

## Health Scrutiny Committee

Meeting to be held on Tuesday, 2 April 2019

Electoral Division affected:  
(All Divisions);

### Whyndyke Garden Village Healthy New Town

(Appendices A and B refer)

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#### Executive Summary

This report provides an update on the NHS Healthy New Towns Programme, its inception and most up to date national position. It gives a general overview on the proposed Whyndyke Garden Village Healthy New Town in the Fylde district with specific information on the current activity for development of Homes for Life Long Living.

#### Recommendation

The Committee is asked to consider the report and agree any recommendations for consideration by the Cabinet Member for Health and Wellbeing.

#### Background

**This report was requested following an earlier presentation from Fylde and Wyre CCG to the Health Scrutiny Steering Group about the developments in the area.**

#### NHS Healthy New Towns

Creating places that enable people to lead healthier lives requires the collaboration of a range of professions and policymakers. The Healthy New Towns programme addresses these issues and unites the professions required to work together – and in different ways – to effect change. In 2014 the NHS published its Five Year Forward View. This highlighted a string of challenges, including the need for diverse health and care support to treat people with multiple, concurrent long term health conditions. It also recognised the possibilities of a focus on illness prevention and innovative ways of providing healthcare. Current housebuilding targets present an opportunity to create places that support people of all abilities, and in all stages of life. They present the potential to facilitate healthier lifestyles and to meet demand for well-designed new homes in attractive communities where it is convenient to walk or cycle.

The NHS England Healthy New Towns aims to look at how health and wellbeing can be planned and designed into new places. It brings together partners in housebuilding, local government, healthcare and local communities to demonstrate how to create places that offer people improved choices and chances for a healthier life. It is essential to help prevent ill health by planning, designing and developing higher quality places. There is growing evidence of how this can be done.

The Healthy New Town programme's priorities are:

1. Planning and designing a healthy built environment
2. Creating innovative models of healthcare
3. Encouraging strong and connected communities.

In 2016, ten NHS Healthy New Town Demonstrator Sites were announced. Whyndyke Garden Village (WGV) was one of these.

In the recent NHS Long Term Plan, out for consultation from January 2019, the Healthy New Town Programme continues to take a leading role in shaping the NHS's future intention of shaping the built environment, by looking beyond healthcare provision, the understanding of its (the NHS) wider role influencing the shape of local communities. It is intending to set out the principles and practice for *Putting Health into Place* guidelines for how local communities should plan and design a healthy built environment in spring 2019. These principles have been developed with a network of twelve housing developers who are committed to developing homes that fit these principles. This covers approximately 70,000 homes over the next five years. In 2019/20, NHS England will build on this by working with government to develop a Healthy New Towns Standard, including a Healthy Homes Quality Mark to be awarded to places that meet the high standards and principles that promote health and wellbeing. Embedding these principles within local planning guidance would ensure all future developments have a focus on design that support prevention and wellbeing.

### **Whyndyke Garden Village**

The Whyndyke Garden Village is a 91 hectare proposed development. The site sits on the Fylde and Blackpool border, with approximately 90% of the site sitting within Fylde and 10% sitting within Blackpool.

The objective of the development is to design a town that will facilitate a healthy community, with education, health, work and neighbourliness at its core. Outline planning permission has been granted for the site, a Section 106 agreement has been signed and work is currently underway to appoint a developer. No building on the site has yet started.

The five priorities for Whyndyke Garden Village are:

1. Developing a new model of healthcare provision.
2. Pushing the telehealth care and digital health agenda.
3. Developing a multi-purpose single community facility
4. Encouraging physical activity through design and technology
5. To create a dementia friendly home for life long living.

In advance of a developer being appointed, Whyndyke Garden Village NHS Healthy

New Town Board, chaired by the Chief Executive of Fylde Council, is progressing work around the following workstreams:

- Home for Life Long Living (Led by Lancashire County Council, Public Health and Wellbeing)
- Digital Health
- Community Asset Ownership Model
- Physical Activity
- Community Hub

#### **Whyndyke Garden Village Board Membership:**

- Fylde Borough Council
- Blackpool Council
- Lancashire County Council
- New Progress Housing
- Fylde & Wyre Clinical Commissioning Group
- Lancaster University
- Cassidy & Ashton (Architects, Building Surveyors & Town Planners)
- Blackpool Football Club

#### **Section 106 Agreement**

The case study prepared for NHS England by the Whyndyke Garden Village Board (**Appendix A**) details the complexity, risks and opportunities and shared learning involved in developing such a complex legally binding arrangement. It has been a major accomplishment of the Healthy New Town pilot.

One of the key drivers for the Healthy New Town (HNT) pilot sites was to bring planning and health closer together, it was evident that there was, and probably still is on many developments, disconnect between the planning process and health requirements of the local community. One of the primary mechanisms that can help to formally bring health into the planning process is the Section 106 Agreement. The Whyndyke Healthy New Town pilot site had the advantage that at the time NHS England chose it as a pilot, the Section 106 had not been drafted but the grant of planning permission had been approved. The timing was ideal to examine how healthy living principles could be integrated into the Section 106 Agreement. A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of the proposed development on the local community and infrastructure.

The Section 106 agreement for Whyndyke Garden Village NHS Healthy New Town contains a requirement for the development to encompass the ten Healthy Living Principles (**Appendix B**).

The Whyndyke Garden Village site found itself in an ideal position to pilot the integration of healthy living principles into a Section 106 Agreement, with the added challenge of the agreement involving three different local authorities, a district, a county and a unitary, as well as the Highways Agency due to the proximity of the M55 motorway to a cross boundary development. The added complexity of the

different partners provided the opportunity for additional learning that can be shared through the pilot scheme benefitting future arrangements.

### **Healthy New Town Milestones detailed within the Section 106:**

- Primary School – 1.56 hectare site to be transferred and school to be completed prior to occupation of 300<sup>th</sup> dwelling
- Health Facility – 1 acre site to be provided adjacent to school site prior to the occupation of 150 dwellings, delivery to be in accordance with a strategy to be agreed
- Community Building – A 500sqm building to be built prior to the occupation of 300 dwellings.
- Sports Pitches/Open Space – Details of phasing and funding to be submitted prior to commencement of any development
- Bus Service - £1,283,836 split into 10 annual payments following occupation of the 100<sup>th</sup> dwelling
- Cycle links - £244,000 to cycle links in surrounding area on occupation of 100<sup>th</sup> dwellings
- Affordable Housing – 20% of first 1000 dwellings to be affordable, 30% of the remaining dwellings to be affordable

### **Home for Life Long Living Workstream:**

Developing a Home for Life Long Living [HFLLL] is a home that is able to be adapted to accommodate the needs of individuals and households as they change throughout their life. It should be flexible, adaptable and able to cope with the changing needs and be able to improve the life experience and living with long term conditions including dementia. This document outlines a suggested realistic minimum standard for Homes for Life Long Living on Whyndyke Garden Village.

The Board vision is that Whyndyke Garden Village will be a community where the healthy option is the default lifestyle option, and health and wellbeing are second nature, not after thoughts. A desk top review on assisted design and assistive technology was carried out by Lancashire County Council Public Health and Wellbeing which reviewed current best practice and evidence. A health profile for the area which combined information from the known population of both Fylde and Wyre and Blackpool was also compiled. Both of these documents informed the Whyndyke Garden Village workstreams. The health profile for this area determined that:

- Prevalence, for all ages, across Fylde and Wyre of dementia is significantly higher when compared to England average
- That a significant proportion of Fylde's electoral wards sit within the top 20% nationally for limiting long term illness or disability with between 20.6% and 40.8% of the population are effected. Amongst those long term conditions are cancer, cardio vascular disease and dementia
- Fylde has a greater proportion of older residents than the England average and this is projected to increase. Future developments will need to cater for Fylde's aging population and provide appropriate facilities for Fylde's residents across the age groups.

- The Health Deprivation and Disability domain is based on health outcomes, not lifestyle or environmental factors. Most of the district sits within the top 50% for health deprivation.

The next step was to develop a minimum set of standards for a Home for Life Long Living and working with the district council, develop a Supplementary Planning Document to embed this good practice into its Local Plan. LCC Public Health has undertaken structured discussion with Whyndyke Board members, Fylde Council and Blackpool Council to develop a document to influence the production of these standards in conjunction with a range of professionals including:

- Planning policy officers
- Building control officers
- Architect
- Clinical Commissioning Group Representatives
- Public Health Representatives
- Social Housing Providers
- Care and Repair Service Provider

### **The HFLLL standard**

The need for adaptable homes is not specific to an ageing population. Adaptable homes can also meet the needs of individuals with a range of physical disabilities or illnesses as well of the needs of young families requiring homes that are accessible for prams and pushchairs. Lifetime Homes was developed in the early 1990s by a group of housing experts. Lifetime Homes are ordinary homes incorporating 16 Design Criteria that can be universally applied to new homes at minimal cost and state 'Lifetime Homes are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone. From raising small children to coping with illness or dealing with reduced mobility in later life, Lifetime Homes make the ups and downs of daily living easier to manage'.

### **Fylde Local Plan**

As per Policy H2 in the Fylde Local Plan 20% of homes on Whyndyke Garden Village should be compliant with Building Regulations M4 (3) 'Access to and use of buildings' so they are wheelchair accessible.

The aim of the Home for Lifelong Living theme is to develop a Home for Lifelong Living Standard to be applied to the remaining 80% of homes on Whyndyke Garden Village. This standard aims for homes to be built in a way that allows them to be adapted to meet the varying needs of individuals throughout their lifetime, with a range of physical disabilities or illnesses, the needs of young families requiring homes that are accessible for prams and pushchairs and the needs of an ageing population.

The ask is that all homes on Whyndyke Garden Village are built to a recognised adaptability standard so that all individuals on the development live in homes that can be adapted to meet their needs throughout their lifetime. Further work under this

workstream includes completing the Home for Life Long Living Adaptability Standard and embedding the Whyndyke Garden Vision into the Fylde Council Healthy Living Supplementary Planning Document.

This workstream is led by LCC Public Health and Wellbeing. Links have been made across service areas to ensure that learning and information can be shared to influence the council's Housing with Care Strategy. Learning is also shared across other spatial planning areas across the county.

### **Digital Health Workstream**

#### **Activities achieved up to date include:**

- Links have been made with the Fylde Coast Vanguard and the Lancashire & Cumbria Innovation Alliance (LCIA) Test bed have been established including a monthly health care facility operational group to shape proposals, engage with providers and to establish internal health governance.
- A Smart Home digital proposal being worked up with Lancaster University's Digital Health Chair. Agreement with Lancaster University for a PHD student to focus on Whyndyke Garden Village Healthy New Town outputs.

#### **Planned activities include:**

- A digital infrastructure that supports health self-care will be established, including a vision and requirements for developing a digital masterplan for Whyndyke Garden Village (a platform/base technology for affordable smart homes and digital community infrastructure).
- Partnership interest with commercial technology partners is currently being explored.
- Strengthened link with Lancaster University Health Innovation Campus and operational working groups.

### **Community Asset Ownership Model**

#### **Activity achieved to date:**

- A range of options for a Community Asset Ownership Model for Whyndyke Garden Village have been developed

#### **Planned activities include:**

- Completion of a communications plan to support the Communications and Engagement group.

### **Physical Activity Workstream**

#### **Activities achieved up to date include:**

- Used Strava data and to join up the site to existing trail, cycle and road routes, creating better environments and safer place for people to go

### **Community Hub Workstream**

#### **Activities achieved up to date include:**

- An agreement has been established to bring together school, health and community facilities into a central community hub.
- Secured a Free School Sponsor and agreed an independent schools advisor to act as client management between Whyndyke Garden Village and Free

School Sponsor

**Planned activities include:**

- A specification for a planned health hub will be designed. This will include a healthcare facility, which focuses on self-care and prevention strategies that incorporates learning from Fylde Coast Vanguard and the Lancashire and Cumbria Innovation Alliance (LCIA) test bed.
- Establish a legal and financial framework to link school, health facility and community facilities into a single Community Hub.
- Submit a Free School expression of interest application.
- Identify selection criteria following the community asset ownership visit programme.

Overall, the Whyndyke Garden Village Healthy New Town Board are working to achieve a masterplan design (travel planning, wayfinding, walking to school etc), which reflects local Healthy New Town collaboration to be produced.

**Consultations**

N/A

**Implications:**

N/A

**Risk management**

This report has no significant risk implications.

**Local Government (Access to Information) Act 1985  
List of Background Papers**

Paper	Date	Contact/Tel
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N/A

Reason for inclusion in Part II, if appropriate

N/A