
Health Impact Assessment

Redevelopment of Deacon Business Park

On behalf of EEIP II Arundel Propco 2 Holdings Limited

February 2023



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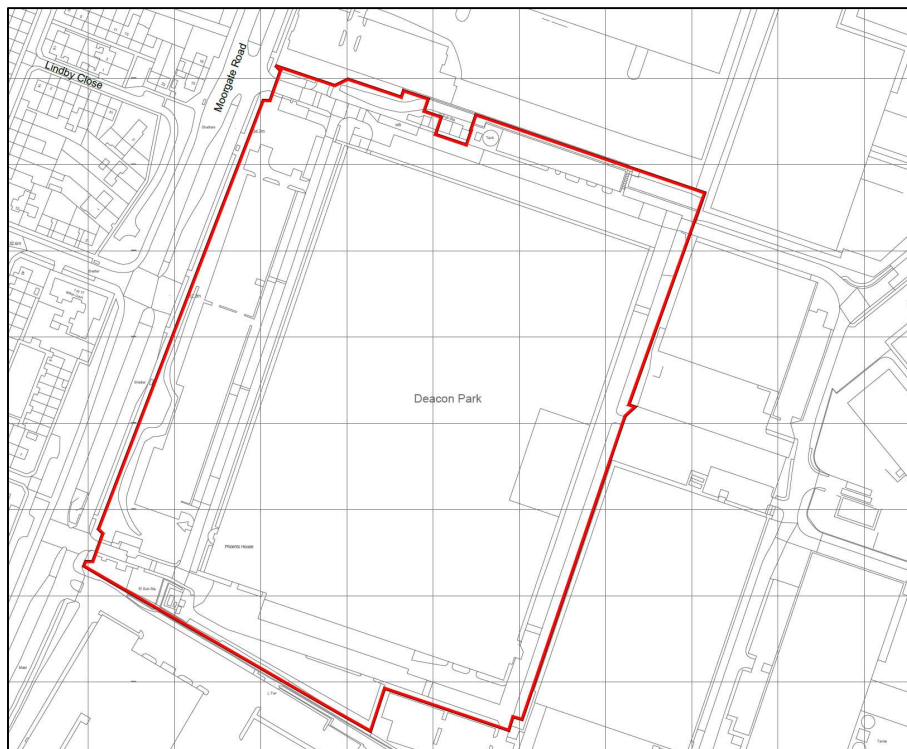
1.0 Introduction

An Industrial Unit with Ancillary Offices is being proposed by EEIP II Arundel Propco 2 Holdings Limited on land at Deacon Business Park, Moorgate Road, Knowsley.

This document presents the findings of a rapid Health Impact Assessment of the proposals in the context of the health and wellbeing indicators of the local area. It follows the HIA guidance published by Halton Borough Council (which adjoins the borough of Knowsley) and identifies the health impacts of the scheme and makes recommendations that will maximise the positive outcomes for the community. It has been prepared by Pea Green Ltd.

The Site covers an area of approximately 8.86 ha and is situated between the settlements of Kirkby and Knowsley with the ward of Northwood that includes the business park and the eastern residential areas of Kirkby. The boundaries of the Site are largely defined by the local road network and adjacent development, with Moorgate Road North forming the western boundary and built form comprising principally logistics to the north (SynergyX Logistics), east (West Coast Corrugated and KAMMAC Juniper) and south (Burnhill DCR Logistics).

The site comprises existing but dated industrial buildings, which has been developed over time in a piecemeal fashion. Access to the Site is possible from Moorgate Road to the west of the Site. Two secondary access roads currently exist to the north and south of the Site, which provide access into the Site itself. Further public access to or across the Site is not possible.



Site Location Plan

[illegible]

Proposed Site Layout Plan

2.0 Planning Policy Context

The assessment of health is not a statutory requirement of the UK planning process, but it is encouraged through the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

National Planning Policy Framework (NPPF)

The NPPF promotes the role of planning to create healthy and safe communities. It aims at supporting local strategies to improve health, social and cultural wellbeing for all, but especially for vulnerable groups. Increasingly, there is a focus on the quality of design of developments, including buildings themselves and the spaces that compliment them. These should be safe, inclusive, and accessible to promote health and wellbeing.

Section 8 of the NPPF states that both “planning policies and decisions should aim to achieve healthy, inclusive and safe places.” The section outlines steps and procedures by which a new development site can be assessed towards these ends. An emphasis is placed on promoting social interaction, ensuring safety and accessibility, enabling health lifestyles, and providing community facilities for education, culture, recreation, and general amenity.

Social interaction

The built environment can create opportunities for interaction, which builds a sense of community. Accordingly, the NPPF identifies several factors such as the provision of communal space, strong connectivity between neighbourhoods and local neighbourhood centres as key instruments to promote social interaction, which can help to tackle loneliness and promote social inclusion.

Safety

Planning should strive to create an environment that is safe and promotes feelings of safety, which can help to reduce crime and the perception of crime. This can be achieved, for example, by creating demarcated areas for pedestrian travel and cyclists, strategic use of lighting, and careful management of public space to avoid areas falling into disuse or disrepair.

Enabling healthy lifestyles

The NPPF highlights how access to healthy and affordable food outlets, to communal open spaces and parks, gardens and allotments, infrastructure for active transport, and public health services can all contribute to a healthier community. Development should also consider how land use change and new human activity will affect local environmental factors related to health such as air and water pollution.

Access to open space and recreation is highlighted as a key area of importance in the NPPF. It states that:

“access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.”

Planning Practice Guidance (PPG)

The National Planning Practice Guidance on Health and Wellbeing lays out the government's vision for a healthy place:

"A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing."

National Design Guide

The Government has published a National Design Guide which sets out ten characteristics of well-designed developments. This guide demonstrates what constitutes good design and provides examples of schemes in England. Many of these principles complement guidance on health and wellbeing, so the guide is a useful tool for integrating good design with healthy urban planning principles. According to the National Design Guide, well-designed places create a physical character, nurture and sustain a sense of Community and work positively to address environmental issues affecting Climate. The ten characteristics identified in the guide are:

- Context – enhances the surroundings;
- Identity – attractive and distinctive;
- Built form – a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public spaces – safe, social, and inclusive;
- Uses – mixed and integrated;
- Homes and buildings – functional, healthy, and sustainable;
- Resources – efficient and resilient; and,
- Lifespan – made to last.
- Supporting Strategies and Plans

Knowsley Local Plan Core Strategy

The Local Plan Core Strategy (LPCS) states the following in relation to health and wellbeing in the borough.

Although life expectancy has increased in recent years, the borough's levels (75.6 years for 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 (including 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 with wider environmental factors such as housing standards, quality of employment opportunities, access to health and other services/facilities, open space and the natural environment.

As part of the overall vision for Knowsley, the LPCS states that:

Knowsley's open spaces and indoor and outdoor sporting, recreation and leisure opportunities will be enhanced so that residents and visitors can choose to become more active and pursue healthier lifestyles.

And that:

Knowsley's communities will be better connected to local employment opportunities, health care, education, shopping, leisure and recreation provision.

Strategic Objective 9 from the LPCS is entitled 'Promoting Health and Wellbeing in Knowsley. It seeks:

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.

The objective seeks to encourage new development to have a positive impact on the health and wellbeing of both individuals and population groups, by providing a healthy environment and opportunities for healthy lifestyle options for those living and working in the borough. This principle runs through many of the policies with the LPCS, demonstrating its importance as a issue of primary local concern and as a key objective for improving the lives of the people of the borough.

3.0 Local Health Context

Local health and wellbeing boards across the country identify health and wellbeing needs and priorities. These boards conduct Joint Strategic Needs Assessments (JSNA) and Joint Health and Wellbeing Strategies to inform commissioning plans and the integration of services. The most up to date evidence on the picture of health in Knowsley is presented in the Knowsley Joint Strategic Needs Assessment 2022.

Knowsley Joint Strategic Needs Assessment 2022

The JSNA sets out a wide range of data that are referred to throughout this HIA Report. The overarching findings and recommendations are set out in the following paragraphs for general context.

The JSNA confirms that there is a high proportion of adults that live longer in poor health and with chronic illness and die prematurely in Knowsley. Working age adults are more likely to experience social and economic inequalities to the England average, which put adults in Knowsley at greater risk of health inequalities and poor health. Knowsley is the second most deprived local authority and there is a strong correlation between deprivation and poor health outcomes and reduced life expectancy. A good level education and qualifications often lead to stable, well paid, good quality employment which has a protective effect on health; however, Knowsley has a high proportion of adults with no qualifications compared to the British average.

The JSNA sets out the current state of health in the borough. It presents a series of key concerns about health and life expectancy, as follows:

- **Healthy Lifestyles:** habits around nutrition, tobacco use, alcohol intake, exercise, illicit drug use and sexual health are impacting negatively on the health and wellbeing of some of Knowsley's residents. Supporting all residents to engage in health behaviours and lifestyles will help delay and prevent diseases and illnesses that lead to early death and disability in Knowsley's population.
- **Life Expectancy (LE) and Health Life Expectancy (HLE):** Knowsley has seen big improvements in both LE and HLE for males and females. However, people in Knowsley on average have shorter lives and spend more of their lives in poor health compared to people in the North West and England. This is not consistent across Knowsley, particularly as there is a strong correlation between health outcome and deprivation.
- **Wellbeing and mental health:** higher proportions of adults in Knowsley suffer from poor mental health and wellbeing, for many this will have been exacerbated by the COVID-19 pandemic.
- **Impact of COVID:** Knowsley has had one of the highest rate of cases in the country across the pandemic. This has had a huge impact on the population health of Knowsley including a reduction in life expectancy which had been improving. Vaccination uptake has been significantly lower than England which is cause for concern as vaccination helps reduce illness, mortality and protects those who are most vulnerable in the borough.

Health and Wellbeing in the Northwood Ward

Health indicators for the Northwood ward have been drawn from the Public Health England's localhealth.org.uk online database.

Northwood is a deprived area of the borough of Knowsley, with notably higher levels of income deprivation (42.6%) compared with Knowsley as a whole (25.1%) or England (12.9%). Correspondingly high rates of poverty are recorded for child poverty (52.8%) and older people in poverty (46.4%) within Northwood, which are more than triple the rate of the England average.

Unemployment rates are high in the ward (based on the 21-22 data), with 9% in Northwood compared to 6.7% in Knowsley and 5% in England. Long term unemployment rates are also significantly higher than the borough and national average. This correlates with data on limiting long term illness and disability in Northwood (26.7%) compared with Knowsley (24.5%) and England (17.6%).

Those in work in Knowsley are employed in a variety of professions, but there are higher levels of people working in skilled trades, care and elementary occupations than the regional or national average. Levels of qualifications are also lower within Knowsley than in the North West or Great Britain and this is also reflected in the average levels of pay for those in employment.

Obesity levels are very high in the ward and across the entire borough based upon data on childhood obesity. Levels of smoking by the age of 15 is lower in the ward than the average for the borough or the nation. This could be linked to the high cost of smoking and the high levels of deprivation locally.

Emergency injury admissions for children and young people from Northwood are higher than for the rest of Knowsley and much higher than the England average. Rates of emergency admissions for 15 to 24 years olds is more than double the national rate. Hospital admissions for self-harm are more than 2.5 times the English average, indicating a crisis in mental health at the local level. Emergency admissions for alcohol attributable conditions are also more than double the England average.

The number of children born to teenage mothers is more than double the average for the borough and almost triple the England average. The proportion of babies born with low birth weight is also significantly higher than average.

Life expectancy (based on 2016-2020 data) in Northwood is 72.4 years for males and 76.2 years for females. Life expectancy in the ward is therefore 7 years less than the national average and 4 years less than the borough average.

The causes of death which are most prevalent in the ward are respiratory diseases, cancers and cardiovascular disease. Rates of lung cancer are more than triple the national average. Rates for stroke and circulatory disease are also higher than the national average but lower in comparison with the other causes listed. This presents a picture of very poor health, where death from causes considered preventable (for those under 75 years) is 2.75 times greater in the ward than across the whole of England. Behavioural issues, such as smoking, appear to be having a major impact on health.

In summary, the Northwood ward has significant and acute health problems that are clearly driven at least partially by some serious socioeconomic challenges. Whilst Knowsley as a whole borough suffers from poorer health and higher levels of deprivation than the English average, Northwood has very poor health outcomes even when considered in the context of the borough. By almost every metric, the ward presents very poor outcomes that are significantly worse than the national average, the borough average and those of the adjoining wards of Cherryfield and Whitefield, which are also in Kirkby.

4.0 HIA Methodology

Health Impact Assessment (HIA) is a process used to help identify the effects a development, policy or project may have on the health and well-being of local people. Even if an area of work is likely to have positive health benefits for the local population, there may be unintended negative health impacts. By assessing these issues early on, the opportunity arises to try and ensure maximum health benefits and to minimise negative impacts before they happen.

This HIA takes the form of a Rapid HIA, which relies upon published data and details of the proposed development to provide an analysis of the potential effects of the development. This process acts as a screening tool to determine whether a comprehensive HIA is required, which would involve the gathering of primary evidence from a wide range of stakeholders to support the published data and inform policy and decision making.

The analysis has been presented in a form that follows the structure of Halton's Health and Wellbeing Checklist but goes beyond the standard screening checklist approach in terms of detail. For each subject area identified in the checklist, an analysis of the local health context has been provided, followed by identification of the populations affected, an analysis of the potential health impacts of the development and, finally, any actions that are recommended to improve positive outcomes or reduce negative outcomes.

For each of the 15 topic areas, an outcome is also specified in relation to the health impact, which is categorised as negative, neutral or positive. This allows a balanced view to be taken of the positive and negative effects of the development and whether a comprehensive further HIA is required.

5.0 Health Impact Assessment

5.1 Income levels and the distribution of wealth

It is recognised that there is a potential link between people's income and health – wealthier people tend to be healthier. Will the policy reduce inequalities in income?

5.1.1 Local Context

Northwood is a severely deprived area of the borough, with notably higher levels of income deprivation and unemployment compared with adjacent wards in Kirby. Levels of higher qualifications are also much lower in Knowsley than for the North West and England average, which also generally translates into lower earning potential in the employment market.

The JSNA states there is strong correlation between household income and healthy life expectancy. Income affects people's ability to buy health-improving goods, from healthy foods to gym memberships. Managing on a low income can also be a source of stress and can affect the way people make choices concerning health-affecting behaviours.

5.1.2 Population Affected

- Low income households
- Unemployed
- Working people

5.1.3 Health Impact: Positive

The construction period has the potential to generate significant local employment through the use of the local supply chain and local construction businesses and workers, which would help to tackle worklessness and underemployment and increase income levels across the borough in the short term.

In the longer term, the new development would create jobs in close proximity to a residential area that has very high levels of unemployment. There is the potential for a significant number of new jobs to be created at the site as a result of the development. The Economic Impact Assessment prepared by Amion Consulting in support of the planning application identified the following economic benefits.

In the Construction Phase, the potential impacts are summarised below:

- 228 gross person-years of employment, the equivalent of 23 FTE jobs, supported throughout the construction phase;
- 75 person years of employment supported through the supply chain expenditure across the construction phase, equating to 7.5 FTE jobs;

- 77 net additional person-years of employment, the equivalent of 8 FTE jobs for residents of Knowsley; and
- Net additional Gross Valued Added (GVA) of £10.8m at the Knowsley level during the construction phase.

Once operational, the proposals could potentially have the following impacts:

- 479 gross FTE jobs, supporting employment for more than 540 individuals on a full and part-time basis;
- 139 FTE jobs supported through supply chain and employee spend in the local economy;
- 96 net additional jobs for residents of Knowsley;
- £11.3m in net additional GVA, per annum at the Knowsley level

Given the challenges faced by the local population and the high level of deprivation and unemployment in particular, this quantity of new employment opportunity and the associated financial impacts, both during construction and once operational, would be of significant benefit to increasing local incomes and reducing income inequality.

5.1.4 Action

The positive effect of the development could be enhanced through the following measures:

- Prioritise local opportunities for:
 - individuals who are currently unemployed and young people who are not in education, employment, or training (NEETs).
 - delivering apprenticeships for Level 2 and 3 apprentices and displaced apprentices who have been unable to complete their apprenticeship training to date.
 - graduate and undergraduate placements across a range of disciplines.
 - the delivery of meaningful work experience through placements for students at college or studying in the 6th form at school.
 - the supply chain through the use of local sub-contractors and suppliers.

The above actions could help to maximise the local benefits to the population through direct employment and the promotion of long-term training that will improve skills and qualifications that lead to higher incomes and associated health benefits.

5.2 Employment

Employment gives us income, a sense of purpose and structure to our lives – which all affect health. Will the policy improve employment opportunities for all parts of the community?

5.2.1 Local Context

Unemployment rates are high in the ward (based on the 21-22 data), with 9% in Northwood compared to 6.7% in Knowsley and 5% in England. Long term unemployment rates are also significantly higher

than the borough and national average. As of January 2023, 4.7% of people of working age in Knowsley were registered for out-of-work benefits.

5.2.2 Population Affected

- Unemployed
- Working people

5.2.3 Health Impact: Positive

The construction period has the potential to generate significant local employment over several years as the development is built out. This would help to tackle worklessness and underemployment and increase income levels and is a recognised impact of development in the NPPF.

In the Construction Phase, the potential impacts are summarised below:

- 228 gross person-years of employment, the equivalent of 23 FTE jobs, supported throughout the construction phase;
- 75 person years of employment supported through the supply chain expenditure across the construction phase, equating to 7.5 FTE jobs;
- 77 net additional person-years of employment, the equivalent of 8 FTE jobs for residents of Knowsley; and

Once operational, the proposals could potentially have the following impacts:

- 479 gross FTE jobs, supporting employment for more than 540 individuals on a full and part-time basis;
- 139 FTE jobs supported through supply chain and employee spend in the local economy;
- 96 net additional jobs for residents of Knowsley;

The delivery of a large employment development clearly has the potential to tackle unemployment and worklessness directly. Improved access to employment improves incomes which provide opportunities for people to make healthier choices with respect to diet and activity. Employment also has the potential to reduce mental ill-health by reducing the significant challenges associated with worklessness and poverty.

5.2.4 Action

- Prioritise local employment opportunities, particularly for those in the Northwood ward, where unemployment levels are particularly high and the health impacts associated with poverty are most acute.

5.3 Healthy beginnings for children

Children need positive environments in which to develop and grow; and parents and guardians need to be able to provide the foundations to make this happen. Will the policy support healthy beginnings for children?

5.3.1 Local Context

Obesity levels are very high in Northwood (as they are across the entire borough), which is considered to be likely linked to deprivation, poverty, education and a lack of access to healthier foods. Emergency injury admissions for children and young people from the area are alarmingly high, which may indicate a tendency for young people to engage in risky or unsafe behaviour. Deprivation and child poverty are serious concerns across Knowsley but particularly in the Northwood ward, where 52.8% of children live in poverty.

5.3.2 Population Affected

- Children and young people

5.3.3 Health Impact: Positive

The proposed development would not have a direct impact on children and young people but there is the potential for indirect benefits associated with the employment opportunities afforded to local adults. For families where a parent or guardian is employed at the site, the development presents the potential to reduce levels of child poverty, which is clearly a major concern in this local area.

If child poverty were to be reduced, it is possible that for those families benefitting from new employment, some of the concerning patterns of behaviour of children in the local area, such as obesity and hospital admissions, could be reduced or avoided.

5.3.4 Action

- Prioritise local employment opportunities, particularly for those in the Northwood ward, where child poverty levels are particularly high and the health impacts associated with poverty are most acute.

5.4 Personal supportive networks

People benefit from relationships with friends, colleagues, and community groups in terms of the sense of place and belongings it gives. Will the policy promote community networks and greater social inclusion?

5.4.1 Local Context

Loneliness is a growing issue in the UK. Age UK estimate that the number of over-50s experiencing loneliness is set to reach 2 million by 2025/6¹. Loneliness has been associated with increases in the risk of high blood pressure², heart disease, stroke³, and depression⁴. Northwood has a higher proportion of older people living alone (37.6%) than the borough (34.5%) or England (31.5%) average⁵. The NPPF and National Design Guide promote the importance of shared, communal and open spaces for tackling loneliness and promoting community cohesion. This is an issue that is relevant to all members of the community but affects older people more frequently.

5.4.2 Population Affected

- Whole population
- Older people

5.4.3 Impact Assessment: Positive

The creation of employment opportunities brings with it the potential for the formation of new relationships with colleagues. This can be of particular benefit where people who meet each other through employment are from a local area and can then socialise and build a friendship or support network outside of work.

The proposed development includes a variety of job opportunities including warehouse operatives, office-based staff and drivers. Given that there are around 479 jobs estimated to be created within the proposed development, this bringing together of a large number of people has the potential to facilitate friendships and strengthen local community.

The proposed development includes outdoor open space for use by the future employees of the development. This area could be used by workers on breaks and provides an area outside of the working space where people can meet, relax and socialise.

The potential for the creation of new connections, particularly for those that are from the local area, will help to improve social cohesion and maintain good community and support networks for employees.

¹ Age UK 2018, All The Lonely People

² Hawkey, L.C., Thisted, R.A., Masi, C.M. and Cacioppo, J.T., 2010. Loneliness predicts increased blood pressure: 5-year cross-lagged analyses in middle-aged and older adults. *Psychology and aging*, 25(1), p.132.

³ Valtorta, N.K., Kanaan, M., Gilbody, S., Ronzi, S. and Hanratty, B., 2016. Loneliness and social isolation as risk factors for coronary heart disease and stroke: systematic review and meta-analysis of longitudinal observational studies. *Heart*, 102(13), pp.1009-1016.

⁴ Holwerda, T.J., van Tilburg, T.G., Deeg, D.J., Schutter, N., Van, R., Dekker, J., Stek, M.L., Beekman, A.T. and Schoevers, R.A., 2016. Impact of loneliness and depression on mortality: results from the Longitudinal Ageing Study Amsterdam. *The British Journal of Psychiatry*, 209(2), pp.127-134.

⁵ [Local Health - Small Area Public Health Data - Data - OHID \(pne.org.uk\)](https://pne.org.uk/data/small-area-public-health-data/)

5.4.4 Action

- Promote travel planning measures such as car sharing, cycling, walking as well as other community initiatives and events to promote interaction between staff and community integration.
- Promote the employment of people from the local area to maximise local community connections and promote social cohesion and the formation of support networks.

5.5 Peoples feeling of control over their own lives and decisions

If people feel they have a choice in the decisions affecting their employment, income, living conditions, and support systems etc, this may have a positive effect on their health. Will the policy affect people's ability to make their own decisions?

5.5.1 Local Context

Having control over one's life is often a function of social and economic conditions, whereby people of lower incomes have less ability to make their own choices because they lack the means to do so. As stated above, Knowsley has some areas of acute deprivation and associated poor health outcomes and the Northwood ward has some of the highest levels of poverty in the borough.

5.5.2 Population Affected

- Unemployed
- Low income families

5.5.3 Impact Assessment: Positive

The creation of new employment opportunities has the potential to improve feelings of control over their lives for those who have the opportunity to work on the site and their families. The creation of around 479 new direct jobs as well as jobs during the construction period and in the supply chain represents a significant increase in opportunity for local employment. This will help to increase local income which will help affected families to raise their living standards or improve lifestyle choices, giving greater feeling of control over their lives.

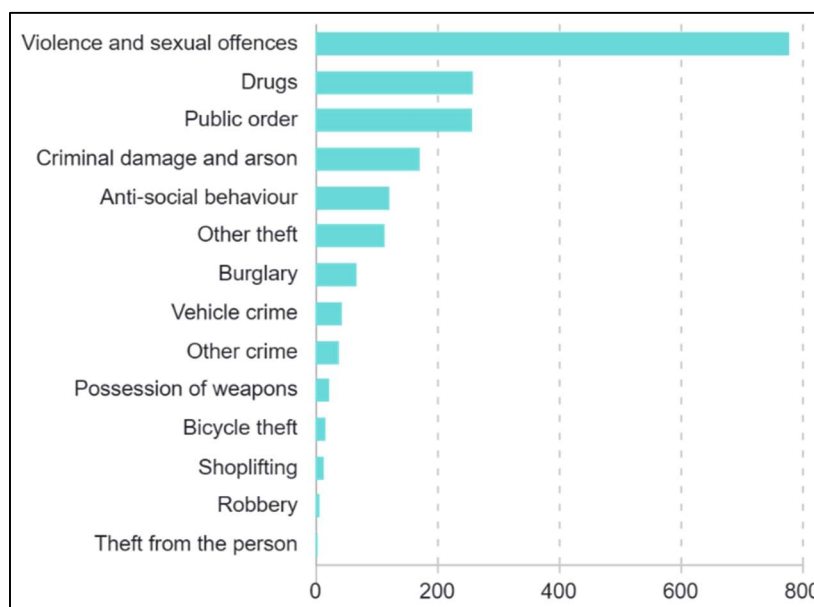
5.5.4 Action

- Prioritise local employment opportunities, particularly for those in the Northwood ward, where unemployment levels are particularly high and the health impacts associated with poverty are most acute.

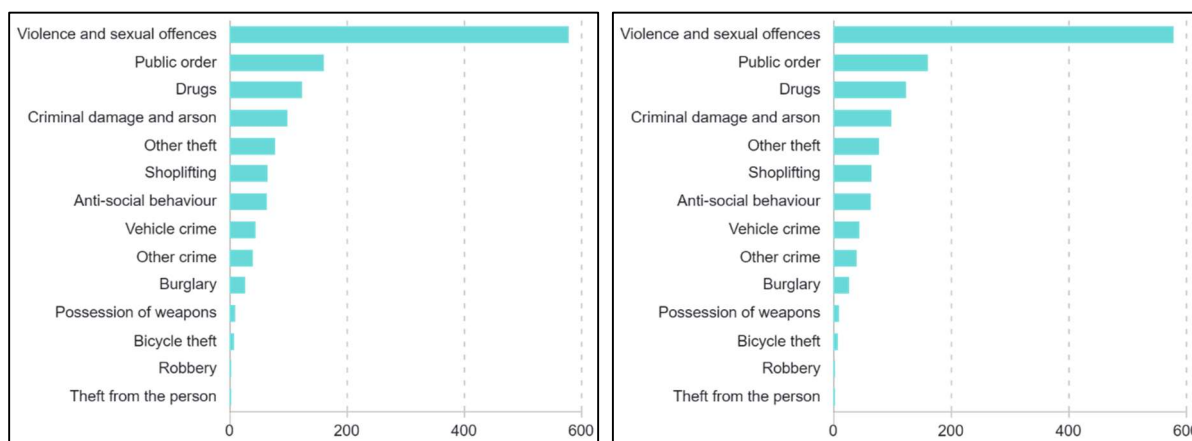
5.6 Physical safety, level of and fear of crime in communities

Worries about physical safety and security may have a negative impact on health. Will the policy promote physical safety in communities and tackle the fear of crime?

5.6.1 Local Context



Recorded Crime in the 12 months in Northwood⁶



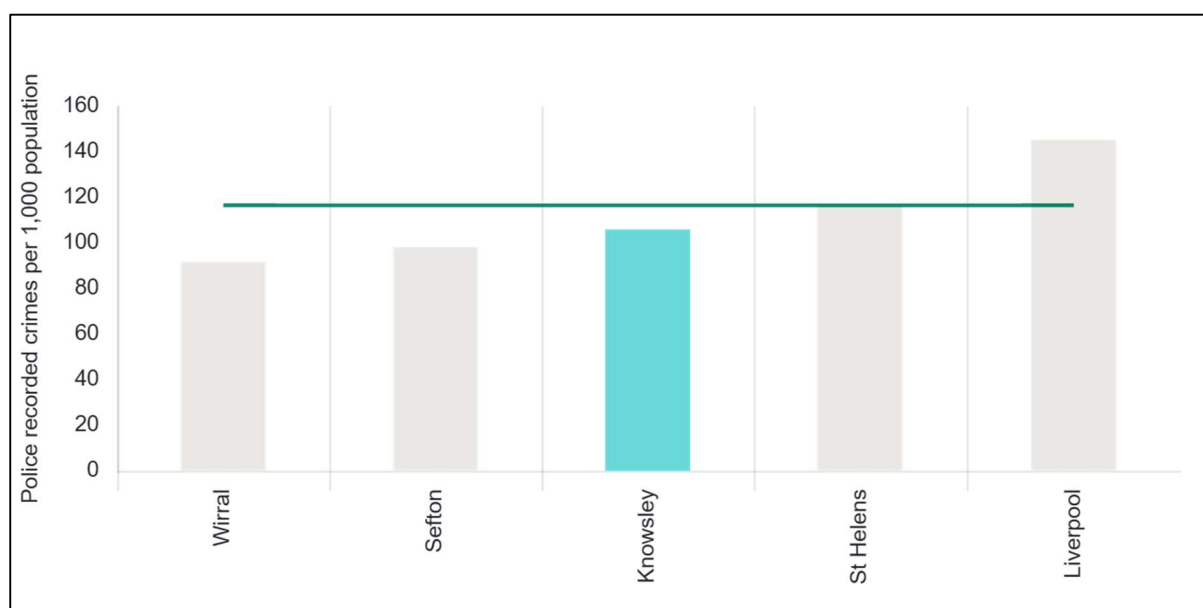
Recorded Crime in last 12 months in adjacent wards of Cherryfield (left) and Whitefield (right)⁷

As the graphs above demonstrate, there are higher levels of crime in the Northwood ward than in neighbouring Cherryfield and Whitefield, which themselves have relatively high levels of crime. The graphs below provide a comparison of overall crime rates per 1,000 population between the Knowsley borough and nearby boroughs (also sourced from www.police.uk) and the Merseyside average. This shows that Knowsley as a whole has lower crime rates than the City of Liverpool and other larger settlements and that the crime rate is lower than for Merseyside as a whole. However, crime at the ward

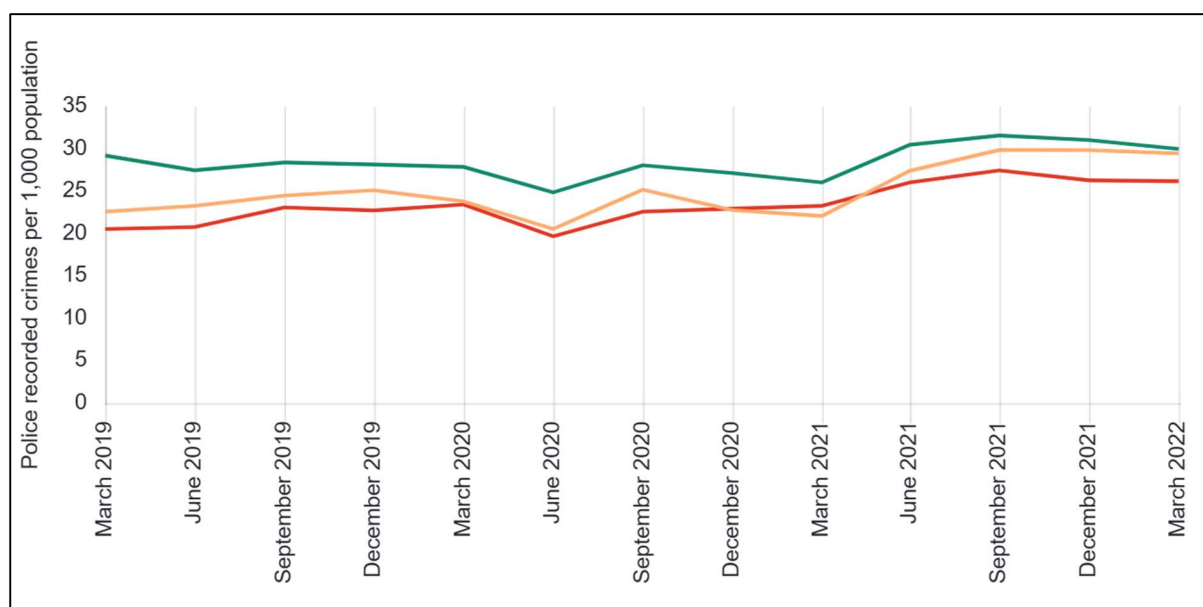
⁶ Source: www.police.uk

⁷ Source: www.police.uk

level is high, with levels of violence, public order and drug offences being notable but still some way below those seen in Merseyside's hotspots such as Toxteth. The data presents an picture where deprivation is leading to greater use of alcohol and drugs and acting to promote criminal behaviours.



All crime recorded per 1,000 population in the year ending March 2022



Crime changes over time in Knowsley and in the Merseyside force area to quarter ending March 2022

5.6.2 Population Affected

- Whole population

5.6.3 Impact Assessment: Positive

The following design features have been incorporated into the proposals to promote safety and security on the site:

- Lighting to be designed to comply with British Standards to promote safety and security.
- Barriers to the service area and car park entrances to provide out of hours security.
- Secure parking for cycles located in highly visible and supervisable locations.
- Buildings of robust construction as illustrated within the submitted documents.
- All external doors fitted with secure frames and locks.
- 2.4m high security fencing including access gates to the full perimeter of the service area.

By designing out the potential for crime in this way, employees and site visitors should feel safer and belongings such as bicycles will be more secure, helping to reduce the fear of crime.

In addition to the physical provisions within the development itself, the creation of employment and training opportunities in a local area with significant unemployment has the potential to reduce the causes of crime, which are often linked to deprivation, poverty and lack of opportunity. A lack of opportunity is a key reason for turning to alcohol and drug use, which can itself be a key driver for crime. For those who work at the site or in the supply chain, or benefit from family members doing so, there is the potential for some of these drivers of crime to be reduced, which would be of benefit to the whole community.

These measures will help to tackle crime itself and the fear of crime, reducing anxiety and promoting wellbeing. Given the high level of hospital admissions for self-harm and the high levels of mental ill-health stated in the JSNA, reducing the fear of crime may also play a small part in tackling poor mental health among local people.

5.6.4 Action

In addition to the design measures stated above, the following should be observed by the site occupier to minimise the potential for crime in the long term:

- Regular storage of plant, machinery, materials and supplies should not be permitted outside of the confines of the secured service area.
- The CCTV, lighting and alarm system should be regularly maintained and immediately repaired / replaced if faulty to ensure the safety and security of the development and its users.
- Access controls to the external and internal door sets, gates and barriers are essential to the security of this scheme and it is most important that these systems are regularly maintained.
- Cleaning, litter picking, removal of graffiti and repair of damage arising from vandalism should be carried out promptly to maintain a culture of care and respect. A lack of maintenance often attracts further abuse.

- Prioritise training, apprenticeships and work experience placements for local young people, to help reduce the drivers of crime from a young age.

5.7 Educational opportunities for all age ranges

Acquisition of new skills can offer an individual a sense of achievement and well-being. Improved education is linked to factors affecting quality of life and well-being. Will the policy promote educational opportunities (such as basic skills or numeracy / literacy training), which are accessible to all parts of the community?

5.7.1 Local Context

Knowsley has a high proportion of adults with no qualifications (25.3%) compared to the England and Wales average (15%) and the rate in Northwood is 36.7%. Equally, the number of people with the Level 4 or above qualifications is very low in Northwood (11%) compared to the national average of 29.7%. The Northwood ward has a correspondingly lower proportion of people in managerial, technical and professional employment and a much higher rates of people employed in elementary professions, plant or machinery operation, customer services and personal services.

5.7.2 Population Affected

- Children
- Young people
- Low-skilled workers
- Unemployed

5.7.3 Impact Assessment: Positive

The proposed development will provide employment opportunities in the form of around 479 direct jobs and additional jobs through the supply chain. Jobs will be aimed at people with all levels of qualifications including unskilled workers, administrators and managers, although there will be more opportunity for those with fewer qualifications within the warehouse operation, which is appropriate in the local context.

Access to training will depend on the site operator, which is currently unknown, but it is expected that the ongoing upskilling of the labour force will be comparable to that of similar employers. Equally, for those in employment, there is greater incentive and opportunity to improve skills if the workers have more disposable income and the opportunity for career progression. Therefore, there will be greater opportunity, motivation and potential for learning for those in employment or in the supply chain than for those who are unemployed.

5.7.4 Action

- Prioritise training, apprenticeships and work experience placements for local young people.

- Prioritise the use of local contractors in the supply chain who commit to creation of training and apprenticeship opportunities for local people, and young people in particular.
- Careers Events and Site Visits to engage Knowsley Young People (virtual and in-person)
- Mentoring Opportunities provided for Knowsley residents
- Support for individuals taking part in Sector-Based-Work-Academy Programmes by offering site placements as part of their training

5.8 Health related or risk taking behaviour

Lifestyle has a large impact on health including physical activity / active lifestyles, diet and access to healthy food, smoking, use of drugs, alcohol consumption, and sexual behaviour. Will the policy promote healthy lifestyles?

5.8.1 Local Context

As stated previously, emergency injury admissions for children and young people from Northwood are notably higher than for the rest of Knowsley, which may indicate a greater inclination towards risky or unsafe behaviours by young people in these neighbourhoods.

There is a high level of admission to hospital for alcohol related conditions suggesting widespread misuse of alcohol. The incidence of drug related offences is also high and deaths from drug misuse has been increasing in recent years according the JSNA. In the latest period 2018-20 there were 35 deaths in Knowsley which equates to 8.4 per 100,000 age standardised rate, this being significantly higher than England (5.0) but similar to the North West (7.1).

The rates of smoking among the young are relatively low but very high among the general population of the borough. Smoking has the potential to contribute to longer term health problems, which is demonstrated in Northwood, where rates of lung cancer, respiratory conditions and heart disease are very high.

There is also a very high rate of teenage pregnancy in Northwood suggesting greater frequency of risky sexual behaviour.

Obesity levels are very high in the ward population (as they are across the entire borough). The JSNA states that almost 11,000 patients (aged 17 and over) had Diabetes with 8.1% of the population suffering from this disease, higher than the England average of 7.1%.

The above illustrates that the health of the local population is severely hampered by behavioural factors and risk-taking behaviour.

5.8.2 Population Affected

- Whole Population
- Children
- Young people

- Low earners
- Unemployed
- Homeless

5.8.3 Impact Assessment: Positive

The use of alcohol, drugs and smoking have been identified as a particular challenge in the borough. Whilst there is a limited amount that employment development can do to tackle these types of issues directly, it is likely that improving access to employment, education and skills will improve standards of living for those that benefit from these opportunities, helping to reduce the risk of misuse of alcohol and drugs and risky behaviours. Locally at the ward level this may be of significance if jobs are focused on local people, but in the context of the borough, the impact is expected to be of only marginal significance.

Where new developments can create better opportunity for healthier lifestyles is in the delivery of useable and safe open spaces that promote outdoor activity. The proposed development includes outside space for employees to take breaks and socialise, which can benefit mental health as well as physical wellbeing. It is accepted that this area might be used for smoking but this will be discouraged and it will not be identified as a designated smoking area, which would be located away from the front entrance and main footpath leading to the building. Smoking and alcohol consumption will of course not be permitted within the internal areas of the proposed building.

The site is located within easy walking distance of nearby residential areas in Kirkby, which offers the potential for employees to walk or cycle to work, which promotes physical activity and exercise that can help to tackle obesity and promote wellbeing. The provision of cycle storage will also encourage these sustainable and healthier travel choices. In terms of the building itself, the office element will be distributed over several floors. Upon entering the office at ground level, the staircases are positioned in direct line of sight, with the elevator being positioned around a corner. Whilst the elevator is necessary to provide equality of access for disabled employees, the prominent position of the stairs will encourage people to take the more active choice for moving around the building.

The proposals do not include a canteen so it is not possible to commit to a programme of healthy food options for staff. However, no vending machines will be installed in the building, which reduces the ease of access to unhealthy snacks.

5.8.4 Action

- Ensure that the site, including the open spaces are appropriately surveilled to minimise the opportunity for risky behaviours such as smoking, drinking and sexual activity.
- Make information available to employees in public areas on the health risks associated with drug and alcohol misuse and smoking and ensure that company policies in relation to substance misuse are clearly communicated to employees.
- Promote the use of walking and cycling through the travel plan to promote active travel.

5.9 The provision of quality housing

The link between housing and health is well recognised, with poor housing particularly associated with ill health in children. Housing affects mental and physical health and a decent home is acknowledged as important for our health. Will the policy affect the quality and provision of local housing?

5.9.1 Local Context

According to 2011 census data, there is a problem with overcrowded housing in the Northwood ward (9.2%) compared with the Knowsley (5.9%) and England (8.7%) averages. Poor-quality and overcrowded housing conditions are associated with increased risk of cardiovascular diseases, respiratory diseases, depression and anxiety, which are all prevalent locally.

5.9.2 Population Affected

- Local Residents
- Homeless

5.9.3 Impact Assessment: Neutral - Positive

The proposed development does not contribute to the quality of homes directly given it is an application for employment uses only. Therefore it is unlikely to have a significant effect on the quality of housing or levels of homelessness. However, with the creation of jobs and the potential to raise local incomes comes the potential for people to access better quality housing or to make improvements to their own properties that can have significant health benefits.

5.9.4 Action

n/a

5.10 The natural environment

The natural environment impacts on health in terms of air quality, water quality, noise pollution, smells, and waste or through the protection of wildlife and landscapes. Will the policy affect the natural environment in a way that will impact on health?

5.10.1 Local Context

An air quality assessment has been prepared by Redmore Environmental Ltd. This assessment evaluated the potential effects of the development on local air quality as well as describing the existing baseline conditions. The report determined that the background levels of NO₂ and particulate matter were below the national thresholds for such pollutants, meaning that this is not a significant air quality issue at the site or in the local area.

A noise assessment has been prepared by e3p, which considered the site in terms of its noise environment. It identified that the background noise levels were below the recommended limits meaning that there is not a significant noise issue at the site or in the local area.

The site comprises developed land and buildings with limited ecological interest. An ecological survey confirmed that the habitats within the site are of negligible importance. Moderate potential for bat roosting within the warehouse building was noted and limited potential within trees for nesting birds. Otherwise, no potential for protected species was identified.

5.10.2 Population Affected

- Whole population

5.10.3 Impact Assessment: Neutral

The air quality assessment found that the proposed development and its associated vehicular movements would not have a significant effect upon air quality. The noise assessment also concluded that the proposed development would not cause any significant noise impacts upon nearby sensitive receptors such as residential properties but that an assessment of the plant to be installed should be subject to further assessment once known.

The ecological report states that the landscape scheme as part of the proposed development has improved the post-development biodiversity value of the site through increased tree planting, and ornamental shrub planting.

Given that there will be no change or only a small improvement in the natural environment as a result of the proposed development, the impact upon health is anticipated to be neutral.

5.10.4 Action

- Acoustic testing of the fixed plant at the site once known to confirm operational noise is within acceptable limits.
- Further surveys prior to demolition to confirm the presence or absence of bats.

5.11 The built environment

The nature of the built environment affects how people feel about where they live and work. Will the policy work to conserve urban green spaces and amenities and support building programmes which are sustainable?

5.11.1 Local Context

The site comprises previously developed land that is not publicly accessible and includes not green spaces. It is part of a large and established business park. The buildings themselves are dated and not built to modern standards of energy efficiency.

5.11.2 Population Affected

- Whole population
- Employees

5.11.3 Impact Assessment: Positive

The applicant is proposing to a new storage and distribution facility that will be built to comply with all modern standards of design and performance. The development be resilient to the future impacts of climate change, through the use of a range of measures including sustainable design and construction techniques, surface water management, ecological enhancement and sustainable waste management. The site will deliver a high quality, resource efficient development in a sustainable location, fully in accordance with National and Local sustainability policy.

The detailed design of the new buildings will follow the principles of the energy hierarchy and aims to achieve a 10% reduction in carbon emissions over Part L 2013 through a range of fabric, and energy efficiency measures, as well as the consideration of low carbon renewable energy. Energy efficiency measures to be incorporated into the detailed design of the buildings include:

- Provision of roof lights to cover 15% of the unit roof spaces to prioritise natural daylighting, minimising artificial lighting and energy requirements;
- Use of materials with low u-values to minimise heat loss;
- The buildings are orientated, where appropriate, to encourage natural daylight penetration.
- The highest levels of air tightness specifications to mitigate thermal loss.
- Appropriate levels of insulation within external walls and roof.
- Installation of energy efficient heating and ventilation systems.

Additional sustainable development features will be considered, including:

- Provision of roof lights to cover 15% of the unit roof spaces to prioritise natural daylighting, minimising artificial lighting and energy requirements;
- Use of materials with low u-values to minimise heat loss;
- Consideration of additional low carbon renewable energy technologies.
- Installation of Photovoltaic (PV) panels required for a 10% reduction in the energy demand via renewables

The above commitments demonstrate that the proposed development will be a significant improvement on that which is currently present at the site, with a reduced carbon footprint and significantly improved environmental performance.

As described previously, the project will create a small area of amenity/breakout space and areas of meadow grasslands around the edges of the site for use by employees, but this will not be accessible to the general public. Therefore, the impact of this provision is limited to those with access to it but, nonetheless, the opportunity for employees to access greenspace planted with trees and meadow

grassland on their breaks, alone or with colleagues, has the potential to reduce stress and improve wellbeing. Given the high levels of mental ill health in the local area, this is a positive contribution of the proposals.

5.11.4 Action

- Ensure the long term management of employee greenspaces to promote continued use.
- Explore options listed above to further enhance the environmental and sustainability performance of the proposed development.

5.12 Modes of transport and support infrastructure

Transport has many obvious health impacts; access; connectivity etc. Will the policy affect public transport, car usage, promote walking / cycling and address issues for those without a car?

5.12.1 Local Context

Pedestrian footways with widths of at least 3.7 metres are provided along the A5207 Moorgate Road North to the west of the application site. These footways links with the extensive pedestrian footway located within the vicinity of the site including the footways located on the A5208 Country Road and within the Northwood area. Safe pedestrian across the A5207 Moorgate Road North along the frontage of the site is provided for in a range of locations.

The nearest bus stops to the site are located on the A5207 Moorgate Road North all of which are within 400 metres from the centre of the site and can be accessed on foot via the existing pedestrian infrastructure.

There are no designated cycle facilities along the A5027 Moorgate Road North in the vicinity of the site. An off-road cycle route is provided along the A580 East Lancs Road to the south, whilst cycle facilities are located within the vicinity of the Knowsley Industrial Estate to the north. These facilities provide the opportunity for employees to travel between the development site and the nearby residential areas by cycle.

5.12.2 Population Affected

- Whole population

5.12.3 Impact Assessment: Positive

The site is well connected to the sustainable transport network, as described above.

The development includes 60 secure, covered cycle storage spaces to promote sustainable travel choices. Landscaped pathways will provide easy, direct and pleasant access to the building for pedestrians. Changing Facilities have been provided at ground floor to facilitate cycling to work. Showering provision has been incorporated as 1no. shower per 10cycle spaces in line with BRE

guidance. These 6no. Showers have been split 50/50 Male to Female, with 1no. additional Inclusive part M compliant WC /shower room. Drying rooms have been included within changing facilities and one locker has been allocated per cycle space.

A total of 385 car parking spaces will be provided as driving will be necessary for some employees and visitors as well as for use by the drivers distributing the goods from the warehouse facility. However, electric vehicle car use will be promoted as 10% of spaces will be fitted with EV chargers. It should also be noted that 20 accessible parking spaces will be provided to ensure equality of opportunity and access for those with disabilities or mobility issues.

Sustainable travel choices will also be promoted among the workforce through the travel plan through the provision of information and the use of car sharing or car clubs.

The above measures will provide the opportunity for future employees to make healthier active travel choices that can help to tackle inactivity, obesity and the associated health conditions such as diabetes. Where car use is still required, the encouragement of EV use will help to reduce emissions that can contribute to respiratory illnesses such as asthma and car sharing will be promoted that reduces single occupancy trips and the number of trips overall. These measures therefore have the potential to make a positive contribution to health in the local area.

5.12.4 Action

- Sustainable and active travel planning measures are to be developed in detail and promoted amongst the workforce.

5.13 The provision of fair, equitable access to public services

People expect fair access to public services such as health, social and welfare services, transport, and leisure opportunities. Will the policy improve access, especially for disadvantaged groups?

5.13.1 Local Context

There are two GP practices listed on the NHS database as being within 2 miles of the site postcode, the nearest of which is the Wingate Medical Centre (1.2 miles). There are primary and secondary schools located to the south and west of the site within the residential areas of Northwood/Southdene/Kirkby. The main town centre of Kirkby is approximately 1km to the west, which provides access to supermarkets, local shops, pubs, restaurants and dental practices. Kirkby Leisure centre is located to the south of the town centre, also approximately 1km from the site. Several public parks are located within the Kirkby settlement, the nearest of which is around 750m from the site.

5.13.2 Population Affected

- Whole population but particularly those on lower incomes or with disabilities

5.13.3 Impact Assessment: Neutral

The proposed development does not include the provision of any new public services but nor does it propose residential development that could increase the demand for such services. Therefore the overall effect on access to public services is considered to be neutral.

The delivery of new employment premises will generate business rates for Knowsley MBC, that contribute to the long-term viability of public services. This effect is also considered to be neutral given that the site is already occupied by business-rate generating employment premises, albeit ones that are dated and in need of redevelopment.

A potential positive aspect in this regard relates to the creation of new jobs, which can increase incomes and enable improved access to leisure activities because of the potential increase in disposable incomes for employees. Access to leisure activities has clear health benefits, particularly where those activities involve physical movement such as visiting a gym or participating in sports. Therefore, a small positive benefit to health is anticipated as a result of improved access to leisure for disadvantaged groups.

5.13.4 Action

n/a

5.14 Health inequalities among different groups

Inequalities in health are widespread. Will the policy work to decrease health inequalities experienced by different groups of people in the community?

5.14.1 Local Context

There are significant differences in life expectancy in Knowsley, with the lowest in the borough being in the Northwood ward. Only 2% of residents in Northwood identified as not 'White' in the 2011 Census, compared with 2.8% in Knowsley and 14.6% in England. The number of people with limiting long-term illness or disability is also very high in Northwood at 26.7%, compared with 24.5% in Knowsley and 17.6% in England. Within Knowsley, differently affected groups do not generally appear to be divided in terms of nationality or race. Instead, the dividing lines of health outcomes appear to be more closely related to location, housing and socioeconomic conditions. This is very well illustrated by the Northwood Ward, which performs very poorly for both socioeconomic and health indicators.

5.14.2 Population Affected

- Low income groups
- Long-term ill
- Disabled
- Ethnic minorities
- Homeless

5.14.3 Impact Assessment: Positive

The proposed development will help to address employment opportunities in the form of 479 new direct jobs and additional jobs during construction and through the supply chain. Given that socioeconomic challenges appear to be a major driver of the significant health challenges being faced by the local population, the importance of stable and long-term employment should not be underestimated.

Although the types of jobs being created are varied, the majority are likely to be suitable for people with fewer qualifications and less experience, which is appropriate in the context of the local population.

It is hoped that the provision of high-quality employment accompanied by training opportunities, the potential to develop relationships and a sense of community amongst colleagues, and the potential to increase active travel to work will help to promote healthier lifestyles and behaviours and improve health outcomes for local people.

In terms of access to employment for disabled members of the community, the proposed development has been designed to comply (as a minimum) with Part M of the Building Regulations and includes level access for wheelchair users, 20 disabled parking spaces, lift access to all floors within the offices, and disabled toilets. All floor finishes will be appropriate for wheelchair use, including carpets, which will be of shallow pile type. Internal corridors will be a minimum of 1500mm wide at the pinch point. All doors will have a minimum clear opening of 800mm and an opening force below the recommended maximum. Handles will be of either lever type, at 1000mm above floor level, or pull handles, commencing at 1000mm above floor level. Doors in corridors will be fitted with vision panels, commencing at 500mm above floor level.

For the benefit of people with sensory or visual impairments, all door furniture will contrast with the background colour of the door leaf. Any member of staff, or visitor, with a visual impairment would be actively managed within the building in accordance with their wishes.

As the proposed development is for employment use only, it is unlikely to have any significant effect on the quality of housing or access to housing for vulnerable groups, such as the homeless, but employment can improve access to housing for those benefiting from the new jobs.

5.14.4 Action

- Prioritise local employment opportunities, particularly for those in the Northwood ward, where unemployment levels are particularly high and the health impacts associated with poverty are most acute.

5.15 Equality and Diversity

Assessing the likely impact on race equality: Will the policy promote unlawful racial discrimination, damage race equality of opportunity, or damage good relations between people of different races?

5.15.1 Local Context

Knowsley is not a particularly diverse borough, with only 2% of residents in Northwood identified as not 'White' in the 2011 Census, compared with 2.8% in Knowsley and 14.6% in England.

5.15.2 Population Affected

- Black and ethnic minority populations
- Non UK nationals

5.15.3 Impact Assessment: Neutral

Whilst the borough of Knowsley is not a diverse one, challenges in relation to conflict between ethnic groups do exist, as demonstrated by recent events related to asylum seeker accommodation that occurred very near to the site. It is therefore important that policies and projects are not seen to prioritise the needs of one group over another as this can cause feelings of resentment within parts of the community.

Jobs created at the proposed development will be open to people from all backgrounds and races. However, as stated previously, the most clear dividing lines of health outcomes locally appear to be more closely related to socioeconomic conditions. Therefore, if job opportunities are made available to all people from the local area, where health outcomes are very poor and greatest improvements can be realised, then this is likely to benefit a cross section of the community including ethnic minorities.

5.15.4 Action

- Ensure that the principles of equality, diversity and inclusion are followed throughout the process of recruitment and operation of the proposed development.

6.0 Summary and Conclusions

The ward of Northwood, in which the proposed distribution facility is proposed, has significant challenges with respect to health and wellbeing. Levels of obesity, alcohol and drug use, smoking, mental ill health and risky behaviours are much higher than the national average. The main causes of death are cardiovascular disease, cancer and respiratory disease, all of which are connected to lifestyle in some way. These poor health outcomes are aligned with very high levels of poverty and income deprivation and it is clear that these factors are interdependent.

The proposed development will create around 479 jobs as well as employment opportunities during the construction process and through the supply chain. In an area that suffers with serious socioeconomic challenges linked to unemployment and poverty, the creation of new jobs in close proximity to the local residential area presents an important opportunity to tackle socioeconomic and health challenges.

The site of the proposed development is well located for access by foot, bicycle and bus. Secure cycle storage and EV charging facilities will be provided to help employees and visitors make sustainable and healthier travel choices, helping to tackle some of the causes of obesity and respiratory conditions.

The proposed development will be built to meet modern standards in terms of design and energy efficiency, helping to reduce running costs and maintain a healthy working environment. The plans include landscaped open space for employees to use during breaks and to socialise, which will help to encourage greater interaction between staff, that can contribute to inclusivity and a sense of community, which are important for mental health and wellbeing.

Having considered the implications of the development proposals, the implications for health in the local area are overwhelmingly positive, not least because of the substantial challenges faced in respect of health and wellbeing. Therefore, further HIA analysis is not necessary and the decision on whether to grant planning permission should not be adversely affected by the potential impacts on health. Indeed, it is clear that the local area should be a focus for regeneration projects because of the demonstrable need and the potential to deliver the significant health benefits.