

Hot food takeaways

- 4.4 Under national planning policy, hot food takeaways are a town centre use that should be located within our centres. There are, however, a number of problems that are associated with these uses. Their operation can result in external impacts, such as noise and odours, traffic and parking, and litter. They also tend to be open only during the evenings, meaning closed and shuttered shop fronts during the day time.
- 4.5 It is important that there is an appropriate balance of uses within centres to ensure they can fulfil their primary retail function. High proportions and concentrations of hot food takeaway establishments within centres can have a negative impact on their vitality and viability.
- 4.6 There is also a recognised link between take away food and obesity. Childhood obesity, and excess weight, are significant health issues in Middlesbrough, with national evidence¹ identifying Middlesbrough's obesity rates in school children to be higher than the national average. The Council, in order to improve health and wellbeing in the Town and encourage healthier eating choices, will carefully manage applications for hot food takeaways in specific locations (for example, within walking distance of schools) as well as consider their proliferation.

Policy EG7 – Hot Food Takeaways

Proposals for hot food takeaways (A5 Class Use) will only be permitted where the proposed use would not:

- a. result in the proportion of the total units in the centre in A5 uses exceeding 10%.; or
- b. result in more than two adjacent hot food takeaway A5 uses; or
- c. be located within designated Shopping Frontage; and

in addition to the above criteria in order to promote healthier communities:

- d. planning permission will not be granted for A5 uses within 400m walking distance of an entry point to a secondary school; and
- e. applications for A5 uses will be required to be accompanied by a Health Impact Assessment, and, where an unacceptable adverse impact on health is established, permission will not be granted.

Hot food takeaway (A5 class use) will not be permitted outside of a defined centre.

¹ <https://digital.nhs.uk/data-and-information/publications/statistical/national-child-measurement-programme/2016-17-school-year#resources>

Health and Wellbeing

A healthy environment can promote and encourage healthy lifestyles and these are assisted through strong urban design, green spaces and access to sustainable transport. Planning can play a key role in influencing these key health determinants and assisting in reducing health inequalities. A key role for the Local Plan is therefore to provide for development in a way that supports and encourages active and healthy lifestyles.

In Middlesbrough, there are differences in the health and wellbeing and life expectancy between the most deprived and least deprived communities. Evidence shows that inequalities in health and wellbeing are influenced by social, economic and environmental factors. In order to help address these priorities and issues, it is essential that community needs are supported through appropriate physical social and green infrastructure, and by other facilities and key services which contribute to improving physical and mental health and wellbeing, and the overall quality of life experienced by residents.

Health and well-being is therefore an important issue in Middlesbrough, the Council will seek with our partner organisations to promote the provision of health facilities within the town to ensure that everyone has access to high quality health care, and will assist the South Tees Clinical Commissioning Group in preparing its five year Sustainability and Transformation Plan (STP) to help improve the health and well-being of residents.

In addition, the Council will look at a range of measures when assessing planning applications in order to promote health and well-being and attempting to reduce health inequalities; access to open space and nature; accessibility and active travel; housing quality; access to healthcare services and other social infrastructure; access to health food; air quality and noise; crime reduction and community safety; social cohesion and lifetime neighbourhoods; and climate change and the minimisation of the use of resources.

Health and wellbeing are cross cutting themes and policy INFRA3 should be read alongside other policies in this Plan that seek to address the wider determinants of health.

Policy INFRA3 – Health and wellbeing

Development proposals should promote, support and enhance both the physical and mental health and wellbeing of the community, contributing to reducing health inequalities and helping to deliver healthy, active lifestyles. The Council will therefore, work with partner organisations to promote and support additional health facilities, where appropriate.

In particular, the Council will support the provision of new or improved healthcare facilities in the borough, in line with the South Tees Clinical Commissioning Group and NHS England requirements.

Proposals for new health care facilities should relate well to public transport services, walking and cycling routes and be easily accessible to all sectors of the community. Proposals which utilise opportunities for the multi-use and co-location of health facilities with other services and facilities, and thus co-ordinate local care and provide convenience for the community, will be supported.

Applications for major developments and proposals that have an identified health and wellbeing impact should be accompanied by a Health Impact Assessment (HIA).

The Council will also require development to contribute positively to creating high quality places that support healthy communities. Developments that involve the retention and improvement of facilities that promote healthy lifestyles, such as new leisure and recreational facilities (see policy INFRA7) and the provision of, as part of a development, new public open spaces will be supported.