



APPENDIX 3

ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN 2

Equalities and Socio Economic Impact Assessment September 2023

Argyll and Bute Council: Equality and Socio-Economic Impact Assessment

Section 1: About the proposal

Title of Proposal	
Local Development Plan 2 (LDP2)	
Intended outcome of proposal	
To assist in the delivery of the Argyll and Bute Outcome Improvement Plan's (ABOIP) overarching objective "Argyll and Bute's economic success is built on a growing population" through a spatial strategy for the future development of the area.	
Description of proposal	
The Argyll and Bute Local Development Plan 2 (LDP2) is a statutory planning document, focusing both on land use and on aquaculture, which provides guidance about built development to residents, developers and investors. It promotes areas for development and is used in the determination of planning applications. Stakeholders, including communities, have been involved in the preparation of this document which shapes the future development of their area, helping create good places to live, invest, work and visit. This LDP excludes the area of Argyll and Bute covered by the Loch Lomond and the Trossachs National Park, which has its own plan.	
Business Outcome(s) / Corporate Outcome(s) to which the proposal contributes	
Argyll and Bute Outcome Improvement Plan 2013-2023 (ABOIP) objectives: <ul style="list-style-type: none"> • Argyll and Bute's economic success is built on a growing population • This will align with the 6 objectives in the ABOIP: <ul style="list-style-type: none"> ○ The economy is diverse and thriving ○ We will have infrastructure that supports sustainable growth ○ Education, skills and training maximise opportunities for all ○ Children and young people have the best possible start ○ People live active, healthier and independent lives ○ People live in safer and stronger communities 	
Lead officer details:	
Name of lead officer	Matt Mulderrig
Job title	Development Policy and Housing Strategy Manager
Department	Development and Infrastructure Services
Appropriate officer details:	
Name of appropriate officer	Fergus Murray
Job title	Head of Development and Economic Growth
Department	Development and Infrastructure Services
Sign off of EqSEIA	
Date of sign off	04/09/23

Who will deliver the proposal?

The implementation of the Local Development Plan (LDP) requires partnership working with a wide range of organisations, including the UK and Scottish Governments, key agencies, developers, businesses, residents, community groups, transport and service providers and neighbouring authorities.

A key mechanism for implementing the LDP is the consideration of planning applications through the development management process. The LDP should be read as a whole and applications for planning permission will be considered against all relevant policies in the LDP, together with associated Supplementary Guidance and Technical Notes as appropriate.

Section 2: Evidence used in the course of carrying out EqSEIA

Consultation / engagement

- Councillor Seminar June 2019
- Neighbour Notification
- Area Business Days
- Community Council Engagement
- Local Development Plan Workshop
- Newsletters
- Online consultation

Data

- Census 2011 – at the time of preparing this EQSEIA the 2022 Census has been carried out but the data has not yet been published for download

Other information

- Argyll and Bute Outcome Improvement Plan (ABOIP) <https://www.argyll-bute.gov.uk/council-and-government/community-plan-and-single-outcome-agreement>
- Argyll and Bute Economic Development Action Plans <https://www.argyll-bute.gov.uk/business-and-trade/economic-development-action-plan>
- Argyll and Bute Council Housing Needs and Demand Assessment and preparatory information <https://www.argyll-bute.gov.uk/housing/housing-strategies-consultations-and-research-0>

Gaps in evidence

Section 3: Impact of proposal

Impact on service users:

	Negative	No impact	Positive	Don't know
Protected characteristics:				
Age			√	
Disability	1		√	
Ethnicity	2 √			
Sex		√		
Gender reassignment		√		
Marriage and Civil Partnership		√		
Pregnancy and Maternity	3		√	
Religion		√		
Sexual Orientation		√		
Fairer Scotland Duty:				
Mainland rural population			√	
Island populations			√	
Low income			√	
Low wealth			√	
Material deprivation			√	
Area deprivation			√	
Socio-economic background			√	
Communities of place?			√	
Communities of interest?			√	

If you have identified any impacts on service users, explain what these will be.

This Equality and Socio-Economic Impact Assessment (EQSEIA) has considered the potential impacts of the Local Development Plan 2 on each of the protected characteristics identified in the Equality Act 2010, as well as considering the Fairer Scotland Duty.

The following protected characteristics have not been identified as being affected by any of the policies in the Local Development Plan 2:

- Sex
- Gender reassignment
- Sexual orientation
- Marriage and Civil Partnership
- Religion

Age:

21.9% of Argyll and Bute's population are 65 years of age and over, compared with only 16.8% of Scotland's overall population (Census 2011). The main implication of a significant elderly population in terms of land use planning is access to a vehicle where no public transport exists. The 2011 census data showed that over 25% of householders aged 65 and over have no access to a car or van, whereas less than 14% of 16-64 years old have no access to a car or van.

The LDP2 seeks to have a positive impact in this regard through its Settlement and Development Strategy which directs development to the settlement areas (with adequate public transport provision).

The retail policy includes a sequential test for selecting sites – with town centres preferred over out of town developments. This has a positive impact on those without access to a car.

The Advertisement policy has a positive effect as consideration of public safety will preclude the use of A-Boards blocking pavements and preventing people with mobility problems from passing safely.

Disability:

20.2% of Argyll and Bute's population have "long term activity limiting health problems or disability" (Census 2011).

The Listed Building policy has the potential to have a negative impact on disabled access due to the restrictions this policy imposes on the extent and nature of alterations. However many examples can be found where disabled access has successfully been retrofitted into historic buildings and it is anticipated that the requirements of this policy will be balanced with other policy aspects.

The Advertisement policy has a positive effect as consideration of public safety will preclude the use of A-Boards blocking pavements and preventing people with mobility problems from passing safely. Furthermore, the car parking policy includes provision for disabled parking, which has a positive impact on this protected characteristic.

Ethnicity:

1.9% of Argyll and Bute's population are identified as "Other white including white: gypsy/traveller" (Census 2011).

The Residential Caravans and Sites (for Permanent Homes) policy precludes the formation of or extension to caravan sites for permanent purposes. This could have a negative impact on gypsies and travellers however the justification for this policy is their unsuitability as permanent homes in Argyll and Bute's wet climate and exposed locations.

Pregnancy and Maternity:

4.7% of Argyll and Bute's population are 0-4 years of age (Census 2011).

The Advertisement policy has a positive effect as consideration of public safety will prevent the use of A-Boards blocking pavements and preventing people with pushchairs from passing safely.

The Vehicle Parking Provision policy includes provision for disabled parking however has no requirement for parent and child parking, having a negative impact on pregnancy and maternity (and paternity)). However this policy is led by the National Roads Development Guide which also excludes this group.

Fairer Scotland Duty:

The Fairer Scotland Duty seeks to reduce socio-economic disadvantages, which aligns with the socio-economic goals of the ABOIP and the LDP2.

The flexible approach of the Settlement and Development Strategy should promote more organic smaller scale developments in the more remote rural areas, thus improving delivery, and providing equality for rural and island communities. This is balanced by retaining allocations for the larger scale developments where appropriate to steer the majority of development to existing settlements where services and facilities are available to those without access to a car or van.

Growth areas have been identified (Tobermory to Dalmally; and Helensburgh and Lomond) to build on the existing comparative advantages of these areas allowing positive opportunities for all who live and work there. Economically fragile areas have been identified which respond positively to the economic issues, challenges and opportunities outlined in the Argyll and Bute Economic Development Action Plans. Strategic Development Frameworks have been identified for Oban, Helensburgh and Lomond, Tobermory and Bowmore, demonstrating a balance of priorities and resources being directed towards island communities.

Conclusion

Policies not specifically mentioned are considered to have no impact on people of protected characteristics or under the Fairer Scotland Duty.

The LDP2 contains strategic policies that are likely to affect people of all characteristics equally, such as Climate Change, Sustainability, Green Infrastructure, Design and Placemaking. It is considered that these affect all groups in a positive way (in terms of environmental and community aspects). The Diverse and Sustainable Economy policy incorporates a sequential approach to development identified within this and the connectivity policies, should direct housing to areas where facilities already exist (settlements) and so people will have access to schools, healthcare, shops and public transport – this is positive for people with protected characteristics in terms of age and disabilities, as well as people of low incomes, wealth and deprivation.

The LDP2 uses the Housing Needs and Demand Assessment (HNDA) to provide an effective land supply for housing and to develop policies on its provision including an Affordable portion. The HNDA provides a robust evidence base and it has been developed in accordance with the Equality Act 2010 and giving particular respect to the identified protected characteristics.

The LDP2 is a strategic land use planning document which aims to encourage development through a flexible approach, steering development to the most appropriate locations. As such the anticipated outcomes are that the LDP, taken as a whole, should have a positive impact across the characteristic groups, from a social, economic and environmental perspective.

If any ‘don’t know’s have been identified, at what point will impacts on these groups become identifiable?

N/A

How has ‘due regard’ been given to any negative impacts that have been identified?

1. Disability (Listed Buildings) – the listed buildings policy does not preclude the adaption of listed buildings for disabled users, but requires that the character and integrity of the building is retained. This requires Planning Officers to balance needs through careful analysis. The policy framework allows such discretion and interpretation where required. The overall impact of the wider LDP2 however is considered to be positive.
2. Ethnicity (Residential Caravans and Sites (for Permanent Homes) – it is considered that caravans are not suitable permanent accommodation for the climate of Argyll and Bute. Various traveller sites already exist and these will remain, continuing the existing supply of traveller accommodation.
3. Pregnancy and Maternity (and Paternity) (Vehicle Parking) – it is anticipated that detailed technical guidance may be prepared to supplement this policy. The overall impact of the wider LDP2 is considered to be positive in terms of its impact on this group.

Section 4: Interdependencies

Is this proposal likely to have any knock-on effects for any other activities carried out by or on behalf of the council?

The LDP2 is intertwined in various council documents such as the ABOIP, as well as a number of other local strategies and action plans prepared by the Council or its Community Planning partners, covering areas such as economic development (Economic Strategy, Renewable Energy Action Plan); housing (Local Housing Strategy, Housing Needs and Demand Assessment); transport (Local and Regional Transport Strategies); health and community services; biodiversity (Local Biodiversity Action Plan); Community Food Growing Strategy and access (Core Path Plan).

Details of knock-on effects identified

Various – interdepartmental working and cross-collaboration ensure that delivery of activities carried out under the above documents consider any potential knock-on effects.

Section 5: Monitoring and review

How will you monitor and evaluate the equality impacts of your proposal?

Delivery and impact of the Local Development Plan will be monitored through:

- The Planning Performance Framework (national monitoring)
- Housing Land Audit (annual monitoring)
- Town Centre Health Check (annual monitoring)
- Vacant and Derelict Land Survey (annual monitoring)
- Industrial and Business Land Take-up (annual monitoring)
- Development Management Peer Review (forums throughout life of LDP2)
- Customer Satisfaction Survey