

Equalities Analysis in Lambeth

Proposal Title *

Design Code SPD

Author

Doug Black

Please provide name of lead author and/or those within project team who may be required to contribute to this assessment

Who will sign off the assessment?

Rob Bristow

Please indicate who will be involved in approving this assessment. This will need to be signed off by the designated Head of Service or Director

Q1a. What is changing?

The Public Equality Duty seeks 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.
- Foster good relations between people who share a protected characteristic and those who do not.

A new Design Code Supplementary Planning Document is being prepared to support the emerging Lambeth Local Plan which has already been subject to its own EIA. Some of the guidance already exists and has been refreshed. Other parts of the guidance are new. The guidance provides more detail that the local plan policies to assist designers to deliver good quality buildings and spaces across the whole borough. The preparation of such guidance of this nature is strongly encouraged by national planning policy in the NPPF, 201 and the draft London Plan, 2019

The draft SPD is in 5 parts:

Part 1 – Introducing Lambeth – This explains the policy context, provides an introduction to Lambeth’s character/ local distinctiveness; explains that Lambeth is an evolving place and stresses the borough’s commitment to delivering good design. This is in response draft London Plan, 2019.

Part 2 – Design Advice for All Development – This covers important over-arching considerations such as inclusive environments, amenity, community safety, public realm, outdoor space, shop fronts, building construction detailing, and boundary treatments. This is an area where the need for guidance has been anticipated for some time.

Part 3 - Building alterations and extensions – This is an update of the existing Building Alterations and Extensions SPD (2015) with refreshed text and new content on residential conversions, upward extensions (including L-shaped dormers), and full-width rear extensions.

Part 4 – New Buildings– This new guidance encourages a contextual approach to new design with specific advice by building type (residential, tall buildings, non-residential).

Part 5 - Basements– This provides detailed guidance on the technical considerations relating to basement development. This is a refresh of the draft Basements SPD which went out to public

consultation in late 2017 (progress to adoption was paused so that it can come forward with the new Revised Lambeth Local Plan).

What is the most significant or key change taking place? Can you indicate the type of change in your response (e.g. policy/decision/strategy/ service/procedural/ geographic/procurement etc.) so it is clear what is being equalities assessed? Why is this change happening? What do you aim to achieve? Can you clearly indicate what decision-makers are being asked to take a decision on?

Read more



Q1b. Who will be involved in approving this decision?

Cabinet

Who else will be involved in signing-off this decision?

Read more



Q2a. What do we know about the people who will be impacted by this change?

The guidance covers the whole borough and therefore has the scope to positively impact on all residents and businesses by delivering sustainable, well-designed buildings and spaces. A key objective is the improvement of public spaces and the public realm - removal of obstructions, pedestrian priority improving greenery and sustainability etc. There is also an emphasis on inclusive access to buildings and spaces. All the impacts are anticipated to be positive.

This guidance supports the policies emerging draft Revised Lambeth Local Plan which has been subject to its own EI and SA assessments. Key stakeholders are:

- Those who live, work and carry out business in Lambeth
- Tenants and leaseholders
- Residents' associations
- Community and voluntary groups
- Elected politicians
- Neighbourhood planning groups (existing and emerging)
- Business Improvement Districts and business networks
- Developers and landowners (and their representatives)
- Registered providers of affordable housing
- Infrastructure providers (such as transport and health services)
- Statutory consultees such as the Mayor of London, other London boroughs, Historic England, Environment Agency and Natural England.

Ultimately all Lambeth residents and businesses have potential to be affected by the policies in the Local Plan. The second round of public consultation on the Draft Revised Lambeth Local Plan and Proposed Changes to the Policies Map took place between October and December 2018. The consultation resulted in 330 representations from a wide range of stakeholders, covering some 2,400 different points. 82 (84.5%) of the 97 who submitted a survey answered this question.

Age Range	Count	Percentage
18-24	5	6.10%
25-34	18	21.95%
35-44	12	14.63%
45-54	17	20.73%
55-64	17	20.73%
65-74	10	12.20%
75-84	3	3.66%
Grand Total	82	100%

79 (81.4%) of the 97 who submitted a survey answered this question.

Disability	Count	Percentage
No	70	88.61%
Yes, limited a little	7	8.86%
Yes, limited a lot	2	2.53%

Disability	Count	Percentage
Grand Total	79	100%
80 (82.5%) of the 97 who submitted a survey answered this question.		
Sex	Count	Percentage
Female	37	46.25%
I prefer not to say	4	5.00%
Male	39	48.75%
Grand Total	80	100%
73 (75.2%) of the 97 who submitted a survey answered this question.		

Ethnicity	Count	Percentage
Arab	1	1.37%
Asian / Asian British Chinese	2	2.74%
Asian / Asian British Indian	1	1.37%
Asian / Asian British Pakistani	1	1.37%
Black African	3	4.11%
Black Caribbean	5	6.85%
Latin American/ Latin	1	1.37%
Mixed White and Black Caribbean	1	1.37%
Other	8	10.96%
White Irish	1	1.37%
White Polish	1	1.37%
White English / Welsh / Scottish / Northern Irish / British	48	65.75%
Grand Total	73	100%

What does your information tell you about the people who will be affected by this change? Are protected groups impacted? What information do you hold on the protected characteristics of the people affected by the change? (Age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief, gender, sexual orientation, health, socio-economic, language) Are there any gaps or missing information?

Read more



Q2b. How will they be impacted by the change?

The draft SPD is in 5 parts.

Part 1 includes a section on new housing development within residential curtilages. Good quality new homes (quiet, naturally ventilated and with good daylight) with adequate external amenity space benefit all occupiers but especially those who find themselves at home more than most such as the elderly and disabled. The requirements for the provision of good quality, accessible external amenity space offers great opportunity for community cohesion.

Part 2 has content in relation to inclusive environments, which is considered to be key guidance for all development under the local plan to achieve SA objective 5, advance equality, foster good relations and is therefore likely to result in significant positive impacts for people with disabilities, older people, other people with mobility constraints, children, LGBTQ+, pregnancy and maternity, faith groups and BAME. It should be noted the Draft London Plan also places a significant emphasis on inclusive environments. The section on public realm also seeks to provide an environment that is improved for all users, particularly through legibility, permeability and convenient access for all users and offers positive benefits for protected equality groups. The guidance on designing good quality homes especially help protect certain equality protected groups, for example age, disability and those with certain health conditions as overheated buildings, air and noise pollution can be harmful to wellbeing. The guidance relating to retention and planting of trees and soft landscaping offers benefits to the wider community through retained / enhanced visual amenity, habitats and air quality. Access to these spaces are particularly beneficial to those with disabilities, older people, people with mobility constraints, pregnancy and maternity and children.

Part 3 The positive approach to the extension and adaptation of properties will benefit all property occupiers and especially help protect certain equality protected groups, for example age, disability and those with certain health conditions who might otherwise be forced to move because of changing personal needs. The supported improvements to the energy efficiency of homes helps guard against fuel poverty which particularly affects the elderly and disabled.

Part 4 - The provision of good quality homes (well lit, ventilated, quiet and secure) benefits all. Especially those who often find themselves at home more often - the elderly, disabled etc. A good quality residential environment with access to decent private amenity space is particularly beneficial to these groups. The requirement for communal amenity space in flatted developments ensures there is greater community cohesion and less isolation.

No negative impacts have been identified.

Would you assess the impact as positive, adverse, neutral? Do you have any uncertainty about the impact of your proposal? Is there a likelihood that some people will more impacted than others? Can you describe the ways in which they will be affected? How might this change affect our 'general duty'

Read more



Q3a. How do you plan to promote and deliver any positive impacts of the proposal?

The positive aspects will be delivered through the statutory planning process and secured using conditions attached to planning approvals, legal agreements and other statutory measures.

How might the principles of fairness, equality of opportunity and positive relationships be further promoted as a consequence of this proposal? How do you propose to measure your positive outcomes and the benefits outlined to find out if these have been achieved?

Read more



Q3b How do you plan to address and mitigate any negative impacts of the proposal?

No negative impacts are anticipated.

What impact has this evidence had on what you are proposing? What can you do differently that might lessen the impact on people within the timeframes i.e. development-implementation? Who can help you to develop these solutions?

Read More



Q4. How will you review/evaluate your proposal, mitigating actions and/or benefits? Who will be responsible for this?

The draft Design Code SPD supports the local plan and will be reviewed / evaluated and amended to reflect changes to the Local Plan going forward. The Local Plan is governed by a statutory process which requires public engagement, consultation and independent scrutiny by the national Planning Inspectorate.

It is proposed to undertake a six week consultation in February and March 2020 with evaluation following in April / May 2020. Further consultation will take place later in 2020. It is anticipated that the final version of the SPD will be adopted along with the Draft Revised Lambeth Local Plan - Proposed Submission Version, that it supports.

Who will you be accountable to for the above actions/outcome? How will those responsible know these actions have worked? What performance indicators will you use to demonstrate this? Are there any other forms of evidence you can use to support this assessment of their effectiveness?

Read more



Section to be completed by Sponsor/Director/Head of Service

Outcome of equality impact assessment



No adverse impact, no change required

- No adverse impact, no change required
- Low adverse impact, minor adjustment required
- Significant adverse impact, further action required
- Significant impact identified unable to mitigate fully
- Unlawful in/direct discrimination, stop and rethink

Read more



Comments from Sponsor/Director/Head of Service

Approved. Rob Bristow

Submit for approval

Submit for approval

Executive Approval

Approved

Attachments

Close