

# Horatia and Leamington House

## Health Impact Assessment

**Portsmouth City Council**

**A report by Volterra Partners, November 2022**

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# 1 INTRODUCTION

1.1 This Health Impact Assessment (HIA) has been prepared by Volterra Partners on behalf of Portsmouth City Council (PCC, 'the Applicant') and is submitted in support of two joint planning applications for the redevelopment of Horatia and Leamington House (the 'Proposed Development'), within the city of Portsmouth.

1.2 The Proposed Development consists of four tower blocks providing a total of 566 units of market and affordable residential units. The development description is as follows:

*Redevelopment of the Horatia and Leamington site involving the demolition of the Gibson Centre and the erection of six blocks ranging in height from four to eighteen storeys to provide new homes, non-residential space at ground level, together with access, servicing, car parking, cycle parking, cycle storage, plant, play and open space and landscaping.*

1.3 The Proposed Development is split into two parts and detailed applications are being submitted to for both. These are referred to as follows – further explanation on the breakdown of the two planning applications and different site boundaries can be found within the **Design and Access Statement**:

- **Application 1** – which comprises the proposed building within plots A, C and D and all associated landscape, public realm and highway works
- **Application 2** – which comprises of the proposed plot B building containing built-to-rent residential units.

1.4 It is the intention for the Proposed Development to be delivered in its entirety. Therefore, this assessment focuses on the health impact of the overall Proposed Development, comprising of Application 1 and Application 2. Where relevant, this report identifies the individual contribution of Application 1 and Application 2 to health impacts, for example in terms of the numbers of residential units delivered.

1.5 Throughout the design stage, the Applicant has considered the impact of the Proposed Development on health outcomes, and the ways in which health can be promoted through the scheme design. Volterra Partners were originally commissioned to undertake an assessment of the baseline health conditions, intended to inform the approach taken to health and wellbeing in the design of the Proposed Development. The output of this work is the **Baseline Health Assessment (April 2021)**, which is presented in **Appendix 1**. This work fed into the design of the scheme, informing, for example, the need for the provision of different elements of open and play space. This HIA provides a summary of the ways in which the Proposed Development has the potential to affect health outcomes.

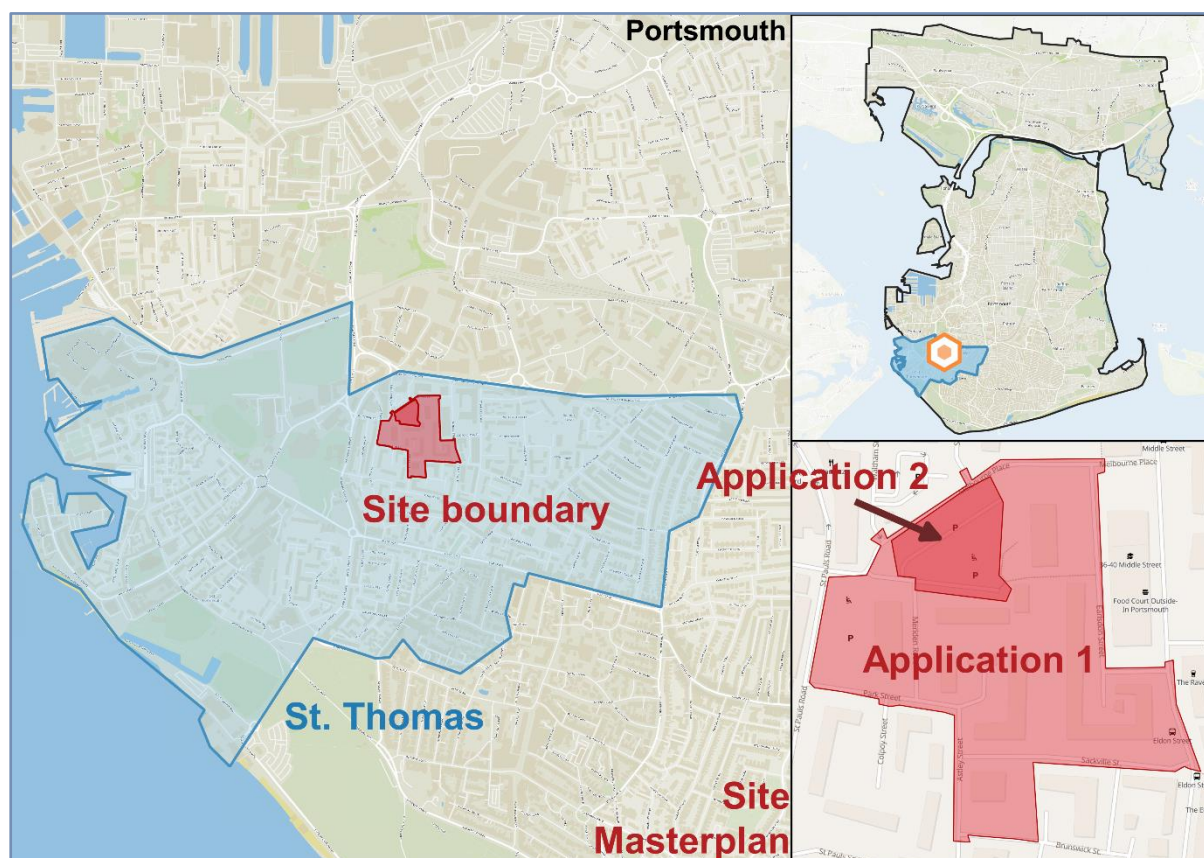
## The site

1.6 The site is located in the city of Portsmouth, directly to the south of the city centre and the Portsmouth and Southsea Rail Station. The site is bounded by St Pauls Road to the west, Melbourne Place to the north, Eldon Street to the east and King Street to the south.

1.7 The existing buildings consist of the residential buildings of Horatia House and Leamington House. Following a review of cladding and fire safety at the property in 2018, PCC discovered issues with the original concrete construction of the blocks. As a result, the residents of these blocks have been re-housed elsewhere in Portsmouth and PCC have sought to redevelop the site.

1.8 The site in the context of Portsmouth and the ward of St Thomas is shown in **Figure 1**.

## Site context



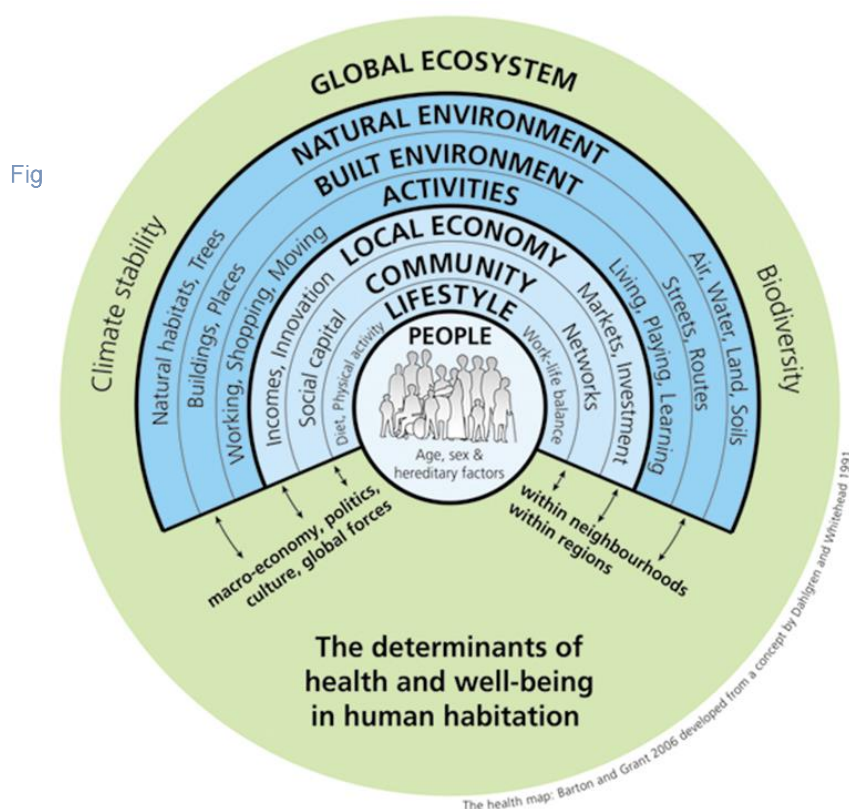
Source: © OpenStreetMap contributors, © CartoDB, 2023

## The purpose of HIA

- 1.9 Health is influenced by a combination of biological and environmental factors. Biological factors are largely inherent. However, environmental factors can be influenced through design and management of buildings and spaces which may be able to impact on health outcomes. This is particularly important when it comes to health inequalities – people who are economically, environmentally, and socially disadvantaged experience poorer health outcomes. Planning can influence these factors and is therefore an important consideration in health.
- 1.10 This assessment is based on the wider of health model,<sup>1</sup> which recognises that the economic, physical, and social environment has a significant impact on our health. Factors that have the most significant influence on the health of the population are called 'determinants of health'. Across a broad scale, these include, at the lowest level, an individual's genetics, and their lifestyle, broadening out to include the surrounding environment, as well as policy, cultural and societal issues. The wider determinants of health are shown in **Figure 2**.

<sup>1</sup> Dahlgren G, Whitehead M. 1991. Policies and Strategies to Promote Social Equity in Health, as referenced in Public Health England, 2022. Health Profile for England 2021

## The wider determinants of health



Source: NHS. Healthy Urban Development Unit (HUDU)

- 1.11 Development and planning can play a role within the wider determinants of health and wellbeing. The link between planning and development, and health and wellbeing is related to the location, design and nature of uses proposed and the methods by which developments are constructed. The scope of the assessment needs to be applied proportionately to the type of development being considered.
- 1.12 Throughout the design of the Proposed Development, the Applicant has intended to take an approach to development that promotes health and wellbeing through design and addresses local health issues. This HIA follows on from the **Baseline Health Assessment (April 2021)**, presented in Appendix 1.
- 1.13 The aim of the **Baseline Health Assessment (April 2021)** was to provide an evidence-base for health conditions locally. This work involved assessment of public evidence and discussions with local stakeholders to develop measures addressing health outcomes through the scheme design. As a result, a number of recommendations were taken through into the design of the scheme, including recommendations to tailor the provision of open space to the anticipated yield from the development.
- 1.14 Throughout the HIA process, consultation with local stakeholders has been taken on board to inform conclusions and recommendations. This includes the joint development of the **Baseline Health Assessment (April 2021)**, and its accompanying recommendations for the design of the Proposed Development, alongside PCC's public and environmental health team, and discussion of the content in this HIA with the PCC Public Health Officer.

## Methodology for the HIA

- 1.15 There is no one definitive methodology for HIA but this HIA has been informed by several documents. These include:
- The London Healthy Urban Development Unit for Health Rapid Health Impact Assessment (HUDU Rapid HIA) Tool and Checklist (2017) – Notwithstanding the fact that the Proposed Development is located outside London, this is a helpful tool for understanding the impact of developments on health.<sup>2</sup>
  - PCC's Local Plan Health Impact Assessment Framework (2021) – This framework provides evidence of the local health issues in Portsmouth, and the ways in which the Local Plan affects health outcomes.<sup>3</sup>
  - Public Health England (PHE) Health Impact Assessment in Spatial Planning (2020) – This report provides a process through which health and wellbeing impacts of any plan or development project can be identified and assessed.<sup>4</sup>
  - Wales Health Impact Assessment Support Unit's HIA A Practice Guide (2015) – This guidance provides further evidence on the links between development and health, and in particular the impact of development on vulnerable population groups and the process for addressing this through HIA.<sup>5</sup>
- 1.16 This assessment considers the effects of the Proposed Development on the 11 determinants of health identified in the London Healthy Urban Development Unit Rapid Health Impact Assessment Tool.<sup>2</sup>
- 1.17 This approach has been deemed to be consistent with local PCC guidance under the Local Plan Health Impact Assessment Framework (2021) for the identification of impacts, and has been agreed in principle with PCC's Public Health Officer following consultation.<sup>3</sup> The HIA presents the effects of the Proposed Development on health under the following 11 determinants of health:
- Housing design and accessibility.
  - Access to healthcare services and social infrastructure;
  - Access to open space and nature;
  - Air quality, noise and neighbourhood amenity;
  - Accessibility and active travel;
  - Crime reduction and community safety;
  - Access to healthy food;
  - Access to work and training
  - Social cohesion and lifetime neighbourhoods
  - Minimising the use of resources; and
  - Climate change.
- 1.18 This HIA assesses the potential impact of the scheme on the health and wellbeing of the population, taking each determinant in turn. The link between the determinant and health is summarised at the beginning of each section. Information contained in this document is intended as supporting and explanatory which is to be viewed alongside the relevant parts of the Rapid HIA matrix.
- 1.19 Some health impacts are experienced differently by different population groups. This can occur where certain members of the population experience inequalities in health

2 NHS, 2017. HUDU Planning for Health: Rapid Health Impact Assessment Tool.

3 Portsmouth City Council, 2021. Local Plan Health and Wellbeing Background Paper.

4 Public Health England, 2020. Health Assessment in Spatial Planning.

5 Wales Health Impact Assessment Support Unit, 2015, Health Impact Assessment: A Practical Guide.



outcomes, or where individuals are subject to disproportionate changes in health outcomes as a result of existing characteristics. For example, individuals on low-incomes face greater positive health impacts through the provision of employment opportunities. Children and young people experience greater adverse impacts on their health as a result of exposure to poor air quality. Where relevant, this HIA presents the ways in which the Proposed Development affects vulnerable population groups differently to the general population, and which vulnerable population groups are disproportionately located in the area impacted by the Proposed Development.

- 1.20 As part of initial design considerations for the Proposed Development, an assessment of the baseline health conditions was undertaken in Spring 2021. The purpose of this exercise was to identify the health issues in the area surrounding the Proposed Development, and provide consideration of how these issues could be directly targeted through the design and/or implementation of the Proposed Development.
- 1.21 The **Baseline Health Assessment (April 2021)** is appended to this report at **Appendix 1**. This HIA provides a summary of the information underpinning the baseline health conditions identified in the **Baseline Health Assessment** in **Section 2**. The conclusion of this work was a summary of the sensitivity of the local population to changes in individual health determinants.
- 1.22 Where relevant, updated data are presented in this report in addition to those identified in **Appendix 1** to provide insight into local baseline conditions.

#### Identification of impacts and conclusions

- 1.23 The impacts of the Proposed Development are presented in **Section 4**, which outlines the following information for each of the 11 determinants of health:
- Existing literature highlighting the ways in which health can be affected through the determinant;
  - Existing baseline conditions that may affect the scale of health impacts, including existing local health issues, the presence of vulnerable population groups, and the results of local engagement;
  - The ways in which the Proposed Development would affect health, and the anticipated scale of these impacts in the context of the existing literature and baseline conditions; and
  - A summary of the health impacts presented under the assessment criteria of the HUDU Rapid HIA Toolkit.
- 1.24 Where appropriate, the report presents the impact of the Proposed Development in the construction and operational phases separately, e.g. access to work and training, and others (where relevant) just consider the operational phase in isolation, e.g. accessibility and active travel.
- 1.25 For a number of health determinants, this report relies upon the conclusions of other technical reports produced in support of the planning applications for the Proposed Development. For example, the modelling of the impact of the Proposed Development on air quality produced in the **Air Quality Assessment** is relied upon to assess the ways in which the Proposed Development would affect health through the air quality, noise, and neighbourhood amenity determinant of health. Where this is the case, the conclusions are referenced in this report.

- 1.26 An overall summary of the conclusions from this HIA is presented at the end of the report, alongside recommendations to be taken forward through later stages of scheme development to improve the impact of the Proposed Development on health outcomes.

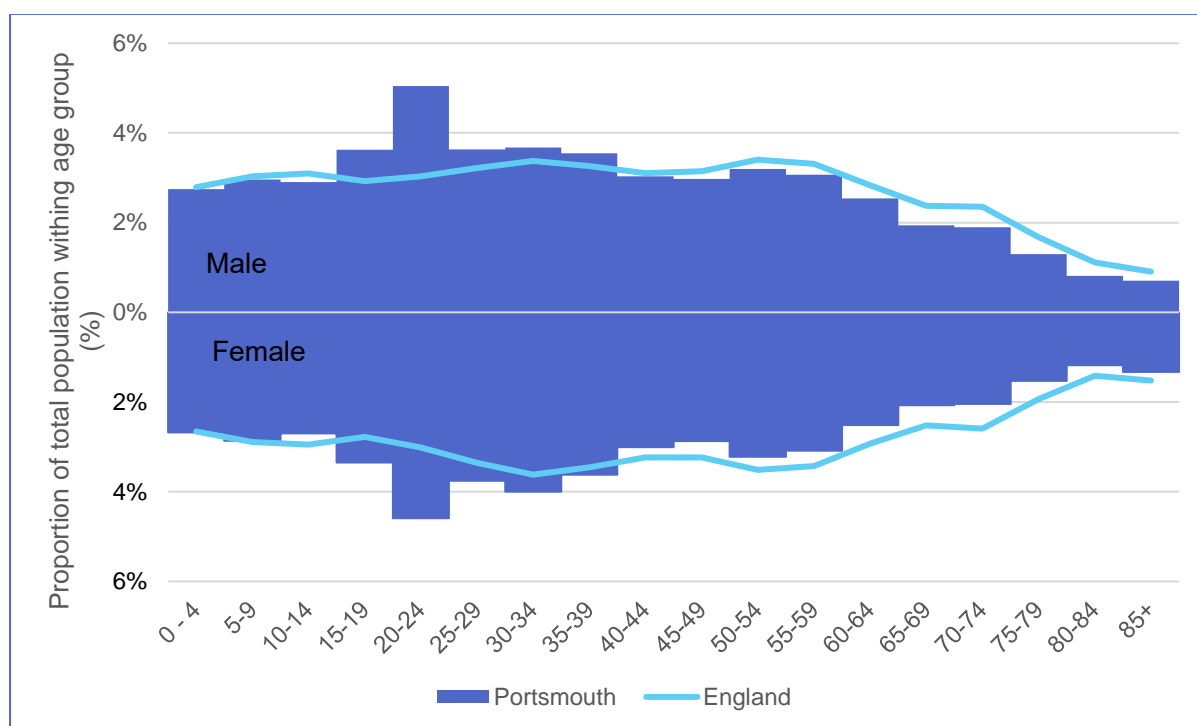


## 2 SUMMARY OF BASELINE CONDITIONS

### Population profile

- 2.1 The population of Portsmouth is relatively young, with a significantly higher proportion of adults aged between 20-29 compared to any other age groups (9% for male population and 8% of the female population).<sup>6</sup>
- 2.2 **Figure 3** shows the proportion of male and female residents in Portsmouth falling within 5-year age bands, compared to the England average. A greater share of residents (male and female) fall within the aged 15-19, 20-24, 25-29 and 30-35 five-year age bands than compared to England overall. The high share of residents aged 20-24 reflects the high share of students living in the city and studying at the University of Portsmouth.

Portsmouth age profile (% of residents in 5-year age bands)



2.3

Source: ONS, 2023. RM121 – Sex by age.

Vulnerable population groups are members of a receptor population likely to experience disproportionate impacts as a result of changes in health determinants. Population groups may experience disproportionate impacts because of specific characteristics that make them more vulnerable to changes (e.g. children being more vulnerable to changes in air quality) or as a result of existing health inequalities (e.g. ethnic minority groups face inequalities in employment outcomes). Vulnerable groups have been considered in

<sup>6</sup> ONS, 2021. Mid-year population estimates 2021. Note: these figures do not align with the 2021 population figures for Portsmouth detailed in the recent 2021 National Census. This is primarily a result of the census being undertaken during a nationwide lockdown related to the COVID-19 pandemic, and as a result the estimated values presented in the ONS mid-year population estimates are thought to better represent the current and long-term population of the city.

assessing receptor sensitivity to changes in health determinants. Where the presence of vulnerable groups is high, the receptor population is more vulnerable to change.

**Table 1** presents the proportion of residents within the St Thomas ward, Portsmouth, the South East and England within identified vulnerable groups. From this it can be seen that locally there is a relatively higher proportion of households below the poverty line, individuals with long term illness or disability, children in low income families, and ethnic minority residents compared to regional and national levels. Determinants of health disproportionately impacting these groups will therefore be relatively more sensitive to changes.

**Table 1** Proportion of residents in study areas within vulnerable groups

Area	Young people (under 16)	Older people (over 65)	Long term illness / disability	Households below the poverty line	Children in low-income families	Ethnic minority groups	Households in fuel poverty
St Thomas ward	13%	14%	25%	-	27%	22%	-
Portsmouth	18%	14%	25%	24%	22%	13%	12%
South East	19%	18%	24%	19%	14%	12%	8%
England	19%	17%	24%	21%	20%	17%	13%

Data taken from: ONS, 2023. 2021 Census Tables - RM121 Sex by age, TS038 Disability, TS021 Ethnic group; Department for work and pensions, 2023. Children in low income families: local area statistics, financial year ending 2022; DESNZ, 2023. Sub-regional fuel poverty in England 2023 (2021 data). Note: St Thomas and Portsmouth populations are coloured orange where above either the regional or national figure and red where above both.

## Baseline health conditions

### General health conditions

2.5 Public Health England (PHE) provide summary 'Fingertip' health profiles for local authorities and wards across England. The profiles present key population and health statistics, which provide a snapshot of the data relevant for the consideration of health outcomes at local authority level. PHE provides a high-level summary the health profile of Portsmouth as follows:

*"The health of people in Portsmouth is varied compared with the England average. Portsmouth is one of the 20% most deprived districts/unitary authorities in England and about 22% of children live in low-income families. Life expectancy for both men and women is lower than the England average."*<sup>7</sup>

2.6 Some key health issues in Portsmouth and the St Thomas ward are summarised below.

- Life expectancy for both males (76.6) and females (81.6) is lower than the national average (78.7 and 82.8, respectively);
- The life expectancy gap for men is 9.1 for men and 4.3 for women, compared to 9.7 for men and 7.9 for women nationally. This implies that residents located in the top 10% most deprived areas of the borough are expected to live that number of years more than residents who live in the bottom 10%;
- Portsmouth GCSE pupils have an average eight score of 43.1 lower than the national average of 49.9; and

7 Public Health England, 2023. Local Authority Health Profile 2019: Portsmouth.

8 Public Health England, 2023. Public Health profiles.

- Year 6 prevalence of obesity is 27.3% in Portsmouth, significantly higher than the regional (20.0%) and national (23.4%) levels.
- Residents of the St Thomas ward have one of the highest life expectancies of Portsmouth wards, 79.3 for males and 85.3 for females (although life expectancies are below the national level for males in St Thomas (79.5);
- St Thomas has relatively higher levels of deprivation under the Index of Multiple Deprivation (in particular under the income, children living in poverty and older people living in deprivation domains). The LSOA for which the Site is located in is the top 20% most deprived compared to all other LSOAs in England;<sup>10</sup>
- High rates of obesity in year 6 children 43.9% in the St Thomas ward compared to 35.8% in England (the ward performs the most poorly of all Portsmouth wards); and
- High proportion of older people living alone (48%) in the St Thomas ward than across Portsmouth (38%) and England (32%).

2.7 The **Baseline Health Assessment (April 2021)** provides a conclusion on the sensitivity of each the 11 HUDU health determinants to change.<sup>11</sup> This was informed by the consideration of available public evidence and engagement with local stakeholders. **Table 2** presents a summary of these conclusions taken from this assessment.

Table 2 Sensitivity of population to changes in health determinants

Health determinant	Sensitivity	Context
Housing design and accessibility	High	Portsmouth and the St Thomas ward face very high levels of household overcrowding, with the average house price in the St Thomas ward more than 9 times average income (though house prices are less expensive nearer the site), and a high prevalence of low-income groups, residents' health outcomes are deemed highly sensitive to changes in access to housing.
Access to health and social care services and other social infrastructure	Medium	CCG outlined that the primary healthcare provision currently meets the city's needs, but it can change quickly. Secondary healthcare has previously been highlighted as an area of constraint. There is a need for additional secondary school capacity, but there is good provision of other social infrastructure such as early years, primary school and pharmacies.
Access to open space, nature and public realm	High	Portsmouth does not meet the quantity standards outlined in local policy for any type of open space. In addition, the authority faces overall high rates of obesity and low rates of physical activity among both children and adults. The site is reasonably well provisioned compared to open space accessibility standards but given the urban nature of the local area site, and the likely prevalence of children at residential development on site, health outcomes are deemed highly sensitive to changes in access to open space, nature and public realm.

9 Public Health England, 2023. Local Health Reports: St Thomas.

10 Note: An LSOA is a geographical area made up of 400 to 1,200 households which contains between 1,000 and 3,000 residents.

11 Exceptions were made for the determinants of 'minimising the use of resources' and 'climate change' as it was deemed not appropriate to provide sensitivities for these determinants.

Health determinant	Sensitivity	Context
Air quality, noise and neighbourhood amenity	High	Under the Index of Multiple Deprivation living environment ranking, Portsmouth ranks as the 4 <sup>th</sup> most deprived local authority of the 317 local authorities in England. This is as a result of high levels of air and noise pollution, alongside high levels of household overcrowding. The additional high prevalence of cardiovascular illnesses makes health outcomes highly sensitive to change.
Accessibility and active travel	High	High rates of obesity and low rates of physical activity are also relevant for the accessibility and active travel determinant. In addition, Portsmouth faces a high incidence of road traffic accidents. Given the urban setting of the site and the underlying health conditions, the prioritisation of active travel should be a key priority for development.
Crime reduction and community safety	High	Across Portsmouth rates of crime are relatively low, however the area local to the site has rates of crime above the Portsmouth, South East and England average for every type of crime. The St Thomas ward also contains a high prevalence of ethnic minority residents routinely showed to be disproportionately affected by crime, and therefore the sensitivity to changes in crime is deemed high.
Access to healthy food	Medium	The urban nature of the area local to the site means that there is a substantial provision of both healthy food outlets and fast-food takeaways in the vicinity of the site. Overall, Portsmouth faces a relatively high rate of obesity and diet-related illnesses such as diabetes.
Access to work and training	Medium	Labour market outcomes for Portsmouth have routinely lagged behind the rest of the South East in recent years, broadly in line with the England-wide average. Prior to the COVID-19 pandemic, 4% of Portsmouth residents were unemployed, however the Claimant Count rate of unemployment increased to up to 8% in the city. Since the easing of the lockdown restrictions the rate of unemployment has gradually returned to pre-pandemic levels, with Portsmouth continuing to lag behind the rest of the South East and England.
Social cohesion and inclusive design	NA	The Baseline Health Assessment did not determine a sensitivity of health for changes in social cohesion and inclusive design. Minimal public evidence is available to provide an assessment of how changes in this determinant would affect the health of local residents. Additional survey information has since been undertaken to identify local issues of social cohesion and inclusive design.
Minimising the use of resources and climate change	NA	The Baseline Health Assessment did not determine a sensitivity of health for this health determinant. PCC, like many local authorities in the UK, have declared a climate crisis. As a result of the scale of the climate crisis, it is deemed inappropriate to determine a sensitivity of the local population's health outcomes to climate change. The impacts of climate change should be a focus for all development across the UK.

## Summary of resident questionnaire

- 2.8 To inform the design and provide the basis for monitoring the impacts of the Proposed Development, a health questionnaire was presented to the local Community Panel Group, a residents' group setup to assist with local engagement. This questionnaire was issued

in June 2022, asking local residents to rank different aspects of the quality of their lives on a 1-5 scale, with 1 representing 'very bad' and 5 representing 'very good'.

- 2.9 The key results from this questionnaire are presented in **Table 3**. Under the questionnaire residents responded most positively to the question '*How easy is it to travel to health and social care facilities locally?*' (which scored on average of 4.3 – between good and very good), and most negatively to '*How safe from crime and anti-social behaviour do you feel on the streets?*' (which scored on average of 2.8 – between bad and neutral).
- 2.10 The aim of this health questionnaire was to produce a benchmark for existing health conditions for local residents prior to the impacts of the Proposed Development. This exercise would aim to be repeated once the Proposed Development is fully operational to establish the resulting changes in health conditions linked to the impacts of the Proposed Development.

**Table 3** Health questionnaire results (1 – very bad to 5 – very good)

No.	Question	Average ranking	Respondents
1	How satisfied are you with your quality of life within your home?	3.7	42
2	How easy is it to travel to health and social care facilities locally? (e.g. GP)	4.3	42
3	Currently, how attractive do you find this neighbourhood?	2.9	42
4	Currently, how would you rate the trees, plants and green spaces in the neighbourhood?	3.1	42
5	How would you rate the quality of children's play space in the area?	3.2	40
6	How clean do you feel the air is in the area?	2.9	40
7	How satisfied are you with the noise levels in the area?	2.9	40
8	How well suited is the area for walking (across age groups and abilities)?	3.4	40
9	How well suited is the area for cycling (across age groups and abilities)?	2.9	40
10	How accessible is public transport locally?	3.7	39
11	Do you feel intimidated by the traffic on the estate?	3.0	31
12	How safe from crime and anti-social behaviour do you feel on the streets?	2.8	31
13	How would you rate the sense of community in the area?	3.2	31
14	How would you rate the opportunities for social interaction and community functions in the area? (e.g. Shared gardens, youth centres, social spaces)	3.2	31
15	How would you rate the availability of sports and exercise facilities locally?	2.9	30

### 3 HEALTH IMPACT ASSESSMENT

#### Housing design and accessibility

##### HEALTH LINK

There is a range of evidence available on the link between housing design and its affordability on health outcomes. The WHO has found that 'poor housing and indoor environments cause or contribute to many preventable diseases and injuries', such as respiratory, nervous system and cardiovascular diseases and cancer.<sup>12</sup> High-quality, well-designed housing can lead to health benefits.<sup>13</sup> The Portsmouth Local Plan Health and Wellbeing Impact Assessment Framework identifies that housing can additionally affect health through restricting access to daylight, limiting ventilation, causing health and safety issues and preventing fuel poverty.<sup>3</sup>

Poor and inaccessible housing design is a barrier to independent living – good accessible design is a way of helping older people to live comfortably.<sup>14</sup> Those aged over 75 who have been resident in their current homes for a long period of time are the most likely to be living in non-decent homes.<sup>15</sup> Because they spend longer in the home environment, older people are more vulnerable to the effects of poor housing conditions. The effects of poor housing affordability are both direct (causing stress and anxiety) and indirect, particularly through reducing the disposable income that people have available to spend on other things which may promote good health (such as quality food and exercise).

##### Baseline conditions

- 3.1 The **Baseline Health Assessment (April 2021)** provides a detailed analysis on baseline conditions for housing design and accessibility. The assessment identifies the sensitivity of the receptor populations to changes in housing design and accessibility as **high**.
- 3.2 A summary of these local baseline conditions is provided as follows:
  - **House prices** – Across Portsmouth private housing is relatively cheaper, on average, than across the rest of the South East and England. In **2021**, the median house price in Portsmouth (£**216,000**) stood **12%** lower than the England average and **27%** below the South East.<sup>16</sup> However, house prices have been growing relatively faster across the city than other areas, and the average price for the ward of St Thomas is above the Portsmouth average.
  - **Affordability of housing** – Driven by the lower house prices across the city, the ratio of average house prices to earnings (the affordability ratio) in Portsmouth (**8.3** in **2020**) is below that of the South East (**9.5**), but is slightly higher than that of England (**7.9**).<sup>17</sup> Over the past decade the Portsmouth ratio has grown at more than twice the rate of the England average.

12 World Health Organisation (WHO), 2017. Housing and health

13 Thomson H, Thomas S, Sellstrom E, 2009. The health impacts of housing improvement: a systematic review of intervention studies from 1887 to 2007 Journal of Public Health 99 p681–692

14 Age UK Love later life, 2014. Housing in later life

15 Department of Communities and Local Government, 2009. English House Conditions Survey 2007

16 ONS, 2021. Median House Price by Administrative Geographies.

17 ONS, 2021. Annual Survey of Hours and Earnings.



- **Housing tenures** – Across Portsmouth, a relatively higher proportion of housing (19%) is in the social rental sector than across the South East (13%) and England (18%). St Thomas has a relatively lower proportion of social rental units.
- **Overcrowding** – A greater share of Portsmouth homes are deemed statutory overcrowded<sup>18</sup> (11% in 2011) than across England (9%) and the South East (7%).<sup>19</sup> The ward of St Thomas has one of the highest rates of overcrowding (23%) of wards in Portsmouth.
- **Fuel poverty** – Approximately 9,900 households in Portsmouth were deemed to be in fuel poverty in 2020, corresponding to 11% of all households.<sup>20</sup> This rises to 13% in St Thomas, and is above levels seen at wider geographies.
- **Homelessness** – Rates of homelessness in Portsmouth fall below comparable regional and national rates. Across the city, 0.5 per 1,000 residents identified as statutory homeless and not in priority need in 2019, compared to 0.7 and 0.8 across the South East and England respectively.<sup>21</sup>
- **Prevalence of vulnerable groups** – Portsmouth and the St Thomas ward have a higher proportion of residents in low-income groups, individuals with long term illness or disability, and ethnic minority groups who are vulnerable to this health determinant, and a low prevalence of the vulnerable groups of children and older people.
- **Update** - In the time since the **Baseline Health Assessment (April 2021)** was written, it is expected that these baseline conditions would have worsened and as a result the sensitivity will remain **high**. The UK is still going through a housing crisis which has been exacerbated by the cost of living crisis which will have had an impact on house prices and affordability of housing.<sup>22</sup> Additionally, during the coronavirus pandemic more individuals were living in homes found to be overcrowded and there are more homeless people on the streets.<sup>23</sup>

3.3 In addition, local policy identifies a strong need for the delivery of additional housing and affordable housing units. In the New Portsmouth City Local Plan (Draft Consultation version 2021), PCC identify a target of 855 new homes per year to be delivered to meet additional demand for 15,000 residents by 2031 and 25,000 residents by 2041.<sup>24</sup> To meet this target the city will have to achieve a step change from its recent average delivery of approximately 360 homes per year over the past decade.<sup>25</sup>

3.4 The current site contains the two tower blocks of Horatia and Leamington House. These tower blocks have been historically owned and operated by PCC, and supported 272 socially rented residential flats. Following a review of the structural performance of these developments in 2018, these buildings were deemed at risk of collapse. Residents were moved out of the properties and demolition work on the two tower blocks is already underway and nearing completion.

3.5 The Proposed Development would deliver additional housing and affordable housing units, meeting the need for accessible housing across the city. In total, the Proposed Development would deliver 566 new homes, with 319 of these delivered through

18 A household is deemed statutory overcrowded where a household does not have enough rooms to allow residents of different sex (that are not couples and aged above 10) to sleep in different rooms.

19 ONS, 2011. National Census 2011 Table QS408EW - Occupancy rating.

20 Department for Business, Energy and Industrial Strategy, 2021. Sub-regional fuel poverty data. Note: This data is different to that presented in **Table 1** as this just provides a summary of findings from the previous health assessment.

21 MHCLG, 2021. Live Tables on Homelessness.

22 ONS, 2023. Cost of living latest insights

23 Rachael Williamson, 2023. The cost of living – is it enough to just ‘hold our nerve’?

24 Portsmouth City Council, 2021, New Portsmouth City Local Plan - Draft Consultation Document.

25 MCHLG, 2020. Live tables on housing supply: net additional dwellings.

Application 1 and 247 through Application 2. This scale of additional housing delivery corresponds to 34% of one years' supply of the identified target for housing delivery under the New Portsmouth City Local Plan, and an uplift of 294 units compared to the previous Horatia House and Leamington House tower buildings.<sup>24</sup>

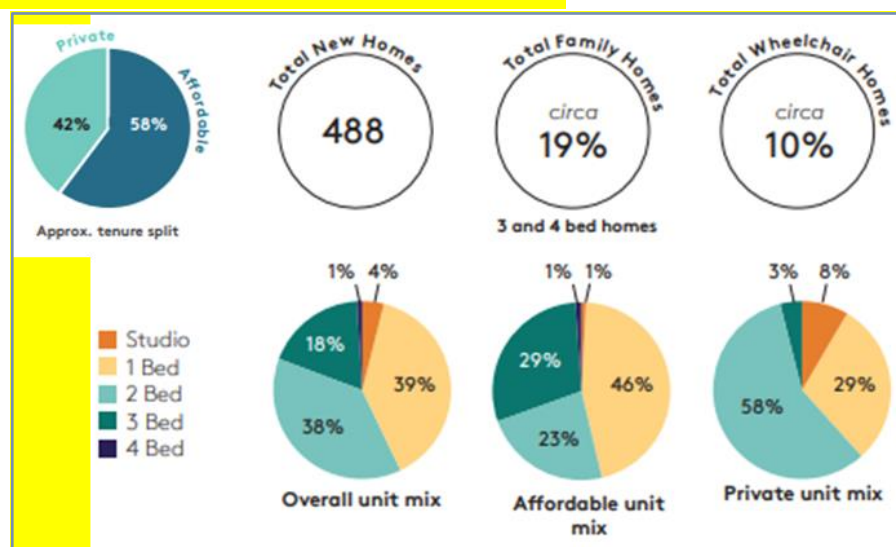
3.6 Of the 566 homes delivered, 319 would be council-owned affordable units (all delivered under Application 1), and the remaining 247 units would be private rental homes within the built-to-rent sector. This would replace the existing 272 affordable units. The Proposed Development incorporates a range of different sizes of housing units, from studio units to 4-bedroom dwellings. The unit mix is presented in **Figure 4** overleaf.

3.7 Approximately 10% of units delivered would be wheelchair accessible or wheelchair adaptable under the Regulations Approved Document M4(3) standard, with the remaining 90% meeting the M4(2) standard.<sup>26</sup> Of the 247 built-to-rent homes, 12 would be wheelchair adaptable M4(2) units. Of the 319 affordable homes, 38 would be wheelchair accessible M4(3) units. A further 15 of the affordable homes would be designated supported housing (including care elements), and a further XX units would be Category 1 sheltered housing (visitable dwellings).<sup>27</sup>

3.8 The Proposed Development would deliver these units in phases, with 130 affordable homes delivered in 2026 (under Application 1), and the remaining 365 homes delivered in 2027.

### Proposed Development housing deliver summary

Figure 4



Source: Image taken from the Design and Access Statement.

3.9 The housing delivered by the Proposed Development has been designed to maximise energy efficiency and thermal performance. Although it is not required in local policy, the Proposed Development would meet Certified Passivhaus Classic status for every residential block delivered, which is a highly stringent standard demonstrating efficient design.

26 DLUHC, 2021. Access to and use of buildings: Approved Document M  
27 DLUHC, 2018. Housing for older people.

Table 4 Housing design and accessibility – HIA

Assessment criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The requirement to satisfy the criteria of the Lifetime Homes has been superseded by compliance with the revised Building Regulations Approved Document M. Within this, there are three categories of accessibility for dwellings, M4(1), M4(2) and M4(3).</p> <p>Ten percent of dwellings would comply with the standards of Category M4(3), whilst the other 90% would comply with the requirements of Category M4(2). This would be broadly the equivalent of Lifetime Homes and the since the apartments are generously sized, the standards for the M4(2) units would go beyond the minimum M4(2) criteria.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Proposed Development provides specific residential units for sheltered housing (category 1) of 44 units, alongside 19 units of supported housing involving elements of care. A further 38 units would be wheelchair accessible.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Ensuring that the cost of accessible housing provision is fully accessible to those on low incomes
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>All dwellings that are not already M4(3) wheelchair accessible, or supported or sheltered housing units, would meet M4(2) requirements for adaptability.</p> <p>Disabled permit parking bays have been incorporated into the scheme for M4(3) units, and public realm and landscaping have been designed to support access for individuals with reduced mobility.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Proposed Development has been designed to comply with local and national planning policies and meet all relevant building regulation requirements as a minimum. All apartments and rooms are in excess of the minimum required national standards.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Assessment criteria	Relevant	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development incorporates a range of different sizes of housing units, from studio units to 4 bedroom dwellings. Approximately 58% of units would be affordable, which exceeds planning requirements, and the previous number of affordable units within the Horatia and Leamington House tower blocks.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	All buildings of the Proposed Development would meet Certified Passivhaus Classic status for every residential block delivered, one of the leading international standards for energy efficiency in development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The incorporation of highly thermal efficient fittings and fixtures, as required by Passivhaus Certification.

## Access to healthcare services and social infrastructure

### HUDU HEALTH LINK

Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered.

Access to good quality health and social care, education and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion. The Portsmouth Local Plan Health and Wellbeing Impact Assessment Framework identifies that social infrastructure can enable more social interactions.<sup>3</sup>

3.10 **The Baseline Health Assessment (Appendix 1)** identifies the sensitivity of the receptor populations to changes in access to healthcare services and social infrastructure as **medium**.

3.11 A summary of local baseline conditions is provided as follows:

- **Primary healthcare** – Across Portsmouth, GP practices have relatively fewer GPs and relatively more patients than at the wider geographies of the South East and England. As of 2021, Portsmouth GP practices were operating at a patient per full-time GP ratio of 2,184, compared to the national average of 1,784.<sup>28</sup> Consultation with the Portsmouth NHS CCG suggested that Portsmouth GPs operate at relatively higher levels of patients to GPs as a result of their operating model, with greater numbers of supporting professionals such as nurses, and greater sharing of GPs between practices. During this consultation it was suggested that existing practices have estates capacity to account for new development.
- **Secondary and other healthcare** – There is some evidence from consultation and previous comments from healthcare stakeholders on other local planning applications that secondary healthcare locally, and across Portsmouth, currently faces demand constraints.
- **Education** – Existing data and consultation suggests that there is currently sufficient capacity in local primary education to account for future growth, however there are potentially constraints in both early years and secondary education places. As of 2021, secondary schools across Portsmouth were operating at 87% of stated capacity, compared to 89% nationally,<sup>29</sup> however local stakeholders are expecting significant future demand as current population cohorts age to secondary school.
- **Prevalence of vulnerable groups** – Portsmouth and the St Thomas ward have a higher proportion of residents in low-income groups, individuals with long term illness or disability, and ethnic minority groups who are vulnerable to this health determinant.

28 NHS Digital. 2021. General Practice Workforce Data.

29 Department of Education, 2021. Edubase – Get Information About Schools.

- **Update** - In the time since the **Baseline Health Assessment (April 2021)** was written, it is not likely that the number of patients per fully-qualified GP would have risen significantly. Therefore, it is still expected that the GP to FTE ratio in Portsmouth would be higher than the national average. Additionally, it is not expected that capacity in education would have significantly changed. Therefore, the sensitivity of the receptor populations to changes in access to healthcare services and social infrastructure remains as **medium**.

**3.12** Construction workers may impact the need for social infrastructure. The **Economic Statement** accompanying the planning submission for the Proposed Development estimates that an average of approximately 535 workers would be on-site throughout the demolition and construction period up to 2027. These workers would have the potential to create demand for primary and secondary healthcare locally, as workers register at local GP practices or use secondary healthcare facilities.

**3.13** In addition, Proposed Development would result in the redevelopment of the Gibson Centre, a community centre including events space and home to the Portsmouth Scouts in Southsea. However, the demolition and construction phase of the Proposed Development would result in the temporary loss of the facility. Demolition of the Gibson Centre would commence in Q3 2023, and the centre would be redeveloped and operational by Q1 2026. This would result in the temporary loss of the centre for over two years for users.

#### Operational phase

**3.14** Once operational, the residents at the Proposed Development would generate additional demand for social infrastructure. As identified in the Design and Access Statement, the Proposed Development would be estimated to support approximately 1,155 residents once fully operational in 2027. This would create further pressure on local healthcare and social infrastructure, with the numbers of children supported in excess of local capacity in education provision.

**Table 5** Proposed Development estimated residential yield

Age group	Application 1	Application 2	Overall Proposed Development
Early years	120	30	150
Primary age	95	15	110
Secondary age	40	15	55
<b>All children (under 18)</b>	<b>255</b>	<b>55</b>	<b>310</b>
Working age	385	370	755
Aged 65+	60	25	90
<b>Total residents</b>	<b>700</b>	<b>450</b>	<b>1,155</b>

Source: Figures taken from **Design and Access Statement** and calculated using the GLA Population Yield Calculator. NB: Figures may not sum due to rounding.

**3.15** Through the incorporation of supported homes, the Proposed Development would provide for residents requiring assistance with living. This would positively address impacts on local healthcare and aim to improve the health of residents living on-site.

**3.16** Once operational, the Proposed Development would provide an additional health benefit through the redevelopment of the Gibson Centre. The centre would see additional floorspace, facilities, and improved surrounds to encourage greater use of the facility. The



enhancement of the centre would complement the services offered at the nearby Somerstown Community Hub.

Table 6 Access to healthcare services and other social infrastructure – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development would result in the redevelopment of the Gibson Centre, a community centre located on-site. The redevelopment would enhance the existing Gibson Centre, but would result in the temporary loss of the facility during the construction phase. Overall the net impact on health of these improvements is positive. Representatives from the Gibson Centre have been engaged throughout the design process, with a number of engagement workshops held at the centre, to ensure it is effectively redeveloped.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Appropriate communication and additional engagement with Gibson Centre users about closure and opening dates.
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Both existing baseline conditions and the impact of the Proposed Development on local healthcare have been assessed in this report. NHS organisations have been consulted, who have identified that estates capacity is currently sufficient to account for the demand generated by the Proposed Development through primary healthcare. Secondary healthcare in the local area is likely constrained and will be impacted by the additional residents at the Proposed Development.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	There is no existing healthcare facility on site and the Proposed Development does not have a designated space for a healthcare facility. The Proposed Development does contain an element of flexible-use E-class space, which could be occupied by a healthcare facility operating in commercial floorspace such as a pharmacy or social facilities such as a social prescribing unit.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools, social care and community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As is the case for healthcare, this report provides an assessment of the impact of the Proposed Development on other social infrastructure including education and community facilities. This has incorporated feedback developed through consultation with education planning stakeholders.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal explore opportunities for shared community use and co-location of services?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Alongside the redevelopment of the Gibson Centre, the Proposed Development would generate the opportunity for further community uses at flexible class-E floorspace. As part of resident consultation, the Consultation Plan identifies the role of community groups in operating community spaces on site. Development of further facilities such as community growing space would provide opportunities for the sharing of community uses.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

## Access to open space and nature

### HUDU HEALTH LINK

Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health.

The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour. A growing number of children and young people are missing out on regular exercise, and an increasing number of children and young people are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.

3.17 The **Baseline Health Assessment (Appendix 1)** previously identifies the sensitivity of the receptor populations to changes in access to open space and nature as **high**.

3.18 The following provides a summary of updated local baseline conditions:

- **Obesity** – Obesity is a key public health issue nationally. In Portsmouth, rates of obesity are relatively higher than other areas of the country for both children and adults. 27.3% of year six children and 66.4% of adults are categorised as overweight, compared to 20.0% and 62.7% for the South East.<sup>30</sup> The ward of St Thomas has the highest rate of year 6 obesity in children of all wards in Portsmouth at 42%.
- **Physical activity** – Physical activity rates for adults in Portsmouth (67.5%) are on par with the national average (67.3%), however, they are slightly below the regional average (70.5%).<sup>31</sup>

3.19 Both Portsmouth and the local area surrounding the site suffer from a lack of access to open space and nature. When considering the current provision of open space across the Fields in Trust categories of Amenity greenspace, provision for children and young people, allotments, natural and semi-natural greenspace and public parks and gardens, Portsmouth does not meet any of the identified benchmark standards for the amount of space per 1,000 residents.<sup>32</sup> When compared against the whole of Portsmouth, the provision of open space per 1,000 residents is smaller still at the level of the St Thomas ward.

3.20 The Portsmouth Open Space Needs and Opportunity Assessment (2018) details guideline distances on accessibility of different types of open space from residences.<sup>32</sup> Under these guideline accessibility levels, the Proposed Development falls within the guidance level of at least one open space for all types except natural and semi-natural greenspace.<sup>33</sup> The Open Space Needs and Opportunity Assessment also identifies accessibility guidelines for three different types of children's play space. These are: local areas for play (LAPs),

30 Public Health England, 2023. Public Health profiles.

31 Public Health England, 2023. Public Health profiles.

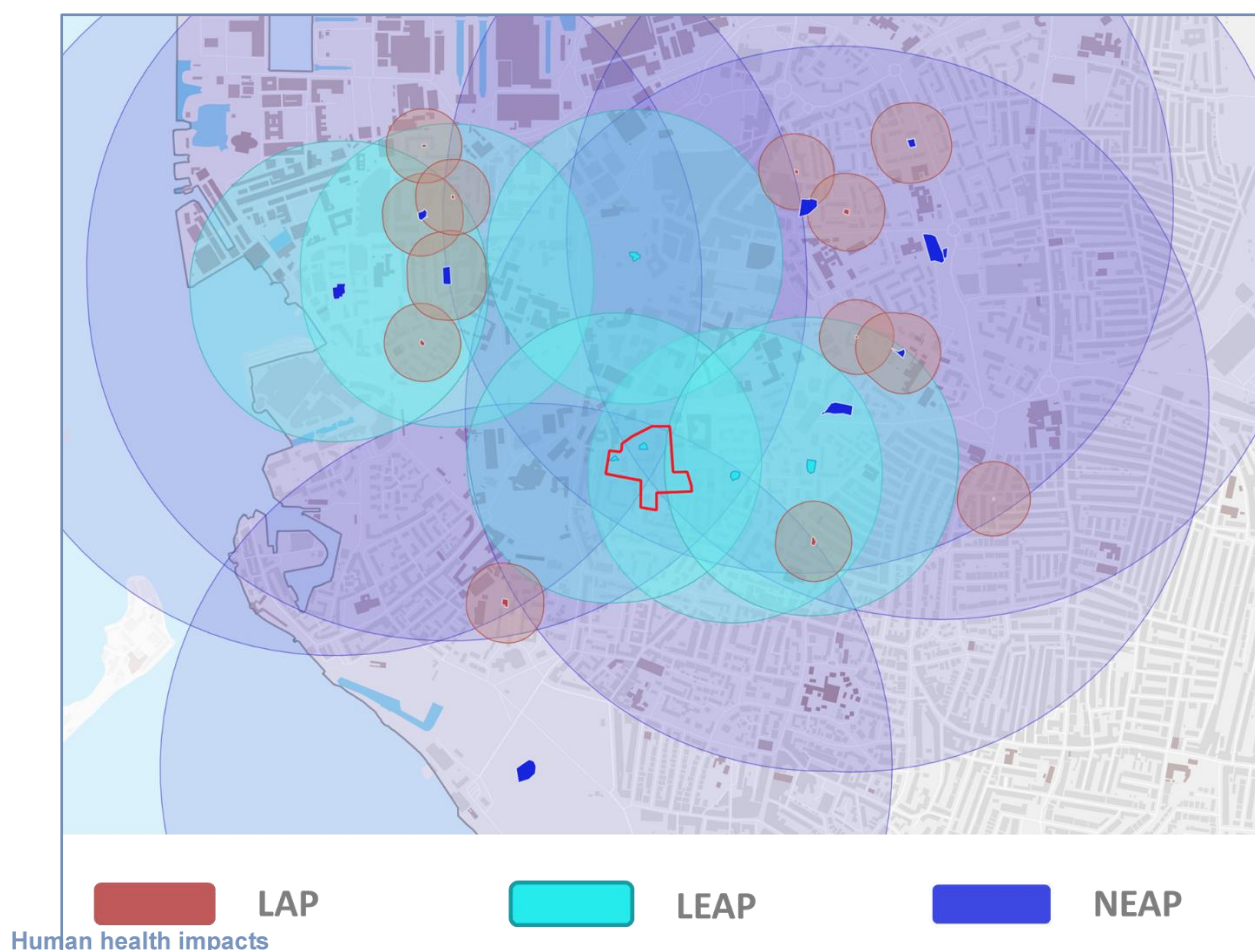
32 Portsmouth City Council, 2018. Open Space Needs and Opportunity Assessment.

33 This corresponds to amenity greenspace, outdoor sports provision, public parks and gardens and other outdoor provision.

locally equipped areas for play (LEAPs), and neighbourhood equipped areas for play (NEAPs).

- 3.21 The Open Space Needs and Opportunity Assessment identifies that residents should have access to a LAP within 100m of homes (one minute walking distance), a LEAP within 400m, and a NEAP within 1,000m. Under this guidance, the Proposed Development has sufficient access to nearby LEAPs and NEAPs, and the two play spaces located at the existing site classified as NEAPs.

#### Play space and accessibility guidance from the site



Source: Ordnance Survey, 2021. Open Greenspace.

- 3.22 The existing site contained some provision of green open space, including the Horatia House and Wiltshire Street play spaces, both identified as locally equipped areas for play (LEAPs)<sup>34</sup> under the PCC Open Space Needs and Opportunities Assessment 2018.<sup>32</sup> However, demolition work currently underway has prevented access to these spaces, with redevelopment work required.
- 3.23 Once operational, the Proposed Development would improve these spaces, and generate new public space within a central park area. Once fully operational, there would be a total of 5,857m<sup>2</sup> of open space for play within the area of the Proposed Development. This includes 2,650m<sup>2</sup> of designated equipped play space for all age groups and a 700m<sup>2</sup>

<sup>34</sup> These are play spaces aimed at children who can go out to play independently.

- wheeled play area equipped with a bespoke track for scooters, skating and BMX. All of this play space would be targeted at children aged 3-12, with an area of nature play tailored to children under the age of 3, and the wheeled play area providing tailored equipment for children above 12. This provision would be entirely developed under Application 1. Application 2 would include some elements of public realm improvement and planting around the boundary of the Block B residential units.
- 3.24 This provision would not meet the PCC Local Plan 2038 target provision of 1.65ha of open space generated per 1,000 residents, but this is not feasible on a dense urban site. The Proposed Development would deliver a significant uplift in terms of the quality and quantity of open and play space on-site.
- 3.25 In addition to the creation of new areas of open space and play space, the Proposed Development would provide improvements to the wider public realm streets and landscape. Existing pedestrian routes around the site and the existing Birmingham Blocks of accommodation would gain new planting, improved paths and more accessible signage. The Gibson Centre would benefit from the addition of a terrace area, incorporating space for planting.
- 3.26 The Proposed Development would generate additional demand on local open spaces and nature through the new on-site residents. This impact would be mitigated through the new provision of publicly accessible open space and semi-private amenity space, including a walled garden within the area of Block D to the east of the site. However, the location of new residents on-site would generate some additional demand on local open space and nature, placing constraints on existing provision.

Table 7 Access to open space and nature – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Prior to the commencement of demolition works, the existing site supported two play spaces, totalling approximately 1,000m<sup>2</sup> in area. Following the commencement of demolition works at Horatia and Leamington Houses these play spaces are inaccessible.</p> <p>The Proposed Development would generate a total of 6,117m<sup>2</sup> of open space for play, improving both the quantity and quality of existing open space on-site.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>As above, the Proposed Development provides a significant delivery of new open space and play space in an area of deficiency. Improvements to pedestrian routes and local streets would also improve access to surrounding open spaces, such as the adjacent Ravelin Park, for residents of the Proposed Development and across Somerstown.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide a range of play spaces for children and young people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development provides 6,117m <sup>2</sup> of areas for children's play. Of this space, all will be accessible and tailored towards children aged 3-12. An area of nature play of 810m <sup>2</sup> would be tailored to children under the age of 3, and the wheeled play area (of 700m <sup>2</sup> ) providing tailored equipment for children above 12.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The design approach for the Proposed Development has placed improving access to green infrastructure at its heart. Existing links across the site will be improved through new green infrastructure and planting measures, within the objective of promoting pedestrian access to nearby green infrastructure.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All pedestrian links and spaces would be wheelchair accessible. Accessible signage would be provided throughout existing links to aid navigation for individuals with mobility issues.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Incorporate green buffers for new open space adjacent to the A2030 and A288.
Does the proposal set out how new open space will be managed and maintained?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development would be owned and operated by PCC. PCC would maintain open spaces and links through rental income of the built-to-rent units and through existing council maintenance	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Develop a strategy for maintenance of public spaces and planting.



## Air quality, noise and neighbourhood amenity

### HUDU HEALTH LINK

The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children and young people. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.

The Portsmouth Local Plan Health and Wellbeing Impact Assessment Framework identifies that when delivering residential accommodation, indoor air and noise pollution can be a significant driver of health outcomes.<sup>3</sup>

3.27 **Baseline** Portsmouth is a densely populated island city with high visitor numbers, and therefore faces high potential for air and noise pollution through traffic. The **Baseline Health Assessment (Appendix 1)** identifies the sensitivity of the receptor populations to changes in air quality, noise and neighbourhood amenity as **high**.

3.28 A summary of local baseline conditions is provided as follows:

- **Rates of asthma** – Levels of asthma across Portsmouth are relatively high compared to wider geographies. In particular, A&E attendances for individuals over the age of 50 are relatively higher in the local ward of St Thomas than the national average.
- **Air pollution** – Due to its highly urban location, levels of air pollution in the local area surrounding the site are relatively high. The Proposed Development is adjacent to an Air Quality Management Area, indicating previous exceedances of air pollution targets for the area. As of the Portsmouth Air Quality Annual Status Report 2020, Portsmouth did not record any exceedances for PM<sub>10</sub> objective levels, but did record two exceedances for NO<sub>2</sub> objectives in the vicinity of the site.<sup>35</sup>
- **Noise pollution** – Similarly, the urban location of the Proposed Development means that the surrounding area has relatively high activity and noise road levels. The Environmental Noise Assessment produced in support of the Proposed Development identifies that the site lies outside 55dB LA<sub>eq</sub> 16-hour daytime and 50dB LA<sub>eq</sub> 8-hour night-time noise contours, and experiences background noise levels below Institute of Acoustics recommended maximum levels.
- **Living environment** – The English Index of Multiple Deprivation rankings provides an assessment of deprivation under a number of domains.<sup>36</sup> The living environment domain category considers the extent of air pollution, noise levels and road traffic accidents at the neighbourhood level. On this ranking, Portsmouth ranks as the 4<sup>th</sup> most deprived local authority of the 317 local authorities within England in 2019, and the local neighbourhood of the site falls within the top 30% most deprived areas in England under this ranking.

<sup>35</sup> Portsmouth City Council, 2021. Air Quality Annual Status Report 2020.

<sup>36</sup> DLUHC, 2019. English Indices of Multiple Deprivation.

- 3.29 Throughout the demolition and construction phase, the Proposed Development would result in the generation of additional noise and air pollution through construction activities including the operation of plant and the movement of bulk material. This would have the potential to adversely affect local residents, particularly in the areas of already high noise and air pollution in Portsmouth City Centre.

#### Human health impacts

- 3.30 The Air Quality Assessment provides an assessment of the impact of the construction of the Proposed Development on dust generation and pollution through construction traffic. This assessment identifies that the Proposed Development would generate a total of between 10 and 20 average heavy-goods vehicles each day, resulting in highly negligible impacts on air quality. The assessment also identifies that the scale of the impact of dust generation by construction works associated with the Proposed Development would be ranked on a medium-to-high scale (medium for earthworks and trackout, and high for construction works), but that the affected local receptors are of local human health risk. The Air Quality Assessment identifies the production of a Dust Management Plan to mitigate these impacts, following which the impacts of construction would be negligible.
- 3.31 To mitigate the impacts on air quality and noise generation during the construction phase the Proposed Development would require a minimum score of 40 out of 50 under the Considerate Constructors Scheme, as required to pass the BREEAM Communities score.<sup>37</sup> In addition, PCC's own Clerk of Works would provide review of site works undertaken at regular intervals during the construction phase to ensure mitigation measures are appropriately practiced.
- 3.32 Once operational, the Proposed Development would affect background noise levels and neighbourhood amenity for local residents through the production of additional noise by the residents and the on-site community use, and would affect air quality through the generation of additional traffic. The Air Quality Assessment identifies that any additional traffic generation resulting from the Proposed Development once operation would not result in impacts greater than a  $0.1\mu\text{g}/\text{m}^3$  change at any receptor locations for either  $\text{PM}_{10}$ ,  $\text{PM}_{2.5}$ , or  $\text{NO}_2$ . As a result, changes in health outcomes associated with increases in these air pollutants would be negligible.
- 3.33 In addition, the development of residential accommodation creates the potential for residents to be affected by exposure to noise and vibration through living on-site. The Environmental Noise Assessment provides an assessment of the acceptability of background noise levels for the residential units developed at the Proposed Development, concluding that requirements for maximum noise levels under Buildings Regulations Part O would be met even under worst-case assumptions and residents having continuously open windows.

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<sup>37</sup> This scheme is a requires contractors to commit to measures mitigating the impacts of construction on local residents and providing adequate liaison with local communities.

Table 8 Air quality, noise and neighbourhood amenity – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration, and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development would require construction contractors to achieve a minimum score of 40 out of 50 under the Considerate Constructors Scheme. Additional mitigation measures would be agreed in partnership with the principal contractor and monitored by PCC staff.	<input type="checkbox"/> Positive <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Development of a Dust Management Plan in accordance with recommendations from the Air Quality Assessment.
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development mitigates its impact on air pollution through minimising the use of vehicle travel and the necessary use of energy. One of the objectives of the strategic masterplan is to "minimise environmental impact and help improve air quality by adopting a low carbon, low energy, greener strategy" and this is put in place by a range of active travel and energy reduction measures across the site. See the Design and Access Statement for further information on the measures used.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The supporting Environmental Noise Assessment provides an assessment of the projected noise levels experienced by residents of the Proposed Development. This assessment identifies that these will be within guidance levels considering local traffic and commercial uses. The Proposed Development also results in the development of new commercial units in blocks B, C and D, and these will be appropriately segregated from residential dwellings to minimise any impacts of noise pollution.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

## Accessibility and active travel

### HUDU HEALTH LINK

Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health.

The Portsmouth Local Plan Health and Wellbeing Impact Assessment Framework identifies that additionally, accessibility can promote access to social and economic opportunities and provide safety from crime, improving mental health outcomes.<sup>3</sup>

3.34 **Baseline** The **Baseline Health Assessment (Appendix 1)** previously identifies the sensitivity of the receptor populations to changes in accessibility and active travel as **high**.

3.35 The following provides a summary of updated local baseline conditions:

- **Rates of traffic accidents** – Portsmouth suffers from relatively high rates of road traffic accidents given its urban nature.<sup>38</sup> The city faces 218.8 KSI traffic accidents per billion vehicles miles – for context, this is significantly below the region (97.7) and national levels (95.6). over 20% above the equivalent rate for the whole of England.<sup>39</sup>
- **Obesity and physical activity** – As identified previously, Portsmouth faces high rates of obesity and lower rates of physical activity for both children and adults.
- **Transport mode share** – A relatively high proportion of local area residents commute to work by foot or bicycle (9% in 2021).<sup>40</sup> Comparatively, only 5% of residents on commute by foot or bicycle on both the regional and national level.

3.36 The Proposed Development is located in Somerstown, towards the South West of Portsmouth, close to the City Centre. It is well located in close proximity to the Portsmouth and Southsea train station, the main railway station in Portsmouth providing direct access to other major national stations including London Victoria. The site also benefits from being located near to the University of Portsmouth campus and therefore has quick access to local bus and cycle routes, providing accessibility across Portsmouth.

3.37 The Proposed Development aims to encourage active travel throughout its design. During the construction phase, construction activity may result in the restricted access of some pedestrian through-routes across the site, but when operation existing routes would be expanded and enhanced.

3.38 To promote the use of active travel measures through the design of the Proposed Development, the following measures have been identified:

- The improvement of existing pedestrian routes, incorporating CCTV and better lighting to maximise safety;

38 Public Health England, 2023. Public Health profiles.

39 DfT, 2021. Road Traffic Accident Statistics.

40 ONS, 2023. Census 2021: Method used to travel to work by age.

- Low traffic shared streets through the site, with additional landscaping and public realm promoting pedestrian activity over car use;
- The provision of new bus shelters at four public transport stops within the site boundary;
- The provision of three car club spaces, promoting lower reliance on car ownership for residents;
- The provision of over 400 secure and covered cycle parking spaces; and
- The provision of a cycle hire dock, providing rentable cycles in partnership with PCC's existing cycle hire schemes.

3.39 The Travel Plan produced in support of the Proposed Development identifies the measures put in place to maximise the use of active travel across both the construction and operational phases. At the heart of the Travel Plan is the objectives to achieve a 10% modal shift away from single occupancy car trips over a 5-year period following completion of the Proposed Development. This would be achieved by establishing a defined Travel Plan Co-ordinator to continually identify and implement active travel solutions in addition to those identified in the design of the scheme.

Table 9 Accessibility and active travel – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The TfL Healthy Streets indicators were considered as part of the design approach as objectives for the Proposed Development. Each of these is addressed in the Design and Access Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal prioritise and encourage walking (such as through shared spaces?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development delivers new public open spaces and improves existing pedestrian links to improve pedestrian access across the site and to adjoining green infrastructure. New measures such as improved pathways, lighting and planting on pedestrian routes would encourage walking.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Implementation of the Travel Plan
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Over 400 cycle parking spaces will be provided as part of the Proposed Development, in addition to space for cycle hire. The Applicant would ensure that the commitment to encouraging active travel is matched by users of the commercial space would be required to provide appropriate showers and lockers for cycling as part of the contract for the space.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Implementation of the Travel Plan
Does the proposal connect public realm and internal routes to local and strategic	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development seeks to improve existing walking routes	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
cycle and walking networks?		to join the surrounding green infrastructure network.		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development would ensure that existing streets running through the site are designated low-traffic shared streets, with appropriate design and landscape measures to promote pedestrian use through planting and other public realm intervention.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Is the proposal well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site is located at the heart of Somerstown and Portsmouth city centre and is highly accessible in terms of public transport. See the Framework Travel Plan for additional details and evaluation of existing public transport access modes.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development promotes the use of active travel across the site, providing a small amount of new parking – 58 spaces, of which 28 are designated for accessible permits only. A number of the additional car parking spaces will be within PCC's existing controlled parking zone. Three of the parking spaces at the Proposed Development would be reserved for shared car club operation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None



Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Proposed Development incorporates wheelchair accessible residential units throughout the four tower blocks. All affordable accessible units will meet M4(3) criteria and have a designated accessible car parking space, with all larger 4 bedroom homes having level access</p> <p>The Applicant has engaged with stakeholders including the Portsmouth Disability Forum to ensure access measures meet mobility needs. The Applicant has engaged two inclusive design consultants of David Bonnet Associates and Pedder and Scampton to ensure that a wide range of needs are met through the design of the Proposed Development.</p> <p>The Proposed Development would ensure that public spaces and paths are accessible to individuals with reduced mobility. The central open space area incorporates a Changing Places Accessible Toilet to allow everyone to use and enjoy the space.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

## Crime reduction and community safety

### HUDU HEALTH LINK

Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impact on the mental wellbeing of the users of spaces. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns. Fear of crime can lead to reduce physical activity, indirectly resulting in reduced health outcomes.

New environmental impact assessment regulations require consideration of any significant effects arising from the vulnerability of the Proposed Development to major accidents or disasters that are relevant to that development.

3.40 The **Baseline Health Assessment (Appendix 1)** previously identified the sensitivity of the receptor populations to changes in crime reduction and community safety as **high**.

3.41 The following provides a summary of updated local baseline conditions:

- **Crime rates** – Across the Local Area, rates of crime are relatively low compared to local authority and regional levels. The crime rate across Portsmouth (160 crimes per 1,000 residents) was lower than the comparable figure for the Local Area (214 crimes per 1,000 residents) for every type of crime in 2022/23. Both these geographies are double the crime rate in the South East (76 per 1,000 residents).<sup>41</sup> In particular, the ward of St Thomas has a high rate of violent crime. All crime rates have increase since the Baseline Health Assessment.
- **Prevalence of vulnerable groups** – Portsmouth and the St Thomas ward have a higher proportion of residents in low-income groups, individuals with long term illness or disability, and ethnic minority groups who are vulnerable to this health determinant.

3.42 The Proposed Development aims to address the high rates of crime locally through developing spaces that encourage community safety. Specific measures are incorporated into its design to improve feelings of safety including:

- All public open spaces and amenity spaces being well overlooked by residential dwellings;
- Robust and secure materials, components, fittings and landscaping compliant with Secured by Design principles;
- The use of defensible space of a minimum of 1.5m for all apartments accessible from the public realm;
- Controlled access measures enabling access to the semi-private amenity areas.
- Improved lighting provided for existing spaces and routes through the site;
- Fob access to all buildings for residents and users of commercial and community space; and

41 Hampshire Constabulary, 2021. Data.police.uk; Crime Rate, 2023. South East Crime Statistics

- CCTV cameras monitoring all building entrances, and some public spaces.
- 3.43 The design of the Proposed Development has been overseen throughout its development by the Secured by Design officer from the Hampshire Constabulary, who has advised on crime prevention strategies and developed a Security Needs Assessment in support of the Proposed Development.
- 3.44 Throughout the design of the Proposed Development, consultation has been undertaken with local community groups. Starting with work undertaken by PCC in 2019, there has been comprehensive engagement and consultation with local residents and the community of Somerstown, using their insight, priorities and feedback to help inform and develop the initial objectives, project brief and designs for the new housing and neighbourhood improvements.
- 3.45 There has been a sustained and comprehensive approach to engagement throughout the design of the Proposed Development, with engagement with local communities undertaken through websites, social media, door knocking, flyers, notice boards, surveys, posters, questionnaires, and tailored community events such as resident-led walks and community workshops and exhibitions undertaken persistently throughout RIBA stages 1 and 2.
- 3.46 The design team have established a Community Design Panel which will continue to work with PCC to ensure that measures promoted by the local community continue to be incorporated through the construction and operation of the Proposed Development.

Table 10 Crime reduction and community safety – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	As identified in the text, extensive consultation has been undertaken with the Hampshire Constabulary Secured by Design officer, with the officer providing a Security Needs Assessment, outlining measures to design out crime. Improved natural surveillance overlooking public spaces, and improved lighting and security measures would help design out existing high rates of crime.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Many of the residential units at the Proposed Development are directly accessible through the public realm, with pedestrian permeability through the site placed at the heart of the scheme design.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include attractive, multi-use public spaces and buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development would generate residential space, supported by commercial space in the redevelopment of the Gibson Centre, flexible commercial space on ground floor level, and new public open spaces to deliver on local placemaking objectives.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Has engagement and consultation been carried out with the local community?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Applicant has carried out extensive engagement with residents of the local community and community groups. See the above summary in paragraph 3.44, or for full details, see the Statement of Community Involvement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Continued engagement through the Community Design Panel

## Access to healthy food

### HUDU HEALTH LINK

Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, as well as older people, are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar.

Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.

The importance of eating healthy food is outlined by the NHS:<sup>42</sup>

*“Eating a healthy, balanced diet plays an essential role in maintaining a healthy weight, which is an important part of overall good health. Being overweight or obese can lead to health conditions such as type 2 diabetes, certain cancers, heart disease and stroke. Being underweight could also affect your health.”*

- Baseline conditions**
- 3.47 The **Baseline Health Assessment (Appendix 1)** identifies the sensitivity of the receptor populations to changes in access to healthy food as **medium**.
- 3.48 A summary of local baseline conditions is provided as follows:
- **Prevalence of diabetes** – Portsmouth residents have relatively lower rates of diabetes than wider geographies, with 7.2% of residents estimated to have diabetes in 2021, compared to 8.1% regionally and 8.5% nationally.
  - **Obesity and physical activity** – As identified previously, Portsmouth faces high rates of obesity and lower rates of physical activity for both children and adults.
  - **Presence of vulnerable population groups** – St Thomas ward has a higher proportion of residents in low-income groups and individuals with long term illness or disability who are vulnerable to this health determinant
- Human health impacts**
- 3.49 As part of the ground floor strategy for the Proposed Development, food growing areas would be delivered adjacent to semi-private amenity spaces for use by residents under Application 1. These spaces, in addition to community growing space at the redeveloped Gibson Centre, would provide opportunities for community growing projects and collective gardening. This would contribute positively to mental health outcomes through expanding social interaction, and would provide spaces for children to learn and interact with nature. PCC are currently exploring options to support this provision with additional collective gardens for the existing Birmingham Blocks located in the centre of the site.
- 3.50 The enhancement to the Gibson Centre also results in the creation of a new café area for use by the users of the centre under Application 1. This café area would support the operation of community events in the centre, and would be tailored to meet the needs of the centre’s users, including the Scouts Troop.

<sup>42</sup> NHS, no date. NHS choices: Eight Tips for Healthy Eating

- 3.51 The Proposed Development would also provide flexible use class E floorspace (194m<sup>2</sup> under Application 1 and 274m<sup>2</sup> under Application 2). With the potential to be used for food and beverage space, the Proposed Development may deliver additional provision of food within this floorspace.

Table 11 Access to healthy food – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development would incorporate space and facilities for community growing projects for the use of residents to enable self-grown food products, alongside the provision of a community café within the redeveloped Gibson Centre.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development includes a provision of flexible commercial space, with the potential for this to be used for smaller affordable shops or social enterprises. The enhancement of the Gibson Centre would involve the development of café space, to be used by users of the centre.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Ensure the Gibson Centre café provides a range of healthy meal options, catering for the children and community users of the facility.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development incorporates café space within the Gibson Centre, and flexible-use commercial space, with the potential to be used for food and beverage space. No hot food takeaway units are envisaged as part of the Proposed Development, and the food provision in the Gibson Centre and in growing spaces would contribute positively to health outcomes.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None



## Access to work and training

### HUDU HEALTH LINK

Employment and income are key determinants of health and wellbeing. The Marmot Review, commissioned by the Department of Health, looks at the relationship between health inequalities and economic status for communities within England.<sup>43</sup> The review concludes that greater economic status is predictive of better health outcomes, and unemployment contributes to poor health outcomes. This conclusion is echoed by Public Health England (2014): *“unemployed people have a greater risk of poor health than those in employment, contributing to health inequalities.”*<sup>44</sup>

Employment and skills effects are shown to be particularly relevant for some equality groups, including young children, people from BAME communities, disabled people, and people from low-income groups. Unemployment can lead to poverty, illness, and a reduction in personal and social esteem. Work aids recovery from physical and mental illnesses and improves health outcomes.

3.52 The **Baseline Health Assessment (Appendix 1)** previously identified the sensitivity of the receptor populations to changes in access to work and training as **medium**.

3.53 The following provides a summary of updated local baseline conditions:

- **Rates of employment** – For the past decade, Portsmouth has faced labour market outcomes that are broadly in line with those of the England average, and marginally worse than those across the rest of the South East. The rate of unemployment has currently stands at 2.6% (as of 2022) for Portsmouth, compared to 3.7% nationally and 3.2% across the South East.<sup>45</sup>
- **In-work benefit claimants** – The claimant count shows the percentage of residents claiming in-work benefits, for Portsmouth the current level (June 2023) is 4.5% which is higher than the regional (2.8%) and national levels (3.7%).<sup>46</sup>
- **Prevalence of vulnerable population groups** – Portsmouth and the St Thomas ward have a higher proportion of residents in low-income groups, individuals with long term illness or disability, and ethnic minority groups who all face relatively worse labour market outcomes.

Human health impacts

3.54 The Proposed Development would deliver employment opportunities during both the construction and operational phases. The **Economic Statement** provides an estimate of the number of jobs located at the Proposed Development during both phases. This report estimates that there would be a total average of **535** workers on-site throughout the demolition and construction phase, and that the operational phase would support 5-25 additional jobs at the flexible community space depending on the uses presented.

3.55 Based on the known positive links between employment and health outcomes, the creation of new employment opportunities at the Proposed Development would have a positive impact on health. These benefits would be tailored for local residents through the

43 Marmot et al., 2010, Fair Society, Healthy Lives: Strategic Review of Health

44 Public Health England, 2014, Local Action on Health Inequalities: Increasing Employment Opportunities and Improving Workplace Health

45 ONS, 2022. Annual Population Survey.

46 ONS, 2022. Claimant Count.

provision of additional employment and training measures. The Proposed Development would require the delivery of an Employment and Skills Plan for the principal contractor during the construction phase, which would provide measures such as construction apprenticeships and local business partnership to maximise the local health benefits of development. This will be developed in partnership with community engagement groups such as the Community Design Panel.

- 3.56 The redevelopment of the Gibson Centre would involve the delivery of classroom space to be used as part of the events and community offer for the facility. This would enable skills development sessions to be hosted at the centre, with the potential to contribute to local skills for users and residents.

Table 12 Access to work and training – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development is estimated to deliver an average of 535 workers on-site throughout the construction phase, and then between 5 and 45 jobs in commercial space once fully operational.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Delivery of an Employment and Skills Plan in line with BREEAM requirements.
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	No designated childcare facilities are proposed. Childcare provision could form an element of the flexible commercial space at the Proposed Development, but this is not guaranteed.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	No affordable workspace is proposed for local businesses. The on-site flexible commercial floorspace may provide additional space that is occupied by local businesses, but this is not guaranteed.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	There are not currently any local procurement arrangements identified as part of the Proposed Development. These would be developed under the Employment and Skills plan following consultation with local residents and businesses as relevant.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	Incorporation of local procurement arrangements in Employment and Skills Plan.

## Social cohesion and lifetime neighbourhoods

### HUDU HEALTH LINK

Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion.

Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Planning proposals should be developed in consultation with differentiated community groups (such as children, young people, residents, families, businesses, faith groups, community organisations). They should be involved in the planning of the project from the beginning and throughout the life cycle of the project. Opportunities for post planning qualitative consultations should be considered with these different groups to explore a range of social, emotional and health needs.

The concept of Lifetime Neighbourhoods placed the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe. Planning Practice Guidance now refers to inclusive and age friendly design and the issues and principles to be considered, and characteristics of a dementia-friendly community.

### Baseline conditions

- 3.57 The **Baseline Health Assessment (Appendix 1)** identifies that limited data is available to quantify the strength of community cohesion and lifetime neighbourhoods. Data available from the Community Life Survey suggest that only 70% of individuals within the South East meet up with friends in person at least once a week, which is lower than national levels.<sup>47</sup>
- 3.58 The resident health questionnaire sent out to local residents to provide local insight on health survey questions identified that the local residents rated the sense of community in their local area as 3.2 on a 1-5 scale (1 being very bad and 5 being very good), broadly corresponding to neutral. This figure was marginally below the average for all questions across the survey suggesting room for improvement in residents' self-identified feelings of community cohesion.
- 3.59 Portsmouth and the St Thomas ward have a higher proportion of residents in low-income groups, individuals with long term illness or disability, and ethnic minority groups who are disproportionately affected by changes in access to social networks and local communities.

<sup>47</sup> DCMS, 2022. Community Life Survey 2020/21.

- 3.60 PCC has sought to involve the local community throughout the design process to ensure that opportunities to maximise social and community cohesion are brought into the Proposed Development.
- 3.61 There has been a sustained and comprehensive approach to engagement throughout the design of the Proposed Development, with engagement with local communities undertaken through websites, social media, door knocking, flyers, notice boards, surveys, posters, questionnaires, and tailored community events such as resident-led walks and community workshops and exhibitions undertaken persistently throughout initial design stages up to this point. A full description of the consultation works, and meetings undertaken is presented in the **Statement of Community Involvement**. Key points raised in the public consultation have been summarised as follows in the Statement of Community Involvement:
- Public open and green space should be maximised;
  - Existing community facilities including the Gibson Centre should be retained and enhanced to benefit local residents;
  - To design the Proposed Development so that buildings are welcoming as well as secure from crime;
  - Defensible space and landscaping should be developed around the existing Birmingham Blocks to secure privacy;
  - Spaces and paths should be well-lit to make them feel safe;
  - Removing access to public spaces at night time should be considered;
  - A community strategy should be developed to continue to encourage social interaction, play and growing throughout the neighbourhood; and
  - Designated vehicle drop-off spaces should be incorporated to not restrict mobility to and within the site.
- 3.62 The Proposed Development would contribute towards social cohesion through the redevelopment of the existing Gibson Centre located on-site. The current facility would be enhanced under the Proposed Development, providing new classroom and events facilities, alongside designated landscaping space for growing and outdoor activities. This would enable a wider offer of events and activities for local community groups, including Portsmouth Somerstown Scouts group currently based in the centre.
- 3.63 Measures promoting accessibility identified in previous sections of this report also have the potential to positively contribute towards social cohesion. Through providing enhanced access to social network and social opportunities for individuals with reduced mobility, this can enhance mental health outcomes.

Table 13 Social cohesion and lifetime neighbourhoods – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	At its heart, the Proposed Development delivers residential units with a variety of sizes and tenures, and meeting various accessibility needs, to ensure that Portsmouth residents who currently face health inequalities	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As part of community engagement on health, a survey of resident health outcomes was undertaken (the results of this

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
		<p>can have access to quality affordable housing.</p> <p>The design of the Proposed Development has been informed by a wide ranging consultation process with the local community identified above.</p>		<p>survey are presented at paragraph 2.8). This survey should be repeated once the Proposed Development is occupied.</p>
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development improves the accessibility of pedestrian routes through the sites through the use of improved pathways and accessible wayfinding measures. These will aim to enable all residents at the Proposed Development to have access to the public spaces and facilities at the site itself and in the local area.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development provides for the redevelopment of the Gibson Centre, and existing community centre located on-site. Additional facilities such as public open spaces, growing spaces, and amenity areas would contribute to maximising social interaction for residents and visitors.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal provide opportunities for the voluntary and community sectors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	PCC have committed to continue to working to engage community groups to ensure appropriate management of the Gibson Centre and on-site facilities such as growing spaces. As part of the operation and maintenance of these facilities there is likely to be a role for voluntary activity.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal take into account issues and principles of inclusive and age-friendly design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The Proposed Development directly provides sheltered and supported care units for residents with mobility or healthcare needs. A wide range of accessibility criteria have been incorporated into the design of the residential units and spaces delivered by the Proposed Development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

## Minimising the use of resources

### HUDU HEALTH LINK

Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.

- 3.64 As is the case for the social cohesion, there is limited evidence identifying how sensitive local receptors are to changes in resource use, and therefore the **Baseline Health Assessment (Appendix 1)** does not determine an overall sensitivity under this determinant of health. Existing data shows that Portsmouth has relatively high levels of household waste, and relatively low levels of recycling when compared to the rest of England. Portsmouth ranked 304<sup>th</sup> out of 343 local authorities in Great Britain in 2020 in terms of its production of household waste (where rank 1 is the least waste produced per household).<sup>48</sup>
- 3.65 The Proposed Development would contribute to the efficient use of resources through increasing the density of on-site uses in an area that is highly accessible for public transport. This aims to ensure that residents can sustainably access local services and opportunities within walking distance of their homes.
- 3.66 In addition, a number of measures have been incorporated within the Proposed Development to minimise waste and resource use during both construction and operational phases. Waste management facilities and mitigation measures for the Proposed Development have been designed in accordance with PCC guidance and principles agreed with the PCC Waste Officer. As part of the design process, the PCC waste management team were consulted, and the principles of waste storage have been agreed and incorporated into the brief.
- 3.67 During the construction phase, a pre-demolition audit would be undertaken of all buildings on-site to identify material use and propose measures to mitigate waste and maximise re-use and recycle of demolition materials. The **Sustainability Statement** submitted in support of the planning application identifies that this, amongst other recycling measures during construction would aspire to divert 80% of non-hazardous waste from demolition from landfill, and 70% of non-hazardous construction waste.
- 3.68 Once operational, a Waste Management Plan would be operated for the Proposed Development, outlining the mechanisms through which waste would be minimised and recycling encouraged. All residents and commercial/community occupiers at the Proposed Development would have access to recycling including dry mixed recycling, and innovative residential tower block-specific food waste recycling storage.

48 DEFRA, 2021. Waste and Recycling Statistics.



Table 14 Minimising the use of resources – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Transport accessibility is a key determinant of development sustainability, with the densest development delivering the largest health benefits where it is located in the most accessible places. The Proposed Development makes best use of existing land by increasing the density of development within the site in an accessible location, densifying the existing site alongside providing necessary supporting community infrastructure uses for residents.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal encourage recycling (including building materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A Waste Management Plan would be operated to ensure that measures to encourage recycling are delivered. All residents and commercial/community occupiers at the Proposed Development would have access to recycling including dry mixed recycling, and innovative residential tower block-specific food waste recycling storage	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Sustainability of design and construction has been placed at the heart of the design of the Proposed Development. The Proposed Development passes both the BREEAM and Home Quality Mark Scheme for sustainable design, construction and operation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

## Climate change

### HUDU HEALTH LINK

There is a clear link between climate change and health. Local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change.

Climate change is potentially a significant threat to public health and may widen inequalities in health. The Mayor of London's Environment Strategy sets out a range of climate change mitigation and adaptation approaches for London. It focuses on reducing the risk of climate change impacts for the most disadvantaged communities, as well as increasing their resilience so that they can recover more quickly when those impacts do occur.

Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of users.

The UK Government recently announced its commitment for the country to achieve net zero carbon by 2050 by amending the 2008 Climate Change Act which previously had a target to reduce greenhouse gas emissions by at least 80% (compared to 1990 levels). There is a wealth of evidence which demonstrates that meeting this target requires effective spatial planning at a range of scales.

- 3.69 Climate change is already causing health issues globally and within the UK. Periods of extreme temperatures are already becoming increasingly common in the UK, with Portsmouth shown to be one of the most vulnerable locations in the UK to future impacts of climate change.<sup>49</sup>
- 3.70 PCC have recognised the severity of the impacts of climate change through issuing a Climate Emergency Strategy.<sup>50</sup> The Climate Emergency Strategy outlines the need to act across all forms of council activity, including development, to mitigate carbon generate and provide resilience to the impacts of climate change.
- 3.71 Throughout the design of the Proposed Development, the Applicant has considered measures to minimise carbon production. The need to reduce energy usage and encourage sustainability has been further reiterated in consultation with local residents. In addition to measures previously outlined prioritising active transport modes and minimising waste, the buildings of the Proposed Development incorporate a range of energy reduction measures including:
- A communal waste water heat recovery system using heat pumps;
  - A thermally efficient plant and building structure design to ensure adequate ventilation as well as thermal insulation;

49 Portsmouth Climate Action Board, 2021. Portsmouth Climate Change Risks.

50 PCC, 2021. Portsmouth City Council Climate Emergency Strategy.

- The installation of smart heating devices as default, with temperature sensors installed in main bedroom and living rooms; and
  - Airtight fittings, fixtures and residential units, enabling all buildings to score the Passivhaus Standard for thermal efficiency.
- 3.72 The energy use of each building at the Proposed Development would be monitored once operational. During construction the principal contractor would monitor energy usage throughout the period. This will enable PCC to evaluate the success of energy reduction measures.
- 3.73 In addition, the Proposed Development has been designed to ensure resilience to the impacts of climate change wherever possible. Within residential dwellings, this is achieved through delivering mechanical ventilation systems that do not produce too much noise during operation. In public and community spaces, this is achieved through delivering additional tree cover and areas of shading, as well as providing resting spots throughout the public realm.

Table 15 Climate change – HIA

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The scheme design has incorporated a range of energy efficient systems. Notable measures include those outlined in paragraph 3.73 above.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The Proposed Development incorporates a Landscape Strategy, which identifies the requirement to provide shading and other public realm measures to maximise resilience to extreme heat.</p> <p>Internally, residential units will meet the Passivhaus Standard for thermal efficiency, and reduced noise mechanical ventilation systems would be incorporated to ensure that housing units can adapt to changing temperatures.</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal maintain or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A Biodiversity Net Gain Assessment has been produced in support of the planning application, identifying the measures through which the Proposed Development would deliver biodiversity gains. This includes the use of Sustainable Drainage Systems (SUDs), and delivering biodiversity improvements through on-site planting.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None
Does the proposal incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Whilst the Proposed Development does not contain any on-site swales or soakways, the Sustainability Statement identifies that the Proposed Development would incorporate SUDs techniques within the design of newly generated open spaces.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	None

## 4 CONCLUSION

- 4.1 The Proposed Development would deliver additional built-to-rent and affordable housing units within Portsmouth City, alongside supporting community, commercial and public open spaces, and improvements to the public realm. This report forms an HIA for the Proposed Development, summarising the ways in which the Proposed Development is anticipated to impact health outcomes.
- 4.2 Health and wellbeing have been at the core of the design of the Proposed Development. At early stages of the design, the Applicant has involved a number of stakeholders to identify the ways in which the Proposed Development can contribute to local health outcomes. As a result, the Proposed Development goes beyond many existing standards for its design and impact on health. For example, the commitment to the PassivHaus standard for thermal insulation and energy efficiency and the delivery of play space significantly in excess of guidance levels.
- 4.3 This HIA aims to reflect the process of incorporating health considerations throughout the design of the Proposed Development, and identifies the resulting ways that the Proposed Development would change health outcomes for local residents, workers and visitors. Further recommendations on the ways in which the Proposed Development can maximise positive health impacts are made for later stages of project delivery.
- 4.4 **Table 16** presents a summary of the health impacts of the Proposed Development for each determinant of health. The Proposed Development is not expected to result in any negative health impacts.

**Table 16** Summary on health impacts of the Proposed Development

Determinant of health	Overall health impact (negative, neutral, positive)	Justification for health impact
Housing design and affordability	Positive	The Proposed Development would provide a total of 488 new housing units of a mix of tenures (built-to-rent, affordable, sheltered housing and supported housing) and sizes. Compared to the Horatia and Leamington House tower blocks (272 affordable units prior to demolition) this results in an increase in housing provision across all types of units. The improved quality of housing would make a positive contribution towards affordability for residents through improvements in housing safety and through reduced energy use.
Access to healthcare services and social infrastructure	Neutral	<p>The Proposed Development incorporates the redevelopment of the existing Gibson Centre on-site, a community centre home to Portsmouth Somerstown Scouts, as well as other community groups. This redevelopment, and other new facilities such as growing would improve the offer of community facilities in the local area.</p> <p>New residents at the Proposed Development would contribute additional demand to local healthcare and social infrastructure. Through consultation it has been established that some forms of healthcare and social infrastructure currently face constraints (notably secondary healthcare and secondary school provision). PCC will continue to undertake assessment of the scale of demand generated at the Proposed Development and surrounding area to provide education facilities to address this.</p>

Determinant of health	Overall health impact (negative, neutral, positive)	Justification for health impact
Access to open space and nature	Positive	The Proposed Development would generate new publicly accessible open space, as well as equipped play space for children of different ages and semi-private amenity space for residents totalling 6,117m <sup>2</sup> , exceeding local guidance levels. Equipped play space would incorporate a range of spaces tailored at different age groups, including wheeled play space with a bespoke track for scooters, skating and BMX. Further improvements would be made to the public realm and pedestrian links to contribute to access to other green infrastructure located off-site.
Air quality, noise and neighbourhood amenity	Neutral	The Proposed Development incorporates noise and pollution insulation measures such as effective thermal glazing, and low-noise mechanical ventilation systems that mitigate the impact of air quality and noise on residents at the Proposed Development. During the construction phase, construction activity would generate additional air pollution and noise for local residents.
Accessibility and active travel	Positive	The Proposed Development delivers measures to promote the use of active travel, including provision of bike parking, bus shelters, and car club spaces. Additional improvements would be made to the quality and safety of public pedestrian paths to encourage greater accessibility for individuals with reduced mobility and overall wider use of active travel.
Crime reduction and community safety	Positive	Detailed consultation has been undertaken with the Secured by Design officer at Hampshire Constabulary as part of the Proposed Development, which seeks to deliver secured by design principles. These include delivering surveillance from residential units across open spaces, as well as measures to improve the lighting and safety of spaces and paths through the site.
Access to healthy food	Neutral	The Proposed Development incorporates a number of community growing spaces, which will enable residents to participate in food growing, in addition to a community café located within the Gibson Centre. The flexible use commercial space located on-site has the potential to be used for further food and beverage uses.
Access to work and training	Positive	The Proposed Development would deliver job opportunities through both the construction phase (an average of 535 jobs on-site over the four-year construction period) and the operational phase (between 5 and 45 jobs at the flexible commercial space). Additional local procurement and skills measures would maximise the health benefits for local residents. The provision of classroom space in the redeveloped Gibson Centre would provide opportunities for additional skills development.
Social cohesion and inclusive design	Positive	Significant consultation with local residents has been undertaken to inform the design of the Proposed Development over a number of years. This has led to the incorporation of community facilities such as growing spaces and improvements to the Gibson Centre that would contribute new spaces and events for local residents to meet.
Minimising the use of resources	Positive	The Proposed Development aims to minimise waste generation during construction and operational phases. A minimum of 70% of non-hazardous waste from demolition and construction would be diverted from landfill sites, and once operational the Proposed Development would provide a wide range of communal facilities for recycling by on-site residents.
Climate change	Positive	The Proposed Development has been designed to minimise energy usage throughout its buildings. All buildings are designed to achieve the Passivhaus Standard for thermal and energy efficiency. Alongside measures to promote active travel around the site, the Proposed Development would contribute to reducing energy usage and providing resilience to the impacts of climate change.



A series of high-level recommendations for the mitigation of adverse impacts on health outcomes and enhancement of positive benefits. These recommendations are summarised in **Table 17**.

**Table 17** Recommendations for highly sensitive health determinants

Health determinant	Recommendations
4.5 Housing design and accessibility	<ul style="list-style-type: none"> <li>Ensuring housing provision remains accessible to those on low incomes and a range of tenures are provided.</li> <li>The incorporation of highly thermal efficient fittings and fixtures, as required by Passivhaus Certification.</li> </ul>
Access to open space, nature and public realm	<ul style="list-style-type: none"> <li>Consider opportunities for organised community events within public spaces.</li> <li>Incorporate green buffers to separate spaces from areas of higher air pollution and noise, away from key roadways such as the A2030 and A288.</li> <li>Develop a plan for maintenance of public spaces and planting. The public realm should be well maintained to encourage long term use by all.</li> </ul>
Air quality, noise and neighbourhood amenity	<ul style="list-style-type: none"> <li>Ensure a plan is put in place to establish measures to reduce the noise and air quality impacts during the construction period.</li> </ul>
Accessibility and active travel	<ul style="list-style-type: none"> <li>Implement the Framework Travel Plan, developed in support of the Proposed Development.</li> <li>Ensure that access to and through the site is as inclusive as possible for residents in the development and free from safety risks such as fall hazards through the use of tactile paving surfaces and regular maintenance.</li> </ul>
Crime reduction and community safety	<ul style="list-style-type: none"> <li>Continue engagement through the Community Design Panel to ensure the safety measures are incorporated into the scheme following operation.</li> </ul>
Access to healthy food	<ul style="list-style-type: none"> <li>Ensure the Gibson Centre café provides a range of healthy meal options, catering for the children and community users of the facility.</li> </ul>
Access to work and training	<ul style="list-style-type: none"> <li>Develop an Employment and Skills Plan for the economic opportunities located on-site during the construction and operational phases. This should consider commitments around employment and training as well as opportunities for work for local people via local procurement agreements.</li> </ul>
Social cohesion and lifetime neighbourhoods	<ul style="list-style-type: none"> <li>Continually update the work undertaken in the Resident Health Questionnaire to provide evaluation of the Proposed Development against health objectives.</li> <li>Maintain a constructive relationship with the local community.</li> </ul>
Minimising the use of resources and climate change	<ul style="list-style-type: none"> <li>Delivery of measures identified in the Sustainability Statement.</li> <li>Introduce measures to promote climate resilience in public spaces, such as shading and trees.</li> </ul>

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