

Public Health Response to Forty Acre Farm application APP/18/00450

Application No:	APP/18/00450
Address:	Forty Acre Farm, Havant
Development:	Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings
Comments by:	Hampshire County Council Public Health
Date of Comments:	12 th June 2018
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Healthy Homes

Housing mix and affordability: 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. Whilst the application meets the minimum 30% affordable housing requirement, we would like to see ambition to achieve a greater proportion of affordable dwellings. In addition, 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'.

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%ⁱ. 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 would encourage the application of the [Lifetime Homes Standards](#)ⁱⁱ to this 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 Planning](#)ⁱⁱⁱ.

Transport

New developments should encourage walking and cycling through neighbourhood design which not only reduces road congestion, traffic and related accidents and poor air quality, but are also beneficial for our physical and mental health^{iv}. We welcome the planned cycle storage in the development and recognise the aspiration that the travel plan proposed could be implemented by all future site users, including care home staff and visitors. The travel plan acknowledges reasonable access to railway and bus networks.

We would like to see greater ambition in the modal split for active travel. This could be achieved by further detailed consideration of pedestrian and cyclist access and movement

particularly for short journeys and maximising the accessibility, acceptability and attractiveness of routes thereof in the detailed planning stages.

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 TCP to employ a considered approach to behaviour change as identified by NICE^v, 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 obese^{vi}. It is important in the detailed planning stages that the opportunities to maximise health and wellbeing are taken.

Page 57 of the Design proposal states the inclusion of a number of community gardens/allotments, although the number and specification will be confirmed. There are also a number of small green spaces built into the design of the proposed development. We are keen that the detailed plan maximises the provision of allotments so that home grown food is an option for the residents of properties without a garden. The proposals could also be enhanced by provision for community gardens and green roofs.

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'. A play area for children is planned within the nature park, although further detailed information on this facility is not provided at this stage. We note that the proposed siting of the play area 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.

Healthcare facilities

We recommend that Havant Borough Council contacts both Portsmouth Clinical Commissioning Group and South East Hampshire Clinical Commissioning Group, if not already done so, to discuss access to primary healthcare provision for residents at Forty Acre Farm.

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

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

ⁱⁱⁱ RTPI (2017) Practice Advice: Dementia and Town Planning

http://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final.compressed.pdf

^{iv} 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>

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

^{vi} Public Health Outcomes Framework www.phoutcomes.info