



**Land Between Villiers Road & Penrhyn Road
Knowsley Business Park
Knowsley
Health Impact Assessment**

On behalf of **Pembury Developments Limited**

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1 Executive Summary

- 1.1.1 This Health Impact Assessment Statement has been produced by Chroma Planning and Development Limited to support a planning application for the provision of a new building for industrial purposes with Class E industrial (formerly Class B1c process), Class B2 general industrial and Class B8 storage and distribution uses.
- 1.1.2 The Assessment has been prepared in accordance with National Planning Practice Guidance (NPPG) and the Development Plan, to assess and address the potential impact of the development proposals.
- 1.1.3 The document will look at the impacts of the development as well as assessing the indirect implications for the wider community. The overall objective is to identify the prevailing impacts and prompt discussion about the most effective ways of dealing with them, so as to maximise the benefits and avoid any potential adverse impacts.

2 Introduction

- 2.1.1 This planning statement has been produced by Chroma Planning and Development Limited on behalf of our client Pembury Developments Limited (“Applicant”) to support a planning application for the following:

“Development comprising the erection of a new building for Class E (industrial), B2 general industrial and B8 storage/distribution including ancillary offices, landscaping, yards, access points off Villiers Road, car parking, cycle parking and associated engineering works.”

- 2.1.2 The proposals comprise a significant opportunity to provide additional employment generating development in a wider employment area location that will bring a currently empty Site back into meaningful employment use.

2.2 National Policy

- 2.2.1 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (NPPF), adopted in July 2018 and updated in 2021.
- 2.2.2 The NPPF document sets out the Government’s planning policies for England and how these are expected to be applied.
- 2.2.3 The NPPF at paragraph 7 and 8 sets out the Governments approach to sustainable development. Delivering sustainable development is at the heart of the NPPF. Paragraph 8 of the NPPF sets out the three sustainable development objectives that should be met through the implementation of planning policies and play an active role in guiding development towards sustainable solutions.
- 2.2.4 The sustainable development objectives are as follows:
- a) **An economic objective** – building a strong, responsive and competitive economy;
 - b) **A social objective** – supporting strong, vibrant and healthy communities; and
 - c) **An environmental objective** –protecting and enhancing the natural environment and built and historic environment.
- 2.2.5 Paragraph 11 confirms that decisions should apply a presumption in favour of sustainable development. The presumption in favour of sustainable development, asks decision makers to approve development proposals that accord with the development plan without delay.
- 2.2.6 In accordance with Paragraph 38, local authorities are encouraged to approach decisions on proposed developments in a positive and creative way. Authorities are encouraged to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level are encouraged to approve applications for sustainable development where possible.
- 2.2.7 At Paragraph 81 the NPPF seeks to build and strong and competitive economy and indicates that the government is committed to securing economic growth in order to create jobs and prosperity.
- 2.2.8 Paragraph 92 sets out how planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- 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 attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

2.2.9 Under Paragraph 126 the NPPF supports that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

2.2.10 In accordance with Paragraph 130 planning policies and decisions should ensure that developments, inter alia:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.3 Local Policy

2.3.1 Those policies considered to be of most relevance in the Local Plan are set out below.

2.3.2 Policy CS2 of the Core Strategy sets out the development principles that support the overall spatial strategy for Knowsley as follows:

2.3.3 **Principle 1:** Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by:

- a) Meeting needs for new housing, employment, retail and other service provision;
- b) Improving business productivity and employment levels in Knowsley;

- c) Reducing economic, environmental, education, health and other social inequalities between Knowsley and other parts of the UK; and
- d) Providing opportunities for positive lifestyle choices and health improvement for people of all ages.

2.3.4 Principle 2: Reduce carbon emissions and adapt to the effects of climate change by:

- a) Contributing to reductions in carbon dioxide emissions from all sources, in line with national targets;
- b) Ensuring an ability to adapt to future changes to national targets for carbon dioxide and other greenhouse gas emissions, including recognising the role of new technology;
- c) Identifying and applying measures offering effective mitigation and adaptation to likely environmental, social and economic impacts of climate change; and
- d) Meeting appropriate minimum standards for sustainability.

2.3.5 Principle 3: Reduce the need to travel and increase accessibility by:

- a) Selecting locations that reduce the need to travel, especially by car, and enable people as far as possible to meet their needs locally;
- b) Assisting the Council in achieving a shift towards more sustainable modes of transport for people, goods and freight;
- c) Encouraging safe and sustainable access for all, particularly by promoting the use of public transport, walking and cycling between homes and employment; and
- d) Supporting the provision and retention of shared space, community facilities and other local services (such as local shops, health facilities, education provision, meeting places, sports venues, cultural buildings, public houses and places of worship).

2.3.6 Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by:

- a) Understanding and respecting the character and distinctiveness of places and landscapes;
- b) Protecting and enhancing the historic environment;
- c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;
- d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently;
- e) Mitigating potential negative impacts of traffic growth and road traffic on highway safety, air quality, noise and health;
- f) Supporting policies relating to Green Infrastructure and the greening of towns and cities;
- g) Maintaining or enhancing the tranquillity of open countryside and rural areas;
- h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;

- i) Addressing any issues of unstable land, resulting from Knowsley's legacy of minerals extraction; and
- j) Minimising negative impact upon flood risk, air quality, water quality, land quality, soil quality, and noise or vibration levels and ensuring any negative impacts are appropriately mitigated. Development that will have an unacceptable impact upon any of the above will only be permitted where the benefits of the proposal clearly outweigh the harm.

2.3.7 **Principle 5:** Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy, which:

- a) Do not require major investment in new infrastructure, including transport, water supply and sewerage, or where this is unavoidable, incorporate appropriate development phasing and delivery assistance;
- b) Ensure environmental protection is enhanced through the phasing of new development and delivery of supporting infrastructure, including working with neighbouring authorities and key partner agencies where appropriate;
- c) Support prudent and efficient management of natural and man-made resources; and
- d) Promote sustainable construction and efficiency in resource use (including reuse and recycling of materials).

2.3.8 The development principles identified under Policy CS2 are not in order of priority and will be applied equally alongside other Local Plan policies. They will be implemented using development assessment tools including:

- a) Environmental Impact Assessment and associated legislative requirements;
- b) Health Impact Assessment;
- c) Equality and Diversity Impact Assessment;
- d) Transport Assessment and Travel Planning; and
- e) Design and Access Statements

3 Site and Surrounding Area

3.1 Site Location

- 3.1.1 The Site is located within an established industrial / commercial location known as the Knowsley Industrial / Business Park South and falls within the jurisdiction of Knowsley Council (KC). The Site is bounded by Penryn Road to the north, and west, and Villiers Road to the south and east.
- 3.1.2 Knowsley Industrial / Business Park is identified by the Council as a Primary Industrial Area.
- 3.1.3 The Site is bound on all sides by existing industrial / large retail warehouse uses. The surrounding area is made up of a mix of commercial uses with predominantly large scale industrial units with notable occupiers including, Contract Chemicals, CP Kelco (opposite the site), Caldiera and Precision Pneumatics.
- 3.1.4 Knowsley Industrial and Business Parks cover approximately 540ha of predominantly previously developed land to the east of Kirkby. The site is to the south of the A580 (East Lancashire Road) which separates the site from the wider Knowsley Business Park and Industrial Estate to the North.

3.2 Site Description

- 3.2.1 The Site itself comprises a 2.14 hectare vacant plot located within the centre of the wider southern business park zone. It is a relatively level Site with a gentle slope from west to east. The Site has limited vegetation internally but does have a tree line on its western, north western and south western boundaries, of mixed value.

3.3 Site Designations

- 3.3.1 The Site is designated by the Council as follows:
 - 1) Within a Primary Industrial Area
 - 2) Strategic Employment Location
 - 3) Principal Regeneration Areas
 - 4) Land for Employment Development
- 3.3.2 The Site is located wholly within Flood Zone 1.
- 3.3.3 The Site is not located within a conservation area and there are no listed buildings within the Site or its vicinity.

4 Assessment of Health Impact

4.1 Screening Table

4.1.1 The table below summarises the potential impacts of the proposed development at the construction and operational phases.

Theme	Description of impact	Recommendation (to minimise or maximise impact)
Physical Activity	Increased physical activity through the creation of jobs and the promotion of sustainable travel modes to new employment opportunities. The increase in noise and dust during the construction phase will have an insignificant impact on the amenity of any neighbouring occupiers.	A Framework Workplace Travel Plan has been prepared and forms part of the application submission which will be a commitment on a future occupier of the site. The Travel Plan will have a positive impact on encouraging sustainable modes of travel to and from the site, including recommendation for walking and cycling, which will have a positive impact on physical activity. Dust mitigation measures have been identified in the submitted Air Quality Assessment.
Diet and Nutrition	The site forms part of an established business park with good provision of shops and services.	N/A
Air Quality and Noise	Increase in dust and noise during the construction phase. This will have an insignificant impact on the amenity of surrounding occupiers.	An air quality assessment has been submitted as part of the planning application setting out proposed mitigation measures. The proposals have been designed to ensure there will be no impact on the amenity of existing occupiers in close proximity of the site.
Transport	Accessible for pedestrians, cyclist and public transport, thereby reducing the reliance on the car. Framework Travel Plan forms part of the application submission.	The implementation of a Workplace Travel Plan will have a positive impact in promoting and providing access to sustainable modes of travel to and from the site.
Crime Reduction and Community Safety	Construction jobs will be created in addition to skilled employment opportunities during the operational phase.	A construction management plan will be provided to outline how safety will be ensured.

		The development will be designed to ensure the safety of all future occupiers and employees.
Alcohol, Tobacco and illegal Drug Use	The regeneration of a vacant plot will remove the opportunity for the site to be used for any illegal activities.	N/A
Employment and the Economy	Creation of jobs at the construction and operational phases, including skilled employment opportunities. The proposals will support economic growth in a key employment location.	A Social Value Strategy (SVS) has been prepared in collaboration with Fusion 21. The SVS will promote the use of local employment during the construction and operational phases and is a commitment through the Section 106 Agreement.
Energy Use and Waste Minimisation	The proposals will be sustainable in terms of energy efficiency and minimising the use of resources. The proposals are targeting BREEAM Excellent and an EPC A Rating.	The accompany Energy Statement sets out how the proposals will be energy efficient and minimise the use of waste. The recommendations of the Energy Statement will be implemented in full. A Construction Management Plan will demonstrate how resources and waste will be minimised during the construction phase.
Equality, Social Cohesion and Community	New employment opportunities will help increase social cohesion between existing and new residents.	The SVS will promote opportunities for local employment on the site.
Access to Public Services	The provision of new jobs will increase the use of local services and ensure their viability.	N/A

4.1.2 As set out in the above Table there are not considered to be any significant negative impacts on health or wellbeing during either the construction or operational phases of the development.

5 Summary and Conclusions

- 5.1.1 The Health Impact Assessment has demonstrated that the proposals will encourage and promote the following criteria:
1. Physical Activity
 2. Crime reduction and community safety
 3. Equality, social cohesion and community
 4. Energy use and waste minimisation
 5. Employment and the economy
- 5.1.2 It is concluded that the overall health impact of the development would be positive.
- 5.1.3 Any purported adverse impact arising during the construction phase could be addressed through a Construction Management Plan.
- 5.1.4 The proposals will provide community and district wide benefits through bringing a vacant site into meaningful employment use, with opportunities to improve the street scene and immediate environment.
- 5.1.5 A Section 106 Agreement will be entered into to ensure that a Social Value Strategy is instigated and implemented as part of the development proposals.
- 5.1.6 No significant negative impacts on health or wellbeing have been identified in either the construction or operational phases that have not been appropriately mitigated, as set out in the technical assessments forming part of the planning application submission.
- 5.1.7 Overall, the proposals are considered to make a positive contribution to health and wellbeing. This assessment of the health impact of the proposals indicates that it would deliver a healthy and sustainable development for the area.