

Health Impact Assessment

Section 1

Date: 05/08/25

Author of health impact assessment: Breck Homes Limited

Land North of Southdean Road, Huyton

Please provide a brief summary of the proposal

Residential development delivering a mix of apartments and houses, of 137 dwellings and associated highways, infrastructure and landscaped areas. The site comprises a mix of one, two, three and four bedroom dwellings in a combination of houses, maisonettes.

Please provide a brief summary of any planned or completed consultation


Informal discussions with the planning team at Knowsley Council have taken place with regards to design and principal of development.

Community engagement has been undertaken in the form of leaflet distribution to surrounding dwellings on Southdean Road and Ashbury Road. Full details of the consultation that has been taken place, and feedback received, is provided in the Statement of Community Involvement [SCI] submitted as part of this application.

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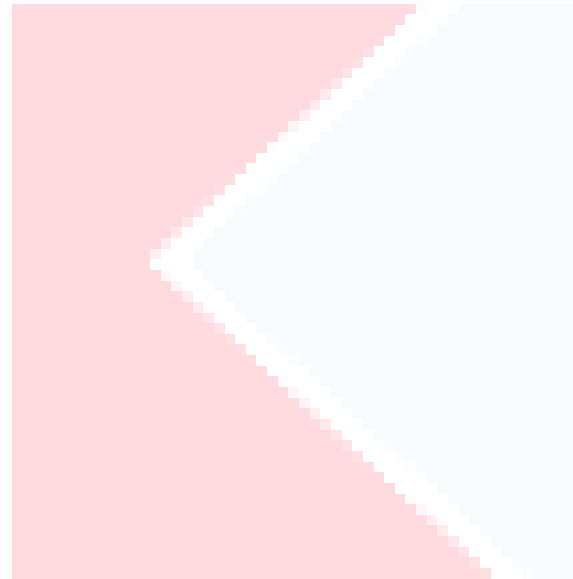
Section 2

There are 5 themes in the assessment which are taken from the overarching strategy [Knowsley 2030](#). In order to complete the assessment you need to:-

- Consider whether each question applies to your proposal – tick Y/N as appropriate.
 - Assess whether the impact is positive or negative, and the level of the impact – severe, moderate or weak.
 - Provide a brief summary of the evidence for your answer, including design and mitigation where appropriate. Reference to more detailed evidence and information can be made.
 - In some responses reference will need to be made to existing, local facilities, particularly in terms of employment, transport and health provision. You will need to consider the local elements as well as Knowsley as a whole.
 - Consider all the different population groups within your answer. It may be the case that different groups are impacted in different ways, negatively and positively.
 - Age
 - Those with disabilities or low mobility
 - Gender
 - Ethnicity
 - Religion or belief
 - Socio-economic position (defined by education, employment status, income, household composition)
 - Vulnerable and inclusion health groups (eg homeless, prison leavers, care leavers)
 - Area based variations by deprivation, service provision, urban or rural setting
 - Also consider those impacted by the development now, and in the future
 - Please refer to the guidance document for further assistance and to [Building for a Healthy Life](#) for practical examples of how to make a development healthier
-  Explanation - Health Impact Assessment in
- The assessment will be reviewed by Knowsley's Public Health and Planning teams. For further guidance please contact Public Health on publichealth@knowsley.gov.uk



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A place with welcoming, vibrant, well-connected neighbourhoods and town centres	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
Describe how the proposal will create mixed communities with a variety of tenures and uses	Y		P	S	<p>e.g. What is the affordable and/or social housing type and provision? Where is this located within the development? What mix of market housing is proposed? What non-residential elements are proposed?</p> <p>The proposed development will provide 137 affordable dwellings (100% provision), contributing significantly to the provision of affordable housing in Knowsley. 45 units will be made available for social rent (representing 55.6% and comprising 33 apartments, 4 semi-detached bungalows and 8 semi-detached houses), 12 maisonette units made available for rent to buy (14.8%), and 24 houses (29.6%) will be made available for shared ownership. All dwellings will meet the Nationally Described Space Standards. 25 dwellings will meet M4(2) standard (18%) and 12 dwellings will meet the M4(3) standard (9%).</p> <p>The area surrounding the site comprises a mix of uses. Land to the South and South East is primarily residential, with open land to the North and St Dominic RC Church to the South Western boundary. The provision a 100% affordable housing scheme will create a mixed community, increasing the variety of tenures and housing mix of the local area. The scheme will therefore enhance the mix of uses and tenures in the local area.</p>
Describe the range of housing types and sizes, including affordable housing and how this responds to local housing needs	Y		P	S	<p>e.g. Summarise the types of housing being provided – flats, apartments, single storey, larger and smaller houses, residential homes, gardens.</p> <p>The Planning for Housing Growth in Knowsley (2013) Technical Report identified a need for 568 affordable dwellings per annum and an additional 741 market housing dwellings over the plan period. The Knowsley Core Strategy [KCS] states that affordability of housing for local people is an issue in the borough (§8.4). The KCS also identifies a need to rebalance the housing market in Knowsley by broadening the mix of housing and meeting the established needs for affordable housing (§5.21).</p> <p>The scheme will deliver a varied housing offer, including semi-detached and terraced houses, bungalows, maisonettes and three apartment blocks. The housing mix is detailed in the proposed layout plan and housetype plans submitted as part of this application. The proposed dwellings will range from one-bed apartments to four-bed dwellings. All dwellings will meet the Nationally Described Space Standards. 25 dwellings will meet M4(2) standard (18%) and 12 dwellings will meet the M4(3) standard (9%).</p>



					<p>The applicant has had detailed discussions with Registered Providers through the design evolution of the scheme. These discussions have informed the final housing mix and proposed tenure, which has been designed to meet local needs identified by the Registered Providers.</p> <p>All 137 dwellings will be affordable. The proposed development will help to meet the identified local need for affordable housing and contribute towards the delivery of homes in Huyton. Through the provision of M4(2) and M4(3) compliant dwellings, the proposed development will meet the needs of a range of end-users. The needs of a variety of end-users will be met as a result of the provision of a wide-ranging housing mix.</p>
How does the proposal provide and enhance access to the public transport network?	Y		P	M	<p>e.g. Does the proposal itself contribute to enhancing the local transport network, or will it be reliant on existing or proposed facilities beyond the development boundary? What are these? How are they accessed from the development?</p> <p>The proposed development benefits from a sustainable location to the West of Huyton. Existing bus stops are located in close proximity to the south of the site along Princess Drive and provide regular services between St Helens and Liverpool City Centre.</p> <p>The proposed development will provide future residents with strong access to existing public transport infrastructure. No additional infrastructure is required as part of this application, by virtue of the quantity and quality of existing infrastructure.</p>
Describe how the proposal addresses the needs of people who are car dependent	Y		P	M	<p>e.g. Car dependent people are those who rely on a car to get to their place of work because of distance; they also include people who are unable to walk long distances. Facilities might include parking places outside local shops and community facilities, adequate parking at homes in the development.</p> <p>The development provides private parking for all dwellings, in the forms of driveways for the houses and parking courts for the maisonettes and apartment blocks.</p> <p>Accessible parking is provided to the front of M4(3) compliant maisonette units, to provide adequate accessible parking for those residents. Other parking spaces throughout the development are capable of widening to provide accessible parking where required.</p>
Does the proposal include adequate parking as set out in the Ensuring Choice	Y		P	M	<p>Preventing too many cars being parked on the street, blocking pathways / cycle paths, making it difficult to cross roads and narrowing the driving space, equitable access to charging points</p>



<p>of Travel SPD and are electric vehicle charging points included?</p>					<p>The parking provision, as shown on the Proposed Site Layout Plan, will provide 2 parking spaces per 3 and 4 bed dwellings and 1 space per 2 bed dwellings. 36 spaces are provided for the apartments. Accessible parking is provided to the front of M4(3) compliant maisonette units, to provide adequate accessible parking for those residents</p> <p>Each property will provide EV charging in accordance with Approved Document S of the Building Regulations. 101 external car charging points will be provided to serve the private driveways of the houses and maisonettes. An additional 'bollard type charging point' will be provided to serve the 36 parking spaces. The EV Car Charging Plan submitted alongside the application details the location and specification of EV charging points.</p>
<p>Describe how the proposal provides and enhances sustainable transport facilities</p>	Y		P	M	<p>e.g. cycle parking, cycle lanes, advanced stop boxes, pedestrian and cycle crossings, park and ride facilities, can it connect to existing cycle lanes to facilitate connection to other places</p> <p>The proposal is sustainably located, in close proximity to key services within Huyton and existing public transport infrastructure. Existing bus stops are located in close proximity to the south of the site along Princess Drive and provide regular services between St Helens and Liverpool City Centre</p> <p>The proposed site access will include 2m wide footways on both sides. Crossing facilities will be provided near to the access with dropped kerbs and tactile paving. 2m wide footways will be provided within the site along with informal crossing facilities.</p> <p>Cycle parking is provided throughout the scheme, as demonstrated on the proposed layout plan, enabling residents to safely secure bicycles when they are not in use.</p>
<p>Is the proposal designed to include traffic management and calming measures to help reduce and minimise road injuries?</p>	Y		P	M	<p>e.g. Summarise on site proposals for safe road design, and outline any contributions to improve safety of roads beyond the site boundary</p> <p>The internal layout has been designed to a 20mph design speed which will be self-enforcing through the bend in the alignment of the main internal road. Changes to paving material on crossings and shared driveways will act as a traffic calming measure. The transport assessment which is submitted as part of this application describes the traffic management and calming measures for the proposed development in full.</p>
<p>How will the proposal minimise waste and the use of new materials?</p>	Y		P	M	<p>e.g. through encouraging waste reduction, provision of recycling facilities</p> <p>Bins will be provided in accordance with the local authority waste and recycling policy. Bin storage areas will be located within the private curtilage of houses, and maisonette's/apartments will be supplied with timber clad bin stores, which are indicated on the site layout.</p>



Will a plan be in place to mitigate the impacts of dust, noise, smoke, light and odours during construction?	Y		P	M	<p>e.g. consider impacts on existing off-site residents and new residents moving in before the site has been completed</p> <p>A Construction Management Plan [CMP] will be provided prior to development commencing on site. The CMP will consider the potential impacts of dust, noise, smoke, light and odours, setting out the mitigation that will be implemented to address any adverse impacts of construction. The CMP will incorporate measures to mitigate the impact of the construction period on neighbouring residents.</p>
Will the proposal have any measures to minimise air pollution and ensure that existing sources of air pollution do not impact on residents?	Y		P	M	<p>e.g. is there likely to be increased motor traffic, particularly HGVs, or are potentially polluting industrial developments proposed? Outline how emissions will be controlled. Are there sources nearby which may impact? Will charging points for electric vehicles be installed? What heating systems are proposed for buildings?</p> <p>The application is accompanied by an Air Quality Assessment that considers the impact of the proposed development on air pollution and the existing sources of air pollution to future residents. The AQA confirms that there will be no adverse effect on air quality for existing or future residents as a result of the proposed development.</p> <p>EV Charging will be provided to all dwellings. As set out above, the site is sustainably located, reducing the need for travel by motor vehicle. Air source heat pumps will be utilised throughout the development for space and water heating. These measures will reduce the impact of the development on air pollution.</p>
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		P	M	<p>e.g. Identify existing nearby sources of excessive noise, such as major roads, airport or industry and outline the mitigation measures proposed. Are any new potentially noisy sources proposed and how will they be controlled?</p> <p>This application is accompanied by a Noise Impact Technical Memorandum, which confirms that acceptable noise levels can be achieved for future and existing residents. The NIA concludes that the site is principally affected by general urban and transportation noise.</p> <p>In light of the site's setting and the predominantly residential use of the surrounding area, it is unlikely that the ambient noise levels within the site are particularly elevated; there is nothing about the site, or its surroundings, to suggest that future residents will be affected by adverse levels of environmental noise.</p>



A place with a thriving, inclusive economy, with opportunities for people and business	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
How will the proposal allow local residents to access employment opportunities during the construction phase?	Y		P	S	<p>e.g Are there apprenticeship/ training opportunities offered which are sustainable beyond the construction process?</p> <p>During construction, Breck set clear, measurable targets for creating local employment opportunities, apprenticeships, and training initiatives. Breck work closely with contractors and suppliers to ensure social value is a core consideration in procurement, prioritising local businesses. They also ensure equality and diversity are central to the recruitment processes, offering job and training opportunities to local residents. Breck then track progress using KPIs and feedback mechanisms to ensure they meet their targets.</p> <p>To ensure social value is delivered across the supply chain, Breck has established clear contractual requirements for all contractors and suppliers. These include targets for local employment, apprenticeships, and training.</p>
When operational how will the proposal provide accessible and diverse employment opportunities appropriate to the skill sets present in the local community?		N			N/A – Primarily a residential development with community uses.
Does the proposal provide opportunities for community activities and /or the voluntary and community sector?	Y		P	S	<p>e.g. Is there space for communal activities eg a communal garden /community allotment?</p> <p>Public Open Space will also be provided as part of the development, which will provide an area for social interaction.</p>
Describe how the proposal creates an attractive business location that encourages investment (e.g. good infrastructure, clean and pleasant environment)		N			N/A – Residential development



Describe how the proposal creates healthy workplaces		N			N/A – Residential development
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A place where people are active and healthy and have access to the support they need	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
How has the proposal assessed the location and accessibility of social infrastructure (e.g. schools, and community facilities)?	Y		P	S	<p>e.g. Which nearby schools/ health care/ shops would be used? Are they within walking/cycling distance or by bus? How could the development enhance safe access? Have the appropriate cycle lanes / safe crossing places been considered?</p> <p>The proposed development benefits from a sustainable location to the West of Huyton. The site is in close proximity to a considerable number of key amenities and social infrastructure. Hope Primary School, Yew Tree Nursery, Blueberry Park Primary School, Mab Lane Primary School, St Bridgets Primary School, Stockbridge Village Primary School and Knowsley Community College are all within 1km of the site. Lidl is approximately 550m south of the site, Tesco is approximately 1.6km north of site and Yew Tree Health Centre is approximately 550m west of site. There are existing bus stops to the south of the site providing regular public transport services.</p> <p>The proposed site access will include 2m wide footways on both sides. Crossing facilities will be provided near to the access with dropped kerbs and tactile paving. 2m wide footways will be provided within the site along with informal crossing facilities.</p>
How will the proposal allow people with mobility problems or a disability to access buildings and places?	Y		P	M	<p>e.g. Summarise the design features of public areas, walkways and buildings which will enable full access by people with mobility problems. Also consider visual impairments – is the landscape / architecture easy for them to navigate (include information regarding dropped kerbs, tactile paving). You may wish to include the 'voice of the user' here.</p> <p>All proposed dwellings have been designed to meet the Nationally Described Space Standards. 2m wide footpaths are proposed to both sides of the estate road with dropped kerbs and tactile paving to crossing points. In addition, 25 dwellings will meet M4(2) standard (18%) and 12 dwellings will meet the M4(3) standard (9%). Accessible parking will be made available to the front of the M4(3) compliant dwellings.</p>
How will the proposal provide, retain and	Y		P	M	<p>e.g. Consider and identify nearby open and natural spaces; are any improvements proposed by agreement; outline any open space provision proposed, green and blue infrastructure. For industry applications will there be an outside space provided for staff to use that is away from vehicle movements?</p>



enhance open and natural spaces?					The proposals seek permission for the development of land formerly used as a School. The site has not been in use for a number of years and is not currently accessible to the public. The proposals seek to incorporate areas of Public Open Space [POS] throughout the scheme, creating a betterment on the site.
Describe how the proposal includes opportunities for active play and exercise	Y		P	M	e.g. playing fields, traffic calmed streets, access to open spaces, indoor and outdoor facilities, active travel routes to schools The proposed development provides areas of POS for future residents to play and exercise. The aforementioned traffic calming measures will reduce the speed of traffic and increase opportunities for residents to play and exercise on the POS. The proposed development is in close proximity to Alt Park and Jubilee Park, providing future residents and the existing residents in the community with opportunities for active play and exercise in close proximity to the site.
Describe how the proposal links into open and natural spaces for all community groups	Y		P	M	e.g. Hard surfaced pathway access suitable for pushchairs and wheelchairs; footpath and cycle path links separate from roads; are benches, tables or social facilities proposed? Public Open Space will be provided on site for future residents to use. 2m wide footpaths are provided throughout the site and at the access of the development to promote walking/cycling. Dropped kerbs and tactile paving to crossing points will also be provided.
How does the proposal reduce the need to travel especially by car?	Y		P	S	e.g. has it been possible to locate the development close to local jobs, shops and schools, direct walkways to amenities The site is sustainably located to the West of Huyton, in close proximity to key amenities, including shops, schools and employment opportunities. The site is also within a walking distance to community facilities and schools. The need for future residents to travel by car has been reduced by virtue of the sustainable location of the site. Existing bus stops are located in close proximity to the south of the site and provide regular services to other settlements including St Helens, Speke and Liverpool.
How will nearby education and employment opportunities be accessible by public	Y		P	S	e.g. Consider existing and proposed local education and employment within 3 miles and outline how people will get there other than by car As previously set out, there are a considerable number of education and employment opportunities within walking distance to the site. Existing bus stops are also located immediately to the south of the site and provide regular services between St Helens, Prescot



transport, and walking or cycling routes?					and Speke. For these reasons, employment and education opportunities will be highly accessible by non-car modes of transport.
How will walking / cycling away from the main traffic routes be encouraged?	Y		P	M	e.g. wide safe pavements, traffic calming measures and footpaths away from roads, provision of cycle lanes, cycle parking, cycle storage at all homes and workplaces Wide safe pavements, traffic calming measures and cycle storage will be provided throughout the development, in accordance with the details set out above.
Have low carbon heating solutions been considered?	Y		P	M	e.g. Air/ Water/ Ground Source Heat Pumps, Solar Panels, Heat Networks, if not, why? Air source heat pumps will be utilised throughout the development for space and water heating.
What energy efficiency measures have been considered?	Y		P	M	e.g. are the developments EPC A rated? Have all possible insulation measures (glazing, roof and wall cavity) and smart technology heating controls been considered? The development will take a fabric first approach to energy efficiency with high levels of insulation provided. Using current building regulations and SAP software, it is anticipated that a minimum EPC rating of B will be achieved across the development although it is expected to increase upon release of the Future Homes Standard.
How does the development offset the carbon emissions it produces?	Y		P	M	Will areas be available for tree planting? Will meadowland and wildflower areas be integrated into the greenspace areas? Areas have been made available for tree planting and wildflower across the development, as indicated on the landscape plan.

A place where people of all ages are confident and can achieve their full potential	Applicable?		Positive (p) or negative (n) impact	Level of impact – severe (s), moderate (m) or weak (w)	Evidence, Design and Mitigation
	Y	N			
Will all homes meet at least the minimum requirements set out in the Nationally Described Space Standards in order	Y		P	S	All proposed dwellings have been designed to meet the Nationally Described Space Standards.



to be adequately 'liveable'?					
Will there be provision of homes that enable older and disabled people to live independent lives?	Y		P	M	25 dwellings will meet M4(2) standard (18%) and 12 dwellings will meet the M4(3) standard (9%), further enhancing accessibility for people with mobility issues. The proposed development will deliver a range of housetypes to meet the accessibility needs of a variety of future residents. Accessible parking will be provided to the front of M4(3) compliant dwellings.
Has accessibility been considered e.g. will homes be wheelchair accessible inside and out?	Y		P	M	e.g. Although this is considered a Building Control issue it would be useful to consider at an early stage how accessible the development will be. Consider internal layout, door widths, accessible bathrooms, outside paths with level access both into homes and onto pavements, parking spaces near to the door 25 dwellings will meet M4(2) standard (18%) and 12 dwellings will meet the M4(3) standard (9%), further enhancing accessibility for people with mobility issues 2m wide footpaths are proposed to both sides of the estate road with dropped kerbs and tactile paving to crossing points. Accessible parking will be provided to the front of M4(3) compliant dwellings.
Describe how the proposal may reduce fuel poverty through energy efficiency measures such as insulation	Y		P	M	e.g. Although this is considered a Building Control issue it would be useful to consider at an early stage how the properties will help to reduce fuel poverty. Outline the measures to be incorporated which will reduce the need for heating and will provide affordable heating of water and spaces. This is applicable to homes as well as workplaces. Consider solar power, especially for large offices / workspaces. The development will take a fabric first approach to energy efficiency with high levels of insulation provided. Using current building regulations and SAP software, it is anticipated that a minimum EPC rating of B will be achieved across the development although it is expected to increase upon release of the Future Homes Standard. Air source heat pumps will be utilised throughout the development for space and water heating.
Describe any measures taken to reduce risk of overheating in homes	Y		P	M	e.g. Although this is considered a Building Control issue within the home it would be useful to consider at an early stage how the properties and layout will help to reduce overheating. For example, is natural shading provided, can windows be opened for ventilation whilst remaining secure especially on ground floor, are shutters provided on large south facing windows Overheating will be mitigated in accordance with Approved Document Part O of the building regulations. This will be achieved by ensuring sufficient window openings are provided to each dwelling along with additional mechanical extraction ventilation where necessary.
Describe how you will ensure that damp, condensation and mould	Y		P	M	e.g. Although this is considered a Building Control issue it would be useful to ensure at this early stage that healthy homes have been considered. If known, describe facilities to be provided in every type of home that will enable washing and drying without risk of causing condensation; this must include the provision of communal drying



growth is prevented through the provision of heating, ventilation and drying facilities					spaces for flats and apartments to reduce reliance on tumble drying; outline proposals for permanent and adjustable ventilation Continuous mechanical extract ventilation and background ventilation (trickle vents) will be provided to all dwellings to meet the minimum requirements of Approved Document Part F of the building regulations. Space heating will be provided to all rooms. Private outdoor space for drying will also be provided for the majority of properties.
Do all homes have access to private outdoor space?	Y		P	M	Private gardens are provided to all bungalows, terraced and semi-detached housetypes. Incidental amenity space is provided by maisonettes and the apartment blocks. Areas of Public Open Space which will be made available to all residents.

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			
Does the proposal facilitate community integration i.e. land uses which encourage social interaction?	Y		P	S	<p>e.g. Are neighbourhood centres, play areas, schools, health facilities, meeting places proposed or available nearby? Are these all walkable /cycling distance? Is the walking / cycling route the most direct? Consider the 20 minute neighbourhood ideal. Consider 20 mph streets (evidence shows more social interaction occurs on streets where speed limit is lower) and front gardens/ benches to create more opportunities for social interaction. Think about all population groups and their differing needs.</p> <p>The proposals will deliver POS which will increase social interaction amongst residents.</p> <p>There are a considerable number of schools, health facilities, community centres and leisure centres within 1km of the site which are accessible by walking and cycling. By virtue of the site's location in close proximity to existing facilities, future residents will benefit from opportunities for community integration.</p> <p>The development will provide a wide-ranging housing mix and deliver affordable housing to meet an identified need. As a result of the mix of housing types and tenures, this development will contribute towards a mixed community and facilitate community integration with existing surrounding residents.</p>
Has the proposal been designed to incorporate crime prevention	Y		P	S	e.g. reducing opportunities for people to commit crime; will a safe and unthreatening environment be created, active frontages and well lit, overlooked walkways, no unused spaces, overlooked parking, adequate bin storage?



measures and to reduce the fear of crime?					The scheme has been designed to minimise crime and the fear of crime by ensuring all streets and parking courts are overlooked. Dwellings will have windows of routinely occupied rooms on the front elevation to maximise informal surveillance with the principal entrance on the front and clearly apparent on approach. Secure by Design compliant windows will be fitted and external doors will have PAS24 certification. Private outdoor spaces will be enclosed with boundary fences that are not easily climbable and supplied with lockable gates positioned as close to the frontage as possible.
Does the proposal prioritise making security, management and maintenance easy?	Y		P	M	<p>e.g. What will the arrangements be for the ongoing ownership and management of common parts and public areas in order to ensure that standards are maintained? Are there proposals for community engagement and consultation?</p> <p>Clearly defined private spaces and the use of modern construction materials ensure that security, management and maintenance will be made easy. It is envisaged that communal areas will be managed by a management company once operational.</p>
Are there opportunities for digital inclusion?	Y		P	M	<p>e.g. Can homes and workplaces connect to fast fibre networks, are there communal spaces where access to Wi-Fi hotspots could be available?</p> <p>All dwellings will be provided with a gigabit-ready fibre to the premises network. WiFi may be made available in the former pavilion, depending on the end-user.</p>