

**Public Health response to development at Land at Sinah Lane, Hayling Island
(Planning ref: APP/18/00724)**

Thank you for the opportunity to comment on the above planning application. Our comments henceforth refer to the document entitled 'Land North of Sinah Lane, Hayling Island Planning Statement' dated July 2018.

Theme	Feature of Proposal	Comments
Housing/building design	Building of 195 new housing units	We welcome proposals to provide new housing units in response to a growing need for healthy, affordable housing in Havant. We welcome proposals to ensure 30% of these 195 housing units are made affordable, in line with guidance set out in the new Havant Local Plan 2037. In order to adhere to nationally and locally recognised guidance, we encourage this proposal to provide dwellings with adequate internal space (ideally, in line with the Nationally Described Standards), including sufficient storage space and separate kitchen and living spaces. We welcome units being designed to minimise noise between them, the incorporation of adequate ventilation and light into these dwellings, and meeting Lifetime Homes Standards. We also welcome the proposal encouraging the use of stairs by ensuring that they are well located, attractive and welcoming, and that homes are made accessible to older people and people with disabilities. We encourage developers to champion social inclusion and diversity when attracting tenants. We recommend homes be designed as “tenure blind” – i.e. affordable homes and market homes are indistinguishable externally in terms of design and landscaping.
Promoting walking and cycling and reducing car use		Whilst we welcome that the maisonettes on the development are all provided with secure cycle stores within the individual units, we would encourage cycle storage being provided to a greater proportion of new households to encourage walking and cycling and reduce dependency on personal vehicle use.
Green, blue, open and recreational space	Associated central open	We encourage the proposal to create central open space, which is important for recreation and physical activity, consisting of an orchard and a Locally Equipped Area of Play. This is because green, blue, open and recreational spaces are important for maintaining and prolonging health – both mental and physical. They provide

	space (LEAP and orchard)	opportunities to reconnect with nature, to play, to exercise and to socialise, as well as provide attractive and safe commuting routes. These benefits are summarised by Fields in Trust in their 2018 guidance on Revaluing Parks & Green Spaces. Regarding the orchard, we are pleased to see a proposal to develop community food-growing as we know community food growing is beneficial for mental wellbeing as well as physical health, as well as promoting community vitality.
Air Quality	Formation of new vehicular access	We note that there is only one proposed vehicular access site. We welcome ways in which this can be managed so as to avoid traffic, residual air pollution and vehicular congestion. We are encouraged to note that the associated highway footpaths will form a continuous link through the development and link to footpath access onto the Hayling Billy Coastal Route cycle path. We trust that strategies for this will be included within the pending Transport Assessment.
Biodiversity	Refuse area for Wader and Brent Goose	We welcome the development of a refuge area for Wader and Brent Goose, as it would encourage biodiversity and access to nature and green space. These can promote mental and physical wellbeing. We note that this refuge area is being developed in line with policy as set forward by section E17 of the Borough's Emerging Local Plan. We are encouraged to see there will be a biodiversity net gain.
Neighbourhood design	Associated pumping station and sub-station	We recognise the need for a pumping and sub-station. We encourage developers to minimise disruption to local communities when installing these, through air and noise pollution. Furthermore, we encourage developers to ensure the stations are placed and built strategically so as to not alter the attractiveness of the site which has the potential to affect resident and visitor satisfaction.
Health services and social infrastructure	Associated local impact	Due to the influx of 195 groups of residents into the area, we encourage the developers to consult South Eastern Hampshire CCG to ensure there is capacity within the primary care structure on Hayling Island to accommodate new patients.