

Local Development Plan (LDP) - Preferred Strategy - Confirmation: 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: 626

Brief description: The LDP is a statutory document that all local planning authorities in Wales are required to prepare. The LDP covers a 15 year time period and sets out key land use policies covering issues such as housing, employment, retail, infrastructure and key areas of protection. The Preferred Strategy sets out the overall growth levels proposed for the LDP and the spatial strategy that will guide areas of growth in the final plan. The Preferred Strategy contains high level strategic policies but no detailed policies or land allocations, these will be included at the Deposit stage in the future. The draft Preferred Strategy was the subject of consultation in 2019 and there are recommended amendments to be made to the Preferred Strategy prior to moving to the Deposit LDP.

Date Completed: 20/04/2023 15:48:25 Version: 3

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Responsible Service: Planning, Public Protection and Countryside Services

Localities affected by the proposal: Whole County,

Who will be affected by the proposal? The LDP will potentially have an impact on every resident, visitor and business within Denbighshire and neighbouring areas. The LDP does not impact on any specific groups with protected characteristics to any greater or lesser extent than the general population.

Was this impact assessment completed as a group? Yes

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 : 35 / 36.

Summary for each Sustainable Development principle

Long term

The LDP is a 15 year strategic land use plan. The plan aims to balance the need for development and the need to protect and enhance our environment and respond to climate change and the ecological emergency. Sustainability is at the heart of the LDP and it helps to deliver and shape council priorities.

Prevention

In making positive provision for necessary development in sustainable locations, development will be directed away from areas of flood risk and ecological sensitivity.

Integration

The LDP will be instrumental in delivering many of the objectives of the Corporate Plan and other council projects.

Collaboration

During the development of the LDP there is on-going liaison with internal departments and external stakeholders to ensure that opportunities to maximise sustainability are taken.

Involvement

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The LDP is subject to wide ranging engagement and consultation throughout it's preparation.

Summary of impact

Well-being Goals	Overall Impact
A prosperous Denbighshire	Positive
A resilient Denbighshire	Neutral
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive
A Denbighshire of cohesive communities	Neutral
A Denbighshire of vibrant culture and thriving Welsh language	Neutral
A globally responsible Denbighshire	Positive

Main conclusions

The LDP Preferred Strategy is a high level document that seeks to promote sustainable development within the County. The majority of impacts are likely to be neutral or positive as the plan has sustainability at it's core. The strategy has been subject to a Sustainability Appraisal which assesses the social, environmental and economic impacts of the strategy and the options considered. A Health Impact Assessment was also carried out as part of the Preferred Strategy consultation process.

Much of the mitigation identified will be included at the Deposit stage when detailed policies will be developed and land allocations identified which will demonstrate that negative impacts can be mitigated. Following consultation additional policies relating to climate change, carbon reduction and

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Active travel will be included in the Deposit LDP.

The likely impact on Denbighshire, Wales and the world.

A prosperous Denbighshire

Overall Impact

Positive

Justification for impact

When exploring the issues that the LDP needs to address, the objectives were assessed against the national Well-being goals, the Conwy/Denbighshire Well-being Plan and the Corporate Plan priorities. The Preferred Strategy sets the framework for an appropriate level of growth in the county whilst also protecting vital resources.

Further actions required

Detailed policies and land allocations at the deposit stage will need to ensure that land allocations are sustainably located to maximise the opportunities for providing appropriate housing and employment development. Use of local labour agreements and work with the education sector can help to ensure that the workforce has the required skills. A focus on brownfield land development could reduce the amount of green field land required. Following consultation additional policies relating to climate change, carbon reduction and Active travel will be included in the Deposit LDP.

Positive impacts identified:

A low carbon society

Strategy looks to provide sufficient development land to meet needs in sustainable locations with facilities and services to reduce the need to travel. Additional policy on carbon reduction to be included in the Deposit LDP.

Quality communications, infrastructure and transport

LDP objectives support regeneration, sustainable development of renewable energy and mineral resources and supporting infrastructure development. additional policy on Active Travel to be included in Deposit LDP.

Economic development

Preferred Strategy has objectives supporting economic development, including the rural economy and town centre regeneration. Strategic policies supporting appropriate development on employment land, retail and the visitor economy are included.

Quality skills for the long term

Increased construction activity will lead to demand for skilled workers.

Quality jobs for the long term

Employment land allocations and policies will support sustainable economic development providing jobs in the long term. Existing employment sites will be protected and policies will encourage development of the County's key economic sectors.

Childcare

Increased demand for childcare as housing supply is increased may support existing businesses and provide opportunities for new ones.

Negative impacts identified:

A low carbon society

Focussing development around existing services to reduce travel for the majority may impact on the more rural areas and increase travel for some.

Quality communications, infrastructure and transport

Development will have an impact on infrastructure capacity and may require use of some primary resources. Some green field land will be required to meet development needs as Denbighshire does not have a sufficient supply brownfield land to meet needs.

Economic development

None identified

Quality skills for the long term

If there is a skill shortage locally then development may be held up and workers may need to commute into the County.

There will potentially be impacts on school capacities, a lack of housing development may reduce school rolls and an increase may lead to pressure on school places.

Quality jobs for the long term

None identified

Childcare

if development is located in more rural areas availability of local childcare may be problematic.

A resilient Denbighshire

Overall Impact

Neutral

Justification for impact

The LDP seeks to strike a balance between the need for development and the need to protect the environment, this is at the heart of the plan preparation process. The Preferred Strategy will direct growth to the most sustainable locations but there will be some environmental impacts which will require mitigation.

Flood risk and environmental impact will be a key criterion when assessing the suitability of candidate sites for inclusion in the Deposit LDP.

Further actions required

Detailed policies will need to be developed that ensure that any potential negative environmental impacts associated with a development proposal are mitigated. Examples would include the need for additional landscaping and planting, protection of wildlife corridors and habitats. Following

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consultation additional policies relating to climate change, carbon reduction and Active travel will be included in the Deposit LDP.

Positive impacts identified:

Biodiversity and the natural environment

Objectives and Strategic Policies are included to protect ,support and enhance biodiversity.

Biodiversity in the built environment

Objectives and Strategic Policies are included to protect ,support and enhance biodiversity.

Reducing waste, reusing and recycling

Strategic policy supports waste prevention in the first instance and minimalisation through re-use and recycling.

Reduced energy/fuel consumption

By locating growth in housing and employment in areas accessible by modes other than the private car the need to travel can be reduced.

People's awareness of the environment and biodiversity

Development proposals can encourage individuals and communities to look more closely at their environment. This can increase awareness and knowledge and lead to a higher value being placed on biodiversity and the environment.

Flood risk management

An objective is included seeking to address the effects of flood risk and climate change. Vulnerable development will be steered away from area at risk of flooding in-line with national policy.

Negative impacts identified:

Biodiversity and the natural environment

Some green field land will be required to meet the development needs of the County. Environmental

protection and the need for development have to be balanced and it is not always possible to avoid all negative impacts to facilitate developments on sites. Trees, hedgerows etc can be lost.

Biodiversity in the built environment

Some brownfield sites can have high biodiversity value if they have been left undisturbed for some time. Redevelopment may impact on this.

Reducing waste, reusing and recycling

All development will create some level of waste that will need to be managed.

Reduced energy/fuel consumption

Requires behavioural change which is beyond the scope of the LDP.

People's awareness of the environment and biodiversity

Environmental protection and the need for development have to be balanced and it is not always possible to avoid all negative impacts to facilitate developments on sites. Trees, hedgerows etc can be lost. If appreciation is raised the sense of loss in a community may be greater if there is a perception that the environment has been negatively affected.

Flood risk management

None identified

A healthier Denbighshire

Overall Impact

Positive

Justification for impact

The provision of good quality, affordable housing is a basic human need. The allocation of land for housing will contribute positively towards meeting this need which will be beneficial to overall physical

and mental well-being. Homelessness will be addressed through the provision of affordable housing.

Further actions required

Much of the necessary avoidance of harm and mitigation will be contained in the detailed policies that will be developed at the next stage of the LDP. Agricultural land quality will be an assessment criteria when considering candidate sites and BMV land will only be selected if no other suitable land is available.

Positive impacts identified:

A social and physical environment that encourage and support health and well-being

The LDP aims to make sufficient provision to meet our communities needs for housing, employment, recreation and community facilities. By aiming to locate development in areas accessible by means other than the private car Active Travel will be encouraged. Affordable housing will be required which will support balanced communities. Developments will be required to provide appropriate open space to ensure there are opportunities for sport and recreation. Green and blue infrastructure will be protected and enhanced.

Housing is a basic human need and access to good quality, affordable housing will make a positive contribution to physical and mental well-being. The LDP will also seek to address homelessness through the provision of affordable housing which will have a significantly positive impact on peoples health and well-being.

Access to good quality, healthy food

The provision of allotments and community growing spaces could be encouraged through planning policies.

People's emotional and mental well-being

Housing is a basic human need and access to good quality, affordable housing will make a positive contribution to physical and mental well-being.

Access to healthcare

Objectives and strategic policies relating to the promotion of well-being and provision of infrastructure and services included in Preferred Strategy.

Participation in leisure opportunities

Developments will be required to provide appropriate open space to ensure there are opportunities for sport and recreation both active and passive. Green and blue infrastructure will be protected and enhanced.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being

None identified

Access to good quality, healthy food

Some agricultural land that is suitable for food production may be lost.

People's emotional and mental well-being

The development plan making and subsequent planning application process can provoke a strong emotional response in individuals and communities. It can be an adversarial process that can have a negative impact on an individuals mental health.

Access to healthcare

Limited influence over provision in the primary health care sector may lead to housing growth in areas prior to an increase in health care provision.

Participation in leisure opportunities

None identified

A more equal Denbighshire

Overall Impact

Positive

Justification for impact

The LDP aims to provide housing, employment, retail and leisure opportunities accessible to all members of the community. Improved opportunities will have a positive impact overall.

Further actions required

Ensure that all communications stress that the needs of Gypsy and Traveller families have to be met and that and discriminatory comments will not be tolerated. Promote positive messages from experiences in other areas.

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 LDP Preferred Strategy does not discriminate against any of the groups with protected characteristics. A wide range and type of housing will be proposed including provision for older people. Positive provision and criteria based policies will be developed to meet the needs of the Gypsy and Traveller community inline with need.

People who suffer discrimination or disadvantage

Positive provision and criteria based policies will be developed to meet the needs of the Gypsy and Traveller community inline with need.

People affected by socio-economic disadvantage and unequal outcomes

The Preferred Strategy seeks to locate housing and employment opportunities in sustainable locations accessible by modes other than the private car to enhance opportunities for accessing employment.

Areas affected by socio-economic disadvantage

In trying to improve the quality of housing and employment opportunities through new development and regeneration, areas currently experiencing deprivation may have improved opportunities.

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

The two main centres in Denbighshire; Rhyl and Prestatyn, would be the most sustainable locations for development given the range of services and facilities that are easily accessible. These centres are however heavily constrained by flood risk, geography and highway constraints. The need to locate more development in other areas may impact on some people with protected characteristics if they have to travel further to access services.

People who suffer discrimination or disadvantage

The identification of need and steps to make positive provision for Gypsy and Traveller families is likely to create antagonism towards this group based on perceptions and experiences of unauthorised encampments. This may lead to further discrimination.

People affected by socio-economic disadvantage and unequal outcomes

None identified

Areas affected by socio-economic disadvantage

None identified

A Denbighshire of cohesive communities

Overall Impact

Neutral

Justification for impact

Development is required to meet the needs of our communities but there is rarely consensus on where it should go. The most sustainable locations for development are the more urban areas, limited development to support rural communities will be permitted.

Further actions required

Trying to ensure everyone understands the need for development to meet the needs of communities. Ensuring that the process is open and transparent so that even if people don't agree with a decision they can recognise how it has been arrived at. Draft policies that seek to ensure there is sufficient growth in rural areas to maintain communities but with overall sustainability in mind. Following consultation additional policies relating to climate change, carbon reduction and Active travel will be included in the Deposit LDP.

Positive impacts identified:

Safe communities and individuals

The LDP will encourage consideration of community safety as integral to all development proposals. Community safety is a key component of the key strategic policies.

Community participation and resilience

The approved Delivery Agreement sets out within the Community Involvement Strategy who, when and how we will engage and consult with. Consultation stages are always longer than the statutory period required and we accept comments in a variety of formats. We regularly hold engagement sessions with local communities to help them to engage more productively and gain a better understanding of the LDP process. Non technical summaries and easy read versions are made available.

The attractiveness of the area

The LDP requires high standards of design in all new developments as well as open spaces and landscaping. it provides protection for our high quality environment, landscape and built and cultural heritage.

Connected communities

Active Travel is promoted through the LDP. Local shops and community facilities are protected from alternative forms of development.

Rural resilience

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A limited amount of new housing will be permitted in rural areas primarily aimed at meeting local needs. Rural employment policies encourage appropriate rural enterprise.

Negative impacts identified:

Safe communities and individuals

None identified

Community participation and resilience

Planning is a process that is often divisive within communities.

The attractiveness of the area

Some green field land will be required to meet the development needs of the County which may impact negatively on the attractiveness of the area.

Connected communities

There may be some negative impacts on more rural areas where development is limited.

Rural resilience

There may be some negative impacts on more rural areas where development is limited.

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact

Neutral

Justification for impact

It is not possible to predict whether occupants of future housing will be Welsh speaking or not. A range of house types will be required in policy to meet the needs of the local community. The provision of good quality affordable housing may encourage local people to remain or return and a proportion of these will be Welsh speakers.

Further actions required

Ensuring a good housing mix and access to quality employment opportunities may encourage local people to remain or return and a proportion of these will be Welsh speakers. For the Deposit LDP the definition of language sensitive areas will be explored.

Positive impacts identified:

People using Welsh

By providing quality housing and employment opportunities more local Welsh speaking people may be encouraged to stay living in Denbighshire or to return if they have moved away. A percentage of all housing will be affordable to meet local needs specifically and this may help local Welsh speaking people access housing in their area.

The LDP process encourages the use of Welsh, all documents will be available in Welsh and Welsh speaking officers available at all consultation events.

Promoting the Welsh language

Potential impacts on the Welsh language are assessed via the Sustainability Appraisal. LDP objectives and key policies are included to support and enhance the Welsh language through the LDP.

The LDP process encourages the use of Welsh, all documents will be available in Welsh and Welsh speaking officers available at all consultation events.

Culture and heritage

Historic sites and assets are protected from inappropriate development in the LDP. The site selection process will assess potential impacts on Welsh Language, culture and heritage and avoid any adverse impacts.

Negative impacts identified:

People using Welsh

There is no control over the occupation of market housing . There is a perception that building new

houses attracts in-migrants but this is not borne out by evidence from the New Housing Occupancy surveys.

Promoting the Welsh language

None identified

Culture and heritage

None identified

A globally responsible Denbighshire

Overall Impact

Positive

Justification for impact

The LDP is one of the key means by which we work on a more regional basis. There is a requirement to work collaboratively with neighbours and other key stakeholders.

Further actions required

Local labour agreements could be included within major planning permissions. Materials to be used have to be approved at the planning application stage and it may be possible to specify more locally sourced materials subject to viability. Following consultation additional policies relating to climate change, carbon reduction and Active travel will be included in the Deposit LDP.

Positive impacts identified:

Local, national, international supply chains

Making positive provision for development will help support local and regional supply chains and the labour market.

Human rights

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Detailed policies in the Deposit LDP will include the need for local labour agreements and training opportunities where appropriate.

Broader service provision in the local area or the region

The LDP is prepared with close collaboration with our neighbouring authorities and other key stakeholders such as Natural Resources Wales, BCUHB and Dwr Cymru. The Conwy/Denbighshire Wellbeing Plan was instrumental in informing the Objectives for the LDP.

Reducing climate change

The LDP can make positive provision for meeting the need for housing, employment and services in the most sustainable locations to minimise and reduce climate change impacts. Reducing the need to travel, protecting green and blue infrastructure and encouraging the inclusion of renewable technologies in developments.

Policies relating to renewable energy & providing opportunities for local renewable energy schemes will be included in the LDP.

Negative impacts identified:

Local, national, international supply chains

Some of the materials used in development may be sourced for outside of the region.

Human rights

None identified

Broader service provision in the local area or the region

None identified

Reducing climate change

None identified