



Land East of Oxhey Lane, Carpenders Park

Rapid Health Impact Assessment

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Prepared on behalf of Burlington Developments London Ltd | May 25

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TABLE OF CONTENTS

1. Introduction	3
2. Policy Context	5
3. Methodology	10
4. Rapid HIA Baseline Conditions	13
5. Rapid HIA Assessment	20
6. Conclusion	34

APPENDICES

Appendix 1. Site Location Plan

Appendix 2. Illustrative Masterplan

Appendix 3. Application Submission Documents

Appendix 4. Public Health England Local Authority Health Profile (2020) for Three Rivers.

1. INTRODUCTION

1.1 This Health Impact Assessment (HIA) has been prepared on behalf of Burlington Developments London Ltd (the 'Applicant') in support of an outline planning application submitted to Three Rivers District Council (HBC) in relation to Land East of Oxhey Lane, Carpenders Park, Watford, WD19 5RJ ('the Site').

1.2 The outline application relates to a mixed-use development with the following description of development:

"Outline planning application for up to 256 homes (C3 use class)(including affordable and self/custom build housing), housing with care (C2 use class), a children's home (for looked after children)(C2 use class) together with associated access, parking, open space and landscaping."

1.3 The HIA seeks to identify and examine the potential health impacts of the proposal and determine recommendations which reduce any negative impacts and enhance positive impacts

Site Context

1.4 The Site, which totals approximately 12.7 ha, is situated immediately to the east of the A4008. The Site falls outside of the existing defined urban area of Carpenders Park, which is a suburb of Watford, within Three Rivers District. The Site is wholly within the Green Belt. The Site Location Plan is provided at [Appendix 1](#).

1.5 The Site comprises open grassland fields. The topography of the Site varies, with the northern field rising from west to east. The remaining fields have a more gentle slope from north to south. There are trees along the northern, eastern and western boundaries, as well as two belts of hedgerow across the Site.

1.6 The Site surrounds a substantial modern care home which has recently been built to the east of Oxhey Lane (Carpenders Park Care Home). The western boundary of the Site comprises the A4008 whilst the Merry Hill Wood (owned by the Woodland Trust) borders the Site to the east. The eastern edge also forms the administrative boundary between Three Rivers and Hertsmere (the Site is solely within Three Rivers). A stream and associated flood zone are located beyond the Site's southern boundary, whilst to the north it borders land owned by Hertfordshire County Council (HCC) who have plans to develop the site for a new school.

1.7 The Site is located within a sustainable location to the edge of Carpenders Park, and is within easy walking distance (c. 1,050m to the west; a 14-minute walk) of Carpenders Park Overground Station which is served by the Lioness Line, providing frequent services to Watford/Central London. The closest bus stop is c. 450m from the Site on Wood Road.

1.8 There are also a range of services and facilities in Carpenders Park within walking distance. These include primary schools and pre-schools, a doctor's surgery, post office, places of worship, South Oxhey Leisure Centre, open spaces and various shops, restaurants and pubs.

Proposed Development

- 1.9 The Proposed Development will comprise a mixed-use development comprising market, affordable and self/custom build housing (up to 256 homes), housing with care, a children's home, together with associated parking, open space, landscaping and vehicular access. The outline planning application seeks consent for access only, with all other matters reserved for later consideration. The Illustrative Masterplan is provided at [Appendix 2](#).
- 1.10 The key elements are summarised as follows:
- Provision of up to 256 homes;
 - Provision of Housing with Care (Use Class C2);
 - Provision of a 4-bed children's home (Use Class C2);
 - A mix of housing tenures and unit sizes, with 50% affordable housing and 10% of market homes to be self/custom build;
 - Landscaping and biodiversity enhancements;
 - The provision of a significant level of high quality public open space;
 - Enhanced connectivity for existing & future residents by through improvements to the PROW and connection to an orbital pedestrian route around the Site, providing access to the wider countryside; and
 - Enhancements to transport infrastructure to support sustainable travel.

Characteristics of the Proposed Development once Operational

- 1.11 The characteristics of the proposed development once operational should be cross referred to the outline planning application documentation including the Planning Statement, and other technical reports (list provided at [Appendix 3](#)). However, once operational it is considered that the proposed development will form a sustainable extension to the existing settlement of Carpenders Park.

Structure of the HIA

- 1.12 The structure of the HIA is set out below:
- [Section 2](#) provides the HIA planning policy overview;
 - [Section 3](#) sets out the methodology;
 - [Section 4](#) identifies the Health Priorities Baseline;
 - [Section 5](#) provides an assessment of health priorities likely to be affected by the proposed development and associated recommendations; and
 - [Section 6](#) details the HIA conclusions and recommendations that are linked to the impacts identified by the assessment.

2. POLICY CONTEXT

- 2.1 This section sets out the relevant national and local policy relating to healthcare provision and planning.

National Planning Policy Framework (2024)

- 2.2 The NPPF sets out the Government's planning policy framework for England and explains how these should be applied. The NPPF must be taken into account in preparing Development Plan Documents, and itself comprises an important material consideration in planning decisions, particularly in this case, as it offers the most up-to-date policy guidance.
- 2.3 Paragraph 20 requires strategic policies to set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for community facilities (such as health, education and cultural infrastructure).
- 2.4 Chapter 8 'Promoting healthy and safe communities' is particularly relevant, with Paragraph 96c) requiring planning policies and decisions to achieve healthy, inclusive and safe places which *"enable and support healthy lifestyles, through both promoting good health and preventing ill-health especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."*
- 2.5 Paragraph 98b) states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should *"take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community"*.

National Planning Practice Guidance

- 2.6 National Planning Practice Guidance ('PPG') constitutes a series of regularly updated online guidance, provided by Government to support effective Plan-making and decision-taking.
- 2.7 Paragraph 005 of the Healthy and Safe Communities PPG states that *"a health impact assessment is a useful tool to use where there are expected to be significant impacts. Information gathered from this engagement will assist local planning authorities in considering whether the identified impact(s) could be addressed through planning conditions or obligations"*.

Health and Social Care Act (2012); Care Act 2014

- 2.8 The Health and Social Care Act was introduced in 2012 following the Health and Social Care Bill 2011 and addresses a range of issues relating to health and social care including improving the quality of care, promoting better integration of health and care services, education and training and the role of Secretary of State amongst others.

- 2.9 The Act safeguards the future of the NHS by focusing on key policy areas including clinically led commissioning, provider regulation to support innovative services, greater voice for patients, new focus for public health, greater accountability locally and nationally and streamlined arms-length bodies.

Hertfordshire County Council Health Impact Assessment Position Statement (2019)

- 2.10 This statement sets out the Council's position on Health Impact Assessments (HIAs) and planning, outlining the objectives of HIAs and clear guidance to planners and developers, intending to establish a consistent approach and increase the quality of HIAs submitted with planning applications.

Hertfordshire Public Health Service Strategy 2022-2027: Healthy and fulfilling lives for our residents (2022)

- 2.11 This strategy outlines how Hertfordshire County Council's Public Health Service contributes to achieving Hertfordshire County Council's vision to create a cleaner, greener and healthier Hertfordshire. The strategy sets out how public health can deliver positive change through the Council's priority themes:

- A cleaner and greener environment
- Healthy and fulfilling lives for our residents
- Excellent council services for all
- Sustainable, responsible growth in our county

- 2.12 The strategy sets out that the current primary health challenges include long covid, increasing mental health needs, misuse of drugs and alcohol and increasing obesity levels. It also identifies that the Covid-19 pandemic has exacerbated health inequalities, with some groups experiencing poorer health and care outcomes than others.

Hertfordshire Joint Strategic Needs Assessment

- 2.13 Hertfordshire Joint Strategic Needs Assessment (JSNA) outlines the health and social care needs of the local population, highlighting areas of inequality to guide public organizations on the types of services to commission. The assessment covers approximately 90 topics, including obesity, air quality, healthy aging, alcohol misuse, cancer, mental health, and suicide

Hertfordshire's Growth Board, Vision and Missions Document (2024)

- 2.14 Hertfordshire County Council have recently published their vision and missions' document which sets out their vision for a vibrant and resilient economy, with healthy, inclusive and safe communities. This sets out the following six missions which have been identified to help to deliver the widest benefits for the community:

1. World Class Economy

2. Digital Access For All
3. Transport for Hertfordshire
4. Sustainable County
5. Healthy and Safe Places for All
6. Right Homes Right Places

Three Rivers District Council Development Plan

2.15 The Statutory Development Plan for Three Rivers District Council (TRDC) comprises the following documents:

- Core Strategy (2011)
- Development Management Policies (2013)
- Site Allocation Local Development Document (2014)

Core Strategy (2011)

2.16 The policies of key significance and relevance to human health which will inform this assessment are as follows:

- Policy PSP3 (Development in Secondary Centres) sets out criteria that new development would be expected to accord. It identifies the need to promote development, infrastructure, and services to meet local community and business needs, which are essential for maintaining community vitality. This approach aims to tackle deprivation in areas such as, Carpenders Park, particularly by improving access to housing and services and reducing crime.
- Policy CP1 (Overarching Policy on Sustainable Development) sets out that all new development would be expected to contribute towards the sustainability of the District through a number of ways, for example reducing carbon emissions, building mixed and sustainable communities and sustaining the viability and vitality of existing settlements in the District.
- Policy CP4 (Affordable Housing) seeks to increase the provision of affordable homes in the District and meet local housing need as informed by the Strategic Housing Market Assessment. It seeks an overall provision of around 45% of all new housing. As a guide, the policy seeks that 70% of the affordable housing be provided as social rented and 30% to be of an intermediate tenure.
- Policy CP9 (Green Infrastructure) states that the Council will seek a net gain in the quality and quantity of Green Infrastructure, through the protection and enhancement of assets and provision of new green spaces.

- Policy CP10 (Transport and Travel) aims to promote transport measures identified in the Infrastructure Delivery Plan in partnership with Hertfordshire County Council, the Highways Agency and transport providers.
- Policy CP12 (Design of Development) requires that new development be of a high standard of design and have regard to the local context and conserve or enhance the character and quality of the area.

Development Management Policies (2013)

2.17 The Development Management Policies provides detailed policy in line with the strategic policies of the Core Strategy against which planning applications are assessed. The key policies of relevance are summarised as follows:

- Policy DM1 (Residential Design and Layout) which states that all applications for residential development should satisfy the design criteria as set out in Appendix 2 of the Plan to ensure that development does not lead to a gradual deterioration in the quality of the built environment, and that landscaping, the need for privacy and amenity space and the creation of identity in housing layouts are taken into account.
- Policy DM4 (Carbon Dioxide Emissions and On-Site Renewable Energy) states that proposals will be required to demonstrate that developments will produce 5% less carbon dioxide emissions than Building Regulations Part L requirements (2013) having regard to feasibility and viability. The policy states that this may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, renewable or low carbon energy supply.
- Policy DM7 (Landscape Character) requires proposals to make a positive contribution to the surrounding landscape. The policy states that proposals that lead to unacceptable harm to the character of the landscape in terms of siting, scale, design or external appearance will be refused planning permission. Additionally, this policy outlines the Council's support for proposals which enhance public access and recreation opportunities without detriment to the landscape or wildlife.
- Policy DM9 (Contamination and Pollution Control) aims to ensure the Council's policy aims to ensure that new developments do not cause pollution or harm to health. It includes strict criteria for managing emissions, contaminated land, air quality, and noise pollution. Developments must mitigate any potential pollution and ensure no adverse impacts on health, local water quality, or the acoustic environment.
- Policy DM11 (Open Space, Sport and Recreation Facilities and Children's Open Space) states that Developments of 25 or more dwellings or 0.6ha (whichever is greater) should make provision on site for open space and play space. 10% of the site area should be set aside as open space, and where the development is likely to be occupied by families with children, 2% of the site area should provide formal equipped play facilities.

- Policy DM12 (Community, Leisure and Cultural Facilities) states where development proposals are submitted for new or improved community, leisure or cultural facilities, they should be accessible by sustainable modes of transport.

Emerging Local Plan

- 2.18 The Council have been preparing a new Local Plan since 2018. They undertook a Reg 18 Issues & Options and Call for Sites in 2018. In 2021, the Council published a Reg 18 version of the Local Plan which proposed the Site for allocation for 485 homes (ref: CFS69a).
- 2.19 As well as this, the land to the north was proposed to be allocated for a new secondary school (ref: CFS11). It is understood that HCC intend to progress with proposals for a new school at the site.
- 2.20 In 2023, the Council decided to reduce the extent of Green Belt release proposed in the 2021 version of the draft Local Plan. A revised Reg 18 draft Local Plan was published in October 2023 which removed many of the potential Green Belt allocations, including the Site.
- 2.21 An updated Local Development Scheme was published in December 2024 in light of the updated NPPF. This indicates that the draft Local Plan is due to be published for consultation (Reg 19) in February/March 2026, with submission due in Spring 2026 and adoption targeted for late 2026. Notwithstanding this, in January 2025 the Council agreed to bring forward the Local Plan programme with Regulation 19 consultation now expected to take place in Autumn 2025. Whilst it is acknowledged that work is underway on the replacement Local Plan this is still at the early stages and currently attracts no weight.

3. METHODOLOGY

3.1 A HIA is a process to identify and establish the potential health impacts of a proposal on a local population and assist decision makers and local stakeholders to make decisions about how to enhance development to promote good health and reduce health inequalities. This HIA has been informed by guidance on scoping and screening provided by the Wales Health Impact Assessment Support Unit (WHIASU).

3.2 The World Health Organisation (WHO) defines HIA as follows:

“Health impact assessment (HIA) is a practical approach used to systematically judge the potential health effects of a policy, strategy, plan, programme or project on a population, particularly on vulnerable or disadvantaged groups.”¹

3.3 The Hertfordshire Position Statement on Health Impact Assessments (HIAs) outlines Hertfordshire County Council's approach to HIAs in the context of planning. It specifies the key considerations for conducting an HIA, including guidance on when an HIA is required for different types of development, such as those involving 100 or more residential units.

3.4 The objectives of this HIA are as follows:

- To identify the potential health impacts associated with the proposed development, including positive and negative impacts during both the construction and operation of the development;
- To establish opportunities for improving health and enhancing health equality;
- To determine opportunities to prevent negative impacts on health and reduce health inequalities.

Baseline Condition - World Health Organisation

3.5 Section 4 of this HIA provides a high-level overview of the baseline conditions within the TRDC administrative area.

3.6 This section outlines a summary of the current health profile of the borough using information from Public Health England's (PHE) most recent report for Three Rivers (2019), as well as identifying the baseline health conditions using the English Index of Multiple Deprivation (IMD)

Health Infrastructure Audit

3.7 An audit of existing primary healthcare infrastructure and capacity has been undertaken and is provided within Section 4. This draws on data that was submitted as part of the outline application. The number of dental practices in close proximity to the site has also been identified, as well as the number of pharmacies. An audit of educational and community

¹ World Health Organisation (WHO) (2024) 'Health Impact Assessment'. Available at: https://www.who.int/health-topics/health-impact-assessment#tab=tab_1

facilities, as well as open space provision in the local area has also been provided within this section.

Assessment of Health Impacts and Recommendations

Following the review of the baseline evidence, assessment tables have been completed for each health priority using the HCC HIA guidance, these are as follows:

- Housing
- Access to Green/ Natural Spaces
- Diet and Nutrition
- Air Quality and Noise
- Transport and Active Travel
- Crime Reduction and Community Safety
- Alcohol, Tobacco and Illegal Drugs
- Economy and Employment
- Climate Change and Energy Usage
- Waste, Resource Minimisation and Land Use
- Equality and Social Cohesion
- Access to Public Services

3.8 These priorities align with the six missions as outlined within Hertfordshire's Growth Board Vision and Missions document.

3.9 Where possible, the HIA has been informed by and aligns with the other reports which form part of the outline planning application, namely:

- Planning Statement;
- Design and Access Statement; and
- Other Technical Reports

3.10 A full list of reports submitted in support of this outline application is contained at **Appendix 3**

3.11 Accordingly, the assessment tables provide a description of the impact, followed by the identification of likely effects (positive and negative) which are ranked from no impact to high impact: 1 = high impact, 2 = medium impact, 3 = low impact and X= neutral impact, in accordance with HCC's HIA guidance. The assessment tables also consider the duration of these impacts, which are broken down into the following:

- Short term- Construction Stage

- Medium term- Completion (years 1-5)
 - Long term- Completion (years 5+)
- 3.12 The assessment examines the impacts on both the general population (assuming general health and impact across the population) and vulnerable groups, as vulnerable groups may experience the health determinants differently, often enduring the most severe consequences as a result. Vulnerable groups include children and young people, older people, people with existing poor health (physical and mental health) and people living with deprivation, including those on low incomes. Within the assessment tables the vulnerable groups have been grouped together and assessed collectively. Where a particular vulnerable group may disproportionately experience the impact of the health determinant this is clearly identified in the text that follows the assessment tables
- 3.13 The table finally identifies the relevant mitigation measures and recommendations.

Monitoring

- 3.14 Finally, this HIA provides a set of health recommendations linked to the impacts identified by the assessment. The implementation of the health recommendations should be undertaken by HBC in the first instance. The extent to which the HIA has influenced the decision-making process is evaluated, supported by stakeholder feedback and Public Health data.
- 3.15 It will be down to TRDC to determine when, and how frequently monitoring should occur but Boyer agree this could be when reviews of Local Plans are being undertaken or new local policy is being prepared

Assumptions and Limitations

- 3.16 Since there are a multitude of factors which can influence an individual's health it is difficult to quantify accurately the impacts that the proposed development may have on any one individual. The health impacts have been qualitatively assessed based on the information that is available at this stage.
- 3.17 Given that this is an outline application the full details of the proposed development are not currently available. As such, some of the planning application supporting documentation used to assess the health impacts (as listed within Appendix 3) are based on the assumption that the proposed development will adhere to best practice. For instance, assumptions have been made within the Air Quality Assessment and the Energy and Sustainability Statement, such as the assumption that certain mitigation measures will be provided. As this HIA accompanies an outline application the supporting documents are considered as robust evidence, and the full details of the proposed development will come forward during the Reserved Matters application or will be secured via conditions.
- 3.18 In terms of the baseline conditions, the information has been obtained from a variety of sources, such as the Office for National Statistics (ONS). Although the data sources used are reliable, they only represent a snapshot in time and in some cases the data is several years old. In any instance, this is not anticipated to impact the conclusions of this assessment.

4. RAPID HIA BASELINE CONDITIONS

- 4.1 This section of this report identifies which groups of the existing population are most vulnerable to the impacts resulting from the proposed development and provides a local health baseline position
- 4.2 The data collated for this HIA draws upon datasets provided by ONS/Nomis and the Government's Health Improvement and Disparities (OHID).

Demographic Profile

- 4.3 Between the last two censuses (held in 2011 and 2021), the population of Three Rivers increased by 7.4%, from just over 87,300 in 2011 to around 93,800 in 2021.² The population has continued to grow (by 0.26% between mid-2021 and mid-2022 and by 0.55% between mid-2022 and mid-2023)³.

Age Profile

- 1.1 The table below illustrates that Three Rivers has a similar age profile to the wider Hertfordshire area; most age groups share similar percentages with no notable differences.
- 1.2 According to 2021 Census Data 19.7% of the population were aged under 16 as of mid-2023 and this is expected to decrease to 17.6% in 2043. In the age group 16-64, 61.9% of the population are in this age range as of mid-2023 and this is expected to decrease to 57.7% in 2043. It is expected that the age group 65 and over will rise from 18.4% in mid-2023 to 24.6% in 2043.⁴

Table 1. Age Profile (ONS, 2021)⁵

Age	Three Rivers	%	Hertfordshire	%
Total	93,800	100	1,198,800	100
0-4	5,100	5.4	70,200	5.9
5-9	6,000	6.4	76,500	6.4
10-14	6,500	6.9	78,500	6.5
15-19	5,300	5.7	66,400	5.5

² ONS (2023). *How life has changed in Three Rivers: Census 2021*. Available at: <https://www.ons.gov.uk/visualisations/censusareachanges/E07000102/>

³ ONS (2024). Population estimates for England and Wales: mid-2023: Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/estimatesofthepopulationforenglandandwales>

⁴ Herts Insight (2025). *Population Profile*. <https://www.reports.esriuk.com/view-report/ffa6fee3aa6544369afc04b1248457e5/E07000102>

⁵ Ons (2021). *2021 Census*.

20-24	4,400	4.7	61,600	5.1
25-29	4,800	5.1	71,800	6.0
30-34	5,500	5.9	81,300	6.8
35-39	6,300	6.7	84,700	7.1
40-44	6,900	7.4	85,800	7.2
45-49	6,900	7.4	84,200	7.0
50-54	6,900	7.4	85,300	7.1
55-59	6,700	7.1	81,700	6.8
60-64	5,400	5.8	66,500	5.5
65-69	4,400	4.7	53,200	4.4
70-74	4,500	4.8	53,200	4.4
75-79	3,300	3.5	38,900	3.2
80-84	2,300	1.8	28,600	2.4
85-89	1,600	1.1	19,200	1.6
90+	900	0.8	11,200	0.9

Ethnic Group

- 4.4 The table below shows the ethnic composition of Three Rivers and Hertfordshire based on the 2021 ONS Census data.
- 4.5 In both areas, the majority of residents are White, with 77.1% in Three Rivers and 81.8% in Hertfordshire. The second largest ethnic group in both Three Rivers and Hertfordshire is The Asian, Asian British, or Asian Welsh residents Ethnic Group. They make up 15.2% of Three Rivers' population and 8.6% of Hertfordshire's. The Black, Black British, Black Welsh, Caribbean, or African residents, Mixed or Multiple ethnic groups and Other ethnic groups have smaller representations in both areas.

Table 2. Ethnic Group (ONS, 2021)

Ethnic Group	Three Rivers	%	Hertfordshire	%
Total: All Usual Residents	93,772	100	1,198,798	100
Asian, Asian British or Asian Welsh	14,265	15.2	103,668	8.6
Black, Black British, Black Welsh, Caribbean or African	2,233	2.4	44,894	3.7

Mixed or Multiple ethnic groups	3,390	3.6	44,126	3.8
White	72,316	77.1	980,061	81.8
Other ethnic group	1,568	1.7	25,049	2.1

Sex

- 4.6 The table below provides 2021 Census data (ONS) on Sex Profiles for Three Rivers, Hertfordshire, and England. It shows the total population for each area, along with the number and percentage of females and males.
- 4.7 The data presents that in Three Rivers, Hertfordshire, and England, females slightly outnumber males, with percentages around 51% for females and 48-49% for males.

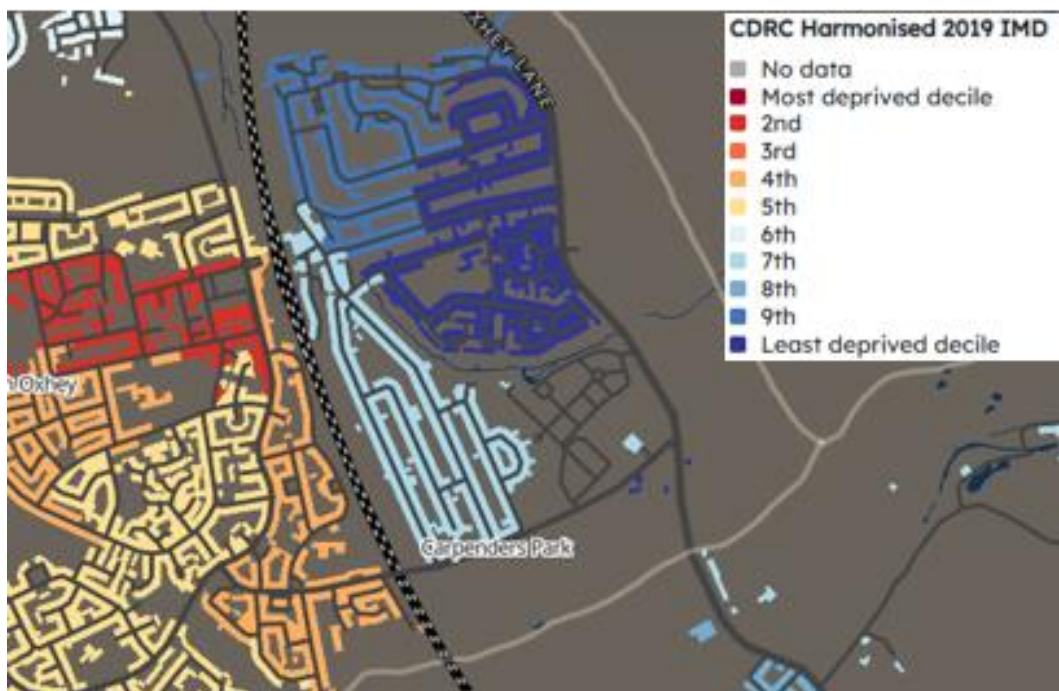
Table 3. Sex Profile (ONS, 2021)

Area	All Persons	Female	%	Male	%
Three Rivers	107,800	48,100	51.3	45,600	48.6
Hertfordshire	1,198,800	613,400	51.2	585,400	48.8
England	56,490,048	28,833,712	51	27,656,336	48.9

Index of Multiple Deprivation (Overview)

- 4.8 The Index of Deprivation 2019 set out measures of deprivation for small areas (identified as lower layer super output areas), based on the following seven domains of deprivation:
- Income Deprivation;
 - Employment Deprivation;
 - Education, Skills and Training Deprivation;
 - Health Deprivation and Disability;
 - Crime;
 - Barriers to Housing and Services; and
 - Living Environment Deprivation
- 4.9 Each domain is afforded an appropriate weighting with income and employment deprivation assigned the greatest weight each at 22.5%. Health deprivation and disability; and education, skills and training deprivation are assigned 13.5% respectively with the remaining domains receiving 9.3%. When combined and appropriately weighted, these seven domains form the Index of Multiple Deprivation (IMD).

- 4.10 The Site does not fall within a LSOA; however, it is located in very close proximity to Three Rivers LSOA 010C (Navy Blue). This LSOA falls within the least deprived decile, as demonstrated by the map below. 010C is ranked 10th (31815 of 32844), where 1 is the most deprived and 10 is the least deprived.⁶



Local Health Profile

- 4.11 This section has been informed by data obtained from the Public Health England Local Authority Health Profile (2020) for Three Rivers.⁷ This is shown at [Appendix 4](#).

Health Inequalities

- 4.12 The health of people in Three Rivers is generally better than the England average. Three Rivers is one of the 20% least deprived districts/unitary authorities in England, however about 9.7% (1,620) children live in low income families. Life expectancy for both men and women is higher than the England average.
- 4.13 However, there is a significant disparity in life expectancy between the most deprived and least deprived areas of Three Rivers with men in the most deprived areas living 7.2 years less, and women living 5.1 years less, than those in the least deprived areas.

⁶ CDRC (2025). *Index of Multiple Deprivation (IMD) | CDRC Data*. Available at: <https://data.cdrc.ac.uk/dataset/index-multiple-deprivation-imd>

⁷ Public Health England (2020). *Local Authority Health Profile 2019: Three Rivers*. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/E07000102.html?area-name=Three%20Rivers>

Child Health

- 4.14 In Year 6, 14.5% (151) of children are classified as obese, lower than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 24, equating to 5 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score) and smoking in pregnancy are lower than the England average.

Adult Health

- 4.15 The rate for alcohol-related harm hospital admissions is 711 (rate per 100,000 population), which equates to 634 admissions per year. The rate for self-harm hospital admissions is 111 (rate per 100,000 population), lower than the average for England, representing 100 admissions per year. Estimated levels of excess weight in adults (aged 18+) are lower than the England average. The rate of new sexually transmitted infections is also lower than the England average. Additionally, the rates of statutory homelessness, violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases and under 75 mortality rate from cancer are lower than the England average.

Health Infrastructure Audit

- 4.16 Following a search on the NHS website, the following GPs are located in close proximity to the Site:

Table 5. GP surgeries in close proximity to the site⁸

GPs	Accepting New Patients? (Y/N)
Attenborough Surgery – Carpenders Park (0.5 miles away)	Y
Consulting Rooms(0.8 miles away)	Y (Accepts out of area registrations)
Manor View at South Oxhey (0.8 miles away)	Y
Attenborough Surgery (1.2 miles away)	Y (Accepts out of area registrations)
Manor View Practice Bushey (1.2 miles away)	Y (Accepts out of area registrations)

- 4.17 In addition to the above, following a search on the NHS website, the following dental services are located in close proximity to the site:

⁸ NHS (2024). *GP surgeries near WD9 5RJ*. Available at - <https://www.nhs.uk/service-search/find-a-gp/results/WD19%205RJ>

Table 6. Dental Practice in close proximity to the site⁹

Dental Practice	Accepting New Patients? (Y/N)
Carpenters Park Dental Practice (0.5 miles away)	Y (When availability allows, this dentist accepts new NHS patients if they are: Children aged 17 or under / Adults entitled to free dental care)
MR N Bloom (0.6 miles away)	Y (When availability allows, this dentist accepts new NHS patients if they are: Children aged 17 or under / Adults 18 or over/ Adults entitled to free dental care)
Bushey Dental Practice (Smith and Luck) (1.2 miles away)	N
Bupa Dental Care, Bushey (1.2 miles away)	N
Bushey Heath Dental Surgery (1.4 miles away)	Y (When availability allows, this dentist accepts new NHS patients if they are: Children aged 17 or under / Adults 18 or over/ Adults entitled to free dental care)

4.18 The below pharmacies are also located in close proximity to the Site:¹⁰

- D B Jones Pharmacy – 0.4 miles away
- Viks Pharmacy – 0.6 miles away
- Esoms Chemist – 0.6 miles away
- Lex Pharmacy – 0.8 miles away
- Bushey Pharmacy – 1.2 miles away

⁹ NHS (2024). *Dentists near WD9 5RJ*. Available at -<https://www.nhs.uk/service-search/find-a-dentist/results/WD19%205RJ>

¹⁰ NHS (2024). *Pharmacies near WD9 5RJ*. Available at - <https://www.nhs.uk/service-search/pharmacy/find-a-pharmacy/results/WD19%205RJ>

Educational Facilities

4.19 Primary Schools within a 1.5-mile radius to the Site

- St Meryl School
- Woodhall Primary School
- Warren Dell Primary School
- Oxhey Wood Primary School
- St Joseph Catholic Primary School
- Colnbrook School
- St Margaret's School (Independent)

4.20 Secondary Schools within a 2.5 mile radius to the Site include

- St Margaret's School (Independent)
- Hatch End High School
- The Grange Academy
- Falconer School
- Bushey Meads School

Open Space and Recreational Areas

4.21 The following open space and recreational areas provision are available within a 1.5 mile radius from the Site:

- Attenborough Fields
- Merry Hill Wood
- Little Hartsbourne Wood
- Carpedners Park Skate & BMX park
- South Oxhey Skatepark

5. RAPID HIA ASSESSMENT

5.1 The tables below set out the potential health and wellbeing impacts associated with the Development. As set out in the Assessment Methodology section, the tables have been informed by Hertfordshire Position Statement: Health Impact Assessments (HIAs) document.

Housing

5.2 The provision of housing is essential for health and wellbeing as it provides protection, promotes safety, and supports access to clean water and sanitation, reducing the risk of diseases. Stable housing also fosters mental well-being by offering security, privacy, and social connections, while reducing stress and anxiety. Moreover, housing determines access to resources like healthcare, food, and employment, influencing overall health outcomes.

5.3 The Site benefits from being located in a highly sustainable location to the edge of Carpenders Park, and is within easy walking distance (c. 1,050m to the west; a 14-minute walk) of Carpenders Park Overground Station which is served by the Lioness Line, providing frequent services to Watford/Central London. The closest bus stop is c. 450m from the Site on Wood Road. There are also a range of services and facilities in Carpenders Park within walking distance. These include primary schools and pre-schools, a doctor's surgery, post office, places of worship, South Oxhey Leisure Centre, open spaces and various shops, restaurants and pubs.

5.4 There is a desperate need for affordable housing in Hertsmere, as outlined in the Planning Statement and Affordable Housing Statement. Therefore, the provision of 128 affordable homes (50% of the overall C3 housing component) will make an important contribution to the significant need for affordable housing.

5.5 It is proposed to deliver 10% of all market housing as self/custom build. The Council has a very poor record of custom and self-build homes, with none previously delivered in the district. As such, this is an important benefit of the scheme.

5.6 Additionally, there is an identified need for housing with care in the district, as set out in the Planning statement and the Housing with Care needs assessment. For this reason, the delivery of housing with care within the scheme will help accommodate the increasing demand across Hertfordshire.

5.7 Furthermore, there is also a demonstrable need for Children's Homes across Hertfordshire, as set out in the Statement of Common Ground with Hertfordshire County Council and the Planning Statement. Therefore, the provision of a 4-bed children's home within the scheme is critically important in addressing the growing demand across the County.

5.8 The proposed development will include a mixture of tenures and unit sizes. The design of the development has evolved following consideration of technical matters of the site and the surrounding area, further detail is set out within the Design and Access Statement (DAS).

5.9 In terms of energy and sustainability, as set out within the accompanying Energy and Sustainability Statement it is demonstrated how the buildings will significantly exceed the requirements of the Building Regulations Part L (2021) and policy requirements. The total reduction in carbon emissions from energy efficiency measures and low-carbon and renewable technologies is 53.62%. As well as this, water efficiency measures within homes will ensure that water usage is less than 110 litres per person per day.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Housing	General Population	Provision of 256 new homes of a mixture of tenures and unit sizes (50% affordable). In addition a Children's Home and Housing with Care will be provided.	High positive impact (1)	Affordable Housing to be secured within the s106. The mix of market and affordable housing tenures will be outlined in the Reserved Matters application. Provision of accessible and adaptable dwellings will also come forward within the Reserved Matters application.
	Vulnerable Groups		High positive impact (1)	
			Medium/ Long term	
			Medium/ Long term	

Access to Green Spaces

5.10 Green spaces within or near urban developments can enhance both mental and physical health, while also reducing rates of morbidity and mortality. These spaces provide opportunities for relaxation, alleviate stress, foster social interaction, encourage physical activity, and help to minimise exposure to poor air quality. By offering a calm setting, these spaces support well-being, strengthen community bonds, promote exercise, and improve air conditions, all of which contribute to a healthier lifestyle and can help to reduce community-level health inequalities.

5.11 There will be a variety of public open spaces across the Site. New planting and trees within this part of the Site will create an attractive place and a green settlement edge, as well as providing biodiversity enhancements. Play space will also be provided in this part of the Site. This open space will be available for both residents of the proposed development and the wider public.

- 5.12 Furthermore, the proposals have several connectivity enhancements to the Site. Specifically, the proposals retain and enhance the existing PRow across the northern part of the Site to maintain a connection to the woodland to the east. The PRow will link to a circular pedestrian route around the perimeter of the Site, creating opportunities for informal recreation and encouraging active lifestyles.
- 5.13 The proposal has been designed to retain and protect the majority of existing landscape features, as well as making provision for new landscape features and habitat creation.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Access to Green Spaces	General Population	The proposal includes green open space, which includes playspace and landscaping.	Medium positive impact (2) Medium/ Long term	Proposed site plan and landscape strategy, including open space provision to be conditioned to the decision.
	Vulnerable Groups		Medium positive impact (2) Medium/ Long term	

- 5.14 In terms of vulnerable groups, whilst there will be a medium positive impact for most vulnerable groups being able to access green space, for those with poor mental health, the impact may be even greater. As mentioned above accessing green spaces can provide opportunities for relaxation and can alleviate stress. Additionally, for children access to green space can be particularly important as it can have positive implications for their social skills and cognitive development.

Diet

- 5.15 Access to healthy food is linked to a balanced diet, a lower risk of obesity, and a reduced likelihood of developing other diet-related chronic diseases. Without access to healthy food sources such as local grocery stores and other food retailers, communities may lose the commercial vitality that supports the growth of local economies.

- 5.16 According to the 2024 Public Health data, the prevalence of obesity among year six children in Three River is lower than the national average at 16.3% (170) of children are classified as obese, where the national average is 22.1%.¹¹

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Diet	General Population	The proposal is primarily for residential development; there is no commercial space proposed, and no hot food takeaways (Sui Generis) are proposed.	Neutral impact (X)	N/A
	Vulnerable Groups		Neutral impact (X)	

Air Quality and Noise

- 5.17 Poor air quality, characterised by high levels of Nitrogen Dioxide and Particulate Matter, can lead to lung and heart diseases, negatively impacting the health of future residents and users of the Application Site. Additionally, noisy activities and uses can result in disturbances, sleep deprivation, which can have a detrimental effect on mental health. The noise and vibration impacts may not be experienced equally with shift workers, children and the elderly likely to be more prone to experiencing these impacts (vulnerable groups).
- 5.18 As part of the planning application, an Air Quality Assessment has been submitted. It outlined that during the construction phase it has the potential to create dust and as such, it will be necessary to apply a package of mitigation measures to minimise dust emissions. It is concluded that if the appropriate measures recommended are put in place, it is expected that the residual effects will not be significant. With regards to the operational phase, the report finds that the overall operational air quality effects of the proposed development are judged to be ‘not significant’. The assessment demonstrates the emissions from the additional traffic generated by the proposed development will have a negligible impact on air quality conditions at all existing receptors along the local road network.

¹¹ Department of Health & Social Care (2025). *Fingertips| Public Health Profiles*. Available at: <https://fingertips.phe.org.uk/profile/national-child-measurement-programme/data#page/1/gid/8000011/pat/6/ati/501/are/E07000102/iid/90316/age/200/sex/4/cat/-1/ctp/-1/yr/1/cid/4/tbm/1>

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Air Quality, Noise and vibration	General Population	There will be no significant impacts on air quality or noise as a result of the proposal.	Low negative impact (3) Short term	A CEMP should be submitted to provide mitigation measures with regards to air and noise impacts. To mitigate construction dust, carry out a construction Dust Risk Assessment to mitigate impacts on the surrounding area; A Dust Management Plan (DMP) should be submitted to TRDC prior to works commencing on the Site; Carry out regular site inspections to monitor compliance and air quality and noise in accordance with BS 5228 if required, with an inspection log available to the local authority; Plan site layout so that machinery, plant equipment and dust or noise causing activities are located away from receptors, as far as is possible; Provide temporary screening in the form of timber hoarding adjacent to sensitive noise receptors to reduce noise impacts on the surrounding residential area.
	Vulnerable Groups		Low negative impact (3) Short term	

5.19 In terms of vulnerable groups, whilst there will be a low negative impact for vulnerable groups as a collective it is important to note that for those with health conditions, such as asthma, they are likely to experience this impact more severely. For instance, the dust from the construction of the site will have a negative impact on these groups. As outlined above, suitable mitigation measures will be implemented to lessen these impacts so that overall, a low negative impact can be concluded.

Transport

- 5.20 As illustrated within the Transport Assessment & Framework Travel Plan, the proposal accords with the relevant development policies.
- 5.21 The Transport Assessment confirms that there are good opportunities for walking and cycling close to the Site as Carpenders Park has been identified as a core walking zone. The Site is also located within walking distance (c. 1050m) from Carpenders Park Overground Station which provides frequent services to central London and Watford. There are also a wider range of local services and amenities in the local area, with all essentials being present within Carpenders Park and South Oxhey.
- 5.22 The Illustrative Masterplan has been developed to ensure that safe, direct and convenient routes for pedestrians and cyclists are provided for a substantial proportion of journeys to existing services and facilities within Carpenders Park. The new signalised crossroad junction arrangement would provide improved crossing of Oxhey Lane for pedestrians.
- 5.23 With regards to traffic flows, the Transport Assessment finds that there would be a modest increase given the scale of development proposed, and the traffic impact of the proposed development would not be 'severe'. Additionally, the assessment concludes that the impact of the proposed development to the transport network are not significant in terms of highway safety and fall well below 'severe'.
- 5.24 Overall, the Transport Assessment concludes that the proposed development is fully acceptable in highways and transport terms.
- 5.25 A Framework Travel Plan has also been submitted as part of the planning application, which identifies a range of opportunities to promote the use of sustainable modes of transport. This includes initiatives and measures to promote walking, cycling, public transport, EV use and to reduce the demand for travel by less sustainable modes.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
<p>Transport and Active Travel Plan</p>	<p>General Population</p>	<p>The site is shown to be within walking and cycling distance to a number of key local facilities and public transport.</p> <p>The proposed access</p>	<p>Medium positive impact (2)</p> <p>Medium/ Long term</p>	<p>Support access to public transport by way of contribution or obligation to be established through the determination process.</p> <p>Implementation and monitoring of a Framework Travel Plan across the site to influence more sustainable travel patterns of future residents.</p>
	<p>Vulnerable Groups</p>	<p>arrangements are safe and suitable for all users, with two dedicated pedestrian and cycle accesses in addition to the main access.</p> <p>Specifically, the new signalised crossroad junction arrangement would provide improved crossing of Oxhey Lane for pedestrians.</p> <p>Walking, cycling and public transport trips have been distributed and assigned onto the local transport network, with minimal impact expected.</p> <p>A Framework Travel Plan has been submitted as part of the application which promotes sustainable travel alternatives (e.g.</p>	<p>High positive impact (1)</p> <p>Medium/ Long term</p>	

		walking, cycling, and public transport) to reduce the reliance on the private car.		
Highway Safety	General Population	The proposal will not have any adverse impact on highway safety	Neutral Impact (X)	N/A
	Vulnerable Groups		Neutral Impact (X)	

5.26 In terms of active travel, whilst the proposed development is likely to positively impact vulnerable groups (high positive impact), this positive impact is likely to be felt less by those with mobility issues. These groups of people are less likely to benefit from the active travel opportunities which the proposed development offers.

Crime and Community Safety

5.27 Community safety is critical for health and well-being as it reduces stress, promotes physical health by preventing violence and accidents, and enhances mental well-being through trust and social support. Safe neighbourhoods encourage outdoor activities, social interaction, and better access to resources, all of which contribute to improved overall health.

5.28 In the year ending September 2023, there were 4,594 incidents of crime, a 259 increase in incidents when compared to the previous year. The 4,594 incidents of crime in Three Rivers is equivalent to 0.1% of England's 5,016,803 total crime incidents in the year. When ordered by crime rate Three Rivers is the 42nd safest non-metropolitan district in England (of 164 total) when ordered by crime rate.¹²

5.29 Planning and design can contribute to reducing crime levels, as well as reducing fear of crime. Secured by Design principles have informed the design of the outline application and will continue to guide the Reserved Matters planning application.

¹² Varbes (2023). Crime in Three Rivers. Available at: <https://www.varbes.com/crime/three-rivers-crime>

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Crime and Community Safety	General Population	Commitment to Secured by design principles	Low positive impact (3) Medium / Long term	It is recommended that Secure by Design Officers are consulted on the scheme as part of the future Reserved Matters planning application.
	Vulnerable Groups		Low positive impact (3) Medium / Long term	

Alcohol, Tobacco and Illegal Drugs

- 5.30 Misuse of drugs and alcohol harms health by causing chronic illnesses, mental health disorders, and impairing cognitive function. It also increases the risk of accidents, weakens the immune system, and strains relationships, leading to social and economic challenges.
- 5.31 In England and Wales, 5,448 deaths related to drug poisoning were registered in 2023, the equivalent of 93.0 deaths per million people, and higher than the rate recorded in 2022 (84.4 deaths per million, 4,907 deaths) ¹³
- 5.32 In Hertfordshire between 1st of January 2022 and 31st of December 2022, 46 death inquests were concluded to be caused by drugs and/or alcohol. JSNA (2023).¹⁴

¹³ ONS(2024). *Deaths related to drug poisoning in England and Wales: 2023 registrations*. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/deaths/bulletins/deathsrelatedtodrugpoisoninginenglandandwales/2023registrations>

¹⁴ JSNA (2023). *Drug and Alcohol Deaths Audit 2022*. Available at: <https://www.hertshealthevidence.org/documents/thematic/epi/drug-alcohol-deaths-audit-2022.pdf>

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Alcohol, tobacco and illegal drugs	General Population	The proposal will not contribute to the oversupply of alcohol and tobacco.	Neutral impact (X)	N/A
	Vulnerable Groups		Neutral impact (X)	

Economy and Employment

- 1.3 Stable employment provides income, social benefits, and a sense of purpose, supporting mental and physical health. Economic stability improves access to healthcare, housing, and nutrition, promoting overall well-being. Conversely, unemployment, low wages, or financial insecurity can lead to stress, poor mental health, and limited access to essential resources, increasing the risk of chronic illnesses and social issues. Economic disparities also contribute to health inequalities, affecting vulnerable populations the most.
- 1.4 The unemployment rate in Three Rivers in December 2023 was 3.8%, this has risen since 2022. The unemployment rate for Three Rivers was slightly higher than across the East of England as a whole.¹⁵
- 5.33 The proposed development will deliver a number of economic benefits, namely the provision of construction related jobs, increased spend by new residents and increased tax receipt for the Council.
- 5.34 As part of the outline application an Economic Benefits Infographic has been prepared by Boyer Planning and quantifies the anticipated economic benefits. That Infographic demonstrates the specific benefits generated by this scheme on this settlement, such as the following:
- £65 million Estimated Construction Cost;
 - 179 FTE Jobs and 216 FTE indirect and induced jobs Per Annum;
 - £5.34 million local spending in Three Rivers Per Annum;
 - £632k Construction workers direct spending;
 - 2.01 million First occupation spending;

¹⁵ ONS (2024). Employment, unemployment and economic inactivity in Three Rivers. Available at: <https://www.ons.gov.uk/visualisations/labourmarketlocal/E07000102/>

- 60 FTE jobs from yearly household spend;
- £11.86 million GVA Per Annum;
- £1.03 million S106 Contributions; and
- £555K Council Tax Revenue in perpetuity.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/Recommendation
Economy and Employment	General Population	The Proposal will deliver economic benefits through direct channels, such as direct jobs, as well as indirect channels, such as stable communities which enables	Low positive impact (3) Short / Medium / Long term	A range of housing types and tenures be provided within the proposal to meet the needs of different income levels within the surrounding communities.
	Vulnerable Groups	good educational and health outcomes for children.	Medium positive impact (2) Short / Medium / Long term	Provide employment opportunities for local people through the provision of jobs that may include catering, maintenance, cleaners and gardeners. Provide access to education and training opportunities.

Climate Change and Energy Usage

- 5.35 Climate change can impact health and wellbeing in several ways, such as heat-related illnesses, air quality, diseases, the disruption of food production and access to clean water, extreme weather conditions. These impacts are most likely to impact vulnerable populations, such as low-income groups and elderly people who face greater health risks due to limited resources.
- 5.36 In terms of energy and sustainability, as set out within the accompanying Energy and Sustainability Statement it is demonstrated how the buildings will significantly exceed the requirements of the Building Regulations Part L (2021) and policy requirements. The total reduction in carbon emissions from energy efficiency measures and low-carbon and renewable

technologies is 53.62%. As well as this, water efficiency measures within homes will ensure that water usage is less than 110 litres per person per day. Overall, these findings demonstrate that extensive measures are proposed to mitigate the scheme’s climate change impact.

5.37 The site lies within Flood Zone 1 and has a low risk of flooding and SuDS techniques will be employed to dispose of surface water and full details are provided in the Flood Risk Assessment and Surface Water Disposal Strategy.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Climate change and energy usage	General Population	The total reduction in carbon emissions from energy efficiency measures and low-carbon and renewable technologies is 53.62%. As well as this, water efficiency measures within	Medium positive impact (2) Medium / Long term	The climate change measures, including the SuDS strategy will be conditioned to any planning approval to ensure implementation.
	Vulnerable Groups	homes will ensure that water usage is less than 110 litres per person per day	Medium positive impact (2) Medium / Long term	

Waste, Resource Minimisation and Land Use

5.38 Poor waste disposal can harm health by contaminating air, water, and soil with pollutants, causing respiratory issues and mental health challenges. Reducing resource consumption helps decrease pollution and environmental degradation, leading to cleaner air and water. It also supports sustainable food production, healthier diets, and climate resilience, all of which contribute to better public health.

5.39 The Energy and Sustainability Statement also sets out the resource efficiency proposals including the use of local materials and suppliers, and the overarching principle of waste being treated or disposed of within the region where it is proposed.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Waste, Resource Minimisation and Land Use	General Population	The implementation of sustainable measures of the construction, operational and design stages	Neutral impact (X).	Include conditions which secure the preparation and implementation of a CEMP and a Site Waste Management Plan (SWMP).
	Vulnerable Groups		Neutral impact (X)	

Equality, Social Cohesion and Community

- 5.40 Greater equality, strong social cohesion, and supportive communities lead to better health outcomes by promoting access to resources, reducing stress, and fostering social connections.
- 5.41 The presence of community infrastructure is key to fostering social cohesion, as it offers opportunities for social interaction and participation in community activities. This, in turn, helps reduce social isolation and supports both mental and physical well-being.
- 5.42 The proposals aim to create mixed communities through the provision of tenures and property types.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Equality, Social Cohesion and Community	General Population	Provision of different tenures and housing types to promote social cohesion.	Medium positive impact (2)	Proposed site plan and landscape strategy, including open space provision to be conditioned to any decision.
	Vulnerable Groups		Medium / Long term	
			Medium positive impact (2)	The mix of market and affordable housing tenures will be outlined in the Reserved Matters application.
			Medium/ Long term	

Access to Public Services

- 5.43 Access to healthcare services can improve overall health outcomes and reduce health disparities. It is crucial that access to healthcare and other social infrastructure is available for all members of the public.
- 5.44 As evidenced in the Health Infrastructure Audit in the previous section, it is demonstrated that there are many public services and educational facilities within a short walking or cycling distance.

Determinant of Health	Receptor	Description of Impact	Impact Assessment	Mitigation/ Recommendation
Medical Services	General Population	The Site is Sustainably located in close proximity to several public services, which will meet the demand of new residents.	Neutral impact (X).	Additional demand on public services will mitigated through appropriate financial contributions.
	Vulnerable Groups		Neutral impact (X).	
Education	General Population	The Site is Sustainably located in close proximity to several educational facilities, which will accommodate the demand of new residents.	Neutral impact (X).	Additional demand on educational facilities will be mitigated through appropriate financial contributions
	Vulnerable Groups		Neutral impact (X).	

6. CONCLUSION

6.1 This HIA has been prepared on behalf of Burlington Homes to establish the potential health impacts of a residential development at Land East of Oxhey Lane, Carpenders Park, Watford, WD19 5RJ. The development involves the provision of a variety of new housing types for different parts of the community which will deliver significant social benefits and will be in a sustainable location within close proximity to various services, amenities and public transport links within Carpenders Park.

6.2 The development has been assessed against the below themes:

- Housing
- Access to Green/ Natural Spaces
- Diet and Nutrition
- Air Quality and Noise
- Transport and Active Travel
- Crime Reduction and Community Safety
- Alcohol, Tobacco and Illegal Drugs
- Economy and Employment
- Climate Change and Energy Usage
- Waste, Resource Minimisation and Land Use
- Equality and Social Cohesion
- Access to Public Services

6.3 In summary, this Rapid HIA has demonstrated that the development will have an overall positive health impact as summarised in the table below; the majority of the themes assessed resulted in a positive or neutral impact. Only one theme (air quality and noise) resulted in a low negative impact, however this could be easily mitigated through the implementation of the suggested recommendations.

Determinant of Health	Impact Assessment: General Population	Impact Assessment: Vulnerable Groups
Housing	High Positive Impact (1)	High Positive Impact (1)
Access to Green Space	Medium Positive Impact (2)	Medium Positive Impact (2)
Diet / Access to Healthy Food	Neutral impact (X)	Neutral impact (X)
Air Quality & Noise and Vibration	Low negative impact (3)	Low negative impact (3)
Transport & Active Travel	Medium Positive Impact (2)	High Positive Impact (1)
Highway Safety	Neutral Impact (X)	Neutral Impact (X)
Community Safety	Low positive impact (3)	Low positive impact (3)

Alcohol, Tobacco & Illegal Drugs	Neutral impact (X)	Neutral impact (X)
Employment & Income	Low positive impact (3)	Medium positive impact (2)
Climate Change & Energy Use	Medium Positive Impact (2)	Medium Positive Impact (2)
Waste & Resource Minimisation	Neutral impact (X)	Neutral impact (X)
Equality & Social Cohesion	Medium positive impact (2)	Medium positive impact (2)
Medical Services	Neutral impact (X)	Neutral impact (X)
Education	Neutral impact (X)	Neutral impact (X)

6.4 This HIA outlines a series of recommendations together with identifying the mechanism for delivery responsibility for each recommendation. It is considered there are five main mechanisms for the delivery of recommendations, summarised as follows:

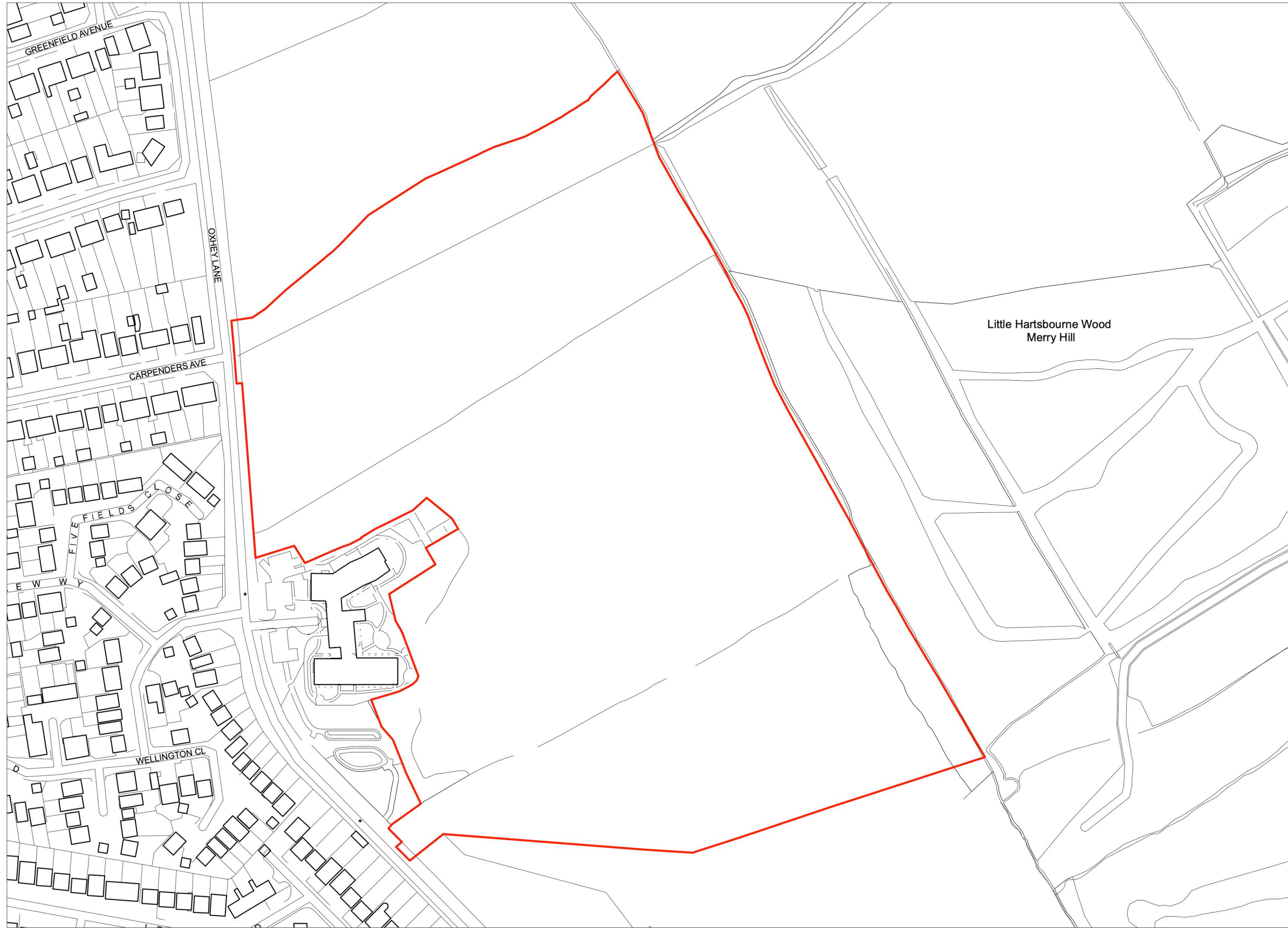
- **Planning Conditions:** can be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning conditions will be agreed by TRDC and the Applicant during the planning determination period.
- **Reserved Matters:** Deals with some or all the details outstanding following the Outline planning application which can include appearance, means of access, landscaping, layout and scale.
- **Section 106 Agreement:** Planning obligations can be sought where they meet relevant tests namely to make the development acceptable in planning terms, directly relate to the development and fairly and reasonably related in scale and kind to the development. The obligations will be agreed by TRDC and the Applicant during the application determination period.
- **Implementation:** the implementation of the Outline and subsequent Reserved Matters planning permissions to deliver the proposed development.
- **Occupation:** Occupation of the proposed development by the end user

6.5 Overall, the proposed development will deliver several health benefits; the proposals provide necessary housing, employment opportunities and services, whilst reducing environmental risks, therefore creating a solid foundation for improved health and wellbeing.

APPENDIX 1. SITE LOCATION PLAN

ISSUE:

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KEY: SITE LOCATION PLAN


 SITE BOUNDARY



LAND AT CARPENDERS PARK - SITE LOCATION PLAN



APPENDIX 2. ILLUSTRATIVE MASTERPLAN

06. DESIGN AND ACCESS

MASTERPLAN OVERVIEW

- 6.1 Informed by development of the concept plan, the illustrative masterplan demonstrates the capacity for a landscape led development – wherein landscaping is retained across some 50% of the site. The key elements include:
1. Introduce a substantial area of informal public open space in the northern area of the site, with tree planting, pond and an improvement to the existing PRoW;
 2. Delivery of up to 256 dwelling, including a mix of dwelling sizes and tenures;
 3. Inclusion of new housing with care that will lie adjacent to the existing Carpenders Park housing with care;
 4. Retention of existing hedgerows and tree running through the site, including the historic tree line;
 5. Integration of sustainable drainage;
 6. A lower density development edge in the northern parcel to preserve view and respect the countryside boundary;
 7. A new access via Oxhey Lane;
 8. Landscaping and open space to provide for an increase in biodiversity.



ILLUSTRATIVE MASTERPLAN

APPENDIX 3. APPLICATION SUBMISSION DOCUMENTS

Document	Prepared By
Application Form	Boyer Planning
Design and Access Statement (including illustrative Masterplan)	Pegasus
Planning Statement	Boyer
Affordable Housing Statement	Tetlow King
Air Quality Assessment	Air Quality Consultants
BNG Assessment and Metric	Ecology Solutions
Biodiversity Checklist	Ecology Solutions
Contamination Report	Brownfield Solutions
Ecological Assessment	Ecology Solutions
Energy & Sustainability Report	Blue Sky Unlimited
Flood Risk Assessment and Drainage Strategy	Ardent
Green Belt Assessment	Pegasus
Health Impact Assessment	Boyer
Heritage Statement	Handforth Heritage
Housing with Care Needs Assessment	Carterwood
Landscape & Visual Assessment	Pegasus
Landscape Plans	Pegasus
Draft s106 Agreement	Clyde & Co
Sequential Test	Boyer
Transport Statement	iTransport
Travel Plan	Boyer
Tree Survey & AIA	ACD
Utilities Statement	Ardent

APPENDIX 4. PUBLIC HEALTH ENGLAND LOCAL AUTHORITY HEALTH PROFILE (2020) FOR THREE RIVERS



Three Rivers

Published on 03/03/2020

Area type: District
Region: East of England

Local Authority Health Profile 2019

This profile gives a picture of people's health in Three Rivers. It is designed to act as a 'conversation starter', to help local government and health services understand their community's needs, so that they can work together to improve people's health and reduce health inequalities.

Visit <https://fingertips.phe.org.uk/profile/health-profiles> for more area profiles, more information and interactive maps and tools.

Health in summary

The health of people in Three Rivers is generally better than the England average. Three Rivers is one of the 20% least deprived districts/unitary authorities in England, however about 9.7% (1,620) children live in low income families. Life expectancy for both men and women is higher than the England average.

Health inequalities

Life expectancy is 7.2 years lower for men and 5.1 years lower for women in the most deprived areas of Three Rivers than in the least deprived areas.

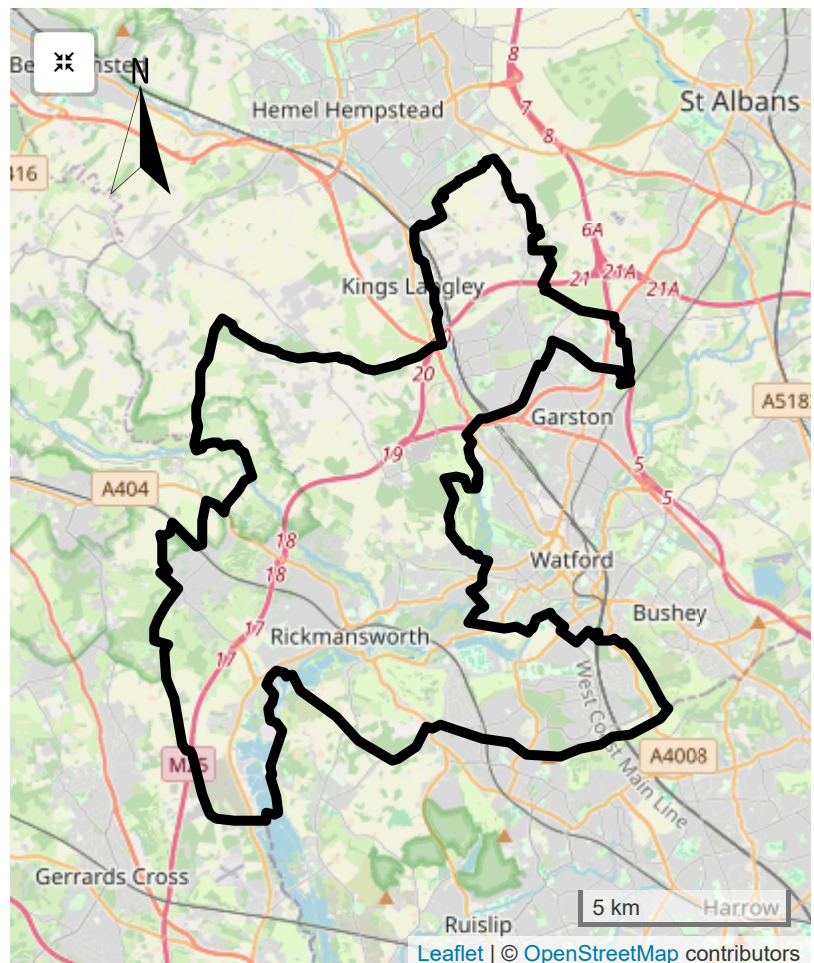
Child health

In Year 6, 14.5% (151) of children are classified as obese, better than the average for England. The rate for alcohol-specific hospital admissions among those under 18 is 24*. This represents 5 admissions per year. Levels of teenage pregnancy, GCSE attainment (average attainment 8 score) and smoking in pregnancy are better than the England average.

Adult health

The rate for alcohol-related harm hospital admissions is 711*. This represents 634 admissions per year. The rate for self-harm hospital admissions is 111*, better than the average for England. This represents 100 admissions per year. Estimated levels of excess weight in adults (aged 18+) are better than the England average. The rate of new sexually transmitted infections is better than the England average. The rates of statutory homelessness, violent crime (hospital admissions for violence), under 75 mortality rate from cardiovascular diseases and under 75 mortality rate from cancer are better than the England average.

* rate per 100,000 population



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Contains OS data © Crown copyright and database right 2019
Local authority displayed with full resolution clipped boundary

Health summary for Three Rivers

Key

Significance compared to goal / England average:

Significantly worse	Significantly lower	↑ Increasing / Getting worse	↑ Increasing / Getting better
Not significantly different	Significantly higher	↓ Decreasing / Getting worse	↓ Decreasing / Getting better
Significantly better	Significance not tested	↑ Increasing	↓ Decreasing
		↑ Increasing (not significant)	↓ Decreasing (not significant)
		– Could not be calculated	→ No significant change

Life expectancy and causes of death

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
1 Life expectancy at birth (male)	All ages	2016 - 18	n/a	81.5	80.3	79.6	↓
2 Life expectancy at birth (female)	All ages	2016 - 18	n/a	84.0	83.7	83.2	↓
3 Under 75 mortality rate from all causes	<75 yrs	2016 - 18	641	270.8	302.1	330.5	↑
4 Mortality rate from all cardiovascular diseases	<75 yrs	2016 - 18	134	56.8	63.4	71.7	↑
5 Mortality rate from cancer	<75 yrs	2016 - 18	271	114.7	126.0	132.3	↓
6 Suicide rate	10+ yrs	2016 - 18	21	8.85	9.96	9.64	↑

Injuries and ill health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
7 Killed and seriously injured (KSI) rate on England's roads	All ages	2016 - 18	107	38.5	46.7	42.6 ^	–
8 Emergency hospital admission rate for intentional self-harm	All ages	2018/19	100	111.1	173.1	193.4	↓
9 Emergency hospital admission rate for hip fractures	65+ yrs	2018/19	90	477.9	563.5	558.4	↓
10 Percentage of cancer diagnosed at early stage	All ages	2017	172	52.4	54.7	52.2	↓
11 Estimated diabetes diagnosis rate	17+ yrs	2018	n/a	78.2	76.7	78.0	↑
12 Estimated dementia diagnosis rate	65+ yrs	2019	781	76.0 *	65.7 *	68.7 *	↑

Behavioural risk factors

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
13 Hospital admission rate for alcohol-specific conditions	<18 yrs	2016/17 - 18/19	15	23.6	23.4	31.6	↓
14 Hospital admission rate for alcohol-related conditions	All ages	2018/19	634	711.0	633.6	663.7	↑
15 Smoking prevalence in adults	18+ yrs	2018	10521	14.7	14.0	14.4	↑
16 Percentage of physically active adults	19+ yrs	2017/18	n/a	69.8	65.4	66.3	↑
17 Percentage of adults classified as overweight or obese	18+ yrs	2017/18	n/a	56.9	62.1	62.0	↑

Child health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
18 Teenage conception rate	<18 yrs	2017	13	8.13 \$	16.0	17.8	↓
19 Percentage of smoking during pregnancy	All ages	2018/19	46	5.15	9.68 ^	10.6	↓
20 Percentage of breastfeeding initiation	All ages	2016/17	646	–	76.1	74.5	–
21 Infant mortality rate	<1 yr	2016 - 18	8	2.64	3.36	3.93	↑
22 Year 6: Prevalence of obesity (including severe obesity)	10-11 yrs	2018/19	151	14.5	18.0	20.2	↓

Inequalities

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
23 Deprivation score (IMD 2015)	All ages	2015	n/a	9.98	–	21.8	–

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
24 Smoking prevalence in adults in routine and manual occupations	18-64 yrs	2018	n/a	39.3	25.7	25.4	↑

Wider determinants of health

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
25 Percentage of children in low income families	<16 yrs	2016	1620	9.70	14.1	17.0	↑
26 Average GCSE attainment (average attainment 8 score)	15-16 yrs	2018/19	50089	52.1	47.0	46.9	↑
27 Percentage of people in employment	16-64 yrs	2018/19	44000	75.2	78.4	75.6	↓
28 Statutory homelessness rate - eligible homeless people not in priority need	Not applicable	2017/18	7	0.19	0.65	0.79	↓
29 Violent crime - hospital admission rate for violence (including sexual violence)	All ages	2016/17 - 18/19	65	25.5	33.6	44.9	↑

Health protection

Indicator	Age	Period	Count	Value (Local)	Value (Region)	Value (England)	Change from previous
30 Excess winter deaths index	All ages	Aug 2017 - Jul 2018	92	37.0	30.9	30.1	↑
31 New STI diagnoses rate (exc chlamydia aged <25)	15-64 yrs	2018	325	560.9	614.9	850.6	↓
32 TB incidence rate	All ages	2016 - 18	19	6.83	5.65	9.19	↑

For full details on each indicator, see the [definitions tab of the Local Authority Health Profiles online tool](#).

For a full list of profiles produced by Public Health England, see the fingertips website: <https://fingertips.phe.org.uk/>

Indicator value types

1,2 Life expectancy - years 3,4,5 Directly age-standardised rate per 100,000 population aged under 75 6 Directly age-standardised rate per 100,000 population aged 10 and over 7 Crude rate per 100,000 population 8 Directly age-standardised rate per 100,000 population 9 Directly age-standardised rate per 100,000 population aged 65 and over 10 Proportion - % of cancers diagnosed at stage 1 or 2 11 Proportion - % recorded diagnosis of diabetes as a proportion of the estimated number with diabetes 12 Proportion - % recorded diagnosis of dementia as a proportion of the estimated number with dementia 13 Crude rate per 100,000 population aged under 18 14 Directly age-standardised rate per 100,000 population 15,16,17 Proportion 18 Crude rate per 1,000 females aged 15 to 17 19,20 Proportion 21 Crude rate per 1,000 live births 22 Proportion 23 Index of Multiple Deprivation (IMD) 2015 score 24 Proportion 25,26 Slope index of inequality 27 Proportion 28 Mean average across 8 qualifications 29 Proportion 30 Crude rate per 1,000 households 31 Directly age-standardised rate per 100,000 population 32 Ratio of excess winter deaths to average of non-winter deaths 33 Crude rate per 100,000 population aged 15 to 64 (excluding Chlamydia) 34 Crude rate per 100,000 population

- * Value compared to a goal (see below)
- ~ Value not published for data quality reasons
- \$ There is a data quality issue with this value
- ^ Aggregated from all known lower geography values

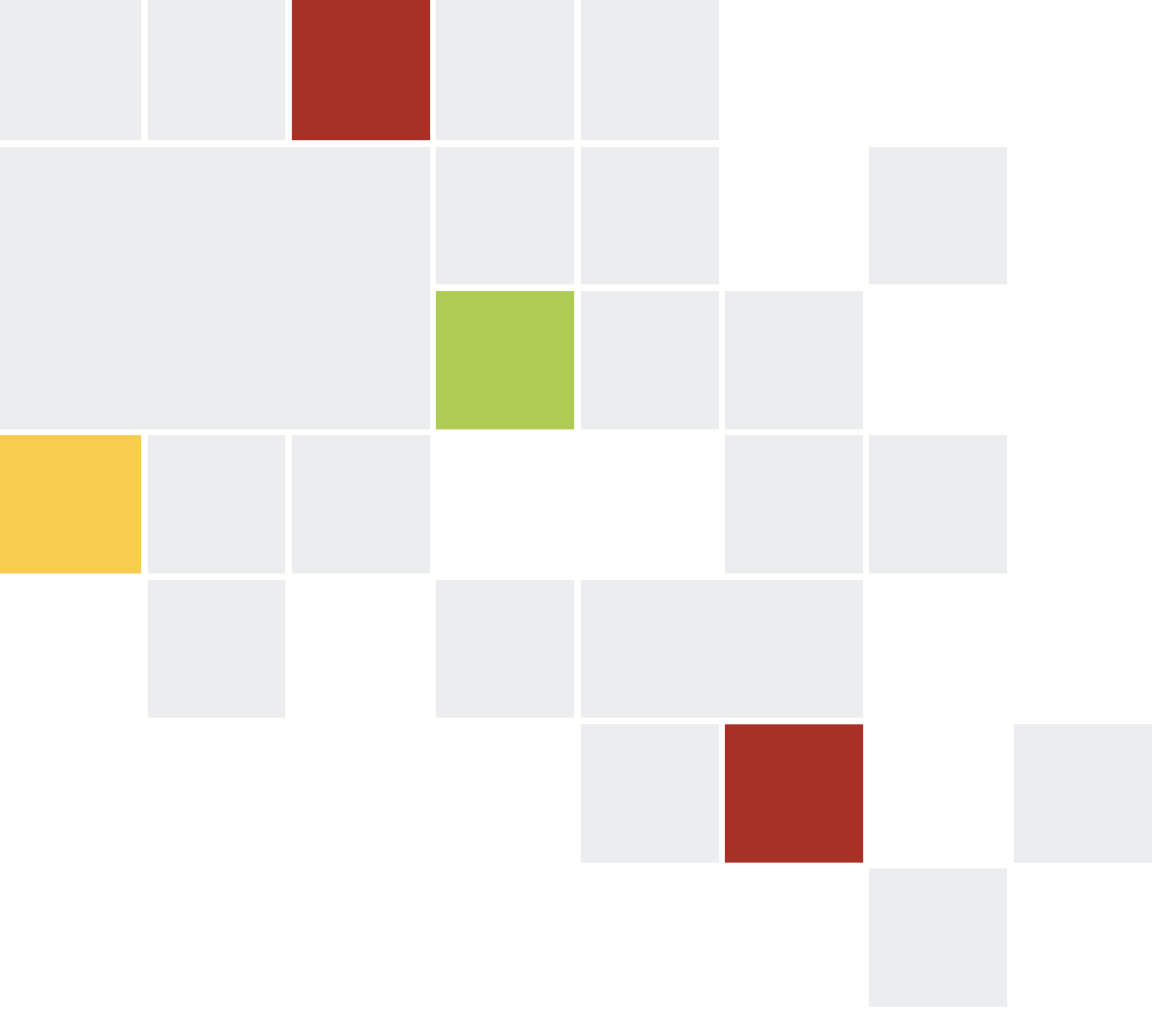
Thresholds for indicators that are compared against a goal

Indicator Name	Green	Amber	Red
12 Estimated dementia diagnosis rate (aged 65 and over)	>= 66.7% (significantly)	similar to 66.7%	< 66.7% (significantly)

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