

**Public Health
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Email: healthyplaces@hertfordshire.gov.uk
Ref: 25/01696/OP
Date: 18 September 2026

To the Case Officer

Location: Land South East Of Holwell Road And North Of Hambridge Way, Pirton, Hertfordshire

Proposal: 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 (additional supporting information received 17th September and 2nd December 2025)

App. No: 25/01696/OP

Thank you for the opportunity to comment on the revised Health Impact Assessment (June 2026) for this development proposal. Public Health is pleased to see that our comments of December 2025 have largely been addressed, and the revised HIA is generally of high quality. However, the HIA is still missing some key details, and we recommend some minor revisions.

HCC has quality assessed the revised HIA using the WHIASU Quality Assurance Review Framework. The findings are detailed below. They have been broken down into four headings:

1. Clarifications required; 2. Strengths; 3. Weaknesses; and 4. Revisions required

Clarifications required

- None

Strengths

- The timing of the HIA is at planning application stage.
- The type of HIA is appropriate for the nature, size and scale of the development.

- The HIA provides a description of the proposed development.
- The HIA includes references to the National Planning Policy Framework, the North Hertfordshire Local Plan and the Pirton Neighbourhood Plan.
- The report is clearly structured with subheadings.
- The HIA has identified the positive and neutral impacts of the development and has made recommendations for mitigations or enhancement actions relating to these impacts.
- The Wales Health Impact Assessment Support Unit (WHIASU) HIA methodology has been used for the HIA. This methodology is endorsed by the Hertfordshire County Council Health Impacts Assessment Position Statement.
- The 10 Healthy Streets Indicators have been addressed in the HIA.
- The World Health Organisation's definition of health has been used in the HIA.
- The HIA includes a literature review.
- The HIA considers the sensitivity, magnitude, and the significance of effects.
- The HIA considers the health of the existing population of the surrounding areas.
- The HIA includes a local health profile for Pirton/ North Hertfordshire, considering wider determinants of health such as unemployment and crime data.
- The cumulative effects of other nearby developments have been considered (insofar as there are no other major nearby developments).
- The HIA considers impact on vulnerable population groups and the impact magnitude.
- The report identifies limitations of the HIA.

Weaknesses

- The HIA does not identify any negative impacts (e.g. the loss of agricultural land resulting in a reduction of local food production, or the site's isolation and limited public transport options).

Revisions required

The HIA should be revised to include:

- Genuine consideration of potential negative impacts (see 'Weaknesses' above for examples) and recommendations for mitigating them.
- Clear attribution of roles and responsibilities for proposed mitigations and other recommendations.

If you have any questions or would like to discuss the points raised, please do not hesitate to contact me (HealthyPlaces@hertfordshire.gov.uk).

Yours sincerely,
Chris Browne

**Healthy Places Officer - Planning
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