

# Rhyl Conservation Area review

## Well-being Impact Assessment Report

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

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| Assessment Number:                               | 541  |
| Brief description:                               | Report on consultation and adoption of changes to Rhyl Conservation Area. This work is part of the Rhyl Public Realm Strategy and Rhyl Town Centre Masterplan. |
| Date Completed:                                  | Version: 0   |
| Completed by:                                    |  |
| Responsible Service:                             | Planning & Public Protection   |
| Localities affected by the proposal:             | Rhyl,  |
| Who will be affected by the proposal?            | Residents, visitors, businesses, partner organisations, landlords  |
| Was this impact assessment completed as a group? | Yes  |

# 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

★ ★ ★ ☆ ( 3 out of 4 stars ) Actual score : 25 / 30.

## Implications of the score

As part of the work on the environmental enhancement of Rhyl and the Rhyl Town centre masterplan, as these projects progress we will revisit the five ways of working and ensure any improvements to sustainability is embedded within.

## Summary of impact

Well-being Goals

A prosperous Denbighshire

A resilient Denbighshire

A healthier Denbighshire

A more equal Denbighshire

A Denbighshire of cohesive communities

A Denbighshire of vibrant culture and thriving Welsh language

A globally responsible Denbighshire

Positive

Positive

Positive

Neutral

Positive

Positive

Neutral



## Main conclusions

Rhyl conservation area review and proposed boundary changes will inform work on Rhyl Town Centre Masterplan and various projects contributing to town centre improvements. This work will create positive impacts. The key to the projects' success will be active engagement and communication with all sectors of the community. This will enable us to promote all the identified well-being goals throughout each project and to mitigate any potential negative impacts. By undertaking a project management methodology and having regular communication with stakeholders, this will enable us to manage any impacts that are not yet known.

## Evidence to support the Well-being Impact Assessment

- We have consulted published research or guides that inform us about the likely impact of the proposal
- We have involved an expert / consulted a group who represent those who may affected by the proposal
- We have engaged with people who will be affected by the proposal

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

|                                 |   |
|---------------------------------|---|
| <b>Overall Impact</b>           | Positive  |
| <b>Justification for impact</b> | Environmental enhancement can only improve the prosperity of an area, i.e. better place to live, work, invest and visit |
| <b>Further actions required</b> | On going monitoring to ensure best practical means are employed to achieve the outcomes.                                |

### Positive impacts identified:

|   |   |
|---|---|
| <b>A low carbon society</b>                                 | Boundary changes proposed will allow for some redevelopment. Energy efficient buildings / properties. Any new buildings will be required to meet higher energy efficiency standards   |
| <b>Quality communications, infrastructure and transport</b> | Not relevant to this report   |
| <b>Economic development</b>                                 | Increased visitor numbers due to improved environment. More quality residential dwellings in town centre. Enhance the local environment & visual appearance to be more attractive to residents and businesses. Increase footfall. |
| <b>Quality skills for the long term</b>                     | Opportunities for specialist skills development in conservation & renovation of historic buildings. Volunteer groups get involved in longer term maintenance in enhanced environment.   |
| <b>Quality jobs for the long term</b>                       | An enhanced environment will attract businesses investment hence result in mixed of job opportunities   |
| <b>Childcare</b>  | Not relevant to this report   |

### Negative impacts identified:

|   |  |
|---|--|
| <b>A low carbon society</b>                                 | Potential conflict between energy conservation and historic built heritage conservation.                         |
| <b>Quality communications, infrastructure and transport</b> | Not relevant to this report  |
| <b>Economic development</b>                                 | Refurbishment of historical buildings could conflict with business aspirations. Inconvenience during renovation. |
| <b>Quality skills for the long term</b>                     |  |
| <b>Quality jobs for the long term</b>                       |  |
| <b>Childcare</b>  | Not relevant to this report  |

## A resilient Denbighshire

|                                 |   |
|---------------------------------|---|
| <b>Overall Impact</b>           | Positive  |
| <b>Justification for impact</b> | The protection and enhancement of important historic buildings in Rhyl will contribute to a more desirable environment.         |
| <b>Further actions required</b> | Ensure communication is effective, to minimise complaints. Maximise opportunities to raise awareness about people's environment |

### Positive impacts identified:

|   |   |
|---|---|
| <b>Biodiversity and the natural environment</b>               | The conservation area designation provides some protection for existing trees - permission is required before any works or felling can be carried out.                |
| <b>Biodiversity in the built environment</b>                  | We could develop guidance to maximise biodiversity. Retaining historic buildings could mean the retention of habitats for bats.                                       |
| <b>Reducing waste, reusing and recycling</b>                  | Encouraging re-use of materials from renovated buildings  |
| <b>Reduced energy/fuel consumption</b>                        | Boundary changes proposed will allow for some redevelopment. Any new buildings will be required to meet higher energy efficiency standards                            |
| <b>People's awareness of the environment and biodiversity</b> | The enhancement of historic buildings will raise people's awareness of the historic environment. Consultation and engagement has taken place on conservation review . |
| <b>Flood risk management</b>                                  | Not relevant to this report   |

### Negative impacts identified:

|   |   |
|---|---|
| <b>Biodiversity and the natural environment</b>               |   |
| <b>Biodiversity in the built environment</b>                  | Enhancing historic buildings could result in disturbance of habitats                    |
| <b>Reducing waste, reusing and recycling</b>                  | Increase demand for waste collection, if footfall increases                             |
| <b>Reduced energy/fuel consumption</b>                        | Potential conflict between energy conservation and historic built heritage conservation |
| <b>People's awareness of the environment and biodiversity</b> | More complaints from public and residents (resource implications of responding)         |
| <b>Flood risk management</b>                                  | Not relevant to this report   |

## A healthier Denbighshire

|                                 |   |
|---------------------------------|---|
| <b>Overall Impact</b>           | Positive  |
| <b>Justification for impact</b> | The review and enhancement of the conservation area aims to contribute to the delivery of an improved environment encouraging footfall to the town. A more vibrant town centre should see increased food and leisure offers. An improved ambience will create the feeling of a safer environment. |

|                                 |   |
|---------------------------------|---|
| <b>Further actions required</b> | Engage with wider range of stakeholder groups who can provide input into work within the conservation area by providing expertise on a range of disabilities and mental health issues |
|---------------------------------|---|

### Positive impacts identified:

|   |   |
|---|---|
| <b>A social and physical environment that encourage and support health and well-being</b> | Protection and enhancement of important historic buildings within the conservation area will contribute to the creation of a positive physical environment supporting well-being. |
| <b>Access to good quality, healthy food</b>   | Not relevant to this report   |
| <b>People's emotional and mental well-being</b>   | By creating a positive physical environment this will support emotional and mental wellbeing. Improved town centre ambience creating an improved sense of safety and well being.  |
| <b>Access to healthcare</b>   | Not relevant to this report   |
| <b>Participation in leisure opportunities</b>   | Not relevant to this report   |

### Negative impacts identified:

|   |                             |
|---|-----------------------------|
| <b>A social and physical environment that encourage and support health and well-being</b> |                             |
| <b>Access to good quality, healthy food</b>   | Not relevant to this report |
| <b>People's emotional and mental well-being</b>   |                             |
| <b>Access to healthcare</b>   | Not relevant to this report |
| <b>Participation in leisure opportunities</b>   | Not relevant to this report |

## A more equal Denbighshire

|                                 |  |
|---------------------------------|--|
| <b>Overall Impact</b>           | Neutral  |
| <b>Justification for impact</b> | The proposed changes to the conservation area boundaries are likely to have a neutral impact. However, regeneration projects within the conservation area should address inequalities, create opportunities and maximise the accessibility within the town centre, particular people with protected characteristics. |
| <b>Further actions required</b> | Ensure communication with relevant individuals and groups representing people with protected characteristics. Ensure designs of public spaces and facilities within the conservation area are developed with people with protected characteristics   |

### Positive impacts identified:

|   |   |
|---|---|
| <b>Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation</b> | Proposed changes to the conservation area will allow for redevelopment within part of West Rhyl to provide modern accessible housing to replace the current poor quality accommodation. |
| <b>People who suffer discrimination or disadvantage</b>   | Proposed changes to the conservation area will allow for redevelopment within part of West Rhyl to provide modern accessible housing to replace the current poor quality accommodation  |
| <b>Areas with poor economic, health or educational outcomes</b>   | None identified   |
| <b>People in poverty</b>  | A thriving town centre may support economic activity and offer opportunities for those on low income or unemployed better job prospects   |

#### **Negative impacts identified:**

|   |   |
|---|---|
| <b>Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation</b> | None identified   |
| <b>People who suffer discrimination or disadvantage</b>   | Extensions to parts of the conservation area may raise property values, pricing out those people. |
| <b>Areas with poor economic, health or educational outcomes</b>   | None identified   |
| <b>People in poverty</b>  | None identified   |

|                                 |   |
|---------------------------------|---|
| <b>Overall Impact</b>           | Positive  |
| <b>Justification for impact</b> | An improved ambience will lead to improved perceptions of safety. Better maintained buildings which are attractive and vibrant, both day and night, will also lead to a greater perception of safety for those in the town centre.  |
| <b>Further actions required</b> | Fair and proportionate enforcement action, which is communicated clearly and consistently to property and business owners will resolve potential negative consequences. Ensure communication with relevant individuals, groups and businesses. Ensure designs of regeneration projects and public spaces and facilities are developed with people with protected characteristics. |

**Positive impacts identified:**

|   |   |
|---|---|
| <b>Safe communities and individuals</b>       | Protection and enhancement of historic buildings will contribute to an improved ambience, leading to improved perceptions of safety and increased footfall will help. Better maintained buildings which are attractive and vibrant, both day and night, will also lead to a greater of perception of safety for those in the town centre. |
| <b>Community participation and resilience</b> | Consultation on changes to the conservation area has taken place. Need to ensure ongoing communication with relevant individuals, groups and businesses   |
| <b>The attractiveness of the area</b>         | Protection and enhancement of historic buildings will contribute to improving the attractiveness of Rhyl.   |
| <b>Connected communities</b>                  | Not relevant to this report   |

**Negative impacts identified:**

|   |  |
|---|--|
| <b>Safe communities and individuals</b>       | Potential conflict between protection of historic buildings and shop fronts and the re-instatement of original historic features |
| <b>Community participation and resilience</b> | Potential for conflict of opinions from various groups, over the details of the projects   |
| <b>The attractiveness of the area</b>         | None identified  |
| <b>Connected communities</b>                  | Not relevant to this report  |

**A Denbighshire of vibrant culture and thriving Welsh language**

|                                 |  |
|---------------------------------|--|
| <b>Overall Impact</b>           | Positive   |
| <b>Justification for impact</b> | It is difficult to quantify any negative or positive impact on the Welsh Language. However, the retention of the conservation area, with proposed changes, is important to the culture and heritage of the town. |
| <b>Further actions required</b> | As part of the engagement and communication strategy for the Masterplan and these linked projects, promote the economic and social benefits of a greater use and promotion of the Welsh Language.                |

**Positive impacts identified:**

|                                     |   |
|-------------------------------------|---|
| <b>People using Welsh</b>           | Not relevant to this report   |
| <b>Promoting the Welsh language</b> | Not relevant to this report   |
| <b>Culture and heritage</b>         | Retaining a robust conservation area in Rhyl will assist in the retention and enhancement of important historic assets - important to the culture and heritage of the town. |

### Negative impacts identified:

|                                     |                             |
|-------------------------------------|-----------------------------|
| <b>People using Welsh</b>           | Not relevant to this report |
| <b>Promoting the Welsh language</b> | Not relevant to this report |
| <b>Culture and heritage</b>         | None identified             |

## A globally responsible Denbighshire

|                                 |   |
|---------------------------------|---|
| <b>Overall Impact</b>           | Neutral   |
| <b>Justification for impact</b> | Changes to Rhyl conservation area are unlikely to provide positive or negative consequences globally.   |
| <b>Further actions required</b> | Having regard to sustainable development principles, i.e. sourcing materials and services locally, this will ensure that conservation area projects are undertaken in a responsible manner. |

### Positive impacts identified:

|  |   |
|--|---|
| <b>Local, national, international supply chains</b>              | Opportunities to source local materials, both natural and man-made, for work within the conservation area |
| <b>Human rights</b>  | Any council project will have regard to the relevant legislation, pertaining to human rights              |
| <b>Broader service provision in the local area or the region</b> | None identified   |

### Negative impacts identified:

|  |   |
|--|---|
| <b>Local, national, international supply chains</b>              | Potential for higher costs to buy local supplies and potential difficulty in sourcing locally |
| <b>Human rights</b>  | None identified   |
| <b>Broader service provision in the local area or the region</b> | None identified   |