitigation and also compensation (if applicable) is described, which would ideally not be needed if the impact is addressed appropriately. The policy then goes on further to describe areas of attractive landscapes and local landscape areas, whereby developments on these must have regard for their character and development supported if appropriate mitigation has been agreed. Conditions can be placed by the council on these developments.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developments must recognise character through Landscape Character Assessments. - Mitigation and/or compensation must be planned for if there is potential harm to the landscape character. - Development in areas of attractive landscape or local landscape areas will require mitigation measures and the council can place conditions on these to ensure appropriate mitigation. <p>Recommendation for the policy team</p> <ul style="list-style-type: none"> - This policy would benefit from mentioning how it could impact healthier food

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								environments and transport and movement within these plans. For example, a development may be likely to bring increased foot or vehicle traffic which could impact visuals/spacing/lighting etc.
NE19: Pollution, air quality and contaminated land	N/A	Positive	Insufficient information to assess	Neutral	Positive	Insufficient information to assess	<p>Managing noise pollution is important to reduce unwanted, excessive sound that could disrupt health, communities or the environment. In terms of health, adverse noise levels can cause sleep disturbances, increased stress and anxiety and cardiovascular issues.</p> <p>Managing air quality is important because it directly affects the air people breathe. Poor air quality has short term implications on health for example, inducing coughing or eye irritation and long term implications including increased risk of respiratory conditions which could be exacerbated within vulnerable groups including children, older people and those with pre-existing medical conditions.</p> <p>Managing contaminated land is important to prevent the risk water pollution from leaching or poor soil</p>	<p>This policy supports minimising the impact of noise pollution on the occupiers of proposed buildings, neighbouring properties and the surrounding environment. It identifies that road traffic is the main source of air pollution and implies that development proposals must submit an air quality impact assessment.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - An appropriate contaminated Land Assessment is required that could result in a condition being imposed where there is an unacceptable risk to people's health, the natural environment or water quality. - Significant noise generating producing developments will be required to minimise the impact of noise such as through a noise impact assessment, whereby conditions and mitigations may be required. - Developments that may adversely impact air quality will require a air quality impact assessment. <p>Recommendations for the policy team</p>

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							quality, in turn affecting food production. In some cases, fires or explosions could result from unstable land. In terms of health, managing contaminated land prevents harmful substances in soil, groundwater or within buildings from reaching people through direct contact, inhalation, or ingestion.	<ul style="list-style-type: none"> - Consider referring to how population health can be improved by addressing contaminated land leaching into water and soil, and it's subsequent impact on food production.
Development Policies – Transport								
TR1: Transport requirements in new developments	Positive	N/A	N/A	Positive	Positive	Insufficient information to assess	<p>Good transport in new developments through vision-led planning is important to ensure that developments are outcome-focused, prioritise people, are adaptive to future scenarios and involve the community in collaborative design approaches.</p> <p>In terms of health and wellbeing, vision-led planning will focus on reducing car dependency and enhancing sustainable travel initiatives. Physical and mental health benefits will include more active lifestyles from undertaking active travel, cleaner air from less cars, reduced stress, exposure to daylight and green spaces, social interactions</p>	<p>This policy supports sustainable travel initiatives within new developments including walking, cycling and wheeling infrastructure, public transport, car clubs and sharing and mobility hubs. This ensure connections within new developments and integration with the wider community and existing networks.</p> <p>The policy states that it should be easier and quicker to walk, wheel or cycle to key locations than take another mode of transport. This ensures that people are the priority and infrastructure will support safe, accessible routes to encourages this form of movement.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - All new developments need to embed transport sustainability hierarchy. - Transport assessments or statements will be required.

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							and quieter and safer streets due to less road traffic.	<ul style="list-style-type: none"> - Provision for car sharing, car clubs, travel plans and mobility hubs. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
TR2: Transport improvements	Positive	Positive	Positive	Positive	Positive	Positive	<p>This policy is important for health and wellbeing because it protects future infrastructure and promotes healthier travel. New developments will be well-connected, improving access to jobs, services, and social opportunities. It also reduces car dependency and emissions, contributing to cleaner air and climate resilience.</p> <p>Requires major developments to contribute to transport infrastructure, creating more sustainable and balanced communities.</p>	<p>This is a very positive policy that promotes active travel (walking, cycling) and public transport. It is likely to improve access to services, jobs, and amenities. It supports economic growth and reduces health inequalities. Finally, it encourages sustainable and inclusive neighbourhood design.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Development will not be supported where it would prejudice new or improved transport infrastructure. - Major developments need to protect and help deliver transport infrastructure where there is robust evidence that it is critical to widening transport choice. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider ensuring food access is integrated into transport planning.
TR3: Parking standards	N/A	N/A	N/A	N/A	Positive	N/A	This policy is significant because car parking and its location affect the quality of the environment, including its appearance, functionality, and	This policy aims to tailor parking provision based on local market demands, community needs and transport availabilities.

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							safety. The availability and convenience of parking at the destination can influence people's travel choices.	<p>Recommendations from the policy</p> <ul style="list-style-type: none"> To ensure adequate parking provision, this policy takes many demographic and economic variations in Buckinghamshire's urban and rural areas into consideration New proposal for development will be required to comply with the latest parking standard to ensure that parking provision are implemented for the benefit of all residents. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> Consider the provision of electric car charging ports in new car parks to promote sustainability.
TR4: Public Rights of Way	Positive	N/A	Neutral	Positive	Positive	Positive	<p>Public rights of way provide access to green space that can serve as exercise and commuting routes, as well as relief within urban areas. Protecting and enhancing walking and active transport routes is beneficial for health and wellbeing given their impact on weight and cardiovascular disease.</p> <p>Public safety is also important and has significant mental health impacts if not considered. This policy discusses how it will encourage new routes to</p>	<p>This policy aims to provide protection and enhancement of public rights of way, as well as requirements that diversions must be of similar or greater merit than the existing route.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> Ensure integrity and connectivity of the public rights of way. Ensure safe and continued use of these. Avoid harm to operation of public rights of way. Diversions can only be accepted if they are of similar or greater merit than existing.

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							be safe by design and intersecting with active frontages.	<ul style="list-style-type: none"> - New routes should be safe, upgraded to support increased use and be overlooked by active frontage. <p>Recommendations to the policy team</p> <ul style="list-style-type: none"> - It would be of benefit to explore the possibility that diverted routes should not impact on healthy food infrastructure access or impact on food production. - Consideration should be made on how this policy affects the accessibility of those with disabilities and/or other vulnerable groups.
TR5: Electric vehicle charging	Positive	N/A	N/A	N/A	Positive	N/A	<p>Electric vehicle charging is important to support the UK's target of achieving net zero by 2050 and ensuring journeys are taken by zero emission vehicles.</p> <p>In terms of health and wellbeing, EV vehicles contribute to cleaner air which is important to reducing respiratory and cardiovascular diseases. Reduced noise pollution and quieter streets lower stress and improve sleep which enhances mental wellbeing. Green transport options also improve mental and physical wellbeing.</p>	<p>This policy aims to provide protection and enhancement of public rights of way, as well as requirements that diversions must be of similar or greater merit than the existing route.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Support the maximisation of electric and low emission vehicles. - Car clubs in major development are required including electric and low emission vehicles as a priority. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.

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TR6: Freight and logistics	N/A	N/A	N/A	N/A	Neutral	Positive	Freight and logistics are important to ensure the efficient movement of goods, supporting economic growth, job creation and consumer access. However, this could result in increased traffic movement, road safety issues, noise and air pollution which could have a detrimental impact on one's health and wellbeing. This may result in respiratory or cardiovascular diseases, stress or sleep disturbances from late night vehicle movements or health inequalities between those living closer to busy roads or industrial areas and those further away.	<p>This policy supports the transportation of goods across Buckinghamshire to service communities and enable economic growth and development. Buckinghamshire has many wholesaler businesses within the freight and logistics supply chain including pharmaceuticals, food and agricultural products, and office machinery and equipment. This ensures a strong economy and a greater access to foods, medicines and consumer goods, narrowing health inequalities and decreasing isolation from these key needs.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Sustainable freight activity will be supported. - Smart warehousing will be supported. - New proposals should not have a significant detrimental impact on the local area. - Developments must ensure equitable access. - Employments sites must have facilities for deliveries. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Ensure that new proposals for freight and logistics include how vehicle movements will contribute towards reducing the impacts of traffic and improving road safety, noise and air pollution.
TR7: Aviation development	Positive	Neutral	N/A	Positive	Neutral	Positive	This policy is important for health and wellbeing because it ensures aviation development doesn't harm residents	This policy is overall positive as it aims to balance aviation development in the county with the protection

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							<p>wellbeing or natural environment but supports economic use of airfields and safeguards public safety.</p> <p>It prevents disruption to communities, public rights of way but requires strict design and consultation standards as well as strategic co-ordination with the local airports, Heathrow and Luton.</p>	<p>of local communities, the environment, and operational safety.</p> <p>Safeguards against adverse impacts on nature and landscape, noise and lighting are included.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Aviation development only supported where it does not have a significant adverse impact on multiple areas. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider including ways of monitoring mental and physical health impacts from air quality, or noise. - Consider monitoring construction traffic and increased aviation activity. - Community engagement would be beneficial. - Consider including information on how this may affect agricultural land.
TR8: East West Rail	N/A	N/A	N/A	N/A	Positive	Insufficient evidence to assess	<p>This policy is important as the delivery of East West Rail is vital for the subregion's prosperity and for improving sustainable travel alternatives for commuting and leisure.</p> <p>In terms of health and wellbeing, having the opportunity to commute via train enable residents to travel</p>	<p>This policy is overall positive as it supports development of a large rail infrastructure project connecting important regional hubs across the east of England and south-central England.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - All planning applications within 50m of the branch line will be subject to consultation with Network Rail.

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							easier between different cities and avoid traffic which can reduce stress and negative influences on mental, physical and environmental health.	<ul style="list-style-type: none"> - There will be a seamless delivery of the Aylesbury Link-East West Rail Link by establishing a continuous two-track railway and preparing for future overhead electrification. - Promoting the double-tracking of the Princes Risborough to Aylesbury branch line to accommodate growing capacity needs and support sustainable development in the region. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider how the policy could impact on vulnerable residents and how to improve its accessibility.
TR9: High Speed Two	Positive	N/A	N/A	Neutral	Neutral	Insufficient evidence to assess	<p>HS2 is a national infrastructure project with safeguarded land that “runs through the centre of the county”. This policy describes the plan for developments that are considered to potentially prejudice or impact the implementation of HS2.</p> <p>This is important for health and wellbeing, as construction in and around these areas would likely be significant, increasing risks of light, noise and air pollution in and around new developments, as well as a loss</p>	<p>This policy specifically relates to the approvals of new developments around HS2 in regard to construction and not on safeguarding existing communities that may be being impacted by HS2 construction at present.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Not supporting new developments that prejudice HS2 implementation. - New developments impacting HS2 implementation must manage their construction to minimise impact on communities and the environment, as well as

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							of environmental green or blue spaces. However, it is unclear how new developments that impact HS2 implementation will be safeguarded for health and wellbeing beyond a note to mitigate unavoidable impacts where practical from construction.	<p>using careful design to protect communities where practicable.</p> <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider inclusion of specific measures to protect vulnerable groups in developments mentioned in point 2 of the policy. - Consider how local transport links and active travel can be safeguarded or enhanced if development necessary for HS2 has to take place i.e. preventing loss of cycle/walkways.
TR10: Former Bourne End to High Wycombe railway line	Positive	N/A	N/A	Positive	Positive	N/A	<p>The former Bourne End to High Wycombe railway line is a disused line linking between these two towns. It's development would be important to provide a high quality public transport corridor for the enjoyment and physical activity opportunities.</p> <p>By offering a designated route providing access between Bourne End and High Wycombe provides a safe and accessible areas for physical activity and socially connecting with others, reducing anxiety and depression and promoting a sense of community and belonging.</p>	<p>This policy supports a new walking, cycling and wheeling route along the former Bourne End to High Wycombe Railway Line. A 5m wide corridor will be safeguarded from development to allow for this route. Nearby developments will require that links are created onto the route to maximise active travel and enhance opportunities for social connections and connecting with nature, promoting physical and mental wellbeing and reducing anxiety and depression.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Bourne end to High Wycombe railway to be proposed as a new walking/cycle/wheeling route. - Developments will not be supported if they prejudice this.

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								Recommendations for the policy team <ul style="list-style-type: none"> - None.
Development Policies - Infrastructure								
IN1: Infrastructure delivery	Insufficient information to assess	Neutral	Insufficient information to assess	Positive	Insufficient information to assess	Positive	<p>This policy is important to identify and provide necessary infrastructure that considers the natural and built environment, scale and location of every new development.</p> <p>In terms of health and wellbeing, this infrastructure policy could help to improve it by ensuring the development of health facilities and community health services that can be utilised by residents.</p>	<p>Overall, this is a positive policy that will contribute to improved health and wellbeing in the county.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developments must identify and provide necessary infrastructure. - Developments must consider current infrastructure with information on long-term management of new infrastructure. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider how developers can contribute to existing infrastructure in a positive way to support developments.
IN2: Water infrastructure	Positive	Positive	Positive	Positive	Neutral	Positive	<p>This policy is important because it ensures that development is supported by safe, reliable, and sustainable water systems, preventing health risks such as waterborne diseases, sewage overflows, and contamination.</p> <p>It supports safe living conditions by requiring infrastructure to be in</p>	<p>Overall, this policy is positive as it ensures developments have safe water and wastewater systems before occupation. It also prevents pollution of water, encourages early engagement with water companies and uses a Water Cycle Study to guide infrastructure needs. Reassuringly it follows Environment Agency guidance and national planning frameworks.</p> <p>Recommendations from the policy</p>

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							place before occupation, protecting residents from living in homes without adequate water or sanitation services. Furthermore, it protects the environment by preventing pollution of rivers, lakes, and groundwater, which supports both ecosystem health and human wellbeing. Also, it promotes resilient communities through long-term planning and early collaboration between developers and utility providers, ensuring that communities grow in a sustainable and coordinated way.	<ul style="list-style-type: none"> - Developments must demonstrate how they will be fed by adequate water and wastewater infrastructure and that there is capacity for these. - New developments cannot be occupied until these are in place. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Smaller or rural developments might face challenges accessing mains drainage or funding infrastructure improvements. - Policy doesn't explicitly address climate change impacts like droughts or flooding on water infrastructure.
IN3: Tele-communications infrastructure	Positive	Positive	N/A	Neutral	N/A	Positive	<p>This policy is important to establish the effective transfer of information over different distances using broadband and wireless technologies such as telephone, TV, mobile phones and the internet.</p> <p>The use of this policy can have a significant impact on health and wellbeing as communication via the internet, the phone or other devices is crucial for daily personal & professional interactions. Providing access to telecommunications can</p>	<p>Overall, this policy is very positive in its impacts on health and wellbeing.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Minimising the visual impact of development. - Exploring alternative locations, such as shared masts or existing buildings and structures. - Using landscaping and camouflage techniques. - Carefully considering the potential harm in sensitive areas. - Removing outdated telecommunications equipment to prevent unnecessary environmental impact. - Encouraging the growth of networks that deliver superfast broadband to rural areas,

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							greatly impact health and wellbeing positively.	<p>while limiting harm to the environment and local communities.</p> <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider discussing how to enhance or develop new green/blue spaces that may be lost as a result of telecommunications development.
Development Policies – Built Environment								
BE1: Sense of place	Positive	Positive	Neutral	Positive	Insufficient evidence to assess	Positive	<p>This policy reflects on the importance of the historical and natural environment in Buckinghamshire such as the Chilterns. These areas likely provide extensive mental and physical health benefits including green spaces, active transport opportunities and cycling routes. Additionally, exposure to cultural and historical sites bring about not only economic activity, but also social engagement across the ages, providing a healthy cohesion amongst age groups.</p> <p>Additionally, the policy makes an important clarification that a One Health approach is required in development. Humans are not the only creature to use the built environment, and a holistic approach that consider human, animal and</p>	<p>This policy provides recommendations to achieve sense of place in Buckinghamshire; however, this policy could use some clarification as to what “high quality of design” actually represents in the context of new developments and how this impacts health and wellbeing. Additionally, there is no specific consideration for vulnerable service residents, or consideration of exactly what ‘lower environmental value’ areas are.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Conserve the natural and historical environment. - Require developments to achieve a high quality of design which contributes positively to making places better for people. - Direct developments to areas of lower environmental value. - Optimize previous developments. - Optimize development density.

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							environmental factors is essential to safeguard development now and for the future.	Recommendations for policy team <ul style="list-style-type: none"> - Consider inclusion of vulnerable groups in this policy and how it will affect them. - Clarify the term 'lower environmental value' to ensure this does not push new developments to areas with little/no exposure to green spaces, healthy food, urban agriculture etc.
BE2: Space standards	N/A	Positive	N/A	N/A	N/A	N/A	<p>This policy is important to ensure that new homes meet the minimum internal space requirements. The standards promote liveable homes with enough space for basic daily activities eg: cooking, sleeping and socialising.</p> <p>The standards protect health and wellbeing by preventing inadequate spaces which can lead to physical and mental health problems, including anxiety, depression and respiratory problems due to poor ventilation. Sufficient space to support family life is paramount to social equity and reducing inequalities.</p>	<p>This policy is overall very positive from a health perspective and delivering internal space standards to carry out basic daily activities.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - All new dwellings will need to be built in respect to up-to-date standards. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
BE3: Conservation Areas	Positive	Insufficient information	N/A	Positive	Insufficient information to assess	N/A	Conservation areas are important as locally designated heritage assets that preserve and enhance the character and appearance of communities,	This policy supports development that will preserve or enhance the character or appearance of the conservation area with regard to siting, the established pattern of development, density, scale, bulk, height,

Policy ref	Neighbourhood design	Healthy homes	Healthier food environments	Natural and sustainable environments	Transport and movement	Healthy economy	Assessment - Why is this important in general terms and in terms of health and wellbeing?	Analysis of the policy and proposed actions to reduce negative impacts
		on to assess					<p>nature and ecosystems. They concern the special architectural or historic interest of the whole area, rather than the merits of individual buildings and features.</p> <p>In terms of health and wellbeing, time spend within green space conservation areas can reduce stress, anxiety and depression, offer opportunities for social connection or undertake physical activity. A built environment conservation area can provide cultural and creativity benefits and foster a sense of place and belonging and community cohesion.</p>	<p>design and external appearance where consideration of materials, views, demolitions and trees should be accounted for. Ensuring that character and appearance is preserved and enhanced will have positive benefits to health and wellbeing and promote opportunities to be in nature or an important historic or cultural setting.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Developments which enhance or preserve conservation areas will be supported with conditions. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider referring to the quality and mix of housing within conservation areas. - Consider referring to the ease of movement through conservation areas, be that on foot or in a mode of transport.
BE4: Heritage assets	Positive	Neutral	N/A	Positive	N/A	Positive	<p>Heritage sites provide important cultural amenity to the population, providing mental health and wellbeing and cultural benefits. These sites not only include buildings, but also historic gardens and monuments which provide a variety of opportunities to visit, socialise and relax in different environments.</p>	<p>This policy is broadly positive in terms of its impact on health and wellbeing. However, it would be important to clarify whether this will impact positive re-development of heritage assets, that may serve disadvantaged vulnerable residents, for example provision of disabled access or ramps.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - All development must seek to conserve heritage assets.

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								<ul style="list-style-type: none"> - If a heritage is likely to be affected negatively, it must be assessed, with possible heritage assessments and archaeological evaluation required. - Additional conditions apply. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Potentially clarify that development to improve accessibility of a heritage asset i.e. to vulnerable residents, will be supported.
BE5: Residential amenity	Neutral	Positive	Positive	Positive	Neutral	Positive	<p>Visual amenity is important to health and wellbeing as it can help foster positive mental health by spending time in a well-kept and clean environment.</p> <p>This policy has several recommendations to improve health and wellbeing, particularly in new developments around the use of measures to improve noise, pollution, light and odour, as well as considering the wider buildings and street scene when creating a new development. Additionally, it discusses the use of ventilation and natural light which are important in terms of physical health with respiratory and sleep conditions.</p>	<p>This policy is overall very positive from a health impact point of view. It could be improved by including consideration of vulnerable residents, as well as going a step further in terms of transport and considering inclusion of active transport measures.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Adequate sunlight within buildings and open spaces. - Enable passive cross-ventilation subject to noise and air pollution. - Private outdoor space is provided for all new homes. - Reasonable degree of privacy is maintained. - Good outlook and visual amenity accounting for neighbouring buildings and street. - Shared circulation spaces to residents entrances should be safe and welcoming.

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							Additionally, the policy clarifies the importance of privacy and having a garden/green space, both of which are key for mental health outcomes.	<ul style="list-style-type: none"> - Refuse areas to be situated to avoid excess odour, noise, visual impact. <p>Recommendation for policy team</p> <ul style="list-style-type: none"> - Consider inclusion of points around vulnerable residents. - Consider enhancing point e) with measures to improve active transport and not just car parking.
BE6: Design of developments	Positive	Positive	N/A	Positive	N/A	N/A	<p>This policy is important to preserve and enhance the quality of the built environment and deliver successful new places that are sustainable, distinctive and fit for purpose.</p> <p>This policy can have a positive impact on health and wellbeing due to its positive influence on the enhancement of the built environment. By providing safe and accessible transport for all, prioritising public transport and active travel can have great benefits for physical and mental health improvement for residents.</p>	<p>This policy is broadly positive and reflects on how to improve developments so that they positively contribute to local communities.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - All development must achieve high quality sustainable design that positively contributes to local character, landscape and townscape. - There will be assessments against ten characteristics. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
Development Policies – Social Environment								
SE1: Healthy communities	Positive	Positive	Positive	Positive	Positive	Positive	The healthy communities and tackling health policy impacts health and	Overall, this is a very positive policy that is likely to have a significant impact on health and wellbeing in

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							<p>wellbeing from a planning perspective because it considers the impacts of the breadth of socio-economic factors that affect human physical and mental health needs. There is significant consideration of the importance of green spaces, active travel, healthy food, community cohesion and many more crucial ideas. Additionally, this policy reflects on the importance of including vulnerable and marginalised groups, as well as ensuring new developments are cognisant of needs across the age spectrum.</p>	<p>Buckinghamshire. Additionally, it is one of the only policies examined that directly explores the impact on vulnerable residents in the county and the importance of addressing these.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - The local plan will support physical and mental health and reduce health inequalities by providing access to physical, social and economic environments that meet a variety of conditions. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider including information around reducing the impact of pollution, poor air quality, lighting and noise pollution in this policy.
SE2: Health Impact Assessment	Positive	Positive	Positive	Positive	Insufficient evidence to assess	Positive	<p>The Health Impact Assessments policy includes multiple references specifically to reduce health inequalities and preventing ill health. In addition, it talks about improving health and wellbeing of existing and new communities as a result. This comprehensive policy ensures that health and wellbeing is a top priority amongst several development schemes.</p>	<p>This is largely positive policy that aims to improve health in large developments or in developments that have uses in specific areas including health, education, fast food and social care.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - All major developments need to submit an HIA. - Either 100+ homes, non-residents >1000 sqm or specific uses.

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								<ul style="list-style-type: none"> - HIAs should demonstrate how the development contributes to addressing current and projects health needs. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Given this is the HIA policy, it would be of benefit to include reference to active travel, green spaces, service access, affordability despite their reference in other policies, given this is the HIA policy that includes these considerations as markers of positive health and wellbeing impacts.
SE3: Fast food outlets and takeaways	Positive	N/A	Positive	Positive	Positive	Positive	<p>Fast food is known to have multiple mental and physical health impacts including worsening rates of obesity and CVD due to high fat, sugar and high salt intake. From a health and wellbeing perspective, these effects are heightened in areas of deprivation where fast food takeaways can become widespread. This is also worsened in areas around schools, whereby childhood obesity rates can be higher. As a result, this policy aims to address these health and wellbeing impacts.</p> <p>As discussed in the policy, this contributes to the whole systems</p>	<p>This is a positive policy that is likely to have significant impacts on health and wellbeing in Buckinghamshire around fast food access.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Fast food proposals will not be permitted within 400m of schools, playgrounds, leisure centres or within areas experiencing highest levels of deprivation (although noted this is outside of designated town centres) - Fast food outlet proposals should not lead to a clustering of units. - Developments must demonstrated high quality design and waste management with low impact on amenity.

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							approach in Buckinghamshire to address healthy places and health and wellbeing impacted as a result of socio-economic structures and social factors.	<ul style="list-style-type: none"> - Dark kitchens and delivery-only models will be assessed according to this policy. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider how these proposals could influence greater access to healthier food choices. - Consider how vulnerable residents may be impacted by this policy. - Consider extending the policy restriction to IMD 4 increase the policies impact on health inequalities.
SE4: Community food growing	Insufficient information to assess	Positive	Positive	Positive	N/A	Insufficient information to assess	This policy is important as it support residents' physical and mental health, and provides access to healthy food and green spaces, with opportunities to be active, meet others and participate in society. These spaces support social cohesion and inter-generational interactions by enabling and bringing people together from diverse backgrounds and ages, around a common interest. They provide relief for households on food costs and often donate surplus food to local charities.	<p>This policy is very positive meeting not only the requirements for healthier food environments but also healthy homes and natural and sustainable environments.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Support community food growing by protecting existing spaces and enabling new provision. - Require all new developments over 100 dwellings to include a plot for a community garden, allotment or orchard. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.

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SE5: Community facilities, infrastructure and assets of community value	Positive	N/A	N/A	N/A	Positive	Positive	<p>Community facilities are important to ensure strong, resilient and connected communities. They harness education, cultural and active opportunities supporting engagement in society and in turn, mental health and social connection.</p> <p>Locating these facilities within town centres increases accessibility by active travel for all ages, particularly supporting vulnerable groups.</p> <p>Where residential developments are proposed, provision of new community facilities and infrastructure will need to be considered. A financial contribution will be required to provide new or improve existing infrastructure.</p>	<p>This is a positive policy that supports the retention of community facilities and seeks financial contributions where new residential or change of use permissions are proposed.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - The Council will resist change of use of community facilities where there is an identified need, unless a replacement facility can be provided in a suitable location. - Prior to developing a vacant facility, it must be marketed for a minimum of 12 months. - Financial contributions to provide new or enhanced facilities required for developments over 10 homes or 1,000sqm. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - None.
SE6: Sport, leisure and recreation	Positive	N/A	N/A	Positive	Positive	Positive	<p>Facilities for sport, leisure and recreation are important places for people to exercise. Physical activity has a range of health benefits including managing obesity, reducing stress and anxiety and providing opportunities for social interaction which reduces feelings of isolation.</p>	<p>This policy supports the provision of all types of sports and recreation facilities that are accessible by pedestrians, cyclists and public transport on new developments where there is no adverse impact on visuals, noise or public safety, the highway network, wildlife, historic environment, flooding or drainage.</p> <p>The policy recognises support for NHS initiatives for improving health and tackling health inequalities</p>

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							<p>Locating facilities within town centres enhances community cohesion and participation as they are more easily accessible by active travel for all ages and groups of people than out of town facilities. This is particularly important for vulnerable groups as it provides them with an environment which is accessible, can support mental health and social connection.</p>	<p>delivered by facilities as a result of participation by individuals.</p> <p>Recommendations from the policy</p> <ul style="list-style-type: none"> - Council will support development proposals involving new sport and recreational facilities that have no unacceptable impact on a variety of conditions. - Large developments will need to provide sports and recreation facilities. - Conditions are applied. <p>Recommendations for the policy team</p> <ul style="list-style-type: none"> - Consider how you could include vulnerable residents and their accessibility needs in sports and recreation in this policy.