

Public Health Response to outline planning permission application for Colt International Ltd, New Lane, Havant, PO9 2LY

Application No:	APP/18/00244
Address:	Colt International Ltd, New Lane, Havant, PO9 2LY
Development:	Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage).
Comments by:	Hampshire County Council Public Health
Date of Comments:	16 th May 2018
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Healthy Homes

Lifetime homes: As nationally, Havant has an ageing population and population forecasts show by 2024 the over 65's population will increase by 10.5%, whilst the over 85's population will increase by 20.3%.¹ This represents the greatest percentage increase of any age group in Havant. Older people have additional needs, including increased care and decreased mobility, as do other age groups with disabilities. We welcome the commitment made to the [Lifetime Homes²](#) standards in relation to affordable elements of the scheme. We would encourage the application of these standards across the entire residential element of the scheme, in order to future-proof the scheme for the predicted growth of the older population in Havant. Further consideration on how to strengthen age-friendly design could be achieved by highlighting the [RTPI Practice Advice on Dementia and Town Planning³](#).

Housing mix: Policy CS9 of the Havant Core Strategy states that sites of 15 dwellings or more should provide 30-40% affordable housing, of which 65-70% should be social rented with the remaining 30-35% for affordable home ownership. Truly affordable homes can help to address health inequalities. Therefore we would encourage a commitment to deliver the maximum number of affordable homes for social rent in further detailed plans. However, we would like to stress the importance of a diverse distribution of housing types to ensure a balanced community and we would recommend that the residential buildings are made 'tenure blind'.

Further detailed plans should ensure that dwellings have adequate internal space for bicycle storage (encouraging active travel), garden sizes that allow enjoyment of outside space (promoting mental wellbeing) and facilities for home-grown produce (promoting healthy eating).

Travel and Transport

New developments should encourage walking and cycling through neighbourhood design⁴ which not only reduces road congestion, traffic and related accidents and poor air quality, are good for our physical and mental health⁵. We would therefore like to see that pedestrian and cycle access to local facilities are increased where possible and that these options are attractive and safe for residents. This includes ensuring safe cycle and pedestrian access at both east and west sides.

In Havant, 21.7% of adults are estimated to be inactive⁶, which is similar to the England average but slightly worse than the average for south east England. We welcome the appointment of a Travel Plan Co-ordinator (TPC) with on-going plans to provide information and encourage walking and cycling, and would encourage the TPC to employ a considered approach to behaviour change as identified by NICE⁷, including targeted initiatives to encourage walking and cycling by those currently inactive and those who use private vehicles for short journeys to access local shops.

Green Space

Green space supports physical and mental health and wellbeing through co-benefits of physical activity and social interaction. Obesity is an issue in Havant just as it is nationally; in 2016/17 58.2% of adults in the borough were estimated to be overweight or obese⁸. It is important in the detailed planning stages that the opportunities to maximise health and wellbeing are taken.

Policy CS1 Health and Wellbeing of Havant's Core Strategy states that developments should create, where necessary, 'new open spaces that are located within or close to housing developments, that is safe and accessible for children to play and contributes to the borough's green infrastructure'. We note that space for a 'pocket park' has been allocated on the southern boundary of the proposed development. However, the limited size is unlikely to provide many opportunities for physical activity.

Additionally, we note that the proposed siting of the pocket park will result in it being out of view from the majority of homes within the proposed development and existing homes adjacent to the site. We are concerned that this will result in a perceived lack of safety and subsequent underutilisation of the space, especially by children.

We would encourage increasing the provision of open green space within the proposed development and re-siting it in a position overlooked by a greater number of homes in order to increase perceptions of safety, reduce the likelihood of the space attracting anti-social behaviour and encourage physical activity.

Healthy Neighbourhood

Research shows residents of communities with ready access to healthy foods also tend to have more healthy diets⁹. We would encourage the provision of allotments or

areas for communal gardens that maximises the potential for home grown food, particularly for residents of properties without access to private gardens.

Social isolation and loneliness are associated with poor mental and physical health, and increased mortality.¹⁰ We would like to see consideration of other accessible community spaces within the development.

The Core Strategy section 9 also requires consideration of local infrastructure. Havant Borough Council should ensure new developments provide relevant and necessary infrastructure directly or through a financial contribution, including: Schools and education facilities, Health facilities, Sport and recreation facilities, Roads, foot and cycle ways, public transport facilities and community facilities including leisure facilities.

¹ Small Area Population Estimates: <http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/small-area-pop-stats.htm>

² Lifetime Homes: <http://www.lifetimehomes.org.uk/>

³ RTPI (2017) Practice Advice: Dementia and Town Planning
http://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final.compressed.pdf

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625568/Spatial_planning_for_health_an_evidence_resource.pdf

⁵ Public Health England (2016) Working together to promote active travel: a briefing for local authorities <https://www.gov.uk/government/publications/active-travel-a-briefing-for-local-authorities>

⁶ PHE Public Health Profiles <https://fingertips.phe.org.uk/profile/physical-activity/data#page/0/gid/1938133001/pat/6/par/E12000008/ati/101/are/E07000090>

⁷ National Institute for Health and Care Excellence (NICE)
<https://www.nice.org.uk/guidance/ph41>

⁸ Public Health Outcomes Framework www.phoutcomes.info.

⁹ Sallis JF, Glanz K. Physical activity and food environments: solutions to the obesity epidemic. *Milbank Quarterly* 2009;87(1):123-154

¹⁰ Social Isolation and Loneliness in Hampshire Needs Assessment
<http://documents.hants.gov.uk/corprhantsweb/2017-07-04SocialIsolationandLonelinessinHampshireHF000014384094.pdf>