

# **Dartford Town Centre Area Action Plan Health Impact Assessment**

**Prepared by:**

**Dartford Borough Council, Kent County  
Council and West Kent Primary Care Trust  
(2007)**

## **Health Impact Assessment (HIA) - Scoping Summary**

### **Background**

Kent has been targeted for significant levels of regeneration and urban development over the next 20 years. As such communities within Kent are likely to be subject to a wide range of environmental, social and economic influences with significant inward migration and community growth.

As noted by the Royal Commission of Environmental Pollution in their latest report on the Urban Environment, health conscious planning can not only be applied to tackle and offset many of the adverse health effects of an urban environment, but can also be applied to address and prevent many of today's significant physical, mental and social health issues, and ultimately foster healthier communities.

Both Kent County Council and West Kent Primary Care Trust (WK PCT) are currently seeking opportunities to further encourage the successful and sustainable regeneration and growth of new communities.

As such, WK PCT and Kent County Council conducted a Health Impact Assessment (HIA) scoping exercise on the proposed Dartford Town Centre regeneration programme. The exercise was primarily designed to scope potential health issues specifically associated with the Dartford Town Centre Development and to test a resource for future scoping exercises throughout Kent.

The following document provides a summary of the approach, method and outputs of the scoping exercise.

### **Health Impact Assessment**

HIA is a multidisciplinary process that investigates the potential health outcomes of a project. Its aim is to deliver evidence based recommendations that inform the decision-making process, to maximise health gains and to reduce or remove negative impacts or inequalities.

Although HIA is currently a non-statutory requirement to the planning process, the application of HIA continues to grow out of National Policy, best practice and the clear benefits to be achieved through a more joined-up approach to planning, health and sustainable development.

Scoping

Due to the multidisciplinary nature of health, coupled with significant variations in local circumstance, effective HIA are subject to primary scoping exercises that take into account the proposed project, the relative circumstance of local communities and the potential pathways in which the project might influence health.

Such scoping is imperative as it aids in firstly determining if a full HIA is required, what it will focus upon, what it might entail and what resources are available to conduct or commission the assessment.

Furthermore, as scoping embodies a form of rapid HIA, the process itself can aid in:

- identifying how current and planned work may be adapted or supplemented to address and manage potential health issues;
- identifying wider partners / stakeholders;
- developing actions to minimise risk and improve health benefit uptake.

### **Aim and Objectives**

The core aim of the HIA scoping exercise is to further aid the decision making process by:

- identifying the various pathways in which regeneration and urban development may influence key determinants of health;
- identifying local communities and groups sensitive to both health risks and benefits; and
- determining the need and benefit of further assessment or actions.

Supplementary objectives of the HIA scoping exercise identified by participants included to:

- further support and enhance HIA awareness and capabilities of scoping participants.
- provide a platform for the PCT and County Council to discuss when and how PCT participation would be mutually beneficial in the planning of healthy sustainable communities.
- provide a brainstorming session for the Primary Care Trust to develop a response to the Local Development Framework.
- provide a platform and suite of resources that can be applied on wider regeneration and urban development projects; and
- provide an opportunity to establish local networks between health, planning and environmental experts with the aim to share knowledge, experience and develop a more joined up approach to planning sustainable and healthy communities.

## **Scoping Conclusion**

The primary outputs from the exercise is that the proposed regeneration programme is anticipated to have a largely beneficial influence on existing communities and may further support the improvement in social, physical and mental health.

A detailed Health Impact Assessment of the strategic document is not deemed necessary. However, a number of actions have been identified to facilitate more informed decision making, to reduce and remove potential barriers to benefit uptake and further enhance health improvements.

It was also discussed that the PCT will be invited to comment upon the Environmental Impact Assessment scoping study for individual projects and as such will be able to either integrate elements of HIA into mandatory assessments, or work with the Borough Council to commission their own project level studies.

## **Basis and Approach**

The basis of the HIA, in accordance with national guidance is set on a broad socio-economic model of health that encompasses conventional health impacts such as adverse environmental conditions along with wider determinants of health vital to achieving good health and well-being, including employment, education, access to services, amenities and social networks.

The core approach of the scoping exercise is to facilitate a meeting of minds, expertise and local knowledge to discuss proposed regeneration and urban development projects and the potential influence they may have upon known determinants of health.

## **Methodology**

Although guidance and a generic HIA process exists, the methods employed in HIA are often tailored to meet the particular assessment requirements of a project. In the case of the Dartford Town Centre scoping exercise, the approach and methods employed build upon the London Healthy Urban Development Unit planning checklist and included the following key stages:

- Preparation Stage
  - Identification and invitation of appropriate participants;

- Project profile;
- Community profile;
- Scoping Meeting
  - Participant introductions and objectives;
  - Project Overview;
  - Community Overview;
  - Scoping Appraisal Criteria;
  - Scoping Appraisal;

## **Preparation Stage**

### Identification and Invitation of Appropriate Participants

The success and effectiveness of a HIA scoping exercise is often as equally dependent on the preparation that goes into it as the people that attend and perform it. In this case, both Kent County Council and WK PCT played an active role in securing appropriate participants representing local planning, public health, Health Impact Assessment and Environmental Impact Assessment expertise.

### Project Profile

The purpose of the project profile is to develop a project overview to aid participants in identifying those relevant features associated with the project that are potential influences on key determinants of health.

The core approach to developing the project profile was through a review of project specific information, including:

- The Kent Thameside Commissioning Forum Developments Update;
- The Dartford Town Centre Area Action Plan- preferred Options Document for Consultation;

- The Dartford Local Development Framework: Sustainability Appraisal / Strategic Environmental Assessment; and
- Through consultation with Kent County Council and WK PCT.

The review of such information not only provides a means to highlight core health pathways for discussion, but also provides a means to more effective scoping facilitation.

### Community Profile

Evidence suggests that different communities have varying susceptibilities to health outcomes as a result of socio-economic status and relative deprivation. A community profile is therefore required to provide a basis to the HIA, establishing a background as to local community demography and its relative deprivation and sensitivity to the identified health pathways (i.e. the influence upon identified health determinants).

Such a baseline provides subjective information towards defining the distribution and significance of potential health outcomes and how they might act disproportionately upon certain communities and sensitive receptors.

The community profile has been developed by applying data from National Statistics, the 2001 Census and the Indices of Multiple Deprivation 2004 applied at the community level (Super Output Area). The profile is further supported by the Department of Health Community Profile website, the Primary Care Trust's Annual Health Report and Hospital Admission Statistics available from the Public Health Observatory (LHO).

### **Scoping meeting presentation and tasks.**

A copy of the presentation and task sheets is attached.

### **Scoping Criteria and Appraisal**

The following table presents a scoping criteria that builds upon the HUDU checklist, tailored by the participants of the scoping exercise to address local circumstance, project specific information and emerging planning and technical information. As such, the scoping appraisal has been designed and applies multidisciplinary expertise and a local knowledge base.

Please note that the information provided are not necessarily the views of RPS, but reflect the input from participants on the day of the meeting.

<b>What</b>  Health Determinant	<b>How</b>  Health pathway (i.e., how the health determinant may be influenced)	<b>When and for how long</b>  Construction, operation short term long term	<b>Who</b>  Distribution of effect	<b>Potential effect</b>  Adverse / beneficial	<b>Further study / action</b>  Is further study necessary / recommended Can measures to minimise harm, maximise benefits and reduce inequality be implemented	<b>Who should action &amp; by when</b>
Income and Employment	Direct indirect and induced employment opportunities.	Short-term opportunities during construction (construction staff, materials and service provision, i.e. food, accommodation and entertainment).	Construction employment opportunities dependent upon available skills base and cost. However, local and regional direct employment is anticipated, while indirect and induced income and employment opportunities are also anticipated to	Adverse: the currently skills base may be low or at variance with modern employment skills and may reduce the uptake of employment opportunities and widen existing inequalities within the Northern Gateway.	LSP action to identify current and future employment opportunities, and liaise with schools and adult education centres to prepare and maximise local employment uptake. Such measures may range from simply highlighting the likely employment opportunities to emerge through to support from local business and local skill councils providing relevant work experience and a conduit to employment.  As part of the Local Development Framework process, consider whether there is a need for a new policy that encourages local employment uptake during construction and operation.	Planning Policy Team

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		Long term and sustainable income and employment opportunities once operational.	be experienced more locally.	Beneficial: increased income and employment opportunities may influence physical, mental and socio economic health.		

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			<p>Once operational the distributions of income and employment opportunities are anticipated to be largely experienced locally. However, regional opportunities are also likely, as inward investment increases the appeal of the area to surrounding communities and Boroughs.</p>	<p>Beneficial: increased income and employment opportunities influencing physical, mental and socio economic health.</p>	<p>To increase the uptake of employment opportunities through wider partnerships with education centres, the PCT and parishes councils. (I.e. Adult learning centres.) Simply informing them as to the likely employment opportunities (i.e. type, number, when and where) can aid in improving the uptake of local employment and further tackling current levels of inequality.</p>	

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	Potential losses of employment as industries within opportunity areas are relocated.	Staff subject to employment relocation or loss during the construction stage.	Currently unknown.	Adverse: The loss of employment is associated with a higher burden of poor health, (increased stress and anxiety with subsequent physical and mental health impacts).	To monitor the provision of employment through the Annual Monitoring Report including employment floorspace, losses and gains, employment by type and land availability.	Planning Policy Team

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Education	A new Primary School is planned to further complement social capital.  As such the new school is anticipated to increase the appeal of the area while providing opportunities for education, increasing the skill base and improved community cohesion.	Construction impacts are anticipated to be short term.	Potential construction health pathways are anticipated to be experienced in immediate proximity to the site. However, planning policy guidance and a robust Construction Environmental Management Plan are anticipated to be sufficient to minimise impacts to communities and health.	Adverse: potential short-term disruption for communities in proximity to the school during construction.  Deprived communities less likely to make the most of educational opportunities. It is important to target these areas. (E.g. previous council estates.)	Encourage developers to inform surrounding communities of the likely type and period of construction activities that will be required.  To determine on a site by site basis relevant planning conditions to minimise, and mitigate against, construction impacts.  As part of the Local Development Framework process, consider the need for new policies on development impacts that address particular local circumstances including whether there is a need to implement a considerate contractor scheme.	Development Control  Development Control and Environmental Health  Planning Policy Team and Development Control

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		<p>Once operational the school is anticipated to complement local social capital indefinitely. It will encourage social networking and increase life style choices.</p>	<p>Once operational, the school will provide additional school places for a given catchments area and will relieve pressure upon surrounding schools and families.</p>	<p>Beneficial: Education was identified as an underlying feature that may significantly influence both the success of local regeneration and the health and well-being of existing and future communities. Education can be applied to raise aspirations, improve lifestyles and significantly contribute to healthy sustainable communities.</p> <p>Can lead to a rise in house prices for the catchment area, as a new school will increase the appeal of an area.</p>	<p>The LSP to discuss opportunities to improve the local skills base and uptake of local employment, income and lifestyle benefits through:</p> <ul style="list-style-type: none"> <li>• extended schools programme (use of school for night class.)</li> <li>• physical activity and lifestyle programmes (after school activities.)</li> <li>• work experience programmes in partnership with local and emerging business (providing a conduit to employment.)</li> </ul>	

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Transport	Current public and green transport networks are insufficient and raise safety and crime concerns. A lack of long term parking at the station causes roadside parking with risk of accident and injury.	Construction of new infrastructure may result in short term impacts.  Fastrack service already in operation in some areas.	Construction impacts are anticipated to be felt in immediate proximity to construction activities with potential disruption due to diversions and road closures.	Adverse: Construction may result in disruption, anxiety and a redistribution of risk from road vehicles.  Road closures, pedestrianised areas and enforced parking regulations may have an adverse effect on sales and local trade.	Encourage developers, Kent Highways, Highways Agency etc to inform surrounding communities of the likely type and period of construction activities and road works that will be required.  To determine on a site by site basis relevant planning conditions to minimise, and mitigate against, construction impacts.  As part of the Local Development Framework process, consider the need for new policies on development impacts that address particular local circumstances including whether there is a need to implement a considerate contractor scheme.	Development Control  Development Control and Environmental Health  Planning Policy Team and Development Control

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		<p>Once operational, the proposed and enhanced transport infrastructure will provide sustainable opportunities for access and accessibility between areas of employment, retail, recreation, education, areas of open space and strategic transport links.</p>	<p>The proposed transport networks (public and green) are evenly distributed throughout the proposed opportunity areas, and well linked to existing areas of relative socio economic deprivation and inequality.</p>	<p>Beneficial: Once operational, the proposed transport enhancements are anticipated to foster more cohesive and vibrant communities by encouraging physical activity, linking residential areas to social, recreational and economic areas with subsequent opportunities for improved, physical, mental and social health.</p> <p>Congestion and therefore air quality issues may be reduced.</p> <p>A good network may reduce accident risk.</p> <p>Better links to the train station, town centre and Northern Gateway would contribute to a more coherent town centre.</p>	<p>A number of barriers limiting the uptake of green transport networks may exist (i.e. fear of crime, the need for specific amenities and services e.g. toilets and benches for elderly and infirm individuals etc).</p> <p>It is advised that the Borough Council consult with local council parishes to identify any such local barriers, but to also bring such networks to their attention and promote their use. <b>It is unlikely that the Council has resources at the current time to carry out this action</b></p> <p>Where it is too late for consultation with parish councils to influence decision making it is recommended the Borough Council consult with the PCT to identify any wider measures or partnerships that can be implemented to facilitate benefit uptake. <b>Unsure at what stage and who would be responsible for this.</b></p> <p>As part of the Local Development Framework process, consider the need for policies to be strengthened in order to emphasise the need for accessible community services to be located close to public transport networks</p> <p>It may be beneficial to look at using the waterways for transport. <b>This is unlikely to be feasible</b></p> <p>To investigate solutions to overcome town centre transport problems by considering the need for long-term car parks and residential parking permit schemes.</p>	<p>Planning Policy Team</p> <p>Regeneration Team</p>

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Crime	<p>Perceived and actual crime have a significant impact upon how communities utilise social capital, the areas they may frequent or avoid. Such behavioural changes can in turn result in areas being targeted for crime as they become less frequently visited resulting in a vicious cycle.</p>	<p>Construction activities can influence both actual and perceived crime, where poor design of hoarding can result in poor visibility and areas for opportunistic crime. In contrast, poor quality hoarding can give the impression of a poor quality environment (i.e. tatty hoarding), this can have a behavioural impact as individuals avoid the area or are subject to increased, anxiety and depression.</p>	<p>Construction impacts are again anticipated to influence communities in immediate proximity to sites. However, the elderly, the infirm, single mothers and economically deprived individuals are generally more affected as they may have limited alternatives or coping skills to manage perceived risks.</p>	<p>Adverse: potential risk of increased mental health issues (depression, anxiety) and a decrease in well-being due to a lower perception of environmental quality and limited alternatives.</p> <p>The frustrations of the deprived suffering from low self esteem and aspirations may lead to an increase in criminal activity.</p> <p>Beneficial: Creating 'eyes on the street' may attract people into the town centre by making the streets and pathways more safe, vibrant and visible.</p>	<p>Encourage developers to implement high quality, well designed and regularly maintained hoardings around construction sites in order to avoid areas of low visibility providing adequate and safe pedestrian areas and encouraging the continued use of the area.</p> <p>This might include themed hoardings with:</p> <ul style="list-style-type: none"> <li>• images of the proposed development;</li> <li>• contributions from local schools or artists;</li> <li>• or advertising of up and coming local resources services and amenities (i.e. an updateable community notice board).</li> </ul> <p>The overall objective is to design out crime during the construction stage and foster community awareness, as to what is planned for them, how they can prepare (i.e. sign up to education programmes) and when it will be available.</p> <p>As part of the Local Development Framework process, consider the need for new policies on development impacts that address particular local circumstances including whether there is a need to implement a considerate contractor scheme.</p> <p>It is also recommended that the local police should be consulted in terms of what measures would be effective in reducing actual and perceived crime.</p> <p>Implementing youth diversion methods and giving children pride in their community, by involving them in projects may reduce crime in the area.</p>	<p>Development Control</p> <p>Planning Policy Team and Development Control</p>

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		<p>Once operational, the overlying feature of the proposed regeneration programme is to design out crime. Properties and retail areas are designed to place eyes on the street, increase visibility and reduce both actual crime and fear from crime.</p>	<p>The distribution of effect is anticipated to be fairly even throughout the regeneration area through the careful consideration of transport networks, residential, retail and employment areas.</p>	<p>Beneficial: An improved urban environment coupled with high quality transport networks and areas of open space are anticipated to foster a more vibrant community a higher appreciation of the urban environment and reduced fear from crime.</p>	<p>It is again recommended that the Borough Council consult with the various Parish Councils to further investigate measures to reduce actual and fear from crime.</p> <p>Give the community a voice and skills to constructively vent their frustrations. (I.e. A community liaison officer.)</p> <p>Such consultation may significantly influence the uptake of benefits and the rate of regeneration success.</p> <p>Such consultation may also be implemented though partnership with the PCT, meeting part of their requirement for Health Impact Assessment.</p> <p>The analysis of reported crime figures and consultation with the CDRP may result in a more targeted approach, within the areas of most need.</p> <p>To assess the effectiveness of having more residential properties in the town centre</p> <p>As part of the Local Development Framework process, consider whether there is a need to strengthen policies on community safety.</p>	<p>Planning Policy Team</p> <p>Planning Policy Team</p>

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Access and Accessibility	Access and accessibility can have a significant influence on overall community health, cohesion and inequality, where poorly connected communities with limited access between social capital and networks, can result in high pockets of inequality leading to strong social barriers.	Constriction may result in a short-term impact upon access and accessibility.	The distribution of effect is anticipated to be felt in the immediate proximity to such sites, however the elderly, infirm and economically deprived may be more susceptible to such disruptions with fewer alternatives.	Adverse: Temporary disruption to access and accessibility with subsequent increase in anxiety.	<p>Encourage developers, Kent Highways, Highways Agency etc to inform surrounding communities of the likely type and period of construction activities and road works that will be required.</p> <p>To determine on a site by site basis relevant planning conditions to minimise, and mitigate against, construction impacts.</p> <p>As part of the Local Development Framework process, consider the need for new policies on development impacts that address particular local circumstances including whether there is a need to implement a considerate contractor scheme.</p> <p>As part of the Local Development Framework process, consider the need for policies to emphasise opening up the River Thames frontage for public access as part of redevelopment schemes.</p>	<p>Development Control</p> <p>Development Control and Environmental Health</p> <p>Planning Policy Team and Development Control</p> <p>Planning Policy</p>

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		<p>Once operational the proposed regeneration is anticipated to provide long term and sustainable local and strategic transport networks.</p>	<p>Once operational the proposed regeneration is anticipated to significantly improve access and accessibility to a wide range of community resources, the countryside (through the Green Grid Network) and even international links via ebbs fleet, station. Ebbs fleet may improve opportunities for international travel for both the community and commerce.</p>	<p>Beneficial: The proposed transport aspect of the regeneration programme improves access to and between a range of shared community resources and amenities. The transport network will play a major role in reducing inequality, improving health and fostering more cohesive and sustainable communities.</p>	<p>Awareness programmes are recommended to raise awareness as to what green networks are available, what resources they link to and how they can be used.</p> <p>This can be delivered directly through an advertising campaign. However, it is worth considering local partners and the way in which the message can be spread through the PCT, Parish Council, Community Groups, Schools, business forums etc, i.e.</p> <ul style="list-style-type: none"> <li>• Land bus to school, encourage walking and cycling at schools and encourage cycling proficiency tests;</li> <li>• Advertise social events along green networks and areas of open space and entertainment areas (young mothers, OAP etc);</li> <li>• Promote walking and cycling to work through employment incentive schemes;</li> <li>• Promote the health benefits of physical activity; etc</li> </ul> <p>As part of the Local Development Framework process, consider the need for policies to emphasise the multi-functional nature of the Green Grid.</p>	<p>Planning Policy Team</p>

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Services, amenities and social capital	The proposed regeneration programme plans to enhance, existing facilities and amenities to further diversify Dartford Town Centre and increase inward investment.	The introduction of services and amenities is anticipated to be phased in order to anticipate and meet demand.	The distribution of effect is anticipated to be on the local level and reflect a mixture of existing and future communities as they move into completed residential units.	Beneficial: the effect is anticipated to be largely beneficial, however there was concern that the phasing of such facilities and amenities must be carefully considered (especially in relation to primary care and Schools.)  It will improve access to health care.  Social cohesion may be increased by bringing people together and diverting youth from criminal activity. (I.e. Youth clubs.)	The key action identified is that the PCT needs to be kept a part of the planning process, and to be made aware of the construction programme and any revisions to its delivery. This will enable the PCT to ensure health care services meet both current and future community needs and may even be applied to develop more effective community investments (section 106).  The provision of multi-use –facilities and community faith centres may increase social interaction/Identifying whether existing facilities such as libraries, would ensure that they would be able to cope with a population increase.  As part of the Local Development Framework process, consider the need for policies to emphasise the need for multi-use community facilities and consider whether further policy advice on phasing of community facilities is needed.  Liasing with parish councils would benefit by providing a better understanding of what the community want and need.	Planning Policy Team
Lifestyle and health needs	The proposed regeneration programme is anticipated to play a significant role in improving the health	Once operational the proposed regeneration programme is anticipated to have a long-term benefit	The distribution of effect is anticipated to be fairly evenly distributed throughout the regeneration area.	Beneficial: Local communities exhibit relatively poor lifestyles and a high burden of poor health in areas of	The key action lies with the PCT and reflects rising to the challenge to further promote healthy lifestyles and increased physical activity.  Additional measures reflect engagement / partnerships with wider stakeholders such as parish councils, local community groups the business	

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	<p>and well-being of local communities. This, in part will be addressed through increased opportunity for physical activity as a mode of transport and recreation, but also reflects improved socio economic health and an improved perception of the urban environment.</p> <p>Currently there is a lack of restaurants to entice people to stay in the centre and transport finishes early, so people are restricted by the amount of time they can and want to stay in town.</p>	<p>upon a range of key health determinants.</p> <p>Planning and construction needs to be carefully considered to entice large chain retail into the town by appealing to their needs.</p>	<p>However sensitive groups such as the economically deprived may be particularly affected.</p> <p>Those with a low income may not be able to utilise the new facilities and healthier living.</p>	<p>relatively high socio economic deprivation. The proposed regeneration programme is anticipated to address many of the confounding factors yet will need support to address lifestyle issues.</p> <p>Adverse: The large amounts of single practice GPs in the area may not support all the needs of the community This may need to be investigated.</p>	<p>forum and the PCT to maximise the uptake of such benefits or any stop gap measures required during the construction stage (e.g. mobile library)</p> <p>Action may include, reassuring the community that the hospital can meet its increasing needs. As well as providing bigger more integrated services and phasing out of single practice GPs.</p> <p>Further recommendations included strictly enforcing non-smoking policies and the sale of alcohol or tobacco to minors. Although already a requirement, it was thought that the renewal of the town could be used to renew the vigour of current policy and practice as well as looking into extending the no smoking ban into the streets of the town centre.</p> <p>Suggestions also included:</p> <ul style="list-style-type: none"> <li>• maximising the use of the market for good food and alternative choice and variety.</li> <li>• reducing fast food chains in the town centre and providing more choice.</li> <li>• Supermarket loyalty schemes to help the more deprived afford healthier alternatives.</li> <li>• Introducing healthy eating schemes and increasing education in schools for a healthier lifestyle.</li> </ul>	

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Environment	<p>The environment is a key determinant of health, where air quality, noise and the quality of the urban environment can present a number of influences on social, mental and physical health.</p> <p>It is understood that some of the regeneration sites are contaminated and lie in the floodplain which may influence the final use of land.</p>	Construction may result in short term impacts.	The distribution of effect is anticipated to be located in immediate proximity to specific sites.	Adverse: Construction may present the opportunity for the mobilisation of contaminants and an increase in noise and air pollution. However, Project level effects will be assessed by an Environmental Impact Assessment, in relation to thresholds set to minimise disruption and reduce impacts to the environment and health.	The PCT are to be invited to comment upon the scoping stage of key projects. Where relevant, the PCT will identify sensitive communities and work with the Borough Council to determine the requirement for project level HIA or ways in which aspects of HIA can be integrated within the scope of the EIA.	

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		<p>Depending on the phasing and duration of construction activities, there is a potential risk of cumulative impacts over prolonged periods of time.</p>	<p>The distribution of effect is currently unknown and largely dependant upon the phasing of individual projects.</p>	<p>Adverse: Although individual projects may be temporary and mitigated to reduce significant annoyance, the cumulative effect over a long period of time may be more significant.</p>	<p>Although individual projects subject to EIA are likely to include elements of cumulative effects (air quality, noise, transport etc), it is recommended that the PCT highlight concern for cumulative community impacts (i.e. the end effect on communities and how they will be managed).</p> <p>To determine on a site by site basis relevant planning conditions to minimise, and mitigate against, construction impacts.</p> <p>As part of the Local Development Framework process, consider the need for new policies on development impacts that address particular local circumstances including whether there is a need to implement a considerate contractor scheme.</p> <p>It is extremely important to tackle public perceptions and concerns from the outset. It is recommend that the PCT is seen to be involved and their approval publicised to alleviate fears.</p>	<p>Development Control and Environmental Health</p> <p>Planning Policy Team and Development Control</p>

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		<p>Once operational, planning policy guidance and environmental assessment is set to protect the environment and health. As such, there are minimum environmental standards that ensure areas are fit for purpose.</p>	<p>The distribution of effect will be evenly distributed throughout the regeneration area.</p>	<p>Beneficial: Once operational the proposed regeneration programme is anticipated to significantly improve the quality of the urban environment, increase the modal shift away from road vehicles and enhance existing and new areas of opens space with subsequent physical and mental health benefits.</p>		

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Social Cohesion	<p>Social cohesion may reflect removing physical barriers such as roads, poor quality environments or even addressing social barriers that may have emerged as a consequence of relative deprivation or other social / historic factors.</p> <p>The success of the community often depends on its social cohesion.</p>	During construction and operation.	<p>The distribution of effect reflects communities in proximity to construction sites, but also those that will use enhanced and new social capital and transport networks within and between existing and future communities.</p>	<p>Beneficial: the proposed regeneration programme is anticipated to have a beneficial influence upon existing communities and provide a means to remove social and environmental barriers fostering a more cohesive community.</p> <p>In other words it will work towards reducing the 'them and us' attitude.</p> <p>It may also promote higher aspirations within deprived communities.</p> <p>Increasing social events may improve the Sunday economy in the long-term.</p>	<p>A key action is to infuse a sense of community pride and increase the uptake of local benefits and social cohesion.</p> <p>Such actions might include providing a town centre event coordinator position to organise social events showcasing Dartford. Examples might include:</p> <ul style="list-style-type: none"> <li>• Annual fun events in areas of open space;</li> <li>• Dragon boat / raft race along the reclaimed river front;</li> <li>• School parades;</li> <li>• Town runs on green network etc</li> </ul> <p>Utilising the market and the Green Grid Network for such events will help promote these areas to the public.</p> <p>Local businesses could also be encouraged to sponsor local events.</p> <p>It is recognised that organising such events are not only important in fostering social cohesion, but can be used to further increase the uptake of local benefits and attract further inward investment.</p>	

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Housing	The regeneration of housing is a key part of this project to encourage people coming into the community, as well as benefiting the existing community.	Construction will result in short term impacts.	Land needs to be fit for purpose and therefore it may not be viable to increase housing in certain areas, limiting the distribution of effect  To benefit the whole of the community there needs to be a mix of housing, that will be accessible to all.	Beneficial: Attractive housing will increase the appeal of an area.  Long-term housing needs to be suitable for a long standing and developing community. (i.e. as people age, their needs change.)  Adverse: Loss of some industrial or green land.	A variety of housing is needed to suit all needs. Action to identify these needs may include looking at the demographic and consulting community groups.  As part of the Local Development Framework process, consider the need for new policies on housing need, in line with the results of the Housing Needs Assessment.  Housing will need to be situated with good access to amenities and transport links to ensure the housing is accessible and attractive.	Planning Policy Team