

Romal Capital

Plot C-02

Health and Wellbeing Statement

Issue

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

This Health and Wellbeing Statement has been prepared by Ove Arup & Partners ('Arup') on behalf of Romal Capital and supports the full planning application for residential development proposed at Plot C-02, Central Docks, Liverpool Waters.

Liverpool City Council (LCC) has recently updated its validation checklist for planning applications, whereby residential developments of 100 or more units are now required to submit a Health and Wellbeing Statement as part of its planning submission. The proposed development therefore meets the requirement.

This statement should be read in conjunction with the suite of supporting documents, including the Planning Statement and the Environmental Statement.

1.1 Context

LCC has published an 'Advice Note on Health and Wellbeing Statements'.

The Council recognises the important contribution which planning can make to improving public health and wellbeing. Well-designed proposals should ideally support healthy communities and encourage healthy lifestyles.

The note requires the Health and Wellbeing Statement to be a separate document from any other supporting documents within a planning submission. The statement should enable the Local Planning Authority (LPA) to ensure health and health disparities are considered in decision-making, and to additionally ensure stakeholders are engaged in the process.

The statement should include the following (these points are discussed in Section 2):

- a description of the development to be assessed;
- an explanation of the background and context of the proposal;
- an explanation of how the development has the potential to impact on health and wellbeing with particular relevance to national and local planning policies;
- a consideration of any potential positive impacts;
- a consideration of any potential negative impacts;
- an explanation of the nature and extent of any impact on health including, where appropriate, references to current research and/or policy;
- an indication of the groups most likely to be affected by the development; and
- an indication of any mitigation measures proposed.

LCC has additionally prepared a Planning and Health Checklist, based on guidance from Public Health England, to support the preparation of Health and Wellbeing Statements. A summary of the checklist is contained within Appendix A.

2 Health and Wellbeing

2.1 A description of the development to be assessed

This Health and Wellbeing Statement supports the full planning application for:

Full planning consent for residential development of up to 538 units (Use Class C3) and ground floor commercial space (Use Classes A1, A3 or A4) with associated partial dock infill of West Waterloo Dock, access, parking, servicing, soft and hard landscaping and public open space including a floating timber jetty and dockside walkway.

This standalone application will provide Central Docks with much needed residential and commercial development, which includes high quality apartments of 1-, 2- and 3-bedroom mix. The proposed development will also seek to regenerate derelict brownfield land through high quality architecture and enhanced public realm. This will provide improved connectivity into Central Docks and thus, the rest of Liverpool Waters.

2.2 An explanation of the background and context of the proposal

These current proposals have been revised from a previous Plot C-02 planning submission in 2018. The scheme was revised to reflect feedback from relevant consultees and desired changes from the applicant. Pre-application discussions have taken place between the design team and the LPA in 2018 and 2019.

The application site is allocated as a 'Site for Various Types of Development' and 'Developed Coastal Zone' in the Liverpool Unitary Development Plan (2002) and as a 'Mixed Use Area' in the submission draft of the Liverpool Local Plan (May 2018).

The site benefits from an outline consent to regenerate 60ha of derelict dockland, the project is known as 'Liverpool Waters' (10O/2424). Although this proposed scheme is a separate application to the outline consent, there is already agreement in principle (through the outline consent) for a residential development approximately within the site boundary in addition to the level of dock infill which is being proposed through the scheme.

The site falls within the Liverpool Maritime Mercantile World Heritage Site (WHS) Buffer Zone and within the setting of numerous designated heritage assets. The site is not located within any conservation areas but is situated approximately 100m from the Stanley Dock Conservation Area, a designated character area of the WHS. There are buildings of special architectural or historic interest adjacent to the site.

2.3 An explanation of how the development has the potential to impact on health and wellbeing

National Policy

The National Planning Policy Framework (NPPF) (February 2019) sets out the Government's planning policies for England and how these are expected to be applied. The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

There is a presumption in favour of sustainable development, whilst balancing the themes of economic, social and environmental. The social objective seeks to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes are provided and by fostering a well-designed and safe built environment.

Section 8 of the NPPF specifically focuses on the promotion of healthy and safe communities. Paragraph 91 states that places should encourage social interaction, be safe and accessible, and enable and support healthy lifestyles through green infrastructure and facilities such as allotments.

Paragraph 92 states that decisions should plan positively for the provision and use of shared spaces and community facilities to enhance the sustainability of communities and residential environments.

Paragraph 97 highlights that existing open space should not be built on unless an assessment has been undertaken which clearly shows the open space or land is surplus to requirements, or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity or quality.

Local Policy

LCC has a Joint Health and Wellbeing Strategy 2014-19, which was prepared in response to the Joint Strategic Needs Assessment (JSNA). This document states that Liverpool has some of the most deprived areas in England, and that the LPA is the most deprived in the country. Inequalities between Liverpool and areas in the rest of the country are often large, and similar gaps exist between areas within the city. For instance, the gap in average life expectancy for Liverpool compared with the England average is 3 years; the gap between areas within the city is around 11 years.

The emerging Liverpool Local Plan (2018) states that Liverpool ranks as the third nationally in regard to health deprivation and disability and is fifth in regard to income and employment deprivation. The scale of deprivation in parts of the City manifests itself in social factors including significant health inequalities. The emerging Plan therefore recognises the strong relationship between the built environment, green infrastructure, economic renewal and the development of vibrant, healthy and sustainable communities.

The proposed development will be well-connected to the existing transport modes and includes enhanced public realm including a new pedestrian and cycle walkway along the West Waterloo Dock edge, thus improving connectivity and encouraging social interaction within Plot C-02 and existing and

potentially new communities throughout the Liverpool Waters site. The proposals are therefore supported by national and local policy.

2.4 A consideration of any potential positive impacts

Health and wellbeing impacts will generally be positive due to the high quality design of the proposed scheme, the intended use of the development and the enhanced public realm which is being proposed on site.

Currently, the site is derelict and provides little to no amenity for the surrounding area and residents. The proposals include residential and commercial development and provision of public realm, including cycle parking, residential communal areas, a new pedestrian link which will encourage active travel throughout Central Docks to the wider area and allow a better, more sustainable connection into Princes Dock and the rest of the City Centre. The proposals also include new soft landscaping within around the proposed scheme which will enhance the vibrancy of this currently underused, poor quality site.

The proposed development will therefore provide opportunity for community and social interaction for residents and users of the space. Further details on public realm design can be found within the Design and Access Statement.

2.5 A consideration of any potential negative impacts

The primary negative impacts will occur during the construction phase of the development. In regard to air quality and noise and vibration and an increase in vehicular activity, these impacts through construction will be temporary and will primarily cease after construction activities have completed. However, a Construction Environmental Management Plan (CEMP) will be agreed with the LPA prior to commencement begins to ensure that best practice mitigation is undertaken to ensure that any adverse effects are reduced.

There will be some visual impact for residents within West Waterloo Dock, resulting from the proposed development but no adverse effects caused by impacts on daylight and sunlight. However, the proposals will result in a largely beneficial effect on the townscape of the neighbourhood and will bring a derelict, previously developed site (which already has outline consent) back into use and enhance the City Centre connectivity for public use.

Further details on how negative impacts will be mitigated can be found within the Environmental Statement.

2.6 An explanation of the nature and extent of impact on health

Impacts on health will likely be positive and long-term. As the proposals seek to create a residential, mixed-use development in a currently derelict site with enhanced public realm and connectivity, the resulting development will improve the city's economy, encourage active travel and create an inclusive community within Central Docks.

2.7 An indication of groups most likely to be affected by the development

Groups most likely to be affected by the development include local residents who live within the surrounding area. Presently, the derelict site provides no amenity in terms of health and wellbeing. The provision of public realm will enhance the site for residents and users alike and the Environmental Statement concludes that there will be no long term significant effects on public amenity, especially in regard to overshadowing and daylight/sunlight.

The wider community will also be positively affected through the provision of the enhanced connectivity, which will ultimately reconnect Central Docks to the surrounding area and allow people to enjoy more of Liverpool's waterfront.

2.8 An indication of any mitigation measures

The Environmental Statement sets out construction and operational phase impacts and states that general practice mitigation will be used to reduce any negative effects caused by the development. For example, a CEMP will be prepared for the development, to set out mitigation measures during the construction phase, and this will be agreed with the LPA prior to the commencement of development. Mitigation measures have additionally been designed into the scheme wherever possible, if required.

3 Conclusion

This Health and Wellbeing Statement should be considered in conjunction with the suite of documents comprising the planning submission.

The proposals include residential apartments, commercial space and a provision of public realm including a new pedestrian and cycling link running along the edge of West Waterloo Dock. The design has been revised from the original scheme to consider feedback from the consultees and through the desire of the applicant.

The proposals include creation of public space on a presently derelict site. The proposed development is thus supported by national and local policy in relation to health and wellbeing as it provides a space for social interaction and will stimulate economic growth within Central Docks and Liverpool Waters.

The design will therefore result in primarily positive impacts on health and wellbeing.

Appendix A: Planning and Health Checklist

Construction

How is construction planned to minimise impacts on local residence, from noise disruption, increased traffic volumes and air quality?

The accompanying Environmental Statement has assessed construction phase impacts and when mitigation will be implemented it has concluded that there will be no significant effects. A Construction Environmental Management Plan will be prepared for the proposed development, detailing mitigation to protect local residents from potential noise, traffic and air quality impacts.

In addition to this, working hours will be agreed so not to impose upon residential receptors.

Inclusivity, social cohesion and community

How does design enable use by different groups? This may include people with physical disabilities, older people, children or people with mental health problems. How does design promote interaction and community? Have local communities, including marginalised people, been included in the design process?

The proposals include residential and commercial space and provision of public realm, which has considered the design principles set within the Central Docks Neighbourhood Masterplan. The masterplan has been consulted on through a number of LW panels including the Conservation Management Board. The Design and Access Statement provides masterplan details and demonstrates the scheme's response to the surrounding context, including the provision of the pedestrian link along West Waterloo Dock. The Landscape Statement further details the public realm design, demonstrating that inclusivity and accessibility have been considered in all parts of the design process which allows different groups to use the areas of public realm. Stakeholder engagement took place in 2018 to gather feedback from the community in addition to consultation through a Places Matter! Design Review and statutory consultees; the design has evolved since the original submission, taking comments into account.

Housing quality and design

Does the proposal provide good quality living space? Are homes well insulated and energy efficient? Is there affordable housing provision? Has sufficient consideration of accessibility been made? Are houses Lifelong homes?

The design has evolved considering the living space quality within the development as well as the surrounding context. Further details can be found within the Design and Access Statement.

Physical activity

Does the development encourage physical activity? This may include facilitating active travel, connecting with sports facilities or prioritising the use of stairs over lifts. Are facilities provided for cycle storage and showers, with connection to local cycle networks?

The provision of public realm, especially the pedestrian and cycle link along the water's edge, innately encourages physical activity and connects the site to the

surrounding area. Cycle parking is additionally provided on-site, and the scheme will encourage people to access the City Centre through sustainable, active modes due to the enhanced connectivity (subject to the completion of the Isle of Man development). Further details can be found within the Landscape and Public Realm Statement.

The level of parking is approximately 30%, therefore encouraging people to have less reliance on the car within the City Centre.

Healthy food and environment

Do people have access to opportunities to buy healthy foods? Is it possible for residents to grow their own food, either in their own gardens or in community gardens? Do kitchens encourage cooking at home?

The site is well-connected to the transport network, which will allow residents to access shops to purchase food. The enhanced connectivity to the City Centre through the pedestrian and cycling connections should also encourage this. Although there is no provision on-site to grow food, public realm provision has been included in the proposals and kitchens within each unit should encourage cooking at-home. Additional information can be found in the Design and Access Statement as well as the Landscape Statement.

Air quality

Does the proposal seek to improve air quality locally and minimise the impact of air pollution on residents, employees or other users? This should also be considered during the construction phase.

The proposal has considered air quality within the Environmental Statement, where it concluded that there will be no significant effects on Air Quality. A Construction Environmental Management Plan will be prepared to include mitigation measures during the construction phase.

In regard to the operational phase, the site is well-connected to the public transport network. The new pedestrian pathway will encourage active travel to and from the site, allowing those on foot and bike to feel a part of their surrounding community.

Noise pollution

Are residents and employees protected from noise pollution either by appropriate acoustic insulation or spatial planning?

Noise has been considered within the Environmental Statement and as part of the design; as mentioned, mitigation measures during the construction phase will be included in the CEMP. This will include restricted hours for construction activity to protect residents and employees from disturbance. The operational use should not create significant sources of noise.

Active travel, transport and connectivity

How does the proposal facilitate and encourage active travel and the use of public transport? Does the proposal seek to reduce the risk of traffic accidents and promote the safety of pedestrians, wheelchair users and cyclists?

The Landscape Statement details the public realm design for this proposal. The pedestrian and cycle pathway along West Waterloo Dock will encourage active travel to and from the site, importantly connecting Plot C-02 to the wider Liverpool Waters. The Transport Assessment and Travel Plan contain further transport and connectivity details for the scheme and how this City Centre location is a sustainable option for the proposed use.

The economy and employment

Does the proposal promote local employment and training? Does the development offer quality employment and opportunities for those often excluded from the jobs market? Does the proposal promote employee health and wellbeing?

The proposal includes commercial space, which will promote both local employment and training during the development's operational phase. Public realm provision, which is integral to the proposal, will promote employee health and wellbeing by providing outdoor space for employees to rest and relax during breaks. A Local Employment and Skills Strategy may be prepared for the scheme, if required as part of the decision notice.

Environmental sustainability

Are buildings designed to be energy efficient and environmentally sustainable? Are buildings adequately insulated? Is there a strategy for renewable energy usage?

Buildings have been designed to be energy efficient and environmentally sustainable wherever possible and the proposed scheme has included infrastructure for electric vehicles and the opportunity for photovoltaic to be added onto the roof. Details can be found within the Design and Access Statement.

Access to public services and infrastructures

Does the proposal link with existing public services and infrastructure? This should include healthcare services and other social infrastructure. Is consideration made of the impact on these?

The proposal will be located on the emerging Northern Link Road, connected to the wider infrastructure network. There are bus routes and train stations located nearby. The site is considered to be part of the City Centre and the enhanced pedestrian connectivity will help establish this further. Additional information can be found within the accompanying Transport Assessment.

Access to open space and green spaces

Does the proposal provide spaces for people to interact, and facilitate community inclusion? Do public spaces feel safe, through use of lighting and appropriate design?

As stated, the proposals include public realm provision and a new pedestrian pathway, situated next to West Waterloo Dock. Spaces have been designed to feel safe to all users. As part of the wider Liverpool Waters masterplan, there are proposals for a large park area; the pedestrian connectivity promoted through this scheme will help more people access this part of the site when it commences.

Additional details can be found within the Landscape Statement.