

# Newham Social Value and Health Impact Assessment - delivering social value, health and wellbeing Guidance (2025)

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## Introduction

This guidance has been prepared to support Newham's emerging Local Plan and explains:

- The purpose of a Social Value-Health Impact Assessments (SV-HIA)
- Why health matters in Newham and the policy context
- When and how SV-HIAs should be prepared and what they should contain

This document has been jointly written by the London Borough of Newham's Public Health, Planning Policy and Development Management Teams.

## Who is the guidance for and what is its purpose?

The purpose of this document is to provide technical advice and guidance for applicants on undertaking a SV-HIA. The document expands on the draft Local Plan Policy BFN3: Social Value and Health Impact Assessment - delivering social value, health and wellbeing in the emerging Newham Local Plan.

The purpose of this guidance note is to:

- improve understanding of the SV-HIA process
- provide information and guidance that supports the SV-HIA process
- inform pre-application advice on planning applications

The objective of the SV-HIA tool is to:

- support the delivery of a built and natural environment that delivers social value for Newham residents and supports their good physical and mental health, and social wellbeing
- ensure delivery of a built and natural environment that prevents poor health
- maximise social value and the positive impacts on health from development and minimise negative impacts on health arising from development.

## Health characteristics in Newham

Newham is home to an estimated 372,515 residents, with a young demographic profile where 45% are under the age of 30. The borough is notable for its ethnic diversity, with 72% of its population identifying as non-White, making it one of the most ethnically varied local authorities. However, it also faces significant socio-economic challenges, reflected in its high Index of Multiple Deprivation (IMD) score of 29.6, which is above both the London and England averages of 21.8 and 21.7 respectively, pointing to a greater level of deprivation.

The health outcomes in Newham are concerning, with life expectancy for both males and females significantly lower than the London averages, which are 84.4 for females and 80.3 for males. The prevalence of long-term conditions (LTCs) has increased markedly, from 90,000 individuals in 2017 to 124,000 in 2024, equating to about 33% of the population. The most common conditions include hypertension, obesity, diabetes, and depression, with cardiovascular diseases also highly prevalent. These health issues are exacerbated by lifestyle factors and environment.

Looking to the future, Newham's population is projected to grow by 19% by 2030, with the greatest increases expected among residents aged 70 and over. This demographic shift is likely to place additional pressure on health services, especially given the rising trend in chronic health conditions. The borough's public health strategies is focused on promoting healthier living to combat these trends and improve overall health outcomes in the community.

## Policy Context

A series of national, regional and local planning policy and strategies, highlighted below, establish the need for new built environment schemes to deliver social value and to impact positively on the health and wellbeing of communities.

### Legislation

- [Public Services \(Social Value\) Act \(2012\)](#)
- [Health and Social Care Act \(2012\)](#)

### National

- [Planning Practice Guidance National Planning Policy Framework \(2023\)](#)
- [Health Impact Assessment in spatial planning: a guide for local authority public health and planning teams \(2020\)](#)
- [Marmot Review 10 Years On \(2020\)](#)

### London

- [The London Health Inequalities Strategy](#)
- [London Plan \(2021\) Policy GG3 Creating a healthy city](#)

### Newham

- [Building a Fairer Newham \(2022\)](#)
- [Community Wealth Building. For a fair and inclusive Newham \(2020\)](#)
- [Towards a Better Newham. Covid-19 Recovery Strategy \(2020\)](#)
- [London Borough of Newham Social Integration Strategy \(2020\)](#)
- [Well Newham, 50 Steps to a Healthier Borough. Part 2: The Evidence for Action \(2020\)](#)
- [Well Newham, 50 Steps to a Healthier Borough. Health and Wellbeing Strategy \(2020\)](#)
- [Well Newham, 50 Steps to a Healthier Borough. Health and Wellbeing Strategy \(2024\)](#)
- [Newham Green and Water Infrastructure Strategy \(2025\)](#)
- [Newham Local Plan Policy BFN3](#)

## Local Plan requirement for Social Value and Health Impact Assessment

This guidance note does not introduce new policy, but provides support for the implementation of Local Plan Policy BFN3.

**BFN3: Social Value and Health Impact Assessment - delivering social value, health and wellbeing**

1. All developments in Newham should maximise social value and make a positive contribution to the health and wellbeing of our communities.
2. Major development<sup>1</sup> and proposals where potential health or social value issues are likely to arise, must undertake a screening assessment as early as possible in the development process, to determine whether a Social Value and Health Impact Assessment (SV-HIA) is required.
3. Where the screening assessment identifies that a SV-HIA is required, then:
  - a. the scope of the SV-HIA must be agreed with the Council's Planning and Public Health departments before it is undertaken by the applicant; and
  - b. applicants will be required to prepare a proportionate SV-HIA as early as possible in the development process. This is to allow the scheme to deliver the maximum potential social and health gains and to mitigate any potential negative impacts.

<sup>1</sup> **Major development:** For a full definition, see Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Generally, major developments are:

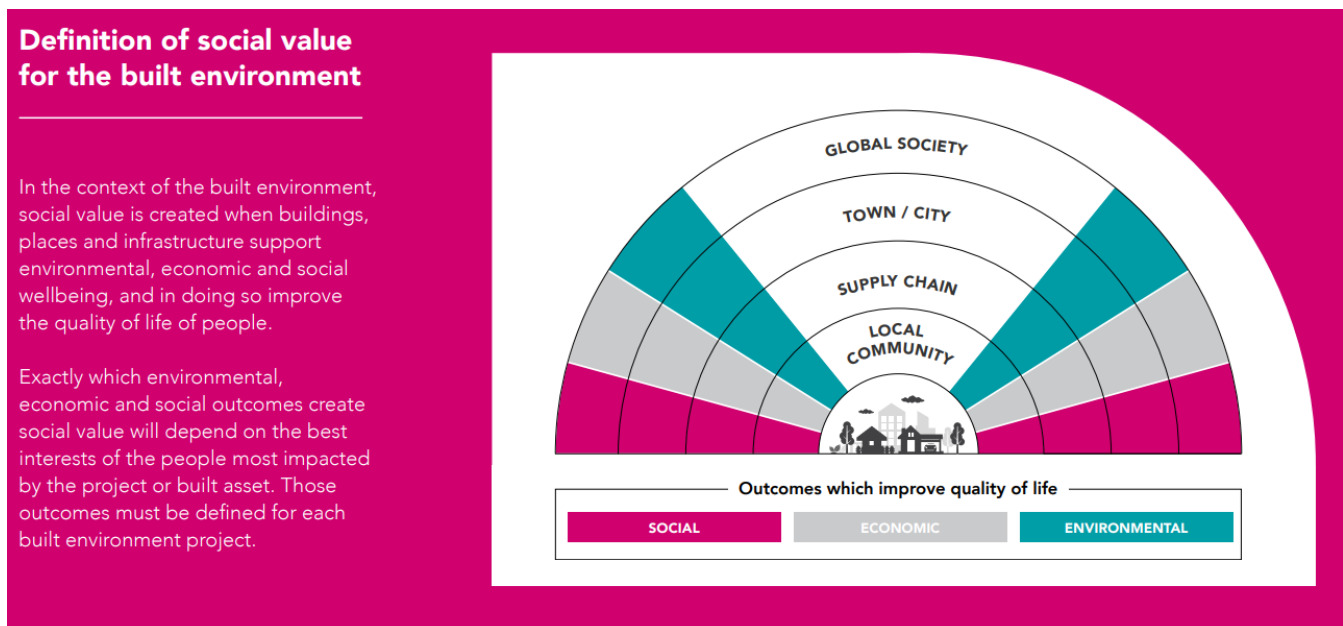
- Development of dwellings where 10 or more dwellings are to be provided, or the site area is 0.5 hectares or more;
- Development of other uses, where the floor space is 1,000 square metres or more, or the site area is 1 hectare or more.

## What is a Social Value and Health Impact Assessment?

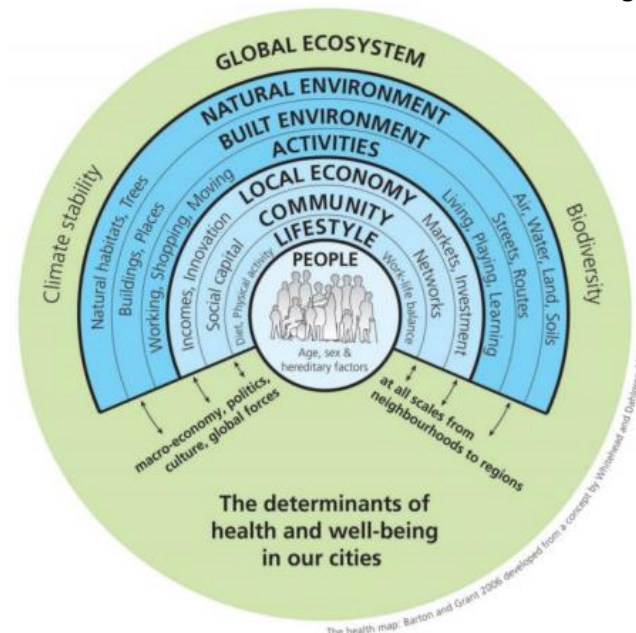
A SV-HIA combines a traditional Health Impact Assessment (HIA) with additional criteria specifically looking at the social value. There is a clear cross over between the delivery of social value and the criteria addressed in a HIA. It is for this reason Newham is bringing together the two measures in one assessment tool.

SV-HIA is a practical tool for the Council and applicants to judge the potential the social value and health effects of a development. SV-HIA's will be used to assess the positive aspects of a proposal and the negative effects on different population groups. It is particularly focused on looking at how disadvantaged groups may be affected, to minimise the risks of widening inequalities.

**Figure 1.** Understanding social value<sup>2</sup>



**Figure 2.** The Barton and Grant model of the determinants of health and wellbeing in our cities<sup>3</sup>



<sup>2</sup> [The UK Green Building Council, Framework for Defining Social Value, 2021.](#)

<sup>3</sup> Barton, H. and Grant, M. (2006) "A health map for the local human habitat", *The Journal for the Royal Society for the Promotion of Health*, 126 (6). pp.252-253.

## Purpose of a SV-HIA

The purpose of a SV-HIA is to act as a critical friend, to ascertain whether the impact on social value and health of a particular development proposal is acceptable or not and to maximise positive outcomes and minimise negative ones. It assists decision-makers by giving them better information, but it does not make the decision for them.

A SV-HIA gives valuable information not only about potential effects on social value and health, but also how to manage them. It therefore provides the opportunity to amend the proposed development to protect and improve social value and health.

Changing a proposal as a result of a SV-HIA means that not only is its implementation more likely to promote social value and good health, but it is also less likely to cause detriment to social value or ill-health in the community, with the consequential benefits for individuals and the wider economy.

## Aims and objectives of a SV-HIAs

A SV-HIA should:

- Identify the potential positive and negative social value, health and well-being impacts of the proposed development on planned new communities and neighbouring existing communities in the vicinity of the development.
- Highlight any differences in social value and health impacts on population subgroups, in particular in relation to groups sharing protected characteristics<sup>4</sup>.
- Make recommendations to mitigate against any potential negative social value and health impacts and maximise potential positive social value and health impacts, highlighting where possible the most affected vulnerable groups.

## Benefits of undertaking an SV-HIA

SV-HIAs are beneficial because they can lead to better developments that reflect the social, health and wellbeing needs of the local population and help build a happier and healthier borough. By predicting the negative impacts they can prevent damage from happening.

The nature of some SV-HIAs will mean the involvement of multiple stakeholders, which will help in the development of partnership working. Involving local stakeholders who will be affected by the proposals, or who have knowledge of the local area, ensures that developments are informed by their views and needs.

There can also be long-term savings to health and social care budgets, e.g. through the promotion of good health and prevention of ill-health.

## Types of SV-HIA

The type of SV-HIA required will be determined by the nature and scale of the proposal and the timescales involved. For the majority of development coming forward in Newham, it is considered likely that a desktop or rapid SV-HIA

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<sup>4</sup> Population subgroups include: people of the global majority; people of any gender; LGBT individuals; people of any age, including children, young people, working age adults and older people; disabled people or people suffering from poor health; religious or faith groups; pregnant women; and any other key population groups locally such as people suffering from socioeconomic deprivation. Additionally, in May 2024 Newham Council agreed to give more support to some of its most vulnerable young people by recognising care experience as a protected characteristic.

will be most suitable. Further guidance is provided in the SV-HIA Screening Tool (**Appendix 1**). However, the most appropriate type of SV-HIA should be discussed with Newham’s Public Health team.

The different scales of SV-HIA:

- 1. Desktop SV-HIAs** – encompass a small number of participants working together using existing knowledge and evidence to assess a proposal, policy, or plan.
- 2. Rapid SV-HIAs** – establish a small steering group and often use the approach of a participatory stakeholder workshop. This typically involves a brief investigation of health impacts, including a short literature review of quantitative and qualitative evidence and the gathering of knowledge and further evidence from a number of local stakeholders.
- 3. Comprehensive SV-HIAs** – in-depth analysis, with extensive literature searches and collection of primary data. This will include the comprehensive involvement of stakeholders such as focus groups, panels/public consultations, and interviews.

### Newham Health and Wellbeing Strategy: 50 Steps to a Healthier Newham 2024 – 2027

Newham’s SV-HIA Checklist Tool (**Appendix 2**) has been structured around the economic, environmental and social sustainability building blocks, which make up social value and on [Newham’s Health and Wellbeing Strategy, 50 Steps \(2024 - 2027\)](#), which identifies the health issues of importance to Newham.

The SV-HIA Checklist Tool also reflects the NHS London Healthy Urban Development Unit’s (HUDUs) Rapid HIA Assessment Tool. HUDU developed its HIA methodology using existing evidence to assess the impacts of a development proposal and recommend measures to mitigate negative impacts and maximise health benefits. More information on the HUDU Rapid HIA Assessment Tool can be found here: [Health Impact Assessment | London Healthy Urban Development Unit](#).

HUDU’s guidance on its Rapid Health Impact Assessment Tool (2019) recommends that its Rapid HIA Assessment Tool be localised for specific use. To reflect local need, Newham’s SV-HIA Checklist Tool has been structured around relevant steps from Newham’s Health and Wellbeing Strategy, 50 Steps (2024 – 2027), as set out in **Table 1**. The steps are informed by data, evidence and insights from residents and stakeholders.

Three ‘golden threads’ – equity, climate and inclusive economy (including cost of living) – run through Newham’s Health and Wellbeing Strategy, 50 Steps (2024-2027). Climate and the cost of living are key determinants of health: by promoting climate action and an inclusive economy through 50 Steps and the SV-HIA Checklist Tool, we aim to create a positive cycle of environmental, economic and health benefits. Equity is at the core of everything we do to reduce health inequalities. Every step in 50 Steps (2024-2027) has considered the contribution it can make to these golden threads.

**Figure 3.** Newham Health and Wellbeing Strategy, 50 Steps, Structure



**Table 1:** 50 Steps: themes and steps to be addressed in the Social Value-Health Impact Assessment

PEOPLE	PLACES
<p><b>Theme: Giving children and young people the best start in life</b>            Step 3. Enhance the role played by schools, Youth Zones and other settings for children and young people in enabling good health and wellbeing</p> <p>Step 6. Make Newham a safer place for children and young people</p>	<p><b>Theme: Creating a healthier food environment</b>            Step 25. Create a healthier food environment</p> <p>Step 26. Nurture a local food culture of eating well, sustainably, for a just transition to a green economy</p>
<p><b>Theme: Promoting good mental health</b>            Step 8. Promote mental wellbeing and prevent the impacts of poor mental health</p> <p>Step 10. Make Newham a place where everyone can feel connected</p>	<p><b>Theme: Making Newham a place for people and planet</b>            Step 29 Deliver a just transition in addressing climate change</p> <p>Step 30. Improve air quality and protect residents from exposure</p> <p>Step 31. Increase active and sustainable travel through schools, employers and faith organisations.</p> <p>Step 32. Create a healthy urban environment</p> <p>Step 33. Involve residents in every new low-traffic scheme, encouraging them to travel actively and use their local spaces</p>
<p><b>Theme: Addressing smoking and substance misuse</b>            Step 16. Make Newham smoke free by 2030</p>	<p><b>Theme: Promoting health through housing</b>            Step 35. Design healthy homes</p> <p>Step 36. Prevent homelessness and promote the health of people living in insecure or low-quality accommodation</p> <p>Step 37. Reduce the number of cold homes by tackling fuel poverty and making homes more energy efficient</p>
<p><b>Theme: Creating an inclusive borough</b>            Step 18. Create an age friendly Newham</p> <p>Step 19: Make Newham a neuro-diversity and disability-friendly borough</p> <p>Step 22. Ensure that services that meet the needs of the most vulnerable groups are effective and of high quality</p>	<p><b>Increasing participation in leisure and sport</b>            Step 38. Increase access to leisure and sport through community-based programmes</p> <p>Step 39. Deliver high-quality leisure facilities and infrastructure</p>
<p><b>Theme: Protecting residents from threats to their health</b>            Step 23. Prevent and control health threats</p>	<p><b>Building an inclusive economy</b>            Step 41. Support residents to achieve financial security</p> <p>Step 42. Improve the contribution of work to people's health and well being</p>



## Stages of Social Value and Health Impact Assessment

A SV-HIA has six main stages: Screening, Scoping, Assessment, Recommendations, Reporting and Monitoring.

### Stage 1: Screening

Not all development proposals will require a SV-HIA; this will depend on the type, scale and location of the development or proposal. The screening stage of the SV-HIA is therefore to decide whether or not an SV-HIA needs to be undertaken. Policy BFN3 requires the follow developments to complete a SV-HIA screening:

- Major development
- Loss, gain or reconfiguration of social infrastructure floorspace
- New takeaways, water pipe smoking and other kinds of smoking leisure activities, gambling premises and payday loan shops
- Loss, gain or reconfiguration of publicly accessible green space
- Development impacting an existing or creating a new internal or external permanent<sup>5</sup> market

The issues to be considered at screening include:

- Is the proposal likely to impact social value, affect health and wellbeing or health inequalities?
- Is there conflict or disagreement about the proposal? If so, would a SV-HIA help to resolve it?

The following will also help in filtering out development proposals that are unlikely to benefit from an SV-HIA:

- The proposal is seen as having little impact on social value, health or equality issues

The SV-HIA Screening Tool in **Appendix 1**, will be included on the validation list for planning applications, and should be completed to assess whether a SV-HIA is needed.

### Stage 2: Scoping

The Scoping Stage of a SV-HIA is about planning how the assessment will be undertaken and deciding which type of SV-HIA is the most appropriate. This will depend upon the type and size of the project. Most development proposals are likely to require a Desktop or Rapid SV-HIA, however there may be cases where a more comprehensive SV-HIA is required. The Public Health team may be able to advise on this.

The scoping stage should

- Outline the aims and objectives of the SV-HIA
- Define the geographical and landscape scope
- Identify the different population subgroups to be considered, including vulnerable groups and marginalised communities
- Define the timescale for the consideration of potential impacts
- Identify all social and health impacts and not just those that arise from physical hazards.
- Include stakeholder selection, recruitment and engagement; stakeholders should include a balance of professional, business and community interests.
- Consider the health benefits to be maximised as well as the risks to be minimised.
- Identify available evidence, literature sources and any gaps.

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<sup>5</sup> For the purposes of the Local Plan, a permanent market does not have to be in operation every day of the week but it is not a temporary market or pop-up event space.

### Stage 3: Assessment

The assessment process has two main stages; the development of the local profile and the appraisal of the proposal.

#### *Local Profile*

A health profile of the local population should be produced as a baseline for assessing the impacts of the development. The health profile should contain data on:

- The demographic make-up of the local population, paying particular attention to any vulnerable population subgroups identified at scoping stage
- The health status of the local population, including that of vulnerable population subgroups
- An assessment of the local area, such as amenities, facilities and environmental challenges

As the SV-HIA will need to consider the impacts on both the existing local population and any future population, the profile should also consider any changes to population that would arise from the development, e.g. an increase in any particular type of group or significant change in demographics.

Applicants are encouraged to research and apply best practice. The following links provide sources of local demographic and health data that can be used in preparation of the local profile:

- Newham's Joint Strategic Needs Assessment, 2025 has a comprehensive overview of health and inequalities in Newham - <https://www.newham.gov.uk/health-adult-social-care/public-health-information-reports-strategies-fact-sheets>
- Other reports on these webpages have more detail on specific issues at the neighbourhood level
  - Beckton and Royal Docks - <https://www.newham.gov.uk/downloads/file/6049/beckton-community-neighbourhood-online>
  - Canning Town and Custom House - <https://www.newham.gov.uk/downloads/file/6050/chct-community-neighbourhood-online>
  - East Ham - <https://www.newham.gov.uk/downloads/file/6051/east-ham-community-neighbourhood-online>
  - Forest Gate - <https://www.newham.gov.uk/downloads/file/6052/forest-gate-community-neighbourhood-online>
  - Green Street - <https://www.newham.gov.uk/downloads/file/6047/green-street-community-neighbourhood-online>
  - Manor Park and Little Ilford - <https://www.newham.gov.uk/downloads/file/6053/manor-park-community-neighbourhood-online>
  - Plaistow - <https://www.newham.gov.uk/downloads/file/6048/plaistow-community-neighbourhood-online>
  - Stratford and West Ham - <https://www.newham.gov.uk/downloads/file/6010/stratford-community-neighbourhood-online>

### *Appraisal*

The purpose of the appraisal is identify all the potential social and health impacts. It will involve assessing the development proposal and considering how it relates to the range of wider determinants of health of the local population.

The appraisal stage should include consideration of the potential positive and negative impacts of the proposal on the local population, including population subgroups.

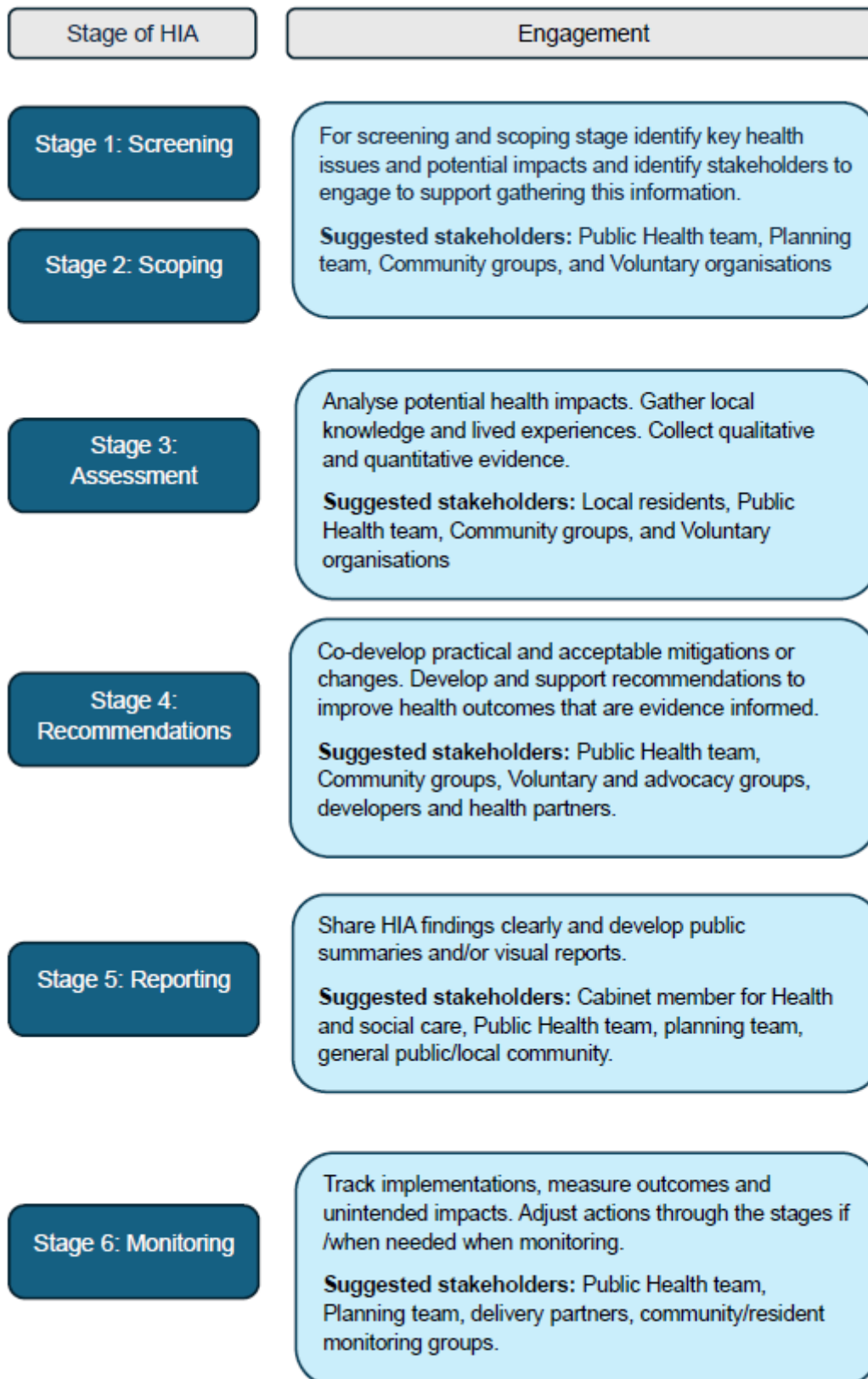
Impacts can affect different groups in different ways, can be direct or indirect, and could arise through unforeseen consequences. Impacts can also vary occur at different stages of a proposed development and this should be considered and documented.

The SV-HIA should make it clear which impacts will affect which groups of people and be scored as either positive, negative or no impacts for each population group. It may also be appropriate to clarify whether impacts are significant. For example, where adverse impacts affect a large number of people, where they are irreversible, or where they affect people who already suffer from poor health; or where positive impacts have significant potential for social, health and wellbeing improvements.

The assessment should be systematic and transparent about how impacts were identified. The potential for adverse or positive impacts on the local population, including relevant population subgroups, should be considered against each relevant question, as well as any other social value-related considerations of relevance to the development.

If a Rapid or Comprehensive SV-HIA has been recommended, the appraisal stage should also include engagement with the local stakeholders, for example consultation for their views on impact through questionnaires, focus groups and workshops, depending on the scale of development. The applicant will need to demonstrate how they have engaged with local stakeholders and incorporated their views into their plans. **Figure 3** sets out the SV-HIA process and the points where community and stakeholder engagement should take place. The SV-HIA Checklist Tool in **Appendix 2** should be used to assist in the identification of impacts.

Figure 3: Stakeholder engagement at key SV-HIA stages



## Stage 4: Recommendations

Following the appraisal, recommendations should be developed by those undertaking the HIA to remove or mitigate adverse social and health impacts and to enhance the positive effects of proposals.

Recommendations should be practicable, achievable and have an evidence base for effectiveness.

Recommendations could be prioritised based on significant impacts.

Recommendations may sometimes impinge on other areas of the proposal and therefore a balance needs to be struck to ensure any recommendations have the greatest chance of being acted upon.

The applicant will need to ensure that any SV-HIA recommendations are worked through to an acceptable conclusion, e.g. amendments to design, and so on.

## Stage 5: Reporting

Applicants should provide a SV-HIA report as part of their planning application documents. The SV-HIA report should be accessible to a non-expert audience and where relevant share the findings with local communities and stakeholders (detailed in the SV-HIA).

### *Content of a SV-HIA report*

It is suggested that a SV-HIA report should include:

- Executive summary
- Description of proposals
- Scope (geographical and population) and methodology
- Options for the scheme examined, where relevant
- Local evidence, where relevant
- Local profile including any groups given special consideration
- Stakeholder involvement
- Appraisal/Assessment
- Summary of impacts, including for population subgroups
- Implications for equality
- Recommendations – including how the scheme responds
- Resources/references used

## Stage 6: Monitoring

Applicants should ensure that their SV-HIA report explains clearly when the social value or healthy design impact (e.g. provision of jobs, housing, play space, cycle parking) will be delivered, if management plans are needed and who will be responsible for managing the place (it could be private companies, voluntary sector, community groups or Council services).

The SV-HIA should include a recommendation to carry out future monitoring of the health impacts that result from the development proposal, so that corrective action can be taken to address any unforeseen impact. The larger the scheme planned, the more important this section is.

In exceptional circumstances where proposed developments have a very large impact on population or the local environment, or where more significant potential impacts are identified, a longitudinal health impact assessment may be required. Such developments will be identified on a case by case basis and funds negotiated as part of S106 or similar arrangement.

## Social Value and Health Impact Assessment and the Planning Process

### When should an SV-HIA take place?

For relevant developments, SV-HIAs should commence at the start of the planning process, at the pre-application stage. This will enable the SV-HIA findings to be incorporated into changes to the proposed development, where necessary. **Figure 4** sets out the SV-HIA process and how it integrates with the planning process.

### Outline and Reserved Matters applications

If a development seeks approval under separate outline and reserved matters applications, it should undertake a SV-HIA at both stages, with the assessment reflecting the content of the applications. For example, SV-HIA undertaken at outline stage would likely assess the overarching principles and amounts of development; SV-HIA undertaken at reserved matters stage would assess the remaining matters of the scheme, such as access, appearance, layout, scale and therefore quality of housing or development provided. The production of a SV-HIA at reserved matters stage may be secured by planning condition at outline stage, as may other elements of the scheme in relation to social health impacts.

### Application Stage

Production of the SV-HIA is the responsibility of the applicant. It should be undertaken whilst a proposed scheme is being developed, and needs to be submitted alongside the planning application. If an applicant intends to secure planning permission through separate outline and reserved matters applications, a SV-HIA should be submitted at both stages.

### Assessing the quality of an SV-HIA

Newham Planning and Public Health officers will appraise the SV-HIA submitted by the applicant making use of the SV-HIA Checklist Tool in **Appendix 2**. The effects of the proposal on different population subgroups identified in the SV-HIA will be considered.

The officers reviewing the SV-HIA will provide feedback on the SV-HIA to the Planning Case Officer, in the form of a formal consultation response on the planning application from Public Health. This will be publically available on the council's Planning Register. Consultation comments received on the SV-HIA may form the basis of further negotiations between the Case Officer and the applicant.

### The planning decision

The SV-HIA will be considered along with all other documentation submitted with the planning application, as well as any consultation responses received by members of the public and other consultees.

Recommendations arising from the SV-HIA, which have not been incorporated into revised proposals will be considered in the planning balance and/or may form the basis of any planning conditions in order to make the development acceptable in planning terms. In addition, for outline and reserved matters applications, the decision could include conditions to undertake SV-HIA at reserved matters stage, as well as secure recommendations of the SV-HIA.

### Monitoring

Monitoring and review are important components of the planning system. The process of undertaking and producing the SV-HIA and the effectiveness of Local Plan Policy BFN3 should be evaluated. This includes determining whether the SV-HIA recommendations influenced decision making. Newham will provide commentary on the progress on Local Plan policies through the annual Authorities Monitoring Report (AMR) which forms the local planning monitoring framework. This will include monitoring the number of SV-HIAs submitted for developments, as required under the emerging monitoring framework for the Local Plan.

**Figure 4. Integration of SV-HIA with the Planning Process and Stages of SV-HIA**

