

# Equality Impact Assessment Screening Opinion

WLP2.14 Land North of Union Lane, Oulton  
Residential Development Brief

August 2021



## Introduction

1. It is the Council's duty under the Equality Act 2010 to undertake an Equality Impact Analysis at the time of formulating a decision, drafting a report, designing or amending a policy. This will ensure that the Council is considering and taking positive action where possible to promote access to services for all their communities, including their wider communities. The Equality Impact Assessment Screening Assessment will assess whether there is any impact upon any of the groups with protected characteristics under the Equalities Act, which are listed in the table below. If an adverse impact upon any of these groups is identified then a full Equalities Impact Assessment will be required.
2. This residential development brief seeks to provide information and guidance about the development of site WLP2.14 (Land North of Union Lane, Oulton) in north Lowestoft. The residential development brief document is divided into a number of separate sections. The first three sections (Understanding the Place, Natural and Historic Environment and Movement) come under Development Considerations and focus on what currently exists around and on the site. The following three sections (Creating a Built Form, Landscape and Heritage Integration and Streets and Movement) come under the Development Framework and outline design principles that will be expected to be met in a planning application. These principles have also been mapped on Figure 5 of the document.
3. 'Understanding the Place' provides contextual information about the site. This section includes the current and former uses of the site and its connectivity to the nearby road network, as well as infrastructure on the site. It details the current buildings surrounding the site, as well as the heights of buildings on surrounding land and their current uses. It also references the accompanying map, which shows key views from the site.
4. 'Natural and Historic Environment' identifies wildlife sites, historic buildings and archaeological considerations on the site and in the surrounding area. It also draws attention to issues with ground contamination and the water table.
5. 'Movement' details the cycle routes and footpaths that could connect to this site, as well as explaining how it is related to key shops and services.
6. 'Creating a Built Form' details the requirements for future development on the site. This includes the street layout as well as the types of building frontages that will be needed. It also provides guidance about the potential need for an early years setting and the requirements for play space and open space.

7. 'Landscape and Heritage Integration' specifies the protection of existing trees and biodiversity on the site as well as the creation of a wildlife corridor and native planting. It also provides guidance about the provision of drainage on the site, including a SUDs scheme, as well as requirements for archaeological investigation and protection of a prehistoric burial site.
8. 'Streets and Movement' sets out the requirements for cyclist and pedestrian connectivity across the site. It also states the need for further discussion with Suffolk County Council highway authority about the junction with Parkhill.
9. The Equality Act 2010 lists nine protected characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation. East Suffolk Council has added a tenth characteristic, socio-economic deprivation, in addition to the nine protected characteristics listed in the legislation. This reflects that pockets of deprivation that exist across East Suffolk.

## Screening of impact on different groups

|   | <b>Groups</b>                      | <b>Likely Impact</b><br>(positive/negative/no impact) | <b>Reason for your decision</b>  |
|---|------------------------------------|---|--|
| a | Age (Includes safeguarding issues) | Positive  | The residential development brief makes provision for a potential pre-school setting in accordance with policy WLP2.14. This will benefit families with young children if it is considered to be needed. Housing development on this site must meet the requirements of Local Plan policy WLP8.31 (Lifetime Design), which states that 40% of dwellings should meet requirement M4(2) of part M of the building regulations for accessible and |

|   |                                |            |  |
|---|--------------------------------|------------|--|
|   |                                |            | adaptable dwellings. This will benefit older people.   |
| b | Disability                     | Positive   | Housing development on this site must meet the requirements of Local Plan policy WLP8.31 (Lifetime Design), which states that 40% of dwellings should meet requirement M4(2) of part M of the building regulations for accessible and adaptable dwellings. This will benefit people with a disability. |
| C | Gender reassignment            | No impact. | This residential development brief seeks to guide housing development on site allocation WLP2.14 (Land North of Union Lane). As such it will have no impact upon people who have undergone gender reassignment.  |
| D | Marriage and Civil Partnership | No impact. | This residential development brief seeks to guide housing development on site allocation WLP2.14 (Land North of Union Lane). As such it will have no impact upon people who are married or in a civil partnership.   |
| E | Pregnancy and maternity        | No impact. | This residential development brief seeks to guide housing development on site allocation WLP2.14 (Land North of Union Lane). As such it will have no impact upon people who are pregnant or on maternity leave.  |
| F | Race                           | No impact. | This residential development brief seeks to guide housing development on site allocation WLP2.14 (Land North of Union Lane). As such it will have no   |

|   |                            |            |  |
|---|----------------------------|------------|--|
|   |                            |            | impact upon people of any racial or ethnic group.  |
| G | Religion or Belief         | No impact. | This residential development brief seeks to guide housing development on site allocation WLP2.14 (Land North of Union Lane). As such it will have no impact upon people any religion or belief.                          |
| H | Sex                        | No impact. | This residential development brief seeks to guide housing development on site allocation WLP2.14 (Land North of Union Lane). As such it will have no impact upon people any sexual identity.                             |
| I | Sexual orientation         | No impact. | This residential development brief seeks to guide housing development on site allocation WLP2.14 (Land North of Union Lane). As such it will have no impact upon people of any sexual orientation.                       |
| J | Socio-economic deprivation | Positive.  | Local Plan policy WLP8.2 (Affordable Housing) requires housing developments of greater than 11 dwellings to include 20% affordable housing. This will benefit those who are experiencing social or economic deprivation. |

## Consultation and Engagement

There has been consultation during the preparation of the residential development briefs, which includes the residential development brief for WLP2.14. An initial informal consultation on a draft template for the residential development briefs took place

between 5<sup>th</sup> June 2020 and 24<sup>th</sup> July 2020, which was intended to scope the contents and format of the residential development briefs. This included members of the public, developers, landowners, infrastructure providers and statutory consultees.

During the preparation of the residential development briefs there have also been internal consultations with colleagues from within the Council, including development management, ecology, landscape and design and conservation. There has also been ongoing consultation with Suffolk County Council Highway Authority.

The draft development brief for site WLP2.14 was also subject to a full public consultation, which took place between 5<sup>th</sup> May 2021 and 23<sup>rd</sup> June 2021. This provided the opportunity for members of the public and any statutory or non-statutory organisation to provide comments about the draft development brief. These comments were then used to inform the preparation of the finished development brief.

The consultation was initially scheduled to end on the 21<sup>st</sup> June. However, a technical error on the 21<sup>st</sup> June meant that comments could not be submitted on that day, therefore the consultation was extended to the 23<sup>rd</sup> June to mitigate this.

In response to the restrictions related to the Covid-19 pandemic, physical copies were made available and posted out where possible (free of charge) on request for those that were not able to view the relevant document and/or supporting documents online.

The planning policy team was operating under a voicemail service during the Covid pandemic. Callers were asked to leave a message including their contact details and their call was returned as soon as possible.

The provisions were subject to review in relation to the practicality and possibility for documents to be made available in the Council's Customer Service Centres and in libraries for public inspection, subject to changes to national restrictions.

## Presentation in Different Languages

As part of the formal consultation, the document was published on the Council's website, with hard copies available on request for those unable to access it online. The document could be requested in a different language. When such requests are received the Customer Services Team were involved with ensuring this request was actioned.

## Proposed Changes

The Council analysed responses received during the public consultation and made any necessary changes as a result of comments received.

## Conclusion

No negative impact upon any group with protected characteristics or experiencing socio-economic deprivation was identified and therefore a full Equality Impact Assessment is not required. The Equality Impact Assessment Screening Exercise was revisited in the light of formal consultation responses and subsequent changes to the development brief. However, it was not considered that the changes to the development brief in any way altered the conclusions of the original screening exercise. Therefore, a full Equality Impact Assessment is not required.