

Hartington Cheese Factory site – mixed use including residential

Potential health impacts

Housing is a social determinant of health which can both worsen or improve health. There is growing evidence that good quality housing can and does improve health, over the medium to longer term.ⁱ Good housing provides a basis for people to build the rest of their lives around.

Overall we estimate the positive health impacts ensuing from this development will exceed the negative ones.

The principal anticipated health impacts are outlined below (excluding impacts of noise which are dealt with by Council colleagues), followed by our recommendations for enhancing the positive ones and mitigating the negative ones.

Equity

Approximately 25% of dwellings in Hartington are either second homes, holiday lets or long term empty. Combined with an ageing population and displacement of original residents (who are priced out of the local housing market) the community is weakening, with knock-on health depleting impacts in terms of reduced social support networks. We now know that social support plays a very significant role in protecting our health and wellbeingⁱⁱ.

Housing payment problems, insecurity and debt, can induce significant health stressorsⁱⁱⁱ particularly during these current times of economic strain.

Hartington would benefit from an influx of new residents, particularly younger families.

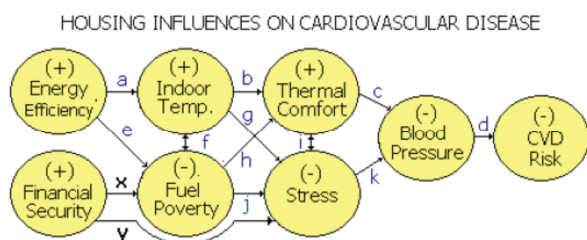
Data from the housing needs survey conducted by DDDC in 2007 showed that 40 households in the four Hartington parishes were in need of affordable housing. This proposed development includes six affordable homes and might be expected to meet approximately 15% of local affordable housing need. There are currently eleven households in the Parish of Hartington Town Quarter on the housing register (not including people from the village who have had to move away but may wish to return).

The ratio of affordable to open market housing in this development has perhaps the greatest potential, if it were increased, to improve health in Hartington.

Building design

On average we spend 90% of our time in buildings. It should come as no surprise then that buildings influence our health and wellbeing.

An example of how housing impacts upon cardiovascular disease is given in the diagram below.



We are delighted that all the houses in this development are to be built to Lifetime Homes Standard. Homes that are adaptable to people's changing needs at each stage of their lives will be key to ensuring residents can stay independent in their own homes as long as possible.

Housing design which aims to minimise the risk of fuel poverty (making best use of renewables such as solar or ground source heating, and energy efficiency measures such as insulation) is likely to deliver economic, and health and well-being benefits to residents, particularly in an area like Hartington which is off the gas grid. Building new homes to Sustainable Homes code level 4 goes some way towards this, though there is potential to enhance the positive health impact of this development with further sustainability measures. We would appreciate full details for the open market housing being planned at the reserved matters stage of the planning process. We are, however, pleased to note that the affordable dwellings are to be fitted with air source heat pumps.

Transport

Public transport has direct health benefits in terms of reduced emissions, cleaner air, and reduced risk of road traffic accidents, plus indirect health benefits in terms of access to services and reduced social isolation^v. Hartington is served by the 442 bus route from Buxton to Ashbourne which runs roughly every two hours, including peak commuting times. There are however no direct public transport links from Hartington to either of the other towns close by, namely Bakewell and Leek.

There is community transport available to some residents in Hartington. This is based in Ashbourne. The issues with community transport tend to be the following:

- 1) It has eligibility criteria so is not open to everyone
- 2) You have to book it in advance
- 3) Availability may be limited

Having said that it is door to door, you can negotiate on timings and it is a personal service.

Active travel (walking or cycling) has significant physical and mental health benefits. We are encouraged to note that secure cycle storage has been put forward by the developer as an option we would recommend this is made a requirement at the planning stage. The Tissington cycle trail runs from Ashbourne through Hartington to Parsley Hay, for 13 miles along the former Ashbourne to Buxton railway line. At Parsley Hay, it joins the High Peak Trail, which continues along another former railway track to Dowlow near to Buxton. Peak cycle links are currently applying for planning permission to link up the Tissington Trail to Buxton.

Roads which are designed in such a way as to allow use for a range of activities and to encourage very slow vehicle speeds (Home Zones) can help build social cohesion and improve quality of life^{vi}.

Obesity

With the inclusion of a playing field, children's play area and allotments, plus its situation within walking distance of the local school and village shops, this proposal has the potential to improve health through encouraging physical activity and this is very welcome. The allotments also have the potential to promote consumption of fruit and vegetables and reduce food miles associated with imported produce.

Employment

The cheese factory previously operating from this site was an important local employer. The inclusion of industrial units as part of this proposal will bring needed employment opportunities to the village. Meaningful and fulfilling employment not only reduces poverty but also enhances both physical and mental health.

The provision of these industrial units should, however, not bring problems of their own. For example, noise or other nuisances to the local population should be averted. We would request that the recommendations made by the local Environmental Health Officer are put into place.

Education

Hartington Primary school requires an increase in pupil numbers to secure its future. The impact of this development on this school is therefore likely to be very positive.

There are secondary schools in all of the surrounding towns of Bakewell, Ashbourne, Buxton and Leek. However, Hartington falls within the catchment area for Ashbourne so there is a risk that this development could create demand for secondary school places in Ashbourne which might not be met by current supply within that town. We would recommend that full consultation is carried out with the Education Department of Derbyshire County Council to ensure that the necessary capacity can be built to accommodate the potential extra pupils.

Access to health services

A. Primary Care

The proposed development falls within the catchment area of Hartington Surgery, Dig Street Hartington. David Beardow, Project Officer Primary Care Contracts, has provided the below information regarding the expected impact of the proposed development upon local primary care services.

The current position with regard to capacity which is evaluated in terms of the number of patients registered with the practice and the physical space is as follows:

The raw list size as at 1st July 2011 is 3,152. The recommended list size is based on 1,800 patients per each Whole Time Equivalent GP as advised by the General Medical Council.

At present based on 39 dwellings @ 2.3 people at each dwelling the practice could accommodate a total of approximately 90 new patients.

The practice also has the space capacity to accommodate the new patients.

The practice manager at Hartington Surgery has expressed concern that the distances reported in the Socio-Economic report produced by Brooke, Smith Planning are misleading. Various health services are listed as being within a 10 mile radius of Hartington, however due to the local topography and rural road network actual distances by road would generally be significantly further.

B. Dentistry

The two nearest dental practices that provide NHS dental services are in Bakewell - Diamond Court Dental Practice and Smith Dental Practice. Bakewell is 11.6 miles from Hartington by road (7.3 as the crow flies). Beyond that, there is one dental practice that provides NHS dental services in Ashbourne (12.7 miles by road, 9 miles as the crow flies) and three in Buxton (12.8 miles by road, 9.3 miles as the crow flies).

It is estimated that there is enough capacity within the above practices to accommodate the number of potential new patients moving to Hartington.

C. Pharmacy

Hartington Surgery is a dispensing practice.

Recommendations to maximise health gain

- Increase the ratio of affordable to open market housing within the development in order to go further towards meeting local housing need and promoting health equity
- Ideally all homes in the new development would, if feasible, be fitted with affordable low carbon emission heating systems (such as ground or air source heat pumps)
- New roads should be designed to encourage slow speeds - consider Home Zone designation

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ⁱ Housing and health improvement. Improving health - evidence for local government #1 (2010), by Jim McManus.

ⁱⁱ Social Networks and Health. Kirsten P. Smith and ,Nicholas A. Christakis. Annual Review of Sociology, Vol. 34: 405 -429

ⁱⁱⁱ A select review of literature on the relationship between housing and health. Scottish Government Communities Analytical Services. September 2010

^{iv} Housing and Health Improvement. Briefing Pataer. Jim McManus. December 2010.

^v Mindell JS, Watkins SJ, Cohen JM (eds). *Health on the Move 2. Policies for health-promoting transport*. Stockport: Transport & Health Study Group, 2011.

^{vi} Home Zones: Reconciling people, places and transport. Ben Hamilton-Baillie. 2000
<http://200.19.105.235/ciclo/workshop/Hamilton.homezones.pdf>