

## Equalities Comprehensive Impact Assessment - Head of service review

Reference: ECIA449459245

Submitted: 05 September 2022 16:22 PM

### Executive summary

**Title of policy / decision:** Land at Warren & Parker's Farm, Little Canfield. CM22 6NY.

**Policy / decision type:** Cabinet Decision

**Overview of policy / decision:** The overall purpose of the decision is for Cabinet to agree to dispose of its land interest at Warren and Parker's Farm by way of an option agreement. The Option Agreement is proposed to be granted to Hill Residential Ltd (Hill).

The option agreement would enable Hill to promote the land for residential development into the emerging Uttlesford Local Plan and obtain planning permission for a comprehensive residential development scheme. The comprehensive scheme would also include environmental improvements and gains, together with contributions, secured through a s106 agreement, to wider infrastructure requirements.

Once planning permission had been secured Hill would have the opportunity to purchase the land in the option agreement. The purchase price will be determined by a formula based on market value, with a minimum land value payable per net developable acre.

For the purposes of completing the ECIA this process, from agreeing and entering into the Option Agreement will take several years, the initial Option period is for 7 years. There will also be decisions taken by third parties, particularly Uttlesford District Council as Local Planning Authority; the local Parish Councils, Takeley and Little Canfield; and other public bodies who may make decisions about infrastructure requirements or any planning appeal. These will be subject to ECIA's at the appropriate decision-making point. Additionally if the land allocation in the Local Plan isn't made or planning permission granted for development then the impacts wouldn't be realised.

At this stage the particular impact of those decisions are not able to be quantified or evidenced and therefore it is difficult to prejudge certain outcomes or outputs that may occur through the promotion and planning process.

**What outcome(s) are you hoping to achieve?:** If the Option Holder secured planning permission for comprehensive development of the land there will be new housing, contributions to infrastructure and provision of environmental enhancements.

**Executive Director responsible for policy / decision:** Tom Walker (Economy, Investment and Public Health)

**Cabinet Member responsible for policy / decision:** Lesley Wagland (Economic Renewal, Infrastructure and Planning)

**Is this a new policy / decision or a change to an existing one?:** New policy / decision

**How will the impact of the policy / decision be monitored and evaluated?:** The key milestones for the decision will be the grant of planning permission, the sale of land to Hill, the commencement of development and s106 contributions.

**Will this policy / decision impact on:**

**Service users:** No

**Employees:** No

**Wider community or groups of people:** Yes

**What strategic priorities will this policy / decision support?:** Strong, Inclusive and Sustainable Economy, High Quality Environment

**Which strategic priorities does this support? - Economy?:** Infrastructure, Future growth and investment

**Which strategic priorities does this support? - Environment:** Net zero, Transport and built environment, Minimise waste, Green communities

**What geographical areas of Essex will the policy / decision affect?:** Uttlesford

## **Digital accessibility**

**Is the new or revised policy linked to a digital service (website, system or application)?:** No

## **Equalities - Groups with protected characteristics**

### **Age**

**Nature of impact:** None

### **Disability - learning disability**

**Nature of impact:** None

### **Disability - mental health issues**

**Nature of impact:** None

### **Disability - physical impairment**

**Nature of impact:** None

### **Disability - sensory impairment**

**Nature of impact:** None

### **Sex**

**Nature of impact:** None

### **Gender reassignment**

**Nature of impact:** None

### **Marriage / civil partnership**

**Nature of impact:** None

### **Pregnancy / maternity**

**Nature of impact:** None

## **Race**

**Nature of impact:** None

## **Religion / belief**

**Nature of impact:** None

## **Sexual orientation**

**Nature of impact:** None

**Rationale for assessment, including data used to assess the impact:** The decision has a neutral impact on the Groups with protected characteristics at this stage.

**What actions have already been taken to mitigate any negative impacts:**

## **Levelling up - Priority areas & cohorts**

**Children and adults with SEND, learning disabilities or mental health conditions (taking an all-age approach)**

**Nature of impact:** None

## **Children on Free School Meals**

**Nature of impact:** None

## **Working families**

**Nature of impact:** None

**Young adults (16-25 who have not been in education, training or employment for around 6-12 months)**

**Nature of impact:** None

## **Harlow**

**Nature of impact:** None

## **Jaywick and Clacton**

**Nature of impact:** None

## **Harwich**

**Nature of impact:** None

## **Basildon (Town) housing estates**

**Nature of impact:** None

## **Canvey Island**

**Nature of impact:** None

## **Colchester (Town) - Housing Estates**

**Nature of impact:** None

## **Rural North of the Braintree District**

**Nature of impact:** None

**Rationale for assessment, including data used to assess the impact:** The decision has a neutral impact on the Priority Areas and Cohorts at this stage.

**What actions have already been taken to mitigate any negative impacts:**

## **Equalities - Inclusion health groups and other priority groups**

### **Refugees / asylum seekers**

**Nature of impact:** None

### **Homeless / rough sleepers**

**Nature of impact:** None

### **Offenders / ex-offenders**

**Nature of impact:** None

### **Carers**

**Nature of impact:** None

### **Looked after children**

**Nature of impact:** None

### **Veterans**

**Nature of impact:** None

### **People who are unemployed / economically inactive**

**Nature of impact:** None

### **People on low income**

**Nature of impact:** None

### **Working families**

**Nature of impact:** None

**Rationale for assessment, including data used to assess the impact:** The decision has a neutral impact on the Inclusion Health Groups and Other Priority Groups at this stage. The prevailing Local Plan and other national, regional or local policies and their application to any development proposals may create impacts at further ECIA decision stages.

**What actions have already been taken to mitigate any negative impacts:**

## **Equalities - Geographical Groups**

**People living in areas of high deprivation**

**Nature of impact:** None

**People living in rural or isolated areas**

**Nature of impact:** None

**People living in coastal areas**

**Nature of impact:** None

**People living in urban or over-populated areas**

**Nature of impact:** None

**Rationale for assessment, including data used to assess the impact:** The decision has a neutral impact on Geographical Groups at this stage. The evolution of any proposals to allocate the land for development or subsequent decision to grant planning permission may give rise to positive or negative and different levels of impacts, either actual or perceived, on this particular rural area.

**What actions have already been taken to mitigate any negative impacts:**

## **Families**

**Family formation (e.g. to become or live as a couple, the ability to live with or apart from children)**

**Nature of impact:** None

**Families going through key transitions e.g. becoming parents, getting married, fostering or adopting, bereavement, redundancy, new caring responsibilities, onset of a long-term health condition**

**Nature of impact:** None

**Family members' ability to play a full role in family life, including with respect to parenting and other caring responsibilities**

**Nature of impact:** None

**Families before, during and after couple separation**

**Nature of impact:** None

**Families most at risk of deterioration of relationship quality and breakdown**

**Nature of impact:** None

**Rationale for assessment, including data used to assess the impact:** The decision has a neutral impact on the Families Group at this stage. The prevailing Local Plan and Local Housing Needs Assessment and other national, regional or local policies and their application to any development proposals may create positive

impacts at further ECIA decision stages.

**What actions have already been taken to mitigate any negative impacts:**

## **Climate**

**Does your decision / policy involve elements connected to the built environment / energy?:** Yes

**Do you know what products, materials, and qualified built environment professionals you will be using?**

**Are you maximising the opportunity to source materials locally and maximise use of sustainable materials such as wood?:** N/A

**Are you using a qualified architect / design team / consultant with the experience and capability to design and secure planning permission to deliver to the highest carbon zero building standards?:** Yes

**Are you clear that the builder, sub-contractor is qualified and capable of delivering climate resilient buildings (noting risks including subsidence, flooding, overheating), to the highest net zero carbon build quality?:** Yes

**Is your proposed development / building using the best practice guidance and advice on design quality, climate change and health?**

**Are you using the design quality and advice provided by the Essex Design Guide?:** N/A

**Are you using the Climate Change guidance and advice provide by the Essex Design Guide?:** N/A

**Are you providing a policy compliant development which accords with the District Local Plan policies?:**  
N/A

**Are using the Health and Wellbeing guidance provided by the Essex Design Guide?:** N/A

**Have you provided a costed net zero option for consideration?:** N/A

**Is your proposed development / building as efficient as possible?**

**Is the Energy performance Certificate (EPC) rating of the achieving and EPC A+ or net zero carbon standard?:** N/A

**Have opportunities to reduce energy use through the use of smart digital systems been considered?:** N/A

**Does your development by design avoid the need for air conditioning?:** N/A

**Does your new development have water efficiency measures in place?:** N/A

**Do you know where your energy is coming from and how much of it comes from renewable sources?**

**Are you maximising opportunities to use onsite renewable energy (e.g. roof top solar panels) to deliver this service?:** N/A

**Are you maximising opportunities to use onsite renewable energy (e.g. roof top solar panels) to deliver this service?:** N/A

**Is your new or extended development using a renewable heat source e.g. district heating or a form of heat pump?:** N/A

**Is your development resilient to climate risks including flooding, overheating and subsidence?**

**Is your site at risk of coastal erosion? Is there a plan in place to protect the coastline: if the coastline is being allowed to erode, this may impact the lifetime of your site.:** No

**Have you reviewed environment agency to ascertain your flood risk? Do you need to put in place mitigation such as sustainable drainage?:** N/A

**Water is scarce and needs to be absorbed into the land wherever possible. Are you prioritising nature based flood risk mitigations such as sustainable drainage, water butts, planting and ponds which protect against water scarcity?:** N/A

**Are you using external planting, green walls and green roofs to insulate the building and provide shading to cut risks of overheating?:** N/A

**Is your development supporting active travel and minimising pollution?**

**Does your site allow connection to key public transport and active travel routes?:** Yes

**Are you using Green Infrastructure to interrupt the pathway of carborne pollutants to the public e.g. use of hedges, shrubs and trees?:** N/A

**Have you provided space for secure cycle parking, showering, cycle and walking pathways on site etc?:** N/A

**Does the building have adequate space for recycling and waste separation?:** N/A

**Does your decision / policy involve designing service provision and procurement to minimise freight and staff travel and enable use of active and public transport options?:** No

**Does your decision / policy involve elements connected to waste?:** Yes

**Do you know what products or materials you will be using and where these come from?**

**Are you maximising the opportunity to source locally?:** N/A

**Are you specifying goods or materials with a recycled / reused content?:** N/A

**Are you able to utilise repurposed (second-hand) equipment when delivering this decision?:** N/A

**Are the materials being used easy to recycle at the end of their life?:** N/A

**Have you selected materials that minimise environmental impacts e.g. minimising one use plastics?:** N/A

**Have you considered bulk buying materials to reduce the number of trips?:** N/A

**How much waste are you expecting this activity to generate?**

**Are you able to measure the amount of waste being generated and set targets to reduce?:** N/A

**Can the service be operated in a digital way or redesigned to reduce the use of material resources?:** N/A

**If purchasing goods, are they durable and long lasting, and can they be easily maintained and repaired?:** N/A

**Are you able to share goods and service with others to reduce resource use?:** N/A

**Are you avoiding over-packaged or difficult to recycle goods and single use items?:** N/A

**Can you donate or sell materials and products that are no longer required?:** N/A

**Will any waste be generated by this decision?:** No

## **Nature of impact**

**Built Environment / Energy:** None

**Waste:** None

**Rationale for assessment, including data used to assess the impact:** At this decision stage the overall assessment in this section is predominantly neutral and would vary once planning permission was being sought or granted and again at the construction delivery stage. The proposed Option Holder has a positive track record in developments which meet many of the objectives in this section, but in the absence of a detailed and consented scheme the assessment is generally neutral at this stage.

Re Waste: The initial decision doesn't give rise to the generation of waste so much of the assessment is neutral at this stage. Any development activity undertaken following the grant of planning consent and acquisition of land would give rise to the generation of waste. Any prevailing national and local policies and regulations together with the constructors procurement and waste management strategies would enable a detailed assessment at the point of commencing development.

Re Waste Impact: Any development of the site will require the developer/contractor to follow prevailing national and local policies and their own waste management practices at the time.

**What actions have already been taken to mitigate any negative impacts:**

## **Action plan to address and monitor adverse impacts**

**Does your ECIA indicate that the policy or decision would have a medium or high adverse impact on one or more of the groups / areas identified?:** No

## **Details of person completing the form**

**I confirm that this has been completed based on the best information available and in following ECC guidance:** I confirm that this has been completed based on the best information available and in following ECC guidance

**Date ECIA completed:** 05/09/2022

**Name of person completing the ECIA:** Andrew Stirling

**Email address of person completing the ECIA:** Andrew.Stirling@essex.gov.uk

**Your function:** Economy, Investment and Public Health

**Your service area:** Performance Investment & Delivery

**Your team:** Property

**Are you submitting this ECIA on behalf of another function, service area or team?:** No

**Email address of Head of Service:** andrew.stirling@essex.gov.uk