



Report: Abergele South East Development Brief- Rapid Participatory Health impact Assessment

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1. Introduction

Health Impact Assessment (HIA) is a process which supports organisations to assess the potential consequences of their decisions on people's health and well-being. The Welsh Government (WG) is committed to developing its use as a key part of its strategy to improve health and reduce inequalities although HIA is currently not Statutory.

HIA provides a systematic yet flexible and practical framework that can be used to consider the wider effects of local and national policies or initiatives and how they, in turn, may affect people's health. It works best when it involves people and organisations who can contribute different kinds of relevant knowledge and insight. The information is then used to build in measures to maximise opportunities for health and to minimise any risks and it can also identify any 'gaps' that can then be filled. HIA can also provide a way of addressing the inequalities in health that continue to persist in Wales by identifying any groups within the population who may be particularly affected by a policy or plan.

Within HIA a broad definition of health is used.

"A state of complete physical, mental and social well-being and not merely the absence of disease or infirmity"

(World Health Organisation, 1948)

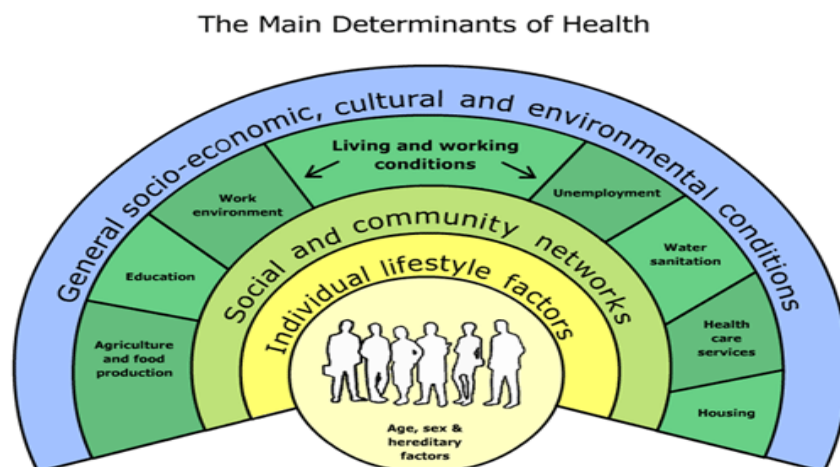
Wellbeing is an important component of physical and mental health and is expanded on below.

*"Well-being is about being emotionally healthy, feeling able to **cope (resilience)** with normal stresses, and living a fulfilled life. It can be affected by things like worries about money, work, your home, the people around you and the environment you live in. Your well-being is also affected by whether or not you feel in **control** of your life, feeling **involved** with people and communities, and feelings of anxiety and isolation."*

Coggins,T., Cooke,A. (2003)

The words that have been emboldened are important as they are recognised as the core protective factors for mental wellbeing and are important considerations within the wider determinants of health.

At the core of HIA the *Wider Determinants of Health* provide a framework to undertake the assessment component of the HIA process.



Source: Based on Dahlgren and Whitehead (1991)

Further insight into the process of HIA is available within the resource 'Health Impact Assessment: A Practical Guide (Chadderton et al, 2012).

The Wales Health Impact Assessment Support Unit (WHIASU) was established in 2001 to support the development of HIA in Wales and is funded by Welsh Government via the Policy, Research and Development Division (PRD) of Public Health Wales (PHW). Its remit is to support, train, facilitate and build capacity in HIA and raise awareness of how the process can support and contribute to improving health and wellbeing.

A particular focus of WHIASU in recent years has been the use of HIA within traditionally 'non-health' sectors such as mining, regeneration and housing, waste, land-use, transport and planning as a method of encouraging a consideration of health and wellbeing and 'Health in All Policies' (HiAP).

2. Background

Conwy County Borough Council (CCBC) adopted the Conwy Local Development Plan (LDP) in 2013. The plan (CCBC, 2013) provides a framework for the control of development and land use within the Local Authority's administrative jurisdiction. The LDP is used by the Council to guide and control development by providing the basis for planning applications. Supplementary Planning Guidance (SPG) documents are prepared for specific developments

identified within the LDP. A SPG for The Abergele South East Development (ASED) was produced and WHIASU was approached to provide advice and support for a HIA of the Development Brief.

Note - It should be noted that there is an additional plan in development titled *Abergele Placemaking Plan (APP)*, (CCBC, 2015) which will complement the LDP and the ASED. The focus for the APP is creating the conditions for better places in Abergele and providing greater clarity to enable developments, projects and the needs of the community to be delivered. There is a series of consultation events scheduled to develop the APP further. As there is a natural overlap between all the plans for Abergele when reporting any potential recommendations resulting from the HIA, care has been taken to attribute issues and recommendations to the relevant plan.

2.1 Abergele South East Development Brief

The Brief was prepared by the Strategic Planning Policy Service (SPPS) at CCBC, with the input from planning professionals at Nathaniel Lichfield and Partners (NLP) and independent highways consultants at Aktins.

The purpose of the ASED Brief (CCBC, 2014) is to enable the Council, in its capacity as the local planning authority, to set out specific objectives for the ASED. Once the Brief is adopted it will determine the nature of any planning applications for the development and achieves this by outlining specific site objectives:

- To provide an attractive, well designed mixed use development which takes into account the existing character of the landscape and built environment.
- To ensure the provision of good quality and accessible open space which contributes to the wider landscape and townscape and forms part of a strategic network of open spaces.
- To ensure that the development does not compromise traffic flows in and around the town, and complements future improvements to the highway network.

- To build at a density that is appropriate for the site, that makes effective use of greenfield land but does not compromise the amenity of its future residents.
- To encourage pedestrian, cycle and public transport linkages within the development to the town centre and beyond.
- To take into account the natural features on the site, for example trees/hedgerows/watercourses and enhance these features for biodiversity and as assets for future residents to respect and enjoy.

The land within the ASED has been allocated for a mixture of uses, namely; housing, class B1 employment, open space and allotment provision.

As with all plans of this nature they are subject to a period of consultation. The Rapid Participatory Health Impact Assessment (HIA) workshop will contribute to the insight gained from the planned consultation.

2.2 Community Profile

The information below is drawn from data compiled by the Corporate Research and Information Unit of CCBC (extracted 08/09, 2014). The data provides an overview of the profile for the community within the catchment of the development and provides insight when assessing The Brief.

Abergele is situated on the coast of North Wales, between the resorts of Colwyn Bay and Rhyl, the Abergele South East development is situated near the trunk road , A55 ; the main expressway through North Wales.

In terms of age profile, people aged 65+ make up almost a third of the population of Abergele. In Gele ward, the proportion of residents aged 65+ is more than twice the Great Britain average. There are a high proportion of households composed of only older people (defined as 65 +). Households made up of older people only may have greater care needs than other households. In particular, older people who live alone may suffer from social isolation, even if in good health.

Conversely, the number of the children in the population is low. Older age groups are increasing in size and are expected to continue to do so in the coming years, and the number of children has decreased.

Abergele and each of its electoral divisions have rates of limiting long term illness (LLTI) within its population which are significantly above national averages. The high proportion of people providing unpaid care is related to this high level of LLTI. The older age structure of the population will have an impact on both these measures of well-being, as older people are most likely to have greater personal care needs and to suffer from limiting illnesses.

In terms of housing provision, low levels of social renting suggest fewer affordable housing options in the area ; high levels of owner occupation on their own do not necessarily indicate housing prosperity - maintenance costs on properties can be a financial burden, particularly for households on low or fixed income (such as those on pensions or benefits)

Though house prices for the local housing market which contains Abergele are low compared to national and County Borough-wide figures, a simple income to house price ratio shows that average house prices are still 5.6 times the average household income. This ratio has increased since 2006, despite the housing market slump after the 2008 economic downturn.

Abergele has high proportions of working age residents claiming out of work benefits. Though rates have been falling in recent years, for all types of benefit claims they remain higher than the County Borough and national figures.

3. Evidence

The findings from the Rapid Participatory HIA will contribute to a range of evidence that will inform the adopted ASED Brief. Both the LDP (CCBC, 2013) and the ASED Brief (CCBC, 2014). Evidence was gathered by the SPPS of CCBC, such as stakeholder information, community profile, census and additional data drawn from national policies and planning guidance. To complement the evidence the findings from a literature review undertaken to inform a

previous HIA (WHIASU, 2014) which involved assessing a development including housing, regeneration and open space is summarised below. The findings provide context and insight into the issues raised within this HIA.

Regeneration: Historically, there have always been links between regeneration, rural/urban planning and health and wellbeing. This included joint initiatives for better, more sanitary housing, better services and open green spaces in areas for physical and social activity (Clark et al, 2007). Regeneration has significant potential to improve health, because it targets one or more determinants of health (Smith et al, 1997). Physical regeneration alone can improve housing stocks and the environment generally; making people living in an area feel better about it and improve their mental health and wellbeing.

Housing: Housing renewal and development is an increasingly prevalent policy direction for the UK that emphasises social regeneration, the importance of tackling deprivation and narrowing the health gap. It recognises that people's health, and their opportunities, may be affected by where they live (Jacobs et al, 2009).

There are a number of well conducted guidance documents and reviews, including systematic reviews, which have taken place in the field of housing, regeneration and health many of them published since 2009. In 2011, (Thomson) the World Health Organisation (WHO) published a guidance document relating to the environmental burden of disease associated with inadequate housing and provision and WHIASU itself has recently produced a guide on Housing and HIA (Byrne et al, 2014).

Building new homes can facilitate an increase in employment; skills and training; can kick start or boost the local economy and bring long term economic impacts to the new residents. There is evidence of increased pride in the local community. However, it can also draw detrimental comparisons to existing communities and highlight or exacerbate inequalities (National Assembly for Wales, 2012).

There is now a range of evidence recognising the potential positive impact on health and wellbeing across the wider determinants from access to open space. Despite this, not all

local authorities have reflected the importance of green spaces in some local community strategies but this is now changing and in Wales the use of HIA as a process to consider health and wellbeing has been included in the new 2013 Regeneration Framework 'Vibrant and Viable Places' (Welsh Government, 2013). The importance of the link between the built and natural environment and being physically active is also recognised within the NICE public health guidance 8 (2008) – 'Promoting and creating built or natural environments that encourage and support physical activity'. In addition Planning Policy Wales produced a Technical Advice Note 16 (2009), Sport, Recreation and Open Space which advises on the role of the planning system in making provision for sport and recreational facilities and informal open places in both the urban and rural environment.

4. Rapid Participatory HIA Workshop – purpose and process

The assessment workshop took place during the morning of the 9th of April. A list of attendees can be found in Appendix 1 and an agenda in Appendix 2. The purpose of the HIA session was to identify and consider whether the ASED Brief could have a differential impact on people and places by using the framework of the Health and Wellbeing Wider Determinants checklist (see Appendix 4) to assess the plan. Once the group had assessed the plan for both potential positive and negative impacts they went on to identify possible mitigations. The conclusions from these discussions will be highlighted later within the recommendations at the end of this report. It was noted that a distinction was made between issues directly related to the ASED and those concerning the wider APP.

To aid these discussions the session started with a presentation providing an overview of the ASED Plan and those attending had the opportunity to ask questions to gain further insight.

4.1 – Identification of Vulnerable Groups

The first stage of the assessment involves identifying the target groups who could be the most disadvantaged or vulnerable within the context of the ASED Brief. A vulnerable group's checklist (Appendix 3) was used as guidance to start the discussion.

Vulnerable groups identified:

- Older People – specifically older frailer/socially isolated/impact on welsh language, culture, community identity
- Younger population – achieve more balance
- Local school population – concern re loss of recreational land which is calculated within school provision
- Adjacent population in terms of loss of open space – Open Space assessment identified the ward within the boundaries of the proposed development as the second most deprived community within CCBC
- Non-working – job opportunities/access
- Low income – housing options
- Care leavers – housing options to remain in community they are familiar with and social networks
- Those in need of affordable housing
- Geographical – residents of Maes-y-Dre and Eryl Goch named specifically but could include other existing residential developments along St George Rd
- Groups dependent on public transport
- Whole population of Abergele and neighbouring settlements of Bodelwyddan in context of accessing certain key public services when considering other proposed housing developments (both within Conwy County boundaries and neighbouring County) which may have a cumulative impact in relation to access to such services as primary care and education.

4.2 Summary of the appraisal findings

This section provides a summary of the key discussions and issues raised as the group worked through the wider determinants framework. The completed matrices and notes from the group's discussions are contained in Appendix 5.

4.2.1 Lifestyles

Initially concern was raised about the potential and perceived loss of access to open space which when placed in the context of the ward (where the development is sited) had been

identified as the second most deprived ward in Conwy for access to open space. However, it was confirmed the development brief had made provision to retain existing open space and rights of way and includes additional open space allocation. This was seen as positive by the group having recognised that access to open and green space has a positive impact on wellbeing. The provision of cycle and pedestrian routes to the town centre and having crime mitigation built into the design were all seen as positive both for individual health and wellbeing but in addition contributing to the local economy.

Other concerns raised included the proximity to the local fast food outlet at Junction 24 of the A55, both from the perspective of the proximity of unhealthy food options and safety issues for those walking to the outlet.

There was some discussion in relation to the E28 contingency employment provision in the brief and the identified provision for a small neighbourhood retail unit. Concern was raised that this may lead to expansion of the retail provision. However it was highlighted that this was not possible due to the protection included within the policy outline of EMP/2. There was a request therefore to strengthen the wording in the brief to make this clear.

One issue i.e. lack of cemetery provision for the town was raised and identified as relevant to forward for consideration within the APP.

4.2.2 Social and Community Influences on Health

This determinant generated much discussion from the perspective of the cultural and social networks that exist within Abergele and how they contribute to the 'essence' that makes Abergele distinct from other settlements within Conwy.

In addition there was recognition from the participants that due to Abergele's situation on the county border it is well placed to be a 'gateway' town to the county for wider leisure and cultural opportunities including the Snowdonia National Park. It was highlighted that there is potential to make more of this with the A55 Junction and a well planned new development such as this one under consideration provides opportunities. It was noted

that whilst this was not directly related to the SPG brief it is relevant in the wider context of the APP.

Importance was placed on ensuring the 'integration' of the new development and it not being seen as separate or as expressed by one of the participants 'the new development down the road'. It was highlighted that opportunities to mitigate in terms of both cultural and structural boundaries could be supported by Cartrefi Conwy working with existing tenants to both support aspirations to become owner/occupiers and also environmental improvements similar to other schemes across Conwy.

Having the provision of a community hub within the sport field allocation could support the promotion of volunteering linked to sporting activities and encourage links between other existing sporting groups and additional opportunities such as refreshment provision etc. It was felt it would be best to foster the use of existing services to compliment the sport hub rather than using the facility to potentially set up rival services.

4.2.3 Living/Environmental Conditions Affecting Health & Wellbeing

A number of themes emerged when discussing this determinant:

Highways- The participants noted the consideration that had been given to the road infrastructure within the brief and planning obligations i.e. the inclusion of a new link road and improvements to the town centre traffic flow. However there were still concerns that the new link road could be used as a 'rat run', for inappropriate parking and raised impact of road noise. Another point raised was the potential unintended consequence of the new link road creating three separate 'communities' within the development. There was a fear that families may view the link road as a safety issue and restrict movement to one side thus limiting the positive outcomes to be gained from the open space, footpaths and cycle routes. There is a need for further consideration to the design and flow of the proposed link road.

Open space and landscaping- it was positive to have the inclusion of open space that would encourage informal play and recreation which is known to be beneficial for child

development and has a positive impact on emotional and mental wellbeing. But echoing the concerns outlined above regarding the link road, it was felt careful design was required to ensure appropriate linkage between the open space, community hub and other alternative travel routes. Another concern raised was in relation to the ongoing maintenance and upkeep of the open landscaped areas. It was highlighted that financial provision is to be factored within the granting of planning permission to the developer. Some participants felt the water features within the landscaping could be considered a hazard and there was additional concern expressed in respect of drainage maintenance being in place to mitigate for stagnant or excess ground water.

Construction impact on existing residential areas – concern was raised on how the construction in Phase 1 (sites 81/82) may impact on existing residential areas due to the access via St. Georges Rd. Whilst no specific mitigation was identified further discussion may be of benefit.

4.2.4 Economic Conditions Affecting Health

Having provision within the development for business units, alongside provision for E28 contingency employment, was viewed as positive by providing potential employment, training and apprenticeship opportunities for local residents. Having active travel routes within the development was also seen as positive for enabling access to local employment opportunities. Additional housing also leads to an increase in the local population and therefore there is the potential to increase demand within the local retail mix.

Concern regarding parking allocation within the town centre was raised alongside the current limited disabled parking provision. This was in the context that it may deter residents and visitors to shop within the town. However, it was noted that this was a consideration more appropriate within the context of the APP.

4.2.5 Access and Quality of services

It was felt that having the development site close to the town centre provided the potential to reduce the use of cars for accessing the facilities and services and as mentioned above would support the use of local shops and amenities. It was noted that Abergele is well served by public transport for onward links to the east and west (Arriva via Pensarn Route 12). However, public transport routes passing the proposed development are less frequent to access the Gwrch Medical Centre situated North West of Abergele town centre. For those requiring transport, there was potential to extend and revise the route for the Bws Bach. Further enhancement to transport links could be considered within APP.

A specific concern was raised in respect of the potential pressure on key local services (such as primary care services) due to the potential cumulative effect from the ASED and the additional large scale development which is proposed for Bodelwyddan. Whilst this development is within another local authorities planning jurisdiction and therefore cannot be mitigated for within the ASED brief, it is incumbent on both local authorities to jointly facilitate further discussion with the relevant organisations, such as the Local Health Board, to ensure all parties are aware of the development plans. They need to set aside the planning time required to address the potential cumulative impact on their services from these proposed developments.

4.2.6 Macro-economic, Environmental and Sustainability factors

No issues were identified.

5. Recommendations

During the discussions a number of potential mitigations/recommendations were identified, for a full record of the facilitated discussions see Appendix 5. As mentioned previously the recommendations are split between those that are specific to the ASED and the APP.

5.1 Recommendations for ASED

- More detailed discussions to be undertaken separately to explore the issue of the potential cumulative impact of both the ASED and the Bodelwyddan development in Denbighshire between:
 - Betsi Cadwaladr University Health Board (BCUHB)
 - Education, including the open space allocation.
 - Denbighshire County Council Planning Department
- Strengthen the wording within the brief to make clear the specifics in relation to the type of retail units allowed within the development.
- Further consideration to be given to pedestrian access to the retail and fast food unit on the A55 junction 24
- Provision of allotments either to be written into the brief as an acknowledgement of their contribution to enhancing wellbeing and sense of community or to be considered within the APP.
- Concerns were raised regarding road noise. Further acoustics monitoring is to be carried out and noise mitigation would be considered if required.
- Further discussions required to consider additional features to the proposed new link road within the development to ensure safe and appropriate access to all areas within the development to maximise use of open space and access routes. Potential need for additional traffic monitoring.
- Further consideration regarding water features (risk reduction).
- Clarity on safeguarding grass cutting and other ground maintenance on open access/landscaped areas.

5.2 Recommendations to contribute to the APP

- To maximise the opportunities of promoting Abergele as a 'gateway' town for the county of Conwy to wider leisure and cultural opportunities.
- Careful consideration to be given to 'branding' Abergele. Linked to consideration of above.
- To maximise the opportunities provided by the open space and enhanced open access to promote local walking routes/circular walks
- Identification and planning for environmental improvements to the boundary infrastructure between existing social housing neighbouring the new development with support from Cartrefi Conwy taking a community development approach. Identified as having the potential to reduce the perceived view of 'them and us'.
- The need for extended cemetery provision to be incorporated within the APP.
- Parking provision to be discussed further within the context of the town centre and disabled provision.
- Greater use of the Town Council newsletter to promote a range of opportunities within Abergele especially in the context of the new development encouraging inward migration to the town.
- Relocation of War Memorial – This is currently under consideration within other Abergele plans however it was raised as an additional consideration for infrastructure attached to the new development.
- Further discussions required regarding public transport access for populations South East and East of the town centre.

6. Conclusion

Those attending the HIA workshop reported gaining further insight into the proposed development and that the approach taken within the HIA process had supported this.

They appreciated the opportunity to bring partners together and have an open discussion. It also highlighted where further discussions are required.

It was felt that it was important that all points were recorded whether they were directly associated with the ASED or other projects planned for Abergele. This has been achieved in the report by identifying recommendations that are relevant to either the ASED or the APP.

The report and its contents will be put forward for consideration with other consultation responses for the ASED to inform the decision making processes.

7. References

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WHIASU, 2014 *Bodelwyddan Key Strategic Site Draft Development Brief – Health Impact Assessment Report*

APPENDICES –

Appendix 1 ATTENDEES

Emma Girvan (Health) – Public Health Wales – facilitator

Lee Parry-Williams – Welsh Health Impact Assessment Support Unit, PHW - facilitator

Jane Jones (Health) - Partnership Improvement & Development Manager (Central) BCUHB

Geraint Davies – Conwy West Locality Lead and Health and Social Care Facilitator, Conwy Voluntary Service Council (CVSC)

James Harland – Strategic Planning Policy Manager, CCBC

Bryn Kyffin – Senior Planning Officer, CCBC

Marianne Jackson – Head of Service (CDS), CCBC

Cllr Chris Hughes – Portfolio Holder

Cllr Tim Rowlands

Cllr Sam Rowlands

Cllr John MacLennan

Cllr Andrew Wood

Cllr Delyth MacRae

Shane Wetton – Community Development Services, CCBC

Cllr Richard Waters

Mandy Evans – Clerk Abergele Town Council

Appendix 2 - AGENDA

**Rapid Desktop Health Impact Assessment
for
The Abergele SE Development Brief
Date- Thursday 9th April
Venue- Abergele Town & Community Council Hall
Time – 9.30am – 1pm**

Agenda

9.30am	Arrival
9.45am -9.55am JH	Welcome and introduction to session
9.55am – 10.15am JH	Overview of Development Brief including Landscape Architect additions. Questions and clarifications
10.15am – 10.30am LPW	Introduction to HIA
10.30am – 11am Facilitated by LPW & EG	Identification of Vulnerable Groups
11am- 11.15am	Break
11.15am – 12.15pm Facilitated by LPW & EG	Appraisal of Brief
12.15pm – 12.45pm	Recommendations and conclusions
	To be completed by 1pm

Appendix 3 – Vulnerable Groups Checklist

Vulnerable/Disadvantaged Groups Checklist

(Please note that this list is a guide and is not exhaustive)

The target groups identified as vulnerable or disadvantaged will depend on the characteristics of the local population and the nature of the proposal itself. The most disadvantaged and/or vulnerable groups are those which will exhibit a number of characteristics, for example children in living poverty. This list is therefore just a guide and it may be appropriate to focus on groups that have multiple disadvantages.

Age related groups*

- Children and young people
- Older people

Income related groups

- People on low income
- Economically inactive
- Unemployed/workless
- People who are unable to work due to ill health

Groups who suffer discrimination or other social disadvantage

- People with physical or learning disabilities/difficulties
- Refugee groups
- People seeking asylum
- Travellers
- Single parent families
- Lesbian and gay and transgender people
- Black and minority ethnic groups**
- Religious groups**

Geographical groups

- People living in areas known to exhibit poor economic and/or health indicators
- People living in isolated/over-populated areas
- People unable to access services and facilities

The impact on the general adult population should also be assessed. In addition, it may be appropriate to assess the impact separately on men and women.

* Could specify age range or target different age groups for special consideration.

** May need to specify.

Appendix 4 – Health and Wellbeing Determinants Checklist

<p>1. Lifestyles</p>	<ul style="list-style-type: none"> • Diet • Physical activity • Use of alcohol, cigarettes, non-prescribed drugs • Sexual activity • Other risk-taking activity
<p>2. Social and community influences on health</p>	<ul style="list-style-type: none"> • Family organisation and roles • Citizen power and influence • Social support and social networks • Neighbourliness • Sense of belonging • Local pride • Divisions in community • Social isolation • Peer pressure • Community identity • Cultural and spiritual ethos • Racism • Other social exclusion
<p>3. Living/ environmental conditions affecting health</p>	<ul style="list-style-type: none"> • Built environment • Neighbourhood design • Housing • Indoor environment • Noise • Air and water quality • Attractiveness of area • Green space • Community safety • Smell/odour • Waste disposal • Road hazards • Injury hazards • Quality and safety of play areas
<p>4. Economic conditions affecting health</p>	<ul style="list-style-type: none"> • Unemployment • Income • Economic inactivity • Type of employment • Workplace conditions

5. Access and quality of services	<ul style="list-style-type: none">• Medical services• Other caring services• Careers advice• Shops and commercial services• Public amenities• Transport including parking• Education and training• Information technology
6. Macro-economic, environmental and sustainability factors	<ul style="list-style-type: none">• Government policies• Gross Domestic Product• Economic development• Biological diversity• Climate

Appendix 5 - RECORD OF APPRAISIL COMMENTS, DISCUSSIONS AND MITIGATION

Lifestyles

+ve	-ve
<ul style="list-style-type: none"> - The development brief and allocation of use has provision for additional and enhanced open space including upgrading of existing rights of way which will support active travel (walking/cycling), play opportunities etc. - The current sport pitch is to be retained alongside the additional open space access (see comment below) - Recognition that open space gives a feeling of wellbeing - Cycle/pedestrian access to town & through development - Crime mitigation is built into design - Access to cultural activities - Small 'top up' store included in plans helpful for both residents and small business units - Contribution towards town centre access for all 	<ul style="list-style-type: none"> - Some concern was raised about potential loss of open space. The ward where the development is situated has been identified as the 2nd most deprived ward in Conwy for access to open space. - In addition concern that if there was loss of open space on this site it may have a bearing on the open space allocation for the school pupil calculation (lower % of pupils) - Concern that the site is hemmed in by busy roads - Proximity to fast food outlet was raised - Linked to fast food outlet concerns for safety as the roundabout junction 24 A55 will be busy - Fear of further retail expansion on site within allocation E28 (contingency employment) - Concern that residents within existing developments adjacent to site (Maes-y-Dref, Maes-Y-Dre, Stalwyn) may perceive loss of open space access - Consider those that cannot get into town - Cemetery provision discussion not to be 'lost'

Comments/mitigation

- Further discussions with Education to be held,(include open space allocation in discussions)
- E28 contingency employment status in line with LDP policy EMP/2 does not include retail provision. EMP/2 protects against additional retail applications. The identified provision on the plan is for a small neighbourhood retail unit/'top up' groceries/papers. Strengthen wording within *Brief* around retails/convenience store.
- Opportunities to promote the circular walks –highlights for current residents rather than losing opportunities
- Potential scope for improvements/further consideration to be given to pedestrian access on A55 junction 24 (link with fast food/pet provision outlet)
- Siting of allotments (pre-existing need identified within Abergele Place Plan) could this be built into brief enhances wellbeing and sense of community.
- cemetery provision discussion to remain within wider Abergele improvement plans *Place Plan*

Social and Community Influences on health

+ve	-ve
<ul style="list-style-type: none"> - provision of community hub (changing facilities at sport field etc) Could become for all community both residents, visitors and sports field users 	<ul style="list-style-type: none"> - Balance to ensure this does not segregate people from the rest of the community - + could take away from existing community facilities which may be currently underused or at risk/need for integration and promotion
<ul style="list-style-type: none"> - Encourage engagement and involvement with the rest of the community and town facilities 	<ul style="list-style-type: none"> - Could create social isolation due to site on periphery of town
<ul style="list-style-type: none"> - Potential for supportive infrastructure to be in place to reduce the perception of the new development being separate. Innovative merging of open space and access routes between development and 	<ul style="list-style-type: none"> - Ensuring that this development is not seen as 'the new estate down the road' - Complex negotiations due to multiple land owners

<p>existing residential areas.</p> <ul style="list-style-type: none"> - Welsh language support officer potential within <i>Place Plan</i> - Recognition that Abergele as a settlement could be seen as the ‘Gateway town’ for Conwy County to the wider environment and leisure/cultural opportunities within Conwy County and further to the National Parc. Potential to make more of this with A55 junction and well planned new development adjacent. - Abergele is a key town for the rural community in this part of Conwy County - Potential for Catrefi Conwy to work with existing tenants to aspire to owner/occupier, part equity schemes in partnership with affordable housing allocation within the development. - Wider community consultation to be undertaken - Potential to increase and promote volunteering opportunities within Abergele supports integration and community networks/community support/sense of community 	
<p>Comments/mitigation</p> <p>Direct quote ‘ Abergele is so many different things to so many different people – struggle to brand this – create identity is impossible’</p> <p>This determinant generated much discussion from the perspective of the cultural and social networks. Covered the importance of maintaining some of the ‘essence’, culture & history that makes Abergele distinct from other settlements within Conwy. Discussed the importance of</p>	

‘integration’ of the new development and the potential residents with existing population and services. Recognition that aspects of this work could be supported via *Place Plan* not just the Development Brief. A flavour of some of the comments are included in the bullets below. Whilst not raised at specific –ve or +ve impacts important to record with attendees recognising that mitigation is wider than the scope of the development brief and includes future work within *Place Plan*.

- Promotion of information/advice and services for wider community groups already in existence – i.e. greater use of Town Council newsletter to do this
- Scope for support and community development from Catrefi Conwy alongside existing housing trust residents/properties.
- Relocation of War Memorial – under consideration within other plans for Abergele but raised as an additional consideration for infrastructure attached to new development.
- Central location for services being integrated
- Further opportunities to promoting Abergele as a ‘Gateway’ to wider leisure and cultural opportunities to be considered within Place Plan
- Encouraging people to get involved – infrastructure needs to be in place for this
- Share work with Cartrefi Conwy in relation to boundary infrastructure between new development and existing properties i.e. Maes-y-Dre environmental improvement grants and partnership working (potential to reduce perceived ‘them and us’)

Living /Environmental conditions affecting health

+ve	-ve
<ul style="list-style-type: none"> - Gateway access to Conwy/Snowdonia - Impact of roads etc mitigated by design - planning obligations include LDP link Road and improvements to town centre traffic lights and traffic monitoring - Open space etc provides informal play in contrast to ‘fixed’ play areas good for child development - Careful design of linkage between Community hub and open space could 	<ul style="list-style-type: none"> - Potential use of new link road as a ‘rat run’ - Concerns on noise impact - Inappropriate parking - Concern raised that the new link road could create 3 separate ‘communities’ within the development limiting

<p>mitigate for this</p> <ul style="list-style-type: none"> - 30mph – bends to encourage slower car travel - Open space is dotted throughout site – not just one area - Drainage maintenance plan in place - Financial provision within granting of planning permission to be factored in by developer (x years?). (non-adoption by Town Council). 	<p>movement/access to open space, foot paths and cycle routes due to safety fears of crossing the link road. Parents may limit their children’s movement within the development due to safety concerns of link road.</p> <ul style="list-style-type: none"> - Water hazards (children) - Stagnant water etc? - Emissions from business units (mitigated due to limitations on what could be included in E28 contingency employment site - Concern raised in relation to ongoing maintenance and upkeep of open areas - Concern raised for existing residential areas during First Phase of construction on sites 81/82 due to access via St Georges Rd.
<p>Comments/mitigation</p> <ul style="list-style-type: none"> - Acoustics monitoring to be carried out, if required noise mitigation to be undertaken - Further discussions potential mitigation/design features required/to be considered for link road to support movement/access to open space/access routes either side of link road – traffic calming/crossing places - Potential need for additional traffic monitoring - Water hazards require further consideration - Safeguarding grass cutting and other ground maintenance 	

Economic conditions affecting health

+ve	-ve
<ul style="list-style-type: none"> - Local employment/training/apprenticeships opportunities during construction and future business units within E28 contingency employment - Walking distance to other local employment opportunities - Gateway to wider opportunities – key ‘gateway’ - Higher population levels increases quality of retail 	<ul style="list-style-type: none"> - Parking allocation in town a concern - Limited disabled parking and whilst 75% of those accessing Tesco and the parking there when surveyed say they access other town serves from Tesco site 25% are not able to with mobility raised as an issue
<p>Comments/mitigation</p> <ul style="list-style-type: none"> - Parking provision to be discussed further within context of <i>Place Plan</i> to include disabled access to town parking 	

Access and Quality of Services

+ve	-ve
<ul style="list-style-type: none"> - Potential to extend/revise route for Bws Bach - With development close to town centre supports access to shops and other amenities - Could reduce use of cars to access services/amenities 	<ul style="list-style-type: none"> - Concerns raised about the potential pressure on key local services due to accumulative effect of the additional Bodelwyddan Development in neighbouring Denbighshire. Services of concern include Primary Care, Community Health (nursing, ophthalmic, dental, pharmacy), Secondary Care, Education and Transport - Secondary care provision at Glan Clwyd i.e. emergency services additional populations - Traffic, town centre flow from St

	<p>Georges Rd with new link road</p> <ul style="list-style-type: none"> - Central Abergele is well served by public transport for onward links to West and East (arriving via Pensarn Route 12) of the town, however route from SE development site is less frequent service to Gwrch Medical Centre on North West of Abergele
<p>Comments/mitigation</p> <ul style="list-style-type: none"> - Further transport discussion required in context of mitigation and <i>Place Plan</i> for population on Se and E of Town Centre - More detailed discussions to be undertaken separately with potential for T&F groups to explore/plan: <ul style="list-style-type: none"> o BCUHB – Partnership Improvement and Development manager Central BCUHB to support by identifying key contacts within BCUHB structures (Primary Care & Cluster Lead , Secondary Care, Community Health, Estates, Planning) o Education o Denbighshire Planning - Access data from developers re occupancy mix from previous new developments for potential population mix of new development, (inward/outward flow from existing town, within county boundaries and out of county inward migration) may help to understand potential impact of additional ‘new’ population. 	

Macro-economic, Environmental and Sustainability factors

+ve	-ve
Non identified	Non identified