

Public Health Response to APP/18/00453 Reserved Matters: Land South of Bartons Road, Havant

Application No:	APP/18/00453
Address:	Land South of Bartons Road, Havant
Development:	Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features.
Comments by:	Hampshire County Council Public Health
Date of Comments:	2 nd August 2018
Correspondence to:	Sarah.Taylor@hants.gov.uk

Thank you for the opportunity to comment on this application. We would like to put forward the following comments/recommendations:

1. Internal space standards

We note and welcome the provision of adequate internal space (i.e. above the Nationally Described Minimum Standardsⁱ) specified within the Schedule of Accommodationⁱⁱ.

Recommendation 1: The proposed internal space specifications within the Schedule of Accommodation are maintained.

2. Travel

We note and support the desire to promote sustainable travel and encourage walking and cycling within the current reserved matters application. Active travel has multiple benefits for communities and individuals, including health benefits. However, we are concerned that residents of the proposed 1 and 2 bedroom flats may lack adequate cycle storage, compared to residents of houses who will have access to larger private, secure storage areas (i.e. gardens sheds and/or garages). Enabling safe cycle storage will create an opportunity to build physical activity into daily living.

Recommendation 2: Increase the provision of secure, enclosed cycle storage for residents of the proposed flats.

3. Affordable homes

We note and welcome the allocation of 53 homes as “affordable tenures”. However, Policy CS9 Housing of The Havant Borough Core Strategy 2011 sets out a target to deliver on average 30-40% affordable housing on sites of 15 dwellings or more. It is therefore disappointing that the affordable/market split in the proposed development is set at the very

minimum (30.3% affordable). The Core Strategy also states that, in relation to the tenure split of affordable housing, “65-70% of affordable homes should be social rented”. Truly affordable homes can help to address health inequalities, an important issue in Havant.

Recommendation 3: An increased number of properties should be delivered as affordable housing, with at least of 65% of these made available for social rent.

Furthermore, whilst we note and welcome the “tenure blind” design of homes within the proposed development, we feel there is potential for improving the even distribution of affordable homes within the proposed dwelling distribution plan to ensure a balanced community and improved community cohesion. Emerging policy within the draft Havant Local Planⁱⁱⁱ states that “Affordable housing should be evenly spread across the site.” We note that many of the affordable homes within the proposed development are clustered together.

We also note that the affordable homes will be more densely concentrated in the north west corner of the proposed development, since this section of the development has been allocated the greatest number of 1 and 2 bedroom flats. Flats within the proposed development have not been allocated private or shared gardens. The north west corner of the site affords views of the car park of and buildings related to the existing garden centre to the north and west and proposed car parking and private dwellings to the south and east. This means that, under current proposals, the area of greatest density of affordable housing is afforded the poorest views of and access to green space. In general, we believe this to be a theme for the affordable housing across the proposed development, with the majority deprived of views and/or direct access to shared or open green spaces when compared to the homes planned for private tenure. We are very concerned that this could contribute to the widening of health inequalities within Havant, since exposure to green space has multiple associated mental and physical health benefits.

Recommendation 4: Amend the planned tenure distribution to reduce the clustering of affordable homes within the planned development. Additionally, make amendments to the planned layout and distribution of the proposed development to ensure that homes allocated for affordable tenures have, on the whole, equal exposure (i.e. views of or direct access to) to green space as homes allocated for private tenures.

4. Green space and recreation

As discussed previously, exposure to green space has multiple associated mental and physical health benefits. This is especially true when used for recreational, exercise and physical activity purposes. We note and welcome the proposal for the inclusion of “high quality public open space, local area play and amenity spaces”. However, we note that the design and size specifications have not been stated. We presume these will be specified and available for consultation at a later date.

Recommendation 5: For proposals for public open space, local area play and amenity spaces to be developed and made available for consultation. We would not support any development that failed to adhere to emerging policy related to green space within the Draft Havant Local Plan, which states that “Proposals for residential development of 50 dwellings or more will be permitted where on-site open space is provided to a standard of 1.5 ha per 1,000 population”. We recommend the provision of allotments within the proposed areas of

green space to support healthy lifestyles, as there is currently a waiting list for the allotments in New Road, Havant (FOI request 2nd March 2018, published online). We also recommend the provision of appropriate LAPs, LEAPs and NEAPs, in line with guidance from Fields in Trust^{iv}.

ⁱ UK Government (2015) Technical Housing Standards - Nationally Described Space Standard

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

ⁱⁱ Bartons Road Schedule of Accommodation REV H

ⁱⁱⁱ Havant Borough Council Draft Local Plan 2036

http://www.havant.gov.uk/sites/default/files/documents/The%20Draft%20Local%20Plan%202036_for%20web%20with%20policy%20numbers%20%281%29.pdf

^{iv} Fields in Trust Guidance for Outdoor Sports and Play

<http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf>