

West Rhyl Supplementary Planning  
Guidance  
15 August 2012.

Equality Impact Assessment

# West Rhyl Regeneration Area Supplementary Planning Guidance (draft)

**Contact:** Bryn Bowker, Policy, Research, and Information, Planning, Regeneration and Regulatory Services.  
**Updated:** 23.08.12

## 1. What type of proposal is being assessed?

A new or revised policy
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## 2. Please describe the purpose of this proposal

<p>To provide a planning policy framework for determining planning applications, stimulating private investment, and conducting compulsory purchase orders in the designated SPG area of West Rhyl. This SPG is based on existing policies in the Unitary Development Plan, Local Development Plan, and links to the Council's Corporate Priorities (Developing the Local Economy and Our Communities &amp; Ensuring access to good quality housing) and regeneration strategies published by Rhyl Going Forward and the Welsh Government.</p>
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<p>The overarching aim of this SPG is the creation of a focal open space, the improvement of; housing choice, housing quality, the built environment, and identifying sites that would be suitable for employment and tourist use to complement the nearby high street. It is anticipated that this document will improve living standards for all existing residents, all future residents and users of the SPG area.</p>
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<p>It is envisaged that the consultation period for the draft SPG would last for 8 weeks. This consultation will involve engaging those in the community who will be mostly affected by the document. The consultation process will involve writing to local residents, local members, Rhyl Town Council, relevant consultees, distributing leaflets to all properties in the SPG area, and arranging an informal 'drop in session' to give members of the public the opportunity to discuss the document face to face with officers. The document will also be published on the Council's website, and consultation will be undertaken with equality and minority groups such as the Denbighshire Access Group and the North Wales Race Equality Network.</p>
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## 3. Does this proposal require a full equality impact assessment? (Please refer to section 1 in the toolkit above for guidance)

No
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It is not considered a full equality impact assessment is
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required for this document as it would not lead to unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Equality Act 2010.

The overarching aim of the SPG as noted in the previous section, will be achieved through encouraging good design, identifying a focal public open space in West Rhyl, increasing the quality of the public realm, de-densifying the area, and by removing the need for affordable housing to remove development viability issues and therefore stimulate private investment which will increase the variety of housing type and tenure. A potential area of negative impact is this non-requirement of affordable housing. However, the area has a clear need for new and varied residential tenures and types to offer a wider range of housing choice to the public. Furthermore, Clwyd Alyn own a range of properties in the SPG area which offer 1 & 2 bedroom flats, alongside ownership of a hostel aimed at 19-25 year olds. No negative impact is envisaged in this regard.

Improvements proposed to the public realm and the creation of a focal open space will lead to a more accessible physical environment for all protected characteristics and will also create more possibilities for social interactions amongst residents, thus strengthen community cohesion.

For all proposals, inclusive design is encouraged throughout the document, and this consideration will remain an important factor assessed (alongside the need for an Access Statement) at the planning application stage. Regenerating the area through the provision of high quality and well designed family friendly residential homes and open space should have a positive impact on community relations.

The venue chosen to hold the informal 'drop in session' will be accessible to all, have public transport facilities nearby, and it will be highlighted that the SPG itself can be made available in requested formats in order to ensure people are not prevented from accessing information by virtue of their specific needs.

**4. Please provide a summary of the steps taken, and the information used, to carry out this assessment, including any engagement undertaken**

*(Please refer to section 1 in the toolkit for guidance)*

N/A

**5. Will this proposal have a positive impact on any of the protected characteristics?**

(Please refer to section 1 in the toolkit for a description of the protected characteristics)

N/A

**6. Will this proposal have a disproportionate negative impact on any of the protected characteristics?**

N/A

**7. Has the proposal been amended to eliminate or reduce any potential negative impact?**

<Please Select> N/A

**8. Have you identified any further actions to address and / or monitor any potential negative impact(s)?**

<Please Select> N/A

Action(s)	Owner	Date
N/A		

**9. Declaration**

Every reasonable effort has been made to eliminate or reduce any potential disproportionate impact on people sharing protected characteristics. The actual impact of the proposal will be reviewed at the appropriate stage.

Review Date: 23.08.12

Name of Lead Officer for Equality Impact Assessment	Date
Bryn Bowker	23.08.12

**Please note you will be required to publish the outcome of the equality impact assessment if you identify a substantial likely impact.**