

# Development of Passivhaus homes for social rent on land at Lodge Farm, Denbigh

## 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.

Assessment Number:	726
Brief description:	Construction of 22 semi-detached houses for social rent built to the energy efficient Passivhaus standard using modern methods of construction
Date Completed:	Version: 0
Completed by:	
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Denbigh,
Who will be affected by the proposal?	The proposal will have a positive impact upon people on the single housing register for the county through the provision of additional energy efficient homes for social rent.
Was this impact assessment completed as a group?	No

# 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

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

## Implications of the score

We can apply the five ways of working to improve the sustainability of our approach.

We can prevent problems occurring in the long term by developing assets which enable people to live in their own homes for longer by providing properties which meet the Lifetime Homes Standard thereby improving community resilience. We can improve the resilience of our infrastructure by providing homes on a development where sustainable drainage has been installed to reduce flood risk. We can ensure our proposal is embedded and sustained by making provision in our housing stock business plan for its future maintenance.

We can prevent problems occurring by creating a community where tenants can help each other and be less reliant on public services.

We will link our proposal to other corporate priorities by minimizing carbon emissions and improving habitats on the development site. We will help to deliver the Local Development Plan by providing more affordable homes on land which has been allocated for this purpose.

We will collaborate with Cartrefi Conwy to use modern methods of construction to deliver affordable modular homes which meet identified needs in the Denbigh local housing market area.

The community has been involved in developing the proposal through engagement in the pre-Planning application consultations which took place for the development.

## 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

Positive

Positive

Positive

Positive



## Main conclusions

The main conclusions of the assessment are that the proposal will have a positive impact on all of the

well being goals through the provision of new homes suitable for people who acquire protected characteristics which are situated in a location which will enable them to access services on foot or by cycling and which will minimize the risk of fuel poverty amongst residents as a consequence of their energy efficiency; it will have a positive impact on the economy by contributing towards the vitality of shops and services in Denbigh town centre and through supply chain opportunities and the acquisition of new skills as a consequence of the creation of traineeships; it will increase community cohesiveness by improving the attractiveness of a previously undeveloped area and providing access to community leisure facilities for residents; and it will have a positive impact upon biodiversity through habitat improvements; and it will promote the use of the Welsh language through the use of bilingual signage and Welsh street names.

### **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 be 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>	The overall impact of the proposal is positive because it will help to minimise carbon emissions through the provision of energy efficient homes; it will help to minimize flood risk through the introduction of a sustainable surface water drainage solution to the area; it will help to develop the county's economy by enhancing the vitality of the shops and services in Denbigh; and it will help to raise skills levels by enabling the provision of training in modern methods of construction.
<b>Further actions required</b>	Positives can be maximised by ensuring that the design includes the highest levels of energy efficiency which are feasible; by enabling businesses to promote the services available in the town to residents; and by the provision of new skills to trainees involved in the construction of the new homes.

### Positive impacts identified:

<b>A low carbon society</b>	The proposal involves the construction of new homes which will require very little energy for their operation thereby minimising carbon emissions from energy generation.
<b>Quality communications, infrastructure and transport</b>	The proposal will improve infrastructure by providing a sustainable surface water drainage solution for the area thereby minimizing flood risk.
<b>Economic development</b>	The proposal will help to enhance the vitality and viability of the shops and services in Denbigh by enabling additional households to live in the town thereby increasing demand and profitability.
<b>Quality skills for the long term</b>	The proposal will help to provide quality skills for the long term through the provision of training and job opportunities in the construction sector which will increase the knowledge of modern methods of construction in the area.
<b>Quality jobs for the long term</b>	Not applicable
<b>Childcare</b>	Not applicable

### Negative impacts identified:

<b>A low carbon society</b>	None
<b>Quality communications, infrastructure and transport</b>	None
<b>Economic development</b>	None
<b>Quality skills for the long term</b>	None

<b>Quality jobs for the long term</b>	None
<b>Childcare</b>	None

## A resilient Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact of the proposal is positive because residents will be provided with facilities to recycle more waste; biodiversity in the urban environment will be enhanced through the inclusion of soft landscaping and bat and bird boxes in the development; residents of the development will be able to access town centre shops and services without having to travel by car thereby saving fuel; and it will minimize flood risk by providing a sustainable surface water drainage system for the site.
<b>Further actions required</b>	The landscaping and planting will compensate for any loss of habitat and will be of better quality.

### Positive impacts identified:

<b>Biodiversity and the natural environment</b>	Not applicable
<b>Biodiversity in the built environment</b>	The proposal will enhance biodiversity in the built environment through the inclusion of landscaped areas and planting in the development and bat and bird boxes on the external elevations of the houses to be built.
<b>Reducing waste, reusing and recycling</b>	The proposal will help to encourage recycling by residents through the provision of locations for the different bins required on each plot.
<b>Reduced energy/fuel consumption</b>	The proposal will reduce fuel consumption by enabling people to live near town centre shops and services thereby reducing the need to travel by car.
<b>People's awareness of the environment and biodiversity</b>	Not applicable
<b>Flood risk management</b>	The proposal will minimize flood risk through the installation of a sustainable surface water drainage system on the site.

### Negative impacts identified:

<b>Biodiversity and the natural environment</b>	Construction on a previously undeveloped area could potentially result in loss of habitat.
<b>Biodiversity in the built environment</b>	Not applicable
<b>Reducing waste, reusing and recycling</b>	None
<b>Reduced energy/fuel consumption</b>	None
<b>People's awareness of the environment and biodiversity</b>	None

<b>Flood risk management</b>	None
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## A healthier Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact of the proposal is positive because the health and well being of residents will be improved by being able to walk or cycle to access services in the town centre and participation in leisure opportunities will be increased by locating new homes close to existing leisure facilities.
<b>Further actions required</b>	Positives can be maximised by the town's service and leisure facilities promoting awareness of their offer to tenants.

### Positive impacts identified:

<b>A social and physical environment that encourage and support health and well-being</b>	The proposal will encourage and support health and well being by providing homes which are located near town centre shops and services which can be accessed by pedestrians or by cycling.
<b>Access to good quality, healthy food</b>	Not applicable
<b>People's emotional and mental well-being</b>	Not applicable
<b>Access to healthcare</b>	Not applicable
<b>Participation in leisure opportunities</b>	The proposal has the potential to improve participation in leisure opportunities through the provision of new homes close to facilities such as the playing fields at Cae Howell, the cylch meithrin at Capel Seion and the community centre at Eirianfa.

### Negative impacts identified:

<b>A social and physical environment that encourage and support health and well-being</b>	None
<b>Access to good quality, healthy food</b>	None
<b>People's emotional and mental well-being</b>	None
<b>Access to healthcare</b>	None
<b>Participation in leisure opportunities</b>	None

## A more equal Denbighshire

<b>Overall Impact</b>	Positive
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<b>Justification for impact</b>	The overall impact is positive because the well being of people with protected characteristics will be improved by the provision of Lifetime Homes and because poverty will be reduced by providing homes which minimize the amount which residents spend on energy.
<b>Further actions required</b>	Positives can be maximised by instructing new tenants on how to minimise energy consumption in their homes.

**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>	The proposal will improve the well being of people with protected characteristics by providing properties which meet Lifetime Home Standards which will enable residents to continue living in their homes if they acquire a disability.
<b>People who suffer discrimination or disadvantage</b>	Not applicable
<b>Areas with poor economic, health or educational outcomes</b>	Not applicable
<b>People in poverty</b>	The proposal will help to tackle fuel poverty by providing highly energy efficient homes which will minimize the proportion of residents' income spent on fuel.

**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
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<b>People who suffer discrimination or disadvantage</b>	None
<b>Areas with poor economic, health or educational outcomes</b>	None
<b>People in poverty</b>	None

## A Denbighshire of cohesive communities

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact will be positive because community participation will be improved through engagement in the design process, and the attractiveness of the neighbourhood will be enhanced with soft landscaping and planting.
<b>Further actions required</b>	A drop in at the adjacent school took place during the pre-application consultation to encourage engagement in the design process.

### Positive impacts identified:

<b>Safe communities and individuals</b>	Not applicable
<b>Community participation and resilience</b>	The proposal encourages community participation through engagement in the design process during the pre-Planning application consultation for a major development.
<b>The attractiveness of the area</b>	The proposal will improve the attractiveness of the area through the provision of soft landscaping and planting on the site.
<b>Connected communities</b>	The proposal will make provision for the construction of a future cycle path connecting Henllan and Denbigh.
<b>Rural resilience</b>	Not applicable

### Negative impacts identified:

<b>Safe communities and individuals</b>	None
<b>Community participation and resilience</b>	None
<b>The attractiveness of the area</b>	None
<b>Connected communities</b>	None
<b>Rural resilience</b>	None

## A Denbighshire of vibrant culture and thriving Welsh language

<b>Overall Impact</b>	Positive
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<b>Justification for impact</b>	A community linguistic assessment was undertaken for the development and concluded that it would have a positive impact overall upon Welsh speakers.
<b>Further actions required</b>	Notwithstanding the positive impact upon Welsh speakers, the linguistic assessment proposed additional mitigation measures including the use of bilingual signage and the use of Welsh street names. Particulars for the Council's affordable properties will be bilingual.

**Positive impacts identified:**

<b>People using Welsh</b>	Not applicable
<b>Promoting the Welsh language</b>	The proposed development will promote the use of the Welsh language by incorporating bilingual signage during construction and Welsh language street names.
<b>Culture and heritage</b>	Not applicable

**Negative impacts identified:**

<b>People using Welsh</b>	None
<b>Promoting the Welsh language</b>	None
<b>Culture and heritage</b>	None

**A globally responsible Denbighshire**

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact will be positive because a regionally based social enterprise will be able to benefit from the works procured.
<b>Further actions required</b>	The benefit to the local community will be enhanced through the provision of training in the modern methods of construction to be used.

**Positive impacts identified:**

<b>Local, national, international supply chains</b>	Local supply chains will potentially be able to benefit from the works procured.
<b>Human rights</b>	Not applicable
<b>Broader service provision in the local area or the region</b>	Not applicable

**Negative impacts identified:**

<b>Local, national, international supply chains</b>	None
<b>Human rights</b>	None

<b>Broader service provision in the local area or the region</b>	None
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