



Equality Analysis and Impact Assessment Tool

Draft Masterplan - land to the west of Gib Lane

Guidance

Please refer to the *Impact Assessment and Human Rights Screening Guidance v1.5* which is available on the Intranet via the following link:

<http://cms.intra.blackburn.gov.uk/server.php?show=nav.3306>

If you require further assistance please contact your department's Corporate Equality & Diversity group representative. This information is available from the Corporate Policy Department.

Section 1: Initial Assessment

Please provide as much information as possible

Name of activity:	Drafting a Masterplan for the land to the west of Gib Lane
Manager or Sponsoring Directors Name:	Brian Bailey
Department/Directorate:	Regeneration
Service:	Forward Planning
Assessment Lead:	Matthew Maule
Telephone:	01254 585 535
E-mail:	matthew.maule@blackburn.gov.uk
Who else will be involved in undertaking the equality analysis and impact assessment:	N/A
Who are you consulting with and how?	<p>The emerging Site Allocations and Development Policies Plan identifies the land to the west of Gib Lane as a site for residential development. During the preparation of this Plan there has been ongoing consultation with the community, land owners, interest groups and other stakeholders on the principle of allocating this site for residential development and also on the range of issues that will need to be addressed by any development that takes place on the site. This consultation is a statutory requirement of planning legislation.</p> <p>Planning legislation also requires local authorities to have a Statement of Community Involvement (SCI) in place to support plan preparation. The SCI outlines how the Council will involve all sections of the community in the planning process, including the preparation of local plans. Prior to its adoption, the SCI itself was subject to consultation and an independent examination by a Planning Inspector. The Inspector found the SCI to be sound and fit for purpose. The consultation on the Site Allocations and Development Policies Plan has been carried out in accordance with the Council's adopted SCI.</p> <p>Consultation on masterplans is not specifically covered by the SCI and the masterplan for the land to the west of Gib Lane will not be a Local Plan document which is required to be prepared in accordance with the SCI. Nevertheless, the Council will ensure that the consultation on the draft masterplan is consistent with the principles of the SCI. The principal target for this consultation is the local community who live in the vicinity of the site. It is envisaged that the draft masterplan will be the subject of a period of public consultation which will commence in late July and which will last for at least six weeks. During this period, the draft masterplan will be available on the Council's website and officers will be available at Blackburn town hall to answer queries. As part of this consultation, an exhibition event will be held at an appropriate venue in the local area, such as the Green Lane Community Centre. This event will be a 'drop-in session' and will take place in the early afternoon and evening in order to enable as many people as possible to attend. The possibility</p>

	<p>of establishing an exhibition at the community centre or an alternative appropriate venue for the duration of the consultation period will also be investigated.</p> <p>The Council is committed to engaging with all who may be affected by and /or wish to be involved with the preparation of masterplan. Wherever possible, the masterplan and supporting information will be written in plain English. However, due to the technical nature of a number of the supporting studies, it may not always be possible to ensure that these documents are written entirely in plain English.</p> <p>Every effort will be made to ensure that the methods of consultation provide the widest possible group of people with the opportunity to be involved in, and influence, the process. A range of measures will be used to advertise the consultation on the masterplan, including:</p> <ul style="list-style-type: none"> • Placing notices in the local press; • Sending a letter to residents who have previously been leafleted about consultation events on the local plan; and • Updating information on the Council's website. <p>If appropriate, the draft masterplan will be amended to take into account the comments received during the consultation period prior to its adoption. Depending on the comments received, and the nature of any changes to the masterplan, further consultation could take place on the masterplan prior to its adoption by the Council.</p>
<p>Please insert any information around surveys and consultations undertaken:</p>	<p>No surveys or consultation has been undertaken to date on the draft masterplan for the land to the west of Gib Lane.</p> <p>However, the emerging Site Allocations and Development Policies Plan identifies the land to the west of Gib Lane as a site for residential development and this plan has itself been subject to extensive consultation.</p> <p>As part of the consultation on the Site Allocations and Development Policies Plan comments have been invited on the both the principle of allocating the land to the west of Gib Lane for residential development and also on a range of considerations that will need to be addressed by any development that takes place on the site.</p> <p>Full details of the consultation opportunities/events completed to date on the Site Allocations and Development Policies Plan are included in a Statement of Consultation, which is a public document. This statement sets out who has been invited to comment at each stage of the plan preparation, summarises the comments received and the Council's response to them, and outlines how the comments have influenced the final version of the plan.</p>
<p>References</p> <p><i>Please identify additional sources of information you have accessed to complete the EIA for example, websites; journals; reports etc.</i></p>	<p>Data from the 'Facts and Figures' and 'Ward Profile' page on the Council's website.</p> <p>The Core Strategy (2011) - http://www.blackburn.gov.uk/Pages/Core-Strategy-.aspx</p> <p>The Statement of Community Involvement (SCI) (2006) https://www.blackburn.gov.uk/Pages/Statement-of-</p>

	Community-Involvement.aspx The draft Local Plan Part 2 http://www.blackburn.gov.uk/Pages/Local-plan-part-2.aspx Lifetime Homes Standard - http://www.lifetimehomes.org.uk	
Implementation date:	Adoption of the masterplan is expected to be in late 2014 subject to the feedback received during the consultation on the draft masterplan and decision making timetable. The masterplan will be implemented through the development management process and, specifically, through the assessment of planning applications submitted for the site. It is not presently known when a developer is likely to submit a planning application for the site but it is envisaged that this is likely to take place soon after the adoption of the masterplan.	
Type of activity:	Budget changes	<input type="checkbox"/>
	Change to existing policy	<input type="checkbox"/>
	Commissioning	<input type="checkbox"/>
	Decommissioning	<input type="checkbox"/>
	New policy	<input checked="" type="checkbox"/>
How was the need for the activity identified?	<p>The Blackburn with Darwen Local Plan will comprise of two parts. The first of these is the Core Strategy which was adopted in January 2011. The Core Strategy sets out the Council's vision and overall spatial strategy for the development and growth of the borough to 2026</p> <p>The second part of the Local Plan is the Site Allocations and Development Management Policies plan (known as the Local Plan Part 2). This Plan seeks to support the implementation of the Core Strategy by identifying strategic land allocations that are essential to delivering the Council's objectives; and by setting out Development Management policies which will be used to assess planning applications.</p> <p>The Local Plan Part 2 identifies a number of major sites for housing development. One such site is the land to the west of Gib Lane which is considered to have the potential to deliver 440 dwellings by 2026. The site has also been identified as having the potential to contribute towards the Council's aim of increasing the range of choice of housing in the Borough and, in particular, could deliver larger family housing, which is a product that is in short supply in the Borough.</p> <p>Given the size of the site, and the fact that it is in three separate ownerships, it is probable that it will be developed by multiple house builders. As a result, a need to prepare a masterplan for the land to the west of Gib Lane has been identified in order to ensure that the site forms an integrated and cohesive extension to Blackburn, which incorporates appropriate infrastructure, achieves high standards of design and is sensitive to its location.</p>	

What is the activity looking to achieve?	The activity is looking to support the adoption of a masterplan for the land to the west of the Gib Lane and to ensure that local residents and other stakeholders have the opportunity to comment on, and influence, the proposals for the development of this site.			
What are the aims and objectives?	<p>The draft masterplan aims to shape the future development of the land to the west of Gib Lane and facilitate the delivery of a high quality development on this site. Specifically, it seeks to ensure that the site forms an integrated and cohesive extension to Blackburn, achieves high standards of design and is sensitive to its location. It also aims to ensure that important features and assets are retained and enhanced. For instance, the masterplan has a commitment to retain and improve the existing Witton Weaver's Way public right of way.</p> <p>Although the aim of the consultation is to seek views on a masterplan rather than a specific development proposal, the consultation process seeks to provide members of the public with the opportunity to comment on the proposals, thus allowing them to shape the proposals for the site by highlighting areas of concern and by making suggestions for how the proposals could be enhanced,</p> <p>Undertaking appropriate public consultation on the draft masterplan prior to its adoption by the Council will also increase the amount of weight that can be given to the document when assessing planning applications for the site.</p>			
Services currently provided:	The plan will be used to support the delivery of the Council's planning service. The service is responsible for the preparation of the Blackburn with Darwen's development plan, provides advice and guidance on development opportunities and has a decision making role on planning applications.			
Recommendations following change in service: <i>Please outline recommendations that have been identified for implementation following a review of the activity.</i>	<p>No changes to the Council's planning service as a result of this document are expected.</p> <p>The masterplan will support the implementation of another plan and the delivery of the established planning service.</p>			
Who does the policy or decision being made impact upon?*	Carers or family	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Indirectly
	General Public	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Indirectly
	Partner organisations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Indirectly
	Service Users	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Indirectly
	Staff	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Indirectly
Signature and Date:				

*If no impact is identified on any of the groups a full EIA may not be required. Please contact your departmental Corporate Equality & Diversity representative for further information.

Section 2: Equality Analysis and Impact Assessment

Does the activity have the **potential** to:

- Have a **positive** impact (benefit) on any of the groups?
- Have a **negative** impact / exclude / discriminate against any person or group?

Explain how this was identified? Evidence / Consultation?

Please refer to the notes in the full guidance document – page 13

NB: Requires (existing or new) consultation with 'relevant' people who are from these groups or who have knowledge insight into these groups.

NB. Marriage & CP is only protected in terms of work-related activities NOT service provision

Group	Positive (Y/N)	Negative (Y/N)	Don't know	Reasons for positive / negative impact (Please include all evidence you have considered as part of your analysis)	Action No.
Age	Y	N		<p>There are a number of existing schools in the Livesey and Pleasington Ward, including Feniscowles Primary School and St. Francis' CE Primary School, and a number of others that are relatively nearby, such as Meadowhead Infant and Junior Schools. Nevertheless, due to the scale of development that could be delivered on the land to the west of Gib Lane, the Local Education Authority have identified the need for the provision of an additional primary school in the area</p> <p>The masterplan for the land to the west of Gib Lane identifies the location for a new primary school. This will provide a high quality education facility for children.</p> <p>The landowner has also stated that, where practicable, 20% of the housing on the development will be built to Lifetime Housing standards which are a series of criteria for building accessible and adaptable homes. Lifetime Homes therefore seek to add to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. Therefore, this could have some positive impact on the elderly by increasing the stock of housing that can easily be adapted to meet the changing needs of the occupants.</p>	

Disability	Y	N		<p>The 2011 Census highlights that the proportion of Livesey and Pleasington residents who consider themselves to be in 'very good' or 'good' health exceeds the average for both Blackburn with Darwen and England. In addition, the proportion of Livesey and Pleasington residents who live with a long-term limiting illness is also lower than the average for Blackburn with Darwen and England.</p> <p>The masterplan identifies a series of routes across the site which will become pedestrian footpaths. It also identifies upgrades to the existing Witton Weavers Way. These new and upgraded routes will be accessible for all users, including those with mobility problems or who use a wheelchair. In addition, the new school constructed which would be provided on the site would be designed to be compliant with the Disability Discrimination Act and the landowner has stated that, where practicable, 20% of the housing on the development will be built to Lifetime Housing standards which are a series of criteria for building accessible and adaptable homes. The overall aim of Lifetime Homes is to provide accessible and convenient accommodation for a wide range of the population, including those with temporary or permanent physical or sensory impairment by, for example, ensuring doorways and circulation space is wide enough to accommodate a wheelchair. The masterplan could therefore have some positive impact on this group.</p>	
Marriage & Civil Partnership	N	N		N/A	
Pregnancy and maternity	N	N		<p>The masterplan will seek to co-ordinate the development of a site, support the timely delivery of supporting infrastructure and ensure high standards of design. The housing, primary school and other facilities that would be delivered on the site would be available to all people irrespective of their race, religion, sexual orientation, etc. It is therefore unlikely to have a different impact on any of these groups</p>	
Race	N	N			
Religion or belief	N	N			
Sex	N	N			
Sexual orientation	N	N			

Gender reassignment	N	N			
Deprived Communities	N	N		The site has been identified as having the potential to contribute towards the Council's aim of increasing the range of choice of housing in the Borough and, in particular, a significant proportion of the housing that would be delivered on the site is likely to be larger family housing. The development would however make a contribution towards the provision of affordable housing, which would help improve access to high quality housing for all members of the community. Consequently, although the site is not located within, or in particularly close proximity to, any of the wards which have been highlighted as having the highest proportions of children living in poverty and it is not within an area that has been identified as being within the most deprived parts of the Borough, the masterplan for the site could help improve access to high quality affordable housing and therefore have some positive impact on deprived communities.	
Vulnerable Groups					
Carers					
Other (please state)					
If no negative impacts have been identified, please explain why <i>A lack of negative impacts must be justified with evidence and clear reasons. Highlight how the policy negates any possible negative impacts.</i>			As noted above, the draft masterplan will seek to co-ordinate the development of a site, support the timely delivery of supporting infrastructure and ensure high standards of design. The masterplan therefore is unlikely to have adverse impacts on any particular protected group as such. As documented above, the masterplan would also promote measures to ensure that there is the potential for any development which comes forward on the site to have positive impacts on all those affected by the development, but it also notes that potential homeowners will be positively impacted by many of the measures planned for the development.		
Does the activity raise any issues for Community Cohesion?			No		GUIDANCE (page 15) <i>If the policy positively impacts some groups and negatively impacts or overlooks other sections</i>

<p>Does the activity contribute positively to Community Cohesion?</p>	<p>The masterplan could help secure the delivery of a development that potentially has some positive impact on community cohesion by providing public spaces and facilities that facilitate interaction and which can accommodate community events.</p>		<p><i>of the community, what effect will this have on the relationship between these groups? How will you manage this relationship? If the policy will make a positive contribution to relations between sections of the community please outline them.</i></p>
<p>Does the activity raise any issues in relation to Human Rights as set out in the Human Rights Act 1998?</p>	<p>No.</p>		<p>GUIDANCE (Page 10) <i>It is important to note that if the decision removes or engages a person's absolute rights the policy/decision will need to be changed. Where it is a Limited or Qualified Right the decision needs to be proportional and legal.</i></p>
<p>What is the overall cost of implementing the activity? GUIDANCE <i>Input cost e.g. Financial investment, HR, to realise and achieve benefits of the activity Source – e.g. specific funding stream, pooled budget or mainstream budget</i></p>	<p>Cost & Source(s) of funding</p> <p>The masterplan will be implemented by Council through its existing development management service and by developers.</p>		
<p>Does the activity support / aggravate existing departmental and corporate risk? GUIDANCE <i>Is the activity on the departmental risk register? If not, should it be?</i></p>	<p>No</p>		
<p>Action following analysis: GUIDANCE <i>It is important that the correct option is chosen depending on the findings of the analysis. The action plan must be completed as required.</i></p>	<p>No major change in policy</p>	<p>✓</p>	
	<p>Adjust policy</p>		
	<p>Continue policy</p>		
	<p>Stop and reconsider policy</p>		

Section 3: Action Plan

No.	What is the negative/adverse impact?	Actions required to reduce/eliminate the negative impact	Resources required* (see guidance note below)	Who will lead on action?	Target completion date
	N/A – no adverse impacts identified				

* 'Resources required' is asking for a summary of the costs that are needed to implement the changes to mitigate the negative impacts identified.

Section 4: Monitoring and Review

Monitoring guidance

The responsibility for establishing and maintaining the monitoring arrangements of the EIA action plan lies with the service completing the EIA. These arrangements should be built into the performance management framework.

Monitoring arrangements for the completion of Equality Impact Assessments will be undertaken by the Corporate Equality & Diversity Group and the oversight of the consequent action plans will be undertaken by the Management Accountability Framework.

If applicable, where will the departmental action plan be monitored?

N/A

GUIDANCE

For example, Service Management Team; Service Leadership Team; Programme Area Meeting.

Reviewing guidance

The responsibility for establishing and maintaining the review arrangements of the Impact Assessment and the action plan lies with the service completing the Impact Assessment.

Date of the next review of the Impact Assessment?

It should be reviewed at least every three years to meet legislative requirements

The EIA would be reviewed if any changes are made to the masterplan, and once development proposals are submitted for the site if these differ significantly from the masterplan.

How often will the EIA action plan be reviewed?

E.g. Quarterly as part of MAF

Who will carry out this review?

Matthew Maule

Signature of Equality Impact Assessment lead officer:



Date Completed: 4th July 2014

Signature of Head of Service / Directorate Lead:



Date Completed: 9th July 2014

This signature signifies the acceptance of the responsibility and ownership of the EIA and the resulting action plan (if applicable).

Signature of Cohesion & Equalities Manager, Blackburn with Darwen Borough Council:



Date received: 10th July 2014

This signature signifies the acceptance of the responsibility to publish the completed EIA as per the requirements of the Equality Act 2010.