

# Development of new apartments for social rent off The Dell in Prestatyn

## 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:	432
Brief description:	Construction of fifteen apartments to provide homes for social rent which are either adaptable and accessible, or alternatively are designed to meet the requirements of wheelchair users
Date Completed:	13/12/2018 13:46:30 Version: 5
Completed by:	Mark Dixon
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Prestatyn,
Who will be affected by the proposal?	The proposal will have a positive impact upon disadvantaged people with protected characteristics on the single housing register by providing energy efficient new homes for social rent.
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 : 30 / 36.

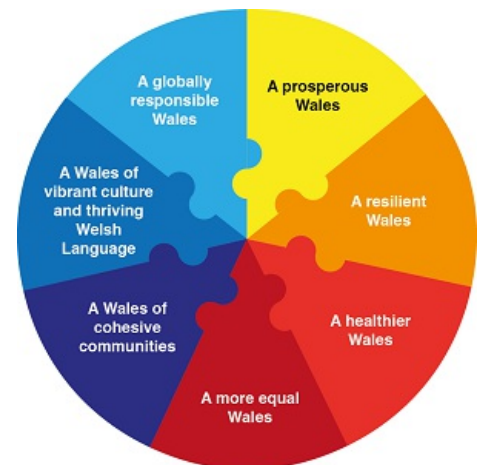
## Summary for each Sustainable Development principle

<b>Long term</b>	
<b>Prevention</b>	
<b>Integration</b>	
<b>Collaboration</b>	
<b>Involvement</b>	

## 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 with protected characteristics which are situated in a location which will enable them to access services on foot or by cycling and which will reduce 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 Prestatyn town centre; it will increase community cohesiveness by improving a secluded area which has previously attracted anti social behaviour; and it will have a positive impact upon biodiversity by enabling habitat improvements in the Prestatyn area.

## 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>	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 surface water drainage to the area; it will help to develop the county's economy by enhancing the vitality of Prestatyn town centre as a consequence of increased footfall; and it will help to raise skills levels by enabling the provision of training in the construction sector.
<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 adjacent town centre to residents; and by including social clauses in contracts to provide skills in the construction sector.

### 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 surface water drainage to the area thereby minimizing flood risk.
<b>Economic development</b>	The proposal will help to enhance the vitality and viability of Prestatyn town centre by enabling additional households to live within walking distance of the town centre thereby increasing footfall and potentially increasing the profitability of retail businesses in the town centre.
<b>Quality skills for the long term</b>	The proposal will help to provide quality skills for the long term by providing tasters of the construction sector and apprenticeships through social clauses in the construction contract.
<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 the habitat improvements being undertaken off site compensate for loss of habitat on site and will be of better quality; 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 services without having to travel by car thereby saving fuel; and it will improve flood risk by providing surface water drainage for the site.
<b>Further actions required</b>	The Council's Countryside service has advised that the habitat on the development site is of low value and that biodiversity in the area would be enhanced by the investment of commuted sums from the development in improving habitat elsewhere in the vicinity of the development.

### 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 by the inclusion of soft landscaping in the development.
<b>Reducing waste, reusing and recycling</b>	The proposal will help to encourage recycling by residents through the provision of a communal bin store which will incorporate appropriate facilities.
<b>Reduced energy/fuel consumption</b>	The proposal will reduce fuel consumption by enabling people to live near town centre 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 improve flood risk through the installation of surface water drainage on the site.

### Negative impacts identified:

<b>Biodiversity and the natural environment</b>	Construction on a previously undeveloped area of land could potentially result in the loss of habitat.
<b>Biodiversity in the built environment</b>	None
<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

## A healthier Denbighshire

<b>Overall Impact</b>	Positive
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<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; residents' access to healthcare will be improved by locating new homes close to the town's new healthcare facility; 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 enabling town centre services, health services and leisure facilities to promote awareness of their offer to tenants by for example providing a notice board in the common areas of the building.

### 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 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>	The proposal has the potential to improve residents' access to healthcare by providing new homes within easy reach of the new Healthy Prestatyn Iach primary health care facility in the town centre.
<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 Prestatyn Leisure Centre and the King's Hall.

### 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
<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 additional accessible 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 incorporating the latest thinking on implementing Part M of the Building Regulations into the design of the building and instructing new tenants on how to minimise energy consumption in their homes.
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**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 apartments which meet the requirements of Categories 2 and 3 of Part M of the Building Regulations for adaptable and accessible dwellings and wheelchair users respectively.
<b>People who suffer discrimination or disadvantage</b>	Not applicable
<b>People affected by socio-economic disadvantage and unequal outcomes</b>	The proposal will help to tackle poverty by providing highly energy efficient homes which will minimize the proportion of residents' income spent on fuel.
<b>Areas affected by socio-economic disadvantage</b>	Not applicable

**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
<b>People who suffer discrimination or disadvantage</b>	None
<b>People affected by socio-economic disadvantage and unequal outcomes</b>	None

<b>Areas affected by socio-economic disadvantage</b>	None
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## A Denbighshire of cohesive communities

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact will be positive because community safety will be improved by developing an area which previously attracted anti social behaviour; community participation will be improved through engagement in the design process, and the attractiveness of the neighbourhood will be improved by replacing an overgrown area with a contemporary development with soft landscaping, and because we will ensure that existing homes are not overlooked.
<b>Further actions required</b>	The new building has been sited as far away as possible from existing homes and well in excess of the acceptable separation in the adopted Supplementary Planning Guidance, and at the lowest possible elevation to ensure that existing homes are not overlooked.

### Positive impacts identified:

<b>Safe communities and individuals</b>	The proposal will improve community safety by developing an area which was previously a location for anti social behaviour screened from public view by dense undergrowth.
<b>Community participation and resilience</b>	The proposal will encourage 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 neighbourhood by replacing an overgrown area with a new building of contemporary design in an area of well maintained soft landscaping.
<b>Connected communities</b>	Not applicable
<b>Rural resilience</b>	

### Negative impacts identified:

<b>Safe communities and individuals</b>	None
<b>Community participation and resilience</b>	None
<b>The attractiveness of the area</b>	The proposal will involve the construction of a new building on a green field site and the residents of the existing homes might be concerned that they will be overlooked by the new development.
<b>Connected communities</b>	None
<b>Rural resilience</b>	

## A Denbighshire of vibrant culture and thriving Welsh language

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	The overall impact is positive because use of the Welsh language will be promoted through the provision of bilingual signage on the development.
<b>Further actions required</b>	Positives can be maximised by installing bilingual signage throughout the building.

**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 both during the works and on a permanent basis following its completion.
<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 local supply chains will potentially be able to benefit from the works procured.
<b>Further actions required</b>	Positives can be maximised by ensuring that work packages are offered to the market in a way which is accessible to local suppliers.

**Positive impacts identified:**

<b>Local, national, international supply chains</b>	The proposal will benefit local supply chains by enabling locally based SMEs to submit tenders for the works.
<b>Human rights</b>	Not applicable
<b>Broader service provision in the local area or the region</b>	Not applicable
<b>Reducing climate change</b>	

**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
<b>Reducing climate change</b>	