

Health Impact Assessment

Land at former Glen Dimplex, Stoney Lane
Whiston

December 2025

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1. Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared by Turley Economics on behalf of Taylor Wimpey ('the Applicant') in support of a full planning application for Land at former Glen Dimplex, Stoney Lane, Whiston ('the Site') comprising 204 new homes with associated landscaping ('the Proposed Development').
- 1.2 The Site is located within Whiston which forms part of the local authority area of Knowsley Metropolitan Borough Council (KMBC) and is located within the Liverpool City Region (LCR).
- 1.3 The Health Impact Assessment has been prepared in response to KMBC's validation requirement¹, to detail the Proposed Development's positive, negative and neutral impacts upon supporting active healthy lifestyles. This is in alignment with Policy CS2: Application of Development Principles, as set out within Knowsley's Core Strategy².

The Site

- 1.4 The Proposed Development is located on the former Glen Dimplex factory Site. Based on information provided by the Applicant, whilst this previously supported a number of employment opportunities for local residents, it is understood that de-commissioning of the Site commenced mid-2024, and was fully vacant by October 2025. The decision to close the factory was in response to a review undertaken by the previous occupants, and is unrelated to the proposals put forward by the Applicant.
- 1.5 The Site is bounded to the north by Stoney Lane, to the east by Elis Laundry Plant and to the West by existing properties on Cumber Lane. To the south, it is adjacent to St Edmundson Arrowsmith Catholic Academy with associated playing fields and green spaces. Beyond the school, the Liverpool to Manchester railway line runs parallel to the Site stopping at Whiston station and Rainhill station. The Site is in close proximity to Whiston Hospital, which is adjacent to the Site on Stoney Lane.
- 1.6 The location of the Site is shown in **Figure 1.1** below.

¹ Knowsley Council (July 2025), Guidance on the local validation requirements for planning applications submitted to Knowsley Council

² Knowsley Metropolitan Borough Council (2016) Knowsley Local Plan Core Strategy

Figure 1.1: Site Location



Source: Banners Gate (2025)

The Proposed Development

- 1.7 The Proposed Development is a residential development, providing 204 homes alongside associated landscaping.
- 1.8 The description of development is as follows:

"Full planning application for the erection of a residential development (Use Class C3) with associated access taken from Stoney Lane, parking, public open space, and landscaping"
- 1.9 The Proposed Development will provide homes of a range of sizes and tenures, with an embedded ethos of inclusivity for all as well as sustainable energy provision. It is anticipated that c.10% of homes at the Proposed Development would be affordable, in line with KMBC's expectations for provision of affordable housing on brownfield sites³. The housing mix informing the assessment of the operational phase economic benefits is set out in **Table 1.1** below.

³ Taylor Wimpey (2025), Former Glen Dimplex, Design and Access Statement

Table 1.1: Proposed Development – residential mix

	Open Market	Affordable	Total	Percentage
2 bedrooms	15	16	31	15%
3 bedrooms	103	4	107	52%
4+ bedrooms	66	-	66	32%
Total	184	20	204	100%

Source: Banners Gate (2025)

Health Impact Assessment

Overview of Approach

- 1.10 The aim of a HIA is to describe the potential consequences, both positive and negative, for health and well-being resulting from the construction and operation of a Proposed Development. It involves a multi-disciplinary approach combining qualitative and quantitative evidence from a range of technical experts.
- 1.11 The World Health Organisation (WHO) defines a HIA as follows:
- “A means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques”⁴*
- 1.12 A HIA is a multi-disciplinary assessment which aims to identify vulnerable groups and health priorities in the local impact area and outline the likely impact of the Proposed Development. The following stages are conducted as part of the assessment:

Figure 1.2: HIA methodology



Source: Turley Economics (2025)

- 1.13 The broad purpose of a HIA is to understand the health and wellbeing of the local population and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes.
- 1.14 A variety of resources and guidance has been published by the UK Government’s Department for Health, WHO the NHS Healthy Urban Development Unit (HUDU) and KMBC in relation to undertaking HIAs.

⁴ World Health Organisation (WHO): ‘Environment, Climate Change and Health’ [Online]. Available at: <http://www.who.int/hia/en/>

Local HIA Requirements and Guidance

- 1.15 Policy CS2 of the KMBC adopted Local Plan Core Strategy⁵ outlines that HIAs should be used to assess the effects of new developments on local people's health and wellbeing.
- 1.16 As a means of promoting sustainable development, KMBC's planning application validation requirements⁶ are defined in the context of Policy CS2. The Council's validation checklist outlines that HIA is required for the following types and scale of major developments in the borough:
- Residential developments over 50 units;
 - Commercial/ industrial buildings (excluding extensions) over 1,000 sqm; and
 - All new major public buildings and community facilities
- 1.17 The production of a HIA can help to ensure that new developments maximise positive impacts on the health and wellbeing of new and existing residents and mitigate against potentially adverse effects.
- 1.18 KMBC has published HIA guidance – including a Template and Explanation Document⁷ – that has informed the assessment of the Proposed Development's health impacts. The template outlines a requirement to consider the local Knowsley context and the Council's overarching priorities.
- 1.19 KMBC's guidance emphasises the importance of considering the health and wellbeing impacts on disadvantaged communities or population groups for whom negative impacts may be disproportionately significant, and which could contribute to widening health inequalities.
- 1.20 As such, KMBC's HIA Template outlines a requirement to consider the impact of proposals on different population groups, including characteristics in relation to factors such as age, disability, gender, ethnicity, religion, socio-economic position, deprivation, and 'vulnerable and inclusion' health groups (e.g. homeless people, prison leavers, care leavers).
- 1.21 KMBC's HIA Template – which forms the framework for the assessment presented in Section 4 – is structured around the Council's five strategic objectives for the borough, as set out in the Knowsley 2030 Strategy⁸, namely:
1. A place with welcoming, vibrant, well-connected neighbourhoods and town centres.
 2. A place with a thriving, inclusive economy, with opportunities for people and business.

⁵ Knowsley Metropolitan Borough Council (2016) Knowsley Local Plan Core Strategy

⁶ Knowsley Metropolitan Borough Council (2025) Guidance on the local validation requirements for planning applications submitted to KMBC.

⁷ Knowsley Metropolitan Borough Council (2025) Health Impact Assessment - Explanation

⁸ Knowsley Metropolitan Borough Council (2020) Knowsley 2030

3. A place where people are active and healthy and have access to the support they need.
4. A place where people of all ages are confident and can achieve their full potential.
5. A place where strong and safe communities can shape their future.

1.22 This HIA draws on publicly available data published by organisations such as the Office for National Statistics (ONS), NHS Digital and the UK Government's Office for Health Improvements and Disparities (OHID), alongside evidence from other technical reports prepared as part of the Proposed Development's planning application submission, as well as information provided by the Applicant with regards to pre-application discussions undertaken with KMBC. Data sources referenced by KMBC's HIA Explanation Document⁹ are also utilised to inform the baseline assessment of the local Huyton and Knowsley populations.

Structure of the HIA

1.23 This HIA is structured as follows:

- **Chapter 2 Health Policy and Strategy Context:** Summary of the relevant health and well-being policies and legislation at national and local levels.
- **Chapter 3 Local Public Health Profile:** Summary baseline assessment of the local Knowsley public health profile and healthcare infrastructure.
- **Chapter 4 Health Impact Assessment:** Assessment of the impacts using KMBC's HIA Template.
- **Chapter 5 Discussion of Findings:** Assessment conclusions, including a summary of the likely health and wellbeing benefits of the scheme, as well as measures to mitigate any potential negative impacts.

⁹ Knowsley Council (2025) Health Impact Assessment - Explanation

2. Health Policy and Strategy Context

- 2.1 This section provides an overview of policy and strategy context as it relates to the delivery of the Proposed Development and associated activities in relation to human health.
- 2.2 Through this review, consideration is given to aspirations and objectives described in relation to national, sub-regional (e.g. Cheshire & Merseyside Health and Care Partnership / Liverpool City Region Combined Authority) and local (Knowsley) policies, strategies and plans which frame priorities in respect of health and wellbeing.

National Planning and Health Policy

National Planning Policy Framework

- 2.3 The Government published the new National Planning Policy Framework (NPPF) in December 2024, which sets out its planning policies for England and how these should be applied. The NPPF provides a framework for a planning system centred around sustainable development, including the provision of homes, commercial development and supporting infrastructure.
- 2.4 The NPPF continues to set a social objective *“to support strong, vibrant and healthy communities, by ensuring that a number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*¹⁰
- 2.5 The NPPF sets that 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”*¹¹
- 2.6 A core planning principle of the NPPF focuses on the promoting healthy and safe communities, stating that plan-making and decision-taking should aim to:
 - a) *“Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and*

¹⁰ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 8(b)

¹¹ Ibid, para 98(b)

high-quality public space, which encourage the active and continual use of public areas; and

- c) *Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – 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.*¹²

- 2.7 The NPPF is supplemented by the web-based Planning Practice Guidance (PPG). The 'Healthy and Safe Communities' section of the PPG highlights that decision making in planning should consider health:

*"Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)"*¹³.

- 2.8 The PPG identifies that *"a health impact assessment is a useful tool to use where there are expected to be significant impacts"*¹⁴. The increasing use of HIAs mirrors changes across the planning profession; organisations such as the Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) are undertaking research on topics such as 'healthy weight environments'¹⁵ and 'housing for dementia'¹⁶.

The Marmot Review

- 2.9 In 2008, Professor Sir Michael Marmot was tasked with chairing an independent review to propose evidence-based strategies for reducing health inequalities in England from 2010. Crucially, the review evidenced how the *"conditions in which people are born, grow, live, work and age"* - the 'social determinants' of health - affect health inequalities.

- 2.10 The final report was published in 2010 and concluded that six policy objectives were required to reduce health inequalities. Those of relevance to the Proposed Development are:

- Create fair employment and good work for all;
- Ensure a healthy standard of living for all;
- Create and develop healthy and sustainable places and communities;

¹² Ibid, para 96(a, b, c)

¹³ Ministry of Housing, Communities and Local Government (2018-2021) and Department for Levelling Up, Housing and Communities (2019) Planning Practice Guidance: Healthy and Safe Communities, para 001 (Reference ID:53-001-20190722)

¹⁴ Ibid, para 005 (Reference ID:53-005-20190722)

¹⁵ Ross & Chang (2014) Planning Healthy Weight Environments: A TCPA 'Reuniting Health with Planning' Project

¹⁶ RTPI (2017) Dementia and Town Planning

- Strengthen the role and impact of ill-health prevention.
- 2.11 The report proposed that socio-economic characteristics of a local area, such as income and employment, were central to understanding asymmetries in health and well-being across the UK. The central message of the report is that the social determinants of health should be addressed despite the economic cost.
- 2.12 In February 2020, the Institute of Health Equity (IHE) at University College London (UCL), of which Professor Sir Michael Marmot is Director, published a subsequent report, 'Health Equity in England: The Marmot Review 10 Years On'¹⁷ which sought to understand the changes that had occurred in the nation's health and wellbeing since the original report's publication.
- 2.13 The Review stated that the last decade has been marked by deteriorating health and widening health inequalities, highlighting that *"for men and women everywhere the time spent in poor health is increasing"*¹⁸ and identifying that increasingly wide socio-economic inequalities are a key factor in this trend.
- 2.14 The Review concludes that national government should prioritise addressing health inequalities and developing a national strategy to do so, but also outlines that there are instances of local government having played a significant role in establishing whole system approaches to tackling health inequalities, which have resulted in public health improvements, and which should serve as a model for national government and other local authorities upon which to build.
- 2.15 In January 2024, the Institute of Health Equity published a further report, 'Health Inequalities: Lives Cut Short', which concluded that a million people in England died earlier over the decade 2011-2021 than they would have done if they had been living in areas where the richest 10% of the population reside¹⁹.

The Office for Health Improvement and Disparities

- 2.16 Public Health England (PHE) was established in 2013, and in 2021 transitioned into OHID. OHID serves as an executive agency within the Department of Health and Social Care (DHSC), with an overall aim to improve the nation's health so that everyone can expect to live more of their life in good health, levelling up health disparities to break the link between background and prospects for a healthy life.
- 2.17 The body supports the delivery of national and regional priorities for prevention and health inequalities and ensuring a joined-up approach to public health, publishing data, guidance and strategies related to a wide range of health determinants. OHID's priorities include:
- Identify and address health disparities, focusing on those groups and areas where health inequalities have greatest effect;

¹⁷ Institute of Health Equity (2020) Health Equity in England: The Marmot Review 10 Years On

¹⁸ Ibid. p. 5

¹⁹ Institute of Health Equity (2024) Health Inequalities, Lives Cut Short

- Take action on the biggest preventable risk factors for ill health and premature death including tobacco, obesity and harmful use of alcohol and drugs;
- Work with the NHS and local government to improve access to the services which detect and act on health risks and conditions, as early as possible;
- Develop strong partnerships across government, communities, industry and employers, to act on the wider factors that contribute to people's health, such as work, housing and education; and
- Drive innovation in health improvement, harnessing the best of technology, analytics, and innovations in policy and delivery, to help deliver change where it is needed most.

Sub-regional Planning and Health Policy

All Together Fairer: Report for Cheshire and Merseyside

- 2.18 The Institute for Health Equity (IHE) have been commissioned by the Cheshire and Merseyside Health and Care Partnership (HCP) to understand the determinants of health inequality across the region. The IHE's 2025 report²⁰ identifies that life expectancy amongst males and females is low in Knowsley in comparison to other local authorities in Cheshire and Merseyside.
- 2.19 As outlined in the Marmot Review, health is shaped by the social, economic and environmental conditions in which people are born, grow, live, work and age. The report outlined a number of determinants of health which are argued to be driving health inequality within Cheshire and Merseyside. These are outlined below:
- Access to good quality work is beneficial to health. A third of Cheshire and Merseyside's residents live in the most deprived 20% of neighbourhoods in England and 15% of children live in households that are in absolute poverty;
 - Access to high-quality of housing is a determinant of health. Across the north, around 24% of owner-occupied homes and 26% of private rented homes did not meet the 'decent homes standard', a higher proportion than across England as a whole; and
 - Ethnic minority groups often experience worse outcomes in the social determinants of health, such as income, quality of employment and housing conditions – this relates to experiences of discrimination and exclusion.
- 2.20 The report targets strengthening the role of business in reducing health inequalities, creating interventions and actions with communities and increasing funding for social determinants of health and prevention.

²⁰ Institute for Health Equity (2025) All Together Fairer: Health equity and the social determinants of health in Cheshire and Merseyside

Liverpool City Region: Plan for Prosperity

- 2.21 Liverpool City Region Combined Authority (LCRCA) produced its 'Plan for Prosperity' in 2022²¹, which outlines the long-term vision for delivering a Fairer, Stronger, Cleaner Liverpool City Region (LCR) and provides a framework to maximise prosperity for people and communities across the region.
- 2.22 Economic constraints across the LCR include high unemployment, low economic activity and a deficit of high-quality jobs. The Plan for Prosperity also identifies that poverty and pollution are factors that contribute towards worsening health and wellbeing amongst residents. This highlights and reinforces the importance of the relationship between economic prosperity and health.
- 2.23 The main strategic priority relating to health is creating "*an inclusive city region where levelling up means no one and no place is left behind*" by focusing on economic and social innovation to improve prosperity, health and wellbeing. This includes supporting sustained improvements in health and wellbeing to reduce health inequalities.

Liverpool City Region: Draft Spatial Development Strategy

- 2.24 The LCRA's draft Spatial Development Strategy (SPS)²² was published in November 2023 to outline a framework for building and development over a 15-year period. Repurposing and reimagining the city region's town centres.
- 2.25 The following draft policies are outlined within the draft SPS and are of relevance to the Proposed Development:
- **Policy SS1:** Aims to deliver 83,600 homes over the next 15 years across the LCR.
 - **Policy DP2:** Delivery of sustainable and inclusive communities that provide a diverse mix of homes of varied size, type and tenure to meet local need.
 - **Policy DP4:** Aims to promote health and wellbeing through ensuring sufficient provision of healthcare infrastructure to meet and respond to community needs. This also includes requiring new developments to deliver an environment that cultivates strong health and wellbeing such as delivering open space, high standards of energy efficiency and delivering opportunities to access healthy food.
 - **Policy DP5:** Development proposals should plan to positively impact health and reduce the adverse impacts on health through mitigation. This includes minimising impacts in term of air quality, light and noise.
 - **Policy DP6:** Development proposals should be well designed with high-quality buildings that are attractive, inclusive, healthy, safe and environmentally sustainable.

²¹ Liverpool City Region (2022) Plan for Prosperity

²² Liverpool City Region Combined Authority (2022) draft Spatial Development Strategy

Local Planning and Health Policy

Knowsley Local Plan Core Strategy

- 2.26 KMBC's Local Plan Core Strategy²³, adopted in January 2016, sets out the overall spatial strategy for the borough and the objectives and strategies that will help achieve the vision for the area. The Local Plan outlines that:

"By 2028, Knowsley Borough will be known for its successful suburban townships that promote a sense of place and community, having sustainable, diverse, more prosperous and healthy populations."

- 2.27 The Local Plan sets out a number of strategic objectives that relate specifically to improved health and wellbeing outcomes and to wider determinants of health, including:
- **Strategic Objective 3:** Regenerate and transform areas of social and economic deprivation to create communities that are more sustainable, safe, healthier and cohesive.
 - **Strategic Objective 6:** Ensure new developments prioritise sustainable transport such as walking, cycling and public transport to ensure residents and visitors can access housing, employment, shopping, leisure, education, healthcare and other community uses.
 - **Strategic Objective 8:** Support and strengthen the role of Knowsley's green infrastructure including recognising its effect on health and wellbeing.
 - **Strategic Objective 9:** Promoting health and wellbeing by addressing health inequalities through ensuring residents have access to healthy environments. New developments should seek to have a positive impact on health and wellbeing.

- 2.28 Principle 1 of Policy CS2 seeks to promote sustainable economic development and reduce inequalities by tackling the causes of deprivation. This includes meeting the need for housing, employment and retail provision, boosting employment, reduce economic, environmental, education, health and other social inequalities as well as provide opportunities for healthy lifestyles.

- 2.29 Policy CS2 outlines that HIAs should be used to assess the effects of new developments on local people's health and wellbeing.

Knowsley Council Plan 2025-2030

- 2.30 The overarching vision of KMBC's Council Plan²⁴ is '*supporting Knowsley residents to Thrive*'. The strategy recognises there has been sustained growth in the population, with also increasingly diverse communities.

²³ Knowsley Metropolitan Borough Council (2016) Knowsley Local Plan Core Strategy

²⁴ Knowsley Metropolitan Borough Council: Knowsley Council Plan (2025-2030)

2.31 The Plan is informed by a number of objectives, the relevant ones being:

- **Building an inclusive economy**, to ensure that economic growth benefits everyone, and that local communities can feel the impact through new jobs and training opportunities, access to new homes and green spaces and a range of physical improvements to local places;
- **Place Leadership**, to deliver solutions that are ambitious, promote economic resilience and provide a foundation for Knowsley residents and businesses to thrive;
- **Meeting the needs of a changing population**, working with partners to ensure there is appropriate infrastructure in place to provide for a growing and changing population;
- **Responding to the Climate Emergency and Achieving Net Zero**, leading on the approach to sustainable development and making progress on the commitment to have net zero carbon emissions from Knowsley Council estates and services by 2040;
- **Early Intervention and Prevention**, by delivering targeted support to break the cycle of disadvantage and enable residents and families to address issues before they escalate;
- **Stronger communities**, focus on understanding the challenges in communities to tackle the root causes of inequalities to identify and remove barriers that inhibit residents, working alongside communities to ensure everybody has the same opportunities to realise their potential. The intention is to create strong community networks, based on principles of trust and respect for local diversity, and nurturing a sense of belonging and confidence in local people; and
- **Tackle inequalities**, to encourage fairness through greater opportunities for people to thrive, living happy and healthy lives in their communities.

Knowsley 2030 Strategy

2.32 KMBC's 'Knowsley 2030' strategy²⁵ sets out the actions required in order to achieve the Council's long-term ambitions to create vibrant neighbourhoods, with an inclusive economy where people can achieve their full potential. The strategic objectives defined by the Knowsley 2030 strategy state the Council's aim to create:

1. A place with welcoming, vibrant, well-connected neighbourhoods and town centres;
2. A place with a thriving, inclusive economy, with opportunities for people and business;
3. A place where people are active and healthy, and have access to the support they need;

²⁵ Knowsley Metropolitan Borough Council (2020) Knowsley 2030

4. A place where people of all ages are confident and can achieve their full potential; and
 5. A place where strong and safe communities can shape their future.
- 2.33 The strategy highlights that reducing inequality across the borough is a key priority to ensure that everyone can enjoy a happy, healthy and fulfilled lives, and outlines that KMBC aims to support residents to make healthy choices. This includes delivering active places that encourage residents to live healthier lives through the provision of high-quality amenities, green space and community-based healthcare.

Knowsley Joint Health and Wellbeing Strategy

- 2.34 The Knowsley Health and Wellbeing Board's (KHWB) Joint Health and Wellbeing Strategy (JHWS) outlines local health priorities over the period 2020-25²⁶; namely, reducing health inequalities and improving mental health, wellbeing and social isolation.
- 2.35 In order to reduce health inequalities across the borough, the KHWB seeks to promote preventative measures, whilst targeting initiatives at those most at risk of poor health outcomes. In order to improve mental health, wellbeing and social isolation, the KHWB will seek to ensure parity between mental and physical health services, supporting communities to come more resilient as well as establishing support networks in the form of community groups.

Summary

- 2.36 Planning for healthy communities is a priority for national and local government. From reference to HIAs and building healthy communities in the NPPF, to KMBC's Local Plan's strategic objectives and HIA requirements, health and wellbeing is a mainstream and key aspect of planning.
- 2.37 It is recognised that a high-quality built environment can play a crucial role in promoting sustainable communities, particularly through applying recommendations arising from a HIA.

²⁶ Knowsley Health and Wellbeing Board (2020) Joint Health and Wellbeing Strategy

3. Local Public Health Profile

- 3.1 This section presents a health profile of the local population of Whiston and Knowsley. The baseline has been tailored to understand the impacts of the Proposed Development in the context of the health and wellbeing characteristics of the Whiston and Knowsley populations, drawing comparisons where relevant to the wider LCR (or the North West region where LCR-specific data is unavailable) and England as a whole.
- 3.2 The Council's HIA Explanation Document requests presentation of health, demographic and socio-economic data in relation to various geographic scales, at local, regional and national levels. The profile for Whiston²⁷ has been informed by the composition of a number of LSOAs, with comparisons made the wider Knowsley borough, LCR, North West and England, for context. This aligns with the presentation of 'Impact Areas' within the supporting Social Benefits Assessment²⁸.
- 3.3 The public health profile is prepared in the context of KMBC's HIA guidance²⁹, which outlines that health impacts should be considered in relation to different population groups who may experience health impacts differently or to a disproportionate extent. This includes characteristics in relation to factors such as age, disability, gender, ethnicity, religion, socio-economic position, deprivation, and 'vulnerable and inclusion' health groups (e.g. homeless people, prison leavers, care leavers).
- 3.4 As such, alongside a consideration of general and wider health and wellbeing determinants across the population as a whole, analysis of key baseline indicators relating to each of the relevant population groups is also outlined in this section.
- 3.5 The baseline draws on publicly available data published by organisations such as the ONS, NHS Digital and OHID, as well as sources providing locally-specific data, as referenced by KMBC's HIA Explanation Document³⁰, such as the Knowsley Joint Strategic Needs Assessment (JSNA).

General and Wider Health and Wellbeing Determinants

- 3.6 The 2021 Census³¹ provides an insight into the overall health of the population, asking respondents to self-assess their general health. A low proportion of residents self-scored their general health as 'Very Good' or 'Good' in Whiston and in Knowsley (77%, and 78%, respectively), on par with the proportion across the LCR (78%). The rates in these areas fall below that reported for the North West and England as a whole (80% and 82%, respectively).
- 3.7 OHID's Local Authority Health Profile³² highlights that the average life expectancy in Knowsley is notably lower than across the North West region and England as a whole.

²⁷ The profile for Whiston has been informed by the following LSOAs: Knowsley 009C, 009D, 009E, 013A, 013B, 013C, 013D, 013E, 017C

²⁸ Turley (2025), Land at former Glen Dimplex, Social Benefits Assessment

²⁹ Knowsley Council (2025) Health Impact Assessment – Template

³⁰ Knowsley Council (2025) Health Impact Assessment - Explanation

³¹ ONS via Nomis (2023) Census 2021: TS037 - General health

³² Office for Health Improvement and Disparities (2025) Local Authority Health Profiles

It is reported that life expectancy for men and women in the borough is 76.3 and 79.5 years respectively, in comparison with 77.5 and 81.6 years in the North West, and 79.1 and 83.1 years nationally.

3.8 Further OHID³³ data outlines that:

- **Obesity rates for children and adults are higher in Knowsley than wider geographies:**
 - 46% of Year 6 children in Knowsley are overweight, exceeding the rates recorded across the North West (37%) and England as a whole (36%).
 - 71% of adults in Knowsley are overweight, exceeding the rates recorded across the North West (67%) and England as a whole (65%).
- **Whilst a higher proportion of children and young people in Knowsley are physically active than in the North West or nationally, this is not reflected in adulthood:**
 - 55% of children and young people in Knowsley meet recommended physical activity guidelines³⁴, in comparison with 48% in the North West and England as a whole.
 - 56% of adults in the borough meet physical activity guidelines³⁵, in comparison with 66% in the North West and 67% across England as a whole.
- **A higher proportion of children (under 16s) are in low-income households than recorded across the North West, with the rates in both geographies being higher than that reported nationally:**
 - 29% of children in Knowsley live in relative low-income households³⁶, in comparison to 28% in the North West and 22% nationally.

3.9 The various data and reports comprising the wider Knowsley JSNA help to determine priorities for KMBC's Knowsley's 2030 strategy and the KHWB's JHWS. The JSNA identified that residents in Knowsley are more like to have long-term conditions than the national average, with a higher proportion of residents recorded as having hypertension, diabetes, chronic kidney disease and coronary heart disease³⁷.

³³ Office for Health Improvement and Disparities (2025) Local Authority Health Profiles

³⁴ Guidelines recommend at least 60 minutes of moderate or vigorous intensity physical activity a day for children and young people. This can include walking to school; playground activities (e.g. running, jumping); physical education; team or individual sports (e.g. football or tennis); or other activities such as swimming, skipping, dancing, skateboarding, rollerblading or cycling.

³⁵ Guidelines recommend at least 150 minutes of moderate or vigorous intensity physical activity per week for adults. This can include walking or cycling for travel; team or individual sports (e.g. football or tennis); or other activities such as swimming or gardening.

³⁶ A relative low-income household is defined as one where household income is lower than 60% of median household income.

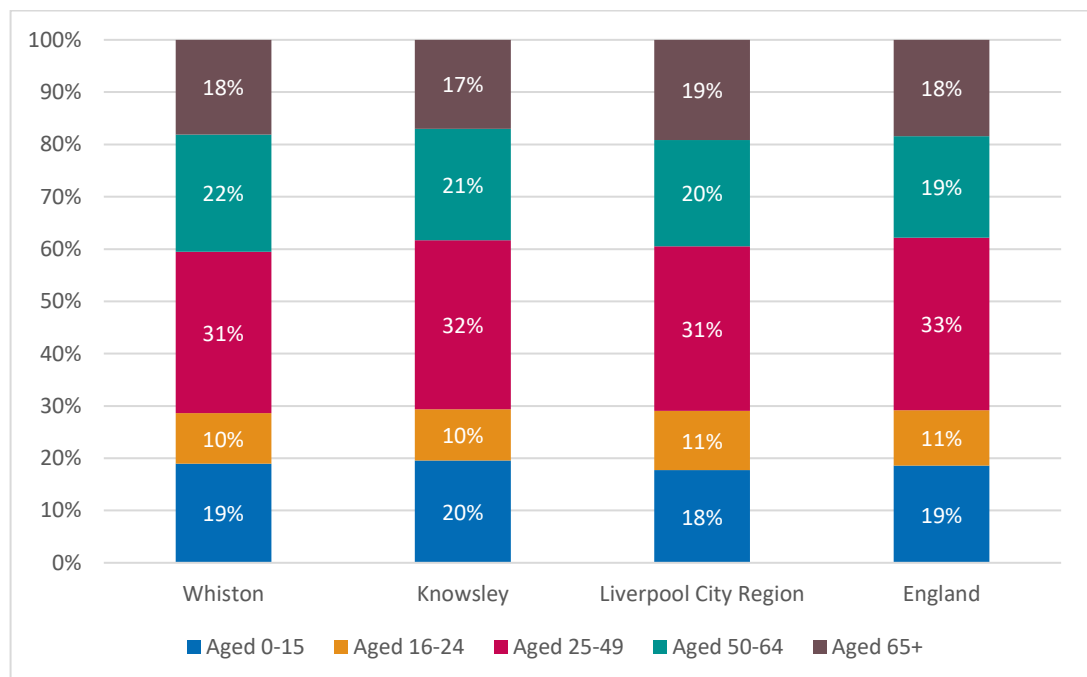
³⁷ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Live Well

Population and Age Profile

3.10 The ONS's Census 2021³⁸ recorded c. 12,950 residents in Whiston, accounting for 8.4% of the total Knowsley population (c. 154,520). **Figure 3.1** presents a breakdown by age in Whiston, Knowsley, LCR and England as a whole³⁹. Whilst there is not an especially notable variation in age profile across these geographies, it can be seen that:

- The borough of Knowsley accommodates a higher proportion of children aged under 16 in (20%), than Whiston (19%), both higher than the proportion across the LCR (18%) but on par with England as a whole (19%).
- Whiston has an older working population, with 22% of residents aged between 50-64, higher than the proportion across Knowsley (21%), LCR (20%) and England (19%).
- There has been a notable reduction in the proportion of residents aged 35-49 since the last Census was undertaken in 2011⁴⁰, potentially indicating a need for more family homes for this demographic within the locality.

Figure 3.1: Age composition



Source: Census 2021

3.11 The JSNA also identified that there is a link between inequality and mental health problems in children and young people. Indeed, the rate of hospital admissions for mental health conditions for residents under age 18 within Knowsley is higher than

³⁸ ONS via Nomis (2024) Census 2021 – TS00: Number of usual residents in households and communal establishments

³⁹ ONS via Nomis (2022) Census 2021 – TS007: Age by single year

⁴⁰ Census 2011

that recorded across the North West and England⁴¹. The proportion of school children with social, emotional, and mental health needs, continues to increase in Knowsley (as it does in all geographies), and stands at a slightly higher rate locally than in the North West and England.

- 3.12 The JSNA identified that the resident population aged 65+ is anticipated to increase by a third between 2020 and 2040⁴². The JSNA therefore forecast that the number of cases of long-term health conditions is anticipated to increase including bronchitis, dementia, diabetes and cardiovascular disease. The JSNA also projects that as a result of the forecast age profile, the number of residents requiring self-care is forecast to increase.

Disability

- 3.13 The 2021 Census provided information on the number of residents who are disabled under the Equality Act's definition and the extent to which this affects their day-to-day lives⁴³. Census data reports that a slightly higher proportion of residents are disabled in Knowsley (23%) than in Whiston and the LCR (both 22%), with these rates all exceeding those recorded across the North West region (19%) and nationally (17%).
- 3.14 The JSNA⁴⁴ identified that disabled people are twice as likely to develop conditions such as depression, asthma, diabetes, stroke, obesity or poor oral health. The JSNA outlines that this is likely to be a result of discriminatory factors, such as negative attitudes of healthcare providers and lack of knowledge and information on disability.
- 3.15 Census 2021 data however indicates that 26% of working-age disabled residents in Whiston are in employment, on par of that of the proportion of England (27%). This is far higher than the proportion across Knowsley (22%), the LCR (23%) as well as slightly higher than the proportion across the North West region (25%). This indicates that disabled residents are notably substantially more likely to be in employment within Whiston, although less likely across wider comparator geographies. In this context, research has shown that disabled people are twice as likely to live in poverty as non-disabled people⁴⁵.
- 3.16 Research⁴⁶ by the charity 'Sense' highlights that social isolation and its impact on mental and physical health can disproportionately impact disabled people; of those surveyed, 70% of disabled people reported that social isolation affects their mental health and wellbeing, and 40% reported that this has had a negative impact on their physical health. These figures are notably higher than the average recorded across the

⁴¹ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Start Well

⁴² Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Start Well

⁴³ ONS via Nomis (2023) Census 2021 – TS038 - Disability

⁴⁴ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Protected Characteristics Knowsley JSNA Data Profile

⁴⁵ Climate Just (2022) 'Who is affected by fuel poverty?' [Online]. Available at:

<https://climatejust.org.uk/messages/what-can-be-done-tackle-fuel-poverty>

⁴⁶ Sense (2021) 'Fear of mental health crisis as loneliness rises dramatically amongst disabled people' [Online].

Available at: <https://www.sense.org.uk/media/latest-press-releases/loneliness-rises-dramatically-among-disabled-people/>

general population and were noted to have increased significantly since the start of the Covid-19 pandemic.

Sex and Gender

- 3.17 At c. £37,150, the median gross annual full-time *resident* wage for men in Knowsley is 16% higher than the equivalent figure for women in the area (c. £31,980). There is also a disparity – albeit to a lesser degree – recorded in local annual *workplace* wages, with the median gross annual full-time wages for men (c. £38,020) being recorded as 4% higher than the equivalent figure for women (c. £36,630)⁴⁷.
- 3.18 The JSNA⁴⁸ identified that the rate of suicide is over three times higher in men than in women, however, women are three times more likely than men to experience common mental health problems.
- 3.19 Census 2021 data⁴⁹ suggests that the gender identity of residents does not substantially vary across Knowsley, LCR and England as a whole. Around 390 people in Knowsley indicated in the Census that their gender identity was different from sex registered at birth.

Ethnicity

- 3.20 In comparison to England as a whole (where 81% of the population is White), White residents account for a notably high proportion of Whiston and Knowsley's population (94% and 95%, respectively), which is also reflected to a slightly lesser extent across the in comparison to the LCR (92%).
- 3.21 As such, there is a comparatively low proportion of residents from Asian backgrounds in Knowsley (2%) and in Whiston and across the LCR (both 3%) than in the North West region (8%) and England as a whole (10%). There is also a lower proportion of residents from a Black background in Whiston and Knowsley (both under 1%) and across LCR (1%) than in the North West (2%) and across England as a whole (4%). However, the number of Knowsley residents from Asian, Black, Mixed or other ethnic groups increased by 81% since the 2011 Census.
- 3.22 The Knowsley JSNA⁵⁰ notes that ethnic minority groups are disproportionately affected by socio-economic deprivation, with structural racism and marginalisation reinforcing inequalities in accessing healthcare, housing, employment and the criminal justice system. The JSNA highlighted that:
- People in Bangladeshi, Pakistani and Black ethnic groups are most likely to be living in deprived neighbourhoods;

⁴⁷ ONS via Nomis (2024) Annual Survey of Hours and Earnings 2024. Median full-time wage data (rather than overall median) used so as to as far as possible compare like-with-like between the genders.

⁴⁸ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Protected Characteristics Knowsley JSNA Data Profile

⁴⁹ Census 2021 (2022) TS078 - Gender identity

⁵⁰ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Protected Characteristics Knowsley JSNA Data Profile

- Unemployment rates are highest among Black, Bangladeshi, and Pakistani populations, while White and Indian groups are more likely to be in employment;
- People in Bangladeshi, Pakistani, Chinese and Black ethnic groups are about twice as likely to be living on a low income and experiencing child poverty as White people; and
- People from ethnic minorities are more likely to live in private rented accommodation and in overcrowded households than White British people, with 30% of households in the Bangladeshi group being overcrowded compared with 3% of White British households.

Religion

- 3.23 Christianity is the most prominent religion in Whiston, Knowsley, the LCR and England as a whole, albeit the proportion of the population who identify as Christian is larger in Whiston and Knowsley (both 67%) than across the LCR (60%) and nationally (46%). People who don't identify with any religion are the second-largest group at all scales.
- 3.24 The proportion of residents who identified as Muslim is lower in Whiston and Knowsley (both under 1%) than across the LCR (2%), the North West Region (8%) and England as a whole (7%).

Socio-economic Factors

- 3.25 The socio-economic profile of the Whiston and Knowsley considers economic activity and employment status, income, education, housing and deprivation, comparing where relevant to wider geographies.

Economic activity

- 3.26 As demonstrated in **Table 3.1**, the 2021 Census reported that the economic activity rates of working aged residents (excluding students) in Whiston and Knowsley slightly exceeded that of the LCR, albeit the rates in all of these areas were lower than that recorded nationally.

Table 3.1: Economic Status of residents aged 16+

	Economic Activity Rate	Unemployment Rate
Whiston	58%	4.7%
Knowsley	58%	5.4%
Liverpool City Region	54%	5.4%
North West	57%	4.9%
England	59%	4.9%

Source: Census 2021

Income and Poverty

- 3.27 Knowsley's *resident* median annual earnings⁵¹ (c. £30,910) are slightly higher than across the North West (c. £30,180), albeit these local and regional wages are lower than the national median (c. £31,840).
- 3.28 The median annual full-time *workplace* earnings in Knowsley (c. £30,000) are slightly lower than the equivalent *resident* measure, suggesting that a proportion of residents access higher-paying roles outside of the local authority, and that the jobs situated in the area are characterised by slightly lower earnings.
- 3.29 Poverty is a key wider determinant of health, for example affecting access to healthy housing and food. As noted previously, a higher proportion of children in Knowsley live in relative low-income households than recorded across the North West and England.
- 3.30 The UK Government's Department for Energy Security & Net Zero (DESNZ) also publishes research related to fuel poverty⁵². OHID's Local Authority Health Profile⁵³ suggests that the proportion of Knowsley residents that are in fuel poverty (11%) is slightly lower than across the North West (12%) and level with England as a whole (11%).

Education

- 3.31 The proportion of Whiston and Knowsley residents with no qualifications (23% and 26%, respectively) is higher than across the LCR (21%), which in turn is higher than the North West (19%) England (18%)⁵⁴.
- 3.32 Similarly, a lower proportion of residents in Whiston and Knowsley have achieved a Level 4+ qualification (26% and 24% respectively) in comparison to the LCR (29%), the North West (31%) and England as a whole (34%).

Housing

- 3.33 Home ownership rates are lower in Knowsley and the LCR (both 59%) when compared with wider geographies, such as the North West (62%) and England as a whole (61%). There is however a particularly high rate of home ownership within Whiston (67%).
- 3.34 A notably high proportion of residents live in social rented accommodation in Knowsley (25%) in comparison to the LCR (21%). The proportion within Whiston (19%) is more closely aligned with that of the North West region (18%) and England as a whole (17%).
- 3.35 A higher proportion of residents of Whiston and Knowsley live in semi-detached accommodation (respectively 44% and 43%) than across the LCR (39%) and England as a whole (31%). A lower proportion of Whiston's and Knowsley residents live in flats (7%

⁵¹ ONS via Nomis (2025) Annual Survey of Hours & Earnings. This is the overall median wage, including full and part-time workers.

⁵² Department for Energy Security and Net Zero (2025) Fuel poverty statistics. Available at: <https://www.gov.uk/government/collections/fuel-poverty-statistics>. A household is considered to be fuel poor if living in a property with an energy efficiency rating of band D, E, F or G, and, with disposable income (i.e. after housing costs and energy needs) that would mean that they fall within the definition of income poverty (i.e. less than 60% of national median disposable income).

⁵³ Office for Health Improvement and Disparities (2025) Local Authority Health Profiles

⁵⁴ Census 2021

and 9%, respectively) than in the LCR (13%), the North West region (12%) and England as a whole (17%).

- 3.36 The latest ONS house price data (year ending September 2024)⁵⁵ indicates that the median house price in Knowsley stands at c. £173,000, an increase of £65,000, since 2014. Whilst Knowsley's 2024's median house price is lower than the wider North West median (£201,000), Knowsley's 60% growth in house prices since 2014 exceeded the growth in the North West (50%) and England as a whole (49%) in the same period.
- 3.37 As of 2024, the ratio of median house prices to median workplace-based earnings (i.e. the 'affordability' ratio) in Knowsley stood at 4.59, having increased from a ratio of 3.99 recorded in 2014. As such, despite recent growth in prices, housing is comparatively more affordable within Knowsley than across the North West (which recorded a median affordability ratio of 5.72 in 2024) and England as a whole (7.57).
- 3.38 KMB's 2021 Knowsley Housing Needs Assessment⁵⁶ identified an annual need for 243 affordable homes each year. For affordable/social rented housing, a broad mix of homes are required, with over half of identified need being for one or two-bedroom homes.

Deprivation

- 3.39 The Indices of Deprivation (IoD)⁵⁷ is a measure of relative deprivation across different 'small areas' (defined as 'Lower Super Output Areas', LSOAs)⁵⁸ in England. The 2025 edition of the IoD is based on 55 separate indicators, organised across seven distinct 'domains' of deprivation⁵⁹, which are combined and weighted to calculate the Index of Multiple Deprivation (IMD). The IMD ranks every statistically-defined small area nationally, from 1 (the most deprived) to 33,755 (least deprived). It also ranks each local authority area nationally, from 1 (the most deprived) to 296 (least deprived).
- 3.40 When considered on the basis of average rank (of average score) of multiple deprivation, the 2025 IMD reported that Knowsley ranks as the 13th most-deprived local authority nationally, indicating that deprivation is an acute issue across the borough. **The local authority ranks within the top 10% most deprived local authorities across four of the seven domains of deprivation namely income, employment, education and health.**
- 3.41 The IMD also ranks every LSOA nationally, from 1 (the most deprived) to 33,755 (the least deprived). In terms of the LSOAs surrounding Whiston, many of them are within the top 10% most deprived nationally, indicating high levels of deprivation in the local area surrounding the Site. The LSOAs surrounding the Proposed Development have notably high levels of deprivation particularly in relation to health and employment, but also in relation to income and education.

⁵⁵ ONS (2025) House Price to Workplace-based Earnings Ratio

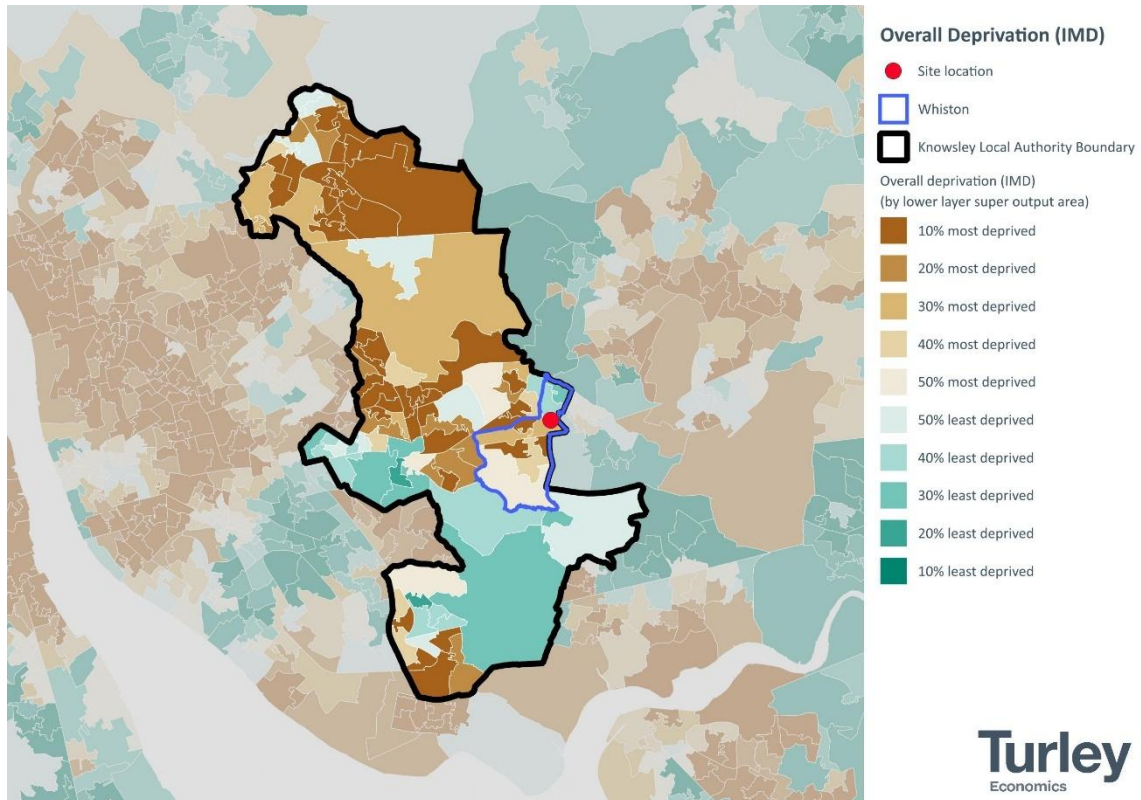
⁵⁶ Knowsley Metropolitan Borough Council (2021) Housing Needs Assessment

⁵⁷ Ministry of Housing, Communities and Local Government (2025) English Indices of Deprivation 2025

⁵⁸ 'Lower Super Output Areas' (LSOAs) are statistically-defined small areas (or neighbourhoods), designed to be of a similar population size for the reporting of data, with an average of c. 1,500 residents.

⁵⁹ The seven domains of deprivation are: Income; Employment; Health & Disability; Education, Skills & Training; Crime; Barriers to Housing and Services; Living Environment.

Figure 3.2: Overall IMD (2025) across Knowsley Local Authority



Source: MHCLG (2025) and Turley (2025)

Vulnerable and Inclusion Health Groups

- 3.42 Local authorities owe applicants a main housing duty (the duty to provide temporary accommodation until the time that the duty ends through an offer of permanent accommodation or another reason) when an applicant is homeless or in priority need⁶⁰.
- 3.43 Data published by the Ministry of Housing, Communities and Local Government (MHCLG)⁶¹ identified that between April and June 2025, there were 295 homeless households within Knowsley which were owed a duty by KMBC, comprising 142 households that were already homeless and 153 which were threatened with homelessness. Households that were owed a housing duty by KMBC were referred by an Adult Secure Estate (prison), or were care leavers.

Service Provision

Healthcare Demand Generated by the Proposed Development

- 3.44 The new homes at the Proposed Development will generate additional demand for primary healthcare infrastructure, such as GP surgeries.

⁶⁰ Shelter (2023) Local authority main housing duty. Available at: https://england.shelter.org.uk/professional_resources/legal/homelessness_applications/local_authority_homelessness_duties/local_authority_main_housing_duty

⁶¹ Ministry of Housing, Communities and Local Government (2025) Statutory homelessness in England: January to March 2025

- 3.45 Based on the application of ONS data regarding average household size by number of bedrooms in Knowsley⁶² to the maximum number of 204 homes that could be delivered on-site, it is estimated that the Proposed Development could accommodate up to c. 500 residents.

GP Surgeries

- 3.46 As set out in NHS HUDU guidance⁶³, the Royal College of GPs recommend a ratio of one (assumed full-time equivalent, FTE) GP per 1,800 registered patients. Therefore, it is estimated that the Proposed Development's 500 residents could generate demand equivalent to c. 0.28 FTE GPs.
- 3.47 Analysis of NHS Digital data⁶⁴ indicates that the overall aggregate patient per GP ratio – including fully-qualified and trainee GPs – at all surgeries in across the NHS Cheshire and Merseyside ICB (NHS CM ICB) area stands at 1,480 patients per GP, and therefore is lower than the Royal College of GPs' guidelines.
- 3.48 **Table 3.2** presents the supply of GP surgeries within a two-mile travel distance of the Proposed Development against guideline indicative capacity. Data suggests an aggregate ratio of 1,982 patients per FTE GPs (excluding trainee GPs) at the closest surgeries, therefore slightly exceeding the recommended ratio of 1 GP per 1,800 patients. These figures are presented at **Table 3.2**.
- 3.49 Whilst the closest local surgeries appear to be over-subscribed on the basis of recommended benchmarks, there is indicative available capacity identified at the Prescott Medical Centre, which would appear to have capacity to accommodate 741 additional patients. Rainhill Village Surgery is estimated to have further capacity for 974 additional patients, and Longview Medical Centre for an additional 290 patients. This suggests gross local capacity to accommodate an additional 2,005 patients at identified surgeries within a two-mile travel distance of the Site.

⁶² ONS (2024) 2021 Census: RM136 - Tenure by household size by number of bedrooms

⁶³ Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

⁶⁴ NHS Digital (2025) General Practice Workforce: 31 October 2025. Available at: [General Practice Workforce, 31 October 2025 - NHS England Digital](#)

Table 3.2: GP Surgeries Local to the Proposed Development

Practice	Travel Distance (miles)	FTE GPs (excluding trainees)	Patients	Patients per FTE GP
Cedar Cross Medical Centre	1.0	1.9	4,847	2,524
Longton Medical Centre	1.1	3.2	9,182	2,869
Prescot Medical Centre	1.3	4.7	7,659	1,641
Park House Medical Centre	1.3	3.9	7,903	2,030
Rainhill Village Surgery	1.4	4.3	6,826	1,575
Longview Medical Centre	2.0	2.4	3,934	1,676
Total	-	20.4	40,351	1,982

Source: NHS Digital (2025)

- 3.50 As discussed above, the Proposed Development's additional 500 residents would generate a relatively small uplift in demand (equivalent to 0.28 FTE GPs), and could potentially be accommodated within existing provision at those local surgeries (such as Prescot Medical Centre) which would appear to have existing capacity.
- 3.51 It is, however, recommended that NHS Cheshire & Merseyside Integrated Care Board (NHS CM ICB) continue to be consulted to ensure that the new demand generated by the Proposed Development for primary healthcare (GP facilities) can be accommodated locally. It is understood that as part of the pre-application process, the Applicant has agreed to contribute c. £222,570 in s106 funding to KMBC/ NHS CM ICB, to improve healthcare capacity in the locality.

Dental Surgeries

- 3.52 There is no official NHS or Government guidance on the appropriate ratio between dentists and patients, for the purposes of assessing available capacity. In the absence of such guidance, demand for dental facilities has therefore been calculated using a benchmark of 1 dentist per 2,500 patients. This ratio has been identified by a number of previous studies of dental facility provision in other geographies⁶⁵ and has been applied here in the absence of recommended guidance.
- 3.53 As such, it is estimated that c. 500 people residing at the Proposed Development could generate demand for 0.20 FTE dentists.

⁶⁵ Swindon Borough Council (2008) Swindon Small Scale Urban Extensions Study, p. 109; AECOM (2010), Lowestoft Lake Lothing and Outer Harbour AAP, Social Infrastructure Assessment

- 3.54 The NHS's 'Find a Dentist' online tool suggested that there are currently four dental surgeries within a two-mile travel distance of the Site. These surgeries are identified at Table 3.3.
- 3.55 It is not possible to quantitatively analyse provision and capacity of services in terms of dentist and patient numbers (as data is not publicly available). All local dental surgeries appear to provide services at NHS rates to some existing patients, as well as at private rates, and all are accepting new private patients. Three surgeries are currently accepting new patients at NHS rates (one of which is only accepting new child NHS patients).
- 3.56 Information published on the identified surgeries' websites indicates that at least 18 dentists are working at surgeries within a two-mile travel distance of the Proposed Development. Based on the ratio of one dentist per 2,500 patients, this suggests that the identified surgeries could serve a population of c. 45,000⁶⁶; greater than the population of Whiston (which, as discussed above, has a population of c. 12,950) and represents c.9% of Knowsley's total population (c. 154,520).
- 3.57 The above analysis suggests that future residents of the Proposed Development could be able to access NHS dental care (subject to future availability), with numerous private operators also available, thus providing a range of choice for future residents. It is therefore concluded that the relatively limited scale of demand (equivalent to 0.20 dentists) that will be generated by the Proposed Development is likely to be absorbed within existing provision

Table 3.3: Dental Practices Local to the Proposed Development

	Travel Distance from Site (miles)	Accepting new patients?		Number of dentists
		NHS	Private	
183 Dental	0.5	x	✓	2
Mydentist, Warrington Road, Rainhill	0.7	✓	✓	5
Mydentist, Greens Road, Whiston	1.0	✓	✓	2
Prescot House Dental Surgery	1.4	✓*	✓	9
Total	-	-	-	18

*Only accepting children under 18

Source: NHS Digital (2025)

⁶⁶ This analysis is indicative and cannot present FTE workforce capacity (i.e. accounting for full and part-time employment) of dental practitioners, due to lack of data.

Education Provision

Education Demand Generated by the Proposed Development

- 3.58 As outlined in Section 2, education is a key determinant of health alongside other socio-economic factors. Given that the population could accommodate c. 500 future residents, it is appropriate to consider the supply of early years, primary and secondary education facilities.
- 3.59 The Department for Education (DfE) pupil yield dashboard⁶⁷ (using 2022 data) publishes pupil yield multipliers to estimate demand generated by new housing development for early years, primary and secondary education. Based on the application of the pupil yield multipliers from the DfE dashboard for new houses, estimated demand generated by the 204 homes at the Proposed Development is as follows:
- **Early Years:** 18 places;
 - **Primary:** 57 places; and
 - **Secondary:** 27 places

Early years

- 3.60 The Education Act 1996⁶⁸ stipulates a two-mile maximum walking distance for pupils under the age of 8. A total of nine privately-operated nurseries⁶⁹ are identified within a two-mile travel distance from the Site. An additional seven local primary schools also provide early years education facilities⁷⁰.
- 3.61 Quantitative data regarding current and forecast pupil rolls at nursery providers is not publicly available, and therefore it is not possible to analyse the supply-demand balance of early years education facilities in the locality. A review of publicly-available information⁷¹ does, however, suggest that there is total pupil place capacity for c. 383 children at the local privately-operated nurseries identified within a two-mile travel distance of the Site.

Primary Education

- 3.62 There are a total of 11 primary schools located within the statutory two-mile travel distance of the Site, the closest being:

⁶⁷ DfE (2025). 'Pupil Yield Data Dashboard' [Online]. Available at: <https://department-for-education.shinyapps.io/pupil-yields-dashboard/>

⁶⁸ Education Act 1996. Available at: <https://www.legislation.gov.uk/ukpga/1996/56/2022-01-01>.

⁶⁹ The nine nurseries include the St Luke's Catholic Primary School Childcare, Kids Planet Whiston, Lynwood Day Nursery, Sandfield Natural Play Centre, Portico Lodge, Sue Gill Nursery, Kids in Bloom Prescott Town Centre Nursery, Eccleston Park Day Nursery and Tower Tots

⁷⁰ Other local primary schools providing nursery classes include: Whiston Willis Primary Academy, St Mary and St Paul's CofE Primary School, Halsnead Primary School, St Leo's and Southmead Catholic Primary School, Evelyn Community Primary School, Prescott Primary School and Our Lady's Catholic Primary School

⁷¹ 'DayNurseries.co.uk' (2025) Day Nurseries in or near postcode L35 2XW. Available at: <https://www.daynurseries.co.uk/>

- **St Luke's Catholic Primary School** (located c. 0.5 miles walking distance from the Site). DfE data⁷² indicates that the school is currently operating with 22 places available;
- **Whiston Willis Primary Academy** (c. 0.6 miles), operating at 38 places over capacity;
- **St Mary and St Paul's CofE Primary School** (c. 0.8 miles), operating at 19 places over capacity; and
- **Halsnead Primary School** (c. 1.0 miles), with 134 available places.

3.63 Further analysis of DfE data indicates that an aggregate gross total of 249 places are available across all 11 primary schools identified within a two-mile travel distance from the Site⁷³. This indicates that there is primary school capacity which could be accessible to future residents of the Proposed Development, with future residents likely to be absorbed within existing primary school provision.

Secondary Education

3.64 The Education Act 1996⁷⁴ stipulates a statutory three-mile maximum walking distance for pupils over the age of 8. There are a total of four secondary schools located within a three-mile travel distance of the Proposed Development, the closest being:

- **Saint Edmund Arrowsmith Catholic Academy** (located c. 0.4 miles walking distance from the Site). DfE data⁷⁵ indicates that the school currently has 293 available places.
- **The Prescott School** (c. 1.9 miles), with 135 available places;
- **Rainhill High School** (c. 2.0 miles), operating 260 places over capacity; and
- **Lord Derby Academy** (c. 2.6 miles), with 22 available places.

3.65 Analysis therefore indicates that there is currently a total of 450 secondary places available across secondary schools within a three-mile walking distance (assuming that there are no available places at the Rainhill High School). This indicates that there is secondary school capacity which could be accessible to future residents of the Proposed Development, with future residents likely to be absorbed within existing secondary school provision.

⁷² Department for Education (2025) 'Get Information About Schools' [Online]. Available at: <https://get-information-schools.service.gov.uk/>

⁷³ Other schools located within the two-mile travel distance are St Leo's and Southmead Catholic Primary School (operating with 42 available places), Evelyn Community Primary School (operating 9 places over capacity), Longton Lane Community Primary School (50 available places), Prescott Primary School (data unavailable), Eccleston Lane Ends Primary School (one available place), Our Lady's Catholic Primary School (22 places over capacity) and Oakdene Primary Academy (data unavailable). The figure of 249 gross places does not account for schools which are currently operating over capacity or the schools where data is unavailable.

⁷⁴ Education Act (1996) Statutory Walking Distances

⁷⁵ Department for Education (2025) 'Get Information About Schools' [Online]. Available at: <https://get-information-schools.service.gov.uk/>

Summary

- 3.66 In summary, Knowsley borough is characterised as an area of high relative deprivation, with poorer outcomes in terms of a number of key determinants of health and wellbeing in comparison to wider geographies (with borough-wide outcomes generally also being reflected in Whiston). This therefore indicates that there is scope for new development to drive regeneration and to improve local health outcomes across a wide range of wellbeing determinants.
- 3.67 The Proposed Development's additional 500 residents could potentially be accommodated within existing GP surgery capacity. It is, however, recommended that NHS CM ICB continue to be consulted to ensure that the demand generated by the Proposed Development can be accommodated locally, and suitably mitigated (e.g. through the agreed development contributions) where there is an identified requirement for this. Local dental provision is anticipated to be sufficient to meet the needs of future residents at the Proposed Development.
- 3.68 Overall, it is considered that there is an imperative to promote health and wellbeing improvements through new development in Whiston and Knowsley more widely, which could be maximised through implementing recommended mitigation and enhancement measures identified by a HIA.

4. Health Impact Assessment

Date: 08/12/2025
Author(s) of Health Impact Assessment: Turley Economics: Beth Parsons (Senior Consultant), Robert Stott (Consultant), Amy Gilham (Senior Director)
Planning proposal and reference (if known): Planning reference not yet assigned

Please provide a brief summary of the proposal
Full planning application for 204 residential dwellings, with associated landscaping.

Please provide a brief summary of any planned or completed consultation
No dedicated consultation has been carried out to inform this HIA beyond that conducted in relation to the wider application.

	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			
1	Describe how the proposal will create mixed communities with a variety of tenures and uses	Y		Positive	Moderate	As set out in the Design and Access Statement (DAS) and alluded to in Section 1 above, the Proposed Development intends to deliver 204 new dwellings, offering a range of 2, 3 and 4 bedroomed properties, within detached, semidetached and mews house types. The affordable housing is tenure blind and distributed evenly across the Site as 2 bedroomed mews properties, with 25% shared ownership and 75% affordable rent. As set out in Section 3, there within Whiston, there has been a notable reduction in the proportion of residents aged 35-49 since the last Census was undertaken, potentially indicating a need for more family homes for this demographic within the locality. Within the Site, both green and blue infrastructure will be distributed throughout. Contributions will also be made towards off-site improvements to open space in the locality, for future residents to enjoy. These will in turn, help to contribute towards encouragement of active lifestyles, bringing with it, both physical and mental health benefits. These will also provide space for communities to engage with one another, and promotes social interaction as part of a vibrant town centre that welcomes and attracts a wide range of people.
2	Describe the range of housing types and sizes, including affordable housing and how this responds to local housing needs	Y		Positive	Moderate	As outlined above, the Proposed Development will deliver a range of configurations, sizes and tenures, including 10%

						affordable housing, in line with KMBC's expectations for brownfield land⁷⁶. This will contribute to a varied and diverse offering in Whiston town centre that can meet a broad variety of Knowsley's local housing needs.
3	How does the proposal provide and enhance access to the public transport network?	Y		Positive	Moderate	The Proposed Development is well-located in terms of access to public transport, and has excellent links to local and regional destinations through established bus routes and train stations. Both Whiston and Prescot train stations are located within 1 mile of the Site (with a c. 20 minute walking distance), which collectively provide transport links to Wigan, Liverpool Lime Street and Manchester Airport. Existing bus stops are also located along c.500m from the Proposed Development on Stoney Lane and Cumber Lane. These bus stops provide connections to other areas of Whiston town centre, as well as to other urban areas across the borough such as Prescot and Huyton, as well as to Broadgreen Hospital. These services operate from around 7:30am to around midnight, making travelling by public transport a viable alternative to travelling by private car, for a variety of journey purposes. New pedestrian and cycle infrastructure is integrated throughout the design of the Proposed Development, to encourage active lifestyles. Given the location of the Site, within Whiston town centre, it will be designed so as to encourage connectivity to existing footways into the town centre as well as

⁷⁶ Taylor Wimpey (2025), Design and Access Statement

						to existing public transport node thus encouraging active and sustainable travel. Therefore, given the Site's location and access to public transport networks, a full range of services and facilities are accessible from the Proposed Development, including leisure, retail, health, open space and other social infrastructure.
4	Describe how the proposal addresses the needs of people who are car dependent	Y		Positive	Moderate	As set out in the Transport Assessment⁷⁷, the Proposed Development is in accordance with the maximum car parking standards, of 2 spaces per 2/3 bedroom dwellings and 3 spaces per 4+ bedroom dwellings. Where garages are provided, these will have internal dimensions that accord with the required design standards. Electric vehicle (EV) charging infrastructure will also be incorporated into the scheme, helping to support a more sustainable form of private car use
5	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	As set out in the Transport Assessment⁷⁸, within the Proposed Development, each dwelling with off-street parking will have access to an electric charging point, supporting the transition away from petrol and diesel vehicles, and improving general air quality in communities.
6	Describe how the proposal provides and enhances sustainable transport facilities	Y		Positive	Moderate	The Proposed Development will deliver connected streets into Whiston town centre that will promote walking and cycling as the natural choice for shorter journeys. The enhanced pedestrian accesses to the Site will link to the wider active travel network and sustainable transport infrastructure (e.g.

⁷⁷ Eddisons (December 2025), Proposed Residential Development Glen Dimplex, Whiston, Transport Assessment

⁷⁸ Eddisons (December 2025), Proposed Residential Development Glen Dimplex, Whiston, Transport Assessment

						bus and train, as discussed previously) and increase permeability to the Site. As set out above, both Whiston and Prescott train stations are located within 1 mile of the Site (with a c. 20 minute walking distance), as well as existing bus stops located c.500m from the Proposed Development on Stoney Lane and Cumber Lane. These provide regular services to destinations within the locality and across the wider region. The Proposed Development will also encourage active travel through the provision of cycle parking. Each dwelling will have access to cycle parking, with all plots having either a garage or a garden shed in which bikes can be stored.
7	Is the proposal designed to include traffic management and calming measures to help reduce and minimise road injuries?	Y		Positive	Moderate	As set out in the Transport Assessment⁷⁹, the Proposed Development seeks to prioritise pedestrian access and encourage sustainable travel. Access for pedestrians and cyclists will be provided for at both vehicular access junctions off Stoney Lane. There are also uncontrolled pedestrian crossing points at both site access junctions, promoting pedestrian connectivity. The internal layout of the Site has also been designed to maximise connections to existing pedestrian infrastructure in the vicinity of the Site, with dropped kerbs and tactile paving provided at key junctions between the Site and amenities located within the surrounding area. The Site will link into a comprehensive network of routes within Whiston, providing safe pedestrian movement to local

⁷⁹ Eddisons (December 2025), Proposed Residential Development Glen Dimplex, Whiston, Transport Assessment

						amenities and facilities within the area. There are also a number of Public Rights of Way (PRoWs) located around Whiston, creating an accessible traffic free route from the Site for commuter or leisure trips to areas of existing open space.
8	How will the proposal minimise waste and the use of new materials?	Y		Neutral	N/A	As set out in the Social Benefits Assessment⁸⁰, the Applicant is aiming to be net zero carbon by 2045, ahead of the UK's national target. Taylor Wimpey homes are designed to promote resource efficiency, with the lowest water use of any major UK housebuilder, with the target to achieve a water use design target of 100l ppd or less. There are also targets to reduce water use during the construction phase, with across the company, water consumption having reduced by 31% between 2019-2024. Investment is also being made into research and development to continually improve the energy efficiency of homes, with the majority of homes built in 2023 designed to achieve an Energy Performance Certificate of B, with energy efficient walls and windows, as well as low energy light fitting and appliances installed. With this in mind, the Construction Environmental Management Plan (CEMP)⁸¹ states that Taylor Wimpey has developed a Site Waste Management Plan (SWMP) for each phase of the development, detailing how each waste stream will be managed. A Materials Management Plan (MMP) will also

⁸⁰ Turley (2025), Land at former Glen Dimplex, Social Benefits Assessment

⁸¹ Taylor Wimpey (2025), Former Glen Dimplex, Construction Environmental Management Plan

						be utilised to inform excavations and services. To manage this, Reconomy has been appointed as the Waste Broker for the development, to log all the materials removed from Site, and the manner in which they have been disposed of. Currently 98% of all Taylor Wimpey's construction waste is diverted from landfill, with continued efforts made by the Applicant to make this a sustainable process. In response, a Construction Waste Group has been set up, to manage the delivery of their Zero Waste Strategy and supporting action plan, with a focus on reducing waste through design practices, materials management and waste segregation and recycling⁸². RECOMMENDATION: Compliance with measures as set out in the CEMP.
9	Will a plan be in place to mitigate the impacts of dust, noise, smoke, light and odours during construction?	Y		Negative	Weak	Activities such as Site preparation (including delivery of construction material, erection of fences and barriers), movement of construction traffic (including haulage, vehicles and plant movements) and the construction and fabrication of buildings have the potential to create adverse impacts in terms of dust, noise, vibration and odours. An Air Quality Assessment (AQA)⁸³ for the Proposed Development has been undertaken by SLR Consultancy Limited, which considers the potential impacts during demolition/construction, and the requirement for any mitigation measures.

⁸² Turley (2025), Land at former Glen Dimplex: Social Benefits Assessment

⁸³ SLR (2025), Stoney Lane, Prescott, Air Quality Assessment

						The AQA states that given that the Site comprises the former Glen Dimplex manufacturing facility, which is largely formed of brick masonry and concrete, with cement board roofing. During demolition and the earthworks phase, there is potential for adverse air quality impacts as a result of dust emissions. As a result of dust associated with the build activities, there are also anticipated to be adverse air quality impacts during these subsequent phases. However, the sensitivity of the area with respect to human health impacts in relation to demolition, earthworks, construction and trackout is considered to be 'low'. The Site has been found to be at worst, 'medium risk' in relation to human health impacts. However, potential dust effects during the construction phase are considered to be temporary in nature, and may only arise at particular times (i.e. during certain activities and/or meteorological conditions). As such, best-practice measures will be implemented as appropriate during construction to mitigate impacts of these activities. The CEMP identifies a variety of measures to ensure that best-practice is followed, such as: <u>Air, Dust and Odours</u> • Plan Site layout: machinery and dust causing activities should be located away from receptors, taking account of prevailing wind directions and seasonal variations. • Daily dust risk assessments to be undertaken to ensure the most suitable control measure is assigned to each task/activity/dust source, based on the weather, dust
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						potential, proximity to sensitive receptors and likelihood of dust escaping the boundary. - Engines or all vehicles and plant on site would not be left running unnecessarily - Construction traffic shall be routed to avoid sensitive roads (such as residential areas); - Speed limit around Site of 20mph; - A wheel washing facility established. . <u>Noise and Vibration</u> - All activities with the potential to cause noise and vibration will be limited to the "core hours" of Monday – Friday 08:30-18:00 and Saturday 08:00-13:00. - Induction training for site operatives and specific training for staff with particular responsibility for controlling noise from the Site; - Contractors must use "best practicable means" (BPM) to minimise nuisance from noise and vibration, including compliance with BS 5228, Noise Control on Construction and Open Sites. <u>RECOMMENDATION:</u> Compliance with measures as suggested in the CEMP.
10	Will the proposal have any measures to minimise air pollution and ensure that existing sources of air pollution do not impact on residents?	Y		Negative	Weak	The AQA stated that, once operational, schemes such as the Proposed Development have the potential to impact on local air quality and to expose future occupants and existing neighbouring communities to elevated pollution levels as a result of road traffic exhaust emissions associated with vehicles travelling to and from sites.

						Dispersion modelling was therefore undertaken for the Proposed Development to predict pollutant concentrations at sensitive locations as a result of emissions from the local highway network, both with and without the scheme in place. Results were subsequently verified using local monitoring data. Review of the dispersion modelling indicated that impacts on annual mean NO₂ and PM_{2.5} concentrations as a result of traffic generated by the Proposed Development were predicted to be slight at one receptor and negligible at all remaining locations. Impacts on annual mean PM₁₀ concentrations as a result of traffic generated by the Proposed Development were predicted to be negligible at all receptors. The results of the dispersion modelling assessment also indicated that predicted annual mean NO₂, PM₁₀ and PM_{2.5} concentrations were below the relevant Department for Environment, Food and Rural Affairs (DEFRA) Air Quality Objectives (AQOs) and DEFRA's Environmental Improvement Plan 2023 Interim Target across the site. As such, the Proposed Development's impact on local air quality once operational was considered not to be significant, and therefore a neutral impact is concluded. Overall, the site is therefore concluded to be suitable for the proposed end use from an air quality perspective. It is also noted that new EV charging points will be provided throughout the Proposed Development, and that its connected streets – promoting walking and cycling as the natural choice for shorter journeys – will also contribute towards promoting low-emission transport.
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11	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		Neutral	N/A	A Noise Impact Assessment⁸⁴ (NIA) for the Proposed Development was undertaken by Hepworth Acoustics Consultants in November 2025, which was informed by a noise survey in August 2025. The calculated daytime traffic noise levels at the Site were considered to be acceptable levels in most cases. However, some dwellings located near to the Elis service yard will require additional mitigation measures. As set out in the NIA, it is recommended that a 2.0 metre high acoustic fence, constructed from timber boards, is installed along these garden boundaries. This should be sourced from local suppliers where possible. Higher specification windows will also be required for dwellings where external noise levels exceed acceptable levels during the day and at night. For dwellings located close to the railway line, acoustic glazing and ventilation will also be necessary for these bedrooms. The precise specifications of all noise mitigation measures will be subject to detailed design, which could be formalised by an appropriately worded planning condition, that requires a scheme of noise mitigation measures to be implemented prior to occupation. Overall, subject to these design measures, the NIA concludes that noise impact from the railway, road traffic and the commercial/industrial premises would not result in any unacceptable harm to residential amenity by reason of noise disturbances, as well as safeguarding the business interests of the existing commercial/industrial premises.
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⁸⁴ Hepworth Acoustics (2025), Glen Dimplex, Knowsley, Noise Assessment

						RECOMMENDATION: Implementation of identified suitable design measures to mitigate operational phase noise impacts for residents and other site occupiers/users. This could be secured through planning condition.
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	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			
12	How will the proposal allow local residents to access employment opportunities during the construction phase?	Y		Positive	Moderate	The Proposed Development will support new construction employment opportunities in a variety of roles on and off site, from skilled trades to design and construction expertise, including potentially apprentices. Construction investment will also support a number of indirect and induced jobs through supply chain spending and procurement and through onward expenditure of wages. Formal agreements with regards to local employment and skills initiatives will be set out in the Social Value Strategy⁸⁵ supporting this Application. The Applicant understands that KMBC will work with a local partner to oversee the delivery of these initiatives through planning provision. Taylor Wimpey is committed to working with the chosen partner to ensure that all social value activity is monitored and reported back to KMBC. Where possible, the Applicant will look to link with it's chosen partner to ensure social value delivery on Site is

⁸⁵ Fusion 21 (2025), Social Value Strategy: 25/00039/PREAPP

						targeted at local residents, and linked in with existing social value projects in the area. . The Section 106 (S106) Agreement will set out a minimum social value target that must be delivered during the project's construction phase. As part of pre-application discussions with KMBC, Taylor Wimpey have agreed to make a financial contribution to KMBC towards the delivery of specified employment and skills initiatives, which will help to achieve the target of '452 weeks'. As outlined in Section 3, there is a larger working age population in Whiston and Knowsley than recorded across LCR, albeit local unemployment rates are relatively high. This suggests there is a latent labour force which could benefit from the employment generated from the Proposed Development. Recommendation: compliance with employment and skills targets as set out in the supporting Social Value Strategy. As set out in the Social Benefits Assessment⁸⁶, in collaboration with existing delivery partners, these could be targeted towards under-represented/disadvantaged groups to maximise benefits for local communities.
13	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 Proposed Development is for a residential only, and so it is not anticipated that any on-site employment generating uses will be created. However, as set out within the Economic Benefits Statement, future residents are anticipated to spend c. £4.0 million per year in the local economy on retail and leisure

⁸⁶ Turley Economics (2025) Social Benefits Assessment

						goods and services, which will in turn, support c. 25 jobs in these sectors within the locality. As set out in the Social Benefits Assessment⁸⁷ and Social Value Strategy⁸⁸, the Applicant has agreed to make a financial contribution to KMBCA towards delivering employment and skills initiatives during the construction phase, the equivalent of 452 employment weeks. It is intended that KMBC will work with local delivery partners in promoting this, including encouraging underrepresented, or disadvantaged groups to consider a career in the industry.
14	Does the proposal provide opportunities for community activities and /or the voluntary and community sector?	Y		Positive	Moderate	As set out in the Social Benefit Assessment⁸⁹, the Site is located in close proximity to a range of areas of open space, which will be accessible to future residents, and could be utilised for community activities. As part of pre-application discussions, the Applicant has agreed to make a financial contribution to KMBC to further improve areas of existing open space in the vicinity, further enhancing the offer for local communities. The Site is also located within close proximity to Whiston town centre, with Whiston Town Hall (a local community centre) located a c.20 minute walking distance away, with Rainhall Village Hall located a c.26 minute walk away. A range of sports clubs and creative activities are offered at both facilities for the local community to benefit from.

⁸⁷ Turley (2025), Land at former Glen Dimplex, Social Benefits Assessment

⁸⁸ Fusion 21 (2025), Social Value Strategy: 25/00039/PREAPP

⁸⁹ Turley (2025), Land at former Glen Dimplex, Social Benefits Assessment

						As also set out in the Social Benefits Assessment, in order to raise awareness of the variety of roles and routes into the industry, Taylor Wimpey also engages with a range of schools, colleges and universities across the region, such as a school outreach programme, participation in school fairs and involvement in a Multi Skills Construction Academy. In order to future proof both the business, and the sector, Taylor Wimpey has also developed their own Future Skills Group, to help identify and build skills which will be required over the medium to long term, to raise awareness of new digital technologies as well as innovative environmental friendly methods.
15	Describe how the proposal creates an attractive business location that encourages investment (e.g. good infrastructure, clean and pleasant environment)	Y		Positive	Moderate	Despite the Proposed Development delivering residential only uses, this will redevelop an existing vacant brownfield Site, and helping to make it both more permeable and accessible. As set out in the Economic Benefits Statement ⁹⁰ , it is estimated that future residents could spend c.£4.0 million on retail and leisure goods and services, helping to contribute towards sustaining employment (c.25 jobs) and the local economy, acting as a signal of confidence for other businesses. Further opportunities will also be created for supply chain businesses during the construction phase.
16	Describe how the proposal creates healthy workplaces	Y		Positive	Weak	The Proposed Development is for residential uses only, and so there will be no employment generating uses on Site. However, the Site benefits from easy access to good broadband connectivity, helping to facilitate remote working and/or studying for future residents.

⁹⁰ Turley (2025), Land at former Glen Dimplex, Economic Benefits Statement

	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			
17	How has the proposal assessed the location and accessibility of social infrastructure (e.g. schools, and community facilities)?	Y		Positive	Moderate	Analysis of the indicative capacities of local healthcare services (based on published guidance) is presented in Section 3 of this HIA. As discussed above, the Proposed Development’s additional 500 residents would generate a relatively small uplift in demand (equivalent to 0.28 FTE GPs). Whilst some of the closest surgeries are currently operating over capacity, there is gross local capacity to accommodate an additional 2,005 new patients at identified surgeries within a two-mile travel distance (such as Prescott Medical Centre) which appear to have existing capacity. It is understood that as part of the pre-application process, the Applicant has agreed to contribute c. £222,570 in s106 funding to KMBC/ NHS CM ICB, to improve healthcare capacity in the locality. Future residents of the Proposed Development could also access NHS dental care (subject to future availability), with numerous private operators available. As discussed above, the relatively limited scale of demand (equivalent to 0.20 dentists) that will be generated by the Proposed Development is likely to be absorbed within existing provision. There are 11 primary schools within a two-mile travel distance of the Proposed Development and four secondary schools

						within a three-mile travel distance⁹¹, thus suggesting that future residents would be well-served by education provision. As outlined in Section 3, it is estimated that the Proposed Development will create demand for 57 primary school places and 27 secondary school places. It is anticipated that these pupils can be accommodated within existing provision. There is also Willis House, located adjacent to the Site, a learning centre for children with learning disabilities. There are also nine privately operating nurseries and an additional seven nurseries within local primary schools providing early years facilities to local residents. It is also understood that as part of the pre-application process, the Applicant has agreed to contribute c. £163,000 in s106 funding to KMBC, to improve capacity of early years childcare in the locality. Given the Site's location and access to public transport networks, a full range of services and facilities are accessible from the Proposed Development, including leisure, retail, open space, health and other social infrastructure. <u>RECOMMENDATION:</u> Continued discussions with NHS CM ICB and KMBC with regards to payment and delivery of s106 funding.
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⁹¹ The 1996 Education Act sets out that 2 miles travel distance is the furthest that a child under the age of 8 should travel to access education, and that 3 miles travel distance is the furthest that children older than 8 should travel.

18	How will the proposal allow people with mobility problems or a disability to access buildings and places?	Y		Positive	Moderate	The Proposed Development positions inclusive design at the heart of the proposals to ensure that the Site will deliver an environment that is safe and welcoming to all. The Building for a Healthy Life Assessment⁹², 74% of the housing mix is M4(2) and Nationally Described Space Standards (NDSS) compliant. There are no M4(3) house types on Site. All homes will be built to the latest building regulations. Streets and pedestrian routes will be designed for safety and security, with good lighting and benefitting from active surveillance by adjacent houses. The Transport Assessment⁹³ also states that dropped kerbs and tactile paving will be provided at key junctions between the Site and amenities located within the surrounding area, helping to make these routes more accessible to all.
19	How will the proposal provide, retain and enhance open and natural spaces?	Y		Positive	Moderate	As set out in the Social Benefits Assessment⁹⁴, The Proposed Development is located in close proximity to a number of existing areas of green space, including Henley Park (0.4 miles, or a c.10 minute walk away), Whiston Wood (0.6 miles, or a c.12 minute walk away), Stadt Moers Park (0.8 miles, or a c. 19 minute walk away), and Eccleston Park (1.2 miles, or a c.28 minute walk). There are a number of existing Public Rights of Way (PRoWs) in close proximity to the Proposed Development,

⁹² Taylor Wimpey (2025), Proposed Residential Development at Glen Dimplex, Building for a Healthy Life

⁹³ Eddisons (December 2025), Proposed Residential Development Glen Dimplex, Whiston, Transport Assessment

⁹⁴ Turley (2025), Land at former Glen Dimplex, Social Benefits Assessment

						providing direct access to Stadt Moers Park as well as to Whiston Wood from the Site. As part of the pre-application S106 process, Taylor Wimpey have committed to make an off-site contribution of £638,086 towards helping KMBC improve the areas of existing open space (parks and gardens) within the Whiston area. The Building for a Healthy Life Assessment⁹⁵ also states that there will be an attractive area of open space along the site's frontage with Stoney Lane, planted with native trees, shrubs and wildflowers to enhance on-site biodiversity and provide new habitats.
20	Describe how the proposal includes opportunities for active play and exercise	Y		Positive	Moderate	As set out above, the Proposed Development is located in close proximity to a number of existing areas of open space, with existing PRoWs connecting the Site via a traffic free route to both Stadt Moers Park as well as Whiston Wood, helping to facilitate active and healthy lifestyles. The closest children's play area is located at Henley Park (0.4 miles away, or a c.10 minute walk away). Blundells Hill Golf Club is also located 1.5km to the south west of the Site, as well as Rainhill Rockets Football Club (600m to the north).
21	Describe how the proposal links into open and natural spaces for all community groups	Y		Positive	Moderate	As set out above, existing PRoWs will connect the Site via traffic free routes to both Stadt Moers Park and Whiston Wood. There are also a number of existing (or planned) cycle routes, various traffic calmed roads and traffic free cycle routes, which provide

⁹⁵ Taylor Wimpey (2025), Proposed Residential Development at Glen Dimplex, Building for a Healthy Life

						connectivity around Whiston, creating a safer environment for all.
22	How does the proposal reduce the need to travel especially by car?	Y		Positive	Moderate	A wide range of services and facilities are accessible from the Proposed Development in Whiston town centre. As set out in the Building for a Healthy Life Assessment, from here, a range of local facilities can be accessed by foot, including a Londis convenience store, on the corner of Warrington Road as well as shops between Gilbert Road and Edward Road (700m walk from the Site), shops along Dragon Lane (800m from to the south-west) and shops along Byron Avenue (450m to the south-west). Cycle storage will also be provided in secure garden sheds located in private rear gardens. There are a number of existing bus stops in close proximity to the Proposed Development. The closest bus stops are located c.500m from the Proposed Development on Stoney Lane and Cumber Lane. These bus stops provide connections to other areas of Whiston town centre, as well as to other urban areas across the borough such as Prescott and Huyton as well as Broadgreen Hospital. Both Whiston and Prescott train stations are located within 1 mile of the Site (with a c. 20 minute walking distance), which collectively provide transport links to Wigan, Liverpool Lime Street and Manchester Airport.

						Electric vehicle (EV) charging infrastructure will also be incorporated into the scheme, helping to support a more sustainable form of private car use.
23	How will nearby education and employment opportunities be accessible by public transport, and walking or cycling routes?	Y		Positive	Moderate	As discussed previously, the Site is well connected to Whiston town centre via existing walking and cycling routes. The closest primary schools (St Luke's Catholic Primary Academy; Whiston Willis Primary Academy; and St Mary and St Paul's C of E Primary School) are all located within a c.15 minute walk, via paved roads. The closest secondary school is located 0.3 miles away, or the equivalent of a 7 minute walk, along Cumber Lane, which is also paved. The Willis House Centre for children with learning disabilities is also located adjacent to the Site. As also highlighted, the Site is well-located in terms of access to public transport, providing access to a range of education facilities and employment opportunities. The closest bus stops located c.500m from the Site. These routes provide connections to other areas of Whiston town centre, as well as to Prescot and Huyton. Both Whiston and Prescot train stations also provide rail connections to Wigan, Liverpool and Manchester. Whiston Hospital is also located opposite the Proposed Development, which will also provide a number of employment opportunities.
24	How will walking / cycling away from the main traffic routes be encouraged?	Y		Positive	Moderate	As outlined previously, Proposed Development seeks to prioritise pedestrian access and encourage sustainable travel both on-Site and within the surrounding area. Streets will be designed as low speed environments (20mph or less), prioritising pedestrians and cyclists. The Site will be designed to

						be a highly permeable network of interconnecting streets, encouraging walking for short journeys. The Site is also located in close proximity to existing PROWs, which provide a traffic free route to surrounding areas of open space. There are also a number of existing (or planned) roads with traffic calming infrastructure installed as well as traffic free cycle routes, which provide connectivity around Whiston, creating a safer environment for all.
25	Have low carbon heating solutions been considered?	Y		Positive	Moderate	The Proposed Development aims to minimise the use of natural resources, maximise efficiency and adopt best practice sustainable design and construction methods to ensure that the scheme represents low-carbon development. As set out in the Energy Strategy⁹⁶, highly efficient gas boilers will be installed in each house. Air Source Heat Pumps will also be considered for any plots that fall into the Future Homes Standard.
26	What energy efficiency measures have been considered?	Y		Positive	Moderate	As set out within the supporting Energy Statement⁹⁷, Taylor Wimpey is committed to achieving carbon emissions and energy demand reductions in excess of the requirements of Part L1 2021, and construction from 2028 onwards will adopt a net zero approach through efficient material selection, renewable energy supply and verified carbon assessment. Given the lack of a nearby existing or proposed district heating network, the intention is to use a fabric-first approach.

⁹⁶ Award Energy Consultants (December 2025), Former Glen Dimplex, Stoney Lane, Whiston, Energy Report

⁹⁷ Ibid

						Energy efficient lamps will be installed in every light fitting, and each entrance will be illuminated with external lights, with appropriate controls to avoid unnecessary use. As set out above, highly efficient gas boilers will be installed in each house and will include appropriate controls to maximise efficient use. Natural ventilation will also be used via background/trickle ventilation, opening windows and wet room extraction. RECOMMENDATION: The full suite of energy-efficiency and other sustainability measures to be implemented should be re-confirmed at detailed design stage.
27	How does the development offset the carbon emissions it produces?	N		Neutral	Neutral	The Proposed Development's Energy Report states that solar hot water panels could not provide a sufficiently effective contribution to offset energy requirements for hot water within the dwellings due to the efficiencies within the proposed heating systems. The renewable technology in the form of PV panels anticipated for the development is predicted to provide 19.93% of the site wide energy demand and along with the enhanced specification, reduces site wide carbon emissions by 6.17% over Part L1 2021. The Energy Report states that the Proposed Development will exceed the requirements of the Buildings Regulations standards in relation to carbon reduction and contribution from renewable energy, and meet the intentions of the Council's Local Plan Sustainability policies designed to reduce the impacts of climate change.

						RECOMMENDATION: Carbon off-setting measures to be implemented should be confirmed at detailed design stage.
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	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			
28	Will all homes meet at least the minimum requirements set out in the Nationally Described Space Standards in order to be adequately 'liveable'?	Y		Positive	Moderate	As set out in the Building for a Healthy Life Assessment, 74% of the housing mix is M4(2) NDSS compliant, with all homes built to latest building regulations. Private amenity space is also to be provided which will be accessible for all residents of new homes.
29	Will there be provision of homes that enable older and disabled people to live independent lives?	Y		Positive	Moderate	Whilst specialist older person's housing will not be provided at the Proposed Development, as set out above, 74% of the housing mix is M4(2) and NDSS compliant. It should be noted that there is no policy requirement to deliver M4(3) (wheelchair-user) homes at the Site. RECOMMENDATION: The number and mix of Part M4(2) accessible and adaptable homes should be confirmed at detailed design stage, in consultation with KMBC to ensure that the proposals respond to local needs as far as possible.

30	Has accessibility been considered e.g. will homes be wheelchair accessible inside and out?	Y		Positive	Moderate	All homes at the Proposed Development will meet NDSS, and a policy-compliant proportion of homes will be delivered to meet Building Regulation M4(2) standards. It should be noted that there is no policy requirement to deliver M4(3) (wheelchair-user) homes at the Site. The Transport Assessment⁹⁸ also states that dropped kerbs and tactile paving will be provided at key junctions between the Site and amenities located within the surrounding area, helping to make these routes more accessible to all. RECOMMENDATION: The number and mix of Part M4(2) accessible and adaptable homes should be confirmed at detailed design stage, in consultation with KMBC to ensure that the proposals respond to local needs as far as possible.
31	Describe how the proposal may reduce fuel poverty through energy efficiency measures such as insulation	Y		Positive	Moderate	The proportion of residents in fuel poverty in Knowsley (10.9%) is broadly in line with (indeed, slightly lower than) across the North West (12.1%) and the proportion across England. As outlined in the Energy Report⁹⁹, the Proposed Development will align with the Energy Hierarchy to reduce energy demand, and – consequently – energy bills. Passive design measures to reduce energy demand are to include orientating buildings to maximise the benefits of passive heating and cooling, taking a fabric first approach to

⁹⁸ Eddisons (December 2025), Proposed Residential Development Glen Dimplex, Whiston, Transport Assessment

⁹⁹ Award Energy Consultants (December 2025), Former Glen Dimplex, Stoney Lane, Whiston, Energy Report

						improve the performance of the building envelope and ensure that each building will comply with, and exceed the standards set by Part L 2021 as well as reducing air leakage. The Proposed Development will also seek to supply energy efficiently through energy-efficient lighting, highly efficient gas boilers and natural ventilation heat recovery systems. Photovoltaic (PV) panels and air source heat pumps will be considered during the design process. These PV panels would cater for c.20% of the site wide energy demand. As set out in the Social Benefits Assessment¹⁰⁰, Taylor Wimpey homes are designed to have the lowest water use of any major UK housebuilder. As such, the passive design, energy-efficiency and renewable energy measures will reduce the energy demand from residents thus reducing the quantity of energy required and hence reducing the chance of fuel poverty.
32	Describe any measures taken to reduce risk of overheating in homes	Y		Positive	Moderate	The Energy Report states that all dwellings will meet the requirements of Approved Document Part O: Overheating. All dwellings will have an appropriate glazing specification and opening areas to minimise solar gain and allow purge ventilation.
33	Describe how you will ensure that damp, condensation and mould growth is	Y		Positive	Moderate	As set out in the Energy Report ¹⁰¹ , the Proposed Development will identify opportunities for natural ventilation, opening windows and wet room extraction. All houses will also benefit

¹⁰⁰ Turley (2025), Land at former Glen Dimplex, Social Benefits Assessment

¹⁰¹ Ibid.

	prevented through the provision of heating, ventilation and drying facilities					from a garden or private outdoor space, thus providing external space for clothes drying.
34	Do all homes have access to private outdoor space?	Y		Positive	Moderate	As set out above, all houses will benefit from a garden or private outdoor space, thus allowing for external space for recreation. As also outlined above, there are a number of parks, play areas and open space which are readily accessible from the Site via traffic free routes for future residents, providing further options to access outdoor space within the vicinity.

	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			
35	Does the proposal facilitate community integration i.e. land uses which encourage social interaction?	Y		Positive	Moderate	As outlined previously, the Site is located within the centre of Whiston and therefore the Proposed Development's residents will have access to a full range of facilities such as play areas, schools, healthcare facilities, community facilities and employment via both active and public transport routes. As set out in the DAS¹⁰², within the Site, a green edge to Stoney Lane will be integrated within the design, as well as pockets of green and blue infrastructure.

¹⁰² Taylor Wimpey (2025), Former Glen Dimplex, Design and Access Statement

						The Site also connects into established PRoW routes which connect to the surrounding areas of open space and children's play areas, providing space for recreation, relaxation and socialising. As highlighted above, through the pre-application discussions, the Applicant has agreed to make a financial contribution towards further improving open space within the vicinity of the Proposed Development.
36	Has the proposal been designed to incorporate crime prevention measures and to reduce the fear of crime?	Y		Positive	Moderate	As set out in the Social Benefits Assessment, there is a particularly high incidence of crime within the borough of Knowsley, accounting for 10% of all crimes within Merseyside. A large proportion of the urban centres in Knowsley borough are classed as being within the top 10-20% most deprived in relation to Crime Incidence. This is also the central Whiston. Between September 2024-2025, the most common crimes within Whiston were violence and sexual offences (43%), as well as anti social behaviour (13%) and public order (11%). As set out in the Building for Healthy Life Assessment¹⁰³ supporting this Application: • The Proposed Development will be designed with well connected streets and paths, based around an internal loop road arrangement, to benefit from good surveillance from surrounding houses; • All streets will pass in front of people's homes, rather than to the rear, and are well overlooked. Connections through the Site will be attractively landscaped with street trees

¹⁰³ Taylor Wimpey (2025), Building for a Healthy Life Assessment

						proposed within front gardens and will be well-lit, direct and convenient; • Streets will have active edges, with direct plot access, good surveillance by adjoining houses, front doors and habitable room windows facing the street; • Boundary treatments in the form of hedgerows, railings and brick walls help provide definition and containment to streets; • Streets have been designed as low speed environments (20mph or less), prioritising pedestrians and cyclists. Narrowing of the highway to 4.5m and raised tables will be introduced along the central spine road to help reduce vehicle speeds; and • Streets and pedestrian routes will be designed for safety and security with good lighting and benefitting from active surveillance by adjacent houses.
37	Does the proposal prioritise making security, management and maintenance easy?	Y		Positive	Moderate	As outlined above, the Proposed Development will deliver a secure development through design initiatives such as active frontages to increase natural surveillance and vibrancy <u>RECOMMENDATION:</u> A Landscape and Public Realm Management Plan could be prepared to designate tasks and responsibilities for a chosen estate management company relating to operational site management and maintenance. This could be secured through planning condition.

38	Are there opportunities for digital inclusion?	Y		Positive	Moderate	As set out in the Social Benefits Assessment¹⁰⁴, there is good access to superfast broadband across both Whiston and the wider Knowsley borough. Existing and future residents will be able to access superfast broadband, which is important to local residents and thus the economy within Knowsley as a whole. Access to good digital connectivity also has many wider wellbeing benefits, such as reduced feelings of isolation and loneliness. As a result, Taylor Wimpey's latest standard house types are designed to allow for flexibility of remote working, with easy access to broadband and electricity sockets, to enable working and/or studying from home.
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¹⁰⁴ Turley (2025), Land at former Glen Dimplex, Stoney Lane: Social Benefits Assessment

5. Discussion of Findings

Summary of Health Impacts

- 5.1 This HIA has assessed the potential health and wellbeing impacts of the proposals to deliver the Proposed Development in Whiston, comprising of 204 residential dwellings at the former Glen Dimplex Site.
- 5.2 These uses will be accompanied with landscaping improvements, whilst also maximising connections with the wider town centre, and linking to the local pedestrian and cycle network, Whiston and Prescott Rail Stations, bus stops, and PRoWs connecting to areas of surrounding open space.
- 5.3 Knowsley borough is characterised as an area of high relative deprivation, with poorer outcomes in terms of a number of key determinants of health and wellbeing in comparison to wider geographies (with borough-wide outcomes generally also being reflected in Whiston town). This therefore indicates that there is scope for new development to drive regeneration and to improve local health outcomes across a wide range of wellbeing determinants.
- 5.4 As such, there is an imperative to promote health and wellbeing improvements through new development in Huyton and Knowsley more widely, which could be maximised through implementing recommended mitigation and enhancement measures identified by a HIA.

Health and Wellbeing Benefits of the Proposed Development

- 5.5 The Proposed Development is assessed as making positive contributions in terms of health and wellbeing in the following ways:
- **The Site benefits from a sustainable location** from which all necessary public services, amenities and transport infrastructure in Whiston and beyond are easily accessible for residents, with the Site itself also being accessible for its workforce via a range of active and sustainable transport modes, including walking, cycling, bus and rail.
 - **Up to 204 high-quality new homes** will be provided, delivering apartments of a range of configurations, sizes and tenures to meet a wide range of housing needs. The new homes will meet space standards, be adaptable to accommodate the needs of older and disabled people and will be energy-efficient, providing a high-quality and healthy living environment for residents.
 - **Affordable Homes** will be delivered for local residents, in line with KMBC's expectations for redevelopment of brownfield land (10% provision).
 - **Employment will be supported during construction**, across a range of occupations and skills-types, aligning with the existing socio-economic profile of Whiston and Knowsley and ambitions for local economic development, and

delivered in partnership with local delivery partners, as agreed in the supporting Social Value Strategy.

- **High quality public realm, including connectivity to existing areas of green space will provide a healthy, safe and welcoming environment for all**, with PRoW links to existing areas of open and play space, encouraging recreation, relaxation and spaces for socialising for people of all ages and backgrounds.
- **Pedestrian and cycle connectivity is prioritised to allow residents and visitors to easily access and move through the Site via active modes**. Safe, traffic-calmed active travel routes will link the Site with neighbouring areas and will be delivered with a focus on inclusive design.

HIA Recommendations

- 5.6 Overall, no adverse health effects resulting from the Proposed Development that cannot be effectively mitigated have been identified by this HIA.
- 5.7 Identified mitigation and measures to further enhance the potential of the Proposed Development to deliver positive health and wellbeing outcomes for residents and the wider local community include:
- Compliance with measures as set out in the CEMP.
 - Implementation of identified suitable design measures to mitigate operational phase noise impacts for residents and other site occupiers/users. This could be secured through planning condition.
 - Continued discussions with NHS CM ICB and KMBC with regards to payment and delivery of s106 funding.
 - The full suite of energy-efficiency and other sustainability measures to be implemented should be re-confirmed at detailed design stage.
 - Carbon off-setting measures to be implemented should be confirmed at detailed design stage.
 - The number and mix of Part M4(2) accessible and adaptable homes should be confirmed at detailed design stage, in consultation with KMBC to ensure that the proposals respond to local needs as far as possible.
 - A Landscape and Public Realm Management Plan could be prepared to designate tasks and responsibilities for a chosen estate management company relating to operational site management and maintenance. This could be secured through planning condition.

Conclusion

- 5.8 Overall, this HIA concludes that the Proposed Development will result in no adverse impacts on the health and wellbeing of the existing or future local population that cannot be effectively mitigated.

- 5.9 As set out in Section 2, planning for healthy communities is a priority for national and local government. From reference to HIAs and building healthy communities in the NPPF, to KMBC's Local Plan's strategic objectives and HIA requirements, health and wellbeing is a mainstream and key aspect of planning. This is reflected in a number of local policy priorities, such as the latest 2025 Council Plan¹⁰⁵, the core objectives of which, align with this HIA:
- Build an inclusive economy;
 - Place Leadership;
 - Meeting the needs of a changing population;
 - Responding to the Climate Emergency and Achieving Net Zero;
 - Early Intervention and Prevention;
 - Stronger communities; and
 - Tackle inequalities.
- 5.10 It is therefore also recognised locally through policy priorities that a high-quality built environment can play a crucial role in promoting sustainable communities, particularly through applying recommendations arising from a HIA.
- 5.11 Section 3 identifies a number of key local needs in relation to human health and wellbeing within the vicinity of the Proposed Development, with comparisons made at varying geographic scale for further context. Indeed, the Proposed Development will deliver a number of beneficial impacts, which are likely to lead to long-term improvements in local health and wellbeing outcomes in Whiston, Knowsley more widely and beyond, and which can be further enhanced through measures identified within this HIA.

¹⁰⁵ Metropolitan Borough Council: Knowsley Council Plan (2025-2030)

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