

Equality Impact Assessment Screening Opinion

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

May 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

	Groups	Likely Impact (positive/negative/no impact)	Reason for your decision
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 5th June 2020 and 24th 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.

In view of the current Covid-19 social distancing measures, the Council has set out measures to enable safe participation in the consultation and to ensure that those who wish to engage in the consultation are not disadvantaged. The Council would normally make hard copies of consultation documents available to view in libraries and in the Council's offices for those who are unable to view them online, however as this is not possible to do this at this time the Council has put alternative measures in place. For those unable to view the consultation documents online, hard copies are being made available on request (free of charge) by post. In view of these measures the Council does not consider that this consultation will disadvantage any of the groups covered by this EQIA screening exercise.

Presentation in Different Languages

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

Proposed Changes

The Council will analyse responses received during the public consultation and will make 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.