

Health Impact Assessment [FINAL]

Section 1

Date:	27 March 2025	Author of health impact assessment: ANDREW WATT, MAZE PLANNING SOLUTIONS
Planning proposal and reference (if known) : PLANNING PORTAL REFERENCE: PP-138232428		

Please provide a brief summary of the proposal
PROPOSED WAREHOUSE DEVELOPMENT FOR OCCUPATION BY APPLIED NUTRITION. REGENERATION OF PREVIOUSLY DEVELOPED LAND WITHIN KNOWSLEY INDUSTRIAL PARK TO PROVIDE EXPANSION SPACE FOR AN ESTABLISHED LOCALLY HEADQUARTERED BUSINESS. THE DEVELOPMENT WILL PROVIDE ABOUT 7,750 SQUARE METRES (GIA) OF NEW BUILDING, PREDOMINANTLY WAREHOUSING, BUT WITH INTEGRATED OFFICE AND STAFF WELFARE FACILITIES, INCLUDING CANTEEN AND GYM.

Please provide a brief summary of any planned or completed consultation
PRE-APPLICATION CONSULTATION WITH PLANNING OFFICERS CONCLUDED 21 JANUARY 2025. KNOWSLEY COUNCIL REFERENCE 24/00058/PREAPP

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.



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- 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.
 - o Age
 - o Those with disabilities or low mobility
 - o Gender
 - o Ethnicity
 - o Religion or belief
 - o Socio-economic position (defined by education, employment status, income, household composition)
 - o Vulnerable and inclusion health groups (eg homeless, prison leavers, care leavers)
 - o Area based variations by deprivation, service provision, urban or rural setting
 - o 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



Explanation - Health
Impact Assessment in

- 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

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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		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
Describe the range of housing types and sizes, including affordable housing and how this responds to local housing needs		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
How does the proposal provide and enhance access to the public transport network?	X		P		KNOWLSLEY INDUSTRIAL PARK HAS ESTABLISHED BUS SERVICES PASSING THE DEVELOPMENT SITE. BUS SERVICE DETAILS ARE CONTAINED IN THE TRANSPORT ASSESSMENT AND TRAVEL PLAN DOCUMENTS.
Describe how the proposal addresses the needs of people who are car dependent	X		P		THE DEVELOPMENT PROVIDES CAR PARKING WITHIN THE SITE TO MEET CURRENT LOCAL AUTHORITY STANDARDS, CONFIRMED DURING PRE-APPLICATION CONSULTATION. 10% OF PARKING PROVISION IS RESERVED FOR IMPAIRED MOBILITY USERS.
Does the proposal include adequate parking as set out in the Ensuring Choice of Travel SPD and are electric vehicle charging points included?	X		P		THE DEVELOPMENT PROVIDES CAR PARKING WITHIN THE SITE TO MEET CURRENT LOCAL AUTHORITY STANDARDS, CONFIRMED AS APPROPRIATE PROVISION DURING PRE-APPLICATION CONSULTATION
Describe how the proposal provides and enhances sustainable transport facilities	X		P		THE DEVELOPMENT SITE IS LOCATED IN AN AREA SERVED BY EXISTING PUBLIC TRANSPORT. THE DEVELOPMENT SCHEME MAKES PROVISION FOR SECURE CYCLE PARKING, ELECTRIC VEHICLE CHARGING, DEDICATED CAR SHARING SPACES AND A CLEAR, DIRECT, PEDESTRIAN ACCESS ROUTE FROM THE PUBLIC FOOTWAY TO THE BUILDING ENTRANCE.
Is the proposal designed to include traffic management and calming measures to help reduce and minimise road injuries?	X		P		GOODS VEHICLES AND CARS ARE SEGREGATED TO MINIMISE THE RISK OF CONFLICT. THE CAR PARK HAS SHORT PARKING AISLES TO ENSURE LOW TRAFFIC SPEEDS AND CLEARLY MARKED PEDESTRIAN ROUTES TO MINIMISE VEHICLE / PEDESTRIAN CONFLICT.



How will the proposal minimise waste and the use of new materials?	X				THE DEVELOPMENT MAKES PROVISION FOR THE SEPARATE STORAGE AND COLLECTION OF RECYCLABLE AND NON-RECYCLABLE WASTE STREAMS.
Will a plan be in place to mitigate the impacts of dust, noise, smoke, light and odours during construction?	X				YES. IT IS LIKELY THE LEAD CONTRACTOR WOULD BE REGISTERED TO THE 'CONSIDERATE CONSTRUCTORS SCHEME' WITH BEST PRACTICE WORKING PROTOCOLS TO MINIMISE CONSTRUCTION IMPACTS.
Will the proposal have any measures to minimise air pollution and ensure that existing sources of air pollution do not impact on residents?	X				THE DEVELOPMENT WOULD NOT BE A SIGNIFICANT GENERATOR OF AIR POLLUTION. THE PRIMARY ACTIVITY IS WAREHOUSING AND DISTRIBUTION OF FINISHED PACKAGED PRODUCTS. SPECIAL AIR POLLUTION CONTROL MEASURES ARE NOT LIKELY TO BE NECESSARY.
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?	X				THE DEVELOPMENT IS SITED WITHIN AN ESTABLISHED INDUSTRIAL PARK AND WOULD NOT BE A SIGNIFICANT NOISE GENERATOR. NOISE POLLUTION CONTROL MEASURES ARE NOT LIKELY TO BE NECESSARY. THERE ARE NO RESIDENTIAL PROPERTIES, PUBLIC OPEN SPACES OR OTHER NOISE SENSITIVE RECEPTORS IN THE VICINITY OF THE SITE.

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?	X		P		THE APPLICANT HAS PROVIDED A SOCIAL VALUE STRATEGY TO ENSURE CONSTRUCTION PHASE EMPLOYMENT AND TRAINING OPPORTUNITIES ARE AVAILABLE TO AND PROMOTED FOR THE BENEFIT OF LOCAL RESIDENTS.
When operational how will the proposal provide accessible and diverse employment opportunities appropriate to the skill sets present in the local community?	X		P		THE COMPLETED BUILDING WILL BE OCCUPIED BY AN ESTABLISHED AND EXPANDING LOCAL BUSINESS, APPLIED NUTRITION, HEADQUARTERED AT KNOWSLEY INDUSTRIAL PARK. THE PROPOSED DEVELOPMENT MEETS THE NEED FOR MORE SPACE TO SUPPORT GROWTH OF THE BUSINESS, WHICH RECRUITS LOCALLY FOR ALL EXISTING AND FUTURE EMPLOYMENT OPPORTUNITIES.

Does the proposal provide opportunities for community activities and /or the voluntary and community sector?	X		P		APPLIED NUTRITION AND ITS STAFF PRVVIDE CHARITABLE SUPPORT TO THE WORK OF ALDER HEY CHILDREN'S HOSPITAL AND ACORN FARM (KIRKBY)
Describe how the proposal creates an attractive business location that encourages investment (e.g. good infrastructure, clean and pleasant environment)	X		P		THE PROPOSED DEVELOPMENT WOULD PROVIDE A COMPREHENSIVE DEVELOPMENT OF VACANT UNDERUTILISED INDUSTRIAL LAND. IT WOULD INSTALL A MODERN EMPLOYMENT BUILDING, WITH NEW BOUNDARY TREATMENTS, ELEMENTS OF SOFT LANDSCAPING AND AN EXTERNAL STAFF AMENITY AREA. IT IS INTENDED AS A HEADQUARTER FACILITY FOR APPLIED NUTRITION AND WOULD PROVIDE A CLEAN, PLEASEANT ENVIRONMENT APPROPRIATE TO THAT FUNCTION.
Describe how the proposal creates healthy workplaces	X		P		THE PROPOSAL PROVIDES A MODERN, CLEAN, ACCESSIBLE WORKPLACE WITH MODERN HEATING AND VENTILATION SYSTEMS FOR USER COMFORT, TOGETHER WITH PROPOSED CANTEEN AND GYM FACILITIES FOR EMPLOYEES AND AN OUTDOOR STAFF AMENITY AREA.

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)?	X		P		THE DEVELOPMENT SITE IS LCOATED WITHIN THE ESTABLISHED BUSINESS COMMUNITY OF KNOWSLEY INDUSTRIAL PARK IN A ZONE IDENTIFIED IN THE LOCAL PLAN AS BEING APPROPRIATE FOR WAREHOUSING. THE LOCATION OF THE PROPOSAL HAS BEEN CONFIRMED AS ACCEPTABLE DURING PRE-APPLICATION CONSULTATION WITH LOCAL PLANNING OFFICERS.
How will the proposal allow people with mobility problems or a disability to access buildings and places?	X		P		THE DEVELOPMENT PROVIDES DEDICATED PARKING FOR MOBILITY IMPAIRED USERS WITH CONVENIENT, LEVEL ACCESS TO THE BUILDING. INTERNALLY, THE BUILDING HAS BEEN DESIGNED TO MEET THE NEEDS OF MOBILITY IMPAIRED USERS, INCLUDING ACCESIBLE BATHROOMS AND GYM SHOWER. THERE IS LIFT ACCESS TO ALL FLOORS WITHIN THE MULTI-LEVEL OFFICE AREA.
How will the proposal provide, retain and enhance open and natural spaces?	X		P		THERE IS NO OPEN OR NATURAL SPACE ON THE EXISITNG SITE. THE PROPOSED REDEVELOPMENT INCLUDES NEW SOFT LANDSCAPING TO IMPROVE VISUAL AMENITY AND PROVIDE HABITAT OF VALUE TO ECOLOGY.
Describe how the proposal includes opportunities for active play and exercise	X		P		THE PROPOSAL INCLUDES SPACE FOR AN EQUIPPED WORKPLACE GYM

Describe how the proposal links into open and natural spaces for all community groups		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
How does the proposal reduce the need to travel especially by car?	X		P		THE PROPSALS IS SITED WITHIN AN ESTABLISHED BUSINESS COMMUNITY SERVED BY BUSES. THE SITE DEVELOPMENT PLAN INCLUDES FACILITIES AND FEATURES TO SUPPORT CYCLING AND WALKING. THE APPLICATION PACKAGE INCLUDES A TRAVEL PLAN FRAMEWORK THAT WILL BE IMPLEMENTED TO SUPPORT AND ENCOURAGE MODAL SHIFT TO THE MOST SUSTAINABLE AVAILABLE TRAVEL OPTION(S)
How will nearby education and employment opportunities be accessible by public transport, and walking or cycling routes?		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
How will walking / cycling away from the main traffic routes be encouraged?		X			THERE IS NO LOCAL CYCLING INFRASTRUCTURE, ON OR OFF HIGHWAY
Have low carbon heating solutions been considered?	X		P		YES. THE APPLICANT'S SUSTAINABILITY AND ENERGY STATEMENT EXPLAINS THE OPTIONS FOR BUILDING HEATING WHERE REQUIRED AND PROVIDES DIRECTION ON SUSTAINABLE CHOICES. IT IS LIKEY YHRE DEVELOPMENT WILL INCORPORATE AIR SOURCE HEAT PUMPS FOR SPACE HEATING AND SOLAR PV FOR GENERATION OF SUSTAINABLE ENERGY. NO FOSSIL FUEL WILL BE USED FOR OPERATION OF THE BUILDING.
What energy efficiency measures have been considered?	X		P		THE APPLICANT'S SUSTAINABILITY AND ENERGY STATEMENT EXPLAINS THE ENERGY EFFICIENCY MEASURES INCORPORATED INTO THE BUIDING'S DESIGN, CHOICE OF CONSTRUCTION MATERIALS AND INSTALLED CONTROL SYSTEMS TO ACHIVE OPTIMUM ENERGY EFFICIENCY. A FABRIC-FIRST APPROACH TO EBERGY EFFICIENCY WILL BE COMBINED WITH AIR SOURCE HEAT AND SOLAR PV TECHNOLOGY TO MINIMISE ENERGY CONSUMPTION.
How does the development offset the carbon emissions it produces?	X		P		CARBON EMISSIONS ARE MINIMISED BY ENERGY EFFICIENT BUILDING DESIGN, THE INSTALLATION OF ENERGY EFFICIENT SYSTEMS AND OMISSION OF FOSSIL FUELS.

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		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT

Space Standards in order to be adequately 'liveable'?					
Will there be provision of homes that enable older and disabled people to live independent lives?		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
Has accessibility been considered eg Will homes be wheelchair accessible inside and out?		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
Describe how the proposal may reduce fuel poverty through energy efficiency measures such as insulation		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
Describe any measures taken to reduce risk of overheating in homes		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT
Describe how you will ensure that damp, condensation and mould growth is prevented through the provision of heating, ventilation and drying facilities	X		P		THE PROPSAL WILL PROVIDE AN INSULATED BUILDING WITH MODERN HEATING AND VENTILATION SYSTEMS AND CONTROLS TO ENSURE A HEALTHY ENVIRONEMT FOR OCCUPANTS AND VISITORS.
Do all homes have access to private outdoor space?		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT

A place where strong and safe communities can shape their future	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			



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Does the proposal facilitate community integration i.e. land uses which encourage social interaction?		X			NOT APPLICABLE – COMMERCIAL DEVELOPMENT WITHIN AN ESTABLISHED INDUSTRIAL ESTATE
Has the proposal been designed to incorporate crime prevention measures and to reduce the fear of crime?	X		P		THE DEVELOPMENT WILL BRING A VACANT SITE BACK INTO ACTIVE USE, PROVIDE NEW SECURELY FENCED BOUNDARIES AND THE END USER IS LIKELY TO INSTALL CCTV AND OTHER APPROPRIATE MEASURES TO SAFEGUARD ITS CORPORATE ASSETS, EMPLOYEES AND VISITORS.
Does the proposal prioritise making security, management and maintenance easy?	X		P		YES – THE SITE WILL BE COVERED BY A LARGE SECURE WAREHOUSE BUILDING WITH CONTINUOUS SECURITY PERIMETER FENCE. ALL ACCESS POINTS FOR VEHICLES, STAFF AND VISITORS ARE CLUSTERED AT THE EAST SIDE OF THE DEVELOPMENT WHERE THEY CAN BE EASILY MONITORED BY ACTIVE SECURITY SYSTEMS AND WHERE THEY ARE OVERLOOKED FROM THE OFFICE ACCOMMODATION, PROVIDING AN ADDITIONAL ELEMENT OF PASSIVE SECURITY.
Are there opportunities for digital inclusion?	X		P		FAST FIBRE NETWORKS ARE AVAILABLE TO PROVIDE BUSINESS ESSENTIAL CONNECTIVITY

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