

Health Impact Assessment

Section 1

Date: 31/07/2025	Author of health impact assessment: Brad Wiseman, Savills
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Planning proposal and reference (if known): PP-14212751

Please provide a brief summary of the proposal

The proposal seeks full planning permission for the development of 18,384 sq. m (197,880 sq. ft) of industrial and logistics floorspace, arranged across two units. The largest of the units (Unit K135) is located to the north-west of the Site, whilst the smaller unit (Unit K72) is located to the south-west, both of which are provided with dedicated access, servicing and staff parking areas. Access is proposed to be made from Alchemy Way, at the south-east corner of the Site. The application also seeks permission for landscaping and all associated works.

The units will be designed to the highest modern standards for industrial and logistics warehousing, aiming for BREEAM 'excellent' accreditation, EPC-A+ rating and incorporating a highly sustainable specification of development for both staff and visitors.

Please provide a brief summary of any planned or completed consultation

A combination of formal and informal pre-application discussions undertaken with Council's officers, including Alan Kilroe (Head of Planning), Clare Appleyard (Planning Officer), Jon Parry (Highways) and Louise Fortune (Highways & Development Control – Team Leader) During formal pre-application discussions, officers confirmed that the principle of the proposed development in this location would likely be acceptable, subject to satisfying all of the relevant development management criteria.

Section 2

There are 5 themes in the assessment which are taken from the overarching strategy [Knowsley 2030](#). In order to complete the assessment you need to:-

- Consider whether each question applies to your proposal – tick Y/N as appropriate.
- Assess whether the impact is positive or negative, and the level of the impact – severe, moderate or weak.
- Provide a brief summary of the evidence for your answer, including design and mitigation where appropriate. Reference to more detailed evidence and information can be made.
- In some responses reference will need to be made to existing, local facilities, particularly in terms of employment, transport and health provision. You will need to consider the local elements as well as Knowsley as a whole.
- Consider all the different population groups within your answer. It may be the case that different groups are impacted in different ways, negatively and positively.
 - Age
 - Those with disabilities or low mobility
 - Gender
 - Ethnicity
 - Religion or belief
 - Socio-economic position (defined by education, employment status, income, household composition)
 - Vulnerable and inclusion health groups (eg homeless, prison leavers, care leavers)
 - Area based variations by deprivation, service provision, urban or rural setting
 - Also consider those impacted by the development now, and in the future
- Please refer to the guidance document for further assistance and to [Building for a Healthy Life](#) for practical examples of how to make a development healthier



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- The assessment will be reviewed by Knowsley's Public Health and Planning teams. For further guidance please contact Public Health on publichealth@knowsley.gov.uk

A place with welcoming, vibrant, well-connected neighbourhoods and town centres	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
Describe how the proposal will create mixed communities with a variety of tenures and uses		N	N/A	N/A	N/A
Describe the range of housing types and sizes, including affordable housing and how this responds to local housing needs		N	N/A	N/A	N/A
How does the proposal provide and enhance access to the public transport network?	Y		Neutral		The proposal does not provide any new public transport facilities or infrastructure, and relies upon existing routes. However, the Site remains accessible from the nearest bus stops, located on Moorgate Road.
Describe how the proposal addresses the needs of people who are car dependent	Y		Positive	Moderate	The proposal facilitates access by car for staff and servicing vehicles, given that the nature of the proposal means that access by vehicle will be predominant. Access will be enabled for all road users.
Does the proposal include adequate parking as set out in the Ensuring Choice of Travel SPD and are electric vehicle charging points included?	Y		Positive	Moderate	The proposal seeks to find an appropriate balance of parking to accommodate staff and servicing vehicles, based upon the uses proposed.
Describe how the proposal provides and enhances sustainable transport facilities	Y		Positive	Moderate	The proposal provides footpaths and pedestrian areas, as well as cycle parking and infrastructure to support access by non-car modes.
Is the proposal designed to include traffic management and calming measures to help reduce and minimise road injuries?	Y		Positive	Moderate	The proposal includes a single, private estate road accessed from Alchemy Way, with access then provided to each of the units proposed. Segregated parking is provided and vehicle speeds will be low.



How will the proposal minimise waste and the use of new materials?		N	N/A	N/A	The proposal is for the new development of a mostly greenfield site. Whilst proposed levels will be managed to minimise any waste/ infill material, entirely new materials will be required for the new build construction.
Will a plan be in place to mitigate the impacts of dust, noise, smoke, light and odours during construction?	Y		Positive	Moderate	During the construction phase, a Construction Environment Management Plan (CEMP) will be in place.
Will the proposal have any measures to minimise air pollution and ensure that existing sources of air pollution do not impact on residents?	Y		Positive	Moderate	The application includes the submission of an Air Quality Assessment (AQA) which addresses measures relating to air quality in both the construction and operational phases.
How will the proposal minimise noise pollution caused by the development and ensure that existing sources of noise will not impact on new homes and open spaces?	Y		Positive	Moderate	As the site is located within an existing employment area, with no residential dwellings adjacent, it is not considered that noise to adjoining uses will have any impact upon existing homes or the enjoyment of open spaces in the Borough.

A place with a thriving, inclusive economy, with opportunities for people and business	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
How will the proposal allow local residents to access employment opportunities during the construction phase?	Y		Positive	Moderate	The submitted Social Value Strategy will help to quantify the number of local residents employed during the construction phase of the site.
When operational how will the proposal provide accessible and diverse employment opportunities appropriate to the skill sets present in the local community?	Y		Positive	Moderate	The submitted Social Value Strategy will help to quantify the number of local residents employed during the operational phase of the site. A range of employment opportunities will be available.

Does the proposal provide opportunities for community activities and /or the voluntary and community sector?		N	N/A	N/A	eg. Is there space for communal activities eg a communal garden /community allotment?
Describe how the proposal creates an attractive business location that encourages investment (e.g. good infrastructure, clean and pleasant environment)	Y		Positive	Moderate	The site is located within one of the largest employment areas in the region, and is a hotspot for investment in Knowsley. The proposal reinforces the primacy of the location, and provides modern, sustainable employment floorspace.
Describe how the proposal creates healthy workplaces	Y		Positive	Moderate	The proposal provides appropriate infrastructure to encourage walking and cycling, as well as amenity space for use by staff. Each unit will include space for staff to prepare and eat their own food. The proposal will provide new employment opportunities for local people, providing positive spin off benefits for health.

A place where people are active and healthy and have access to the support they need	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
How has the proposal assessed the location and accessibility of social infrastructure (e.g. schools, and community facilities)?		N	N/A	N/A	The site is allocated for employment use and therefore the location of such infrastructure is not considered relevant.
How will the proposal allow people with mobility problems or a disability to access buildings and places?	Y		Positive	Moderate	The proposal is designed to provide ease of access for people with mobility problems.
How will the proposal provide, retain and enhance open and natural spaces?		N	N/A	N/A	The proposal will have no impact on open space in the Borough.



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Describe how the proposal includes opportunities for active play and exercise		N			The proposal is for employment use and therefore active play and exercise is not considered relevant.
Describe how the proposal links into open and natural spaces for all community groups	Y		Positive	Moderate	The proposal provides suitable access for vehicles, pedestrians and cyclists from Alchemy Way.
How does the proposal reduce the need to travel especially by car?	Y		Positive	Moderate	Although the proposal will be predominantly accessed by vehicle, the application does provide the opportunity to access the site by other modes. Furthermore, the proposal will reduce the need to travel longer distances, by providing new employment in close proximity to where local people reside.
How will nearby education and employment opportunities be accessible by public transport, and walking or cycling routes?		N	N/A	N/A	As the proposal is for employment use, access to education facilities is not considered relevant.
How will walking / cycling away from the main traffic routes be encouraged?	Y		Positive	Moderate	Wide, safe pavements are proposed within the site, and appropriate infrastructure (i.e. crossing and parking) are also included. The only vehicles travelling on Alchemy Way will be those travelling to/ from other businesses in the immediate area.
Have low carbon heating solutions been considered?	Y		Positive	Moderate	The application includes an Energy Strategy, which fully assesses the options for renewable/ low carbon energy technologies.
What energy efficiency measures have been considered?	Y		Positive	Moderate	The proposal seeks to achieve BREEAM 'Excellent' certification with EPC-A+ ratings.
How does the development offset the carbon emissions it produces?	Y				The proposed development will deliver a net gain in biodiversity through a combination of on-site and off-site planting proposals.

A place where people of all ages are confident and can achieve their full potential	Applicable?		Positive (p) or negative (n) impact)	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			



Will all homes meet at least the minimum requirements set out in the Nationally Described Space Standards in order to be adequately 'liveable'?		N	N/A	N/A	No homes are proposed.
Will there be provision of homes that enable older and disabled people to live independent lives?		N	N/A	N/A	No homes are proposed.
Has accessibility been considered eg Will homes be wheelchair accessible inside and out?	Y		Positive	Moderate	Although no homes are proposed, both of the employment units proposed have fully considered access by mobility impaired users, including those in wheelchairs.
Describe how the proposal may reduce fuel poverty through energy efficiency measures such as insulation	Y		Positive	Moderate	The proposed units will be highly energy efficient, seeking BREEAM 'Excellent' certification with EPC- A+ ratings.
Describe any measures taken to reduce risk of overheating in homes		N	N/A	N/A	Not applicable.
Describe how you will ensure that damp, condensation and mould growth is prevented through the provision of heating, ventilation and drying facilities		N	N/A	N/A	Not applicable.
Do all homes have access to private outdoor space?		N	N/A	N/A	Not applicable.

A place where strong and safe communities can shape their future	Applicable?	Positive (p) or negative	Level of impact – severe (s),	Evidence, Design and Mitigation
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	Y	N	(n) impact	moderate (m) or weak (w)	
Does the proposal facilitate community integration i.e. land uses which encourage social interaction?		N	N/A	N/A	Not applicable.
Has the proposal been designed to incorporate crime prevention measures and to reduce the fear of crime?	Y		Positive	Moderate	The proposal includes crime prevention and security measures including boundary fencing, CCTV and active frontages. There will be no access to the site for the general public.
Does the proposal prioritise making security, management and maintenance easy?	Y		Positive	Moderate	eg. What will the arrangements be for the ongoing ownership and management of common parts and public areas in order to ensure that standards are maintained? Are there proposals for community engagement and consultation?
Are there opportunities for digital inclusion?	Y		Positive	Moderate	Yes – both units will have access to high speed internet.

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