



Stockton on Tees

Consultation Draft Supplementary Planning Document No.1: Housing

Community Impact Assessment

January 2020

1.0 Introduction to Community Impact Assessment

- 1.1 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.
- 1.2 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.
- 1.3 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.
- 1.4 The Council has produced the Consultation Draft version of the Supplementary Planning Document No. 1 Housing (SPD). The purpose of the SPD is to help interpretation and implementation of adopted Local Plan policies principally H4 Meeting Housing Needs and others which include SD2 Strategic Housing Needs, SD3 Housing Strategy and SD7 Infrastructure Delivery and Viability. These policies relate to the principles and processes that will ensure delivery of a range of market and affordable housing to meet local need and demand; and to ensure that future residential development contributes to mixed sustainable communities and a balanced housing market. It does not address the number of homes to be built in the plan period.
- 1.5 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

- 1.6 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
 - Community Cohesion

1.7 **Table 1** below sets out the five-stage assessment:

Table 1: The Community Impact Assessment Process

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

2.0 **The Borough and People of Stockton on Tees**

- 2.1 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.
- 2.2 The Borough’s 2017 population has increased by 4.5% since 2007, whereas across the North East region there has only been an increase in population of 3.2%.

Table 2: Population Figures

Population[1]	Stockton-on-Tees	North East	United Kingdom
All Ages	196,487	2,644,727	66,040,229
Males	96,793	1,297,924	32,581,801
Females	99,694	1,346,803	33,458,428

- 2.3 Work has been carried out in recent years to look at the changing profile of the Borough’s population, the impact this is likely to have on public services and how the Council’s services will need to adapt. The Borough’s population is projected to increase by 5.1% by 2041 equating to an additional 9,959 residents compared with 2017. 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 percentage increase in the Borough is greater than that for the population across the North East.
- 2.4 Life expectancy is increasing across the Borough, but the inequalities are continuing to increase for men and women. In 2014-2016 Stockton-on-Tees Borough reported the greatest inequality in life expectancy nationally, and health inequalities remain a priority focus in Stockton-on-Tees
- 2.5 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. The Department of Communities and Local Government’s indices of multiple deprivation (IMD) 2015, show Stockton-on-Tees is ranked 88 out of the 326 Local Authorities districts in England making it within the 30% most deprived areas nationally. Whilst 28% of the population live within the top 20% of least deprived areas of England, 28% live in the 20% most deprived areas. In addition, 34 out of the 120 Lower Super Output Areas (LSOAs) across Stockton-on-Tees are within the 20% least deprived LSOAs in England, whereas 33 of the LSOAs are within the 20% most deprived LSOAs in England.
- 2.6 Comparisons with the 2010 IMD indicate that the gap is increasing between the most deprived and the less deprived areas of the Borough. However, despite the Borough’s levels of relative deprivation, a resident satisfaction survey carried out in 2015 showed that 87% of residents are satisfied with their local area.

3.0 The Stockton on Tees Local Plan

- 3.1 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.'

4.0 Content of the Housing Supplementary Planning Document

4.1 The Housing SPD provides guidance on the interpretation and application of Local Plan policies relating to meeting the Borough's housing needs; it does not relate to overall supply calculations nor does it allocate sites. This SPD addresses the principles and processes that will ensure the delivery of a range of market and affordable housing to meet local need and demand. It touches upon housing densities, house types, and the provision of affordable, accessible and adaptable homes. The draft document covers the following matters:

- Housing Mix and Design
- Housing Mix
- Specialist Housing
- Design
- Affordable Housing
- What is affordable housing?
- How much affordable housing is required?
- What affordable housing types are required?
- How will affordable housing provision be provided?
- Management of affordable housing
- Viability
- Vacant building credit
- Accessible and Adaptable Housing including Wheelchair User Homes
- What are Accessible and Adaptable Homes?
- How much Accessible and Adaptable Housing is required?
- Exemptions
- Specialist, Other and Self-build and custom housing

5.0 The Community Impact Assessment Process

Name of service/function or policy being assessed:

- 5.1 Stockton on Tees Supplementary Planning Document No. 1 Housing.

Stage 1: Screening

What is the purpose of the proposed Stockton on Tees Supplementary Planning Document No. 1 Housing?

- 5.2 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?

- 5.3 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?

- 5.4 The purpose of this Supplementary Planning Document (SPD) is to aid the interpretation and application of policies in the Local Plan which relate to meeting the Borough's housing needs. It addresses the principles and processes that will ensure the delivery of a range of market and affordable housing to meet local need and demand; and ensure that future residential development contributes to mixed sustainable communities and a balanced housing market. 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.

- 5.5 The SPD is a tool essentially for the Development Management element in conjunction with Housing Officers concerned with the Town and Country Planning function of the Council. It provides advice and guidance for landowners, developers, applicants and those undertaking design work on residential layouts. 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.).

- 5.6 The Council's Annual Monitoring Report 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](#) 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.

- 5.7 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.
- 5.8 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
 - Community Cohesion

All of the above protected characteristics, all those in the Borough could be affected by the Supplementary Planning Document.

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.

- 5.9 The SPD is written for all members of the community, and those working and seeking to develop and manage housing in the Borough. 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?

- 5.10 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 is unlikely to have a disproportionate impact on any particular group because it is 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 could be adverse impacts on the living opportunities and conditions of all groups.

- 5.11 **Table A at Appendix 1** sets out the assessment of the SPD against the protected characteristics, as reported in paragraphs 5.9 and 5.10 above. To further inform this assessment, **Table B at Appendix 1** below includes the assessment of the principal parent policies in the now adopted Local Plan - H4 Meeting Housing Needs SD2 Strategic Development Needs, SD3 Housing Strategy and SD7 Infrastructure and Viability.

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?

- 5.12 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. These can be minor or major forms of development, and numerous and widespread across the Borough.

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).

- 5.13 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.

- 5.14 **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

- 5.15 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.
- 5.16 ***The SPD will be monitored alongside the relevant policies in the Local Plan, where progress will be reported in the Council's Authority Monitoring Report. Where changes to the Local Plan policies are indicated, the SPD will be reviewed and updated accordingly.***

Appendix 1

Table A

Draft Supplementary Planning Document No.1 Housing (2020)

Document	General Contents	Description
SPD No. 1: Housing	Housing Mix and Design Quantum and Management of Affordable Homes Quantum of Accessible and Adaptable Homes Self-Build and Custom Homes	This document addresses the principles and processes that will ensure the delivery of a range of market and affordable housing to meet local need and demand.
Protected Characteristic	Impact	Comment
Age	+	Once introduced, the document will help interpretation and application of Local Plan policy helping to provide homes of the type and tenure to meet the needs of the Borough's population. Affordable, adaptable and accessible and all forms of specialist housing will assist in developing in balanced communities, providing opportunities for younger, first time buyers or renters to live in a home. Housing provision for people as they get older is a priority within the housing strategy, specifically the development of extra care housing as people are living longer.
Disability	+	Once introduced, the document will help interpretation and application of Local Plan policy helping to provide homes of the type and tenure to meet the needs of the Borough's population. The enhanced standards for adaptable and accessible dwellings will have a positive impact for those with a disability.
Gender Reassignment	0	There are not considered to be any impacts upon this protected characteristic.
Marriage and Civil Partnership	0	There are not considered to be any impacts upon this protected characteristic.

Pregnancy and Maternity	0	There are not considered to be any impacts upon this protected characteristic.
Race	0	There are not considered to be any impacts upon this protected characteristic.
Religion or Belief	0	There are not considered to be any impacts upon this protected characteristic.
Sex	0	There are not considered to be any impacts upon this protected characteristic.
Sexual Orientation	0	There are not considered to be any impacts upon this protected characteristic.
Ex-Service Personnel	+	This will allow ex-service personnel and their families to occupy and remain in their homes as they are suitable for those that may have any injuries and disabilities accrued when serving the country. The enhanced standards for adaptable and accessible dwellings will have a positive impact for those with a disability.
Community Cohesion	+	There would be a positive impact on community cohesion, as it would allow families and communities stay together and foster good relationships within localities.

Table B

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

Principal Relevant Policies

Document	Description	Protected Characteristic							Comment
		Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or belief	
SD2 – Strategic Development Needs	Sets out the requirements for the Borough’s development needs including housing, employment sites and retail floor space (comparison and convenience).	0	0	0	0	0	0	0	This policy sets out the strategic growth needs to 2032 for housing, economic growth and other development needs. No implications for any people with any particular protected characteristic.

Document	Description	Protected Characteristic							Comment	
		Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or belief		
SD3 – Housing Strategy	Outlines that a rolling 5 year supply of housing land will be met through provision of sufficient deliverable housing sites which incorporate a range of housing such as affordable housing; custom and self-build housing, and the Council's approach to failing delivery. It sets out the geographical distribution of housing sites within the Borough. It supports domestic extensions where they are in keeping with the property and the street scene and avoid significant loss of privacy and	0	0	0	0	0	0	0	0	Sets out the Council's strategy for delivery of housing and replacement dwellings in the countryside, including locations, types and design of domestic extensions. It has the potential to benefit all. No implications for any people with any particular protected characteristic.

Document	Description	Protected Characteristic							Comment
		Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or belief	
	amenity for the residents of neighbouring properties. It also sets out the instances when the Council will support replacement dwellings in the countryside.								
SD7 – Infrastructure Delivery and Viability	Promotes and sets out the mechanisms for the delivery of appropriate infrastructure when it is required so it can support new development through the use of planning obligations and other means including the Community Infrastructure Levy (CIL). Where it is	0	0	0	0	0	0	0	

Document	Description	Protected Characteristic							Comment
		Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or belief	
	non-viable, to fund all or part of the infrastructure applicants it requires robust evidence of the viability of the proposal to demonstrate this.								
H4 – Meeting Housing Needs	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	+	+	0	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

Document	Description	Protected Characteristic							Comment
		Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or belief	
	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 accordance with the Affordable Housing Supplementary Planning Document 8 or any successor. Supports proposals for specialist housing and independent living, including extra care, supported								those with Age and Disability characteristic.

Document	Description	Protected Characteristic							Comment
		Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or belief	
	<p>housing and extensions to dwellings to provide accommodation for dependent relatives. Supports high quality living environments with higher density development with 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</p>								

Document	Description	Protected Characteristic							Comment
		Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or belief	
	establishments and local facilities.								