

Health Impact Assessment

For



Acornfield Road and Kirkby Bank Road,
Knowsley, Merseyside. L33 7SY.

Prepared by:

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Revision A.

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1.0 Document Summary

This Health Impact Assessment has been prepared by Prime Property Consultancy in accordance with National Planning Practice Guidance (NPPG) and Local Planning policy, to assess and address the potential impacts of development proposals at the corner of Acornfield Road and Kirkby Bank Road (Phase 2), Knowsley, Merseyside. L33 7SY.

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 identify the most effective ways of dealing with them, so as to maximise the benefits and avoid any potential adverse impacts.

2.0 Introduction

This Health Impact Assessment (HIA) has been prepared by Prime property Consultancy Ltd, in support of proposals for detailed planning permission for the following industrial development:

The proposed development is for a detailed planning application for the erection of two single detached industrial unit with B2/B8 uses, together with car parking, service areas and landscaping at the corner of Acornfield Road & Kirkby Bank Road (Phase 2), Knowsley, Merseyside. L33 7SY.

National Policy

The National Planning Policy Framework (NPPF) sets out the Government's commitment to a planning system that does everything it can do to support sustainable economic growth.

The NPPF sets down a number of over-arching roles that the planning system ought to play; it provides a set of core land-use planning principles that should underpin both plan-making and decision-taking.

The NPPF sets out the Governments planning policy and how this applies to developments. It identifies in **Paragraph 8** that there are three overarching objectives to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

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- An economic role – building a strong, responsive and competitive economy;
- A social role – supporting strong, vibrant and healthy communities; and
- An environmental role – protecting and enhancing the natural environment and built and historic environment.

Paragraph 11 of the NPPF sets out that at the heart of the Framework is 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.

In order to foster the delivery of sustainable development, local authorities are encouraged in **Paragraph 38** to approach decisions on proposed development in a positive and creative way. Local authorities are encouraged to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-takers at every level should seek to approve applications for sustainable development where possible.

Paragraph 81 sets out how planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

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 clear and legible pedestrian 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.

Paragraph 124 sets out that the Government attaches great importance to the design of the built environment. 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.

Paragraph 126 - 127 states that developments should function well and add to the quality of the area, be visually attractive as a result of good architecture, layout and landscaping, be sympathetic to local character, establish or maintain a strong sense of place, optimise the potential of the site to accommodate an appropriate amount and mix of development, and create places that are safe, inclusive and accessible.

Local Policy

The most relevant local policy in Knowsley Council's Local Plan Core Strategy – January 2016 is as follows:

Core Strategy Policy CS2 - Development Principles of the Local Plan Core Strategy sets out the following:

1) New development in Knowsley and the preparation of subsequent stages of the Local Plan will be expected to support the following development principles:

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.

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.

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).

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.

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).

Application of the Development Principles

2) The development principles are not in order of priority, will be applied equally alongside other Local Plan policies, and 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.

3.0 Application Site and Surrounding Area.

The application site is bordered by Acornfield Road and Kirkby Bank Road, and is situated within Knowsley Industrial Park near Kirkby. The site is situated on a corner, adjacent to a distribution yard. There are good access routes to and from the site from both Acornfield Road to the east and Kirkby Bank Road to the south.

The application site for the proposed scheme consists of remediated land (formerly WWII ammunition bunker car parking and timber pallet yard). Access to the site is available from Acornfield Road and Kirkby Bank Road.

The application site is located in Flood Zone 1 and is not identified within an area by The Environment Agency's flood risk map as being subject to flooding. The site does not contain any listed buildings nor does it lie within a designated Conservation Area. There are also no known Tree Preservation Orders nor any other statutory designations within or immediately adjacent to application site.

4.0 Assessment Of Health Impact.

Screening Table

The screening table below summarises the potential impacts (both positive and negative) of the proposed development at the construction and operational phase of development. It has been demonstrated that any negative impacts will either not have a significant impact or have been mitigated from within the proposals.

Criteria	Construction Phase	Operational Phase
Healthy Lifestyles	Increase in noise and dust as a result of construction works will have an insignificant impact on the amenity of neighbouring occupiers.	Considerable increase in employment opportunities.
Access to Work	Construction jobs created.	Skilled employment opportunities once the development is completed.
Pedestrian Accessibility	N/A	The development will be easily accessible for pedestrians, cyclists and by public transport, helping to reduce reliance on cars.
Cycle Storage	N/A	Each building has a 10No. secured and covered capacity for cycles adjacent to each pedestrian entrance / exit. The accesses are level and easily identifiable.

Food Access	N/A	The development is in close proximity to local shops for a range of provisions.
Canteen / Restroom	A designated canteen for construction workers with full kitchen facility, seating and tables id to be provided with hot and cold water.	A designated canteen / restroom for staff with full kitchen facility, seating and tables id to be provided with hot and cold water.
Crime Reduction and Community Safety	Construction Management Plan to be provided to outline how safety will be ensured.	Development will be designed to ensure the safety of future occupiers and employees.
Air Quality and Neighbourhood Amenity	Increase in dust and noise during construction phase will have insignificant impact on amenity of neighbouring occupiers.	Development has been designed to ensure that there will be no significant impact on the amenity of existing occupiers of the proposed development as a result of the scheme.

Social Cohesion and Social Capital	N/A	The proposed development will provide new employment opportunities which will help to increase social cohesion between existing and new Knowsley residents.
Shower Facilities	Shower facilities for construction workers to be provided in separate facility adjacent to the toilets or canteen facility.	Shower facility to be provided within new disabled facility on ground floor accommodation, for travelling HGV drivers and also staff who travel to work on cycles etc....
Air Tightness Test / Air Permeability Test	Air Permeability Test to be carried out by qualified consultant for each building and unit to the current standards to provide good indoor air quality.	N/A

Public Services	N/A	Increase in usage of local services will help to ensure their viability.
Resource Minimisation	Construction Management Plan to be provided to demonstrate how resources and waste will be minimised.	The proposal will be sustainable in terms of maximising energy efficiency and minimising usage of resources.
Climate Change	Construction Management Plan to be provided to demonstrate how resources and waste will be minimised.	The proposal will be sustainable in terms of maximising energy efficiency and minimising usage of resources.

The table above demonstrates that there are no significant negative impacts on health or wellbeing that have been identified as part of the screening process either in the construction phase or the operational phase of development.

5.0 Conclusion.

This Health Impact Assessment has demonstrated that the proposed development encourages and promotes the following criteria:

- Pedestrian Accessibility
- Healthy lifestyles
- Access to Work
- Cycle Storage
- Food Access
- Canteen / Restroom Facilities
- Shower Facilities
- Airtightness Test / Air Permeability Test.
- Social Cohesion and Social Capital
- Public Services
- Resource Minimisation
- Climate Change
- Crime Reduction and Community Safety
- Air Quality and Neighbourhood Amenity

It is concluded that the overall health impact of the development would be positive.

The potential adverse impacts arising from the construction and development of this site are likely to be minimal given the location of the site. The site will be designed to ensure safety for future occupiers and will provide local community and district wide economic benefits. This will be evidenced in the Construction Environment Management Plan (CEMP) and the Social Value Strategy.

Health and wellbeing are an important factor in the overall planning balance, particularly with regard to the social strand of sustainability. There are no significant negative impacts on health or wellbeing, in the construction or operational phase which have not been adequately mitigated.

The proposed development will make an overall positive contribution to health and wellbeing. The health benefits which will result from the proposed scheme, as outlined in this report, should be afforded considerable weight in the determination of this planning application. This assessment of the health impact of the proposed development indicates that it would deliver a healthy and sustainable development to the local area.

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