



Stockton on Tees

Consultation Draft Supplementary Planning Document No.2: Householder Extensions and Alterations

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 the Borough are carefully considered, thus demonstrating 'Due Regards' as required under the Equality Act 2010.
- 1.4 The Council has produced the Draft version of the Supplementary Planning Document No. 2 Householder Extensions and Alterations (SPD). The purpose of the SPD is to help interpretation and implementation of policies in the adopted Stockton on Tees Local Plan - SD3 Housing Strategy, SD5 Natural, Built and Historic Environment and SD8 Sustainable Design Principles. These policies relate to the design of householders and builders in relation to extensions and alterations to homes and other development in gardens. This SPD does not address the principle and design of new homes in gardens.
- 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 efficiency 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
- Marriage and Civil Partnership
- Pregnancy and maternity
- Race
- Religion and Belief
- Sex
- Sexual Orientation

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. The Tees Valley is a functional economic area, 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

Population[1]	Stockton-on-Tees	North East	United Kingdom
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 as a whole 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:

'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 Householder Extensions and Alterations Supplementary Planning Document

4.1 The Householder Extensions and Alterations SPD is intended to replace the existing Household Extension Guide Supplementary Planning Guidance Note 2 (2004) and aims to provide clear guidance on the design, scale and siting of householder developments. As well as a material consideration in the determination of planning applications, it represents good practice, and is therefore helpful and relevant when planning permission is not required. The draft document covers the following matters:

- Do I need Planning Permission?
- Submitting a Planning Enquiry
- Talking to your Neighbours
- Conservation Areas and Listed Buildings
- Tree Preservation Orders and Trees within Conservation Areas
- Other Consents
- Submitting an Application
- General Design Principles
- Separation Distances
- Privacy and Overshadowing
- Corner Plots
- Car Parking
- Front, Side and Rear Extensions
- Dormer Windows and Loft Conversions
- Garages and Detached Buildings
- Annexes
- Balconies, Raised Decking and Terraces
- Gardens and Boundary Treatments
- Renewable Energy Generation (Microgeneration)

5.0 **The Community Impact Assessment Process**

Name of service/function or policy being assessed:

- 5.1 Stockton on Tees Supplementary Planning Document No. 2 Householder Extensions and Alterations.

Stage 1: Screening

What is the purpose of the proposed Stockton on Tees Supplementary Planning Document No. 2 Householder Extensions and Alterations?

- 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 is the land use and development document which sets out the Council's 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 overall aim of the guidance is to help produce high quality householder development, the physical outcome of which is intended to avoid adverse impacts and indeed in some cases improve the appearance of individual homes, the streetscene and thereby the Borough. It seeks to ensure that householder development respects and avoids a detrimental impact on the quality of life of the occupants of neighbouring properties. It will provide clear advice and guidance to those wishing to carry out alterations or development at residential properties, and 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 of the Town and Country Planning function of the Council. It provides advice and guidance for residents and those undertaking design and building work on residential properties. It is a material consideration in the determination of planning applications and thereby informs the decisions made by internal stakeholders including Local Councillors, and 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 Authority Monitoring Report 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 this Supplementary Planning Document includes information on housing, employment and infrastructure needs. An array of assessment, 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 [Statement of Community Involvement](#) sets out the Council's adopted approach to consultation and publicity. A Consultation Statement, as this develops alongside the progress of the SPD, will set out the details of consultation and responses.

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 have developed over time and through preparation of Regeneration Development Plan Document and 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 Equality Impact Assessment.
- 5.8 Prior to public consultation [on the SPD], 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 period.
- 5.9 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
- Marriage and Civil Partnership
- Pregnancy and maternity
- Race
- Religion and Belief
- Sex
- Sexual Orientation

Plus

- Ex-Service Personnel
- Community Cohesion

All of the above protected characteristics and all those in the Borough could be affected by the SPD.

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.

- 5.10 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. It is written for all members of the community and not for specific individuals or groups. It is unlikely to have a disproportionate positive impact on any particular individual or group.

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?

- 5.11 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. The SPD is written for all members of the community and not for specific individuals or groups. No potentially adverse impacts have been identified for any particular group. If the SPD is not adopted by the Council, there could be adverse impacts on the living opportunities and conditions of all groups.
- 5.12 **Table A at Appendix 1** shows the assessment of the SPD against the protected characteristics, as reported in paragraphs 5.10 and 5.11 above. To further inform this assessment, **Table B at Appendix 1** below includes the original assessment of the parent policies in the adopted Local Plan SD3, SD5 and SD8.

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?

- 5.13 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. Although these are minor forms of development, relevant proposals are likely to be 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).

- 5.14 The effectiveness of the SPD will be monitored alongside the relevant Local Plan policies, and reviewed on an annual basis.

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

- 5.15 **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

- 5.16 ***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 guidance 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.***
- 5.17 ***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.2 Householder Extensions and Alterations

Document	General Contents	Description
<p>SPD No. 2: Householder Extensions and Alterations</p>	<p>General Design Principles including: Extensions Do I need Planning Permission? Submitting a Planning Enquiry Talking to your Neighbours Conservation Areas and Listed Buildings Tree Preservation Orders and Trees within Conservation Areas Other Consents Submitting an Application General Design Principles Separation Distances Privacy and Overshadowing Corner Plots Car Parking Front, Side and Rear Extensions Dormer Windows and Loft Conversions Garages and Detached Buildings Annexes Balconies, Raised Decking and Terraces Gardens and Boundary Treatments Renewable Energy Generation (Microgeneration)</p>	<p>This document seeks to provide guidance to householders and consultants in relation to extensions and alterations to residential properties. It has the potential to benefit all by seeking to guide new development at residential properties in terms of siting and design.</p>

Protected Characteristic	Impact	Comment
Age	0	No evidence that the SPD will have a particular impact on people with this characteristic.
Disability	0	No evidence that the SPD will have a particular impact on people with this characteristic.
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.

Community Cohesion		No evidence that the SPD will have a particular impact on people with this characteristic.
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Table B

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

Principal Relevant Policies

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	
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	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 people with any particular protected characteristic.
	Highlights areas to focus the distribution of housing within the Borough including; River Tees Corridor, suitable sites (including previously developed sites) within the conurbation, Sustainable Urban Extension to West Stockton, Major new residential development at Wynyard to create a sustainable settlement, Residential development in villages through the recognition							

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		
	of existing commitments and new build infill development (within the limits to development), and where they are essential for farming, forestry or the operation of a rural enterprise; or result in the optimal viable use of a heritage asset; or re-use redundant or disused buildings, or are of an exceptional quality/innovative nature of design.							
	Domestic extensions will be supported where they are in keeping with the property and the street scene and avoid significant loss of privacy and amenity for the residents of neighbouring properties. Replacement dwellings in the countryside will be supported where a proposed dwelling is not materially larger than the existing dwelling and located on the site of, or in close proximity, to the existing dwelling.							

	Are Equality groups affected because of proposed Policy? :Key: (+) Positive Impact or (-) Negative Impact or (O) Neutral	Protected Characteristic						Comment
Local Plan Policy		Race	Disability	Gender	Age	Faith	Sexual Orientation	
SD5 - Natural, Built and Historic Environment	Seeks to protect, conserve and enhance the natural, built and historic environment alongside meeting the challenge of climate change, through a variety of measures which include; protecting and enhancing designated sites, green infrastructure networks and the restoration/enhancement of habitats and woodlands; preserving the intrinsic value of the countryside; supporting sustainable water management; directing new development towards areas of low flood risk (Flood Zone 1); and, supporting and encouraging energy efficiency and renewable/low carbon energy schemes. Promotes conservation and enhancement, including interventions, of the historic environment and assets associated with the route of the Stockton & Darlington railway of	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.

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	
	1825, the branch line to Yarm and associated structures, and assets.							
SD8 - Sustainable Design Principles	Sets out broad design criteria for determining planning applications which includes high standards for design which consider context of the surrounding area, taking into account; public realm, heritage assets, gateway entrances, green infrastructure; adequate separation between buildings; adequate privacy and amenity for existing and future occupants; satisfactory access and parking for all modes of transport; New development should contribute positively to making places better of people by being inclusive and providing	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		
	a strong sense of place to create attractive places to live, work and visit. Consider public safety and seek to design out crime. Provide appropriate waste recycling and collection; Commercial developments provide appropriate signage and shop fronts							