

June 2026



Health Impact Assessment

Land east of Pirton, Pirton



CONTENTS

1	Introduction.....	3
2	Methodology.....	4
3	Literature Review	8
4	Planning Policy & Guidance	11
5	Baseline Health Profile.....	13
6	Assessment of Health Determinants	17
7	Healthy Streets Assessment	30
8	Population Groups Assessment	33
9	Conclusions.....	35

1 Introduction

- 1.1 This Health Impact Assessment has been prepared in support of an outline planning application made by Gladman Developments Limited ('Gladman') for development of Land east of Pirton, Pirton ('the site'). The description of development is as follows:

"Outline application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage system (SuDS), and associated works with all matters reserved save for access."

- 1.2 The site measures approximately 6.65 hectares and is located on the eastern edge of the Pirton within the administrative area of North Hertfordshire Council ('the Council').
- 1.3 Gladman has undertaken a rapid desktop Health Impact Assessment ('HIA') of the proposed scheme. This report presents the findings of the HIA of the proposed scheme taking into consideration the planning policy and other guidance as listed below:
- National Planning Policy Framework (December 2024)
 - North Hertfordshire Local Plan (November 2022)
 - Health Impact Assessment in Spatial Planning (Public Health England, 2020)
- 1.4 This report also provides recommendations, where possible, for enhancement and mitigation regarding key topics relating to health.

2 Methodology

- 2.1 This Health Impact Assessment (HIA) has been prepared to assess the likely health and wellbeing effects arising from the proposed development of up to 130 dwellings on land to the east of Pirton.
- 2.2 The assessment has been undertaken having regard to national planning policy, local policy and recognised public health guidance. In particular, the assessment follows the methodology set out by Wales Health Impact Assessment Support Unit (WHIASU) ¹, which is endorsed by Hertfordshire County Council through its Health Impact Position Statement. WHIASU approach provides a structured framework for identifying the potential health impacts of development proposals.
- 2.3 It should be noted that WHIASU has been introduced as part of regulations specifically to Wales. Wales also operates a different planning system to that of England and so policies and approach may not be wholly relevant or applicable to sites in England. This Statement is produced to reflect that consideration.
- 2.4 Health is defined by the World Health Organisation (WHO) as 'a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.'² Accordingly, this assessment considers health in its broadest sense, recognising the influence of social, environmental and economic factors on health and wellbeing. This definition was established in their Constitution in 1948 and emphasises that health encompasses more than just not being ill.
- 2.5 Accordingly, this assessment considers the wider determinants of health including housing, access to services, employment, education, transport, community cohesion, safety, environmental quality and access to green space.
- 2.6 The methodology comprises of five stages which are Screening, Scoping, Appraisal, Reporting and Monitoring.

¹Wales Health Impact Assessment Support Unit ([Home - Wales Health Impact Assessment Support Unit](#))

² WHO's definition of Health ([Constitution of the World Health Organization](#))

- 2.7 Screening determines whether a proposal is likely to have significant effects on health and wellbeing. The proposed development comprises of 130 family homes together with public open space, sustainable drainage features, landscaping and associated infrastructure. Given the scale of development and the potential influence on a range of health determinants, this HIA is considered appropriate.
- 2.8 Scoping identifies the health determinants and population groups likely to be affected. The following determinants have been assessed:
- Housing and living environment;
 - Physical activity;
 - Access to services and facilities;
 - Transport and connectivity;
 - Air quality and noise;
 - Employment and economic activity;
 - Community cohesion;
 - Green infrastructure and open space;
 - Climate change and environmental sustainability; and
 - Safety and security.
- 2.9 The appraisal stage considers the likely positive and negative health effects arising from the development. The assessment will consider current baseline conditions, the impacts on different population groups, the duration of these impacts and the likely significance of the effects.
- 2.10 The findings have been presented within this report and will identify measures that will be implemented through the planning process to maximise positive health outcomes, whilst identifying how these can be monitored.
- 2.11 In accordance with the WHIASU guidance, this assessment considers the potential health effects of the proposed development on a range of population groups, recognising that health impacts may be experienced differently across society. The assessment therefore

considers the effects on existing residents of Pirton, future residents of the development, children and young people, working-age adult, older people, people with disabilities or mobility impairments, low-income households and other potentially vulnerable groups. By considering the needs and circumstances of these groups, the assessment seeks to identify both positive and negative health outcomes and to ensure that opportunities to maximise health benefits are fully recognised.

- 2.12 To provide a consistent and transparent assessment, potential health impacts have been classified according to their likely magnitude and significance. The classification ranges from 'Major Positive' to 'Major Negative' depending on the nature of the impact and the extent to which it may influence health and wellbeing. The significance of effects will be informed by the sensitivity of affected populations, the magnitude of impacts, the duration of effects and the extent of the population likely to experience the effect.
- 2.13 In addition to the WHIASU methodology, the assessment incorporated the Healthy Streets Framework³, which promotes healthier and more inclusive environments through ten indicators. These indicators are set out in the following diagram:



Figure 1: The 10 Healthy Streets Indicators

³ Making Streets Healthy Places for Everyone ([Healthy Streets | Making streets healthy places for everyone](#))

2.14 The methodology adopted for this Health Impact Assessment accords with the WHIASU approach endorsed by Hertfordshire County Council and reflects current best practice guidance relating to health in spatial planning. It provides a structured framework for considering the potential health implications of the proposed development, including impacts on different population groups, the wider determinants of health, and the Healthy Streets Indicators.

2.15 The subsequent assessment applies this methodology to identify, evaluate and where necessary mitigate potential health effects arising from the proposed development.

Limitations

2.16 It should be noted that this statement supports an outline planning application.

2.17 Full details on-site provision will be provided at Reserved Matters stage by the developer who builds out the scheme.

2.18 Planning Conditions and Section 106 obligations will secure parameters for what is to be delivered on Site.

Cumulative Effects of Other Nearby Developments

2.19 There have been no other major developments proposals have been permitted in Pirton within the past 5 years.

2.20 As such there are no other major developments to cumulatively assess the proposals against and it is not considered that any other major developments in the District will have any direct impacts upon current or future residents of Pirton.

3 Literature Review

- 3.1 Health Impact Assessment (HIA) is a recognised process used to identify and evaluate the potential effects of a proposal on the health and wellbeing of a population. Recent research has highlighted the growing role of HIA within the English planning system as a mechanism for integrating public health considerations into planning decision-making and supporting the delivery of healthier communities⁴.
- 3.2 WHIASU⁵ defines HIA as a structured approach to assessing the potential positive and negative impacts of plans, policies and developments on health and wellbeing, whilst also considering the distribution of those impacts across different population groups. The methodology seeks to ensure that health considerations are integrated into decision-making and that opportunities to maximise health benefits are identified.
- 3.3 The Office for Health Improvement and Disparities (replacement body for Public Health England which was dissolved in 2021), Health Impact Assessment in Spatial Planning (2020) guidance⁶, recognises that the built environment plays an important role in influencing health outcomes. The guidance identifies a range of health determinants that should be considered through the planning process, including housing quality, access to green infrastructure, active travel opportunities, environmental quality, access to services and facilities, social interaction and community cohesion. These factors are recognised as contributing to both physical and mental wellbeing.
- 3.4 The National Planning Policy Framework (NPPF)⁷ similarly recognises the important relationship between planning and health. Chapter 8, Promoting Healthy and Safe Communities, seeks to achieve healthy, inclusive and safe places which promote social interaction, enable and support healthy lifestyles, and provide access to high quality

⁴ Sharpe, C.A., Chang, M., Petrokofsky, C. and Stimpson, A. (2022), Health Impact Assessment in Spatial Planning in England, Cities & Health, Vol. 6(5), pp. 864–867.

⁵ Wales Health Impact Assessment Support Unit (WHIASU) (2020), Health Impact Assessment: A Practical Guide. Available at: [Health-Impact-Assessment-A-Practical-guide.pdf](#)

⁶ Public Health England (2020), Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams

⁷ National Planning Policy Framework December 2024, Available at: [National Planning Policy Framework](#)

open spaces and opportunities for recreation. The NPPF further recognises the role of planning in creating well-designed places that support health and wellbeing through attractive, accessible and sustainable environments.

- 3.5 Evidence demonstrates that access to green infrastructure and natural environments can generate significant health benefits. Research has shown that access to open space can improve mental wellbeing, reduce stress, encourage physical activity and support social interaction⁸. Green infrastructure can also contribute towards improved air quality⁹, biodiversity enhancement, climate resilience and opportunities for informal recreation.
- 3.6 The benefits of active travel are also well established within public health literature. Walking and cycling can improve cardiovascular health, reduce obesity, support mental wellbeing and contribute towards reduced reliance on private vehicles. The Healthy Streets Framework¹⁰ recognises that environments which prioritise walking, cycling and social interaction can deliver a wide range of health benefits whilst creating more attractive and inclusive places.
- 3.7 High quality housing is recognised as a fundamental determinant of health¹¹. Safe, secure and energy-efficient homes can positively influence both physical and mental wellbeing, whilst reducing fuel poverty and improving living conditions. The provision of a range of housing types and tenures can also support inclusive communities and contribute towards addressing local housing needs.
- 3.8 In addition, research highlights the importance of social cohesion, community safety and access to local services in supporting healthy communities¹². Developments that facilitate social interaction, provide opportunities for recreation and improve access to everyday services can contribute positively towards overall health and wellbeing.

⁸ Healthy Streets Framework and OHID (2020)

⁹ OHID (2020)

¹⁰ Healthy Streets Ltd, Making Streets Healthy Places for Everyone.

¹¹ OHIS Health Impact Assessment in Spatial Planning (2020)

¹² WHIASU and OHID

3.9 Drawing upon this evidence base, this Health Impact Assessment considers the likely effects of the proposed development on the wider determinants of health, including housing, physical activity, access to services, transport and connectivity, environmental quality, community cohesion, safety and access to green infrastructure. The assessment applies the WHIASU methodology and Healthy Streets Framework to identify potential health impacts and opportunities to enhance health and wellbeing outcomes.

4 Planning Policy & Guidance

- 4.1 The proposed development has been assessed against the relevant national and local planning policy. National planning policy recognises the important relationship between planning, health and wellbeing and seeks to promote healthy, inclusive and safe communities.
- 4.2 Many of the policy statements within the NPPF are relevant to health and wellbeing considerations. These include, but are not limited to, the following:
- Paragraphs 7-9 (Achieving sustainable development), including the need to support strong, vibrant and healthy communities;
 - Paragraphs 96-108 (Promoting healthy and safe communities), including providing the social, recreational and cultural facilities and services the community needs; and
 - Paragraphs 131-141 (Achieving well-designed places), including creating places that are safe, inclusive and accessible and promote health and wellbeing with a high standard of amenity for existing and future users.
- 4.3 At a local level, the Development Plan comprises the North Hertfordshire Local Plan (2022) and the Pirton Neighbourhood Plan (2018). Together these documents seek to support sustainable development that contributes positively towards community wellbeing, environmental quality and healthy lifestyles.
- 4.4 Within the North Hertfordshire Local Plan (2022), Policy SP10 (Healthy Communities) seeks to provide and maintain healthy and inclusive communities through supporting healthy lifestyles, access to open space and recreation, community facilities and environments that promote health and wellbeing. Given the nature of the proposed development, this policy is particularly relevant to the Health Impact Assessment and provides an important framework for assessing the health implications of the scheme.
- 4.5 Other relevant policies within the North Hertfordshire Local Plan (2022) are:

- SP1 Sustainable Development
- SP9 Design and Sustainability

4.6 The Pirton Neighbourhood Plan seeks to support sustainable development that responds to local needs whilst protecting and enhancing the qualities that contribute to the character of the village and parish. The Plan recognises the importance of environmental quality, accessibility, community facilities and the extensive network of footpaths and bridleways that contribute towards quality of life and wellbeing within Pirton. These objectives are closely aligned with the principles underpinning this Health Impact Assessment.

4.7 Having regard to the above policy framework, the proposed development has been assessed against the key determinants of health identified within national planning policy, public health guidance and the WHIASU methodology.

5 Baseline Health Profile

- 5.1 A key component of the WHIASU methodology is understanding the baseline health characteristics of the area likely to be affected by a development proposal. This section provides an overview of health and wellbeing indicators relevant to North Hertfordshire and Pirton and identifies the principal determinants of health that may influence existing and future residents.

North Hertfordshire Health Profile

- 5.2 North Hertfordshire is generally characterised by good health outcomes and a high-quality living environment. The district experiences relatively high levels of employment, low levels of deprivation and strong educational attainment compared with national averages. Life expectancy is above the national average for both males and females and the majority of residents report being in good or very good health.
- 5.3 According to the Public Health England Health Profile for North Hertfordshire, life expectancy is above the England average, with male life expectancy of approximately 81 years and female life expectancy of approximately 84 years. The District also performs well across a range of wider determinants of health indicators, reflecting generally favourable socioeconomic conditions.
- 5.4 Public health data indicates that physical activity levels within the district are generally high. According to Sport England's Active Lives Survey, approximately 68%-70% of adults are classified as physically active, exceeding the national average of around 67%. The district also experiences comparatively low levels of deprivation, with North Hertfordshire ranked amongst the least deprived local authorities in England¹³.
- 5.5 Crime levels are comparatively low (11.3 violent crimes per 1,000 population in North Hertfordshire compared with the national average of 21.7 per 1,000 population)¹⁴ and

¹³ Sport England Active Lives Survey (latest data available), OHID, North Hertfordshire Health and Wellbeing Profile

¹⁴ Local Authority Health Profile 2019 North Hertfordshire ([E07000099](#))

residents benefit from access to a range of healthcare, education, retail and community facilities located throughout the district. The Health Profile also identifies lower than average levels of deprivation and comparatively positive outcomes in relation to employment and educational attainment, all of which are recognised determinants of health and wellbeing.

- 5.6 Whilst overall health outcomes are positive, public health evidence recognises the importance of continuing to support opportunities for physical activity, social interaction, access to housing and access to services in order to maintain and improve health and wellbeing outcomes. As with many areas, an ageing population and the need to support healthy lifestyles remain important considerations for future planning and development.

Pirton Health Profile

- 5.7 Pirton is a village located within North Hertfordshire and benefits from a strong sense of community and an attractive countryside setting. The village contains a range of day-to-day facilities and services including a primary school, village hall, places of worship, recreational facilities and local community services.
- 5.8 Census 2021 data for Pirton indicates that residents generally report good levels of health. Approximately 57.4% of residents described their health as "very good" and a further 31.3% reported their health as "good". Around 9% reported "fair" health, while only a small proportion reported "bad" 1.8% or "very bad" health 0.6%. Over 88% of residents therefore consider themselves to be in good or very good health, reflecting the generally positive health profile of the parish¹⁵.
- 5.9 The village is served by an extensive network of public rights of way, footpaths and bridleways which provide opportunities for walking, cycling and informal recreation. The surrounding countryside and existing green infrastructure contribute positively towards

¹⁵ Pirton: General Health ([Pirton: General health](#))

environmental quality, physical activity and mental wellbeing.

5.10 The village benefits from established residential neighbourhoods, community facilities and areas of public open space that support social interaction and community cohesion. Access to larger centres, healthcare facilities, employment opportunities and higher-order services is available within nearby settlements including Hitchin and Letchworth Garden City.

Existing Health Determinants

5.11 The health and wellbeing of existing and future residents is influenced by a range of social, environmental and economic factors. The principal determinants relevant to the proposed development include:

- **Housing:** Access to high quality housing is recognised as a key determinant of health and wellbeing. Providing new homes can contribute towards meeting housing needs and supporting stable and healthy communities.
- **Physical Activity:** The availability of public rights of way, open spaces and recreational opportunities within and around Pirton supports active lifestyles and provides opportunities for walking, cycling and outdoor recreation.
- **Access to Services:** Access to education, healthcare, community facilities and local services contributes positively towards quality of life and social wellbeing.
- **Environmental Quality:** The rural character of Pirton, together with the presence of green infrastructure and open countryside, contributes positively towards environmental quality and resident wellbeing.
- **Community Cohesion:** Pirton benefits from a strong sense of community supported by local facilities, community groups and opportunities for social interaction. These characteristics can contribute positively towards mental wellbeing and social inclusion.

- 5.12 The baseline profile indicates that North Hertfordshire and Pirton generally experience positive health outcomes supported by high environmental quality, access to green infrastructure, opportunities for recreation and strong community cohesion.
- 5.13 Residents of Pirton are able to access services in higher tier settlements such as Hitchin (directly) and Letchworth (with connecting services) without the need for private car.
- 5.14 Public health and Census data demonstrate that residents experience generally good levels of health, with life expectancy above national averages in North Hertfordshire and more than four-fifths of Pirton residents reporting good or very good health. The following assessment considers how the proposed development may influence these determinants of health and identifies opportunities to enhance positive health and wellbeing outcomes for both existing and future residents.

6 Assessment of Health Determinants

6.1 This chapter assessed the likely health and wellbeing effects of the proposed development in accordance with the WHIASU methodology. The assessment considers the baseline conditions identified in chapter 5 and evaluated the likely effects of the proposed development on the wider determinants of health. Each determinant is assessed with reference to existing residents of Pirton, future residents of the development and relevant vulnerable population groups. Potential effects are identified and classified accordingly to their likely magnitude and significance, with mitigation and enhancement measures identified where appropriate.

Housing and Living Environment

Baseline Conditions

6.2 Access to high quality housing is recognised as a key determinant of health and wellbeing. The provision of safe, secure and energy-efficient housing can contribute positively towards physical health, mental wellbeing and overall quality of life. North Hertfordshire experiences ongoing housing needs, including the need for market and affordable housing, whilst national planning policy recognises the role of housing delivery in supporting sustainable communities.

Assessment of Effects

6.3 The proposed development would provide up to 130 new dwellings, including affordable housing provision, contributing towards identified housing needs within North Hertfordshire. The development would provide a range of housing types and tenures capable of accommodating different household sizes and life stages.

6.4 New homes would be constructed to modern building standards, providing improved energy efficiency, thermal comfort and accessibility compared with older housing stock. These factors can contribute positively towards resident health by reducing fuel poverty, improving living conditions and supporting mental wellbeing.

- 6.5 The provision of 40% affordable housing (52 units) would be particularly beneficial to lower-income households and those experiencing difficulties accessing suitable housing within the local area.
- 6.6 Whilst temporary disruption may occur during the construction phase, these effects would be short-term and capable of being managed through standard construction management measures.

Population groups affected
Existing residents (minor temporary effects during construction)
Future residents
Families with children
Older People
Lower-income families
First-time buyers and households in housing need

Magnitude of Effect	Significance of Effect
Medium Positive	Moderate Beneficial

Mitigation and Enhancement
Provision of a range of housing types and tenures
Delivery of affordable housing
Compliance with current Building Regulations and energy efficiency standards
Construction Environmental Management Plan during the construction phase
First-time buyers and households in housing need

Physical Activity

Baseline Conditions

- 6.7 Physical activity is recognised as a key determinant of health and wellbeing. Regular physical activity can reduce the risk of cardiovascular disease, diabetes and poor mental health, whilst contributing positively towards overall quality of life. Public health guidance and planning policy recognise the importance of creating environments that support walking, cycling, recreation and access to open space.
- 6.8 Pirton benefits from an extensive network of Public Rights of Way, footpath and bridleways that provide opportunities for walking, cycling and informal recreation. The surrounding countryside and existing areas of open space contribute positively towards opportunities for physical activity and healthy lifestyles.

Assessment of Effects

- 6.9 The proposed development would provide a range of opportunities to support physical activity for both existing and future residents. The indicative masterplan incorporates significant areas of publicly accessible green infrastructure, including informal open space, landscaping, play provision and new pedestrian connections throughout the site.
- 6.10 The development will create attractive walking routes within the site and provide connections to the existing footpath and bridleway network, enabling residents to access recreational opportunities and local facilities without reliance on the private car. The integration of active travel routes within the development would encourage walking and cycling for both recreational and everyday journeys.
- 6.11 The proposed areas of open space, landscaping and play provision would provide opportunities for outdoor recreation, exercise and social interaction. These facilities are likely to be particularly beneficial for children and young people, families and older residents by encouraging active lifestyles and improving opportunities for outdoor activity.

6.12 The development would also contribute towards the Healthy Streets indicators, particularly “People Choose to Walk and Cycle”, “Things to See and Do”, “People Feel Relaxed” and “Places to Stop and Rest”, through the provision of attractive public realm, green infrastructure and accessible pedestrian routes.

Population groups affected
Existing residents (minor temporary effects during construction)
Future residents
Children and Young People
Older People
Families
People with disabilities or mobility impairments

Magnitude of Effect	Significance of Effect
Medium Positive	Moderate Beneficial

Mitigation and Enhancement
Retention and enhancement of connections to the existing footpath and bridleway network
Provision of accessible walking routes throughout the development
Delivery of informal open space and play facilities
Provision of seating and rest areas within public open space
Management and maintenance of green infrastructure to ensure long-term accessibility and usability

Green Infrastructure and Open Space

Baseline Conditions

- 6.13 Access to green infrastructure and open space is recognised as an important determinant of health and wellbeing. Research demonstrates that access to natural environments can improve mental wellbeing, encourage physical activity and support social interaction. Pirton benefits from a rural setting, extensive countryside views and a network of public rights of way which contribute positively to residents health and quality of life.

Assessment of Effects

- 6.14 The proposed development will deliver a significant amount of green infrastructure including public open space structural landscaping, tree planting, habitat creation and sustainable drainage features. These elements would provide opportunities for recreation, relaxation and social interaction whilst creating an attractive and healthy living environment.
- 6.15 The proposed green infrastructure network will encourage outdoor activity and provide accessible spaces for existing and future residents. In addition, biodiversity enhancements, landscaping and SuDS features would contribute positively to environmental quality, climate resilience and the overall character of the development.
- 6.16 The scheme aligns strongly with the Healthy Streets indicators relating to 'shade and shelter', 'things to see and do', 'people feel relaxed' and 'clean air'.

Population groups affected
Existing residents (minor temporary effects during construction)
Future residents
Children and Young People
Older People

Families
People with disabilities or mobility impairments

Magnitude of Effect	Significance of Effect
High Positive	Major Beneficial

Mitigation and Enhancement
Delivery of the proposed green infrastructure network
Provision of accessible public open space
Long-term management and maintenance of landscaped areas and habitats
Delivery of biodiversity enhancement measures

Community Cohesion

Baseline Conditions

- 6.17 Community cohesion is an important determinant of health and wellbeing. Pirton benefits from an established community, supported by local facilities, recreational space and community organisations.

Assessment of Effects

- 6.18 The proposed development would support community cohesion through the provision of new homes, affordable housing, public open space and shared green infrastructure. These spaces would encourage social interaction and help integrate new and existing residents. The development would also help support local services and facilities through an increase in population.

Population groups affected
Existing residents
Future residents
Children and Young People
Older People
Families
People with disabilities or mobility impairments

Magnitude of Effect	Significance of Effect
Medium Positive	Moderate Beneficial

Mitigation and Enhancement
Delivery of affordable housing
Provision of accessible public open space and green infrastructure
Retention of connections to the wider village
Long-term management of communal spaces to encourage community use

Employment

Baseline Conditions

- 6.19 Employment and financial security are recognised as important determinants of health and wellbeing. North Hertfordshire benefits from relatively high levels of employment, which contribute positively to health outcomes and quality of life.

Assessment of Effects

- 6.20 The proposed development would generate employment opportunities during the construction phase. Although these jobs will be temporary in nature, there will be an expected build-out period for approximately three years from commencement of development to completion.
- 6.21 Construction jobs will provide jobs for local people of which it is expected that 116 Full Time Equivalent (FTE) direct construction jobs and 8 apprenticeships per annum will be created. It is expected there will also be 158 indirect jobs per annum in associated industries.
- 6.22 Benefits of jobs created will be realised by working-age adults in the local area.
- 6.23 The Site will contribute additional expenditure within the local economy with an estimated spend of £4.72m per annum. The development will also provide housing to support the local workforce and contribute towards the economic sustainability of the area.

Population groups affected	
Existing residents	
Future residents	
Working-age adults	

Magnitude of Effect	Significance of Effect
Low Positive	Minor Beneficial

Mitigation and Enhancement
Use of local contractors and suppliers where possible
Delivery of construction employment opportunities

Use of Local Labour and Skills Strategy

Air Quality

Baseline Conditions

- 6.24 Good air quality and low noise levels contribute positively to physical and mental wellbeing. Pirton benefits from a rural setting and generally good environmental quality, with limited sources of significant air or noise pollution.

Assessment of Effects

- 6.25 The proposed development has the potential to generate minor temporary impacts on air quality and noise during the construction phase. However, these effects would be short-term and managed through appropriate construction management measures and secured by condition.
- 6.26 In the longer term, the development would provide opportunities for walking and cycling and connection to bus services, reducing reliance on private vehicles. The proposed landscaping and tree planting would also contribute positively to environmental quality. No significant adverse effects on air quality or noise are anticipated.
- 6.27 Each property will be serviced with an electric vehicle charging point (enabling zero tail pipe emissions) and cycle storage and built in accordance with latest building regulations which will include on plot low and zero emission heating systems.

Population groups affected
Existing residents
Future residents
Children and Young People

Older People

Magnitude of Effect	Significance of Effect
Neutral to Low Positive	Neutral to Minor Beneficial

Mitigation and Enhancement
Construction Environmental Management Plan
Dust suppression measures during construction
Delivery of landscaping and tree planting
Promotion of sustainable transport including zero emission vehicles, walking and cycling opportunities

Climate Change

Baseline Conditions

- 6.28 Climate change is increasingly recognised as a public health issue, with impacts including increased heat stress, flooding and environmental degradation. Sustainable development can help improve health outcomes by promoting energy efficiency, climate resilience and sustainable travel choices.

Assessment of Effects

- 6.29 The proposed development will incorporate sustainable design measures, energy-efficient homes, green infrastructure and sustainable drainage features. The provision of walking and cycling opportunities would also encourage more sustainable travel patterns. Collectively, these measures would contribute positively towards climate resilience and environmental sustainability.

Population groups affected
Existing residents
Future residents
Children and Young People
Older People

Magnitude of Effect	Significance of Effect
Low Positive	Minor Beneficial

Mitigation and Enhancement
Delivery of energy-efficient homes
Provision of sustainable drainage features
Delivery of green infrastructure and tree planting
Promotion of walking and cycling opportunities

Safety and Security

Baseline Conditions

- 6.30 Safety and security and important determinants of health and wellbeing. Well-designed environments can encourage physical activity, social interaction and community confidence, whilst reducing fear of crime and perceptions of insecurity.

Assessment of Effects

- 6.31 The proposed development will incorporate active frontages, natural surveillance and well-connected pedestrian routes, helping to create a safe and attractive environment

for residents. Public open spaces and walking routes would be overlooked by surrounding development, encouraging their use and contributing to perceptions of safety.

Population groups affected
Existing residents
Future residents
Children and Young People
Older People

Magnitude of Effect	Significance of Effect
Low Positive	Minor Beneficial

Mitigation and Enhancement
Incorporation of Secured by Design principles where appropriate
Provision of natural surveillance through active frontages
Delivery of safe and accessible pedestrian routes
Appropriate lighting and maintenance of public spaces

Summary

- 6.32 The assessment demonstrates that the proposed development would result in predominantly positive health and wellbeing outcomes for both existing and future residents. The most significant benefits would arise from the provision of new housing, opportunities for physical activity, access to green infrastructure and open space, and the creation of an attractive and well-connected living environment. Additional benefits

would be derived from improved opportunities for social interaction, support for local services and facilities, and the incorporation of sustainable design measures.

- 6.33 Overall, the development is considered to have a positive effect on the wider determinants of health and wellbeing, with the strongest benefits associated with housing delivery, physical activity and green infrastructure provision.

7 Healthy Streets Assessment

7.1 The Healthy Streets Framework identifies ten indicators which contribute towards healthier, more inclusive and attractive places. The following assessment considers the extent to which the proposed development supports these indicators.

Healthy Streets Indicator	Assessment	Effect
Everyone Feels Welcome	The proposed development will provide a mix of market and affordable housing together with accessible public open space and pedestrian connections. These features would help create an inclusive environment for a range of users.	Moderate Benefit
Easy to Cross	The development incorporates a network of pedestrian routes and connections that improve permeability and enable movement throughout the site.	Moderate Benefit
Shelter and Shade	The proposed landscaping, tree planting and green infrastructure would provide opportunities for informal recreation, relaxation and rest.	Moderate Benefit
Places to Stop and Rest	Areas of public open space and green infrastructure would provide opportunities for informal recreation, relaxation and rest.	Minor Beneficial
Not too Noisy	The site is located adjacent to the existing settlement edge and is	Minor Beneficial

	expected to provide a generally quiet residential environment. Any construction effects would be temporary and restricted to hours controlled by planning condition.	
People Choose to Walk and Cycle	The development will provide connections to existing footpaths and bridleways, together with opportunities for walking and cycling within and beyond the site.	Moderate Beneficial
People Feel Safe	The proposed layout incorporates active frontages, natural surveillance and well-connected pedestrian routes, helping to create a safe environment.	Moderate Beneficial
Things to See and Do	The provision of open space, green infrastructure and recreational opportunities would provide a variety of destinations and activities for residents.	Moderate Beneficial
People Feel Relaxed	The extensive green infrastructure, landscaping and countryside setting would contribute positively towards mental wellbeing and relaxation.	Moderate Beneficial
Clean Air	The development promotes active travel, landscaping and tree planting, all of which contribute positively towards environmental quality.	Minor Beneficial

7.2 The assessment demonstrates that the proposed development performs positively against the Healthy Streets Framework. The strongest benefits relate to opportunities for walking and cycling, access to green infrastructure, environmental quality and the

creation of attractive and inclusive public spaces. Overall, the development is considered to make a positive contribution towards health and wellbeing in accordance with the Healthy Streets Indicators.

8 Population Groups Assessment

8.1 The WHIASU methodology recognises that health impacts may be experienced differently across society. The following assessment considers the likely effects of the proposed development on different population groups.

Population Group	Assessment	Effect
Existing Residents	Existing residents may experience temporary disturbance during construction. However, in the longer term the provision of green infrastructure, open space and support for local services is expected to contribute positively towards community wellbeing.	Minor Beneficial
Future Residents	Future residents would benefit from access to high quality housing, green infrastructure, opportunities for physical activity and access to local services and facilities.	Moderate Beneficial
Children and Young People	The provision of family housing, public open space, play opportunities and safe walking routes would support healthy development, recreation and physical activity.	Moderate Beneficial
Working Age Adults	The development would provide housing to support the local workforce and opportunities for active travel and recreation.	Moderate Beneficial
Older People	Accessible open space, walking routes and opportunities for social interaction	Moderate Beneficial

	would contribute positively towards physical and mental wellbeing.	
People with Disabilities and Mobility Impairments	Accessible pedestrian routes and public open spaces would provide opportunities for recreation and social interaction. Detailed design would ensure compliance with relevant accessibility standards.	Moderate Beneficial
Low Income Households	The provision of affordable housing would contribute towards meeting local housing needs and improving access to suitable accommodation.	Moderate Beneficial

8.2 The assessment demonstrates that the proposed development would generate predominantly positive health outcomes across all population groups. The greatest benefits would be experienced by future residents, children and young people, older people and households in housing need through the provision of new homes, accessible green infrastructure, opportunities for physical activity and improved wellbeing.

9 Conclusions

- 9.1 This Health Impact Assessment has been undertaken in accordance with the Wales Health Impact Assessment Support Unit (WHIASU) methodology and has considered the likely effects of the proposed development on the wider determinants of health and wellbeing.
- 9.2 The assessment has also incorporated the Healthy Streets Framework and considered the effects on a range of population groups, including potentially vulnerable groups.
- 9.3 The assessment identifies that the proposed development would generate predominantly positive health outcomes. The principal benefits would arise from the provision of up to 130 new homes, including affordable housing, together with significant areas of green infrastructure, public open space, opportunities for physical activity and enhanced community wellbeing. Additional benefits would be derived from improved opportunities from walking and cycling, support for local services and facilities, and the delivery of a safe and attractive residential environment.
- 9.4 The assessment has identified that there will be some minor impacts on local population groups during the construction period. It is expected that this will be for a construction period of approximately 3 years. Measures will be introduced to ensure there is no unacceptable impact on local residents including through the provision of controlled working hours and construction traffic management plans to include vehicle routing and wheel washing facilities.
- 9.5 The Healthy Streets Assessment demonstrates that the proposed development performs positively against the ten Healthy Streets Indicators, particularly in relation to opportunities for walking and cycling, access to green infrastructure, environmental quality and the creation of attractive and inclusive public spaces.

- 9.6 The Population Groups Assessment demonstrates that the proposed development will provide positive health and wellbeing benefits for a range of groups, including future residents, children and young people, older people and households in housing need.
- 9.7 The Healthy Streets Framework identifies ten indicators which contribute towards healthier, more inclusive and attractive places. The following assessment considers the extent to which the proposed development supports these indicators.
- 9.8 Overall, the proposed development is considered to have a positive effect on health and wellbeing. Whilst minor temporary impacts may occur during the construction phase, these effects are expected to be short-term and appropriately managed through standard mitigation measures.
- 9.9 The development accords with the principles of the WHIASU methodology, national planning policy and relevant public health guidance, and is considered capable of delivering positive health outcomes for both existing and future residents of Pirton.



Health Impact Assessment
