



Appendix 8.3

Health Impact Assessment

Appendix 8.3 - Health Impact Assessment

1.1 Introduction

Background

- 1.1.1 This Health Impact Assessment (HIA) has been prepared by the Savills Health and Social Impact Assessment team within the Environment & Infrastructure department, on behalf of Quod (hereafter referred to as 'the Applicant'). The HIA serves as an Appendix to Chapter 8: Human Health and should be read alongside the chapter.
- 1.1.2 HIA is a process to identify and assess the potential health outcomes (both adverse and beneficial) of a proposed project, plan or programme and to deliver evidence-based recommendations that maximise health gains and reduce or remove potential negative impacts on health and wellbeing.
- 1.1.3 In this instance, the purpose of this HIA is to investigate, address and assess potential health risks to the host community directly attributable to what is proposed, to test healthy urban design features associated with the Development to support the existing neighbouring community, and to communicate how the project aligns with and is supportive of local health and wellbeing priorities.

1.2 Methodology

- 1.2.1 Whilst local policy (the St Albans City and District Council (SADC) Draft Local Plan 2041)¹ refers to the Hertfordshire County Council's (HCC) guidance, the HCC does not outline any specific HIA methodologies in their HIA Position Statement and states this is to be determined by the organisation conducting the HIA². It is acknowledged that although the HIA Position Statement does not explicitly mention a template, an HIA Assessment Matrix³ is available on the HCC's website which presents a number of health determinants. Considering this HIA is an appendix to the ES Chapter, the London Healthy Urban Development Unit (HUDU) Rapid HIA Tool⁴ has been applied which allows for a robust assessment of the determinants of health, with consideration of the HIA Assessment Matrix.
- 1.2.2 Section 1 of the HIA Assessment Matrix requests a description of the socio-economic make-up of the area. As noted in Chapter 8: Human Health, local health is dependent on social and demographic structure, behaviour and relative economic circumstance. Contextualisation of the population in the MSOA study area is provided in Appendix 8.2, which shows an ageing population.
- 1.2.3 Appendix 8.2 further provides an analysis of the baseline health and wellbeing conditions in the MSOA study area. This is discussed in Section 8.4 of the Human Health Chapter which provides an analysis of health conditions and issues in comparison to district, regional and national levels. Overall, local health circumstance is considered resilient with low sensitivity. Local economic status is also discussed in Chapter 7: Socio-economics which provides a baseline analysis of the local area's economy.
- 1.2.4 Section 2 of the HIA Assessment Matrix requests a description of the stakeholder engagement process. The details regarding consultee comments and queries are discussed within the Statement of Community Involvement (SCI) accompanying this

application, which provides information on how stakeholder engagement was conducted and responded to. Where relevant, the SCI informs the HIA below. The Applicant conducted two rounds of community and stakeholder consultation from 14 July to 1 August and 1 October to 19 October 2025.

1.2.5 The HUDU assessment matrix comprises a range of criteria categorised by the following eleven topics or broad determinants:

- housing design and affordability;
- access to health and social care services and other social infrastructure;
- access to open space and nature;
- air quality, noise and neighbourhood amenity;
- accessibility and active travel;
- crime reduction and community safety;
- access to healthy food;
- access to work and training;
- social cohesion and inclusive design;
- minimising the use of resources; and
- climate change.

1.2.6 Each theme comprises several criteria, whereby the relevancy to the Development and direction / details of any potential impact on health and wellbeing are determined. Where appropriate, recommended mitigation and enhancement measures are provided in the final column.

1.2.7 It is important to note that the appraisal criteria are prompts to facilitate healthy urban design tailored to local priorities and needs. The true value is, therefore, where the assessment process is applied to iteratively inform and refine an application, prior to final appraisal.

1.3 Assessment

1.3.1 The assessment provided in Table Error! No text of specified style in document..1 to Table Error! No text of specified style in document..11 signposts to, and provides additional narrative for, the consideration of health within the submitted application, structured by the following themes:

- housing design and affordability;
- access to health and social care services and other social infrastructure;
- access to open space and nature;
- air quality, noise and neighbourhood amenity;
- accessibility and active travel;
- crime reduction and community safety;
- access to healthy food;
- access to work and training;

- social cohesion and inclusive design;
- minimising the use of resources; and
- climate change.

1.3.2 The “potential impact on health” column is colour coded as follows:

- positive: green;
- negative: orange;
- neutral: blue; and
- uncertain: grey.

1.3.3 The final column presents additional mitigation and / or actions that respond to and address any potentially significant health and wellbeing impact but also help deliver community support initiatives that would be supportive of public health objectives.

Table Error! No text of specified style in document..1: Housing design and affordability

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	☐ Yes ☒ No ☐ N/A	As stated in the DAS, the Development will deliver up to 1,500 dwellings including residential accommodation and specialist accommodation for older people (use class C3). The design of the neighbourhood aims to ensure it is accessible to people of all ages, abilities and backgrounds. As such, the design includes the provision of a diverse range of dwelling types and tenure.	☒ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Explore the provision of dwellings which meet the design criteria of the Lifetime Homes Standard or Building Regulation requirement M4 (2).
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☒ Yes ☐ No ☐ N/A	The provision of different house types provides older people and those who require accessible homes the opportunity to move into a housing tenure suitable for them, thereby supporting their independent living. For example, the Development proposes the provision of specialist accommodation for older people (70-80 units) that will support their independent living. In addition, a 70-bed care home (use class C2) has been proposed which would benefit the ageing community in the MSOA study area as identified in Appendix 8.2. As detailed in the DAS, the care home is proposed to be located in proximity to shops, services and open space to promote the independence of older people. The Development further includes the provision of six supported living units for people with disabilities.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ No ☐ N/A		☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		While the proposal addresses the housing needs of older and disabled people, it does not directly provide a specific number of dwellings that will meet the Lifetime Homes Standard or Building Regulated requirement M4 (2). However, as discussed within the DAS, the Applicant and project team will further consider designing specific to the elderly and people with disabilities through the reserved matters application. As such, specific numbers regarding provision of dwellings that meeting M4(2) requirements or the Lifetime Homes Standard could be agreed upon through the reserved matters stage.		
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the design of the building façades would consider factors such as orientation, position of windows and doors to improve vibrancy and social cohesion. This includes strategic orientation of doors and windows in streets to improve natural surveillance. As an outline planning application, the internal design of dwellings is not confirmed, however it is assumed that internal space standards would be met, which will be confirmed at reserved matters stage.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal include a range of housing types and sizes, including affordable housing	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the Development would provide up to 1,500 new dwellings that comprise a mix of sizes and tenures, opportunities for self-build and at least 40% affordable housing. As such, a range of housing types	☒ Positive ☐ Negative ☐ Neutral	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
responding to local housing needs?		and sizes would be delivered as part of the Development including affordable housing.	☐ Uncertain	
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, homes would be designed to comply with the Future Homes Standard (FHS) energy requirements by following the 'energy hierarchy' and adopting a 'fabric first' approach. As detailed within the Energy and Sustainability Statement, this includes the use of passive measures including the use of energy systems that do not rely on fossil fuels and integration of renewable energy to reduce energy demand. Homes are proposed to include the provision of smart meters, which would support the monitoring of energy consumption to encourage excessive consumption. Further, all new homes would be fully electric and be powered by heat pumps for heating and hot water thereby creating energy efficient homes. The most suitable energy strategy would be determined at the reserved matters planning submission.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Table Error! No text of specified style in document..2: Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☐ Yes ☐ No ☒ N/A	The existing site comprises agricultural fields. On this basis, there is no existing social infrastructure lost and therefore the criterion is not relevant in this instance.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	n/a
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☒ Yes ☐ No ☐ N/A	As reported within ES Chapter 7: Socio-economics, the potential resident population could be approximately 3,600 people, plus a further c.70 residents for the proposed nursing home, totally 3,670 residents in total. However, in reality, the net additional population (i.e. those moving to the Development from outside of the local area and therefore not considered within the existing NHS budget allocation) would be lower. This has been calculated using migration statistics from the recent 2021 Census, whereby 9% of the occupants (347 people) would be moving to the Development from the Redbourn MSOA and are unlikely to re-register at a new GP facility. Furthermore, 49% of occupants (1,797 people) would be moving from within the ICB boundary and therefore do not constitute additional demand to the ICB. As detailed in ES Chapter 8: Human Health, there is additional capacity for 28,047 patients in the GP facilities	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		located within 5km of the Development, which is sufficient to accommodate the gross redistribution of population associated with the Development. This is calculated by applying a target list size of 2,000 patients per GP defined in NHS England’s “Premises Principles of Best Practice Part 1 Procurement & Development”, which is what is considered the necessary limit for effective workload management as a basis for the delivery of safe, high-quality patient care. Overall, taking into consideration the existing capacity locally and the Applicants provision of contributions to healthcare facilities nearby, the Development would not materially impact on demand for health and social care services. However, it is acknowledged that through the Scoping Opinion, the East of England Ambulance Service NHS trust noted to consider the Development’s impact on emergency ambulance services. It has been requested a s106/CIL contribution be made by the Applicant to support the relocation and expansion of the Hemel Hempstead Ambulance Hub, while the HWE ICB requested an onsite medical facility either within the Site or at the SADC site allocated land to the east of Hemel		

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Hempstead North. Further discussions are warranted and as such, the Applicant will engage with the NHS ICB as part of the application determination process.		
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☐ No ☒ N/A	The existing site does not include a healthcare facility and therefore no replacement is required. On this basis, this criterion is not relevant in this instance.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	n/a
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg. primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the Development includes the provision of a 3FE primary school, including early years provision, and would therefore improve social infrastructure available. Moreover, Chapter 7: Socio-economics provides an analysis of existing educational capacity in the area, concluding there is an additional capacity of 303 primary school places and 710 secondary school places in the local area. The Site is within walking distance of schools located in the neighbouring area, including Brockswood Primary School and The Astley Cooper School (Secondary). The Development would also include the provision of other community infrastructure including sport facilities. High quality transport networks are proposed to be	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		created, supporting accessibility to surrounding social infrastructure.		
Does the proposal explore opportunities for shared community use and co-location of services?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the Development seeks to provide community facilities within the local centre, a mobility hub, public open space, amenity space, green infrastructure and play areas. These facilities would be accessible to the general public and thus improves opportunities for shared community space. Co-location of services could be further explored within the local centre and mobility hub.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Table Error! No text of specified style in document..3: Access to open space and nature

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the Development would retain and enhance existing open and natural landscapes within the Site. The Development includes the provision of green infrastructure including public open space, amenity space, woodland, ecological networks links, sports facilities and retained existing vegetation. Furthermore, a minimum of 10% biodiversity net gain would be created through the Development through the blue and green infrastructure networks and Strategic Alternative Natural Greenspace (SANG). The SANG area, consisting of 28.2 ha of land, has been proposed on the eastern side of the Site which would be accessible to the public for recreation. On this basis, the Development would enhance the existing open and natural spaces.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ No ☐ N/A	As previously stated, the existing land comprises agricultural fields. A number of public rights of ways (PRoWs) run across the Site which would be retained and incorporated into the project design. The Development follows a landscape-led approach, which aims to create accessible green infrastructure, including links to the proposed SANG.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide a range of play spaces for children and young people?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the Development comprises the provision of a primary school for children. This is expected to provide ancillary children's play infrastructure. In addition, the Development would include the provision of playgrounds, parks, a sports pitch and an adventure playground which supports Hemel Hempstead's identity associated with adventure playgrounds. Moreover, the proposed SANG would be open to all members of the community, including children and young people. This will provide an significant open play space area that is publicly accessible by all.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ No ☐ N/A	As discussed within the DAS, the existing PRow networks (Redbourn 009 and 045) are proposed to be maintained and enhanced, which will improve access to natural spaces within the countryside. The Development has been designed to ensure a cohesive, inclusive and accessible public realm design which aims to prioritise resident safety, walking and cycling. This is through a Green Network, which aims to encourage active travel through green and blue landscape corridors that link residents to key facilities including the local centre, school and wider open natural spaces. Key features regarding the layout of	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		pedestrian routes would be further explored through the reserved matters process.		
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the network of segregated pedestrian and cycle routes would be designed in the green and blue landscape corridors with limited road crossings to enhance safety and accessibility for all users. This would benefit both children and those with limited mobility. The green network has been designed so that it provides access to the Nickey Line (a pedestrian and cycle route) and the Hemel Garden Communities (HGC) Green Loop for all community members. The design principles of the open and natural spaces adopts a landscape-first approach by maintaining natural space in the Site thereby creating a sustainable, accessible and aesthetically pleasing environment. Detailed design of the green spaces and access will be further illustrated through the reserved matters application.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ No ☐ N/A	At this stage, it has not been determined how new open spaces will be managed. However, a detailed design and management plan will be determined through reserved matters planning applications with Hertfordshire County Council.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm how new open space will be managed and maintained.

Table Error! No text of specified style in document..4: Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No ☐ N/A	The Air Quality Chapter states that the potential risk of dust soiling is major from trackout, earthworks and construction. The potential risk of human health impacts is moderate from all activities (trackout, earthworks and construction). Therefore, site specific mitigation has been recommended in line with the IAQM guidance, for construction phase fugitive dust and PM₁₀ emissions, which would mitigate any material adverse impacts for nearby human receptors. It is anticipated that noise impacts would be appropriately managed by noise limits, working times and best practice measures outlined in the outline Construction Environmental Management Plan (CEMP). As detailed in Chapter 10: Noise, the resultant temporary and intermittent noise impacts during construction are expected to be negligible and would remain below thresholds which are set to be protective of the environment and human health.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No ☐ N/A	As discussed in Chapter 11: Air Quality, that operational phase traffic would not results in annual mean concentration of NO ₂ , PM ₁₀ and PM _{2.5} , exceeding their respective air quality objective thresholds set to be protective of human health. Moreover, it concludes that the operational traffic from the completed development would have 'negligible' impact in terms of predicted NO ₂ , PM ₁₀ and PM _{2.5} .	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
		The Development would also not include new combustion processes and so emissions from energy facilities are not relevant in this instance.		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ No ☐ N/A	As outlined in the Noise Chapter, proposed commercial noise impact on residential amenity is expected to have a negligible impact. In contrast, Redbourn Road (B487) would experience the highest road traffic noise levels once the Development is operational; this has the potential to have a major effect over a long-term, permanent duration. As such, the residential layout close to Redbourn Road are proposed to be designed with gardens facing away from the road and with acoustic barriers where necessary. Moreover as mentioned in the Noise Chapter, dwellings should be built with minimal spaces to reduce the level of noise passage. This would ensure noise levels do not exceed criterion (55dB $L_{Aeq,T}$) and thus have a negligible significance. The Noise Assessment also determined without mitigation measures, there would be a major significant effect of long-term, permanent traffic noise levels on the proposed SANG. Therefore, to reduce impacts and ensure noise levels remain compliant, installation of a noise barrier across part of the Site boundary has been recommended (of at least 10kg/m² with no holes). This would mean noise levels in the SANG remain	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
		below thresholds set to protect human health, and would thus have a negligible effect. The appropriated acoustic barriers implemented for the SANG and residential area by Redbourn Road can be secured through an appropriate planning condition as noted in the Noise Chapter.		

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Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ No ☐ N/A	Details of how the ten Healthy Streets indicators have been addressed for the Development are provided below: ▪ Pedestrians from all walks of life – the Development would provide open space that is publicly accessible to all, and accessible for people with limited mobility where topographically possible. Additionally, a range of housing types would be provided which would facilitate the presence of pedestrians from all walks of life, including specialist accommodation for older and disabled people, the provision of at least 40% affordable housing, and a 70 bed care home. ▪ People choose to walk, cycle and use public transport – the Site includes a mobility hub and is well connected to public transport. It has existing pedestrian and cycle links that will be further enhanced. Adequate cycle parking would be provided, with specific details to be explored through the reserved matters stage. ▪ Clean air – changes in local air quality are predicted to be negligible and would not have a material impact on health and wellbeing. ▪ People feel safe – the Development has been designed so that it optimises natural surveillance to ensure people feel safe. ▪ Not too noisy – internal and external noise levels would be protective of health and wellbeing for future occupants	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		following implementation of recommended mitigation measures. ▪ Easy to cross – the Development includes footpaths and the provision of new crossing facilities to access the Site from Redbourn Road to ensure the safety of non-motorised users. ▪ Places to stop and rest – the Development seeks to provide areas of public open space, pocket green spaces and local areas for play (LAPs) and locally equipped areas for play (LEAPs) which offers opportunities for people to stop and rest in walkable areas. ▪ Shade and shelter – the landscaping considered in the proposed play spaces would provide both shade and shelter. Additionally, the majority of trees will be retained as stated in the DAS, which will provide shade to those who need it. ▪ People feel relaxed – external spaces, including the newly proposed 28.2 ha SANG, would offer an attractive and safe area where people can feel relaxed. ▪ Things to see and do – areas of open space, play space and community facilities provide opportunities for physical activity and social interaction. Additionally, the Development provides commercial development opportunities which further provide residents additional activities to do.		
Does the proposal prioritise and encourage walking,	☒ Yes ☐ No	As stated in the DAS, an extensive network of existing pedestrian and cycle routes are located within the Site. The enhancement of links through green and blue landscape	☒ Positive ☐ Negative	No further mitigation or

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
for example through the use of shared spaces?	☐ N/A	corridors would be designed to ensure safety and accessibility for all, including children and people with limited mobility where topographically possible. The Development has been designed with an urban principle which aims to encourage social leisure by promoting and prioritising walking and cycling. This includes the Sustainable Transport Corridor, providing the primary north to south route for residents, which provides easy access to local facilities by foot, cycling and public transport.	☐ Neutral ☐ Uncertain	enhancement required.
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No ☐ N/A	In addition, as shown by the Illustrative Masterplan, the proposed SANG area and neighbouring sports pitch will be linked internally by tree-lined walking and cycle routes that further connect to the Hemel Green Loop and Nickey Line. Furthermore, secure cycle parking would be provided around the Site at key locations including shops and community areas. Specific details will be agreed upon through the reserved matters stage.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No ☐ N/A	As stated in Chapter 9: Transport and Access, a number of PRowWs provide access to leisure routes into the surrounding open space and local facilities and services; these will be maintained and enhanced through the Development. The Development also provides improved access to the Nickey Line which is a walking and cycling route that provides connection to the Town Centre. Additionally, the Sustainable Transport Corridor has been designed so that it strategically passes	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		through the main residential area, to promote active travel across the Site.		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, a new pedestrian crossing would be provided at Redbourn Road to improve access to the Site and ensure safety of non-motorised users. Additionally, the Sustainable Transport Corridor would be designed to comply with the HGC Strategic Design Code which focuses on creating efficient public transport services but low traffic flow and speed. This will help minimise the risk of road injuries. Further, as detailed in the Transport and Access chapter, the Development would implement active travel interventions which will improve road user and pedestrian safety.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No ☐ N/A	The closest bus stops are located on Redbourn Road, directly to the South of the Site. These stops are serviced by Centre bus 46, from Hemel Hempstead town centre to Luton. As per Chapter 9: Transport and Access, it is expected this service would be extended into the Site and be the main bus route used by residents and visitors of the Development. In addition, existing PRoWs provide good access to services 2,748 and 759 which connect the Site to the Town Centre, which has a variety of services and facilities, and the Hemel Hempstead Railway Station. The Hemel Hempstead Railway	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		Station further provides connections beyond the county to London Euston and Milton Keynes		
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes ☐ No ☐ N/A	The DAS explains how sustainable transport measures and facilities are being incorporated into the Development design to reduce reliance on private car travel. For example, a mobility hub is proposed which provides transport modes beyond private car trips. Additionally, the design scheme includes the use of green and blue landscape corridors as well as the Sustainable Transport Corridor which promotes walking, cycling and public transport. Furthermore, the application is accompanied by a Travel Plan that would promote the uptake of sustainable travel opportunities and reduce car use.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No ☐ N/A	As previously mentioned, the construction of 6 supported living units will be provided for people with disabilities. In addition, the green and blue landscape corridors would be designed to be accessible for all users, where possible, including those with limited mobility. Further, as stated in the DAS, the design of the Development will be further progressed to tailor to the needs of people with disabilities through the reserved matters application.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore how those with disabilities or mobility issues can have improved access to buildings through reserved matters.

Table Error! No text of specified style in document..6: Crime reduction and community safety

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, the Development includes design features such as orientating buildings, doors and windows to face roads so as to improve natural surveillance and maximise open space. Similarly, communal spaces such as playgrounds would be strategically located near dwellings with accessible routes that have good natural surveillance.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Further discuss how the Development will contribute to designing out crime with the Hertfordshire Secured by Design crime prevention officers.
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ No ☒ N/A	The Development uses the Secured by Design: Residential Guide 2025 to consider how crime reduction can be achieved through minimum standards of physical security in addition to the natural surveillance designed. As recommended in the DAS, the Applicant should collaborate with Hertfordshire Secured by Design crime prevention officers to further help design out crime through the reserved matters stage.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ No ☒ N/A	The Development includes the proposal of a local centre, to provide a community building that could host a coffee shop, a convenience store or other community functions in one place. Buildings created have further been noted with the intention to serve mixed uses including stores and a nursery. As stated in the DAS, the Development is landscape-led, with buildings being built around the existing landscape. Public spaces including a LEAP and LAP, play areas, SANG and recreational walking and cycling routes, create multifunctional	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
		green infrastructure. This further includes a central open space which can support markets, events and gatherings.		
Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ No ☐ N/A	As set out within the SCI, consultation was undertaken with the local community and relevant stakeholders. This took place through two rounds of public consultation: the first from 14 July and 1 August 2025 and the second from 1 and 19 October 2025. The first consultation included two in person events, while the second round of consultation was based online. As detailed in the SCI, consultation methods included a dedicated consultation website, an invitation newsletter, social media advertising, feedback forms, in-person events and direct communication through email and freephone. In summary, feedback from the consultation showed support of the 40% affordable housing provision and delivery of community parks. However, respondents showed a negative stance towards the construction of the Development, due to issues regarding protection of green fields and local character and the potential of additional traffic created. The Applicant has responded to concerns through the SCI, and are committed to ongoing dialogue with the local community. As further detailed in the DAS, councillor and community briefings were conducted in June and July through	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
		presentations. The consultation indicated councillor queries regarding bus service frequency and timing of community facility deliveries. Moreover, public consultations further indicated the need to integrate with the wider HGC through access and traffic. This has been addressed through Chapter 9: Transport and Access which provides information on the existing and enhanced transport and active travel links to surrounding areas.		

Table Error! No text of specified style in document.: 7: Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☒ Yes ☐ No ☐ N/A	Private gardens are provided in suitable dwellings, which could be used to grow healthy food. The Development would also provide allotments, orchards, community park & gardens and edible species that are publicly accessible, to ensure sources of nutrition are available to all. In addition, open spaces provide opportunities for farmers market events, which can supply local food to the community.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ No ☐ N/A	The Development includes the provision of a local centre, to provide a community building that could host a coffee shop, and smaller affordable convenience stores.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☐ Yes ☒ No ☐ N/A	The Development does not include the proposal of any hot food takeaway establishments and therefore does not contribute to an over-concentration of takeaway stores in the local area. On this basis, this criterion is not relevant in this instance.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Table Error! No text of specified style in document.:8: Access to work and training

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ No ☐ N/A	The construction phase of the Development supports the local economy by generating temporary construction jobs for the local community. As detailed in Chapter 7: Socio-economics, during 2028 to 2041, the construction phase is anticipated to create 150 full-time equivalent (FTE) jobs. With regard to the operational phase of the Development, permanent jobs would be created through the local centre, care home, primary school and other retail opportunities. As stated in Chapter 7: Socio-economics, when accounting for a worst case scenario with minimum number of jobs produced, the Development has the potential to create 250 FTE jobs. In addition, as detailed in the DAS, the Site is well connected to neighbouring Woodhall Farm and the Town Centre, which provides additional employment and training opportunities. Maylands Business Park, a significant, existing employment area, is also available in under 1 miles distance which is considered walkable.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal provide childcare facilities?	☒ Yes ☐ No ☐ N/A	The Development includes the provision of a nursery within the local centre, which would provide childcare facilities to families who require this service.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal include managed and affordable workspace for local businesses?	☒ Yes ☐ No ☐ N/A	The Development follows the HGC spatial principle of supporting local enterprises, skill providers and initiatives. This considers the establishment of a community land trust, which would help maintain affordability for businesses.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ No ☐ N/A	Construction employment opportunities are likely to be delivered through the local workforce. In addition, it is expected that long-term employment opportunities created through the local centre, bus drivers etc. will consist of local community workers.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Table Error! No text of specified style in document.:9: Social cohesion and inclusive design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ No ☐ N/A	As explained above, consultation has been undertaken with the local community from July to October through two separate phases. The leading theme which respondents wished to see an improvement in was hospital / healthcare. This was also the leading reason that would make respondents more likely to support the Development. Further, as previously mentioned, the Applicant is providing financial contributions to healthcare facilities in the East Hemel Scheme, which would help reduce health inequalities in the local area.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☒ Yes ☐ No ☐ N/A	As stated previously, the Development includes the retainment and enhancement of existing pedestrian and cycle routes to and within the Site that connect the Development to the wider community. Further, the proposed local centre and open green spaces would create an attractive environment that encourages social interaction amongst residents and visitors.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal include a mix of uses and a range of community facilities?	☒ Yes ☐ No ☐ N/A	As previously stated, the Development comprises the provision of a local centre and community building which could host a coffee shop, convenience store or other community facilities. In addition, numerous different community facilities including a nursery, primary school	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
		and care home are included within the Development scheme.		
Does the proposal provide opportunities for the voluntary and community sectors?	☒ Yes ☐ No ☐ N/A	The proposed local centre and community building can provide opportunities for the voluntary and community sectors. In addition, the Development includes the provision of community garden and parks which could support provision of affordable, nutrient-dense food for residents.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ No ☐ N/A	As previously stated, the provision of special accommodation for disabled people and the older population will provide inclusive homes for all. This in addition to the diverse range of dwelling tenures that been proposed, to create an intergenerational and inclusive neighbourhood. Further, a green network of direct pedestrian and cycle routes would be designed to ensure safety and accessibility for all users where possible, including children and those with limited mobility. As stated in the DAS, specific details regarding inclusive and age-friendly design will be further considered as the Development progresses toward the reserved matters planning application.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider provision of inclusive and age-friendly design features at detailed design stage.

Table Error! No text of specified style in document..10: Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal make best use of existing land?	☒ Yes ☐ No ☐ N/A	The existing site comprises agricultural fields. The Development follows a landscape-led approach, with the retention of existing green corridors and further enhancement of pedestrian and cycle routes with the provision of a SANG. As such, the Development delivers over 60% green and blue infrastructure, which would positively benefit the health and wellbeing of residents. Moreover, as detailed within the draft SADC Regulation 18 Local Plan, an additional 15,096 homes are required in the district. The Development helps deliver towards this requirement, as per Policy H1 of the Plan, by providing 1,500 additional homes alongside additional community facilities including a care home and nursery. Overall, the Development prioritises active travel methods, through provision of green space, and provides much needed housing and services. As such, it is considered to make the best use of existing land.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No ☐ N/A	As stated in the Sustainability and Energy Statement, regarding the construction phase, as per Policy CE1 of the SADC Draft Local Plan, the Development aims to use technologies that reduce waste and carbon	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement actions
Does the proposal incorporate sustainable design and construction techniques?	☒ Yes ☐ No ☐ N/A	emissions wherever possible. This includes reducing, reusing and recycling materials where appropriate. Waste would be managed in line with the local requirements and will be disposed off to appropriate recycling facilities or licensed landfills. As stated within the CEMP, all contractors would be required to minimise and reduce waste generation through methods including reduction of packaging, reuse of material and recycling where possible. In addition, a Site Waste Management Plan would be developed prior to the construction phase, and implemented during construction of the Development which will aim to ensure resource efficiency, and minimise waste arising from construction works. Further, as discussed in the Sustainability and Energy Statement, where possible a local network of suppliers and manufacturers will be consulted to source construction materials. This will include the strategic use of low embodied carbon materials. Further exploration of how construction waste can be sustainability minimised will be agreed upon through the reserved matters stage.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	

Table Error! No text of specified style in document..11: Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement recommendations
Does the proposal incorporate renewable energy?	☒ Yes ☐ No ☐ N/A	As stated in the Sustainability and Energy Statement and DAS, the Development would explore opportunities to employ renewable energy technologies including heat pumps (ground or air source) and rooftop mounted solar panels for electricity as per Policy CE2 of the SADC Draft Local Plan.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒ Yes ☒ No ☐ N/A	The Development incorporates numerous design measures in line with the cooling hierarchy approach, that respond to temperature and climate. This aims to first reduce potential overheating, promote passive cooling design measures, and avoid active cooling. As detailed within the Sustainability and Energy Statement, specific measures would be agreed through the detailed design, however likely measures include limited amount of glazing in buildings to reduce solar heating in summer (but support warming in winter), and balconies to produce shading. Additionally, retainment of existing trees and further tree planting in the public realm would provide areas of shade in walkable areas.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No	As stated within the DAS, the Development aims to exceed the minimum 10% requirement for Biodiversity Net Gain. This is through the creation of green and blue	☒ Positive ☐ Negative	No further mitigation or enhancement required.

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Mitigation or enhancement recommendations
	☐ N/A	infrastructure corridors and the SANG which aims to enhance local biodiversity.	☐ Neutral ☐ Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	☒ Yes ☐ No ☐ N/A	As stated in the DAS, while the Site is designated Flood 1 (low) risk, a sustainable drainage system (SuDS) is proposed to be integrated into the public open space. The SuDS would be designed to reproduce the pre-development greenfield scenario. The design follows an attenuation design considerate of the natural topography, through the proposed creation of wet habitats that encourage biodiversity. In addition, the SuDS proposes the creation of swale and ponds which would provide blue infrastructure for residents. On this basis, the SuDS strategy would allow the proposals to be accommodated without increasing flood risk within the locality, as required by the NPPF.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	No further mitigation or enhancement required.

1.4 Mitigation and monitoring

- 1.4.1 Public health is by definition preventative in nature. Therefore, mitigation measures adopted as part of the construction and operation of the project will focus on precursors to health and wellbeing outcomes, thereby providing an opportunity for intervention to prevent any adverse impacts.
- 1.4.2 Details providing suitable mitigation practices have been provided in relevant chapters. In addition, an outline Construction Environment Management Plan (CEMP) has been prepared and would be implemented prior to construction. The CEMP provides details of best practice construction measures which when implemented, would control the release of any pollutants (e.g. dust and noise). Additionally, the CEMP considers construction traffic movements, including routing and access and parking to minimise disturbance by avoiding peak hours.
- 1.4.3 As outlined in the Section 1.3 (Assessment), an array of overlapping embedded healthy urban design features set to protect and promote health are provided during the occupation phase. These features include the retainment and enhancement of the green network for active travel; provision of a SANG; special accessible accommodation for the elderly and disabled; and strategic design of streets to improve security and deter crime.
- 1.4.4 On the basis that no material adverse impacts are anticipated, and embedded mitigation measures are designed to be protective of health and supportive of wellbeing by targeting precursors to health outcomes, no further health-specific mitigation is considered necessary. Similarly, should any monitoring be required, this should target the determinants of health so as to preclude adverse health and wellbeing impacts. On this basis, no health-specific monitoring is necessary.

1.5 Conclusion and Recommendations

Conclusions

- 1.5.1 The assessment tables show that the proposed development is conducive to facilitating a healthy, vibrant and cohesive community, and does not present any material health risk to existing and new residents or vulnerable groups.
- 1.5.2 In particular, the proposed development seeks to improve the accessibility and provision of facilities within the Site. The Development includes the proposed provision of an accessible green network, a primary school and special accommodation for the elderly and disabled. In addition, existing public transport links are strong, should they be needed to access facilities further afield (e.g., employment opportunities in the Town Centre or a GP).
- 1.5.3 There are also plenty of opportunities for physical activity and recreation in the proposed development including the proposed SANG, sports pitch and play areas. In addition, existing pedestrian paths provide access to the surrounding countryside.
- 1.5.4 Overall, no adverse health and wellbeing impacts associated with the proposed development have been identified within the assessment.

Recommendations

- 1.5.5 Recommendations relevant to health and wellbeing that could continue to be explored are summarised as follows:
- explore the provision of dwellings which meet the design criteria of the Lifetime Homes Standard or Building Regulation requirement M4 (2);
 - confirm how the new open spaces proposed, will be managed and maintained;
 - explore how those with disabilities or mobility issues can have improved access to buildings (including residential and commercial) through reserved matters;
 - further discuss how the Development would contribute to designing out crime with the Hertfordshire Secured by Design crime prevention officers; and
 - consider provision of inclusive and age-friendly design features through the detailed design stage.

References

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