

Health Impact Assessment

St Michael's Place, Huyton

October 2025

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1. Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared by Turley Economics on behalf of Genr8 Kajima Regeneration Limited ('the Applicant') to support the hybrid planning application for 'St Michael's Place' ('the Site'), a mixed-use development in Huyton town centre. The development comprises a new Knowsley Metropolitan Borough Council (KMBC) Headquarters, hotel, public realm, residential apartments and commercial floorspace with associated works ('the Proposed Development').
- 1.2 KMBC has entered into a Development Partnering Agreement with Genr8 Kajima Regeneration (GKRL) for the Proposed Development. A Special Purpose Vehicle (SPV), Genr8 Kajima Regeneration (Huyton) Limited, has subsequently been created. The SPV is responsible for delivering this regeneration project.

The Site

- 1.3 The Site comprises 3.8ha of land and is in the centre of Huyton, within the borough of Knowsley. The Site is situated adjacent to the B5199 Archway Road, an existing trafficked highway. The Site is bounded by Archway Road to the north, Poplar Bank to the west, Westmorland Road to the south and Cavendish Walk to the east. The Site is located within 500m of the main shopping/retail area accessible off Derby Road.
- 1.4 The Site location is shown in **Figure 1.1** below.

Figure 1.1: Site Location



Source: Lucid Design Studio (2025)

- 1.5 The Site currently accommodates a number of existing Council-owned buildings within the Civic Campus, with existing Council buildings on-site including the Municipal Tower and Annex, Computer Building, the former indoor market, Cavendish Walk, Landsdown Way Arcade and No.22 Derby Road, plus extensive surface car parking. To date, planning permission has been granted for the demolition of the Municipal and Computer buildings (Planning reference: 23/02803/FUL).

The Proposed Development

- 1.6 The Proposed Development is a mixed-use development comprising a new Council Headquarters as well as hotel, residential and commercial (retail, food and beverage and office) floorspace. The application is made in hybrid form and seeks planning permission for the following:

'Hybrid planning application comprising: (Part A) Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings. (Part B) Outline application for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses'

- 1.7 The detailed and outline elements of the hybrid planning application are outlined below.

Detailed Proposals

- 1.8 The Detailed Element of the Proposed Development includes the demolition of the existing Municipal Tower and Annex, Computer Building, former Indoor Market Hall beneath and adjoining 'Lansdowne Way' shopping arcade, no. 22 Derby Road and the removal of associated car parks. The Detailed element of the application seeks to deliver a new Council Headquarters (8,413 sqm) alongside a 130-bed hotel (4,857 sqm).

Outline Proposals

- 1.9 The Outline Element of the Proposed Development is divided into six development plots. The majority of this is anticipated to come forward as residential use with the prospect of a quantum of office floorspace (up to 4,000 sqm), and also will deliver replacement car parking provision at Lathom Road. The Proposed Development will also deliver a mix of non-residential floorspace at lower levels, including flexible space for food and beverage and amenity uses, totalling up to 1,600 sqm.
- 1.10 The residential apartment offer at the Proposed Development will provide between 370 – 420 apartments. The apartments will comprise of a mix of open market Build to Rent (BtR) and affordable homes. Based on information provided by the Applicant, for the purposes of this assessment, it has indicatively been assumed that 55% of homes will be one-bedroom apartments and 45% of homes will be two-bedrooms apartments.
- 1.11 Two scenarios could be delivered at the Proposed Development. Scenario 1 seeks to maximise the number of residential units and Scenario 2 seeks to maximise the

commercial floorspace. This is summarised in the Development Specification and in Table 1.1 below.

Table 1.1: Proposed Development Scenarios

	Scenario 1	Scenario 2
Detailed Proposals		
Council HQ	8,413 sqm	
Hotel	130 beds	
Outline Proposals		
Residential	Up to 420 homes	Up to 370 homes
Commercial/community	Up to 1,600 sqm	Up to 1,600 sqm
Office	-	Up to 4,000 sqm

Source: Development Specification (2025)

- 1.12 High-quality hard and soft public realm will provide a new focal 'Village Green' square for the local Huyton community and also maximise connections with the existing high street, bus and rail stations and the wider town centre. Amenity space will be provided on the ground floor, with active frontage designed to engage with the public realm, providing a strong placemaking contribution for Huyton Urban Village.

Health Impact Assessment

Overview of Approach

- 1.13 The aim of a HIA is to describe the potential consequences, both positive and negative, for health and well-being resulting from the construction and operation of a Proposed Development. It involves a multi-disciplinary approach combining qualitative and quantitative evidence from a range of technical experts.
- 1.14 The World Health Organisation (WHO) defines a HIA as follows:
- "A means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques"*¹
- 1.15 A HIA is a multi-disciplinary assessment which aims to identify vulnerable groups and health priorities in the local impact area and outline the likely impact of the Proposed Development. The following stages are conducted as part of the assessment:

¹ World Health Organisation (WHO): 'Environment, Climate Change and Health' [Online]. Available at: <http://www.who.int/hia/en/>

Figure 1.2: HIA methodology



- 1.16 The broad purpose of a HIA is to understand the health and wellbeing of the local population and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes.
- 1.17 A variety of resources and guidance has been published by the UK Government's Department for Health, WHO the NHS Healthy Urban Development Unit (HUDU) and KMBC in relation to undertaking HIAs.
- Local HIA Requirements and Guidance**
- 1.18 Policy CS2 of the KMBC adopted Local Plan Core Strategy² outlines that HIAs should be used to assess the effects of new developments on local people's health and wellbeing.
- 1.19 As a means of promoting sustainable development, KMBC's planning application validation requirements³ are defined in the context of Policy CS2. The Council's validation checklist outlines that HIA is required for the following types and scale of major developments in the borough:
- Residential developments over 50 units;
 - Commercial/ industrial buildings (excluding extensions) over 1,000 sqm; and
 - All new major public buildings and community facilities
- 1.20 The production of a HIA can help to ensure that new developments maximise positive impacts on the health and wellbeing of new and existing residents and mitigate against potentially adverse effects.
- 1.21 KMBC has published HIA guidance – including a Template and Explanation Document⁴ – that has informed the assessment of the Proposed Development's health impacts. The template outlines a requirement to consider the local Knowsley context and the Council's overarching priorities.
- 1.22 KMBC's guidance emphasises the importance of considering the health and wellbeing impacts on disadvantaged communities or population groups for whom negative impacts may be disproportionately significant, and which could contribute to widening health inequalities.
- 1.23 As such, KMBC's HIA Template outlines a requirement to consider the impact of proposals on different population groups, including characteristics in relation to factors

² Knowsley Metropolitan Borough Council (2016) Knowsley Local Plan Core Strategy

³ Knowsley Metropolitan Borough Council (2025) Guidance on the local validation requirements for planning applications submitted to KMBC.

⁴ Knowsley Metropolitan Borough Council (2025) Health Impact Assessment - Explanation

such as age, disability, gender, ethnicity, religion, socio-economic position, deprivation, and 'vulnerable and inclusion' health groups (e.g. homeless people, prison leavers, care leavers).

1.24 KMBC's HIA Template – which forms the framework for the assessment presented in Section 4 – is structured around the Council's five strategic objectives for the borough, as set out in the Knowsley 2030 Strategy⁵, namely:

1. A place with welcoming, vibrant, well-connected neighbourhoods and town centres.
2. A place with a thriving, inclusive economy, with opportunities for people and business.
3. A place where people are active and healthy and have access to the support they need.
4. A place where people of all ages are confident and can achieve their full potential.
5. A place where strong and safe communities can shape their future.

1.25 This HIA draws on publicly available data published by organisations such as the Office for National Statistics (ONS), NHS Digital and the UK Government's Office for Health Improvements and Disparities (OHID), alongside evidence from other technical reports prepared as part of the Proposed Development's planning application submission. Data sources referenced by KMBC's HIA Explanation Document⁶ are also utilised to inform the baseline assessment of the local Huyton and Knowsley populations.

Structure of the HIA

1.26 This HIA is structured as follows:

- **Chapter 2 Health Policy and Strategy Context:** Summary of the relevant health and well-being policies and legislation at national and local levels.
- **Chapter 3 Local Public Health Profile:** Summary baseline assessment of the local Knowsley public health profile and healthcare infrastructure.
- **Chapter 4 Health Impact Assessment:** Assessment of the impacts using KMBC's HIA Template.
- **Chapter 5 Discussion of Findings:** Assessment conclusions, including a summary of the likely health and wellbeing benefits of the scheme, as well as measures to mitigate any potential negative impacts.

⁵ Knowsley Metropolitan Borough Council (2020) Knowsley 2030

⁶ Knowsley Council (2025) Health Impact Assessment - Explanation

2. Health Policy and Strategy Context

- 2.1 This section provides an overview of policy and strategy context as it relates to the delivery of the Proposed Development and associated activities in relation to human health.
- 2.2 Through this review, consideration is given to aspirations and objectives described in relation to national, sub-regional (e.g. Cheshire & Merseyside Health and Care Partnership / Liverpool City Region Combined Authority) and local (Knowsley) policies, strategies and plans which frame priorities in respect of health and wellbeing.

National Planning and Health Policy

National Planning Policy Framework

- 2.3 The Government published the new National Planning Policy Framework (NPPF) in December 2024, which sets out its planning policies for England and how these should be applied. The NPPF provides a framework for a planning system centred around sustainable development, including the provision of homes, commercial development and supporting infrastructure.
- 2.4 The NPPF continues to set a social objective *“to support strong, vibrant and healthy communities, by ensuring that a number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*⁷
- 2.5 The NPPF sets that planning policies and decisions should:

*“Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”*⁸
- 2.6 A core planning principle of the NPPF focuses on the promoting healthy and safe communities, stating that plan-making and decision-taking should aim to:
 - a) *“Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and*

⁷ Ministry of Housing, Communities and Local Government (December 2024) National Planning Policy Framework, para 8(b)

⁸ Ibid, para 98(b)

high-quality public space, which encourage the active and continual use of public areas; and

- c) *Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*⁹

- 2.7 The NPPF is supplemented by the web-based Planning Practice Guidance (PPG). The 'Healthy and Safe Communities' section of the PPG highlights that decision making in planning should consider health:

*"Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)"*¹⁰.

- 2.8 The PPG identifies that *"a health impact assessment is a useful tool to use where there are expected to be significant impacts"*¹¹. The increasing use of HIAs mirrors changes across the planning profession; organisations such as the Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) are undertaking research on topics such as 'healthy weight environments'¹² and 'housing for dementia'¹³.

The Marmot Review

- 2.9 In 2008, Professor Sir Michael Marmot was tasked with chairing an independent review to propose evidence-based strategies for reducing health inequalities in England from 2010. Crucially, the review evidenced how the *"conditions in which people are born, grow, live, work and age"* - the 'social determinants' of health - affect health inequalities.

- 2.10 The final report was published in 2010 and concluded that six policy objectives were required to reduce health inequalities. Those of relevance to the Proposed Development are:

- Create fair employment and good work for all;
- Ensure a healthy standard of living for all;
- Create and develop healthy and sustainable places and communities;

⁹ Ibid, para 96(a, b, c)

¹⁰ Ministry of Housing, Communities and Local Government (2018-2021) and Department for Levelling Up, Housing and Communities (2019) Planning Practice Guidance: Healthy and Safe Communities, para 001 (Reference ID:53-001-20190722)

¹¹ Ibid, para 005 (Reference ID:53-005-20190722)

¹² Ross & Chang (2014) Planning Healthy Weight Environments: A TCPA 'Reuniting Health with Planning' Project

¹³ RTPI (2017) Dementia and Town Planning

- Strengthen the role and impact of ill-health prevention.
- 2.11 The report proposed that socio-economic characteristics of a local area, such as income and employment, were central to understanding asymmetries in health and well-being across the UK. The central message of the report is that the social determinants of health should be addressed despite the economic cost.
- 2.12 In February 2020, the Institute of Health Equity (IHE) at University College London (UCL), of which Professor Sir Michael Marmot is Director, published a subsequent report, 'Health Equity in England: The Marmot Review 10 Years On'¹⁴ which sought to understand the changes that had occurred in the nation's health and wellbeing since the original report's publication.
- 2.13 The Review stated that the last decade has been marked by deteriorating health and widening health inequalities, highlighting that *"for men and women everywhere the time spent in poor health is increasing"*¹⁵ and identifying that increasingly wide socio-economic inequalities are a key factor in this trend.
- 2.14 The Review concludes that national government should prioritise addressing health inequalities and developing a national strategy to do so, but also outlines that there are instances of local government having played a significant role in establishing whole system approaches to tackling health inequalities, which have resulted in public health improvements, and which should serve as a model for national government and other local authorities upon which to build.
- 2.15 In January 2024, the Institute of Health Equity published a further report, 'Health Inequalities: Lives Cut Short', which concluded that a million people in England died earlier over the decade 2011-2021 than they would have done if they had been living in areas where the richest 10% of the population reside¹⁶.

The Office for Health Improvement and Disparities

- 2.16 Public Health England (PHE) was established in 2013, and in 2021 transitioned into OHID. OHID serves as an executive agency within the Department of Health and Social Care (DHSC), with an overall aim to improve the nation's health so that everyone can expect to live more of their life in good health, levelling up health disparities to break the link between background and prospects for a healthy life.
- 2.17 The body supports the delivery of national and regional priorities for prevention and health inequalities and ensuring a joined-up approach to public health, publishing data, guidance and strategies related to a wide range of health determinants. OHID's priorities include:
- Identify and address health disparities, focusing on those groups and areas where health inequalities have greatest effect;

¹⁴ Institute of Health Equity (2020) Health Equity in England: The Marmot Review 10 Years On

¹⁵ Ibid. p. 5

¹⁶ Institute of Health Equity (2024) Health Inequalities, Lives Cut Short

- Take action on the biggest preventable risk factors for ill health and premature death including tobacco, obesity and harmful use of alcohol and drugs;
- Work with the NHS and local government to improve access to the services which detect and act on health risks and conditions, as early as possible;
- Develop strong partnerships across government, communities, industry and employers, to act on the wider factors that contribute to people's health, such as work, housing and education; and
- Drive innovation in health improvement, harnessing the best of technology, analytics, and innovations in policy and delivery, to help deliver change where it is needed most.

Sub-regional Planning and Health Policy

All Together Fairer: Report for Cheshire and Merseyside

- 2.18 The Institute for Health Equity (IHE) have been commissioned by the Cheshire and Merseyside Health and Care Partnership (HCP) to understand the determinants of health inequality across the region. The IHE's 2025 report¹⁷ identifies that life expectancy amongst males and females is low in Knowsley in comparison to other local authorities in Cheshire and Merseyside.
- 2.19 As outlined in the Marmot Review, health is shaped by the social, economic and environmental conditions in which people are born, grow, live, work and age. The report outlined a number of determinants of health which are argued to be driving health inequality within Cheshire and Merseyside. These are outlined below:
- Access to good quality work is beneficial to health. A third of Cheshire and Merseyside's residents live in the most deprived 20% of neighbourhoods in England and 15% of children live in households that are in absolute poverty;
 - Access to high-quality of housing is a determinant of health. Across the north, around 24% of owner-occupied homes and 26% of private rented homes did not meet the 'decent homes standard', a higher proportion than across England as a whole; and
 - Ethnic minority groups often experience worse outcomes in the social determinants of health, such as income, quality of employment and housing conditions – this relates to experiences of discrimination and exclusion.
- 2.20 The report targets strengthening the role of business in reducing health inequalities, creating interventions and actions with communities and increasing funding for social determinants of health and prevention.

¹⁷ Institute for Health Equity (2025) All Together Fairer: Health equity and the social determinants of health in Cheshire and Merseyside

Liverpool City Region: Plan for Prosperity

- 2.21 Liverpool City Region Combined Authority (LCRCA) produced its 'Plan for Prosperity' in 2022¹⁸, which outlines the long-term vision for delivering a Fairer, Stronger, Cleaner Liverpool City Region (LCR) and provides a framework to maximise prosperity for people and communities across the region.
- 2.22 Economic constraints across the LCR include high unemployment, low economic activity and a deficit of high-quality jobs. The Plan for Prosperity also identifies that poverty and pollution are factors that contribute towards worsening health and wellbeing amongst residents. This highlights and reinforces the importance of the relationship between economic prosperity and health.
- 2.23 The main strategic priority relating to health is creating "*an inclusive city region where levelling up means no one and no place is left behind*" by focusing on economic and social innovation to improve prosperity, health and wellbeing. This includes supporting sustained improvements in health and wellbeing to reduce health inequalities.

Liverpool City Region: Draft Spatial Development Strategy

- 2.24 The LCRA's draft Spatial Development Strategy (SPS)¹⁹ was published in November 2023 to outline a framework for building and development over a 15-year period. Repurposing and reimagining the city region's town centres, including Huyton, is one of a number of priorities.
- 2.25 The following draft policies are outlined within the draft SPS and are of relevance to the Proposed Development:
- **Policy SS1:** Aims to deliver 83,600 homes over the next 15 years across the LCR. Huyton is identified as a location to deliver future growth and placemaking through the provision of a new mixed-used commercial district with opportunities for a hotel, office space (including a new Council HQ), co-working centre, and residential accommodation as well as improved public spaces.
 - **Policy DP2:** Delivery of sustainable and inclusive communities that provide a diverse mix of homes of varied size, type and tenure to meet local need.
 - **Policy DP4:** Aims to promote health and wellbeing through ensuring sufficient provision of healthcare infrastructure to meet and respond to community needs. This also includes requiring new developments to deliver an environment that cultivates strong health and wellbeing such as delivering open space, high standards of energy efficiency and delivering opportunities to access healthy food.
 - **Policy DP5:** Development proposals should plan to positively impact health and reduce the adverse impacts on health through mitigation. This includes minimising impacts in term of air quality, light and noise.

¹⁸ Liverpool City Region (2022) Plan for Prosperity

¹⁹ Liverpool City Region Combined Authority (2022) draft Spatial Development Strategy

- **Policy DP6:** Development proposals should be well designed with high-quality buildings that are attractive, inclusive, healthy, safe and environmentally sustainable.

Local Planning and Health Policy

Knowsley Local Plan Core Strategy

- 2.26 KMBC's Local Plan Core Strategy²⁰, adopted in January 2016, sets out the overall spatial strategy for the borough and the objectives and strategies that will help achieve the vision for the area. The Local Plan outlines that:

"By 2028, Knowsley Borough will be known for its successful suburban townships that promote a sense of place and community, having sustainable, diverse, more prosperous and healthy populations."

- 2.27 The Local Plan sets out a number of strategic objectives that relate specifically to improved health and wellbeing outcomes and to wider determinants of health, including:
- **Strategic Objective 3:** Regenerate and transform areas of social and economic deprivation to create communities that are more sustainable, safe, healthier and cohesive.
 - **Strategic Objective 6:** Ensure new developments prioritise sustainable transport such as walking, cycling and public transport to ensure residents and visitors can access housing, employment, shopping, leisure, education, healthcare and other community uses.
 - **Strategic Objective 8:** Support and strengthen the role of Knowsley's green infrastructure including recognising its effect on health and wellbeing.
 - **Strategic Objective 9:** Promoting health and wellbeing by addressing health inequalities through ensuring residents have access to healthy environments. New developments should seek to have a positive impact on health and wellbeing.
- 2.28 Principle 1 of Policy CS2 seeks to promote sustainable economic development and reduce inequalities by tackling the causes of deprivation. This includes meeting the need for housing, employment and retail provision, boosting employment, reduce economic, environmental, education, health and other social inequalities as well as provide opportunities for healthy lifestyles.
- 2.29 Policy CS2 outlines that HIAs should be used to assess the effects of new developments on local people's health and wellbeing.
- ### Knowsley 2030 Strategy
- 2.30 KMBC's 'Knowsley 2030' strategy²¹ sets out the actions required in order to achieve the Council's long-term ambitions to create vibrant neighbourhoods, with an inclusive

²⁰ Knowsley Metropolitan Borough Council (2016) Knowsley Local Plan Core Strategy

²¹ Knowsley Metropolitan Borough Council (2020) Knowsley 2030

economy where people can achieve their full potential. The strategic objectives defined by the Knowsley 2030 strategy state the Council's aim to create:

1. A place with welcoming, vibrant, well-connected neighbourhoods and town centres;
 2. A place with a thriving, inclusive economy, with opportunities for people and business;
 3. A place where people are active and healthy, and have access to the support they need;
 4. A place where people of all ages are confident and can achieve their full potential; and
 5. A place where strong and safe communities can shape their future.
- 2.31 The strategy highlights that reducing inequality across the borough is a key priority to ensure that everyone can enjoy a happy, healthy and fulfilled lives, and outlines that KMBC aims to support residents to make healthy choices. This includes delivering active places that encourage residents to live healthier lives through the provision of high-quality amenities, green space and community-based healthcare.

Knowsley Joint Health and Wellbeing Strategy

- 2.32 The Knowsley Health and Wellbeing Board's (KHWB) Joint Health and Wellbeing Strategy (JHWS) outlines local health priorities over the period 2020-25²²; namely, reducing health inequalities and improving mental health, wellbeing and social isolation.
- 2.33 In order to reduce health inequalities across the borough, the KHWB seeks to promote preventative measures, whilst targeting initiatives at those most at risk of poor health outcomes. In order to improve mental health, wellbeing and social isolation, the KHWB will seek to ensure parity between mental and physical health services, supporting communities to come more resilient as well as establishing support networks in the form of community groups.

Summary

- 2.34 Planning for healthy communities is a priority for national and local government. From reference to HIAs and building healthy communities in the NPPF, to KMBC's Local Plan's strategic objectives and HIA requirements, health and wellbeing is a mainstream and key aspect of planning.
- 2.35 It is recognised that a high-quality built environment can play a crucial role in promoting sustainable communities, particularly through applying recommendations arising from a HIA.

²² Knowsley Health and Wellbeing Board (2020) Joint Health and Wellbeing Strategy

3. Local Public Health Profile

- 3.1 This section presents a health profile of the local population of Huyton and Knowsley. The baseline has been tailored to understand the impacts of the Proposed Development in the context of the health and wellbeing characteristics of the Huyton and Knowsley populations, drawing comparisons where relevant to the wider LCR (or the North West region where LCR-specific data is unavailable) and England as a whole.
- 3.2 The public health profile is prepared in the context of KMBC's HIA guidance²³, which outlines that health impacts should be considered in relation to different population groups who may experience health impacts differently or to a disproportionate extent. This includes characteristics in relation to factors such as age, disability, gender, ethnicity, religion, socio-economic position, deprivation, and 'vulnerable and inclusion' health groups (e.g. homeless people, prison leavers, care leavers).
- 3.3 As such, alongside a consideration of general and wider health and wellbeing determinants across the population as a whole, analysis of key baseline indicators relating to each of the relevant population groups is also outlined in this section.
- 3.4 The baseline draws on publicly available data published by organisations such as the ONS, NHS Digital and OHID, as well as sources providing locally-specific data, as referenced by KMBC's HIA Explanation Document²⁴, such as the Knowsley Joint Strategic Needs Assessment (JSNA).
- 3.5 As recommended by the Council's HIA Explanation Document²⁵, the profile for Huyton aligns with KMBC's Knowsley Ward Profile analysis, which defines the town as being comprised of as the Moss, Roby, Swanside, St Michael's, St Gabriel's and Stockbridge wards.

General and Wider Health and Wellbeing Determinants

- 3.6 The 2021 Census²⁶ provides an insight into the overall health of the population, asking respondents to self-assess their general health. A slightly lower proportion of residents self-scored their general health as 'Very Good' or 'Good' in Huyton and in Knowsley (77% in both areas) in comparison to the LCR (78%), with the rates in these areas falling below that reported for England as a whole (82%).
- 3.7 OHID's Local Authority Health Profile²⁷ highlights that the average life expectancy in Knowsley is notably lower than across the North West region and England as a whole. It is reported that life expectancy for men and women in the borough is 76.3 and 79.5 years respectively, in comparison with 77.5 and 81.6 years in the North West, and 79.1 and 83.1 years nationally.

²³ Knowsley Council (2025) Health Impact Assessment – Template

²⁴ Knowsley Council (2025) Health Impact Assessment - Explanation

²⁵ Knowsley Council (2025) Health Impact Assessment - Explanation

²⁶ ONS via Nomis (2023) Census 2021: TS037 - General health

²⁷ Office for Health Improvement and Disparities (2025) Local Authority Health Profiles

3.8 Further OHID²⁸ data outlines that:

- **Obesity rates for children and adults are higher in Knowsley than wider geographies:**
 - 46% of Year 6 children in Knowsley are overweight, exceeding the rates recorded across the North West (37%) and England as a whole (36%).
 - 71% of adults in Knowsley are overweight, exceeding the rates recorded across the North West (67%) and England as a whole (65%).
- **Whilst a higher proportion of children and young people in Knowsley are physically active than in the North West or nationally, this is not reflected in adulthood:**
 - 55% of children and young people in Knowsley meet recommended physical activity guidelines²⁹, in comparison with 48% in the North West and England as a whole.
 - 56% of adults in the borough meet physical activity guidelines³⁰, in comparison with 66% in the North West and 67% across England as a whole.
- **A higher proportion of children (under 16s) are in low-income households than recorded across the North West, with the rates in both geographies being higher than that reported nationally:**
 - 29% of children in Knowsley live in relative low-income households³¹, in comparison to 28% in the North West and 22% nationally.

3.9 The various data and reports comprising the wider Knowsley JSNA help to determine priorities for KMBC's Knowsley's 2030 strategy and the KHWB's JHWS. The JSNA identified that residents in Knowsley are more like to have long-term conditions than the national average, with a higher proportion of residents recorded as having hypertension, diabetes, chronic kidney disease and coronary heart disease³².

²⁸ Office for Health Improvement and Disparities (2025) Local Authority Health Profiles

²⁹ Guidelines recommend at least 60 minutes of moderate or vigorous intensity physical activity a day for children and young people. This can include walking to school; playground activities (e.g. running, jumping); physical education; team or individual sports (e.g. football or tennis); or other activities such as swimming, skipping, dancing, skateboarding, rollerblading or cycling.

³⁰ Guidelines recommend at least 150 minutes of moderate or vigorous intensity physical activity per week for adults. This can include walking or cycling for travel; team or individual sports (e.g. football or tennis); or other activities such as swimming or gardening.

³¹ A relative low-income household is defined as one where household income is lower than 60% of median household income.

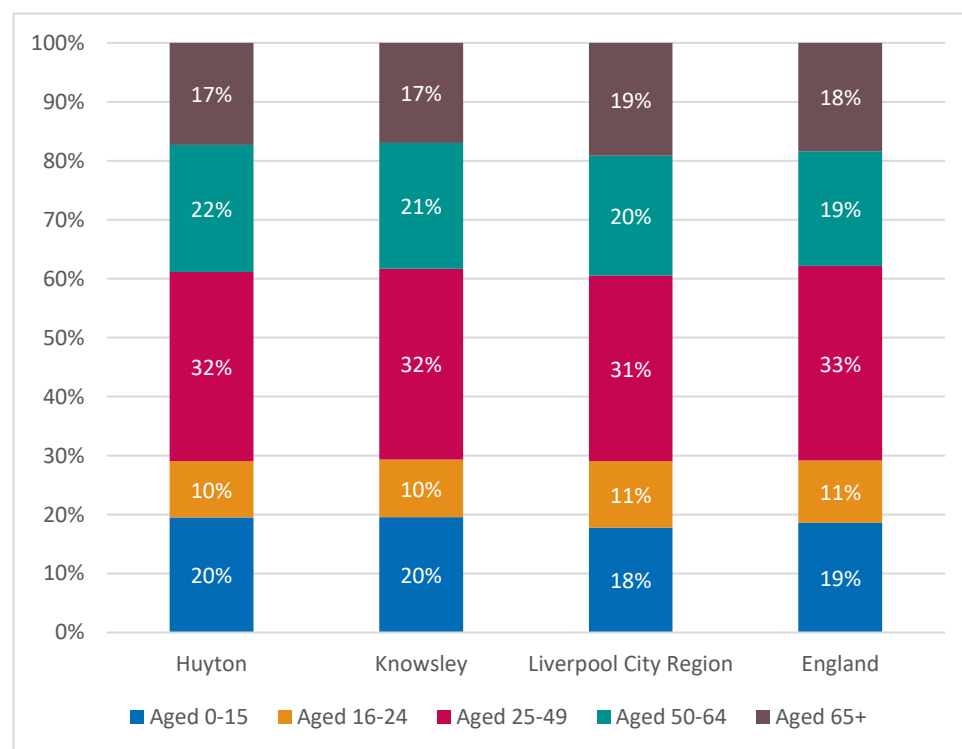
³² Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Live Well

Population and Age Profile

3.10 The ONS's Census 2021³³ recorded c. 60,140 residents in Huyton, accounting for 39% of the total Knowsley population (c. 154,520). Figure 3.1 presents a breakdown by age in Huyton, Knowsley, LCR and England as a whole³⁴. Whilst there is not an especially notable variation in age profile across these geographies, it can be seen that:

- Huyton and Knowsley both accommodate a higher proportion of children aged under 16 in (both 20%) than across the LCR (18%) and England as a whole (19%).
- Huyton accommodates a slightly greater overall working-age (16-64) population (64%) in comparison to Knowsley (63%), the LCR (62%) and England as a whole (63%).
- Older people (aged 65+) in Huyton and Knowsley (both 17%) account for a lower proportion of the population than across the LCR (19%) and England as a whole (18%).

Figure 3.1: Age composition



Source: Census 2021

3.11 The JSNA also identified that there is a link between inequality and mental health problems in children and young people. Indeed, the rate of hospital admissions for mental health conditions for residents under age 18 within Knowsley is higher than that recorded across the North West and England³⁵. The proportion of school children

³³ ONS via Nomis (2024) Census 2021 – TS00: Number of usual residents in households and communal establishments

³⁴ ONS via Nomis (2022) Census 2021 – TS007: Age by single year

³⁵ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Start Well

with social, emotional, and mental health needs, continues to increase in Knowsley (as it does in all geographies), and stands at a slightly higher rate locally than in the North West and England.

- 3.12 The JSNA identified that the resident population aged 65+ is anticipated to increase by a third between 2020 and 2040³⁶. The JSNA therefore forecast that the number of cases of long-term health conditions is anticipated to increase including bronchitis, dementia, diabetes and cardiovascular disease. The JSNA also projects that as a result of the forecast age profile, the number of residents requiring self-care is forecast to increase.

Disability

- 3.13 The 2021 Census provided information on the number of residents who are disabled under the Equality Act's definition and the extent to which this affects their day-to-day lives³⁷. Census data reports that a slightly higher proportion of residents are disabled in Huyton and in Knowsley (23% in both areas) than in the LCR (22%), with these rates all exceeding those recorded nationally (17%).
- 3.14 The JSNA³⁸ identified that disabled people are twice as likely to develop conditions such as depression, asthma, diabetes, stroke, obesity or poor oral health. The JSNA outlines that this is likely to be a result of discriminatory factors, such as negative attitudes of healthcare providers and lack of knowledge and information on disability.
- 3.15 Census 2021 data indicates that 22% of Huyton's and Knowsley's working-age disabled residents are in employment, a slightly lower proportion than recorded across the LCR (23%), with the rates in all of these areas being lower than in England as a whole (27%).
- 3.16 Given that 66% of Huyton's and Knowsley's overall working age residents are employed, this indicates that disabled residents are notably substantially less likely to be in employment. In this context, research has shown that disabled people are twice as likely to live in poverty as non-disabled people³⁹.
- 3.17 Research⁴⁰ by the charity 'Sense' highlights that social isolation and its impact on mental and physical health can disproportionately impact disabled people; of those surveyed, 70% of disabled people reported that social isolation affects their mental health and wellbeing, and 40% reported that this has had a negative impact on their physical health. These figures are notably higher than the average recorded across the general population and were noted to have increased significantly since the start of the Covid-19 pandemic.

³⁶ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Start Well

³⁷ ONS via Nomis (2023) Census 2021 – TS038 - Disability

³⁸ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Protected Characteristics Knowsley JSNA Data Profile

³⁹ Climate Just (2022) 'Who is affected by fuel poverty?' [Online]. Available at:

<https://climatejust.org.uk/messages/what-can-be-done-tackle-fuel-poverty>

⁴⁰ Sense (2021) 'Fear of mental health crisis as loneliness rises dramatically amongst disabled people' [Online].

Available at: <https://www.sense.org.uk/media/latest-press-releases/loneliness-rises-dramatically-among-disabled-people/>

Sex and Gender

- 3.18 At c. £37,150, the median gross annual full-time *resident* wage for men in Knowsley is 16% higher than the equivalent figure for women in the area (c. £31,980). There is also a disparity – albeit to a lesser degree – recorded in local annual *workplace* wages, with the median gross annual full-time wages for men (c. £38,020) being recorded as 4% higher than the equivalent figure for women (c. £36,630)⁴¹.
- 3.19 The JSNA⁴² identified that the rate of suicide is over three times higher in men than in women, however, women are three times more likely than men to experience common mental health problems.
- 3.20 Census 2021 data⁴³ suggests that the gender identity of residents does not substantially vary across Knowsley, LCR and England as a whole. Around 390 people in Knowsley indicated in the Census that their gender identity was different from sex registered at birth.

Ethnicity

- 3.21 In comparison to England as a whole (where 81% of the population is White), White residents account for a notably high proportion of Huyton and Knowsley's population (95% in both areas), which is also reflected to a slightly lesser extent across the in comparison to the LCR (92%).
- 3.22 As such, there is a comparatively low proportion of residents from Asian backgrounds in Huyton and Knowsley (both 2%) and the LCR (3%) than in England as a whole (10%). There is also a lower proportion of residents from a Black background in Huyton and Knowsley (under 1%) and across LCR (1%) than in England as a whole (4%).
- 3.23 It is albeit noted that KMBC's Huyton Township Profile⁴⁴ identified the town as having the highest proportion of people from minority ethnic groups out of all townships in Knowsley. Additionally, the number of Knowsley residents from Asian, Black, Mixed or other ethnic groups increased by 81% since the 2011 Census.
- 3.24 The Knowsley JSNA⁴⁵ notes that ethnic minority groups are disproportionately affected by socio-economic deprivation, with structural racism and marginalisation reinforcing inequalities in accessing healthcare, housing, employment and the criminal justice system. The JSNA highlighted that:
- People in Bangladeshi, Pakistani and Black ethnic groups are most likely to be living in deprived neighbourhoods;

⁴¹ ONS via Nomis (2024) Annual Survey of Hours and Earnings 2024. Median full-time wage data (rather than overall median) used so as to as far as possible compare like-with-like between the genders.

⁴² Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Protected Characteristics Knowsley JSNA Data Profile

⁴³ Census 2021 (2022) TS078 - Gender identity

⁴⁴ Knowsley Knowledge (2024) Huyton Town Profile

⁴⁵ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Protected Characteristics Knowsley JSNA Data Profile

- Unemployment rates are highest among Black, Bangladeshi, and Pakistani populations, while White and Indian groups are more likely to be in employment;
- People in Bangladeshi, Pakistani, Chinese and Black ethnic groups are about twice as likely to be living on a low income and experiencing child poverty as White people; and
- People from ethnic minorities are more likely to live in private rented accommodation and in overcrowded households than White British people, with 30% of households in the Bangladeshi group being overcrowded compared with 3% of White British households.

Religion

- 3.25 Christianity is the most prominent religion in Huyton, Knowsley, the LCR and England as a whole, albeit the proportion of the population who identify as Christian is larger in Huyton and Knowsley (both 67%) than across the LCR (60%) and nationally (46%). People who don't identify with any religion are the second-largest group at all scales.
- 3.26 The proportion of residents who identified as Muslim is lower in Huyton and Knowsley (both under 1%) than across the LCR (2%) and England as a whole (7%).

Socio-economic Factors

- 3.27 The socio-economic profile of the Huyton and Knowsley considers economic activity and employment status, income, education, housing and deprivation, comparing where relevant to wider geographies.

Economic activity

- 3.28 As demonstrated in **Table 3.1**, the 2021 Census reported that the economic activity rates of working aged residents (excluding students) in Huyton and Knowsley slightly exceeded that of the LCR, albeit the rates in all of these areas were lower than recorded nationally. Similarly, unemployment rates are higher across these geographies than nationally.

Table 3.1: Economic Status of residents aged 16+

	Economic Activity Rate	Unemployment Rate
Huyton	57%	5.5%
Knowsley	58%	5.4%
Liverpool City Region	55%	5.4%
England	59%	4.9%

Source: Census 2021

Income and Poverty

- 3.29 Knowsley's *resident* median annual earnings⁴⁶ (c. £30,910) are slightly higher than across the North West (c. £30,180), albeit these local and regional wages are lower than the national median (c. £31,840).
- 3.30 The median annual full-time *workplace* earnings in Knowsley (c. £30,000) are slightly lower than the equivalent *resident* measure, suggesting that a proportion of residents access higher-paying roles outside of the local authority, and that the jobs situated in the area are characterised by slightly lower earnings.
- 3.31 Poverty is a key wider determinant of health, for example affecting access to healthy housing and food. As noted previously, a higher proportion of children in Knowsley live in relative low-income households than recorded across the North West and England.
- 3.32 The UK Government's Department for Energy Security & Net Zero (DESNZ) also publishes research related to fuel poverty⁴⁷. OHID's Local Authority Health Profile⁴⁸ suggests that the proportion of Knowsley residents that are in fuel poverty (11%) is slightly lower than across the North West (12%) and level with England as a whole (11%).

Education

- 3.33 The proportion of Huyton and Knowsley residents with no qualifications (26%) is higher than across the LCR (21%), which in turn is higher than England (18%)⁴⁹. Furthermore, KMBC's Huyton Township Profile⁵⁰ identified that Huyton has the lowest proportion of residents with no qualifications of all Knowsley's towns.
- 3.34 Similarly, a lower proportion of residents in Huyton and Knowsley have achieved a Level 4+ qualification (25% and 24% respectively) in comparison to the LCR (29%) and England as a whole (34%).

Housing

- 3.35 Home ownership rates are similar in Huyton (60%) and Knowsley (59%) to wider geographies, such as the LCR (59%) and England as a whole (61%).
- 3.36 A notably high proportion of residents live in social rented accommodation in Huyton (27%) and (to a slightly lesser extent) across Knowsley (25%) in comparison to the LCR (21%) and England as a whole (17%).
- 3.37 A higher proportion of residents of Huyton and Knowsley live in semi-detached accommodation (respectively 44% and 43%) than across the LCR (39%) and England as

⁴⁶ ONS via Nomis (2024) Annual Survey of Hours & Earnings. This is the overall median wage, including full and part-time workers.

⁴⁷ Department for Energy Security and Net Zero (2025) Fuel poverty statistics. Available at: <https://www.gov.uk/government/collections/fuel-poverty-statistics>. A household is considered to be fuel poor if living in a property with an energy efficiency rating of band D, E, F or G, and, with disposable income (i.e. after housing costs and energy needs) that would mean that they fall within the definition of income poverty (i.e. less than 60% of national median disposable income).

⁴⁸ Office for Health Improvement and Disparities (2025) Local Authority Health Profiles

⁴⁹ Census 2021

⁵⁰ Knowsley Knowledge (2024) Huyton Town Profile

a whole (31%). A lower proportion of Huyton's and Knowsley residents live in flats (both 9%) than in the LCR (13%) and England as a whole (17%).

- 3.38 The latest ONS house price data (year ending September 2024)⁵¹ indicates that the median house price in Knowsley stands at c. £173,000, an increase of £65,000, since 2014. Whilst Knowsley's 2024's median house price is lower than the wider North West median (£201,000), Knowsley's 60% growth in house prices since 2014 exceeded the growth in the North West (50%) and England as a whole (49%) in the same period.
- 3.39 As of 2024, the ratio of median house prices to median workplace-based earnings (i.e. the 'affordability' ratio) in Knowsley stood at 4.59, having increased from a ratio of 3.99 recorded in 2014. As such, despite recent growth in prices, housing is comparatively more affordable within Knowsley than across the North West (which recorded a median affordability ratio of 5.72 in 2024) and England as a whole (7.57).
- 3.40 KMB's 2021 Knowsley Housing Needs Assessment⁵² identified an annual need for 243 affordable homes each year. For affordable/social rented housing, a broad mix of homes are required, with over half of identified need being for one or two-bedroom homes.

Deprivation

- 3.41 The Indices of Deprivation (IoD)⁵³ is a measure of relative deprivation across different 'small areas' (defined as 'Lower Super Output Areas', LSOAs)⁵⁴ in England. The 2019 edition of the IoD is based on 39 separate indicators, organised across seven distinct 'domains' of deprivation⁵⁵, which are combined and weighted to calculate the Index of Multiple Deprivation (IMD). The IMD ranks every statistically-defined small area nationally, from 1 (the most deprived) to 32,844 (least deprived). It also ranks each local authority area nationally, from 1 (the most deprived) to 317 (least deprived).
- 3.42 When considered on the basis of average rank (of average score) of multiple deprivation, the 2019 IMD reported that Knowsley ranks as the second most-deprived local authority nationally, indicating that deprivation is an acute issue across the borough. The local authority ranks within the top 10% most deprived local authorities across four of the seven domains of deprivation namely employment, income, education and health.
- 3.43 Whilst not aggregated at ward level, the IMD ranks every LSOA nationally, from 1 (the most deprived) to 32,844 (the least deprived). The JSNA identified that 47% of Lower Super Output Areas (LSOA)⁵⁶ within Knowsley are ranked within the 10% most deprived LSOAs within the country⁵⁷. Specifically relating to health, 61% of LSOAs within

⁵¹ ONS (2025) House Price to Workplace-based Earnings Ratio

⁵² Knowsley Metropolitan Borough Council (2021) Housing Needs Assessment

⁵³ Ministry of Housing, Communities and Local Government (2019) English Indices of Deprivation 2019

⁵⁴ 'Lower Super Output Areas' (LSOAs) are statistically-defined small areas (or neighbourhoods), designed to be of a similar population size for the reporting of data, with an average of c. 1,500 residents.

⁵⁵ The seven domains of deprivation are: Income; Employment; Health & Disability; Education, Skills & Training; Crime; Barriers to Housing and Services; Living Environment.

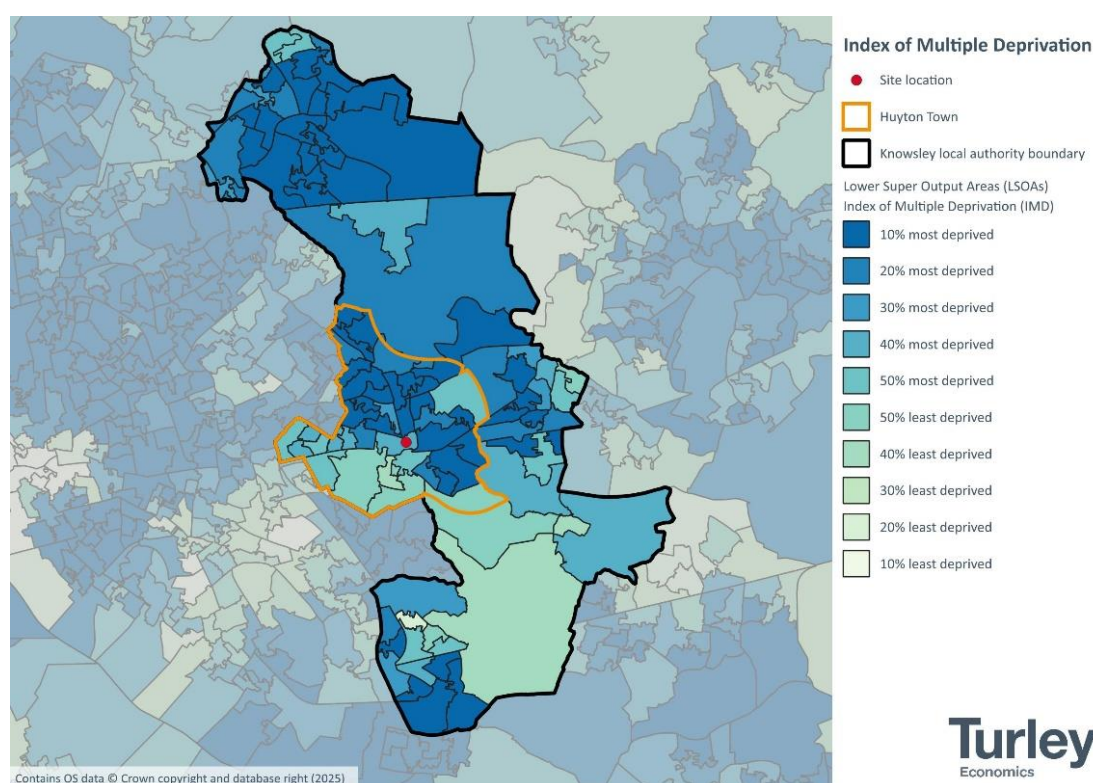
⁵⁶ LSOAs are a geographic area designed to report on small area statistics in England and Wales. They comprise between 400 and 1,200 households and have a usually resident population between 1,000 and 3,000 persons.

⁵⁷ Knowsley Knowledge (2022) Joint Strategic Needs Assessment – Live Well

Knowsley rank within the 10% most deprived LSOAs within the country. Deprivation in the borough is presented spatially at Figure 3.2.

- 3.44 In terms of the LSOAs surrounding Huyton centre, many of them are within the top 10% most deprived nationally, indicating high levels of deprivation in the local area surrounding the Site. The LSOAs surrounding the Proposed Development have notably high levels of deprivation relating to income, employment, education, health and crime.

Figure 3.2: Overall IMD across Knowsley Local Authority



Source: MHCLG (2019) and Turley (2025)

Vulnerable and Inclusion Health Groups

- 3.45 Local authorities owe applicants a main housing duty (the duty to provide temporary accommodation until the time that the duty ends through an offer of permanent accommodation or another reason) when an applicant is homeless or in priority need⁵⁸.
- 3.46 Data published by the Ministry of Housing, Communities and Local Government (MHCLG)⁵⁹ identified that between January and March 2025, there were 333 homeless households within Knowsley which were owed a duty by KMBC, comprising 195 households that were already homeless and 138 which were threatened with

⁵⁸ Shelter (2023) Local authority main housing duty. Available at: https://england.shelter.org.uk/professional_resources/legal/homelessness_applications/local_authority_homelessness_duties/local_authority_main_housing_duty

⁵⁹ Ministry of Housing, Communities and Local Government (2025) Statutory homelessness in England: January to March 2025

homelessness. Data indicates that six of these households are care leavers. No households that were owed a housing duty by KMBC were referred by an Adult Secure Estate (prison).

Service Provision

Healthcare Demand Generated by the Proposed Development

- 3.47 The new homes at the Proposed Development will generate additional demand for primary healthcare infrastructure, such as GP surgeries.
- 3.48 Based on the application of ONS data regarding average household size by number of bedrooms in Knowsley⁶⁰ to the maximum number of 420 homes that could be delivered on-site, it is estimated that the Proposed Development could accommodate up to c. 600 residents.

GP Surgeries

- 3.49 As set out in NHS HUDU guidance⁶¹, the Royal College of GPs recommend a ratio of one (assumed full-time equivalent, FTE) GP per 1,800 registered patients. Therefore, it is estimated that the Proposed Development's 600 residents could generate demand equivalent to c. 0.33 FTE GPs.
- 3.50 Analysis of NHS Digital data⁶² indicates that the overall aggregate patient per GP ratio – including fully-qualified and trainee GPs – at all surgeries in across the NHS Cheshire and Merseyside ICB (NHS CM ICB) area stands at 1,476 patients per GP, and therefore is lower than the Royal College of GPs' guidelines.
- 3.51 Table 3.2 presents the supply of GP surgeries within a one-mile travel distance of the Proposed Development against guideline indicative capacity. Data suggests an aggregate ratio of 1,370 patients per FTE GP (again, including both full-qualified and trainee GPs) across these surgeries, which is lower than both the recommended benchmark of 1,800 patients per GP and the ratio across the NHS CM ICB.
- 3.52 As noted previously, overall FTE GP data includes total fully-qualified and trainee GPs of all levels working at each surgery. Trainee GPs account for 4.7 FTE GPs at the identified surgeries.
- 3.53 If removing consideration of all trainees at the identified surgeries (i.e. only accounting for fully-qualified GPs), then the average FTE GP per patient ratio increases to one per 1,893, therefore slightly exceeding the recommended ratio of 1 GP per 1,800 patients.
- 3.54 Given that over half of all trainees GPs at the identified surgeries are either Level 1 or Level 2 trainees, it is considered appropriate to remove them from the assessment, as a worst-case scenario, as they will require supervision from existing fully-qualified GPs. These figures are presented at Table 3.2.

⁶⁰ ONS (2024) 2021 Census: RM136 - Tenure by household size by number of bedrooms

⁶¹ Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

⁶² NHS Digital (2025) General Practice Workforce: 31 July 2025. Available at: <https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/31-july-2025>

Table 3.2: GP Surgeries Local to the Proposed Development

Practice	Travel Distance (miles)	FTE GPs (excluding trainees)	Patients	Patients per FTE GP	Indicative Total Capacity	Indicative Available Capacity
Nutgrove Villa Surgery	0.2	2.1	3,801	1,782	3,840	39
Roby Medical Centre	0.2	3.2	5,077	1,587	5,760	683
Colby Medical Centre	0.7	1.0	2,348	2,317	1,824	0 (-524)
Primrose Medical Practice	0.8	1.1	2,559	2,232	2,064	0 (-495)
Hillside House Surgery	0.8	1.0	2,860	2,822	1,824	0 (-1,036)
Dinas Lane Medical Centre	1.0	5.9	10,454	1,762	10,680	226
Total	-	12.3	23,298	1,893	22,152	948 (-1,107)

Source: NHS Digital (2025)

- 3.55 Whilst a number of local surgeries appear to be over-subscribed on the basis of recommended benchmarks, indicative available capacity is identified at the two closest surgeries to the Proposed Development; the Roby Medical Centre would appear to have capacity to accommodate 683 additional patients, whilst a lower degree of capacity (for 39 places) would appear to be available at the Nutgrove Villa Surgery. Dinas Lane Medical Centre is estimated to have further capacity for 226 additional patients.
- 3.56 The above suggests gross local capacity to accommodate an additional 948 patients at identified surgeries within a one-mile travel distance of the Site, albeit once accounting for those surgeries locally which are already operating over their indicative capacity, there appears to be a net deficit of c. 1,100 places.
- 3.57 As discussed above, the Proposed Development's additional 600 residents would generate a relatively small uplift in demand (equivalent to 0.33 FTE GPs), and could potentially be accommodated within existing provision at those local surgeries (such as Roby Medical Centre) which would appear to have existing capacity.
- 3.58 It is, however, recommended that NHS Cheshire & Merseyside Integrated Care Board (NHS CM ICB) are consulted to ensure to ensure that the new demand generated by the Proposed Development for primary healthcare (GP facilities) can be accommodated locally.
- 3.59 Where the Proposed Development would contribute to a deficit in local healthcare capacity, any such adverse impacts should be suitably mitigated via mechanisms to be

agreed between the Applicant, NHS CM ICB and KMBC (e.g. through payment reasonable and proportionate development contributions).

Dental Surgeries

- 3.60 There is no official NHS or Government guidance on the appropriate ratio between dentists and patients, for the purposes of assessing available capacity. In the absence of such guidance, demand for dental facilities has therefore been calculated using a benchmark of 1 dentist per 2,500 patients. This ratio has been identified by a number of previous studies of dental facility provision in other geographies⁶³ and has been applied here in the absence of recommended guidance.
- 3.61 As such, it is estimated that c. 600 people residing at the Proposed Development could generate demand for 0.24 FTE dentists.
- 3.62 The NHS's 'Find a Dentist' online tool suggested that there are currently nine dental surgeries within a two-mile travel distance of the Site. These surgeries are identified at Table 3.3.
- 3.63 It is not possible to quantitatively analyse provision and capacity of services in terms of dentist and patient numbers (as data is not publicly available). All local dental surgeries appear to provide services at NHS rates to some existing patients, as well as at private rates, and all are accepting new private patients. It is, however, understood that only three surgeries are currently accepting new patients at NHS rates (one of which is only accepting new child NHS patients)⁶⁴. This reflects wider challenges and shortfalls in terms of access to NHS dentistry, which are acknowledged at a national level⁶⁵.
- 3.64 Information published on the identified surgeries' websites indicates that at least 35 dentists are working at surgeries within a two-mile travel distance of the Proposed Development. Based on the ratio of one dentist per 2,500 patients, this suggests that the identified surgeries could serve a population of c. 87,500⁶⁶; this is greater than the population of Huyton town (which, as discussed above, has a population of c. 60,140) and represents over half (56%) of Knowsley's total population (c. 154,520).
- 3.65 The above analysis suggests that future residents of the Proposed Development could be able to access NHS dental care (subject to future availability), with numerous private operators also available, thus providing a range of choice for future residents. It is therefore concluded that the relatively limited scale of demand (equivalent to 0.24 dentists) that will be generated by the Proposed Development is likely to be absorbed within existing provision.

⁶³ Swindon Borough Council (2008) Swindon Small Scale Urban Extensions Study, p. 109; AECOM (2010), Lowestoft Lake Lothing and Outer Harbour AAP, Social Infrastructure Assessment

⁶⁴ Mydentist at Greenes Road and Belle Vale Dental Care are the surgeries providing NHS dental care for new patients (both adults and children) and are located 1.9 miles and 2.0 miles travel distance from the Proposed Development respectively. The Longview Drive Dental Practice (0.7 miles) also is accepting new patients at NHS rates but only for children.

⁶⁵ House of Commons Library (2024). 'NHS dentistry in England'

⁶⁶ This analysis is indicative and cannot present FTE workforce capacity (i.e. accounting for full and part-time employment) of dental practitioners, due to lack of data.

Table 3.3: Dental Practices Local to the Proposed Development

	Travel Distance from Site (miles)	Accepting new patients?		Number of dentists
		NHS	Private	
Cromer House Dental Practice	0.1	Unknown	✓	8
Roby Road Dental Practice	0.4	Unknown	✓	2
Longview Drive Dental Practice	0.7	✓*	✓	3
Hillside Dental Surgery	1.0	x	✓	Unknown
North Huyton Dental Practice	1.2	x	✓	Unknown
Merseyside Dental Centre	1.3	Unknown	✓	13
Mydentist, Greenes Road, Whiston	1.9	✓	✓	2
Swanside Dental	1.9	x	✓	3
Belle Vale Dental Centre	2.0	✓	✓	4
Total	-	-	-	35+

*Only accepting children under 18

Source: NHS Digital (2025)

Summary

- 3.66 In summary, Knowsley borough is characterised as an area of high relative deprivation, with poorer outcomes in terms of a number of key determinants of health and wellbeing in comparison to wider geographies (with borough-wide outcomes generally also being reflected in Huyton town). This therefore indicates that there is scope for new development to drive regeneration and to improve local health outcomes across a wide range of wellbeing determinants.
- 3.67 The Proposed Development's additional 600 residents could potentially be accommodated within existing GP surgery capacity. It is, however, recommended that NHS CM ICB are consulted to ensure that the demand generated by the Proposed Development can be accommodated locally, and suitably mitigated (e.g. through reasonable and proportionate development contributions) where there is an identified requirement for this. Local dental provision is anticipated to be sufficient to meet the needs of future residents at the Proposed Development.
- 3.68 Overall, it is considered that there is an imperative to promote health and wellbeing improvements through new development in Huyton and Knowsley more widely, which could be maximised through implementing recommended mitigation and enhancement measures identified by a HIA.

4. Health Impact Assessment

Date: 15/09/2025
Author(s) of Health Impact Assessment: Tom Ellis (Associate Director, Turley Economics) and Robert Stott (Consultant, Turley Economics)
Planning proposal and reference (if known): Planning reference not yet assigned

Please provide a brief summary of the proposal
Hybrid planning application comprising: • (Part A) Detailed application for the erection of a new Council Headquarters, hotel, public realm, change of use of Cavendish Walk to flexible Class E and/or F1 uses, site-wide enabling and associated works following demolition of existing buildings; and • (Part B) Outline application for a mixed-use development comprising residential (Classes C2 and C3) uses, commercial and community uses (Classes E and F1), replacement car parking provision at Lathom Road, public realm and associated works, with provision for meanwhile uses

Please provide a brief summary of any planned or completed consultation
No dedicated consultation has been carried out to inform this HIA beyond that conducted in relation to the wider application.

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		Positive	Moderate	The Proposed Development will deliver between 370 – 420 homes depending on the final masterplan and scale/mix of uses delivered. The new homes vary in size, type and intended tenure to cater for a wide demographic. As outlined in Section 1, the Proposed Development is anticipated to deliver predominately one and two-bedroom apartments, albeit larger duplex apartments could also be delivered. The Design and Access Statement⁶⁷ (DAS) outlines that approximately 70 new affordable homes will be delivered at the Site; this exceeds Knowsley Local Plan Policy CS15 requirements, which states that at least 10% of new homes in Knowsley’s urban areas should be affordable. In addition to new homes, the Proposed Development will provide a range of other commercial and community uses. This includes the provision of a new KMBC HQ, a 130-bed hotel, and up to 1,600 sqm of commercial/community floorspace. This mix of uses will deliver new economic activity and employment opportunities (the scale of which is discussed in more detail in subsequent sections of the HIA), whilst also providing space for communities and promoting social interaction as part of a vibrant town centre that welcomes and attracts a wide range of people.

⁶⁷ Lucid Design Studio (2025) St Michael’s Place, Huyton: Design and Access Statement

Describe the range of housing types and sizes, including affordable housing and how this responds to local housing needs	Y		Positive	Moderate	As outlined previously, the Proposed Development will deliver a range of apartment configurations, sizes and tenures. This will contribute to a varied and diverse offering in Huyton town centre that can meet a broad variety of Knowsley's local housing needs.
How does the proposal provide and enhance access to the public transport network?	Y		Positive	Moderate	The Proposed Development is extremely well-located in terms of access to public transport, and has excellent links to local and regional destinations through well-used bus and train stations. Huyton Bus Station and Huyton Train Station are both located within 1km of the Site (within a c. 10-minute walking distance) which collectively provide transport links across the rest of Knowsley and the wider Merseyside region. Bus stops are also located along Archway Road to the north of the Site. New pedestrian and cycle routes are integrated throughout the design of the Proposed Development to form a new network of accessible and safe streets which connect St Michael's Place to Huyton Rail Station, thus encouraging the use of public transport. Therefore, given the Site's location and access to public transport networks, a full range of services and facilities are accessible from the Proposed Development, including leisure, retail, health and other social infrastructure.
Describe how the proposal addresses the needs of people who are car dependent	Y		Positive	Moderate	The Proposed Development will result in an overall reduction in car parking spaces to encourage take up of sustainable transport modes. However, a small number of car parking spaces will be retained as accessible parking spaces for those who are car dependent.

					The existing multi-storey car park located at the Site is proposed to be redeveloped into a sustainable travel hub, including electric vehicle (EV) charging points, improved security and parking facilities and cycle parking. New accessible parking bays will be added close to the Council HQ and Civic Way, with a number of EV charging points at the Council HQ. A total of 147 spaces are anticipated to be provided at Lathom Road as surface-level parking (future proofed to accommodate an additional 216 spaces through parking decks). A total of four accessible car parking spaces will be provided at the Civic Building and two accessible car parking bays at the hotel.
Does the proposal include adequate parking as set out in the 'Ensuring Choice of Travel SPD' and are electric vehicle charging points included?	Y		Positive	Moderate	The provision of 147 spaces at Lathom Road will ensure that visitors have access to sufficient parking to avoid cars being parked on the street. New EV charging points will be provided throughout the Proposed Development and included as part of the Sustainable Travel Hub.
Describe how the proposal provides and enhances sustainable transport facilities	Y		Positive	Moderate	The Proposed Development will deliver connected streets that promote walking and cycling as the natural choice for shorter journeys. The enhanced pedestrian accesses to the Site will link to the wider active travel network and sustainable transport infrastructure (e.g. bus and train, as discussed previously) and increase permeability to the Site. The Proposed Development's 'Green Heart' will form the intersection of a number of active travel routes and open up new desire lines, providing safe and convenient pedestrian and cycle connections to Huyton bus and rail stations and the shopping precinct. Civic Way forms a key active travel corridor connecting the bus stops on Archway Road to the train station, driving footfall through the Village Green instead of along Poplar Bank. The active travel links will be designed so as to be well-defined, overlooked and enclosed by new development blocks, providing natural surveillance.

					The Proposed Development will also encourage active travel through the provision of cycle parking within the Sustainable Travel Hub. Secure cycle facilities are provided for both short and long stay users. The Cycle Hub at the Site has two-tier bike racks with space to accommodate up to 42 bikes. A total of twelve spaces are located near the entrance and additional space is provided for accessible bikes, maintenance equipment and additional racks if needed in the future. A cycle repair station is located in the centre of the Site close to the Village Green.
Is the proposal designed to include traffic management and calming measures to help reduce and minimise road injuries?	Y		Positive	Moderate	The Proposed Development seeks to prioritise pedestrian access and encourage sustainable travel. Existing road alignments are to be retained, but through-traffic will be prevented, resulting in notable traffic reduction, with roads to be primarily used for service vehicles and deliveries.
How will the proposal minimise waste and the use of new materials?	Y		Neutral	N/A	Measures to prevent waste and maximise reuse and recycling will be incorporated throughout construction and operation of the Proposed Development. Construction phase waste will be managed in accordance with the 'Waste Hierarchy', which prioritises waste prevention, followed by re-use, recycling, then energy recovery and disposal as a last resort. The reduction, reuse and recycling of construction waste is to be prioritised through measures such as avoidance of over-ordering; supervision of deliveries; use of secure materials storage facilities; and reuse of materials on-site where feasible. Waste that cannot be reused or recycled on-site should be diverted off-site for recycling and/or beneficial uses where possible. Operational phase waste management has been considered in the design across the various new buildings, with refuse stores provided to manage waste and recycling, in line with KMBC's waste management policies. All

					stores are located on the ground floor, with easy outdoor access, to facilitate collection by waste management contractors. The 130-bed hotel will have a dedicated refuse store, and waste management will be monitored to ensure the hotel adheres to the Legacy Hotels & Resorts Refuse Strategy 2025, focusing on safety, efficiency, and environmental responsibility. Litter and recycling bins are also located throughout the Proposed Development to encourage recycling and reduce littering. RECOMMENDATION: A Construction Environmental Management Plan (CEMP) should be prepared, which should detail measures through which construction phase waste will be minimised, recycled and disposed of as required. This could be submitted to accompany Reserved Matters planning applications and/or secured through planning condition.
Will a plan be in place to mitigate the impacts of dust, noise, smoke, light and odours during construction?	Y		Neutral	N/A	Activities such as Site preparation (including delivery of construction material, erection of fences and barriers), movement of construction traffic (including haulage, vehicles and plant movements) and the construction and fabrication of buildings have the potential to create adverse impacts in terms of dust, noise, vibration and odours. An Air Quality Assessment (AQA)⁶⁸ for the Proposed Development has been undertaken by Redmore Environmental, which considers the potential impacts during both the demolition/construction and the requirement for any mitigation measures.

⁶⁸ Redmore Environmental (2025) Air Quality Assessment – St Michaels Place, Huyton

					The AQA stated that during demolition/construction there is the potential for adverse air quality impacts as a result of dust emissions. Therefore, site-specific air quality management measures (including in relation to site preparation; operating vehicles/machinery and sustainable travel; waste management; construction and demolition techniques; and trackout) were identified. Following implementation of such measures, it was concluded that air quality impacts would be effectively neutralised and would not be significant. As such, best-practice measures will be implemented as appropriate during construction to mitigate impacts of these activities. The production of a Construction Environmental Management Plan (CEMP) would be beneficial towards ensuring that best-practice is followed. Examples of measures which could be included within a CEMP are as follows: <u>Air, Dust and Odours</u> • Plan Site layout: machinery and dust causing activities should be located away from receptors. • Erect solid screens or barriers around dust activities or the Site boundary that are, at least, as high as any stockpiles on Site. • Fully enclose Site or specific operations where there is a high potential for dust production and the Site is active for an extensive period. • Remove materials that have a potential to produce dust from Site as soon as possible, unless being re-used on-site. • Ensure all vehicles switch off engines when stationary – no idling vehicles. • Cover, seed or fence stockpiles to prevent wind whipping. • Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. • Use enclosed chutes, conveyors and covered skips
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					<u>Noise and Vibration</u> • Siting noisy activities away from sensitive receptors, where possible. • Careful selection of demolition and construction methods and plant used to minimise noise and vibration at source. • Using electric and electro-hydraulic plant and equipment and using non-percussive tools and equipment where practical. • Switching off machinery and vehicle engines when not in use. • Controlling the arrival and departure of trucks to/from Site to minimise congestion and planning deliveries and removals out of peak hours as far as possible. • Using 'silenced' plant and equipment wherever possible and maintaining/servicing plant on a regular basis and ensuring these would be certified to meet relevant current legislation and BS5228 standards. The above mitigation measures implemented during construction should effectively limit the impacts of dust, noise, vibration and odours, and therefore a neutral impact is concluded following application of appropriate mitigation solutions. <u>RECOMMENDATION:</u> A CEMP should be prepared, which should detail measures to mitigate the impacts of dust, noise, smoke, light and odours during construction. This could be submitted to accompany Reserved Matters planning applications and/or secured through planning condition.
Will the proposal have any measures to minimise air pollution and ensure that existing sources of air pollution do not impact on residents?	Y		Neutral	N/A	The AQA stated that, once operational, schemes such as the Proposed Development have the potential to impact on local air quality and to expose future occupants and existing neighbouring communities to elevated pollution levels as a result of road traffic exhaust emissions associated with vehicles travelling to and from sites.

					Dispersion modelling was therefore undertaken for the Proposed Development to predict pollutant concentrations at sensitive locations as a result of emissions from the local highway network, both with and without the scheme in place. Results were subsequently verified using local monitoring data. Review of the dispersion modelling indicated that impacts on annual mean NO₂ and PM_{2.5} concentrations as a result of traffic generated by the Proposed Development were predicted to be slight at one receptor and negligible at all remaining locations. Impacts on annual mean PM₁₀ concentrations as a result of traffic generated by the Proposed Development were predicted to be negligible at all receptors. The results of the dispersion modelling assessment also indicated that predicted annual mean NO₂, PM₁₀ and PM_{2.5} concentrations were below the relevant Department for Environment, Food and Rural Affairs (DEFRA) Air Quality Objectives (AQOs) and DEFRA's Environmental Improvement Plan 2023 Interim Target across the site. As such, the Proposed Development's impact on local air quality once operational was considered not to be significant, and therefore a neutral impact is concluded. Overall, the site is therefore concluded to be suitable for the proposed end use from an air quality perspective. It is also noted that new EV charging points will be provided throughout the Proposed Development and included as part of the Sustainable Travel Hub, and that its connected streets – promoting walking and cycling as the natural choice for shorter journeys – will also contribute towards promoting low-emission transport.
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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		Neutral	N/A	A Noise Impact Assessment⁶⁹ (NIA) for the Proposed Development was undertaken by Acoustic & Engineering Consultants Limited in July 2025, which was informed by a noise survey in January 2025. The assessment found that noise levels vary significantly across the Site, with traffic on Archway Road the main source. Subject to appropriate design-based mitigation measures (such as acoustic glazing for homes and commercial/community spaces), it is considered that potential noise levels will be appropriate and in line with recommended guidance. Overall, subject to these design measures, the NIA concludes that noise should not be considered a determining factor in relation to any planning permission being sought, and therefore a neutral impact is concluded following application of appropriate mitigation solutions. <u>RECOMMENDATION:</u> Implementation of identified suitable design measures to mitigate operational phase noise impacts for residents and other site occupiers/users.
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⁶⁹ Acoustic and Engineering Consultants Limited (2025) Noise Impact Assessment – St Michaels Place, Huyton

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		Positive	Moderate	The Proposed Development will support new construction employment opportunities in a variety of roles on and off site, from skilled trades to design and construction expertise, including potentially apprentices. Construction investment will also support a number of indirect and induced jobs through supply chain spending and procurement and through onward expenditure of wages. As outlined within the Proposed Development’s Economic Benefits Statement⁷⁰, 230 gross direct full-time equivalent (FTE) jobs could be supported on average during the 4-year construction period. After accounting for the ‘additionality factors’ of leakage, displacement and multipliers, it is estimated that a total 230 direct, indirect and induced net additional FTE jobs could be supported in the LCR area during construction, inclusive of 75 for Knowsley residents. RECOMMENDATION: Opportunities to maximise uptake of new jobs created during construction by local people via procurement arrangements should be explored. Employment & Skills Plans (or similar such agreements) and related sought outcomes and targets could be secured through planning condition, and agreed through discussion between the Applicant, appointed contractors, KMBC and other key stakeholders, such as local education, skills and training providers and services.

⁷⁰ Turley Economics (2025) Economic Benefits Statement

					Such agreements could include commitments towards supporting apprenticeships for local young people, as well as other initiatives to help disadvantaged or under-represented groups in Knowsley enter/re-enter the workforce, including people who are long-term unemployed, people living in identified high-deprivation areas/communities and other potentially vulnerable groups such as people in insecure housing, care-leavers and prison-leavers. This could help to maximise the retention of the economic benefits generated by the development within the local economy as well as the positive impacts for people and communities most in need of socio-economic opportunities.
When operational how will the proposal provide accessible and diverse employment opportunities appropriate to the skill sets present in the local community?	Y		Positive	Moderate	As outlined within the Economic Benefits Statement, between 1,310 – 1,590 gross FTE jobs could be supported on-site once fully occupied. After accounting for the additionality factors of the Reference Case (i.e. existing activities), leakage, displacement and multipliers, it is estimated that a total of 110 – 400 direct, indirect and induced net additional FTE jobs could be generated in the LCR, including 35 – 130 for Knowsley residents. The new operational phase jobs at the Proposed Development will be supported across in a range of sectors, occupations and skills-types, including administration, retail, leisure, hospitality, professional services, building management, and potential community roles. As such, the range of local job opportunities generated by the Proposed Development will align with the existing socio-economic profile of Huyton and Knowsley and ambitions for local economic development. As outlined in Section 3, there is a larger working age population in Huyton and Knowsley than recorded across LCR, albeit local unemployment rates are relatively high. This suggests there is a latent labour force which could benefit from the employment generated from the Proposed Development.

Does the proposal provide opportunities for community activities and /or the voluntary and community sector?	Y		Positive	Moderate	The Proposed Development will provide up to 1,600 sqm of commercial/community floorspace, which, subject to viability and occupier demand could be used for community uses. The DAS⁷¹ outlines that the vision for this floorspace is to incorporate a new 'Community Hub' at Cavendish Walk, which will include a new, modern library and community meeting spaces in the heart of the town centre. Flexible community space of this type could potentially be utilised for pop-up events and temporary artwork. It is also envisaged that the Proposed Development could include the opportunity for a community garden, to be created and maintained in collaboration with the local community. This will help to shape a sustainable Huyton and foster a sense of stewardship for and by local people and provide opportunity for interaction with nature. RECOMMENDATION: The scale and nature of on-site community uses should be confirmed at detailed design stage. Additionally, the Applicant could engage with the local voluntary and community sector to explore the potential requirements for, and needs which could be met by, new on-site community floorspace to inform detailed design.
Describe how the proposal creates an attractive business location that encourages investment (e.g. good infrastructure, clean and pleasant environment)	Y		Positive	Moderate	The mix of residential, commercial and community uses at the Proposed Development will deliver a vibrant and attractive business location, which will connect with existing infrastructure and transport networks in Huyton, providing good links to the wider Knowsley borough and LCR. The Proposed Development will be characterised by a high-quality and pleasant built environment and public realm, exemplified by the new Village Green located nearby to the KMBC HQ. This will consist of two lawn

⁷¹ Lucid Design Studio (2025) St Michael's Place, Huyton: Design and Access Statement

					spaces, with a central pedestrian route running through the lawns, providing a connection between Derby Road and the train station. The Village Green will include space for rest and relaxation for people of all ages as well as informal play. A range of play and seating spaces are provided throughout the Site to provide opportunities for recreation, relaxation and socialising.
Describe how the proposal creates healthy workplaces	Y		Positive	Moderate	As outlined previously, the Proposed Development's Village Green will provide people working at the Proposed Development with green space for rest and relaxation and socialising. The Site will provide connections with a number of active travel routes, thus providing safe and convenient connections to Huyton bus and rail stations as well as Derby Road shopping precinct, maximising the opportunities for people can travel to work at the Site safely via active and sustainable methods.

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		Positive	Moderate	Analysis of the indicative capacities of local healthcare services (based on published guidance) is presented in Section 3 of this HIA. It is concluded that Proposed Development’s additional 600 residents could potentially be accommodated within existing local GP surgery capacity, for example, Roby Medical Centre, which indicative analysis suggests could accommodate additional patient demand. It is, however, recommended that NHS CM ICB are consulted to ensure that the new demand generated by the Proposed Development for primary healthcare (GP facilities) can be accommodated locally. Where the Proposed Development would contribute to a deficit in local healthcare capacity, any such adverse impacts should be suitably mitigated via mechanisms to be agreed between the Applicant, NHS CM ICB and KMBC (e.g. through payment reasonable and proportionate development contributions). Local dental provision is anticipated to be sufficient to meet the needs of future residents at the Proposed Development. There are 17 primary schools within 2-miles travel distance of the Proposed Development and six secondary schools within 3-miles travel distance⁷², thus suggesting that future residents would be well-served by education provision.

⁷² The 1996 Education Act sets out that 2 miles travel distance is the furthest that a child under the age of 8 should travel to access education, and that 3 miles travel distance is the furthest that children older than 8 should travel.

					Given the Site's location and access to public transport networks, a full range of services and facilities are accessible from the Proposed Development, including leisure, retail, health and other social infrastructure. RECOMMENDATION: NHS Cheshire & Merseyside Integrated Care Board (NHS CM ICB) should be consulted to ensure to ensure that the new demand generated by the Proposed Development for primary healthcare (GP facilities) can be accommodated locally. Where the Proposed Development would contribute to a deficit in local healthcare capacity, any such adverse impacts should be suitably mitigated via mechanisms to be agreed between the Applicant, NHS CM ICB and KMBC (e.g. through payment reasonable and proportionate development contributions).
How will the proposal allow people with mobility problems or a disability to access buildings and places?	Y		Positive	Moderate	The Proposed Development positions inclusive design at the heart of the proposals to ensure that the Site will deliver an environment that is safe and welcoming to all. This includes considering the diverse needs and abilities for everyone including spaces for girls, neurodiversity-friendly design and designing for the full age range to create public space which is equitable and welcoming to all. The DAS⁷³ outlines a number of design measures to implement inclusive design. These include: • Clear sight lines, well-lit spaces, clear hierarchy of paths with perimeter paths, clear signage and Site access, active travel routes and natural surveillance create a safe atmosphere to the space.

⁷³ Lucid Design Studio (2025) St Michael's Place, Huyton: Design and Access Statement

					• Variety of spaces including open spaces with quiet pathways • Variety of seating styles includes curved benches and social seating • Accessible design including rest stops at 50m intervals at a minimum, and the implementation of backrests and arm rest on seating. Seating is located along main routes and set back from the flow of pedestrians, allowing space for wheelchairs and buggies alongside seating. Levels on all routes are designed to be accessible. • Engagement with community groups to ensure a variety of users are engaged in the design of the space. The DAS also notes that proposed new facilities such as the community library will be designed so as to ensure accessibility for all (including older and disabled people and all others with additional needs) e.g. through provision of internal ramps making it fully accessible and inclusive. The Planning Statement outlines that the Proposed Development will deliver a number of homes designed to meet Part M4(2) of the Building Regulations as accessible and adaptable dwellings in order to accommodate elderly and disabled residents and other people with mobility issues.
How will the proposal provide, retain and enhance open and natural spaces?	Y		Positive	Moderate	The Proposed Development has access to an existing network of open and natural spaces. The Planning Statement⁷⁴ outlines that within a one-kilometre radius of the Site there is convenient access to a number of parks, play areas and playing fields. The wider areas offers access to two large parks, golf courses, additional playing fields, allotments, community gardens and woodlands, and Knowsley Park is also located to the northern part of Huyton.

⁷⁴ Turley (2025) St Michael's Place, Huyton: Planning Statement

					As discussed previously, the Proposed Development will provide new green space through its Village Green, which will be accompanied by a range of play and seating spaces, providing opportunities for recreation, relaxation and socialising in landscaped open space and public realm. The proposed creation of a new community garden, envisaged in the DAS to be co-designed and managed by the local community, would also provide new green space in the town centre and enable residents to connect with nature.
Describe how the proposal includes opportunities for active play and exercise	Y		Positive	Moderate	The Proposed Development will deliver a number of opportunities for active formal and informal play areas. Across the Site, a range of opportunities for play are provided for future residents and visitors, each positioned with the intention of creating a versatile, linear play ‘spine’ through the heart of the Site. The Village Green is the largest open space on the Site and will provide a space for informal play alongside the trail of incidental and natural play feature which runs along the southern edge. The Play and Recreation Strategy for the Proposed Development, set out in the DAS, includes the creation of formal play equipment within play pockets, recreational activities in the Village Green, formal play surfacing, play trails and stepping stone paving. A mix of incidental and natural play pockets and trails are located across the Village Green. The Playful Wild Edge to the Proposed Development will provide a trail of informal play and grouped seating features within pockets of naturalistic rain garden planting to encourage all ages to engage in nature. The Proposed Development’s active travel provision and connection to the existing walking and cycling network will also encourage exercise through every-day travel to workplaces, schools and other facilities.

Describe how the proposal links into open and natural spaces for all community groups	Y		Positive	Moderate	As discussed previously, the Proposed Development is accessible and provides connections to existing network of open and natural spaces in Huyton and Knowsley more widely. Various elements of the new Village Green to be delivered at the Proposed Development will welcome all community groups, including all ages and abilities. For example, new informal play provision will provide an attractive environment for children and their families, whilst seating and shaded areas will provide places to stop and rest, with various seating styles and benches seeking to encourage social interaction. Seating is to be located along main routes and set back from the flow of pedestrians, allowing space for wheelchairs and buggies alongside seating. Levels on all routes are designed to be accessible. The proposed creation of a new community garden, envisaged in the DAS to be co-designed and managed by the local community, would also provide new green space in the town centre and enable residents from all backgrounds and abilities to connect with nature.
How does the proposal reduce the need to travel especially by car?	Y		Positive	Moderate	A wide range of services and facilities are accessible from the Proposed Development in Huyton town centre, including leisure, retail, health and other social infrastructure, meaning that active modes can be the natural means of travel for its new residents for local journeys. The mix of new commercial and community uses on-site will complement and support the wider provision in the town centre., further reducing the need to travel. As discussed previously, the Proposed Development will provide safe and convenient pedestrian and cycle connections to the external active travel network and to Huyton bus and rail stations and the shopping precinct. Civic Way forms a key active travel corridor connecting the bus stops on Archway Road to the train station, driving footfall through the Village Green instead of along Poplar Bank. It is therefore highly accessible for

					residents and workers via sustainable modes, reducing need to travel by private car. The Proposed Development will result in an overall reduction in car parking spaces to encourage take up of sustainable transport modes, albeit a small number of car parking spaces will be retained as accessible parking spaces directly adjacent to the new housing and commercial provision, alongside re-provided general car parking spaces at Lathom Road. Car-parking provision will also include EV charging, supporting a more sustainable form of private car use.
How will nearby education and employment opportunities be accessible by public transport, and walking or cycling routes?	Y		Positive	Moderate	As discussed previously, the Proposed Development is extremely well-located in terms of access to public transport, with Huyton Bus and Train Stations respectively being located within 1km of the Site (within a c. 10-minute walking distance), and bus stops are also located along Archway Road to the north of the Site. Pedestrian links and cycle routes are integrated throughout the design of the Proposed Development to form a new network of accessible and safe streets, which will connect St Michael's Place to the rest of the town centre and to Huyton Rail Station, thus encouraging the use of active and public transport. Therefore, sustainable transport modes will be available to both residents at the Proposed Development to access education and employment, and to people commuting to access the new employment opportunities to be created on-site.
How will walking / cycling away from the main traffic routes be encouraged?	Y		Positive	Moderate	As outlined previously, Proposed Development seeks to prioritise pedestrian access and encourage sustainable travel. Existing road alignments are to be retained, but through-traffic will be prevented, resulting in notable traffic reduction, with roads to be primarily used for service vehicles and deliveries.

					Therefore, as discussed previously, through delivering traffic-calmed and safe active travel routes, the Proposed Development will connect the Site to existing infrastructure and will increase permeability in the town centre. Initiatives include adding new walking and cycling routes to open up desire lines to the bus and rail stations.
Have low carbon heating solutions been considered?	Y		Positive	Moderate	The Proposed Development aims to minimise the use of natural resources, maximise efficiency and adopt best practice sustainable design and construction methods to ensure that the scheme represents low-carbon development. The Proposed Development's Energy and Sustainability Statement⁷⁵ considered a number of renewable energy technologies, and it is concluded that the most suitable for incorporation into the Proposed Development are photovoltaic (PV) panels and air source heat pumps (ASHPs) which will be integrated into the design where appropriate. Furthermore, the Proposed Development's Sustainability Report⁷⁶ concluded that it represents a highly energy-efficient, low-carbon scheme which is anticipated to significantly reduce potential CO2 emissions. When assessing the Proposed Development against the Building Regulations Part L2 (2021), results showed 11.4% betterment over the notional building when using the maximum required photovoltaic system installation, thus satisfying the requirements of both Part L2 and the Knowsley Local Plan.

⁷⁵ Hannan Associates MEP Design Solutions (2025) St Michael's Place, Huyton: Energy and Sustainability Statement

⁷⁶ Hoare Lea (2025) St Michael's Place, Huyton: Sustainability Report

What energy efficiency measures have been considered?	Y		Positive	Moderate	The Energy and Sustainability statement⁷⁷ confirms that energy requirements will follow a strategy that aligns with the Energy Hierarchy, as follows: • Be Lean: Reduced energy demand through enhanced fabric performance. The design will incorporate passive design measures and efficient fixed building services to drive down the energy demand for heating. Passive design measures include orientating the buildings to maximise the benefits of passive design, taking a fabric first approach to improve the performance of the building envelope and ensure that each building will comply with, and exceed the standards set by Part L 2021 as well as reducing air leakage. • Be Clean: Supply energy efficiently to minimise losses including energy efficient lighting, mechanical ventilation heat recovery systems and low water consuming sanitary fittings. • Be Green: Maximise on-site renewable energy opportunities through solar and efficient systems. The Statement considered a number of renewable energy technologies, and it is considered that the most suitable for incorporation into the Proposed Development are PV panels and ASHPs, which will be integrated into the design where appropriate. Implementation and to what extent will be subject to detailed design. RECOMMENDATION: The full suite of energy-efficiency and other sustainability measures to be implemented should be re-assessed and confirmed at detailed design stage.
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⁷⁷ Hannan Associates MEP Design Solutions (2025) St Michael's Place, Huyton: Energy and Sustainability Statement

How does the development offset the carbon emissions it produces?	N		Neutral	Neutral	The Proposed Development's Sustainability Report⁷⁸ states that the 280 sqm PV array (as currently-proposed) will offset 50,096 kWh energy. It is, albeit, noted that the PV array size, in order to offset all energy consumption, may be reduced by the performance of the building's design in relation to energy consumption, and will be re-assessed at detailed design stage. RECOMMENDATION: Carbon off-setting measures to be implemented should be re-assessed and confirmed at detailed design stage.
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⁷⁸ Hoare Lea (2025) Sustainability Report – St Michael's Place

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 to be adequately 'liveable'?	Y		Positive	Moderate	All dwellings would meet Nationally Described Space Standards (NDSS), whilst private amenity space is also to be provided which will be accessible for all residents of new homes.
Will there be provision of homes that enable older and disabled people to live independent lives?	Y		Positive	Moderate	Whilst specialist older person's housing will not be provided at the Proposed Development, the Planning Statement⁷⁹ confirms that there will be a <i>"large number of dwellings designed to meet Part M4(2) of the Building Regulations in order to support elderly residents and those with mobility issues"</i>. Whilst subject to detailed design, it is currently anticipated that at least 80% of homes to be delivered at the Proposed Development will meet Part M4(2)-standards as accessible and adaptable homes. It should be noted that there is no policy requirement to deliver M4(3) (wheelchair-user) homes at the Site. RECOMMENDATION: The number and mix of Part M4(2) accessible and adaptable homes should be confirmed at detailed design stage, in consultation with KMBC to ensure that the proposals respond to local needs as far as possible.
Has accessibility been considered e.g. Will homes be wheelchair accessible inside and out?	Y		Positive	Moderate	All homes at the Proposed Development will meet NDSS, and a policy-compliant proportion of homes will be delivered to meet Building

⁷⁹ Turley (2025) Planning Statement – St Michael's Place

					Regulation M4(2) standards. It should be noted that there is no policy requirement to deliver M4(3) (wheelchair-user) homes at the Site. As outlined above, the Proposed Development has inclusive design at the heart of proposals to ensure the Site is welcoming to all. The DAS outlined a number of design measures to support inclusive design. These include: • Clear sight lines, well-lit spaces, clear hierarchy of paths with perimeter paths, clear signage and Site access and natural surveillance. • Variety of spaces including open spaces with quiet pathways • Variety of seating styles includes curved benches and social seating • Seating is located along main routes and set back from the flow of pedestrians, allowing space for wheelchairs and buggies alongside seating. Levels on all routes are designed to be accessible. • Engagement with community groups to ensure a variety of users are engaged in the design of the space. • Ground floors surfaces are proposed to be smooth and wheelchair friendly RECOMMENDATION: The number and mix of Part M4(2) accessible and adaptable homes should be confirmed at detailed design stage, in consultation with KMBC to ensure that the proposals respond to local needs as far as possible.
Describe how the proposal may reduce fuel poverty through energy efficiency measures such as insulation	Y		Positive	Moderate	As highlighted in Section 3, the proportion of residents in fuel poverty in Knowsley (11%) is broadly in line with (indeed, slightly lower than) across the North West (12%). As outlined above, the Proposed Development will align with the Energy Hierarchy to reduce energy demand, and – consequently – energy bills.

					Passive design measures to reduce energy demand are to include orientating buildings to maximise the benefits of passive heating and cooling, taking a fabric first approach to improve the performance of the building envelope and ensure that each building will comply with, and exceed the standards set by Part L 2021 as well as reducing air leakage. The Proposed Development will also seek to supply energy efficiently through energy-efficient lighting, mechanical ventilation heat recovery systems and low-water-consuming sanitary fittings and will also incorporate PV arrays, as a source of renewable energy. As such, the passive design, energy-efficiency and renewable energy measures will reduce the energy demand from residents thus reducing the quantity of energy required and hence reducing the chance of fuel poverty. Furthermore, whilst not strictly relating to fuel <i>poverty</i> (which is primarily as issue for residential occupiers) businesses will also benefit from reduced energy demand; lower bills will contribute to lower overall business costs and, as such, could boost their ongoing viability, growth potential and contribution to the local economy (e.g. through increased jobs and productivity).
Describe any measures taken to reduce risk of overheating in homes	Y		Positive	Moderate	The Sustainability Report⁸⁰ outlines that glazing has been selected to maximise natural daylight penetration and to reduce the reliance on artificial light whilst controlling the amount of passive solar heating. It is noted that selection of glazing specification will help limit solar gain in the summer which would therefore reduce the potential risk of glare and overheating.

⁸⁰ Hoare Lea (2025) Sustainability Report – St Michael's Place

					The Energy and Sustainability Statement⁸¹ states that, in line with Knowsley Local Plan Policy CS22, further assessment relating to measures to minimise overheating should be conducted in relation to the detailed design of the proposals, with suitable design measures to be defined in order to effectively mitigate potential adverse effects and enhance performance. RECOMMENDATION: Further assessment relating to measures to minimise overheating should be conducted at detailed design stage, with suitable design measures to be defined in order to effectively mitigate potential adverse effects and enhance performance.
Describe how you will ensure that damp, condensation and mould growth is prevented through the provision of heating, ventilation and drying facilities	Y		Positive	Moderate	As set out in the Energy and Sustainability statement ⁸² , the Proposed Development will deliver mechanical ventilation and ASHPs to serve internal areas and to ensure that damp, condensation and mould growth is prevented.
Do all homes have access to private outdoor space?	Y		Positive	Moderate	Whilst, as an apartment scheme, the Proposed Development will provide no private outdoor space, as outlined above, wider provision across the site, including the new Village Green, will ensure access to high-quality on-site outside spaces for residents. As also outlined above, there are a number of parks, play areas and playing fields which will be readily accessible for residents, providing further options to access outdoor space.

⁸¹ Hannan Associates MEP Design Solutions (2025) St Michael's Place, Huyton: Energy and Sustainability Statement

⁸² Ibid.

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		Positive	Moderate	As outlined previously, the Site is located within the centre of Huyton and therefore the Proposed Development's residents will have access to a full range of facilities such as play areas, schools, healthcare facilities and employment via both active and public transport routes. The previously-described new open space provision – including the Village Green, and potential for a community garden – will provide public realm which incorporates informal play for children and families and spaces for recreation, relaxation and socialising, whilst also providing safe and convenient pedestrian and cycle connections to the rest of Huyton and its social and transport infrastructure. The proposed Community Hub, which is envisaged to include a new, modern library and community spaces would further foster social interaction, promote community cohesion and stewardship. As noted above, the scale and nature of community provision is subject to confirmation through detailed design. RECOMMENDATION: The scale and nature of on-site community uses should be confirmed at detailed design stage. Additionally, the Applicant could engage with the local voluntary and community sector to explore the potential requirements for, and needs which could be met by, new on-site community floorspace to inform detailed design.

Has the proposal been designed to incorporate crime prevention measures and to reduce the fear of crime?	Y		Positive	Moderate	The DAS⁸³ outlines that homes should follow ‘Secured by Design’ principles, thus contributing to reducing crime. The Proposed Development will incorporate active frontages throughout the Site, including along key pedestrian routes in Civic Way and the High Street, thus providing passive surveillance and activity on streets as well as lighting at street edges. Natural surveillance is also provided by delivering a mix of uses, which will increase vibrancy of to deter crime and anti-social behaviour. Where visibility is reduced, CCTV is to be provided. Finally, panic alarms will be fitted in sensitive areas such as reception desks, contact rooms within the Children’s Social Care facility and the Council Chamber & Training facility. The DAS also outlines that in July 2025, the Designing Out Crime Officer (DOCO) from Merseyside Police reviewed the design. The scheme received support, with no concerns raised regarding security or crime prevention.
Does the proposal prioritise making security, management and maintenance easy?	Y		Positive	Moderate	As outlined above, the Proposed Development will deliver a secure development through design initiatives such as active frontages to increase natural surveillance and vibrancy. The Proposed Development will also deliver further on-site security facilities, such as CCTV (where appropriate), fob-controlled access to residences and – for commercial uses – staff-only areas (such as plant, stores and back of house). Reception staff will be present at all times on-site, offering round-the-clock monitoring. The DAS outlines that the majority of the Site is free from vehicles and access is controlled through street furniture positioning. Access points are

⁸³ Lucid Design Studio (2025) St Michael’s Place, Huyton: Design and Access Statement

					controlled by bollards and managed by an estate management company to allow maintenance and emergency vehicle access. Access to the yard (including accessible bays) will be controlled through a barrier and intercom. All external doors will be secured with access control, limited to authorised personnel, with the main public entrance located at night with access managed from reception by intercom. RECOMMENDATION: A Landscape and Public Realm Management Plan could be prepared to designate tasks and responsibilities for the chosen estate management company relating to operational site management and maintenance. This could be secured through planning condition.
Are there opportunities for digital inclusion?	Y		Positive	Moderate	The Proposed Development's location in Huyton town centre means that it is anticipated to be able to connect to Knowsley's existing digital network. Data indicates that 99% of premises in Knowsley can access superfast broadband, a slightly higher rate than across the North West and the UK (both 97%)⁸⁴. As a result, Knowsley's average download speed is higher in than in these wider geographies. Whilst this element of the proposals is not fixed, community spaces, such as the proposed library, would typically provide Wi-Fi. RECOMMENDATION: Where relevant, the potential means of supporting digital inclusion (e.g. locations where public Wi-Fi will be available) should be confirmed at detailed design stage.

⁸⁴ House of Commons Library (2024) Constituency data: broadband coverage and speeds. Available at: <https://commonslibrary.parliament.uk/constituency-data-broadband-coverage-and-speeds/#postcode>

5. Discussion of Findings

Summary of Health Impacts

- 5.1 This HIA has assessed the potential health and wellbeing impacts of the proposals to deliver the mixed-use Proposed Development in Huyton town centre, comprising a new KMBC Headquarters, a hotel, public realm, up to 420 apartments and flexible commercial and community floorspace.
- 5.2 These uses will be accompanied by high-quality hard and soft public realm, providing a new 'Village Green' square for the local community, whilst also maximising connections with the existing High Street and wider town centre, and linking to the local pedestrian and cycle network and Huyton Bus and Rail Stations.
- 5.3 Knowsley borough is characterised as an area of high relative deprivation, with poorer outcomes in terms of a number of key determinants of health and wellbeing in comparison to wider geographies (with borough-wide outcomes generally also being reflected in Huyton town). This therefore indicates that there is scope for new development to drive regeneration and to improve local health outcomes across a wide range of wellbeing determinants.
- 5.4 As such, there is an imperative to promote health and wellbeing improvements through new development in Huyton and Knowsley more widely, which could be maximised through implementing recommended mitigation and enhancement measures identified by a HIA.

Health and Wellbeing Benefits of the Proposed Development

- 5.5 The Proposed Development is assessed as making positive contributions in terms of health and wellbeing in the following ways:
- **The Site benefits from a sustainable location** from which all necessary public services, amenities and transport infrastructure in Huyton and beyond are easily accessible for residents, with the Site itself also being accessible for its workforce via a range of active and sustainable transport modes, including walking, cycling, bus and rail.
 - **Up to 420 high-quality new homes** will be provided, delivering apartments of a range of configurations, sizes and tenures to meet a wide range of housing needs. The new homes will meet space standards, be adaptable to accommodate the needs of older and disabled people and will be energy-efficient, providing a high-quality and healthy living environment for residents.
 - **A mix of residential, commercial and community uses** will be delivered, contributing to local vibrancy at the Site itself and across Huyton town centre more widely.
 - **Employment will be supported during construction and following completion and operation**, across a range of sectors, occupations and skills-types, aligning

with the existing socio-economic profile of Huyton and Knowsley and ambitions for local economic development.

- **High quality public realm, including open spaces will provide a healthy, safe and welcoming environment for all**, with elements such as the new Village Green providing areas for informal play and seating, encouraging recreation, relaxation and spaces for socialising for people of all ages and backgrounds.
- **Pedestrian and cycle connectivity is prioritised to allow residents and visitors to easily access and move through the Site via active modes**. Safe, traffic-calmed active travel routes will link the Site with neighbouring areas and will be delivered with a focus on inclusive design.

HIA Recommendations

- 5.6 Overall, no adverse health effects resulting from the Proposed Development that cannot be effectively mitigated have been identified by this HIA.
- 5.7 Identified mitigation and measures to further enhance the potential of the Proposed Development to deliver positive health and wellbeing outcomes for residents and the wider local community include:
- A Construction Environmental Management Plan (CEMP) should be prepared, which should detail measures:
 - Through which construction phase waste will be minimised, recycled and disposed of as required; and
 - To mitigate the impacts of dust, noise, smoke, light and odours during construction.

The CEMP could be submitted to accompany Reserved Matters planning applications and/or secured through planning condition.

- Implementation of identified suitable design measures to mitigate operational phase noise impacts for residents and other Site occupiers/users.
- Opportunities to maximise uptake of new jobs created during construction by local people via procurement arrangements should be explored. Employment & Skills Plans (or similar such agreements) and related sought outcomes and targets could be secured through planning condition, and agreed through discussion between the Applicant, appointed contractors, KMBC and other key stakeholders, such as local education, skills and training providers and services. Such agreements could include commitments towards supporting apprenticeships for local young people, as well as other initiatives to help disadvantaged or under-represented groups in Knowsley enter/re-enter the workforce, including people who are long-term unemployed, people living in identified high-deprivation areas/communities and other potentially vulnerable groups such as people in insecure housing, care-leavers and prison-leavers.

- The scale and nature of on-site community uses should be confirmed at detailed design stage. Additionally, the Applicant could engage with the local voluntary and community sector to explore the potential requirements for, and needs which could be met by, new on-site community floorspace to inform detailed design.
- NHS Cheshire & Merseyside Integrated Care Board (NHS CM ICB) should be consulted to ensure that the new demand generated by the Proposed Development for primary healthcare (GP facilities) can be accommodated locally. Where the Proposed Development would contribute to a deficit in local healthcare capacity, any such adverse impacts should be suitably mitigated via mechanisms to be agreed between the Applicant, NHS CM ICB and KMBC (e.g. through payment reasonable and proportionate development contributions).
- The full suite of energy-efficiency, carbon-offsetting and other sustainability measures (including measures to minimise overheating) to be implemented should be re-assessed and confirmed at detailed design stage.
- The number and mix of Part M4(2) accessible and adaptable homes should be confirmed at detailed design stage, in consultation with KMBC to ensure that the proposals respond to local needs as far as possible.
- A Landscape and Public Realm Management Plan could be prepared to designate tasks and responsibilities for the chosen estate management company relating to operational site management and maintenance. This could be secured through planning condition.
- Where relevant, the potential means of supporting digital inclusion (e.g. locations where public Wi-Fi will be available) should be confirmed at detailed design stage.

Conclusion

- 5.8 Overall, this HIA concludes that the Proposed Development will result in no adverse impacts on the health and wellbeing of the existing or future local population that cannot be effectively mitigated.
- 5.9 Indeed, the Proposed Development will deliver a number of beneficial impacts, which are likely to lead to long-term improvements in local health and wellbeing outcomes in Huyton, Knowsley more widely and beyond, and which can be further enhanced through measures identified within this HIA.

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