



## APPENDIX

### Equality Impact Assessment

**What are you assessing? Please tick the appropriate box below.**

Function	Strategy	Policy	Project	Other, please specify below
		✓		
<b>Service: Economy</b>			<b>Section: Planning</b>	
<b>Responsible Officer:</b> Andrew Eadie			<b>Name of function/strategy/ policy/ project assessed:</b> Guidelines and Standards for Residential Development Supplementary Planning Document (SPD)	
<b>Date of Assessment:</b> 8 <sup>th</sup> December 2015 <b>Officers Involved:</b> Andrew Eadie				
<b>1. What is the purpose of the function/strategy/policy/project assessed?</b> <i>(Briefly describe the aims, objectives and purpose of the function/strategy/policy/project)</i>				
<p>The purpose of this guidance is to assist in the process of ensuring high quality design for residential development throughout the Borough and to supplement the Development Management policies contained within the adopted Unitary Development Plan and emerging Core Strategy.</p> <p>The guidance focuses on design issues it is considered should be addressed by developers in formulating development proposals and which the Council will have regard to in considering applications for residential development, other proposals which affect nearby residential uses, and for alterations and extensions to existing dwellings, including development within the curtilage. Once adopted, this guidance will form a material consideration in the determination of planning applications.</p>				
<b>2. Who are the key stakeholders?</b>				
Borough residents, developers, landowners				
<b>3. What is the scope of this equality impact assessment? That is, what is included in this assessment.</b>				
<p>Assess the impact that the function/strategy/policy/project has on race equality, disabled people, carers, older and younger people, men and women, Armed Forces and Ex-Armed Forces personnel, religion or belief, sexual orientation, transsexuals or transgender, people who have undergone gender reassignment in full, pregnant women and those on maternity leave and on married people or those in a civil partnership. This includes both positive and negative impacts.</p> <p>It is important to note that SPD's are intended to supplement, clarify and explain the interpretation of existing policy as opposed to making new policy.</p>				
<b>4. Which needs is this function/strategy/ policy/ project designed to meet?</b>				

The needs of the borough's population to have homes of their own and also to extend their homes as well as their right for their quality of life / amenities to not be adversely affected by the construction of new properties or extensions near to where they live. The need of the borough to have a sufficient housing supply for people to be able to live and work in the borough.

**5.Has a needs analysis been undertaken?**

A specific needs analysis has not been undertaken. However, the existing guidelines on residential development are out of date and therefore this SPD is required to provide clear advice and guidance on residential development ensuring that appropriate standards are met.

The changes to our standards outlined in the SPD are based on the contents of the General Permitted Development Order 2015, national legislation which would have been subject to needs analysis.

**6.Who is affected by this function/strategy/ policy/ project?**

All residents of the borough, as well as house developers.

**7.Who has been involved in the review or development of this function/strategy/ policy/ project and who has been consulted? State your consultation/involvement methodology.**

SPD's are governed by specific regulations in terms of consultation. Prior to the approval of any final document a Consultation Statement must be produced setting out who was consulted, the comments received and how they have been addressed within the final document. This consultation will include general consultees as well as key stakeholders such as agents and developers. In terms of developing the draft document this has taken account of national guidance and internal discussions between officers.

The consultation will include:

- Coverage and publication on the Council's website;
- Deposit of the SPD in all of the borough's libraries;
- Letter / email notification to statutory consultation bodies, general consultees and all interested parties on the Strategic Planning database, which includes:
  - Voluntary bodies whose activities benefit the area;
  - Bodies representing the interests of different racial, ethnic or national groups in the area;
  - Bodies representing the interests of different religious groups in the area;
  - Bodies representing the interests of disabled persons in the area;
  - Bodies representing the interests of businesses in the area; and
- Letter / email notification to a list of agents from the planning applications database.
- Consultation with Township Committees and Cabinet
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**8.What data have you considered for this assessment and have any gaps in the data been identified. What action will be taken to close any data gaps?**

It should be noted that this document is supplementary to the Core Strategy, which was developed on an evidence base including significant economic, environmental and social data collection, Sustainability Appraisal and the attached EqIA.

Over a third of applications received relate to residential development in the form of either new homes or extensions/adaptations to existing properties. This scale of applications will cover a wide range of groups and members of the community. The advice within the SPD deals with issues relating to residential development on a consistent and fair basis.

Any gaps identified through the consultation will be considered appropriately and inform this assessment.

**9.Are there any other documents or strategies which are linked to this assessment? If so, please include hyperlinks to these documents below, where available.**

None specifically
<b>10.What impact will this function/strategy/policy/project have on all the protected groups? This includes both positive and potentially negative impacts.</b>
<b>Race Equality</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon any particular racial group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>
<b>Disabled People</b>
<p>A key element of good design of new residential developments will be the ability of the building to adapt to changing circumstances, including changes in the requirements of occupiers, and this is reflected in our design guidance.</p> <p>Personal circumstances, such as a disability, may require necessary facilities which exceed the standards set out in this document. In these circumstances we would look carefully at the need to balance the needs of the occupiers with those of the occupiers of adjacent or nearby properties. We would strive to interpret these standards flexibly in such circumstances, provided that an acceptable balance is achieved.</p>
<b>Carers</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon this group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>
<b>Gender</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon this group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>
<b>Age</b>
<p>A key element of good design of new residential developments will be the ability of the building to adapt to changing circumstances, including changes in the requirements of occupiers, and this is reflected in our design guidance. Thus it is not anticipated that this SPD is likely to have a negative impact upon this group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>
<b>Armed Forces and Ex-Armed Forces Personnel</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon this group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>
<b>Sexual Orientation</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon this group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>

<b>Gender Reassignment</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon this group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>
<b>Religion or Belief</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon any particular religious or belief group.</p>
<b>Pregnant Women or Those on Maternity Leave</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon this group.</p> <p>Generally this SPD will protect and promote residential amenity and therefore should maintain and improve the quality of life for all residents.</p>
<b>Marriage or Civil Partnership</b>
<p>It is not anticipated that this SPD is likely to have a negative impact upon this group</p>
<b>11.What are your main conclusions from this analysis?</b>
<p>Although personal circumstances can be taken into account in the determination of a planning application, the more general planning considerations, such as the impact of a development on the character of an area and its impact on the amenity of neighbouring occupiers, are still the principal considerations by which the planning application will be judged. It should be recognised that the needs of a person may exist for only a few years whereas built development is likely to last for decades. Therefore, the erection of a permanent building or an extension to an existing building, which is clearly contrary to Council policy will only exceptionally be justified on the grounds of personal circumstances, and only then when clear justification and evidence has been provided by the applicant which demonstrates that all of the additional space, beyond that supported by policies, is necessary.</p> <p>The weight that can be afforded to personal circumstances will depend upon the level of information and detail provided by the applicant. Where little or no justification of personal circumstances has been provided, little or no weight can be afforded to those circumstances in the determination of a planning application.</p> <p>Although it is not possible to provide a list of all potential personal circumstances that will be given weight in the determination of a planning application, one example could include the need for specialist equipment for a disabled person. It may be necessary, for example, to provide a downstairs bedroom which includes space for the turning of a wheelchair and/or a specialist bed that requires a minimum amount of space. In this example, evidence would need to be provided from a competent person such as a doctor as to the nature of the disability and this must include clear justification as to the minimum space requirements. Additionally, we would liaise with Building Regulations in respect of minimum requirements. Scale drawings showing the necessary space would also be required. Only the minimum additional space beyond what Council policy would normally allow will be considered appropriate as breaches of the policies are likely to result in harm to the character of the area and/or neighbouring occupiers.</p> <p>Generally the overall impacts are positive in ensuring that residential amenity is maintained and this has potential benefits for all members of the community.</p>
<b>12.What are your recommendations?</b>
<p>Any issues in respect of equalities raised during the consultation to be considered and addressed, and this to be further outlined in the EIA which will accompany the Cabinet report for adoption of the document.</p>
<b>13.What actions are you going to take to address the findings of this assessment? Please attach an</b>

**action plan including details of designated officers responsible for completing these actions.**

An action plan will be developed after the consultation period has completed to address any equality issues which are raised.

Signed (Completing Officer): A. Eadie      Date: 8<sup>th</sup> December 2015

Signed (Head of Service): \_\_\_\_\_J. Searle\_\_\_\_\_      Date:\_\_\_\_\_8<sup>th</sup> December 2015\_\_\_\_\_