



Bodelwyddan Key Strategic Site Draft Development Brief - Health Impact Assessment (HIA) Report

Denbighshire County Council (DCC)

July 2014

1.0 Introduction

Health Impact Assessment (HIA) is a process which supports organisations to assess the potential consequences of their decisions on people's health and well-being. The Welsh Government (WG) is committed to developing its use as a key part of its strategy to improve health and reduce inequalities although HIA is currently not Statutory.

Health impact assessment provides a systematic yet flexible and practical framework that can be used to consider the wider effects of local and national policies or initiatives and how they, in turn, may affect people's health. It works best when it involves people and organisations who can contribute different kinds of relevant knowledge and insight. The information is then used to build in measures to maximise opportunities for health and to minimise any risks and it can also identify any 'gaps' that can then be filled. HIA can also provide a way of addressing the inequalities in health that continue to persist in Wales by identifying any groups within the population who may be particularly affected by a policy or plan.

The Wales Health Impact Assessment Support Unit (WHIASU) was established in 2001 to support the development of HIA in Wales and is funded by Welsh Government via the Policy, Research and Development Division (PRD) of Public Health Wales (PHW). Its remit is to support, train, facilitate and build capacity in HIA and raise awareness of how the process can support and contribute to improving health and wellbeing. A particular focus of WHIASU in recent years has been the use of HIA within traditionally 'non-health' sectors such as mining, regeneration and housing, waste, land-use and transport planning as a method of encouraging a consideration of 'Health in All Policies' (HiAP). The Unit has a strong research function and has published a number of guides, evidence reviews and resources to support the practice of HIA by specialists and non-specialists (1).

2.0 Background

2.1 Bodelwyddan Key Strategic Site, Development Brief

Land at Bodelwyddan has been allocated as a key strategic site for mixed use development in the Council's Local Development Plan. Its allocation is central to the LDP's spatial strategy in helping to meet the County's future development needs. The LDP allocates the site for a mixed use development to ensure that the necessary infrastructure is delivered and with the aim of establishing a sustainable community. Policy BSC5 sets out the requirements for the site: 1715 new homes, including affordable housing, 26 ha of employment land (with a mix of B1, B2 and B8 uses), health and education provision, infrastructure improvements, open space, community facilities and other associated elements.

The brief seeks to ensure that policy requirements set out in the Local Development Plan, together with the Council's objective of ensuring that a well-designed, mixed-use sustainable development with good links to the existing community, and providing for the needs of the County and local community is achieved. The brief:

- provides a contextual analysis of the site and its location
- defines a vision and development objectives
- establishes a development framework with land uses and sustainability requirements
- establishes urban design principles, and
- identifies implementation considerations

The development brief, once formally adopted, will form the basis for the determination of any future planning applications on the site. The aim of the brief is to provide guidance on potential uses, broad layout of development on the site and the Council's requirements for development on this site are achieved.

The Denbighshire LDP and draft development brief are available at:
http://denbighddms.wisshost.net/english/spg_new.htm (2)

2.2 Community Profile

Denbighshire is centrally located within North Wales and has a population of 94,066 (3). Denbighshire is largely a rural county covering an area which runs from the North Wales coastal resorts of Rhyl and Prestatyn down through the Vale of Clwyd, as far as Corwen and the popular tourist town of Llangollen. Along the way it takes in the historic towns of Rhuddlan, Denbigh and Ruthin, each with its own castle, and the cathedral city of St. Asaph (4). There are a few areas of high deprivation which have been identified as having significant issues. The regeneration of Rhyl and other targeted areas in Denbighshire have been a priority in recent years, supported by dedicated Welsh Government funding.

In terms of age profile, 21% of the population is under the age of 18 years, which is the average for Wales as a whole. Denbighshire has a high proportion of elderly people in its population, 3% are aged 85 years and over whilst those aged 64 - 84 account for 18.3% of the population. English is the main language of the County with 24% of those aged 3 and over speaking Welsh (5). A steady population increase is expected in coming years, with highest growth in older age groups. The increase in the number of older people is likely to cause a rise in chronic conditions such as circulatory and respiratory diseases and cancers. This information highlights important demands for health, social care and housing and other support services for children and older people and it also illustrates important areas where prevention and early intervention action can be targeted for both children and older people.

The general fertility rate (GFR) is defined as the total number of live births born to females who are of childbearing age in a population, i.e. those aged between 15 and 44 years. This rate provides a useful indicator when studying population growth and change. Within Denbighshire the GFR is 61.49 per 1,000 females which is just above the average for Wales and when coupled with internal and international net migration figures has contributed to a slight increase in the population of the county. These increases will put pressure on services and amenities and especially housing - in terms of the typology of it, its supply and affordability (6)

Planning and allocating land for housing in the county was major theme in the Local Development Plan and within the LDP, land has been allocated adjacent to the small town of Bodelwyddan to be developed. The key strategic site has been

proposed to provide additional housing, retail and employment opportunities for the future.

Bodelwyddan currently has a population of 2,147 people (more detailed census data available on following page) (7) and it is anticipated that the key strategic site will at least double if not treble its size. The proposed site will have enormous impacts on the current and incoming populations and on the major hub hospital of Ysbyty Glan Clwyd, which is sited in the town.

Population		Economy & Employment		Housing	
(persons /ha)	Number	Number	%	Number	%
Population density			1.3		
Population structure					
Total Females	1,066		51.0		
Total Males	1,051		48.0		
Total Persons	2,117				
Age structure					
Aged 0-4	148		6.9		
Aged 5-15	288		13.3		
Aged 16-24	246		11.5		
Aged 25-64	1,135		52.9		
Aged 65-84	286		13.8		
Aged 85+	36		1.7		
Mean age	38.8				
Population characteristics					
Born in Wales	1,233		57.4		
Speak Welsh (aged 3+)	389		17.9		
One or more skills in Welsh (aged 3+)	561		28.6		
Household main language not English or Wel	18		1.8		
Ethnicity - not white	135		6.3		
Persons with long term health problem or dis.	419		19.5		
Economic activity					
All aged 16-74	1,576		73.4		
Economically active	1,099		68.7		
- Part-time employee	222		14.1		
- Full-time employee	663		41.4		
- Self employed	198		8.8		
- Unemployed	50		3.2		
- Full-time student	36		2.3		
Economically inactive	477		30.3		
- long term sick / disabled	75		4.8		
Industry of employment					
Agriculture, forestry & fishing	21		2.0		
Energy, water & mining	13		1.2		
Manufacturing	66		6.3		
Construction	71		6.8		
Distribution, hotels & catering	231		22.1		
Transport & communication	47		4.5		
Finance and insurance	23		2.2		
Public admin, education & health	427		40.9		
Other	92		8.8		
Qualifications					
Highest level of qualification:					
No qualifications	388		22.7		
Level 1 or 2	541		31.6		
Apprenticeship	47		2.7		
Level 3	202		11.8		
Level 4	459		28.8		
Other	76		4.4		
Social class					
Managerial & professional	691		43.8		
Skilled	294		18.0		
Part / unskilled	429		27.2		
Unemployed	48		2.9		
Other (inc. students)	128		8.0		
Household spaces					
Total household spaces	890		98.0		
With residents	881		98.0		
Vacant	9		1.0		
Detached	418		47.0		
Semi detached	336		37.6		
Terraced	115		12.9		
Flat, maisonette or apartment	21		2.4		
Caravan or other temporary home	1		0.1		
Households					
All tenures	881		98.4		
Owner occupied	603		68.4		
Shared ownership	0		0.0		
Social rented	100		11.4		
Private rented	167		18.0		
Living rent free	11		1.2		
Household facilities					
Household facilities:					
No central heating	28		3.2		
No car	130		14.8		
Household composition					
Population in private households	2,129		98.2		
Population in communal establishments	18		0.8		
Average household size	2.4		22.9		
One person households	202		8.5		
-one person aged 65+	75		3.5		
Lone parents households with dependents	82		3.9		
Communal establishments	2				

2.3 The Health Impact Assessment

The HIA built on a variety of evidence that had already been collated by the Planning Department and aimed to inform and contribute to the development of the draft Site Development Brief. There had been extensive consultation with a range of organisations and the local community throughout the development of the LDP and the preparation of the draft development brief. Recently gathered data for the Local Development Plan (LDP) (adopted July 2013) (2) contributed to both the Brief and the HIA. The LDP lays out the land use allocation for DCC development over the next 10-15 years and considers projected population increases, its needs for housing and economic development opportunities.

The Planning Department approached PHW and WHIASU to support them to undertake a HIA so that any health and wellbeing impacts or unintended effects could be identified and also consider any inequality implications. An Environmental Impact Assessment (EIA) has been carried out as part of the Planning Application process. This appraised the environmental health risks of the proposed development and measured these against statutory safe thresholds.

The Environmental Statement is available at www.denbighshire.gov.uk via the Planning pages (8) application ref: 40/2013/1585.

The HIA was led by Liz Green, Principal HIA Development Officer from the Wales Health Impact Assessment Support Unit (WHIASU), Lee Parry-Williams (LPW), Health Development Specialist and Delyth Jones (DJ), Principal Public Health Officer from the North Wales public health team and was qualitative in nature. It followed the systematic methodology described in the 2012 Welsh HIA guidance of 'Health Impact Assessment: A Practical Guide' (9). It builds on work and training that WHIASU has recently undertaken across Wales to develop HIA and build in a consideration of health, wellbeing and inequalities in collaboration with local authority Planning, Housing and Regeneration Departments

2.4 Evidence

The Bodelwyddan Site Development ties in with a number of important national and local policies and strategies (10, 11,12) and the development will meet many of the county's needs with regard to housing, land use planning, economic development and regeneration. As well as technical and stakeholder information gathered as part of the development of the site Brief, community information and statistics from local authority and census data (13, 14, 15) were assessed. A brief literature search was conducted by the Principal HIA Development Officer focussing on housing, regeneration and open space impacts - the main themes of the site. A summary of the findings are below:

Regeneration: Historically, there have always been links between regeneration, rural/urban planning and health and wellbeing. This included joint initiatives for better, more sanitary housing, better services and open green spaces in areas for physical and social activity (16). Regeneration has significant potential to improve health, because it targets one or more determinants of health (17). Physical regeneration alone can improve housing stocks and the environment generally; making people living in an area feel better about it and improve their mental health and wellbeing. A more attractive, safer environment also helps people build social networks and become more physically active. Improved economic opportunities can allow people to access jobs and get a higher income, which can significantly boost the choices open to them.

Housing: Research indicates that the quality of housing and internal and external environments that people live in can have a detrimental or beneficial impact on their health and wellbeing (18,19, 20, 21,22). As such, Housing Renewal and development is an increasingly prevalent policy direction in the UK that emphasises social regeneration, the importance of tackling deprivation and narrowing the health gap. It recognises that people's health, and their opportunities, may be affected by where they live (23) and a strategic site such as Bodelwyddan could maximise opportunities for a large population from nearby towns such as Rhyl.

There are a number of well conducted guidance documents and reviews, including systematic reviews, which have taken place in the field of housing, regeneration and health many of them published since 2009. In 2011, the World Health Organisation (WHO) published a guidance document relating to the environmental burden of disease associated with inadequate housing (24) and provision and WHIASU itself has recently produced a guide on Housing and HIA (25).

In terms of regeneration and economic development opportunities, evidence for health benefits has been demonstrated to be largely positive (26). Building new homes can facilitate an increase in employment; skills and training; can kick start or boost the local economy and bring long term economic impacts to the new residents. There is evidence of increased pride in the local community. However, it can also draw detrimental comparisons to existing communities and highlight or exacerbate inequalities (27)

Open Space: With regard to planning and open space, at a community level it has also been shown that green space in a neighbourhood can promote and increase social interaction and reduce social isolation. Green spaces in an urban or built up area offer the opportunity for the community to find calmness, be sociable, take exercise and escape the pressures of life. (28, 29, 30, 31)

The quantity and quality of green space is important too. Poor quality green space may have a negative health impact and be depressing if it is poorly maintained, litter strewn or bleak. Other negative impacts include that they can be places for anti-social behaviour, have associated community safety implications which can inhibit access to and the use of green space or lack of public transport to natural environments further afield (29, 30).

Despite this, not all local authorities have reflected the importance of green spaces in some local community strategies but this is now changing and in Wales the use of HIA as a process to consider health and wellbeing has been included in the new 2013 Regeneration Framework 'Vibrant and Viable Places' (32). The importance of the link between the built and natural environment and being physically active is also recognised within the NICE public health guidance 8 - 'Promoting and creating built or natural environments that encourage and support physical activity' (33). In addition Planning Policy Wales produced a Technical Advice Note 16 in January 2009, Sport, Recreation and Open Space (34) which advises on the role of the planning system in making provision for sport and recreational facilities and informal open places in both the urban and rural environment.

HIAs: Only a very small number of HIAs were identified as comparable to the Development Brief (35, 36). However, on further reading many of the findings

were not directly transferrable - with most of the available HIAs focussing on Housing Developments in deprived areas or the sites were very small in size.

3.0 Rapid Participatory HIA Workshop

The workshop took place on May 19th 2014. A number of key stakeholders were invited to participate and contribute to the discussion. There was such an interest in the HIA and proposed development that many additional stakeholders requested invitations to participate.

In total, 23 attended the workshop and included a number of local authority officers from Planning, Housing, Education and Economic Development Departments, several locally elected members for the area and representatives from the Local Health Board (LHB). The LHB were involved due to the close proximity of the proposed development to Ysbyty Glan Clwyd (YGC), one of the three major 'hub' hospitals in north Wales and the impact that the significant projected increase in the local population would have on access to Primary and Secondary Care services and their delivery. The local public health team was represented by Public Health Wales. The agenda is included in Appendix One.

As statistical evidence and other robust research on the health and environmental impacts of housing and planning developments had been considered already, the aim of this workshop was primarily to gather professional and community knowledge and evidence about the potential impacts of the proposed Development Brief. It assessed the site against the current local context and by making logical assumptions about the unknown incoming population. The comments from the workshop will be synthesised with other comments from the consultation and the Environmental Impact Assessment, in order to inform the Planning Application and adjust the Site Brief.

3.1 Screening

At the outset, the group identified the main vulnerable groups who would be affected by the Brief using Appendix 1 of the Welsh guidance (Appendix Two). A lively discussion followed and a wide ranging number of groups were highlighted as being directly affected by the Development Brief and Plans.

It was acknowledged that at this time much of the incoming population is unknown - although some logical conclusions can be drawn due to the nature of the housing mix (ie housing mainly aimed at families; some accommodation for older people; some affordable housing etc). These were (in no particular order):

Vulnerable Groups Affected

- Greatest impact on current residents Marble Church Grove - loss of privacy/green space/future unknown/loss of value
- Need to understand the current population - need to understand how they will be impacted by both current and future provision
- Impact on the Welsh language, culture and community
- Development will provide provision for families and could include extra care housing for older people provision
- Faith groups - access to Chapels - 1.5 miles from provision
- Individuals with long term sick/disabled

- Opportunity to benefit those who are currently unemployed or economically active
- Hospital - is currently integral as part of community but will not be providing primary care service provision - need to make sure that vulnerable groups understand this
- No recent discussions re: primary care provision to support the development but this will need to happen.
- Patients with mental health conditions from YGC who access the village for walks, shops etc as part of therapeutic treatment.
- Primary school - is currently at full capacity - Will this be extended? Or will LA start building a new school? Need to look at phasing and want to introduce welsh medium provision. Education services already looking at this as an issue. It was also suggested that Rhyl's schools could also be affected when this development has been completed
- Current school population affected - school staff uncertain of what will happen in the future

After agreement on the above, the group then worked systematically through the wider or social determinants of health in turn and assessed the health and wellbeing impacts as listed in Appendix 2 of the Welsh guidance (Appendix Three) of the Brief. Positive or negative impacts were identified as were any gaps or unintended consequences. Suggestions were made for mitigation and documented. All of this is summarised in the table below.

The text highlighted in red within the body of the table documents specific comments and suggestions for further action and consideration put forward by the participants throughout the appraisal session. These should be noted along with the final recommendations which are listed at the end of the report.

3.2 Appraisal

Determinants of Health	Positive Impacts	Negative Impacts
1 Lifestyles	<p>Potential for a Healthy Living Centre within the community</p> <p>Potential to look outward from Ysbyty Glan Clwyd - identify rehab/physical activity opportunities within community facilities to support and which would benefit certain patient groups to transition/improve ie inpatients on Abblet ward. This would also benefit the wider community.</p>	No access to food/shops at the moment

	<p>Allotment provision in Brief</p> <p>Community orchards in Brief</p> <p>Can facilitate cycle/walking routes and create facilities both on-sites and off sites</p> <p>Need to link to existing sites and the current village centre</p> <p>Footpath provision - across the site need to be maintained</p> <p>Bridle paths protected</p> <p>Keeping village pedestrianised - encourage walking and cycling</p> <p>Improved cycle routes may mean more usage</p> <p>Improvements between Bodelwyddan and St Asaph - cycle routes</p> <p>St Asaph Leisure Centre new residents can go here to use facilities</p> <p>Quality open space - well drained where children and families can take part - informal play eg Cae Ddol</p> <p>Falls prevention can be addressed - indoor/outdoor provision. Liaise with Regional Public Health Team, PHW</p> <p>Provide circular routes - around the sites and connected to existing routes. Facilitate access and ease to walking and cycling. Planning Department to consider</p> <p>Invest in current infrastructure eg all weather pitch in St Asaph for defined populations</p>	<p>Lighting required enabling individuals to cycle and walking safely.</p> <p>A55, Junction 26 - increase in traffic during construction phase and thereafter can impact on walking and cycling routes - discuss with Transport</p> <p>Leisure Centre currently at capacity - this will be addressed during school improvements at Ysgol Glan Clwyd</p> <p>Issue of dog walking on areas that young children play on... Provide many more dog bins - consider separate areas for dog</p>
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	Dog walkers can exercise and meet in the open space incorporated into and next to the development	exercising
2 Social and community influences on health	<p>Opportunity to support inter generational and inter community activities in a positive way by mixing the housing provision - need to consider this eg children wanting to play and older residents not wanting them to make a noise</p> <p>Opportunity for existing population to move within Bodelwyddan to a new house and remain in their community</p> <p>Church - could provide an opportunity for development - ie visitor centre/café/link to DCC Tourism Strategy.</p>	<p>Potential divisions between community(ies) - need to be considered</p> <p>Potential for rat run through the estate which could cause friction</p> <p>Concern that the Vehicular access route running through the centre of the new development could create problems by splitting the development in two.</p> <p>This in addition to the road running from the hospital to express way could split the development from the existing village and could cause divisions within the community - suggested it runs along the perimeter</p> <p>Originally, a road around the development was identified. This has been discounted and removed from the draft plan</p> <p>A spine road is preferred by some in the community - but could lead to significant difficulties ie ambulance access to YGC especially if the road is landscaped for village feel and speed restrictions such as speed ramps are in place. Planning Department to consider this further</p>

	<p>Extension of car parking facilities here and green spaces to bring people together. Could be a key hub in the community with co-sharing of facilities with schools</p> <p>Youth provision - Outreach services (Corwen model - Canolfan Ni)/Falls provision/community events - Youth service provision in St Asaph underutilised - bring this together with Bodelwyddan.</p> <p>Pump tracks - mounds of earth will fit in with current landscape -situate this in a current play field?</p> <p>Outreach from hospital re: Ablett residents - improve provision for community as a whole</p> <p>Opportunity for Bodelwyddan Castle/Hospital - need to explore this further - partner development and discussions</p> <p>Conferencing/hotel development - business unit provision? Could this be on the previous Hotpoint site?</p> <p>Education SLA's could provide opportunities for opening up facilities within school settings for wider community use.</p>	<p>Need to share any new investment across 'old'/'new' developments</p>
<p>3 Living/environmental conditions affecting health</p>	<p>New properties - should be more energy efficient, better use of renewable energy, recycling. Use local labour as part of building workforce and local contractors through procurement.</p> <p>Opportunities to create pedestrianized areas, zebra crossings and speed restrictions for 'greener and village'</p>	<p>1700+ new homes - may displace people from existing parts in Denbighshire - impact on other tenures and other communities</p> <p>Many households now have 2 cars - 1700 x 2 cars = significant increase in traffic in the area.</p> <p>Cars, pedestrianized areas and Zebra crossings could inhibit emergency services access and be off putting to residents.</p>

	<p>ambiance</p> <p>Engage local partners as part of this process</p> <p>Green corridors - 4 visual corridors to the church have been identified and will be protected by the development</p> <p>Parking restrictions a possibility - issue is enforcement of them</p> <p>Potential for a Car sharing facility - St Asaph/Bodelwyddan area (use example of Anglesey Scheme - HIA on WHIASU website)</p> <p>All homes will be 'secure by design' (crime designed out).</p> <p>Potential for a Bio mass development as part of the economic development land allocation</p>	<p>Village well placed for commuters - challenges for integration as part of new development. Do not want Bodelwyddan to become a 'commuter' community.</p> <p>Impact on North Wales Police - may require additional capacity as a result of the development - discussion required.</p> <p>Noise - 24 hours opening YGC and North Wales police/A55 - could be a 24/7 community and the impacts that this may have</p> <p>Development impact noise on residents in bungalows</p> <p>Car sharing - individuals leaving cars currently - local residents affected</p> <p>Air pollution - vehicle admissions increase - needs monitoring Design of housing stock to support health and social care at home - end of life, enhanced care, disabled facilities. Need to consider housing build to meet health and social care needs of individuals - home becomes a nursing home, design for life. Will make housing future proofed and sustainable.</p> <p>Slurry smell from the local farms- complaints - it will happen - this is unavoidable. Need to make the new residents and communities aware of this. Communication Strategy?</p> <p>Sewage facilities - is the current infrastructure sufficient?</p>
4 Economic conditions	Procurement - maximise	During construction time -

<p>affecting health</p>	<p>opportunities within contracts for local contractors/business colleges and employment opportunities</p> <p>Skills development opportunities - training and enterprise with local colleges</p> <p>Relationships with other regions and partners across North Wales need to be considered in addition to local needs and potential impacts.</p> <p>Commuting opportunities along A55 corridor both East and West - attract investment as well as a workforce</p>	<p>accommodation for workers - where will they be housed? If local then there could be the additional problem of traffic commuting back and forth to the sites on a daily basis. Need to consider this.</p> <p>Development on site is complementary to the other sites in the vicinity ie St Asaph Business Park - need to sustain what we already have and not just relocate it to new units.</p> <p>Impact on income - needing to move out to access services and affordable housing - will lead to inequalities</p> <p>Need to consider the impact of 800 houses being built in Abergele - only 6 miles away in Conwy. Discuss with CCBC.</p>
<p>5 Accessing and quality of services</p>	<p>Need to consider mix of retail facilities/services in Bodelwyddan now and during project and their availability in St Asaph and Rhyl</p> <p>Future investment into current Post Office - what could this mean/should there be consideration of what this may mean to retail mix?</p> <p>Availability of housing and services could be a positive to draw NHS employees into the area. Difficulty recruiting at times.</p>	<p>Traffic issues on St Asaph roundabout from school runs/staff shifts changing at Ysbyty Glan Clwyd etc. Traffic backing up at peak times ie 5pm. This could be made worse by Site.</p> <p>A projected 7,000 increase in the population is expected. Primary Care support requirement for this.</p> <p>No planning as taken place to date, significant work required</p>

	<p>Potential for building within development brief - business and other types of premises</p> <p>Transport - provide this at times when needed. Need to link with the business development on site (both). Phasing is required for this.</p> <p>Maximise opportunities for safe routes to school</p> <p>Welsh Ambulance Service Trust - there is a need to ensure through discussion and agreed transport plan that access to the hospital for emergency services is maintained throughout the construction and operations stages of the development.</p>	<p>re GP, Ophthalmology, Dental, Out of Hours and District nursing services (also need to consider Abergele development in tandem with this as many use Conwy based Primary care and associated services).</p> <p>Potential impact on current GP provision in Rhyl/Rhuddlan/St Asaph/Aberge - may need a new practice?</p> <p>Timescales - capital bids take years to come through - no capacity in current system to absorb this new development. BCUHB and Social services working together. Current issue re: recruitment. Need for urgent discussions between LHB and DCC Planning Department re: capital bids and future service provision for the proposed population</p> <p>Business park- cars coming out of here is difficult especially at peak times.</p>
<p>6 Macro-economic, environmental and sustainability factors</p>	<p>Supports regeneration and economic development in the locality</p> <p>Meets all BREEM requirements</p> <p>Encourage residents to get involved in time banking and volunteering - This can be</p>	<p>Sustainability - need to work on social cohesion within the community. Use the school a</p>

	linked to the Single Integrated Plan (draft) and the hospital etc.	vehicle for bringing together people.
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4.0 Recommendations and future actions

Many potential positive impacts were identified. Several negative or unintended impacts were identified, along with some opportunities for inclusion into the Site Development Brief. Potentially problematic issues were also raised, further addressed and recommendations discussed.

4.1 Access to services

A major finding from the workshop is that the Local Health Board needs to become more involved and engage with the Planning Department immediately about the Site and the potential impact that it could have on both secondary and primary care services and their delivery.

A meeting is to be initiated as soon as possible to discuss the development and potential impact. It was suggested that a separate rapid or desktop HIA workshop could also help to facilitate this. It was also highlighted that discussions with Welsh Ambulance Services Trust take place to discuss any potential disruption to services during construction of the housing development or once it has been completed.

There was substantial discussion around the impact that the site and its population would have on the primary school - this is currently at full capacity. Questions were raised ie Will this be extended? Or will LA start building a new school? Rhyl's schools could potentially also be at capacity when this development has been completed.

It was suggested that DCC need to look at phasing and may want to introduce Welsh language provision. Education services have already recognised this as an issue and the Planning Department will continue to work with them.

4.2 Internal and external stakeholders

The Planning Department has engaged with many of its internal stakeholders (leisure, education, housing, economic development and transport) throughout the process of developing the Brief but the workshop highlighted other potential issues for further discussion. These discussions should continue to inform and successfully deliver the final site.

Another major factor to impact on Bodelwyddan and the site will be the new housing development of 800 homes that is planned for Abergele - which is 6 miles away. There will be a substantial growth in a relatively small geographical area and there could be a number of cumulative and long term impacts. Therefore, relationships with other regions and partners across North Wales need to be considered in addition to local needs and potential impacts. DCC Planning Department and LHB to discuss further with Conwy County Borough Council (CCBC).

It was referenced that there could be an opportunity for Bodelwyddan Castle to be marketed more and increase economic development and employment. DCC could explore this further and hold partner discussions.

4.3 Living and Environmental impacts

Whilst the Bodelwyddan site is undoubtedly accessible from the A55 there were serious concerns about the impact that an increasing population would have on the current and soon to be developed road network - particularly around YGC and the Bodelwyddan site access and egress roads.

There are differences of opinion with regard a 'spine road' through the village rather than one running around the outskirts of the site and the effect of increasing numbers of cars using the roads through the housing development and parking issues. Further discussion will take place to explore these issues further and examine ways that any detrimental impacts can be minimised and community concerns addressed.

It was suggested that there can be a number of peak time delays at the access road junctions onto the A55 - particularly from employees and users of the St Asaph Business Park and YGC. Any increases in traffic from the population of the housing development, users and employees from the expanding business units and Industrial Park could potentially make this worse if managed poorly. It needs to be factored in now. It was suggested that a car sharing scheme could be implemented as one way forward.

4.4 Community impacts

It was identified from the outset of the HIA that there is a need to understand the current population and a need to understand how they are affected by YGC, access to services etc currently and in the future.

The hospital is integral to the community but does not and will not be providing primary care service provision. There is a need to make sure that vulnerable groups in the community understand this. It was suggested that a Communication Plan or Strategy may be one way forward. This could deliver information to any existing and new residents and make communities aware of what the development is; things to know and be aware of at that time; the phasing, projected completion dates etc as the development progresses. It was also suggested that as part of sustainability and enhancing social cohesion within the community that facilities from across the site such as the school, the church should be used as vehicles for bringing together people and that any investment in the village should be split between the existing dwellings and businesses and any new ones.

4.5 Lifestyles

It was recognised that the development site could have enormous potential for enhancing physical health and mental wellbeing and contributing to the illness prevention agenda. Facilitating physical activity through open and green space and leisure opportunities; enhancing the physical and mental wellbeing of in patients based in Ysbyty Glan Clwyd by identifying rehab/physical activity opportunities within community facilities; and possibly facilitating a Healthy Living Centre within the community. It was also suggested that falls prevention can be addressed in

respect of both indoor and outdoor provision. DCC (planning and health leads) liaise with the Regional Public Health Team, PHW and BCUHB.

Conclusion

Overall, it was concluded that the Bodelwyddan key strategic site has the potential to be highly beneficial to the population both locally and regionally. It will positively deliver on many important issues but there are still some aspects that need to be discussed, ironed out and mitigated for - particularly the increase in population and its implications for health, the community and other services. Some are short term (during the development stage, construction and initial phases) and some are potentially longer term community, economic, environmental and sustainability impacts.

The workshop followed a systematic process, provoked a lively discussion made important connections to other policy areas and stakeholders.

An evaluation of the workshop was completed and this demonstrated that the HIA was of benefit to all the participants and the Planning Department.

The information and evidence gathered as part of the HIA will be now used to inform the final Development Brief and associated plans and projects. The suggested recommendations will be reported as part of the consultation on the Bodelwyddan Development Brief and reflected in the final version of the brief recommended for adoption by the Council.

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Appendix One

HIA Workshop Programme

9:15	Registration (Tea/ Coffee available)
9:30	Introductions - Lara Griffiths, <i>Denbighshire County Council</i>
9:40	An outline of Bodelwyddan Key Strategic Site, Development Brief - <i>Angela Loftus, Denbighshire County Council</i>
9:50	Outline of Health Impact Assessment and the morning - <i>Liz Green, Principal HIA Development Officer, Public Health Wales</i>
10:00	Introduction to Appraisal Tool - Liz Green, <i>Principal HIA Development Officer, Public Health Wales</i>
10:05	Screening session - using appraisal tool to identify key health impacts of the proposal - <i>Delyth Jones, Principal Public Health Officer, Public Health Wales, Lee Parry-Williams, Public Health Specialist, Public Health Wales and Liz Green</i>
11:00	Tea/ Coffee break
11:15	Screening session - continued
11.45	Feedback or recommendations - <i>Delyth Jones, Principal Public Health Officer, Public Health Wales and Liz Green</i>
12:30	Finish and Evaluation

Appendix Two

Vulnerable/Disadvantaged Groups Checklist

(Please note that this list is a guide and is not exhaustive)

The target groups identified as vulnerable or disadvantaged will depend on the characteristics of the local population and the nature of the proposal itself. The most disadvantaged and/or vulnerable groups are those which will exhibit a number of characteristics, for example children in living poverty. This list is therefore just a guide and it may be appropriate to focus on groups that have multiple disadvantages.

Age related groups*

- Children and young people
- Older people

Income related groups

- People on low income
- Economically inactive
- Unemployed/workless
- People who are unable to work due to ill health

Groups who suffer discrimination or other social disadvantage

- People with physical or learning disabilities/difficulties
- Refugee groups
- People seeking asylum
- Travellers
- Single parent families
- Lesbian and gay and transgender people
- Black and minority ethnic groups**
- Religious groups**

Geographical groups

- People living in areas known to exhibit poor economic and/or health indicators
- People living in isolated/over-populated areas
- People unable to access services and facilities

The impact on the general adult population should also be assessed. In addition, it may be appropriate to assess the impact separately on men and women.

* Could specify age range or target different age groups for special consideration.

** May need to specify

Appendix Three - Health and Well-Being Determinants Checklist

1. Lifestyles	<ul style="list-style-type: none"> • Diet • Physical activity • Use of alcohol, cigarettes, non-prescribed drugs • Sexual activity • Other risk-taking activity
2. Social and community influences on health	<ul style="list-style-type: none"> • Family organisation and roles • Citizen power and influence • Social support and social networks • Neighbourliness • Sense of belonging • Local pride • Divisions in community • Social isolation • Peer pressure • Community identity • Cultural and spiritual ethos • Racism • Other social exclusion
3. Living/ environmental conditions affecting health	<ul style="list-style-type: none"> • Built environment • Neighbourhood design • Housing • Indoor environment • Noise • Air and water quality • Attractiveness of area • Green space • Community safety • Smell/odour • Waste disposal • Road hazards • Injury hazards • Quality and safety of play areas
4. Economic conditions affecting health	<ul style="list-style-type: none"> • Unemployment • Income • Economic inactivity • Type of employment • Workplace conditions
5. Access and quality of services	<ul style="list-style-type: none"> • Medical services • Other caring services • Careers advice • Shops and commercial services • Public amenities • Transport including parking • Education and training • Information technology
6. Macro-economic, environmental and sustainability factors	<ul style="list-style-type: none"> • Government policies • Gross Domestic Product • Economic development • Biological diversity • Climate

