

# Local Development Plan (LDP) - Preferred Strategy

## 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 authorities 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.
Date Completed:	Version: 0
Completed by:	
Responsible Service:	Planning & Public Protection
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

# 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 : 29 / 30.

## Implications of the score

As a strategic document focussed on sustainable development over a 15 year period the LDP should score well in sustainability terms. The Sustainability Appraisal which informs the LDP preparation process on an iterative basis provides much greater detail on sustainability and well-being issues. It is also intended to carry out a Health Impact Assessment of the Preferred Strategy as part of the consultation process. This is not yet a statutory requirement but will be carried out as best practice

## 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

Neutral

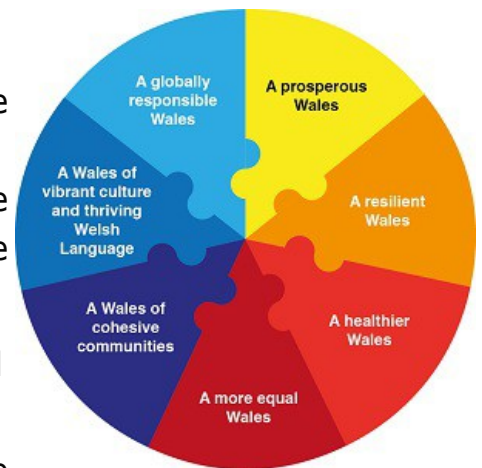
Positive

Positive

Neutral

Neutral

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 its 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 will be 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.

## 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>	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.
<b>Further actions required</b>	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.

## Positive impacts identified:

<b>A low carbon society</b>	Strategy looks to provide sufficient development land to meet needs in sustainable locations with facilities and services to reduce the need to travel.
<b>Quality communications, infrastructure and transport</b>	LDP objectives support regeneration, sustainable development of renewable energy and mineral resources and supporting infrastructure development.
<b>Economic development</b>	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.
<b>Quality skills for the long term</b>	Increased construction activity will lead to demand for skilled workers.
<b>Quality jobs for the long term</b>	Preferred Strategy includes the Bodelwyddan strategic site which is of regional importance and reflects the aspirations of the North Wales Growth Deal.  Employment land allocations and policies will support sustainable economic development providing jobs in the long term.
<b>Childcare</b>	Increased demand for childcare as housing supply is increased may support existing businesses and provide opportunities for new ones.

## Negative impacts identified:

<b>A low carbon society</b>	Focussing development around existing services to reduce travel for the majority may impact on the more rural areas and increase travel for some.
<b>Quality communications, infrastructure and transport</b>	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.

<b>Economic development</b>	
<b>Quality skills for the long term</b>	<p>If there is a skill shortage locally then development may be held up and workers may need to commute into the County.</p> <p>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.</p>
<b>Quality jobs for the long term</b>	
<b>Childcare</b>	If development is located in more rural areas availability of local childcare may be problematic.

## A resilient Denbighshire

<b>Overall Impact</b>	Neutral
<b>Justification for impact</b>	<p>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.</p> <p>Flood risk and environmental impact will be a key criterion when assessing the suitability of candidate sites for inclusion in the Deposit LDP.</p>
<b>Further actions required</b>	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.

### Positive impacts identified:

<b>Biodiversity and the natural environment</b>	Objectives and Strategic Policies are included to protect, support and enhance biodiversity.
<b>Biodiversity in the built environment</b>	Objectives and Strategic Policies are included to protect, support and enhance biodiversity.
<b>Reducing waste, reusing and recycling</b>	Strategic policy supports waste prevention in the first instance and minimalisation through re-use and recycling.
<b>Reduced energy/fuel consumption</b>	By locating growth in housing and employment in areas accessible by modes other than the private car the need to travel can be reduced.
<b>People's awareness of the environment and biodiversity</b>	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.
<b>Flood risk management</b>	An objective is included seeking to address the effects of flood risk and climate change. Development will be steered away from greenfield sites in the C2 flood zone in-line with national policy.

### Negative impacts identified:

<b>Biodiversity and the natural environment</b>	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. Tress, hedgerows etc can be lost.
<b>Biodiversity in the built environment</b>	Some brownfield sites can have high biodiversity value if they have been left undisturbed for some time. Redevelopment may impact on this.
<b>Reducing waste, reusing and recycling</b>	All development will create some level of waste that will need to be managed.
<b>Reduced energy/fuel consumption</b>	Requires behavioural change which is beyond the scope of the LDP.
<b>People's awareness of the environment and biodiversity</b>	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. Tress, 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.
<b>Flood risk management</b>	

## A healthier Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	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.
<b>Further actions required</b>	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:

<b>A social and physical environment that encourage and support health and well-being</b>	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.
<b>Access to good quality, healthy food</b>	The provision of allotments and community growing spaces could be encouraged through planning policies.
<b>People's emotional and mental well-being</b>	Housing is a basic human need and access to good quality, affordable housing will make a positive contribution to physical and mental well-being.
<b>Access to healthcare</b>	Objectives and strategic policies relating to the promotion of well-being and provision of infrastructure and services included in Preferred Strategy.

<b>Participation in leisure opportunities</b>	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.
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### Negative impacts identified:

<b>A social and physical environment that encourage and support health and well-being</b>	
<b>Access to good quality, healthy food</b>	Some agricultural land that is suitable for food production may be lost.
<b>People's emotional and mental well-being</b>	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.
<b>Access to healthcare</b>	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.
<b>Participation in leisure opportunities</b>	

### A more equal Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	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.
<b>Further actions required</b>	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:

<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 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 in line with need.
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<b>People who suffer discrimination or disadvantage</b>	Positive provision and criteria based policies will be developed to meet the needs of the gypsy and traveller community in line with need.
<b>Areas with poor economic, health or educational outcomes</b>	In trying to improve the quality of housing and employment opportunities through new development and regeneration, areas currently experiencing deprivation may have improved opportunities.
<b>People in poverty</b>	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. The Strategic Site at Bodelwyddan is a key project for economic growth within Denbighshire and across the region.

### 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>	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.
<b>People who suffer discrimination or disadvantage</b>	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.
<b>Areas with poor economic, health or educational outcomes</b>	
<b>People in poverty</b>	

## A Denbighshire of cohesive communities

<b>Overall Impact</b>	Neutral
<b>Justification for impact</b>	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.
<b>Further actions required</b>	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.



## Positive impacts identified:

<b>Safe communities and individuals</b>	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.
<b>Community participation and resilience</b>	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.
<b>The attractiveness of the area</b>	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.
<b>Connected communities</b>	Active Travel is promoted through the LDP. Local shops and community facilities are protected from alternative forms of development.
<b>Rural resilience</b>	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:

<b>Safe communities and individuals</b>	
<b>Community participation and resilience</b>	Planning is a process that is often divisive within communities.
<b>The attractiveness of the area</b>	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.
<b>Connected communities</b>	There may be some negative impacts on more rural areas where development is limited.
<b>Rural resilience</b>	There may be some negative impacts on more rural areas where development is limited.

## A Denbighshire of vibrant culture and thriving Welsh language

<b>Overall Impact</b>	Neutral
<b>Justification for impact</b>	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.
<b>Further actions required</b>	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:

<b>People using Welsh</b>	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.
<b>Promoting the Welsh language</b>	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.
<b>Culture and heritage</b>	Historic sites and assets are protected from inappropriate development in the LDP. The site selection process will assess potential impacts on culture and heritage and avoid any adverse impacts.

### Negative impacts identified:

<b>People using Welsh</b>	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.
<b>Promoting the Welsh language</b>	
<b>Culture and heritage</b>	

### A globally responsible Denbighshire

<b>Overall Impact</b>	Positive
<b>Justification for impact</b>	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.
<b>Further actions required</b>	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.

### Positive impacts identified:

<b>Local, national, international supply chains</b>	Making positive provision for development will help support local and regional supply chains and the labour market. The inclusion of sites relevant to the North Wales Economic Growth bid demonstrates that the LDP is looking regionally with regard to economic development.
<b>Human rights</b>	
<b>Broader service provision in the local area or the region</b>	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.

### Negative impacts identified:

<b>Local, national, international supply chains</b>	Some of the materials used in development may be sourced for outside of the region.
<b>Human rights</b>	

**Broader service provision in the local area or the region**