

HEALTH IMPACT ASSESSMENT

**PLANNING APPLICATION FOR SITE 2, IMAGE BUSINESS PARK,
KNOWSLEY**

Prepared by Hale Architecture

On Behalf of

KNOWSLEY (IMAGE BUSINESS PARK) LTD

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1.0 DOCUMENT SUMMARY

This Health Impact Assessment has been prepared by Hale Architecture in accordance with National Planning Practice Guidance (NPPG) and Local Planning policy, to assess and address the potential impacts of development proposals at Image Business Park, Knowsley.

The document will look at the impacts of the development as well as assessing the indirect implications for the wider community. The overall objective is to identify the prevailing impacts and prompt discussion about the most effective ways of dealing with them, so as to maximise the benefits and avoid any potential adverse impacts.

2.0 INTRODUCTION

This Health Impact Assessment (HIA) has been prepared by Hale Architecture in support of proposals for detailed planning permission for the following industrial development:

The proposed development is for a detailed planning application for the erection of a single detached industrial unit with E(g)iii/B2/B8 uses, together with car parking, service areas and landscaping at Image Business Park, Knowsley.

National Policy

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

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

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

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

Paragraph 11 of the NPPF sets out that at the heart of the Framework is a presumption in favour of sustainable development. The presumption in favour of sustainable development, asks decision makers to approve development proposals that accord with the development plan without delay.

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

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

Paragraph 91 sets out how planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 124 sets out that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

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

Local Policy

The most relevant local policy covering Knowsley Council's area is as follows:

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

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

Principle 1: Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by:

- a) Meeting needs for new housing, employment, retail and other service provision;
- b) Improving business productivity and employment levels in Knowsley;
- c) Reducing economic, environmental, education, health and other social inequalities between Knowsley and other parts of the UK; and
- d) Providing opportunities for positive lifestyle choices and health improvement for people of all ages.

Principle 2: Reduce carbon emissions and adapt to the effects of climate change by:

- a) Contributing to reductions in carbon dioxide emissions from all sources, in line with national targets;
- b) Ensuring an ability to adapt to future changes to national targets for carbon dioxide and other greenhouse gas emissions, including recognising the role of new technology;

- c) Identifying and applying measures offering effective mitigation and adaptation to the likely environmental, social and economic impacts of climate change; and
- d) Meeting appropriate minimum standards for sustainability.

Principle 3: Reduce the need to travel and increase accessibility by:

- a) Selecting locations that reduce the need to travel, especially by car, and enable people as far as possible to meet their needs locally;
- b) Assisting the Council in achieving a shift towards more sustainable modes of transport for people, goods and freight;
- c) Encouraging safe and sustainable access for all, particularly by promoting the use of public transport, walking and cycling between homes and employment; and
- d) Supporting the provision and retention of shared space, community facilities and other local services (such as local shops, health facilities, education provision, meeting places, sports venues, cultural buildings, public houses and places of worship).

Principle 4: Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by:

- a) Understanding and respecting the character and distinctiveness of places and landscapes;
- b) Protecting and enhancing the historic environment;
- c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;
- d) Maximising opportunities for the regeneration of previously developed land, including derelict or unsightly areas to improve the image of Knowsley and use land resources efficiently;
- e) Mitigating potential negative impacts of traffic growth and road traffic on highway safety, air quality, noise and health;
- f) Supporting policies relating to Green Infrastructure and the greening of towns and cities;
- g) Maintaining or enhancing the tranquillity of open countryside and rural areas;
- h) Maintaining or enhancing the quantity and quality of biodiversity and habitats, including potential impacts on nationally and internationally important sites for biodiversity;
- i) Addressing any issues of unstable land, resulting from Knowsley's legacy of minerals extraction; and
- j) Minimising negative impact upon flood risk, air quality, water quality, land quality, soil quality, and noise or vibration levels and ensuring any negative impacts are appropriately mitigated. Development that will have an unacceptable impact upon any of the above will only be permitted where the benefits of the proposal clearly outweigh the harm.

Principle 5: Make the most efficient use of available resources and infrastructure by prioritising locations consistent with the spatial strategy, which:

- a) Do not require major investment in new infrastructure, including transport, water supply and sewerage, or where this is unavoidable, incorporate appropriate development phasing and delivery assistance;
- b) Ensure environmental protection is enhanced through the phasing of new development and delivery of supporting infrastructure, including working with neighbouring authorities and key partner agencies where appropriate;
- c) Support prudent and efficient management of natural and man-made resources; and

- d) Promote sustainable construction and efficiency in resource use (including reuse and recycling of materials).

Application of the Development Principles

2) The development principles are not in order of priority but will be applied equally alongside other Local Plan policies, and will be implemented using development assessment tools including:

- a) Environmental Impact Assessment and associated legislative requirements:
- b) Health Impact Assessment
- c) Equality and Diversity Impact Assessment
- d) Transport Assessment and Travel Plan
- e) Design and Access Statement.

3.0 APPLICATION SITE AND SURROUNDING AREA

The application site forms part of Image Business Park located within the wider Knowsley Industrial Park near Kirkby. Within Image Business Park and to the east and south of the site are buildings dating back to the time when this was all part of the Kodak facility. These buildings are currently let to various industrial tenants. On the north side of the site are two plots set aside for redevelopment in recent years, one being completed on site in August 2021 and the second one, being this application, set to be redeveloped shortly. A planning application for the redevelopment of a third larger site on the western side of the Park was submitted in November. Beyond the Image Business Park boundary to the north, west and south of the site are further industrial areas. To the east is Perimeter Road and beyond open countryside.

The application site for the proposed scheme is currently a vacant brownfield site situated along the western perimeter of Image Business Park. The site was formerly occupied with a mix of industrial uses and ancillary offices, however these units have been vacant for several years, and the existing structures were demolished in March 2021 to make way for redevelopment. The site will be accessed via the existing Image Business Park main entrance on Acornfield Road and internal access roads.

Image Business Park currently comprises several occupied and vacant B1(c)/B2/B8 industrial/storage and distribution units. The site and its units have been adapted for a number of tenants over the last decade. The re-development of Site 2 forms the third planning application for the redevelopment of some of the vacant plots on this old Kodak site, which aims to move the Park forward into a modern tenant-led industrial Park that reflects current occupier demands.

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

4.0 ASSESSMENT OF HEALTH IMPACT

Screening Table

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

Criteria	Construction Phase	Operational Phase
Healthy Lifestyles	 Increase in noise and dust as a result of construction works will have an insignificant impact on the amenity of neighbouring occupiers.	 Considerable increase in employment opportunities.
Access to Work	 Construction jobs created.	 Skilled employment opportunities once the development is completed.
Accessibility	N/A	 The development will be easily accessible for pedestrians, cyclists and by public transport, helping to reduce reliance on the car.

Food Access	N/A	 The development is in close proximity to local shops for a range of provisions.
Crime Reduction and Community Safety	 Construction Management Plan could be provided to outline how safety will be ensured.	 Development will be designed to ensure the safety of future occupiers and employees.
Air Quality and Neighbourhood Amenity	 Increase in dust and noise during construction phase will have an insignificant impact on the amenity of neighbouring occupiers.	 Development has been designed to ensure that there will be no significant impact on the amenity of existing occupiers of the proposed development as a result of the scheme.
Social Cohesion and Social Capital	N/A	 The proposed development will provide new employment opportunities which will help to increase social cohesion between existing and new Knowsley residents.

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

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

5.0 CONCLUSION

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

- Health lifestyles
- Access to work
- Accessibility
- Food access
- Crime Reduction and Community Safety
- Air Quality and Neighbourhood Amenity
- Social Cohesion and Social Capital
- Public Services
- Resource Minimisation
- Climate Change

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

The potential adverse impacts arising from the construction and development of this site could be addressed by condition through the Construction Method Statement.

The site will be designed to ensure safety for future occupiers and will provide local community and district wide economic benefits (please see the separate Economic Statement).

The following recommendations are made which will ensure that the positive health and wellbeing outcomes identified above are achieved:

- The provision of a Construction Management Plan to be conditioned in the planning consent to ensure that potentially vulnerable groups among the existing population of Kirby and Knowsley are not negatively impacted in terms of their health and wellbeing during the construction phase.
- The Applicant and the Council will enter into a S106 agreement to ensure that a Social Value Strategy is instigated as part of this development. A draft S106 is submitted with this planning application. This follows the S106 which was agreed on Plot B, the building pre-let to Contenur who have been in occupation since earlier this year.

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

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