



# Community Impact Assessment (November 2022)

Supplementary Planning Document: Consultation Draft Local Design Guide

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# Introduction

## Legislation and scope

### Introduction to Community Impact Assessment

The Equality Act 2010 aims to ensure that everyone has a fair chance in life. It contains a requirement for Local Authorities to consider the diverse needs and requirements of the communities in the Borough when planning its services. Local Authorities also have a duty under the Race Relations (Amendment) Act, 2000, Disability Discrimination Act, 2005 and the Equality Act, 2006 (Gender Equality) to positively promote race, disability, and gender equality.

The Equality Act also establishes the Public Sector Equality Duty (PSED) which the Council, as a public body, is required to follow. The PSED requires that in the exercising of its functions, the Council has due regard for the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- Advance equality of opportunity between people who share a Protected Characteristic and those who do not; and
- Foster good relations between people who share a Protected Characteristic and those who do not.

Community Impact Assessments (CIA) is Stockton Council's approach to equality impact assessment and is used where appropriate, in order to improve the work of the Council. It does so by making sure it does not discriminate and that, where possible, it promotes equality. It is a way to ensure the likely impacts on the people who live and work within Borough are carefully considered, thus demonstrating 'Due Regards' as required under the Equality Act 2010.

The Council has produced the Draft version of the Supplementary Planning Document (SPD) Local Design Guide. The purpose of the SPD is to help interpretation and implementation of adopted Local Plan policies; primarily policy SD8 Sustainable Design Principles. However, the SPD also provides advice on the interpretation and implementation of wider Local Plan policies including SD5 Natural, Built and Historic Environment, H4 Meeting House Needs, T11 Transport Infrastructure, Policy ENV4 Reducing and Mitigating Flood Risk, Policy ENV5 Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity and Policy ENV6 Green Infrastructure, Open Space, Green Wedges and Agricultural Land and Policy HE2 – Conserving and Enhancing Stockton's Heritage Assets. These policies relate to the principles that will ensure sustainable design is delivered within development proposals across Stockton-on-Tees. The policies do not address the number of homes that will be built over the plan period.

This Community Impact Assessment has informed the preparation of the SPD, which means that, as far as possible, any negative consequences of a strategy or policy have been eliminated or minimised and opportunities for promoting equality maximised. CIA is an iterative process and will be undertaken at each stage in the production of the SPD. Post adoption, the Council will monitor the impact and efficacy of the SPD and make changes if circumstances dictate. At that stage, it may be appropriate to make further formal assessment, dependent on the scale and nature of any proposed changes.

### Scope and Detail of Assessment

This assessment aims to consider impacts on groups with the following protected characteristics which are identified by the Equality Act 2010:

- Age
- Disability

- Gender reassignment
- Race / Ethnicity
- Religion or belief (including lack of religion or belief)
- Sex
- Sexual Orientation
- Pregnancy and Maternity
- Marriage and Civil Partnership

Plus

- Ex-Service Personnel

**Table 1** below sets out the five-stage assessment process which will be undertaken as part of this CIA:

**Table 1: The Community Impact Assessment Process**

Stage	Detail
<b>Stage 1: Screening</b>	Identify the purpose and aims of the 'policy' to be assessed and the need and scope for a CIA.
<b>Stage 2: Scoping the Assessment</b>	Consideration of policy function.
<b>Stage 3: Consideration of data and information</b>	<ul style="list-style-type: none"> <li>• Review of existing data</li> <li>• Consideration of mitigation or methods to further promote equality</li> <li>• Consultation and further research</li> <li>• Repetition of previous stages as necessary</li> </ul>
<b>Stage 4: Assessment</b>	Assess the impact or effects of the policy on equality target groups. Decide when further assessment is necessary.
<b>Stage 5: Reviewing and scrutinising the impact</b>	Outline future arrangements for monitoring and review.

### The Borough and People of Stockton on Tees

Stockton-on-Tees forms a vital part of the wider Tees Valley economy, which has a successful history of working in partnership to create the best conditions for economic growth. The Tees Valley covers the five Local Authority areas of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland, and Stockton-on-Tees. Tees Valley is a functional economic area that is distinct in terms of business composition, industry focus, growth sectors, assets and infrastructure from that of the wider geography. However, Stockton on Tees Borough is a significant economic area in its own right including a number of strong business locations and distinct settlements.

The Borough's population has increased over the past decade and is predicted to continue to do so over the coming years. The changing profile of the Borough's population indicates that the numbers of residents aged 65-79 and over 80 are projected to increase dramatically whereas the number of people aged 45-64 is projected to decrease.

The impact of inequalities is significant and impacts on quality of life, life chances and life expectancy. Stockton-on-Tees has affluent areas alongside disadvantaged areas in the Borough. Nine of our 26 wards are in the 10% most deprived in the country and there is an average male life expectancy gap of 21 years between the most and least deprived areas

The Borough has a unique social and economic mix with discrete geographical areas of multiple and isolated types of deprivation, situated alongside areas of relative affluence. In 2013/14 Stockton-on-Tees Borough reported the greatest inequality in life expectancy nationally, and health inequalities remain a priority focus in Stockton-on-Tees.

### **The Stockton on Tees Local Plan**

The Local Plan sets out the Council's policies and proposals to guide planning decisions and establishes the framework for the sustainable economic growth and development of the Borough up to 2032. It contains the vision for our Borough we want to create and be a part of:

*'In 2032, the major settlements and industrial locations in Stockton-on-Tees Borough are fundamental to the economic growth and success of the Tees Valley City Region and its positive contribution to the northern and national economies. Economic growth continues to be focused on sites of strategic importance as well as established sites which are accessible from the strategic transport networks and remain attractive to local businesses and new inward investment.*

*Economic growth across the Borough is supported by a high quality local road network, and modern sustainable transport and communications infrastructure. Residents and visitors make full use of opportunities for sustainable transport choices.*

*The upgraded and regenerated centres of Stockton, Billingham and Thornaby, are supplemented by facilities and investment in Norton and Yarm which provide opportunities for a range of improved retail, culture, leisure, and related facilities. Residents have access to the very best in housing, education and training, health care, employment, sport, recreational and cultural facilities, which has created a better quality of life for existing and future generations.*

*Sustainable communities have been created through new housing development in sustainable locations, in particular through the redevelopment of previously developed land within the regenerated River Tees corridor alongside other development in the conurbation, a sustainable urban extension at West Stockton, as well as extensions to the conurbation. Wynyard has grown into a sustainable settlement of high quality, accommodating a mix of executive housing, market housing and additional employment development. All residents have access to high-quality social, community and green infrastructure.*

*The diversity, quality and character of the natural and built environment, together with the Borough's unique historic assets continue to be valued, protected, enhanced and resilient to climate change for the benefit of everyone.'*

## Content of the Local Design Guide Supplementary Planning Document

The SPD aims to provide guidance on the interpretation and application of Local Plan policies relating to design for all new developments. This SPD is a toolkit to be used throughout the whole design and implementation process. The draft document covers the following:

- **Part One 'Introduction'**- is an introductory section outlining the role and purpose of the document, the policy context and the benefits of good design.
- **Part Two 'Character of the Borough'**- provides a baseline of local context and analysis of local character and identity within Stockton-on-Tees.
- **Part Three 'The Design Process'**- provides clear and practical guidance on how to approach site masterplanning from assembling a design team to the submission of a planning application. Applicants will be expected to follow the design process set out in this section and will be required to test their proposals against the design process checklist at various stages.
- **Part Four 'Appendices'**
- **Part Five 'Technical Appendices'**- covers more technical aspects of designing and implementing several design interventions including, landscaping and trees, play areas, and shop fronts and advertisements.



# Community Impact Assessment

## Assessing the SPD against the five CIA stages

### Name of service/function or policy being assessed:

Stockton on Tees Supplementary Planning Document Local Design Guide.

### Stage 1: Screening

#### *What is the purpose of the proposed Stockton on Tees Supplementary Planning Document Local Design Guide?*

The purpose of the SPD is to help interpretation and implementation of certain policies in the adopted Stockton on Tees Local Plan. The Local Plan contains the Council's land use and development document which sets out the vision for the Borough, and the strategy, objectives and policies needed to deliver that vision for development in the Borough during the plan period.

#### *Who in the main will be affected?*

The SPD has the potential to affect all people either living, working, visiting or carrying out business within the Borough.

### Stage 2: Scoping the Assessment

#### *What are the aims, objectives, outcomes, purpose of the policy, service change, function that you are assessing?*

The purpose of this Supplementary Planning Document (SPD) is to aid the interpretation and application of policies in the Local Plan; principally SD8. It addresses and informs principles of good design and approach to master planning through the delivery of a concise design toolkit which can be used throughout the whole of the design and implementation process for new developments. The guide is for applicants and agents, including architects, developers, and landowners being aimed at fostering a collaborative design process. It will also help applicants to submit successful applications for planning permission.

#### *Who implements or delivers the policy, service or function? State if this is undertaken by more than one team, service, and department including any external partners.*

The SPD is a design toolkit which to be utilised in the preparation of planning applications and as part of the Development Management process. A range of departments/officers concerned with the Town and Country Planning function of the Council will assist in implementing the SPD. It provides advice and guidance for landowners, developers, applicants, and those undertaking design work on new developments. It is a material consideration in the determination of planning applications and thereby informs the decisions made by external stakeholders including the public, developers and service providers.

### Stage 3: Consideration of Data

#### *Have the impacts identified been assessed using up to date and reliable evidence and data? Please state evidence sources and conclusions drawn (e.g. survey results, customer complaints, monitoring data etc.).*

The Council's Authorities Monitoring Report ([here](#)) and including evidence underpinning the Local Plan provides a profile of the Local Plan area and Census data provides information about the make-up of individual communities. The evidence base, which underpins the Local Plan and Supplementary Planning Document includes information on population, population change and housing needs (including the Council's Strategic Housing Market Assessment). An array of evidence, consultation and engagement was used to formulate the parent Local Plan policies. The SPD will be subject to appropriate consultation and engagement with those likely to be affected. The Council's adopted Statement of Community Involvement ([here](#)) sets out the approach to consultation and publicity.

A Consultation Statement, as this develops alongside the SPD, will include details of consultation and the Council's responses to them.

*Have you engaged or consulted with any identified groups or individuals if necessary and what were the results, e.g. have the staff forums/unions.*

The parent policies in the adopted Stockton on Tees Local Plan (2019) have developed over time and through preparation of various documents including the Regeneration Development Plan Document and the Regeneration and Environment Local Plan (RELP). Those documents have been publicised and consulted upon internally with the Council's officers and Members, and more widely in accordance with the Regulations, and the Council's Statement of Community Involvement operational at that time. They have also been subject to Sustainability Assessment and Community/Equality Impact Assessment. Prior to public consultation, the Environment Agency, Historic England and Natural England were consulted on the Strategic Environmental Assessment (SEA) screening assessment. The screening assessment forms part of the consultation documents. These three consultees and those on the Council's Local Plan consultation database will be consulted formally during the consultation.

The draft version of the SPD has been prepared and reviewed by Council Officers, and will be subject to wider public consultation.

*Who will be affected by this proposal? For example, who are the external/internal customers, communities, partners, stakeholders, the workforce etc? Please consider all of the Protected Characteristics listed. Bear in mind that people affected by the proposals may well have more than one protected characteristic.*

- Age
- Disability
- Gender reassignment
- Race / Ethnicity
- Religion or belief (including lack of religion or belief)
- Sex
- Sexual Orientation
- Pregnancy and Maternity
- Marriage and Civil Partnership

Plus

- Ex-Service Personnel#

All of the above protected characteristics have the potential to be affected by the Supplementary Planning Document as it aims to inform development proposals across the Borough.

*What are any likely positive impacts for the group/s identified above? You may wish to refer to the Equalities Duties detailed in the background information.*

The SPD is designed to inform good design within new developments. Whilst aimed at those involved in designing new developments the outcomes have the potential to impact on all members of the community. The document specifically supports and provides guidance towards the creation of new developments/environments which are inclusive. Alongside the adopted Local Plan policies and other Council strategies and priorities, is likely to have a positive impact on those members of community with age and disability characteristics.



*What are the likely negative impacts for the group/s identified above? If so then are any particular groups affected more than others and why?*

The SPD has the potential to have an impact on all those who live and work in the Borough regardless of age, disability, or other protected characteristics. No potentially adverse impacts have been identified for any particular group. The guidance in the SPD are unlikely to have a disproportionate impact on any particular group because they are not aimed at specific individuals or groups but only at the Borough's future development. If the SPD is not adopted by the Council, there is the potential for adverse impacts or that positive outcomes are not maximised.

**Appendix 1** sets out the assessment of the SPD against the protected characteristics, as reported above. To further inform this assessment **Appendix 2** includes the assessment of the principal parent policies in the now adopted Local Plan.

*What plans do you have in place, or are developing, that will mitigate any likely identified negative impacts? For example, what plans, if any, will be put in place to reduce the impact?*

It is intended that the SPD will serve to guard against the adverse impacts of new development on the community and Borough as a whole. This Assessment has not revealed any adverse impact on any particular group. It is considered that the SPD will not unlawfully discriminate against any group or individual, or provide the grounds for such discrimination.

### **Stage 5: Reviewing and scrutinising the impact**

*What plans do you have in place to monitor the impact of the proposals once they have been implemented? (The full impact of the decision may only be known after the proposals have been implemented).*

The efficacy of the SPD will be monitored alongside the relevant Local Plan policies.

*What course of action does this CIA suggest you take? More than one of the following may apply.*

- **Outcome 1:** No major change required. The CIA has not identified any potential for discrimination or adverse impact and all opportunities to promote equality have been taken
- **Outcome 2:** Adjust the policy to remove barriers identified by the CIA or better promote equality. Are you satisfied that the proposed adjustments will remove the barriers identified? (Complete action plan).
- **Outcome 3:** Continue the policy despite potential for adverse impact or missed opportunities to promote equality identified. You will need to ensure that the CIA clearly sets out the justifications for continuing with it. You should consider whether there are sufficient plans to reduce the negative impact and/or plans to monitor the actual impact (see questions below). (Complete action plan).
- **Outcome 4:** Stop and rethink the policy when the CIA shows actual or potential unlawful discrimination. (Complete action plan).

### *Action Plan and Timetable for Implementation*

It is considered that Outcome 1 is applicable and an Action Plan is not required. This is because the CIA does not identify inequalities that require a major change to the SPD in order to proceed to Consultation. The wide ranging evidential and consultation activities in the preparation and subsequent adoption of the parent policies in the Local Plan, the consultation and engagement in respect of the SPD, means that the Council do not consider that the SPD will unlawfully discriminate against any group or individual, or provide the grounds for such discrimination. Furthermore, it is considered that the Council has demonstrated 'due regards' across all protected characteristics.

***The SPD will be monitored alongside the relevant policies in the Local Plan, where progress will be reported in the Council's Annual Monitoring Report. Where changes to the Local Plan policies are indicated, the SPD will be reviewed and updated accordingly.***

# Appendix 1

## Assessment of the SPD against protected characteristics

Document	General Contents	Description
SPD: Local Design Guide	Context, Green & Blue Infrastructure, Movement, Built Form, Placemaking, Homes & Buildings, Resources, Lifespan, and The Masterplan	The SPD aims to provide guidance on the interpretation and application of Local Plan policies relating to design for all new developments
Protected Characteristic	Impact	Comment
Age	+	Once introduced, the document will help interpretation and application of Local Plan policy helping to provide developments which are inclusive and accessible.
Disability	+	Once introduced, the document will help interpretation and application of Local Plan policy helping to provide developments which are inclusive and accessible.
Gender Reassignment	0	No evidence that the SPD will have a particular impact on people with this characteristic.
Marriage and Civil Partnership	0	No evidence that the SPD will have a particular impact on people with this characteristic
Pregnancy and Maternity	0	No evidence that the SPD will have a particular impact on people with this characteristic
Race	0	No evidence that the SPD will have a particular impact on people with this characteristic
Religion or Belief	0	No evidence that the SPD will have a particular impact on people with this characteristic
Sex	0	No evidence that the SPD will have a particular impact on people with this characteristic
Sexual Orientation	0	No evidence that the SPD will have a particular impact on people with this characteristic
Ex-Service Personnel	0	No evidence that the SPD will have a particular impact on people with this characteristic

# Appendix 2

## Assessment of Principal Relevant Local Plan Policies

Extract: Adoption Version - Community Impact Assessment – Adopted Stockton on Tees Local Plan (2019)

Local Plan Policy	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic						Comment
		Race	Disability	Gender	Age	Faith	Sexual Orientation	
SD8 - Sustainable Design Principles	Sets out broad design criteria for determining planning applications taking account of the surrounding environment, heritage assets, gateway entrances, green infrastructure, and separation between buildings, privacy and amenity for existing and future occupants, and access and parking, consider public safety, seek to design out crime, provide appropriate waste recycling and collection facilities, and for commercial developments to provide appropriate signage and shop fronts.	0	+	0	+	0	0	This policy seeks sustainable design in new development. It has the potential to benefit all, but particularly the inclusivity element which would benefit the Age and Disability characteristics.

Local Plan Policy	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic						Comment
		Race	Disability	Gender	Age	Faith	Sexual Orientation	
<b>SD5 - Natural, Built and Historic Environment</b>	Seeks to protect, conserve and enhance the natural, built and historic environment alongside meeting the challenge of climate change.	0	0	0	0	0	0	This policy seeks to preserve the Borough's environment for the benefit of all. No implications for any people with any particular protected characteristic.
<b>H4 - Meeting Housing Needs</b>	Allocations and commitments identify a range and mix of housing including executive housing; apartments and townhouses; ageing population, accessible and adaptable and custom and self-build housing. Unless otherwise justified, the policy requires the provision of on-site affordable housing in small clusters at a level of 20% on site on schemes of more than 10 dwellings or with a combined gross floor space of above 1000sqm. Sets out that off-site affordable housing commuted sum will be calculated in	0	+	0	+	0	0	This policy will make a positive contribution to the identified housing needs of the Borough and will assist in developing diverse communities. It will have a positive impact on older people and those with specialist housing needs. It has the potential to particularly benefit those with Age and Disability characteristic.

Local Plan Policy	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic					Comment	
	Race	Disability	Gender	Age	Faith	Sexual Orientation		
	<p>accordance with the Affordable Housing Supplementary Planning Document 8 or any successor.</p> <p>Supports proposals for specialist housing and independent living, including extra care, supported housing and extensions to dwellings to provide accommodation for dependent relatives. Supports high quality living environments with higher density development close to public transport accessibility. Encourages empty homes back into use and enhance energy efficiency of existing homes. Requires student accommodation to demonstrate they are compatible with the wider social and economic regeneration objectives, and are conveniently located to education establishments and local facilities.</p>							

Local Plan Policy	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic						Comment
		Race	Disability	Gender	Age	Faith	Sexual Orientation	
<b>T11 - Transport Infrastructure</b>	Promotes an integrated, efficient and accessible public transport network and seeks realistic alternatives to the private car through improvements to the public transport network and providing safe and attractive routes for pedestrians, cyclists and other uses; seeks to minimise congestion and the environmental impact of transport; identifies and protects a number of targeted improvements to highway infrastructure, safeguards routes for cycleway/footways, and infrastructure to facilitate sustainable freight movements by rail and water. Requires proposals likely to generate significant additional journeys to provide a Transport Assessment or Statement and a Travel Plan, as appropriate.	0	+	0	+	0	0	In promoting alternative modes of transport to the private car, this policy seeks to provide for all members of the community, there is the potential for a particularly positive impact towards those who may have reduced mobility with Age or Disability characteristics.



Local Plan Policy	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic						Comment
		Race	Disability	Gender	Age	Faith	Sexual Orientation	
<b>T12 - Community Infrastructure</b>	Seeks to ensure that community infrastructure is delivered and protected to meet the needs of the growing population. Resists the unjustified loss of playing fields, valued local shops, services and facilities, without provision of appropriate compensatory facilities if required.	0	+	0	+	0	0	The provision and protection of local community infrastructure and services will help to reduce the need for travel and may therefore be of particular benefit to those with reduced mobility such as those of an Age and Disability characteristic.
<b>ENV4 -Reducing and Mitigating Flood Risk</b>	Directs new development to areas of low flood risk and sets out that development in other areas will need to apply the sequential and exception tests in accordance with national policy. It seeks to ensure that proposals take account climate change; that flooding is not increased elsewhere and that Sustainable Drainage Systems (SuDS) are prioritised. Supports Flood Alleviation Scheme on Lustrum Beck.	0	0	0	0	0	0	In aiming to mitigate flood risk, this policy has the potential to benefit all and has no implications for any people with any particular protected characteristic.
<b>ENV5 - Preserve, protect and enhance</b>	Seeks the protection and enhancement of biodiversity and geological resources within the	0	0	0	0	0	0	This is a wide ranging environmental policy the consequences of which will be of benefit

Local Plan Policy	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic						Comment
		Race	Disability	Gender	Age	Faith	Sexual Orientation	
<b>ecological networks, biodiversity and geodiversity</b>	Borough. Supports proposals that enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation. It seeks to achieve net gains in biodiversity and this may include the potential for a strategic approach to biodiversity offsetting. Existing trees, woodlands and hedgerows of amenity or nature conservation value protected, where loss is unavoidable replacements sought, where practicable.							to all. It has no implications for any people with any particular protected characteristic.
<b>ENV6 - Green infrastructure, ecological networks and open space, green wedges and agricultural land</b>	Aims to protect and support the enhancement, creation and management of green infrastructure to improve its quality, value, multi-functionality and accessibility. It seeks protection of open space unless surplus to requirements; has no recreational, nature conservation or amenity value;	0	+	0	+	0	0	This wide ranging open space, environmental accessibility policy has consequences that will be of benefit to all. It has no implications for any people with any particular protected characteristic.

Local Plan Policy	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic						Comment
		Race	Disability	Gender	Age	Faith	Sexual Orientation	
	would be replaced by equivalent or better provision in terms of quantity and quality; is for another sports or recreational provision or is ancillary to the use of the open space. Seeks to protect enhance and extend ecological avoiding linking sites of ecological importance or by avoiding there fragmentation and isolation.							
<b>HE2 -Conserving and Enhancing Stockton's Heritage Assets</b>	Promotes local distinctiveness by requiring applicants to undertake recording and assessments of the significance of heritage assets, the preservation of archaeological remains, resisting the loss of heritage asset, in whole or part, unless the reasonable steps to ensure new development will proceed after loss has occurred.	0	0	0	0	0	0	In seeking to conserve and enhance heritage assets, these policies will benefit all. No implications for any people with any particular protected characteristic.