

Redevelopment of former Prestatyn library site

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:	943
Brief description:	Demolition of former Prestatyn library and redevelopment of the site to provide 14 no. accessible social rental apartments for over 55s and 2 no. ground floor commercial units
Date Completed:	Version: 0
Completed by:	
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Prestatyn,
Who will be affected by the proposal?	Prospective tenants of the apartments and commercial units to be provided, occupiers of neighbouring properties and people working in the retail sector in Prestatyn town centre.
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

 (3 out of 4 stars) Actual score : 34 / 36.

Summary for each Sustainable Development principle

Long term	The proposal will deliver long term benefits by providing permanent places to live for people who are unable to afford accessible market homes; developing physical assets which will emit low levels of carbon, are free from flood risk and will enhance biodiversity to address this need and thereby achieve community resilience; locating the homes in part of a coastal area which is not at risk of flooding; tackling climate change by maximising the energy efficiency of the new homes; and through a financial model which will created an income stream to ensure future viability.
Prevention	The proposal will prevent problems from occurring through an alternative approach to building independence and resilience through the construction of accessible lifetime homes for older tenants; and maximising the energy efficiency of new homes and enhancing biodiversity in an urban environment.
Integration	The proposal will help to deliver the council's Housing & Homelessness Strategy; and the choice of location for the development and its design has been influenced by the Local Development Plan and the adopted Development Brief for the area around site.
Collaboration	The proposal is a result of collaboration with partners to provide affordable, energy efficient homes to address housing need and commercial units to improve the viability of the town centre to deliver social, environmental and economic outcomes.
Involvement	The local community has been consulted about any concerns they have about the proposal as part of the Planning process. In doing so, we have applied the relevant National Principles for Public Engagement and specifically; 1. Engagement is effectively designed to make a difference; 2. Encourage and enable everyone affected to be involved, if they so choose; 3. Engagement is planned and delivered in a timely and appropriate way; 6. Make it easier for people to take part; 7. Enable people to take part effectively; and 8. Engagement is given the right resources and support to be effective.

Summary of impact

Well-being Goals

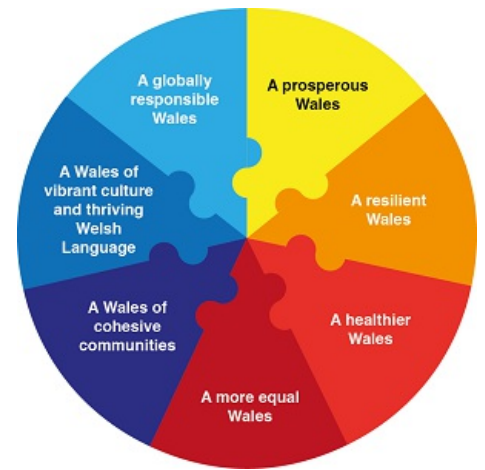
A prosperous Denbighshire	Positive
A resilient Denbighshire	Positive
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive
A Denbighshire of cohesive communities	Positive

A Denbighshire of vibrant culture and thriving Welsh language

Positive

A globally responsible Denbighshire

Positive



Main conclusions

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 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 Prestatyn town centre and through supply chain opportunities; it will increase health and community cohesiveness by improving the attractiveness of the Conservation Area and providing easy access to primary healthcare and community leisure facilities for residents; 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 information for tenants.

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

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive because it will help to minimise carbon emissions through the provision of energy efficient homes and commercial premises; it will help to minimize flood risk through the introduction of additional surface water drainage capacity to the area; it will help to develop the county's economy by enhancing the vitality of the shops and services in Prestatyn town centre; it will help to raise skills levels by enabling the provision of training in the construction sector; and it will help to provide quality jobs by providing accommodation for employers.
Further actions required	Positives can be maximised by ensuring that the design includes the highest levels of energy efficiency which are feasible; and by enabling businesses to promote the services available in the town centre to residents.

Positive impacts identified:

A low carbon society	The proposal involves the construction of new homes and commercial premises which will require very little energy for their operation thereby minimising carbon emissions from energy generation.
Quality communications, infrastructure and transport	The proposal will improve infrastructure by providing storm water attenuation tanks thereby minimizing flood risk in the vicinity of the development.
Economic development	The proposal will help to enhance the vitality and viability of the shops and services in Prestatyn town centre by accommodating uses in the commercial space which will attract footfall from the Shopping Park towards the High Street and enabling additional households to live in the town centre which will increase demand for goods and services.
Quality skills for the long term	The proposal will help to provide quality skills for the long term through the provision of training and job opportunities in the construction sector.
Quality jobs for the long term	The proposal will help to provide quality jobs for the long term by accommodating tenants in the commercial spaces which will create employment.
Childcare	Not applicable

Negative impacts identified:

A low carbon society	None
Quality communications, infrastructure and transport	None
Economic development	None
Quality skills for the long term	None
Quality jobs for the long term	None
Childcare	None

A resilient Denbighshire

Overall Impact	Positive
Justification for impact	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 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; tenants' awareness of the environment will be raised through the use of low carbon energy sources; and it will improve flood risk by providing storm water attenuation tanks for the site.
Further actions required	The landscaping and planting will compensate for the loss of trees in poor condition which had been identified as having a limited lifespan.

Positive impacts identified:

Biodiversity and the natural environment	Not applicable
Biodiversity in the built environment	The proposal will enhance biodiversity in the built environment through the inclusion of landscaped areas, planting and bat and bird boxes in the development.
Reducing waste, reusing and recycling	The proposal will help to encourage recycling by residents through the provision of communal locations for the different bins required.
Reduced energy/fuel consumption	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.
People's awareness of the environment and biodiversity	The proposal will raise tenants' awareness of the environment through the use of low carbon energy sources.
Flood risk management	The proposal will reduce flood risk through the installation of storm water attenuation tanks on the site.

Negative impacts identified:

Biodiversity and the natural environment	None
Biodiversity in the built environment	None
Reducing waste, reusing and recycling	None
Reduced energy/fuel consumption	None
People's awareness of the environment and biodiversity	None
Flood risk management	None

A healthier Denbighshire

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

Positive impacts identified:

A social and physical environment that encourage and support health and well-being	The proposal will encourage and support health and well being by providing homes which are located near shops and services in the town centre which can be accessed by pedestrians.
Access to good quality, healthy food	Not applicable
People's emotional and mental well-being	Not applicable
Access to healthcare	The proposal has the potential to improve access to healthcare for tenants through its location adjacent to the Healthy Prestatyn Primary Healthcare Centre and the Park House Surgery.
Participation in leisure opportunities	The proposal has the potential to improve participation in leisure opportunities through the provision of new homes close to facilities such as Prestatyn Library and the King's Hall community centre.

Negative impacts identified:

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

A more equal Denbighshire

Overall Impact	Positive
Justification for impact	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.
Further actions required	Positives can be maximised by advising new tenants on how to minimise energy consumption in their homes.

Positive impacts identified:

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	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 continuing living in their homes if they acquire a disability.
People who suffer discrimination or disadvantage	Not applicable
People affected by socio-economic disadvantage and unequal outcomes	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.
Areas affected by socio-economic disadvantage	Not applicable

Negative impacts identified:

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	None
People who suffer discrimination or disadvantage	None
People affected by socio-economic disadvantage and unequal outcomes	None
Areas affected by socio-economic disadvantage	None

Overall Impact	Positive
Justification for impact	The overall impact will be positive because community participation will be improved through engagement in the Planning process, and the attractiveness of the Conservation Area will be enhanced through the design of the new building and the provision of soft landscaping and planting.
Further actions required	The retention of healthy mature trees and the replacement of those in a poor condition will help to address concerns about any adverse impact upon the attractiveness of the area arising from the proposal.

Positive impacts identified:

Safe communities and individuals	Not applicable
Community participation and resilience	The proposal encouraged community participation through engagement in the design process during the pre-Planning application consultation for a major development.
The attractiveness of the area	The proposal will improve the attractiveness of the Conservation Area through the replacement of an eyesore with a new build which complements the traditional features of adjacent properties. The best mature trees will be retained and those which are in a poor condition will be removed and replaced.
Connected communities	The proposal will improve broadband services through the provision of Fibre to the Premises for the development.
Rural resilience	Not applicable

Negative impacts identified:

Safe communities and individuals	None
Community participation and resilience	None
The attractiveness of the area	Some respondents to the Pre-Planning consultation were concerned about the potential loss of mature trees as a consequence of the development.
Connected communities	None
Rural resilience	None

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Positive
Justification for impact	The impact of the proposal upon the Welsh language and the Conservation Area was assessed during the Planning process.
Further actions required	Particulars and user guides for tenants will be bilingual.

Positive impacts identified:

People using Welsh	Not applicable
Promoting the Welsh language	The proposed development will promote the use of the Welsh language by incorporating bilingual signage during and after construction.
Culture and heritage	The proposal will result in the removal of an eyesore from the Conservation Area and its replacement with a new build which complements the traditional features of the adjacent properties.

Negative impacts identified:

People using Welsh	None
Promoting the Welsh language	None
Culture and heritage	None

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact will be positive because local supply chains will potentially be able to benefit from the construction works procured by the Council; and it will help to minimise carbon emissions through the construction of energy efficient homes and commercial units.
Further actions required	Positives can be maximised and negatives minimized by ensuring that the highest levels of energy efficiency which are feasible are specified for the development and avoiding the use of hydrocarbons as an energy source.

Positive impacts identified:

Local, national, international supply chains	Local SMEs will potentially be able to benefit from the construction works procured by the Council either as the principal contractor or as sub-contractors. .
Human rights	Not applicable
Broader service provision in the local area or the region	Not applicable
Reducing climate change	The new homes and commercial units provided will require very little energy for their operation thereby minimising carbon emissions from energy generation.

Negative impacts identified:

Local, national, international supply chains	None
Human rights	None
Broader service provision in the local area or the region	None
Reducing climate change	Some carbon will be emitted from the new homes and commercial units provided.