



EQUALITY IMPACT ASSESSMENT

Partial Assessment Form

Policy, practice, function or project assessed	Fen Drayton Former Land Settlement Association Estate Supplementary Planning Document
Lead Officer	Claire Spencer
Team	Planning Policy
Start date of assessment	14 September 2010
Completion of assessment	28 February 2011

Please use this form to record your findings in relation to the assessment of an existing policy, function, service or practice.

A. POLICY, PRACTICE, FUNCTION OR PROJECT TO BE ASSESSED

A1. Please describe what are the main aims, objectives, purpose and intended outcomes of the policy or function?

The purpose of Supplementary Planning Documents (SPD) is to expand on policies set out in Development Plan Documents (DPD) and to provide additional detail. The SPD expands on Policy SP/11 Fen Drayton Former Land Settlement Association (LSA) Estate contained within the adopted Site Specific Policies DPD, adopted in January 2010, and district-wide policies in the Development Control Policies DPD, adopted in July 2007.

Policy SP/11 allows the reuse or redevelopment of eligible buildings on the former LSA estate that are no longer needed for agricultural purposes for on site experimental or ground-breaking forms of sustainable living, provided the development would not occupy a larger footprint than existing buildings.

Achieving sustainable development and good design are the core principles underlying planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations. The aim of the SPD is to provide additional guidance on how development can ensure they are sustainable and achieve a high quality of design in a way that respects the local context.

The purpose of this SPD is to provide practical advice on how to develop a proposal that will comply with Policy SP/11. To achieve this aim, the SPD clearly outlines which buildings on the LSA estate are eligible for reuse and/ or redevelopment, and provides further details on the sorts of sustainability and design measures that should be considered when developing proposals.

The overarching objective of the SPD is to assist achievement of the following Core Strategy and Development Control Policies DPD Objectives:

- ST/e To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size, character and function and that buildings and open spaces which create their character are maintained and where possible enhanced.
- ST/g To ensure development addresses sustainability issues, including climate change mitigation and adaptation issues, maximising recycling and reuse of resources, and reduce waste and pollution.
- DP/c To ensure that new development, activities and uses of land uphold and promote the principles of sustainable development.
- DP/d To ensure high quality new development that protects and enhances the character of the district and local distinctiveness through careful integration with the existing built form.

Specific objectives of the SPD are:

- to identify the eligible buildings for reuse or redevelopment under Policy SP/11;
- to define key terms and phrases such as ‘carbon neutral’, ‘footprint’ and ‘buildings no longer needed for agricultural uses’;
- to establish clear development and design principles for any new development; and
- to set out the requirements of the development in order to be considered as achieving the principles of sustainable living.

A2. Is this policy or function associated with any other Council policy or priority?

The Fen Drayton Former Land Settlement Association Estate SPD supplements Policy SP/11 in the adopted Site Specific Policies (DPD) www.scams.gov.uk/ldf/sspdpd, and policies in the district-wide Development Control Policies DPD, in particular DP/1 www.scams.gov.uk/ldf/dcpoliciesdpd.

It is linked to the following Council Aims:

- Council Aim B: We are committed to ensuring that South Cambridgeshire continues to be a safe and healthy place for you and your family
- Council Aim C: We are committed to making South Cambridgeshire a place in which residents can feel proud to live – in particular Approach C8 Promoting low carbon living and delivering low carbon growth through the planning system.

<http://www.scams.gov.uk/CouncilAndDemocracy/CorporateObjectivesandPriorities/Corpplan.htm>

A3. Who are the intended beneficiaries/stakeholders of the policy or function? How many people are affected and from what sections of the community?

The SPD builds on national policy in Planning Policy Statement (PPS) 1: Delivering Sustainable Development, and Planning and Climate Change – Supplement to PPS1. These promote sustainable, well-designed development to achieve a high quality built and natural environment. Achieving sustainable development and good design are the core principals underlying planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations.

Stakeholders include:

- Residents of the Former Land Settlement Association Estate.
- Residents in Fen Drayton.
- Fen Drayton Parish Council.
- Local Members.

A4. Is the policy/function corporate and far-reaching?

Yes, the SPD links with two of the Council's Aims for 2010-11 (see A.2 above).

A5. Are you expecting to make any significant change to the policy or service in the near future? If so, please give details.

No changes are anticipated.

A6. Is this a new or existing policy or function?

The SPD supplements and amplifies the adopted Development Plan Document policy.

B. EVIDENCE/ DATA and CONSULTATION

It is important to consider all information that is available in determining whether the policy or function could have a differential impact. Please attach examples of monitoring information, research or consultation reports.

B1. What monitoring or other information do you have about relevant target groups, which will show the impact of the policy or function?

The SPD is only concerned with the reuse and/or redevelopment of land within the former LSA estate, therefore it only directly relates to land uses and not the people living on the site.

Local Development Framework Annual Monitoring Report indicators help review the success of the SPD:

- Core Output Indicator CO-H6 Quality of new housing developments.
- Core Output Indicator CO-E3 (i) Renewable energy capacity installed by type: and (ii) Renewable energy capacity with planning permission by type.
- Local Output Indicator LOA7 Affordable housing completions as a % of all housing completions on sites of 2 or more dwellings.
- Local Output Indicator LOA8 Affordable dwellings permitted as a % of all dwellings permitted.
- Significant Effect Indicator SE3 KWh of gas and electricity consumed per household per year.
- Significant Effect Indicator SE4 Generating potential of renewable energy sources.
- Significant Effect Indicator SE5 Water consumption per head per day.
- Significant Effect Indicator SE13 (i) Residents' satisfaction with the quality of the built environment; and (ii) % of residents 'very satisfied' or 'fairly satisfied' with their local area as a place to live.
- Significant Effect Indicator SE14 % new homes developed to Eco-homes 'good' or 'excellent' standard.
- Significant Effect Indicator SE15 Carbon dioxide emissions per domestic property per year.
- Significant Effect Indicator SE19 Household waste collected per household per person per year.
- Significant Effect Indicator SE20 % household waste collected which is recycled or composted.
- Significant Effect Indicator SE33 % of all dwellings that are affordable.

www.scams.gov.uk/ldf/amr

The County Council Research Group provide a break down of Census information in district and ward level profiles. This includes useful information on Gender, Age, Race, Disability, and Religion / Faith. The next Census will be undertaken in 2011, however in the interim the Research Group have produced estimates of population for 2008.

B2. Have you compared the data you have with the equality profile of the local population? What does it show?

The LSA has an unusual history and is quite unique in South Cambridgeshire. Prior to the establishment of the LSA, in the early 1930s, farming and gravel working were the main sources of employment in the village. The LSA was established in 1935 from the estate of Fen Drayton House. In the early years applicants had to be men aged between 30 and 50 years, and the wives of the applicants would also be expected to work alongside their husbands. However, in later years the population profile of the LSA would have changed, as during the 1970s the preferred applicants were men in their late 20s, with at least 5 years horticultural experience. The LSA smallholding scheme ended in 1982 and tenants were offered the opportunity to buy their holdings.

The County Council Research Group provide a break down of Census information in district and ward level profiles. In summary this shows:

Race – Fen Drayton has a much higher proportion of ‘White’ groups than the district as a whole, and a much lower proportion of ‘Asian / Asian British’ groups than the district as a whole.

Disability – There are a lower proportion of ‘People with long term illness’ and people who consider themselves to be ‘not in good health’ in Fen Drayton than South Cambridgeshire as a whole.

Age – Fen Drayton has a slightly higher proportion of teenagers and slightly lower proportion of people over the age of 65 than the district as a whole. The economic activity profile shows the proportion of people economically active is higher than South Cambridgeshire. Reflecting the population profile, the number of economically inactive ‘retired’ and ‘students’ is lower than the district as a whole.

Religion – Fen Drayton reflects the district-wide profile.

The Local Development Framework Annual Monitoring Report 2009 monitors the indicators identified in section B1 above.

Core Output Indicator CO-H6 is a new national indicator that will be monitored and reported on in the next Annual Monitoring Report (2009-10). The Council is working with its Joint Urban Design team to implement the use of the Building for Life Assessment to inform the evaluation of the design of developments submitted for planning approval (for developments of at least 10 dwellings).

The following is taken from the Local Development Framework Annual Monitoring Report, December 2009:

Affordable housing – In the last year, nearly 39% of new dwellings completed were affordable. Although the number of affordable dwellings completed fluctuates considerably, there has been an increase in the annual percentage of affordable dwellings completed since the start of the plan period. In the last monitoring year 40% of dwellings completed on sites of 2 or more dwellings were affordable.

Significant Effect Indicators SE3 and SE4 - The consumption of gas and electricity per household within the district has fallen every year

since 2003. The generating potential of renewable energy resources increased by 5.78 GWh during the monitoring period...The generating potential of renewable energy sources in the district will increase in future monitoring years as extant planning permissions are implemented
Significant Effect Indicator SE5 – The number of litres of water consumed per person per day has generally decreased since 2001. South Cambridgeshire has a population of approximately 142,500 people, so a small decrease in the amount of water each person uses per day equates to significant savings in water usage. Cambridge Water Company supports various initiatives to reduce water consumption, particularly in new developments, through the installation of water-efficient appliances and water meters.

Significant Effect Indicator SE13 - between 2003 and 2006 residents' satisfaction with the quality of the built environment fell by 10% in South Cambridgeshire. However, the 2008 Place Survey recorded that 91% of South Cambridgeshire residents were 'very satisfied' or 'fairly satisfied' with their local area as a place to live; the quality of the environment will contribute to residents' perception of their local area as a place to live.

Significant Effect Indicator SE14 – The Ecohomes accreditation balances environmental performance with the need for a high quality of life and a safe and healthy internal environment. The accreditation is grouped into seven categories. Between 2004 and 2007, there was a significant increase in the number of dwellings achieving Ecohomes accreditation, showing that sustainable homes are being built in the district.

Significant Effect Indicator SE15 – Between 2005 and 2007, carbon dioxide emissions from domestic sources and per domestic capita have remained fairly constant.

Significant Effect Indicators SE19 and SE20 – The amount of household waste collected per person per year has started to show a decline in the last three monitoring years. Waste is a big environmental issue and it is thought that up to 90% of household waste could be recycled. South Cambridgeshire continues to be one of the best districts in the UK for composting and recycling waste. The Council was awarded the prestigious Beacon status for Waste and Recycling in 2006-2007, achieved by improving village recycling banks, exceeding recycling targets and helping the community to get involved. The Council is committed to recycling and its Members have recently considered the option to provide a further bin to every household to allow the collection of a wider variety of recyclable materials.

See the Annual Monitoring Report: www.scambs.gov.uk/ldf/amr

B3. Have you identified any improvements or other changes that could be made from monitoring the data?

The Fen Drayton Land Settlement Association SPD should assist with the delivery of the highest quality sustainable development, taking into account local opinions expressed through the public consultation exercise. Local people, including existing residents, will continue to have the opportunity to share their experience and help to shape the place in which they live and work.

B4. Have you consulted or involved external stakeholders about the policy or function? If so, what were their views?

The Council involved local people during the production of the SPD. A workshop was held on Saturday 4 September from 9.30am – 12.30pm involving 4 Council officers, 3 Councillors, 10 representatives from the former Land Settlement Association Estate and 7 Parish Councillors. The workshop was facilitated by an independent person from Planning Aid. There was positive feedback at the event, which has informed the production of the SPD.

There was an article in the Autumn 2010 edition South Cambridgeshire Magazine about the SPD, and an entry has been included within the community engagement calendar on the Council's website:

www.scambs.gov.uk/CommunityandLiving/CommEngCal.htm?order=3&filtermonth=10&filteryear=2010, forewarning of the consultation.

The draft SPD was subject to six-weeks public consultation with a range of external stakeholders from 29 October to 10 December 2010. During the consultation the draft SPD was available on the SCDC website www.scambs.gov.uk/ldf/spds. A Statement of Consultation has been produced and details the representations received and subsequently amendments have been incorporated into the final adopted SPD.

A total of 141 representations were received commenting on the draft SPD: 7 supporting, 32 objecting and 102 commenting. One representation was received on the Habitat Regulations Assessment Statement. The main issues raised in the representations sought:

- clarity regarding the definition of an eligible building and its footprint, including guidance on the necessary evidence that must be submitted with a planning application;
- advice on the utilisation of any remaining land and promote food production;
- further guidance on the siting of new buildings, including whether all buildings must be south facing, and provide specific guidance on the siting of new buildings within the smaller plots on Oaktree Road and Springhill Road;
- clarity regarding the sustainability requirements for the various development options and inclusion of a further option allowing the amalgamation of the footprint of the existing dwelling and any eligible buildings;
- re-classification of buildings from non-surveyed or non-eligible to eligible, following surveys or consideration of evidence submitted;
- changes to the policy wording and boundary of the policy area;
- amendments to the appraisal of existing transport provision to promote current opportunities;
- further guidance on how to achieve the policy requirement to restrict car use and increase the use of sustainable forms of transport, and confirmation that the development will not have an impact on the A14; and
- clarity regarding the delivery of associated infrastructure (e.g. affordable housing, community facilities) and the involvement of the wider community.

B5. Have you undertaken any consultation with staff to assess their perception of any impacts of the policy or function? If so, what has been learnt from them?

Yes, internal consultation was undertaken during the preparation of the SPD. The Consultation Statement details the comments received: www.scambs.gov.uk/ldf/spds.

B6. Please provide information about any other consultation, research, or involvement undertaken in relation to this impact assessment.

The SPD was published for a six-weeks public consultation, as detailed in B4 above. A public notice was placed in the Cambridge News at the start of the public consultation. A number of stakeholders were sent a letter and CD-Rom containing each of the public participation documents, supporting documents, and forms for making comments. All documents were available to view and / or download from the Council's website: www.scambs.gov.uk/ldf/spds, and a link was included from the home page. Interactive online versions of documents were also available to enable people to make comments online during the consultation period, as well as Word and PDF versions of a response form that could be completed and emailed / posted to the Council. South Cambs Magazine, which is delivered to every household in the district, also included information on the consultation. Printed copies of the document were also available to view or purchase at the Council's offices.

All residents and businesses within the Fen Drayton former Land Settlement Association estate were sent a paper copy of the SPD and a paper Response Form, together with details on how to make comments. Paper documents were also made available to view at The Three Tuns public house in Fen Drayton. A public exhibition was held in Fen Drayton School Hall on Saturday 6 November between 9.30am and 1pm. An article was placed in the Fen Drayton News (parish newsletter) forewarning of the consultation.

C1. IMPACT OF THE POLICY OR FUNCTION

Assess the potential impact on each of the following protected characteristics. The impact could be negative, positive or neutral. If you assess a negative impact for any of the groups then you will need to assess whether that impact is low, medium or high. Refer to the evidence you use.

DESCRIPTION OF IMPACT	Nature of Impact (Positive, Neutral, Adverse)	Extent of Impact (Low, Medium, High)
AGE: Identify the potential impact of the policy or function on different age groups.		
The SPD should benefit people of any age, but is not specific to age.	Neutral	
DISABILITY: Identify the potential impact of the policy or function on disabled people.		
The SPD may have a slight positive impact on Disability through the delivery of well designed new development that can improve the layout, improving mobility and access for all. It is possible that some new houses may be built to 'Lifetime Homes' standards, which cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility.	Positive	
GENDER REASSIGNMENT: Identify the potential impact of the policy or function on people that have changed gender identity.		
The SPD should benefit people of any gender, but is not specific to gender.	Neutral	
MARRIAGE AND CIVIL PARTNERSHIPS: Identify the potential impact of the policy or function on people who are married or in a civil partnership.		
The SPD should benefit people of any marital status, but is not specific to any type of relationship.	Neutral	
PREGNANCY AND MATERNITY: Identify the potential impact of the policy or function on pregnant or maternal mothers and those women who wish to breastfeed.		
The SPD should benefit women of any stage of maternity, but is not specific to pregnancy and maternity.	Neutral	

RACE: Identify the potential impact of the policy or function on different ethnic groups, including national origins, colour and nationality.		
The SPD should benefit people of any race, but is not specific to race.	Neutral	
RELIGION/BELIEF: Identify the potential impact the policy or function on different religious/faith groups.		
The SPD should benefit people of any religion / belief, but is not specific to religion / belief.	Neutral	
SEX: Identify the potential impact of the policy or function on men and women.		
The SPD should benefit people of any gender, but is not specific to gender.	Neutral	
SEXUAL ORIENTATION: Identify the potential impact of the policy or function on lesbian, gay men, bisexual or heterosexual people.		
The SPD should benefit people of any sexual orientation, but is not specific to sexual orientation.	Neutral	
OTHER CHARACTERISTIC SPECIFIC TO SOUTH CAMBRIDGESHIRE – RURALITY: Identify the potential impact of the policy or function on people who are rurally isolated.		
The SPD is site specific to the Fen Drayton former Land Settlement Association estate and is only concerned with the reuse and/or redevelopment of land at the site, therefore it only directly relates to land uses and not the people living on the site. Nevertheless the redevelopment of the site is for sustainable living. Although the site is rural, it is located close to The Busway, which will provide frequent bus services to Cambridge, St Ives and Huntingdon, and there is a cycle path alongside. Provision of more housing in the rural areas may assist younger residents to remain in the villages where they grew up.	Neutral	

PLEASE NOTE: Following completion of the section above, if the nature of the impact is adverse then you may need to proceed to a full equality impact assessment.

C2. Could you minimise or remove any adverse or potential impact that is high, medium or low significance, in advance of a full impact assessment? Explain how.

N/A

C3. Does the policy or function actively promote equal opportunities and good community relations? Or could changes be made so that it does so?

Through the following Council Aims, the SPD helps to promote better community relations:

- Council Aim B: We are committed to ensuring that South Cambridgeshire continues to be a safe and healthy place for you and your family
- Council Aim C. We are Committed to making South Cambridgeshire a place in which residents can feel proud to live, Approach C8 Promoting low carbon living and delivering low carbon growth through the planning system

C4. Please provide any further information, qualitative or quantitative that does not fit into the questions but you feel has a likely impact on this assessment.

The SPD may have a slight positive impact on Disability and Age from the provision of Lifetime Homes, which would benefit the disabled and elderly. In addition, provision of more housing in the rural areas may assist younger residents to remain in the villages where they grew up.

The Disability Discrimination Act (DDA) was introduced in 1995 and updated in 2005 with the aim to facilitate equal access to services for all. The new Equality Act 2010 supersedes the DDA and strengthens previous legislation to recognise that the needs of disabled people are different from those of non-disabled people. The requirements are more stringent for new buildings, commercial buildings and buildings open to members of the public. In these cases, it is expected that at least the primary functions should be reasonably accessible to disabled people.

D. CONCLUSIONS			
D1. Was there sufficient data to complete the partial assessment?	Yes?	<input checked="" type="checkbox"/>	If “NO”, what arrangements are in place for evidence gathering and continuing with the assessment?
	No?	<input type="checkbox"/>	
D2. Is the outcome of the partial assessment that the policy or function would have an adverse impact (medium or high impact) on one or more target group?	Yes?	<input type="checkbox"/>	If “YES”, will you proceed to a full assessment? If so, what arrangements are in place to carry out the full assessment?
	No?	<input checked="" type="checkbox"/>	
D3. Is the outcome of the partial assessment that the policy or function would have a neutral or positive impact on equalities?	Yes?	<input checked="" type="checkbox"/>	If “YES”, have you included proposals in the Action Plan to further improve the impact of the policy or function on equalities? No
	No?	<input type="checkbox"/>	Do you plan to review the service or policy again in future to assess whether there has been any change? If so, when? No Has the Equalities Steering Group and the Consultative Forum reviewed the assessment? If so what were their comments? No
D4. Do you have any other conclusions/outcomes from the partial assessment?			

ACTION PLAN for enhancing existing practice

Recommendation/ issue to be	Planned Milestone	Planned	Officer	Progress
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addressed		completion of milestone (date)	Responsible	
The success of the Fen Drayton Land Settlement Association SPD will be addressed through the Annual Monitoring Report.	-	Annually		

RESOURCES

Does the above action plan require any additional resources?

No resource issues have been identified.

ARRANGEMENTS FOR MONITORING

Please give your plans for monitoring the achievement of the above actions.

SIGN OFF: The officers below confirm that this partial assessment has been completed in accordance with the Council's guidance

Signature of Lead Officer		Date:
Signature of Corporate Manager or Chief Officer:		Date:

Please retain the original form on your service area and return a copy of the completed form to the Equality & Diversity Officer.