

### West Rhyl Greenspace Project

#### Initial Findings Report

#### Inception

Capita was confirmed as appointed landscape consultants to the West Rhyl Greenspace Project on 10<sup>th</sup> October 2013 following a competitive tendering procedure and interview held on 26<sup>th</sup> September 2013. The contract formally commenced on 1<sup>st</sup> November 2013.

#### Inception meeting

The inception meeting was held at Denbighshire County Council (Russell House) Offices on 5<sup>th</sup> November 2013 and attended by the key stakeholder representatives from the following organisations :-

- Denbighshire County Council
- Welsh Government
- West Rhyl Young Peoples Project
- North Wales Police
- One Rhyl Project
- Community Land Trust
- Capita Property and Infrastructure

The meeting signified the start of the project which is currently programmed for the following stages and dates:-

<b>Stage 1 Concept Design</b>	1 <sup>st</sup> November 2013 – 9 <sup>th</sup> January 2014
<b>Stage 2 Detailed Design &amp; Planning</b>	16 <sup>th</sup> January 2014 – 20 <sup>th</sup> March 2014
<b>Stage 3 Tender Documentation</b>	14 <sup>th</sup> May – 27 <sup>th</sup> June 2014 (6 weeks)
<b>Stage 4 Construction</b>	30 <sup>th</sup> June 2014 – 31 <sup>st</sup> March 2015 (38 weeks)

Stages 3 and 4 were originally subject to DCC securing the funding for the project. This has been pledged and is now awaiting ministerial confirmation.

#### Venue and Timings

The focus of the inception meeting was to agree a way forward for delivering Stage 1 of the project to the programme. The Foryd Centre was identified as the most appropriate location and venue for undertaking the stakeholder events and was kindly suggested and offered by the Community Land Trust.

It was agreed that early consultation was required in order to achieve programme dates and therefore the key dates for the consultation events were agreed as follows:-

<b>Initial Consultation Event</b>	<b>Tuesday 26<sup>th</sup> November 2013 (10.00 – 19.00)</b>
<b>Follow up Consultation Event</b>	<b>Tuesday 10<sup>th</sup> December 2013 (13.30 – 19.00)</b>

In order to advertise the consultation events the following methods of engagement and communication was agreed:-

- Use of A5 leaflets for leaflet drop in the immediate area, community buildings, library, schools, White Rose Shopping Centre, market, piggy back community events
- Posters to be distributed throughout various venues
- Large 6x2ft banners outside strategic locations such as community buildings, churches etc
- Twitter, Facebook and DCC website
- Point FM
- Door knocking

All this activity was undertaken from w/c 11<sup>th</sup> November in order to advise the community to attend the initial consultation event that was seen as an all day visioning event (26<sup>th</sup> November 10am – 7pm) on a drop in basis at the Foryd Centre. Capita would be on hand to speak to residents, gather their ideas in order to develop the visuals for the second visioning event so the community can see the result of their ideas on Tuesday 10<sup>th</sup> December, again at the Foryd Centre.

### **Leaflet Distribution**

A5 leaflets advertising the event were prepared by DCC inviting people to 'Have your say'. Leaflets were distributed by DCC and Capita to all the residents in the West Rhyl area :-

- 12/11/2013 Leaflet delivery to West Rhyl residential area and local shops
- 14/11/2013 Leaflet delivery to West Rhyl residential area and local shops
- 21/11/2013 Leaflet delivery and face to face interviews at Market and local shops and hand delivery to respondents to the earlier DCC questionnaires
- 04/12/13 Rhyl College Cafe – Leaflets and Banners
- 09/11/13 Leaflet delivery to Health Centre and Local Schools

In addition to the leaflet delivery, several people who had responded to earlier consultations undertaken by Denbighshire County Council in September 2013, were sent leaflets by post or sent e-mails with the leaflet attached electronically. A record of all those distributed by these methods are appended to the back of this document.

### **Target Audience**

The target audience for the initial consultation event was very much focussed on the residents of West Rhyl and the area immediately surrounding it. A wider audience could have been targeted but it was considered more appropriate that, given the focus was for the green space to benefit the local neighbourhood, that the West Rhyl area should be the focus for the consultation process.

### Initial Public Consultation Event – 26<sup>th</sup> November 2013 (10.00 – 19.00)

The initial public consultation event was held at the Foryd Centre as advertised on 26<sup>th</sup> November 2013. Display boards 9(No.) were prepared by Capita illustrating ideas for public parks and background information on the West Rhyl Greenspace Project. During the day, members from the Project Team were interviewed live by Point FM the local community radio station and invited listeners to go along to the Foryd Centre, or e-mail their views and ideas for the project to the website, or on Twitter/Facebook.

There were several visitors (approximately 20) to the Foryd Centre during the initial public consultation event, but in general the response was disappointingly low, despite all the efforts to raise awareness of the event through a combination of traditional leaflet drops and social media. However, the feedback that was given was generally positive, as has been the feedback during discussions with shop owners and other members of the public. There is a real perception that the West Rhyl area is changing for the better and that perennial issues with crime and anti social behaviour are improving. The responses to the eight questions at the initial consultation event are summarised below:-

1. What would you like to use the green space for?	2. What should the park contain?	3. What do you think it should feel like?	4. What is important to you?
<ul style="list-style-type: none"> <li>✓ Sensory Garden</li> <li>✓ Walks</li> <li>✓ Socializing</li> <li>✓ Children's area</li> <li>✓ Wildlife</li> <li>✓ General leisure</li> <li>✓ Picnics</li> <li>✓ Community area for all ages</li> <li>✓ Allotments</li> <li>✓ Football</li> <li>✓ Climbing</li> </ul>	<ul style="list-style-type: none"> <li>✓ Lights and CCTV</li> <li>✓ Water feature</li> <li>✓ Grass</li> <li>✓ Trees/plants</li> <li>✓ Paths</li> <li>✓ Bins</li> <li>✓ Swings</li> <li>✓ Climbing area</li> <li>✓ Seats</li> <li>✓ Flower beds</li> <li>✓ Rockeries</li> <li>✓ Allotments</li> <li>✓ Sports, Obstacle Course, Skatepark, Goals</li> <li>✓ Nature Reserve</li> <li>✓ Sculptures</li> <li>✓ Wheelchair access</li> </ul>	<ul style="list-style-type: none"> <li>✓ Traditional, basic, natural</li> <li>✓ Homely and natural</li> <li>✓ Pleasant and Inviting</li> <li>✓ Relaxing, clean and tidy</li> <li>✓ Tranquil</li> <li>✓ Welcoming</li> <li>✓ Inviting</li> <li>✓ Wild and natural</li> <li>✓ A mix for ages and tastes</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fenced, locked gates</li> <li>✓ Security features</li> <li>✓ Well maintained</li> <li>✓ Green Spaces</li> <li>✓ Sense of close community</li> <li>✓ People enjoying themselves</li> <li>✓ Sense of pride</li> </ul>

The remaining four questions were not answered as fully as the four above but the responses are contained below:-

5. How can the park be different from the surrounding area?	6. What is missing from the surrounding area which could be incorporated?	7. What access to the green space and surrounding areas would be a benefit?	8. Other Comments
<ul style="list-style-type: none"> <li>✓ Not a playground</li> <li>✓ Contain lots of grass</li> <li>✓ Family friendly</li> <li>✓ Wild space</li> <li>✓ More rural</li> </ul>	<ul style="list-style-type: none"> <li>✓ Marine elements,</li> <li>✓ Holiday resort,</li> <li>✓ Rhyl identity</li> <li>✓ CCTV</li> <li>✓ Lighting</li> <li>✓ Café</li> <li>✓ Public House</li> <li>✓ Trees</li> <li>✓ Trees!</li> </ul>	<ul style="list-style-type: none"> <li>✓ A one way system around the space for safety reasons</li> <li>✓ Open spaces, pedestrian friendly</li> <li>✓ Accessible to all</li> <li>✓ Wheelchair friendly</li> </ul>	<ul style="list-style-type: none"> <li>✓ Good luck</li> <li>✓ Listen to locals, make a statement and change</li> <li>✓ Major concern is that the area doesn't come a meeting place for substance abusers or people with criminal tendencies</li> </ul>

### Follow up Consultation event 10<sup>th</sup> December 2013

Following collation of the comments back from the first consultation event, an initial concept design was developed and presented at the second consultation event. The concept design attempted to capture and respond to, as many of the comments referred to above and also to take on board many the issues discussed at the Stakeholder Meetings.

As with the initial event held in November, attendance at the Foryd Centre was low but the responses to the initial concept design at the follow up consultation event was as follows:-

- ✓ Generally supportive – liked the scheme
- ✓ Other issues surrounding the nearby MUGA were raised and how this would affect the proposals for the green space
- ✓ Wanted to see green links / areas linked by hedgerows / trees bearing berries and blossom. Liked the idea of a raised sensory garden, as opposed to vegetables, and also the use of raised beds for wild flowers and access for disability. Queried wildflower establishment and whether it would work...
- ✓ No formal planting. Prefers wild flowers. Would like to re-introduce lime trees to Rhyl, as the ones outside the town hall have been felled (Planted in Victorian times). Concern over use of area by drug users and alcoholics. Hard standing could accommodate Xmas tree. (need electricity source)
- ✓ Anti-skate fixtures needed on street furniture. Textured surface to prevent skate boarding etc Street furniture to prevent kids running into road.

### Key Stakeholders

In addition to the public consultation events, a number of stakeholder meetings have been held since the project inception meeting on the 5<sup>th</sup> November and these are summarised in the table below:-

Key Stakeholder Meetings			
Title /Nature of Meeting	Date	Venue	Comments
DCC Highways	18/11/13	DCC Children's Village	Meeting to discuss general highways issues and application of possible one way systems
Design Council for Wales	19/11/13	DCC Children's Village	Discussions surrounding adjacent development proposals and stakeholder engagement
Site Walkabout followed by Stakeholder Meeting	02/12/13	Site and Children's Village	Useful discussions with stakeholders surrounding refuse collection
Progress Meeting	04/12/13	DCC Russell House	Issues surrounding re-use of MUGA and edible garden discussed with stakeholders
DCC Highways	11/12/13	DCC Children's Village	Discussions around traffic calming, deflection and adoption issues

### Feedback from Key Stakeholders on Initial Concept Design

#### Clwyd Alun Housing Association

- Could the whole design be "flipped" over so the hard standing be located along the John street/ Aquarium street boundaries
- The hard standing area seems to be primarily located in front of the social housing investment area of the land
- The hard standing seems to be excessive
- The intension to have it as a performance area would replicate an underused facility which is available on the drift park – the "amphitheatre"
- The intension to have it as a space where events could be held e.g. markets etc – would this undermine the efforts being taken to rejuvenate the town centre?
- The intension is to have this as a community area rather than tourist space – however of the amount of events (average 30 per year) that would be "put on" during the year (primarily Summer time), how would the area be used for the rest of the year e.g. winter without it "looking like a vast expanse of nothing"?
- The railings are only "protecting" the green area of the space – this would leave the residents in the properties fronting onto the hard standing vulnerable for groups congregating outside of their properties until unreasonable hours.
- The Association would have difficulty "selling" the properties if the design were to proceed in its current format
- What is the fencing height? Would the Association be able to see the proposed lighting/ CCTV coverage plan?
- Fencing to the entire perimeter of the space
- The hard standing being "broken up" and one area centralised – ideally the hard standing which is on the edge of the area would need some kind of screening to ensure the privacy of the residents on the Abbey Street elevation

- The planting which is on the “top” of the design adjacent to Aquarium Street could be replicated on the Gronant Street edge – ornamental shrub planting and woodland planting
- The activity area is moved from a boundary to a more central position to deter ASB
- Paths have been extended and an additional path runs through the path at the Abbey Street end

The Association does understand that this is an initial concept design however as we are investing circ £2.5m into the surrounding properties and have been a joint partner in this regeneration process, it is hoped the issues raised will be thoroughly explored and further discussion will be undertaken before a draft scheme is issued to the Council in early January.

### **DCC Highways Department**

- DCC Highways generally liked the scheme but had some reservations. Still thinks that ‘boy racers’ will see the one way street as a challenge. It transpired that the ‘boy racer’ concerns were primarily anecdotal and were probably around 75% fiction v 25% reality
- It is hoped that the design with horizontal deflection and surface finishes could be as narrow as possible, possibly down to circa 2.5 metres, just wide enough to get refuse and emergency vehicles through. Raised tables (only slightly raised not speed humps) to denote main pedestrian movements in and out of greenspace
- A narrow one way street could slow down the traffic speed but DCC may require evidence of reduced traffic speeds used elsewhere. Reference could also be made to anecdotal/observational evidence from other schemes
- DCC suggested that speed surveys would be required prior to any design being approved so that traffic speeds could be audited on a factual basis. DCC will see if there are any other speed records of adjacent streets in the neighbourhood
- Stopping up orders need progressing urgently and to do this the scheme proposals need to be progressed.
- Line of defensible space outside properties along Gronant Street 1 metre from front of bay windows, 1.5 metres from main building line
- Parking could be designated as shared use restriction with day tickets available for visitors to residents

### **Revisions to Initial Concept Design**

Revisions are currently being made to the initial concept design to take on board the responses referred to above and will be presented to the next stakeholder group meeting scheduled for the 8<sup>th</sup> January 2014 and Rhyl Members Area Group meeting to be held on the 9<sup>th</sup> January 2014. This will also be accompanied by a preliminary cost estimate that will encompass the main green space area together with any public realm improvements to the adjacent streets.

## Records of Leaflet Delivery

	Leaflets delivered by DCC on 12.11.2013	CAPITA 14.11.2014	Additional Comments
Butterton Road		✓	
West Parade B5118		✓	only where flats permitted access
Wellington Road A548		✓	all to west of foryd centre. News agents, cafes and some shops to east
River Street	✓		
Emlyn Grove	✓		
Aquarium Crescent	✓		
Maude Street		✓	
Aquarium Street	✓		
John Street	✓		
Gronant Street	Derelict		
Gordon Avenue	✓		
Crescent Road	✓		
Hope Place	To be demolished		
Abbey Street	✓		
Vaughan Street		RSPCA only	
Edward Henry Street			Left leaflets with Pennaf Housing (Clwyd Alan) for delivery
Bedford Street		✓	
Water Street		✓	
Sussex Street		No - retail only	
Sussex Lane		No - retail only	
Queen Street		No - retail only	

<b>Additional Leaflet Deliveries</b>
21.11.2013 - Hand delivered around market and some stall holders
21.11.2013 - Delivered to charity shops and cafes on High Street:-
Costa
The Piazza
Scope
British Heart Foundation
Age Cymru
21.11.2013 - Other deliveries included:-
Sussex Street Christian Centre
Wetherspoons
The George
Last Orders
21.11.2013 - delivered to individual properties from initial DCC feedback forms, who asked to be contacted regarding the scheme, as highlighted below:-
Mr. P. Riley - Bath Street
Christian Johansen - Princes Street
Mary Murphy, John Street
Janet Hughes - Foryd Centre
James Chadwick - Wellington Terrace
Mrs. T Pimley-Tough - Rhydwen Drive
Glynn Rigby - John Street
Jamie Charlton - Bath Street
Stephanie Webster - Brighton Road
Desmond Lewis - Abbey Street
Kath Hughes - Kings Ave
L. Gurnell - Crescent Court
Miss. M Simons - River Street
M. Jones - Seabank Road
Mr. C Dance - Paradise Street
R. Staley - River Street
Jamie Lee Smith - Edward Henry Street - Left leaflets with Clwyd Alan Housing
Beth Smith - Ffordd Derwen
Alison Bolstridge - Rhydwen Drive
W. Pateman - Ffordd Derwen
N. Guarino - Sydenham Avenue
Gail Metcalfe - 3 Kings Avenue
Sarah Dowel - Jones - Princes Street
Katy Park - Brynhyfryd Avenue
Ll. Evans - 58 St Margarets Drive
Suzy Edwards - Clos Tegfan - BY POST
Lian Curry - Lon Brynli - BY POST
Ciaran Brady - Roseview Crescent - BY POST
Ahmer Ali - BY EMAIL
Frances Wharton-Faraut - BY EMAIL
Meirick Davies - BY EMAIL



<b>21.11.2013 - delivered to individual properties from initial DCC feedback forms, who asked to be contacted regarding the scheme</b>	<b>03.12.2013</b>	<b>04.12.2013</b>	<b>04.12.2014</b>	<b>09.12.2014</b>
		<b>BY POST</b>	<b>to deliver</b>	<b>to deliver</b>
Mr. P. Riley - 36 Bath Street, Rhyl, LL18 3LU		✓		
Jamie Charlton - 40 Bath Street, Rhyl, LL18 3LU		✓		
Stephanie Webster - 10 Brighton Road, Rhyl, LL18 3HD		✓		
Mr. C Dance - 8C Paradise Street, Rhyl, LL18 3LW		✓		
Katy Park - 23 Brynhyfryd Avenue, Rhyl, LL18 2DB		✓		
Ll. Evans - 58 St Margarets Drive, Rhyl, LL18 2HU		✓		
W. Pateman - 45 Ffordd Derwen, Rhyl, LL18 2HU		✓		
Beth Smith - 95 Ffordd Derwen, Rhyl, LL18 2NA		✓		
Mrs. T Pimley-Tough - 20 Rhydwen Drive, Rhyl, LL18 2AR		✓		
Alison Bolstridge - 50 Rhydwen Drive, Rhyl, LL18 2AS		✓		
Christian Johansen - 5 Princes Street, Rhyl, LL18 1LS		✓		
Sarah Dowel - Jones - Flat 3, 24 Princes Street, Rhyl, LL18 1LS		✓		
Kath Hughes - 10 Kings Ave, Rhyl, LL18 1LT		✓		
Gail Metcalfe - 3 Kings Avenue, Rhyl, LL18 1LT		✓		
James Chadwick - 15 Wellington Terrace, Rhyl, LL18 1NA		✓		
M. Jones - 29 Seabank Road, Rhyl, LL18 1EA		✓		
N. Guarino - 24 Sydenham Avenue, Rhyl, LL18 1NS		✓		
Miss. M Simons - 38 River Street, Rhyl, LL18 1PT		✓		
R. Staley - 20 River Street, Rhyl, LL18 1PT		✓		
Mary Murphy, 26 John Street, Rhyl, LL18 1PW		✓		
Glynn Rigby, 26 John Street, Rhyl, LL18 1PW		✓		
Desmond Lewis - Flat 1, 48 Abbey Street, Rhyl LL18 1PA		✓		
L. Gurnell - 1-9 Crescent Court, Rhyl, LLLL18 1TL		✓		
David Thomas - 36 Sholing Drive, Rhyl, LL18 3UR		✓		
Janet Hughes - Foryd Centre				✓
Jamie Lee Smith - 22D Edward Henry Street - leave leaflets with Clwyd Alan Housing on Crescent Road				✓
Suzy Edwards - Clos Tegfan - BY POST 03.12.2013	✓			
Lian Curry - Lon Brynli - BY POST 03.12.2013	✓			
Ciaran Brady - Roseview Crescent - BY POST 03.12.2013	✓			
Ahmer Ali - BY EMAIL from DCC	✓			
Frances Wharton-Faraut - BY EMAIL from DCC	✓			
Meirick Davies - BY EMAIL from DCC	✓			
The Catholic Church on Wellington Road			CLOSED	
6, Gordon Ave (Project 11)				✓
Rhyl 6th college, Christchurch and Emmanuel Schools			✓	
Doctors on Kings Ave				N/A
Clarence House Medical Centre				✓