
Health Impact Assessment

Land east of Pirton, Pirton



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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 Planning Policy & Guidance

2.1 The National Planning Policy Framework ('NPPF') sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

2.2 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.

2.3 At a local level, the development plan relevant to the site comprises the North Hertfordshire Local Plan (adopted November 2022), and the Pirton Neighbourhood Development Plan (2011-2031). The development plan, as a whole, seeks to promote good health.

2.4 Key areas that are required to be addressed within a HIA include:

- Location
- Housing
- Health (physical activity, diet, etc.,)
- Air Quality and Noise
- Transport
- Economy and Employment
- Climate Change and Energy Use

- Recycling
- Access to services (both public and private day-to-day services such as shops)
- Crime / Anti-social Behaviour
- Equality
- Community

2.5 The Health Impact Assessment in Spatial Planning guidance published by Public Health England ('PHE') in 2020 provides advice on the different types of HIA available and the appropriateness of each type for various plans and development projects. Two main types of HIA are identified: comprehensive and rapid. The type of HIA appropriate for a particular development project is dependent upon several factors including its scale and complexity.

3 The Rapid HIA Tool

- 3.1 In line with the HIA guidance published by PHE (2020), the tool used in this assessment is London Healthy Urban Development Unit's ('LHUDU') 'Rapid Health Impact Assessment Tool'. This tool is used to assess the likely health impacts associated with development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and commonly for outline and detailed planning applications.
- 3.2 The adoption of a 'rapid' HIA approach in this assessment was determined on the basis that proposed scheme is defined as a "Major Application" by reasons of site area and the number of proposed residential dwellings, not by the scale of buildings proposed or complexity of the scheme.
- 3.3 The Rapid HIA Tool does not consider all issues relating to health and wellbeing but instead focusses on the built environment and issues directly/indirectly affected by planning decisions. LHUDU developed the Rapid HIA Tool using evidence to assess the impacts of a development plan or proposal and recommended measures to mitigate negative impacts and maximise health benefits.
- 3.4 In this instance, the Rapid HIA Tool has been used to form the premise of a rapid desktop HIA. Not all issues have been deemed relevant and commentary has been provided where assumptions have been based on current understanding of the proposed scheme and assuming that it will adhere to relevant planning policy.

4 Health Impact Assessment

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
1. Housing quality and design				
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	Yes	As this is an outline planning application, details of house types and construction are to be confirmed at the reserved matters stage.	Positive	Subject to reserved matters approval.
Does the proposal address the housing needs of older people, i.e., extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	Yes	As this is an outline planning application, details of the housing mix are to be confirmed at the reserved matters stage.	Positive	Subject to reserved matters approval.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	This is to be confirmed at the reserved matters stage.	Positive	Subject to reserved matters approval.
Does the proposal promote good design through layout and orientation, meeting internal space standards?	Yes	The planning application is supported by a Design and Access Statement ('DAS') that sets out the design principles of the proposed development. As the application seeks outline consent, the layout and detailed design will be confirmed at the reserved matters stage. Notwithstanding that, the illustrative layout demonstrates the site can accommodate the proposed quantum of development in a positive manner with appropriate siting, spacing and orientation of the dwellings and landscaping. It	Positive	Subject to reserved matters approval with planning conditions used where appropriate.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		is expected that dwellings will be designed and constructed to meet appropriate internal space standards.		
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	A range of different housing types and sizes will be provided, although the exact range will be confirmed at the reserved matters stage. The scheme will deliver 40% affordable housing in accordance with Policy HS2 of the Local Plan Strategy.	Positive	Subject to reserved matters approval, with planning conditions or obligations used where appropriate.
Does the proposal contain homes that are highly energy efficient (e.g., a high SAP rating)?	Yes	As the planning application seeks outline planning consent, the detailed design of the residential dwellings is yet to be considered and will be confirmed at the reserved matters stage.	Positive	Subject to reserved matters approval and building regulations.
2. Access to healthcare services and other social infrastructure				
Does the proposal retain or re-provide existing social infrastructure?	N/A	The site is currently privately owned and in agriculture use with no existing social infrastructure located on it. As shown on the Development Framework Plan, the proposed scheme incorporates public open space and recreational routes. Details of the final scheme layout and design will be confirmed at the reserved matters stage. Furthermore, there is scope to support existing and new social infrastructure through financial contributions secured at the outline planning stage.	Positive	Subject to reserved matters approval, but financial contributions can be secured through a s106 agreement.
Does the proposal assess the demand for health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	Yes	While the proposed development will likely result in additional demand for existing health and social care services, financial contributions can be made to accommodate the proposals. This will ensure that there will be no significant adverse effect on health and social care provision as a result of the proposed development.	Neutral	Financial contributions to mitigate any impacts on health and social care services can be secured through a s106 agreement.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Does the proposal include the provision or replacement of a healthcare facility and does the facility meet NHS requirements?	No	The proposed development does not include the provision or replacement of a healthcare facility. Financial contributions to mitigate any impacts on existing healthcare infrastructure can be secured at the outline planning stage.	Neutral	Financial contributions to mitigate any impacts on healthcare provision can be secured through a s106 agreement.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g., schools, social care and community facilities?	Yes	The Transport Assessment provides details on accessibility to services and facilities. Financial contributions to mitigate any impacts on existing social infrastructure can be secured at the outline planning stage.	Neutral	Financial contributions to mitigate any impacts on existing social infrastructure can be secured through a s106 agreement.
Does the proposal explore opportunities for shared community use and colocation of services?	Yes	The proposed development will deliver new public open space, recreational routes, and enhanced access and permeability onto the adjacent public right of way. All of these elements of the scheme could be enjoyed by future occupants of the development and the existing community.	Positive	Subject to reserved matters approval but can be secured by planning condition and / or s106 agreement.
Does the proposal contribute to meeting primary, secondary and post-19 education needs?	Yes	Financial contributions to mitigate any impacts on primary, secondary and post-19 education needs can be secured at the outline planning stage.	Positive	Subject to reserved matters approval, but financial contributions to mitigate any impacts on education provision can be secured through a s106 agreement.
3. Access to open space and nature				
Does the proposal retain and enhance existing open and natural spaces?	Yes	The proposed development includes 2.40 ha of green infrastructure (approx. 36% of the total site area) including formal and informal public open space, recreational routes,	Positive	Subject to reserved matters approval with planning

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		additional planting, structural landscape planting and an attenuation basin. The application proposes to largely retain existing hedgerows and trees.		conditions or obligations used where appropriate.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The proposed development includes new landscaping and public open space provision, as set out above. The provision of recreational routes on-site and enhanced access and permeability onto the adjacent public right of way will improve the accessibility of new and existing green spaces for future residents of the development and the wider local community.	Positive	Subject to reserved matters approval with planning conditions or obligations used where appropriate.
Does the proposal provide a range of play spaces for children and young people?	Yes	The proposed development includes a grassed amenity area for play and recreation, which adjoins the neighbouring play space. This offers a range of activities to take place within the immediate vicinity of the site.	Positive	Subject to reserved matters approval with planning conditions or obligations used where appropriate.
Does the proposal provide links between open and natural spaces and the public realm?	Yes	The proposed development includes new landscaping and public open space provision. The provision of recreational routes on-site and enhanced access and permeability onto the adjacent public right of way will improve the accessibility of new and existing green spaces for future residents of the development and the wider local community. The final design and layout of the scheme, including internal routes and linkages, will be confirmed at the reserved matters stage.	Positive	Subject to reserved matters approval.
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The proposed development includes new landscaping and public open space provisions that are intended to be accessible, safe and welcoming to all users. Natural	Positive	Subject to reserved matters approval.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		surveillance over the new public open space can be achieved via the proposed layout and orientation of the housing. The final design and layout of the scheme will be confirmed at the reserved matters stage.		
Does the proposal set out how new open space will be managed and maintained?	Yes	The management and maintenance strategy of the new open space will be secured by either a planning condition or planning obligation. The management and maintenance strategy will be considered further at the reserved matters stage.	Neutral	Secured by planning condition and / or s106 agreement.
4. Air quality, noise and neighbourhood amenity				
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	It is expected that a Construction Environmental Management Plan ('CEMP') will be prepared and approved by the Council at the reserved matters stage and prior to the commencement of development. Contractors will be committed to following the approved CEMP.	Positive	Secured by planning condition.
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	The proposed development seeks to promote sustainable transport and active travel with the submitted Travel Plan providing a series of proposed measures to further encourage sustainable travel patterns for residents of the site. A detailed Travel Plan for the development will be prepared and approved by the Council at the reserved matters stage. The Air Quality Assessment submitted in support of the outline planning application concludes that the construction and operational air quality effects of the proposed development are 'not significant'.	Positive	Subject to reserved matters approval. The implementation of a Travel Plan can be secured by planning condition or planning obligations.

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		Due to the outline nature of the planning application, the exact energy strategy is not known. The energy strategy for the development can, if required, be confirmed at the reserved matters stage.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	The Noise Assessment submitted in support of the outline planning application concludes that subject to the implementation of good acoustic design as set out in the report, the scheme is not considered to give rise to a significant adverse impact on health and quality of life in relation to noise.	Neutral	If required, acoustic mitigation measures can be secured by planning condition.
5. Accessibility and active travel				
Does the proposal address the ten Healthy Streets indicators?	No	The 10 Healthy Streets indicators have not been directly addressed as part of the proposed development, as the indicators are relevant only to inner urban or city development projects. It is arguable, however, that the proposed development reflects some of the Healthy Street Indicators.	Neutral	N/A
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes	The proposed development promotes active travel and includes active travel infrastructure including walking/cycling routes. This will allow future residents of the site and existing community members to actively travel through the development on foot or by cycle and connect to the adjacent public right of way.	Positive	Subject to reserved matters approval.
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	As previously discussed, the proposed development promotes active travel and includes active travel infrastructure including walking/cycling routes. This will allow future residents of the site and existing community members	Positive	Subject to reserved matters approval.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		to actively travel through the development on foot or by cycle and connect to the adjacent public right of way.		
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	The proposed development includes new pedestrian/cycle routes through the site and will allow future residents of the site and existing community members to actively travel through the development on foot or by cycle and connect to the adjacent public right of way. The non-vehicular movement network will provide convenient links between open and natural spaces and the public realm.	Positive	Subject to reserved matters approval.
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	The application seeks outline planning consent and, as such, does not specify details in respect of the internal road layout of the scheme. The Transport Assessment submitted in support of the outline planning application demonstrates that the study network does not suffer with a poor accident record. Therefore, there is no accident pattern that gives rise to the need for accident remediation measures. The Transport Assessment demonstrates that the site access point is safe and suitable and capable of accommodating the traffic likely to be generated from the proposed development.	Positive	Proposed site access arrangements can be secured by condition.

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Is the proposal well connected to public transport, local services and facilities?	Yes	The site is well related to the existing built form of Pirton and represents a suitable and sustainable location for housing. Pirton has a number of facilities and services that are within easy walking and cycling distance of the site, including a Post Office and Village Store, a primary school, multiple pubs and recreational areas/playgrounds. Active travel would be a realistic option for residents living at the site with day-to-day basic needs able to be met in Pirton. Figure 2.4 and Table 2.1 of the Transport Assessment show the location of facilities within Pirton and walking and cycling distances for the site, which highlight its sustainability. There are opportunities for bus travel near to the site. There are existing bus services that call at stops on Holwell Road, Royal Oak Lane and High Street. Frequent services can be found from these bus stops to Hitchin and Henlow Camp. For residents of the site, travelling by bus would be a realistic and sustainable option for both commuting and recreation. Hitchin is the nearest railway station, which is location approximately 6km to the south. It can be reached by bus as outlined above and by bicycle in approximately 24 minutes. The station provides 176 cycle storage spaces, supporting convenient access to the rail network for cyclists.	Positive	Sustainable transport measures can be secured by planning condition.
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plan's measures?	Yes	The proposed development seeks to promote sustainable transport and active travel with the submitted Travel Plan providing a series of proposed measures to further encourage sustainable travel patterns for residents of the site.	Positive	Subject to reserved matters approval where relevant.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		A detailed Travel Plan for the development will be prepared and approved by the Council at the reserved matters stage. The movement network of the development will be designed to meet the needs of pedestrian and non-vehicular users to discourage unnecessary car usage. Details on parking provision can be developed further at the reserved matters stage.		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	The application seeks outline planning consent and, as such, does not specify this level of detail. However, it is anticipated that the final scheme will provide a network of streets and pedestrian footways that are readily accessible to all users through the consideration of levels and gradients. The selection of materials for footway surfaces will also consider the needs of all users. The proposed development will need to comply with relevant Building Regulations (or equivalent standards) to ensure that buildings are accessible with mobility problems or a disability where required.	Positive	Subject to reserved matters approval.
6. Crime reduction and community safety				
Does the proposal incorporate elements to help design out crime?	Yes	The outline scheme reflects, where applicable, the Secured by Design principles of access and movement, urban structure, surveillance, ownership, physical protection, activity, management and maintenance and crime prevention. Crime prevention measures can be further developed at the reserved matters stage.	Positive	Subject to reserved matters approval.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	The illustrative layout for the proposed development responds to Secured by Design principles in terms of maximising the opportunities for overlooking of the streetscape, public realm and greenspaces from habitable rooms. The streets and intervening spaces are arranged to be legible in terms of movement and their public, semi-public and private nature. All spaces should be designed to promote a sense of ownership, respect, territorial responsibility and community. It is expected that all spaces, streets and paths shall be lit to a suitable standard as required and agreed with the Council at the reserved matters stage. Pedestrian/cycle routes shall be safe, secured and, where possible, overlooked and direct to ensure they reflect the aspirations for the prevention of the occurrence and perception of crime.	Positive	Subject to reserved matters approval.
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	The proposed development is in outline form only with the detailed design of the public spaces and buildings to be confirmed at the reserved matters stage. It is expected, however, that the development will be designed in accordance with the principles established in the DAS to ensure that the buildings sit in harmony with the local architectural style, detailing and character. The provision of areas of public open space on the site will provide formal and informal amenity and recreation space for the local community.	Positive	Subject to reserved matters approval.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Has engagement and consultation been carried out with the local community?	Yes	Consultation with the local community and key stakeholders was undertaken prior to the outline planning application being submitted. Consultation and engagement with stakeholders will continue throughout the application determination process. Further details on this can be found in the submitted Statement of Community Involvement.	Positive	None required.
7. Access to healthy food				
Does the proposal facilitate the supply of local food, i.e., allotments, community farms and farmers' markets?	No	It is not proposed to facilitate the supply of local food as part of the proposals.	Neutral	None required.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	No	It is not proposed to provide retail provision or commercial space for social enterprises as part of the proposals.	Neutral	None required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	No	It is not proposed to provide any hot food takeaways as part of the proposals. The proposals, therefore, avoid contributing to any over-concentration of such uses in the area.	Positive	None required.
8. Access to work and training				
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	Employment and training opportunities will arise from the delivery of the proposed development during the construction and operational phases. The Socio-Economic Benefits Statement confirms that there will be an anticipated 116 direct full-time equivalent (FTE) construction jobs including 8 apprenticeships as well as 157 indirect FTE jobs in associated industries available for local workers per annum over the 3.3-year build-out period. It also confirms that the anticipated level of annual expenditure of	Positive	None required.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		future residents of the scheme would support the vitality and viability of local businesses with an anticipated 24 FTE jobs supported each year as a result of the uplift in resident expenditure levels.		
Does the proposal provide childcare facilities?	No	It is not proposed to provide any childcare facilities as part of the proposals.	Neutral	None required.
Does the proposal include managed and affordable workspace for local businesses?	No	No formal workspace is included as part of the development. However, opportunities for home-based working and office space within new homes could be considered at the reserved matters stage where possible, especially in response to the COVID-19 pandemic where an increased proportion of people are now working from home.	Neutral	None required.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	It is reasonable to expect that the housebuilder(s) will use a proportion of its own staff during construction, but it is also likely that local firms and individuals will be employed.	Uncertain	Confirmation required on developer's employment policy once appointed.
9. Social cohesion and lifetime neighbourhoods				
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?	Yes	The Transport Assessment confirms that the proposed development will be fully connected with the existing community by road and pedestrian links that will tie in with and enhance current infrastructure. The scheme incorporates public open space encouraging social interaction between new residents and the existing community,	Positive	Subject to reserved matters approval but can be secured by planning condition.
Does the proposal include a mix of uses and a range of community facilities?	Yes	The proposed development incorporates public open space as well as access to the adjoining playground for new and existing residents to use and enjoy.	Positive	Subject to reserved matters approval with planning conditions and obligations used where appropriate.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Does the proposal provide opportunities for the voluntary and community sectors?	No	The application seeks outline planning consent and, as such, does not specify this level of detail. However, opportunities for the voluntary and community sectors could be provided/explored using the proposed public open space.	Uncertain	None required.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	Yes	The detailed design of the residential dwellings will be addressed at the reserved matters stage. It is, however, expected that a proportion of dwellings will be adaptable for those with disabilities or the elderly. Critically, the proposed development will need to comply with relevant Building Regulations (or equivalent standards) to ensure that buildings are accessible with mobility problems or a disability where required.	Positive	Subject to reserved matters approval with planning conditions used where appropriate.
10. Minimising the use of resources				
Does the proposal make best use of existing land?	Yes	The indicative layout, scale and massing of the scheme seeks to maximise the development potential of the site whilst ensuring a development that is sympathetic to the local character of the area, retains features of value and appropriately interfaces with its surroundings.	Positive	Subject to reserved matters approval.
Does the proposal encourage recycling (including building materials)?	Yes	The application seeks outline planning consent and, as such, does not specify this level of detail. The Energy, Sustainability and Waste Statement sets out how waste will be minimised and managed during the planning and design, construction and occupation phases of the development. It outlines waste minimisation principles that have been and will be applied to the scheme throughout its lifespan. At the reserved matters	Positive	Prospective developers and occupiers will be encouraged to recycle. A CEMP can be secured by planning condition.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
		stage, detailed designs will be available. This will allow for precise calculations of potential waste volumes and provide more specific information on where materials can be reused and recycled both on-site and off-site.		
Does the proposal incorporate sustainable design and construction techniques?	Yes	As the proposed development is in outline only, this level of detail is not yet known and will be confirmed at the reserved matters stage. However, the scheme will be delivered in accordance with the relevant requirements of the Building Regulations as a minimum. Further opportunities to employ sustainable design and construction methods could be explored at the reserved matters stage.	Positive	Subject to reserved matters/Building Regulations approval with planning conditions used where appropriate.
11. Climate change				
Does the proposal incorporate renewable energy?	Yes	The application seeks outline planning consent and, as such, does not specify this level of detail. The incorporation of suitable renewable energy technologies within the scheme can be confirmed at the reserved matters stage in line with Building Regulations' requirements.	Positive	Subject to reserved matters approval with planning conditions used where appropriate.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures i.e., ventilation, shading and landscaping.	Yes	This level of design detail is not applicable at the outline planning stage. Confirmation of sustainable construction techniques can be provided at the reserved matters stage.	Positive	Subject to reserved matters approval with planning conditions used where appropriate.
Does the proposal maintain or enhance biodiversity?	Yes	The outline planning application is supported by a Biodiversity Net Gain Report that confirms the proposals will deliver at least a 10% net gain in biodiversity through a variety of landscape and ecology measures on-site, and will aim to mitigate the remaining unmet percentage via off-site contributions.	Positive	Subject to reserved matters approval with planning conditions and obligations used where appropriate.

Assessment Criteria	Relevant?	Details/Evidence	Potential Health Impact	Recommended Mitigation or Enhancement Actions
Does the proposal incorporate sustainable urban drainage techniques?	Yes	The outline planning application is supported by a Flood Risk Assessment and Outline Drainage Strategy that sets out how the proposed development will employ sustainable urban drainage strategy techniques.	Positive	Subject to reserved matters approval but can be secured by planning condition.

5 Conclusion

- 5.1 This report summaries the findings of a rapid desktop HIA undertaken in connection with the proposed development at Land east of Pirton, Pirton.
- 5.2 The assessment matrix set out in Section 4 of this report shows that the proposed development will result in predominantly positive health and wellbeing impacts. It also sets out recommendations for measures and mitigation that can be secured as part of the planning process; therefore, any impact will be managed and controlled to ensure positive impacts on health and wellbeing are achieved as a result of the proposed development.
- 5.3 Overall, the proposed development will not detrimentally impact upon existing and future residents in terms of their health and wellbeing and will secure a series of positive measures and benefits to the local community.



Health Impact Assessment
