



Upper Denbigh Site Development Brief

Wellbeing Impact Assessment Report

This report summarises the likely impact of a proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	75
Brief description:	Supplementary planning guidance for two allocated housing sites in Upper Denbigh
Date Completed:	18/10/2016 11:24:57 Version: 1
Completed by:	Lara Griffiths
Responsible Service:	Planning & Public Protection
Localities affected by the proposal:	Denbigh,

IMPACT ASSESSMENT SUMMARY AND CONCLUSION

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

Score for the sustainability of the approach

Could some small changes in your thinking produce a better result?

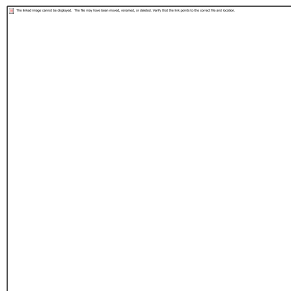


(3 out of 4 stars)

Actual score : 22 / 24.

Summary of impact

Wellbeing Goals



A prosperous Denbighshire	Positive
A resilient Denbighshire	Neutral
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive
A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	Positive
A globally responsible Denbighshire	Positive

Main conclusions

Document required minor modification prior to seeking approval to consult. Further amendments may be identified during consultation. Document scoring either neutral or positive for all aspects currently.

THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	Providing good quality well designed homes for people to live in. Providing employment opportunities.

Positive consequences identified:

Active travel and encouragement of walking & cycling
Construction jobs for the community. local labour encouraged. Providing quality homes may retain younger economically active people and support local businesses.
Opportunities for people to gain jobs in construction.
Opportunities for people to gain skills in construction jobs, apprentices etc
Document ensures these factors are taken into account in any development proposals.

Unintended negative consequences identified:

Loss of agricultural land, increased emissions from construction and occupation of development.
Increased pressure on existing infrastructure networks, investment may lag behind development.

Mitigating actions:

Encourage energy efficient design, local labour and training agreements. Use of local materials.

A resilient Denbighshire

Overall Impact	Neutral
Justification for impact	Potential loss of some habitat but this will be mitigated against in any development proposals.

Positive consequences identified:

retention of hedgerows and trees. Otter buffer zone. Ecological surveys required.
Encourages use of SuDs
More energy efficient properties

Unintended negative consequences identified:

May be loss of habitat or species may be present we are currently unaware of. increased demand for waste collection.

Mitigating actions:

Mitigation covered above. advice sought from Ecology & Biodiversity officer.

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	Better quality housing will support health and well being. Walking & cycling encouraged.

Positive consequences identified:

Better quality housing will support health and well being. Walking & cycling encouraged.
Walking & cycling encouraged. Document suggests improved linkages to Mount Wood and Cae Howell.
Better quality housing will support health and well being. Walking & cycling encouraged.

Unintended negative consequences identified:

Mitigating actions:

A more equal Denbighshire

Overall Impact	Positive
Justification for impact	Better quality, affordable housing will support health and well being. Walking & cycling encouraged.

Positive consequences identified:

Better quality housing will support health and well being. Walking & cycling encouraged.
Provision of affordable homes

Unintended negative consequences identified:

Mitigating actions:

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	

Positive consequences identified:

References Community Safety SPG

Document will be subject to public consultation and amendments made. Any planning application will also be consulted upon and checked against the requirements of the SPG.

Unintended negative consequences identified:

Mitigating actions:

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Positive
Justification for impact	Assessment will highlight any opportunities to enhance Welsh language and culture and mitigate any impacts.

Positive consequences identified:

Welsh Impact assessment required. recommends use of locally relevant street names and names for development.

Takes into account setting of Denbigh Castle

Unintended negative consequences identified:

Mitigating actions:

As above

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	

Positive consequences identified:

Local labour and material agreements

Will contribute to wider housing and affordable housing targets.

Unintended negative consequences identified:

Mitigating actions: