



Health Impact Assessment

On behalf of:

Derwent Development Management Ltd

In respect of:

Huyton Trade Park,

Wilson Road

Huyton

L36 6JG



Date:

October 2022

Reference:

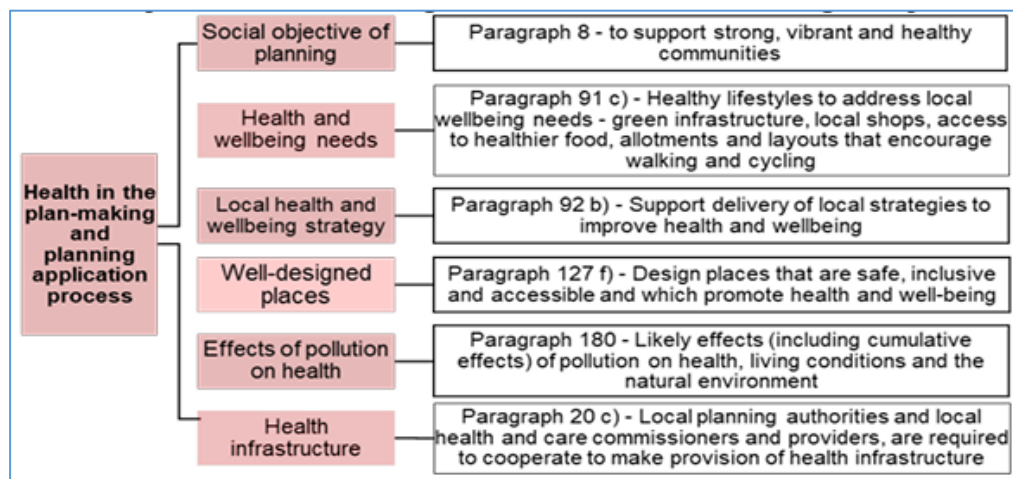
MA/DDML/008-06/R005

1.0 Executive Summary

- 1.1 This Health Impact Assessment (HIA) has been prepared by Aylward Town Planning Ltd (ATP) to consider the effects of a new commercial development on matters relating to public health. It also seeks to highlight how this exercise has influenced the development proposals.
- 1.2 This HIA is submitted on behalf of our client; Derwent Development Management Ltd (DDML) in support of a planning application submitted by them as landowner to meet the requirements of future opportunities to deliver modern multi-let industrial units to meet the needs of ingoing tenants for employment use.
- 1.3 The application site is located south of Wilson Road and comprises an area of tired employment buildings and underused land. In addition to the dilapidated buildings, there are considerable areas of hard standing and a grassed area close to the entrance.
- 1.4 The residual areas to the west and east provide multi-let employment accommodation owned by DDML which is well let with frequent enquiries for modern specification units. Land to the other side of Wilson Road is also in established employment use. To the rear of the development plot (south) is an area in residential use.
- 1.5 Through this application, it is intended that the proposed development will deliver new employment opportunities on this long-established site whilst helping to attract further investment into the Huyton area.
- 1.6 The developer is committed to delivering a commercial development scheme that is sustainable both in terms of the buildings themselves, and the operations that take place in the daily functioning of the site.

2.0 Relevant Policy

- 2.1 The applicant will comply with the relevant statutory requirements and the relevant national, regional and local policies.
- 2.2 The site falls within an area identified as an existing “Primarily Industrial Area” though the Development Plan. The key saved policy from Knowsley’s UDP (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.
- 2.3 The proposal for flexible employment uses (light industry, B2 and B8) is therefore wholly in accordance with the Development Plan and is wholly compatible with the surrounding use.
- 2.4 The following diagram is extracted from the *Public Health England publication (Health Impact Assessment in Spatial Planning: A Guide (September 2020))* and identifies how HIA is embedded within the NPPF framework. It is worth noting that with the publication of the revised NPPF in July 2021 there will be minor revisions to paragraph numbering.



- 2.5 The PPG on promoting healthy and safe communities is explicit about when the use of HIAs can be justified in planning applications for development projects through the Director of Public Health (DPH).
- 2.6 The PPG states that *"it is helpful if the Director of Public Health is consulted on any planning applications (including at the pre-application stage) that are likely to have a significant impact on the health and wellbeing of the local population or particular groups within it. A health impact assessment is a useful tool to use where there are expected to be significant impacts."*
- 2.7 The HIA Guide (September 2020) document provides a helpful analysis framework in the

context of the significance of impact and likelihood and this is set out below. Significance can be determined by the expected magnitude of the health and wellbeing impact on specific population characteristics. These may be positive (beneficial), neutral (no discernible change), or negative (adverse), direct or indirect, cumulative, permanent or temporary (short, medium or long term).

Major adverse	Major benefit	Significant based on: high exposure or scale; long-term duration; continuous frequency; severity predominantly related to mortality; majority of population affected; permanent change; and substantial service quality implications. Prevention measures will be required.
Moderate adverse	Moderate benefit	Potentially significant based on: low exposure or medium scale; medium-term duration; frequent events; severity predominantly related to moderate changes in morbidity; large minority of population affected; gradual reversal; and small service quality implications. Prevention or mitigation measures will be required.
Slight adverse	Slight benefit	Not significant based on: very low exposure or small scale; short-term duration; occasional events; severity predominantly related to minor change in morbidity; small minority of population affected; rapid reversal; and slight service quality implications. Mitigation measures will be required.
Neutral		Not significant based on: negligible exposure or scale; very short-term duration; one-off frequency; severity predominantly relates to a minor change in quality-of-life; very few people affected; immediate reversal once activity complete; and no service quality implication.

Definite	Strong direct evidence (for example from a range of qualitative and quantitative sources) or direct evidence from official statistics.
Probable	Good direct evidence (for example from a range of qualitative and quantitative sources) to support the impact.
Possible	Direct evidence to support the impact but drawn from limited source(s) (for example grey literature, news articles, blogs or commentaries).
Unlikely	No direct evidence but issue highlighted as a potential impact.

Adopted Local Plan Core Strategy

- 2.8 The Knowsley Local Plan was adopted in January 2016. In terms of health impact assessment, the Local Plan Core Strategy provides no specific policy framework for DM proposals to provide justification in the context of health impact.
- 2.9 However, there is a Strategic Objective to secure improvements to health and wellbeing and cross-reference to current socio-demographic data that highlights that this is a policy area which needs to be embedded across the Development Plan. We extract below Strategic Objective 9 and then accompanying text to the Plan from paragraph 2.45:

Promoting Health and Wellbeing in Knowsley (SO9)

To address existing health inequalities and encourage enhancements to the health and wellbeing of Knowsley's residents by ensuring a health promoting environment and provision of healthy lifestyle options for those living and working in the Borough.

"Although life expectancy levels have increased, the Borough's levels (75.6 years males and 81 for females) are still among the lowest in the country. The Borough has high mortality rates from cancer (particularly

lung cancer), cardiovascular disease (inc. coronary heart disease and stroke) and respiratory disease. These are issues which can be associated with lifestyle choices such as smoking, alcohol consumption and diet, but also wider environmental factors such as housing standards, quality of employment opportunities, access to health and other services/facilities, open space and natural environment."

2.10 The Council's 2021 Annual Monitoring Report also states that:

"The most recent English Indices of Deprivation (covering 2019) showed that Knowsley continues to be a relatively poor performer nationally in terms of income, employment, health, and education indicators. Indicators for the living environment and crime have also worsened since the last Monitoring Report."

3.0 Health Impact Assessment Process

- 3.1 The development proposal seeks full planning permission for the erection of blocks of flexible employment units, along with associated external storage, landscaping, boundary treatments and car parking.
- 3.2 An HIA process follows 5 stages:
1. *Screening*: Determine whether an HIA is needed and justified subject to anticipation of health impacts on population groups.
 2. *Scoping*: Identify the potential health impacts and target population groups to assess.
 3. *Assessing*: Assess the significance of health impacts, qualify and quantify potential costs and benefits, how health varies in different circumstances, across different populations and any alternatives.
 4. *Reporting*: Engage all relevant stakeholders and recommend preventative and mitigation actions to deliver the greatest possible health gain.
 5. *Monitoring and evaluating*: Include indicators and mechanisms, and set out processes and resources for the local authority and/or with the planning applicant to undertake and act on results of regular monitoring.
- 3.3 In the context of Knowsley, we understand that there is a preference for HIAs to be undertaken for major developments and that these should respond to eleven themes which should be described and assessed, before then identifying how any impacts can be mitigated (or maximised where those impacts are positive). These eleven themes are:
- 1) Housing
 - 2) Physical Activity
 - 3) Diet and Nutrition
 - 4) Air Quality and Noise
 - 5) Transport
 - 6) Crime Reduction and Community Safety
 - 7) Alcohol, tobacco and illegal drug use
 - 8) Employment and the Economy
 - 9) Energy Use and Waste Minimisation
 - 10) Equality, Social Cohesion and Community
 - 11) Access to Public Services

4 Framework Analysis

4.1 As set out in Section 3, we adopt Knowsley's framework for the purposes of this analysis to consider the eleven set themes and to respond to the questions posed.

THEME	IMPACT		LIKELIHOOD	DESCRIPTION OF IMPACT	RECOMMENDATION
	POSITIVE	NEGATIVE			
Housing <i>Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.</i>	SLIGHT BENEFIT		POSSIBLE	There will be no direct impacts on housing supply or affordability as this is an employment scheme on an established employment site. However, there will be indirect impacts upon affordability as the scheme provides local jobs that will boost the local wage economy. It is possible that this boost to the local wage economy could increase demand for new homes (by workers moving to this area) and improve demand conditions that encourage the release of planned new housing in Huyton. It is considered that the development would have a positive indirect impact on this theme.	To maximise this positive indirect impact, we would encourage 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. This will be delivered through the Social Value Strategy in agreement with Fusion 21.
Physical Activity <i>Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel</i>	SLIGHT BENEFIT		PROBABLE	There will be no direct impacts on physical activity as this is an employment scheme. However, there will be indirect impacts upon physical activity as the scheme provides local jobs in a highly sustainable location where active travel is feasible. In terms of active travel, the development site benefits from access to frequent rail services into major urban centres from Huyton Railway Station (5-minute cycle from the 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 and 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.
Diet and Nutrition <i>Think about how the proposal could encourage or discourage people from making healthy food choices and/or growing their own food</i>	SLIGHT BENEFIT		POSSIBLE	This is a proposal for employment development on an allocated site. It is not realistic that the development would have any direct impact on this theme. The developer would anticipate that its occupiers would endeavour to promote the health and wellbeing of its staff.	DDML would encourage their occupiers to take forward measures to support the health and wellbeing of their staff. This could include active travel and other exercise programmes as well as providing / encouraging healthy eating.
Air Quality and Noise <i>Think about how noise and air pollution can be minimised both during construction and once the proposal is in use.</i>	NEUTRAL		PROBABLE	An Air Quality Assessment has been prepared and submitted in support of the application. This concludes that no mitigation is required as air quality objectives are met and negligible impact will occur once it is in use. A noise assessment has also been prepared. This demonstrates that the scheme as a whole (inclusive of mitigation) meets relevant thresholds to ensure the proposal does not harm the amenity of nearby residents. 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.	To agree with the recommended protocols and mitigation set out in the Noise Assessment. 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.
Transport <i>Think about the effect the proposal may have on road safety, congestion and levels of participation in active travel (eg walking and cycling)</i>		SLIGHT ADVERSE	POSSIBLE	The subject site is already in employment use and forms part of a cluster of existing employment with excellent links to the local and strategic road network. In terms of congestion, the submitted Transport Assessment demonstrates that the extent of any net increase in the number of vehicle trips to and from the site (and its impact on the highway network) will be nominal. The sustainable location of the scheme close to public	A Framework Travel Plan has been prepared to support the submission of the application. Measures outlined in the plan to effect mode shift will be for staff and occupants. Information will be made available to promote sustainable travel for staff and visitors.

				transport facilities (including bus stops and Huyton Railway Station) makes it feasible for modal choice. The site provides walkable links to local services (such as supermarkets) as well as residential areas for some workers.	
Crime Reduction and Community Safety <i>Think about if the proposal will create a safe and inclusive environment that acts to prevent accidents and discourage crime and antisocial behaviour.</i>	NEUTRAL		PROBABLE	A crime impact assessment has also been prepared. This demonstrates that the scheme as a whole (inclusive of mitigation) provides measures to ensure the proposal is designed to mitigate the risk of crime or fear of crime- both for the local businesses and nearby residents. In terms of discouraging crime and anti social behaviour, the proposed site will provide increased natural surveillance and benefits from lighting and CCTV. Landscaping will also be designed to ensure natural surveillance eg with low level planting.	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.
Alcohol, tobacco and illegal drug use <i>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?</i>	NEUTRAL		PROBABLE	The scheme will have good natural surveillance and it is not likely to represent a location where illegal drug use would occur. It is not considered that the site would have any adverse impact on Alcohol, Tobacco and Illegal drug use in the area.	It is concluded that there would be limited impacts relative to this theme- likely to be indirect and modest in scale.
Employment and the Economy <i>Think about the type of jobs the proposal may safeguard or create. Are these appropriate to local workforce? Are there sufficient support services?</i>	MAJOR BENEFIT		DEFINITE	The construction and operational phases of a major multi-let employment development in this location would generate significant positive economic impacts. It is the intention of the applicant to use local labour and supplies where possible during the construction phase. During the operational phase, it is likely that occupiers will draw employees from the local area and thereby provide	The applicant can enter into a Social Value agreement using reasonable endeavours which will 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

				job opportunities for local residents that are significant in scale and appropriate to the local workforce. The existing buildings within the redline area employs some 40 – 50 staff across various smaller obsolete units. ATP estimate that these flexible employment units will create between 194 and 291 jobs during the operational phase. This 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 other multiplier benefits in the local area.	opportunities.
Energy Use and Waste Minimisation <i>Think about the effect the proposal may have on energy use and waste. How will energy use, carbon emissions and waste be minimised? How will effects of climate change be dealt with?</i>	MODERATE BENEFIT		DEFINITE	The proposals have been designed to make the most sustainable use of the site. The applicant is expecting to meet high standards of environmental performance aligned to Building Regulations requirements. Moreover, the applicant is intending to: • Take opportunities to improve thermal efficiency by use of an envelope approach • To consider opportunities for low carbon energy provision. • Where possible to re-use demolition material as part of engineering works. • Local suppliers used where possible to ensure limitations on transport emissions. • Enhanced landscaping which will improve biodiversity within the site.	To maximise the positive impact, it will be important to ensure that opportunities to improve environmental performance are identified promptly and carried forward during the construction process.
Equality, Social Cohesion and Community <i>Think about the effect the proposal may have on community spirit and how different types of</i>	MODERATE BENEFIT		DEFINITE	This regenerative development will create a significant net increase in permanent jobs through operation, as well as a temporary boost during the construction phase. It is also likely that there will be positive multiplier effects for	The applicant can enter into a Social Value agreement using reasonable endeavours which will result in recruiting and supporting apprentices

<i>people living in an area interact with one another.</i>				local suppliers and service businesses resulting from the initial investment and boost to the local economy. This scheme will deliver job opportunities and indirect benefits to the local economy. That provides the potential for local jobseekers to secure new employment and the broad-based improvements to life chances and cohesion that stem from reduced levels of unemployment and multiple deprivation.	and unemployed during construction phase. These jobs are accessible to a less experienced workforce helping jobseekers. The applicant would envisage that new occupiers would look to attract employees from the local area, meaning that they can access the employment opportunities that will come forward. This approach will maximise the positive impact in the local area.
Access to Public Services <i>Think about the effect the proposal may have on demand for local services. Will this make them more or less accessible to different types of people?</i>	NEUTRAL	PROBABLE		The development site forms part of an established employment zone and is allocated for that purpose. The type of use that is proposed is consistent with the character of use in the area and the additional quantum would create no step-change in the scale of usage. It is not likely that the proposal will create any unsustainable demand or have a discernible negative impact on access to public services.	Staff will be able to take advantage of local services during their breaks or when travelling to or from work.

5.0 Conclusions

- 5.1 This HIA is submitted as a validation requirement and also as a tool to guide development to ensure that any adverse impacts are minimised and any benefits are maximised (as they pertain to public health).
- 5.2 The Template sets out 11 questions, which include themes where the development has direct and indirect impacts.
- 5.3 The vast majority of these themes can attract positive health impacts for the locality (whether directly or by indirect effects). As is set out in the analysis, mitigation measures have been embodied within the scheme that will optimise these effects and would result in an overall benefit thus complying with the broad aspirations of Policy CS2 (Development Principles).
- 5.4 In conclusion, DDML's proposals for the subject site have been considered in light of the relevant policy and guidance framework in terms of the anticipated impact on public health. This includes consideration of the construction and operational stages of the development.
- 5.5 Overall, we conclude that the proposal is in accordance with NPPF, the Development Plan and the requirements of section 38(6) of the Act, and other pertinent policy considerations. In line with the advice of the NPPF, this proposal which will secure economic development should be promoted for approval without delay.