

Health Impact Assessment

Linden Hill – Capital Assets – ALX Limited

35 Wilson Road, Huyton



Contents

1 Introduction	3
3 Policy Allocation	6
4 Health Impact Assessment	7
5 Conclusion	17

1 Introduction

- 1.1 JLL has been instructed by Linden Hill – Capital Assets – ALX Limited (Linden Hill hereafter) to prepare this Health Impact Assessment in support of an outline planning application for the demolition of the existing building, currently occupied by John Masons International and the erection of a new build warehouse unit including access. The proposed development is described on the application forms as follows:

‘Outline planning permission for demolition of existing buildings and construction of a logistics/warehouse building, use class B8 including access. All other matters are reserved.’

2 Proposal

2.1 The proposals comprise the following:

- Outline planning permission for the development of:
 - Demolition of an existing building
 - Erection of a warehouse/logistics building, use class B8.
 - Access

2.2 The proposal seeks to create a modern warehouse facility with high green credentials which will provide additional floor space with the prospect of increased jobs as well as the opportunity to maximise this brownfield site's efficiency by delivering a larger building which may also be subdivided into more than one unit. The applicant is aiming to achieve BREEAM Excellent and biodiversity net gains ahead of the new guidelines.

2.3 The proposal comprises the erection of a high quality, state of the art warehouse building with warehouse space, ancillary office space and a transport hub office. The development will also comprise car parking spaces and loading bay spaces. Please see figure 1 below.



3 Policy Allocation

- 3.1 The site falls within an existing Primarily Industrial Areas. Within Knowsley Councils UDP 'saved' policies, Policy EC3 states that primary industrial areas that are located on the Proposals Map are appropriate locations for Business (Class B1), General Industry (Class B2), and Storage Distribution (Class B8) uses. Please see figure 2.
- 3.2 The proposal for a warehouse/logistics building operating under Use Class B8 is therefore wholly in accordance with the current development plan and is wholly compatible with the surrounding use.

4 Health Impact Assessment

4.1 The Health Impact Assessment follows the Council's template and is undertaken as follows:

What impact, if any, will the proposal have with regard to the themes listed below?

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Housing Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.	+			!	Whilst this proposal is for the redevelopment of an industrial site, rather than for a housing scheme, the proposal will have an impact on the affordability, location, variety, accessibility and construction of housing in the area. This is because the proposal will unlock the opportunity for a greater workforce bringing additional income into the area that can could access local housing. It is considered that the development would have a positive impact. Firstly, the site is located within an existing Primarily Industrial Area and as such the proposed development is in keeping with the character of the area. The site is suitably located to the strategic road network which ensures that HGVS will not need to pass through neighbouring residential areas which is a positive impact.	To maximise the positive impact, it will be important to ensure that local people are engaged with and able to access the employment opportunities that will come forward as part of this development, at both the construction and operational phase to access the housing market or move up the housing ladder.

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					The proposed warehouse scheme will create a significant net increase in jobs with employment opportunities for local residents at the operational phase, as well as construction jobs and significant knock-on economic benefits within the local area. Economic benefits lead to greater accessibility and potential to afford a home. As such it is considered that it may have a positive impact on the local housing market.	
Physical Activity Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.	+			!	Due to the nature of the proposal it is not considered that the proposal is relevant to creating an environment that promotes physical activities such as sport and active play. However due to the site's sustainable location, active travel is indeed promoted therefore will provide benefits in this regard. In terms of active travel, the development site benefits from access to frequent rail services into Liverpool, Crewe and Manchester Piccadilly from Huyton Railway Station which is around a 23-minute walk or 5-minute cycle from the development site.	Adherence to the measure set out within the Framework Travel Plan will maximise the positive impact. The FTP sets out a number of hard measures which include the provision of cycle parking within the scheme as well as general pedestrian facilities. The FTP also sets out soft measures which broadly include initiatives and campaigns to promote a shift in mode away from the private car to other, more sustainable modes. Some measures, such as training of marketing staff to publicise the TP measures to new occupiers of

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					In terms of bus services, there are several services which are accessible to the development site. The site also benefits from a number of local amenities within a reasonable walking distance, demonstrating that employees will be able to travel without relying on the use of the private car. The site is also located within proximity to nearby residential areas. Therefore, the site has the opportunity to provide a high percentage of active travel for employees to and from the site.	the development, will take place prior to occupation.
Diet and Nutrition Think about how the proposal could encourage or discourage people from making healthy food choices and/or growing their own food.	+		?		It is not considered that this theme is applicable to this proposal. The developer seeks to secure a high quality logistics end user for the site which is expected to promote the health and wellbeing of its staff.	Many good quality operators have programmes in place regarding the health and wellbeing of their staff including encouragement of exercise programmes and offering fresh fruit on site. These are examples of possible programmes to maximise the positive impact.
Air Quality & Noise Think about how noise and air pollution can be minimised both during construction and once the proposal is in use.	+			!	An Air Quality Assessment has been prepared and submitted in the support of the outline application. The 'with' development scenario estimates that the development will cause annual mean NO2 and	To maximise the positive impact of the scheme and minimise any noise or air pollution issues, a thorough Construction Management Plan should be prepared and strictly adhered to during construction.

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					PM10 concentrations to increase by a negligible amount. The Assessment also set out that recent precedent confirms that it is now reasonable to assume an improvement in pollutant concentrations going forward. Therefore, the assessment concluded that no mitigation is required as the air quality objectives are to be met and a negligible impact is estimated once the proposal is in use. A noise assessment is expected to be a condition of the planning permission which should be prepared at the detailed design (reserved matters) stage and meet relevant thresholds to ensure the proposal does not harm the amenity of nearby residents. This is expected to be achieved, particularly as the site is already operational and sufficiently far away from the nearest residential properties. A Construction Management Plan will come forward at a later stage and will thoroughly consider how noise and air pollution can be minimised both during construction.	The applicant will undertake a noise assessment to ensure the development does not harm the amenity of nearby residents when operational.

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Transport Think about the effect the proposal may have on road safety, congestion and levels of participation in active travel (e.g. walking and cycling.)	+			!	The site is in a sustainable location whilst also being suitably located close to the strategic road network. The site is located within close proximity to Junction 6 of the M62 and Junction 1 of the M57 and is therefore sustainably located for B8 use. The proposed site would form part of a cluster of existing logistic sites and its close proximity to the existing highways network would ensure that logistics vehicles would not need to travel through small towns and villages after leaving the motorway to access the site. In terms of the impact of the proposal on congestion, a trip generation assessment has been undertaken which demonstrates that whilst there will be an increase in the number of vehicle trips to and from the site, the number of these trips will have a nominal impact on the local highway network with an uplift of only 24 HGVs in the morning peak hour and 11 HGVs in the evening peak hour, respectively. With regard to active travel, the site benefits from being within close proximity to a variety of public	A Framework Travel Plan has been prepared to support the submission of the outline planning application. The main aim of this FTP is to put in place the management tools deemed necessary to enable staff and occupiers of the site to make more informed decisions about their travel, which at the same time minimises the adverse impacts of their travel on the environment. This is achieved by setting out a strategy for eliminating the barriers keeping staff and occupants from using sustainable modes and specifically active modes. Measures outlined in the plan to effect mode shift will be for staff and occupants. In respect of visitors, information will be made available to promote sustainable travel. Therefore, adherence to the FTP will be required to maintain the positive impact.

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					transport services, including bus stops and Huyton Railway Station. The development site is also located within walking distance of key destinations, including supermarkets and medical facilities should they be required. Therefore, the site has the opportunity to provide a high percentage of sustainable travel to and from the site.	
Crime Reduction and Community Safety Think about if the proposal will create a safe and inclusive environment that acts to prevent accidents and discourage crime and antisocial behaviour.	+			!	The proposed works comprise the erection of a secure, fit for purpose logistics warehouse which is considered to be a significant betterment on the current buildings on site in terms of construction. The buildings on site appear rundown and therefore the new build warehouse will provide a safer environment for employees. In terms of discouraging crime and anti social behaviour, the proposed site will comprise a secure warehouse with formalised car parking, a gatehouse and CCTV. It is considered that the proposed warehouse ties in with the existing uses and will help further establish	Ensure design measures are set out at the detailed design stage and management of security measures are also implemented to ensure crime and anti-social behaviour are prevented in the first instance. Secure by Design principles will be applied and links with the local police will be implemented through the scheme's security system.

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					the area as a modern logistics cluster, comprising a new warehouse designed to a high quality and with crime reduction measures designed into the scheme. Landscaping will also be designed to ensure natural surveillance eg with low level planting.	
Alcohol, Tobacco and Illegal drug use Think about the effect the proposal will have on the supply of alcohol and tobacco. Will it create an environment that discourages illegal drug use?					It is not considered that the site will have any notable impact on Alcohol, Tobacco and Illegal drug use in the area.	It is not considered that this theme is directly applicable to this proposal.
Employment and the Economy Think about the type of jobs the proposal may safeguard or create. Are these appropriate to local workforce? Are there sufficient support services?	+			!	It is considered that the construction and operational phases of a major logistics development in this location would generate significant economic impacts, including increased employment and economic output. It is the intention of the applicant to use local labour and supplies where possible during the construction phase.	To maximise the positive impact, it will be important to ensure that local people are engaged with and able to access the employment opportunities that will come forward as part of this development, at both the construction and operational phase. The applicant can enter into a Social Value agreement using best endeavours which will

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
					During the operational phase, as the site is located within close proximity to a number of residential areas, it is the intention of the applicant to draw employees from the local area and thereby provide job opportunities for local residents. It is considered that the job opportunities will indeed be appropriate to the local workforce. JLL have utilised the Employment Density Matrix and have estimated that the purpose-built warehouse will create between 216 and 293 jobs during the operational phase. The existing John Mason operation employs some 30 – 35 staff across the site. This outline proposal will therefore create a significant net increase in jobs with employment opportunities for local residents at the operational phase, as well as construction jobs and significant knock-on economic benefits within the local area.	result in recruiting and supporting apprentices and unemployed during the construction phase. This will ensure jobs are accessible to a less experienced workforce thus providing new opportunities.
Energy Use and Waste Minimisation Think about the effect the proposal may have on energy	+			!	The proposals have been designed to make the most sustainable use of the site and while they are currently at outline stage, the applicant is expecting to meet high standards of environmental	To maximise the positive impact, it will be important to ensure that BREEAM credits identified at the outline phase are carried

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
use and waste. How will energy use, carbon emissions and waste be minimised? How will effects of climate change be dealt with?					improvements and are aiming to achieve BREEAM excellent. Moreover, the applicant is intending to include - - Provide at least 19 EVCP's within the site - Thermal insulation to elevations - Low carbon and/or carbon neutral energy provision which may include photovoltaics and/or air source heat pumps to achieve policy CS22 objectives. - Where possible materials will be reused from the demolition of the existing building. - Local suppliers will be used where possible to ensure limitations on transport emissions. - Enhanced landscaping which will improve biodiversity within the site. All the above will contribute to meeting the Council's climate change objectives, reducing impact on air quality and being more heat efficient than the existing building.	forward and met during the construction process. Positive impact will also be driven by implementing the various objectives set out in the proposal e.g. thermally insulated materials, installation of EVCPs etc.

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Equality, Social Cohesion and Community Think about the effect the proposal may have on community spirit and how different types of people living in an area interact with one another.	+			!	This outline proposal will create a significant net increase in jobs with employment opportunities for local residents at the operational phase, as well as construction jobs and significant knock-on economic benefits within the local area. It is considered that this uplift in job opportunities would improve the community. Moreover, a range of job opportunities would be on offer at the construction and operational phase and as such would provide opportunities for different types of people living in the area.	To maximise the positive impact, it will be important to ensure that local people are engaged with and able to access the employment opportunities that will come forward as part of this development, at both the construction and operational phase.
Access to Public Services Think about the effect the proposal may have on the demand for local services. Will make them more or less accessible to different types of people?	+		?		The development site is located within walking distance of key destinations, including supermarkets and medical facilities should they be required. It is not considered that the proposal will create an unsustainable demand or have a negative impact on public services. It is also not considered that the proposals will make public services less accessible to different types of people.	Staff will be able to take advantage of local services during their breaks or when travelling to or from work.

5 Conclusion

- 5.1 The Template sets out 11 questions, one of which is considered not applicable to this proposal. The remaining ten questions demonstrate positive health impacts within the site and community. The various positive impacts as set out in the final column are considered deliverable with all but two providing certainty, providing an overall benefit therefore complying with policy CS2, Development Principles.



JLL

Landmark
1 Oxford St, Manchester M1 4PB

Joanna Gabrilatsou
Director

M: 07970275826
Joanna.Gabrilatsou@eu.jll.com

JLL

Landmark
1 Oxford St, Manchester M1 4PB

Clarissa Forshaw Murphy
Graduate Planner

D: 01618286467
Clarissa.Forshaw-Murphy@eu.jll.com

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At year-end 2016, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 77,000. As of December 31, 2016, LaSalle Investment Management has \$60.1 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

<https://internetadmin.jll.com/united-kingdom/en-gb>

Jones Lang LaSalle

©2021 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.