

**South Somerset District Council
Equality Analysis (EqA) of emerging
South Somerset Local Plan 2006-2028
Policies**



June 2012

Equality Analysis (EqA) of the emerging South Somerset Local Plan 2006-2028 (previously named Core Strategy) Policies

Introduction

The Council is required to ensure that all our policies, strategies, services functions and activities have given proper consideration to equality, as set out in Section 149 of the Equality Act 2010.

The General Equality Duty sets out 3 aims, we must have due regard to:

1. Eliminate discrimination, harassment, victimisation
2. Advance equality of opportunity
3. Foster good relations

The emerging Proposed Submission Local Plan policies have undergone Equality Analysis (EqA) as part of their formulation. This report sets out the outcome of the EqA to date, which was noted by Full Council at their meeting on 23 April 2012. At that meeting it was agreed the any subsequent new or amended policies should undergo EqA and final consideration and approval be delegated to Project Management Board (PMB); this was done on 15 June 2012.

Report and Consultation

The EqA is a 2-stage process:

Stage 1: Screening and Summary Statement

Stage 2: Full Equality Analysis

An initial consultation on the Draft Core Strategy (incorporating Preferred Options) 2010 was carried out by the Equalities Steering Group (ESG) in November 2010. The Group is chaired by the Portfolio Holder for Economic, Organisational Development and Equalities. Attendees include, include members of the Voluntary Sector who act as representatives of the different Protected Characteristics, including Race, Disability, Religion or Belief, Sex and Sexual Orientation. In addition to this, membership also incorporates Officers from SSDC, the Gypsy and Traveller Liaison Officer, and the Community Cohesion Officer

A Stage 1 assessment of all policies (Annex 1 sets out the initial screening statement) has been carried out by the Planning Policy Team and Community Cohesion Officer and reported to the ESG. Four Core Strategy policies were identified as requiring full analysis (Stage 2). Those policies were:

- HG5 Achieving a Mix of Market Housing (formerly HG4)
- HG6 Care Homes and Specialist Accommodation (formerly HG5)
- HG7 Gypsies, Travellers and Travelling Showpeople (formerly HG6)
- YV2 Yeovil Sustainable Urban Extension (formerly YV3)

The attached Annex 2 sets out the detailed Stage 2 assessments of the proposed policies.

After consultation with the Community Cohesion Officer it was agreed that three policies should be further considered by the ESG, (HG6, HG7 and YV2).

At the Equality Steering Group meeting, (held on 20 March 2012), a full discussion was had in relation to Policies HG6 & HG7 with regard to all of the Protected Characteristics and any impact on equalities. The ESG gave full approval to the EqAs.

With regards to Policy YV2 approval was given to the EqA but it was agreed that the ESG would be further consulted as part of the future masterplanning process.

A copy of the draft notes of the Steering Group meeting are attached for information at Annex 3.

It was identified that any new or amended policies emerging from the Council consideration would require a further EqA and it was proposed that such further work be delegated to the Project Management Board for final approval. Should a Stage 2 assessment be required of any new or amended policies the appropriate manner of engaging the ESG would be addressed in consultation with the Community Cohesion Officer.

PMB approved the EqA for submission to Full Council on 12 April 2012, where the assessment was endorsed and consideration of the EqA of new or amended policies not already considered was delegated to the PMB for approval.

On 15 June 2012 PMB noted that a Stage 1 EqA assessment had been carried out of the following new or amended policies:

- SD1: Sustainable Development
- SS1: Settlement Hierarchy
- SS2: Developing in Rural Settlements
- SS3: Delivering Employment Growth
- SS7: Phasing of Previously Developed Land
- EP6: Henstridge Airfield
- HG1: Strategic Housing Sites
- TA2: Rail
- EQ7: Pollution Control

This process identified that no further Stage 2 assessments were required. PMB endorsed the findings and these additional and updated Stage 1 assessments are included in Annex 1.

Conclusion

The Proposed Submission Local Plan has undergone EqA and any necessary amendments have been made. Therefore the Proposed Submission Local Plan has had due regard to the General Equality Duty and is sound in this respect.

Annex 1

Policy Number	Is this a change to service delivery? (including, withdrawal or reduction of services)	Does the *policy/strategy/function/s ervice/ affect our workforce or employment practices	Is this a financial or budget decision that may affect any of the protected groups differently?	Could this policy or service and the way we deliver it affect some groups in society differently?	Does the policy / strategy / function service affect service users or the wider community?	Summary Statement and Comments
SD1 - Sustainable Development	No	No	No	No	Yes	For those policies that only required a Stage 1 assessment the following text was inserted as the reason why a Stage 2 assessment was not required: On 22nd February and 10th May) 2012 ,the Policy - INSERT POLICY , was screened for impact on equalities by INSERT OFFICER. The policy has no impact to equality. No potential negative impacts were identified; a full Equality Analysis is not required. Reason: The INSERT POLICY applies equally to all.
SS1 - Settlement Hierarchy	No	No	No	No	Yes	
SS2 - Development in Rural Settlements	No	No	No	No	Yes	
SS3 - Delivering New Employment Land	No	No	No	No	Yes	
SS4 - District Wide Housing Provision	No	No	No	No	Yes	
SS5 - Delivering New Housing Growth	No	No	No	No	Yes	
SS6 - Infrastructure Delivery	No	No	No	No	Yes	
SS7 - Phasing of Previously Developed Land	No	No	No	No	Yes	
YV1 - Urban framework and Greenfield housing provision for Yeovil	No	No	No	No	Yes	
YV2 - Yeovil Sustainable Urban Extension	No	No	No	No	Yes	
YV3 - East Coker and North Coker Buffer Zone	No	No	No	Yes	Yes	
YV4 - Yeovil Summerhouse Village	No	No	No	No	Yes	
YV5 - Yeovil Airfield Flight Safety Zone	No	No	No	No	Yes	
YV6 - Delivering Sustainable Travel at the Yeovil Sustainable Urban Extension	Yes	No	No	No	Yes	
PMT1 - Chard Strategic Growth Area	No	No	No	No	Yes	
PMT2 - Chard Phasing	No	No	No	No	Yes	
PMT3 - Ilminster Direction for Growth	No	No	No	No	Yes	
PMT4 - Wincanton Direction for Growth	No	No	No	No	Yes	
LMT1 - Ansford / Castle Cary Direction for Growth and Link Road	No	No	No	No	Yes	YV6 will have low impact on equalities and these are all positive in relation to protected characteristic groups -e.g. sustainable transport measures such as well-designed footpaths & cycle ways and quality bus partnerships will have a positive benefit for most users and no impact for others. No potential negative impacts were identified; a full Equality Analysis is not required.
LMT2 - Langport / Huish Episcopi Direction for Growth	No	No	No	No	Yes	
LMT3 - Somerton Direction for Growth Crewkerne Direction for Growth	No	No	No	No	Yes	
EP1 - Strategic Employment Sites	No	No	No	No	Yes	
EP2 - Office Development	No	No	No	No	Yes	
EP3 - Safeguarding Employment Land	No	No	No	No	Yes	
EP4 - Expansion of Existing Businesses in the Countryside	No	No	No	No	Yes	
EP5 - Farm Diversification	No	No	No	No	Yes	
EP6 - Henstridge Airfield	No	No	No	No	Yes	
EP7 - New Build Live/Work Units	No	No	No	No	Yes	
EP8 - New and Enhanced Tourist Facilities	No	No	No	No	Yes	
EP9 - Retail Hierarchy	No	No	No	No	Yes	
EP10 - Convenience and Comparison Shopping in Yeovil	No	No	No	No	Yes	
EP11 - Location of Main Town Centre Uses (the Sequential Approach)	No	No	No	No	Yes	
EP12 - Floorspace Threshold for Impact Assessments	No	No	No	No	Yes	
EP13 - Protection of Retail Frontages	No	No	No	No	Yes	
EP14 - Neighbourhood Centres	No	No	No	No	Yes	
EP15 - Protection and Provision of Local Shops, Community Facilities and Services	No	No	No	No	Yes	
HG1 - Strategic Housing Sites	No	No	No	No	Yes	TA3 will have low impact on equalities and these are all positive in relation to protected characteristic groups -e.g. sustainable transport measures such as well-designed footpaths & cycle ways and quality bus partnerships will have a positive benefit for most users and no impact for others. No potential negative impacts were identified; a full Equality Analysis is not required.
HG2 - The use of Previously Developed Land (PDL) for New Housing Development	No	No	No	No	Yes	
HG3 - Provision of Affordable Housing	No	No	No	No	Yes	

HG4 - Provision of Affordable Housing - Sites of 1-5 Dwellings	No	No	No	No	Yes	This strategy was subject to public consultation and includes, for example, disabled parking to meet prescribed standards. SCC have carried out their own Equality Impact Assessment therefore a full Equality Analysis is not required.
HG5 - Achieving a Mix of Market Housing	No	No	No	Yes	Yes	
HG6 - Care Homes and Specialist Accommodation	No	No	No	Yes	Yes	
HG7 - Gypsies, Travellers and Travelling Showpeople	No	No	No	Yes	Yes	
HG8 - Replacement Dwellings in the Countryside	No	No	No	No	Yes	
HG9 - Housing for Agricultural and Related Workers	No	No	No	No	Yes	
HG10 - Removal of Agricultural and Other Occupancy Conditions	No	No	No	No	Yes	
TA1 - Low Carbon Travel	No	No	No	No	Yes	
TA2 - Rail	No	No	No	No	Yes	
TA3 - Sustainable Travel at Chard and Yeovil	Yes	No	No	No	Yes	
TA4 - Travel Plans	No	No	No	No	Yes	
TA5 - Transport Impact of New Development	No	No	No	No	Yes	
TA6 - Parking Standards	No	No	No	Yes	Yes	
HW1 - Provision of open space, outdoor playing space, sports, cultural and community facilities in new development	No	No	No	No	Yes	
HW2 - Sports Zone	No	No	No	No	Yes	
HW3 - Protection of play spaces and youth provision	No	No	No	No	Yes	
EQ1 - Addressing Climate Change in South Somerset	No	No	No	No	Yes	
EQ2 - General Development	No	No	No	No	Yes	
EQ3 - Historic Environment	No	No	No	No	Yes	
EQ4 - Biodiversity	No	No	No	No	Yes	
EQ5 - Green Infrastructure	No	No	No	No	Yes	
EQ6 - Woodland and Forests	No	No	No	No	Yes	
EQ7 - Pollution Control	No	No	No	No	Yes	
EQ8 - Equestrian Development	No	No	No	No	Yes	

Stage 2 Assessments

Stage 2:

Outcome of Summary Statement

Summary Statement

Equality Analysis - YV3 Yeovil Urban Extension

Date of EqA:

15/3/12

EqA Review Date:

EqA Lead Officer:

Part A - Purpose:

Date	Why are you creating the EqA?	What are the main purposes and aims of the policy, strategy and service area?
15/3/12	Proposed new policy or service (please specify)	<p>Policy YV3 Yeovil Sustainable Urban Extension The Yeovil Sustainable Urban Extension should be located to the south and west of the town and should provide the following:</p> <ul style="list-style-type: none">• 11.5 hectares of 'B' use class employment land;• 2,500 dwellings, 1,875 of which should be built in the plan period up to 2028, with the remaining 625 dwellings built after 2028;• Two Primary schools and a Secondary school;• A health centre;• An average housing density of 40-50 dwellings per hectare; <p>The Yeovil Sustainable Urban Extension will be developed to the highest sustainability objectives subject to viability.</p>

Evidence used in the EqA



Evidence

- National Planning Policy guidance in PPS1: Planning for Sustainable Development (2005) and PPS12: Local Spatial Planning (2008)
- Consultation with representative bodies and public as part of the Core Strategy process (LDF consultation database and exhibitions)
- Consideration at a corporate level by Planning Management Board
- Sustainability Appraisal of alternative Options for the direction of growth
- A significant number of evidence base studies have been produced to inform this growth these can be viewed on SDDC's web site

(www.southsomerset.gov.uk) and include for example: The Yeovil Eco Town Biodiversity Baseline and Scoping Report (July, 2010), Yeovil Historic Environmental Assessment (July 2010), Peripheral Landscape Study for Yeovil (September 2008), Non technical Forecasting report review of Yeovil Eco Urban Extension (Feb 2011 updated x2).
Minutes Equality Steering Group 20 March 2012

Part B - Effect on protected characteristic:

Positive Impact(s)/ Mitigation:

	Positive Impact	Positive Impact
	Age	The policy will provide a mix of housing (including affordable housing) and employment that would be suitable for people of all ages the provision of schools and a health centre means that all ages will be catered for.
	Disability	Having a health centre located on the site will improve the opportunities for easier access to local health facilities. As part of the overall planning design process of the entire site, (known in planning terms as the 'masterplan'), it is intended to provide access to other community facilities and open space.
	Rural Isolation	The introduction of a 'Green Buffer' policy, (an area of land that will not be built upon), will prevent the villages becoming part of the town.

Negative Impact(s) that require no action:

Type	Negative Actions that require No Action

Negative Impact(s) that require action and any other appropriate actions:

Type	Negative Impact Name (if applicable)	Impact Detail (if applicable)	Action Required (if any)	By When?	Resource	Outcome	Performance Measure	Status	Progress

Part C - Conclusion:

Date	Conclusion	Comments

Supporting Documentation/ Links

GED met?	Please comment/ explain how you will meet the General Equality Duty (GED)?
Yes	The policy provides a framework within which to allow for the growth of Yeovil. The provision of new homes, employment and community facilities to meet the needs of the growing population will help to provide opportunities for all. The Sustainability Appraisal (2010) considered a number of objectives including: improving access to essential services and facilities, reducing poverty and social exclusion, providing sufficient housing to meet the identified needs of the community, improving health and well being and the education and skills of the population; this process showed that the most positive impacts would arise from the identified site, particularly in relation to proximity to town centre facilities.

Part D - Sign Off:

Officer	Date	Comments
Equality Steering Group Sign Off Date	Comments	
20/3/12	A full discussion was held with regard to all of the protected characteristics and any impacts on equalities. The Equality Steering Group gave full approval	

Community Cohesion Officer Approval	Date	Comments
Jo Morgan	20/03/12	

Part E - Monitoring:

Review Date	Review Completed?	Comments

Stage 2:

Outcome of Summary Statement

Summary Statement

Equality Analysis - Hg4 Achieving a mix of Market Housing

Date of EqA:

2/3/12

EqA Review Date:

EqA Lead Officer:


Part A - Purpose:

Date	Why are you creating the EqA?	What are the main purposes and aims of the policy, strategy and service area?
2/3/12	Change to policy or service	<p>Policy HG4 Achieving a Mix of Market Housing A range of market housing types and sizes should be provided across the district on large sites that can reasonably meet the market housing needs of the residents of South Somerset based on the evidence from the Strategic Housing Market Assessment (SHMA) or successor documents. The mix should contribute to the provision of sustainable and balanced communities.</p> <p>On small sites housing types and sizes should be provided that, taken in the context of existing surrounding dwellings, contribute to that provision of sustainable, balanced communities.</p>

Evidence used in the EqA

Evidence

- National Planning Policy Guidance in Planning Policy Statement 3: Housing (PPS3) 2011
- The Taunton and South Somerset Strategic Housing Market Areas Strategic Housing Market Assessments Final report 2009 (SHMA)
- Consultation with statutory bodies, local organisations and public on the Draft Core Strategy (incorporating Preferred Options) October 2010
- Minutes Equality Steering Group 20 March 2012

Part B - Effect on protected characteristic:									
Positive Impact(s)/ Mitigation:									
	Positive Impact	Positive Impact							
	Age	Policy accords with national guidance by seeking to provide a mix of market housing to meet the needs of residents of all age groups using the evidence set out in the SHMA.							
Negative Impact(s) that require no action:									
	Type	Negative Actions that require No Action							
Negative Impact(s) that require action and any other appropriate actions:									
Type	Negative Impact Name (if applicable)	Impact Detail (if applicable)	Action Required (if any)	By When?	Resource	Outcome	Performance Measure	Status	Progress
Part C - Conclusion:									
Date	Conclusion						Comments		
2/3/12	Continue with the policy/ service with no change								
Supporting Documentation/ Links									
GED met?	Please comment/ explain how you will meet the General Equality Duty (GED)?								
Yes	By providing a mix of market housing types and sizes residents of South Somerset will have the opportunity to purchase a property that most suits their needs and financial capacity (affordable housing is dealt with in policy HG3).								
Part D - Sign Off:									
Officer				Date			Comments		

Jo Wilkins	2/3/12	
Equality Steering Group Sign Off Date		Comments
20/3/12		
Community Cohesion Officer Approval	Date	Comments
Jo Morgan	20/3/2012	
Part E - Monitoring:		
Review Date	Review Completed?	Comments



Stage 2:

Outcome of Summary Statement

Summary Statement

Equality Analysis - Policy HG5 Care Homes and Specialist Accommodation

Date of EqA:

2/3/12

EqA Review Date:

EqA Lead Officer: Jo Wilkins


Part A - Purpose:

Date	Why are you creating the EqA?	What are the main purposes and aims of the policy, strategy and service area?
2/3/12	Proposed new policy or service (please specify)	Policy HG5 Care Homes and Specialist Accommodation Proposals for care homes or similar specialist accommodation that meets an identified local need will be supported where it is consistent with the Spatial Settlement Strategy. In exceptional circumstances, where development is proposed in a countryside location, the Council will require clear justification for its location taking into account the nature of specialist care required and demonstration that alternative sites are unsuitable and/or unavailable and the economic benefit of the proposal to the locality.

Evidence used in the EqA

Part B - Effect on protected characteristic:

Positive Impact(s)/Mitigation

	Positive Impact	Positive Impact
	Age	Policy allows for the provision of specialist housing options for older people where there is an identified need, therefore helping to contribute to mixed and sustainable communities in accordance with national planning policy set

	out in Planning Policy Statement 3
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Type	Negative Actions that require No Action
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Negative Impact(s) that require action and any other appropriate actions:

Type	Negative Impact Name (if applicable)	Impact Detail (if applicable)	Action Required (if any)	By When?	Resource	Outcome	Performance Measure	Status	Progress
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Part C - Conclusion:

Date	Conclusion	Comments
2/3/12	Continue with the policy/ service with no change	

Supporting Documentation/ Links

Part D - Sign Off:

Officer	Date	Comments
Jo Wilkins	2/3/12	

Community Cohesion Officer Approval	Date	Comments
Jo Morgan	20/3/2012	



Stage 2:

Outcome of Summary Statement

Summary Statement

Equality Analysis - Policy HG6 Gypsies, Travellers and Travelling Showpeople

Date of EqA:

2/3/12

EqA Review Date:

EqA Lead Officer:


Part A - Purpose:

Date	Why are you creating the EqA?	What are the main purposes and aims of the policy, strategy and service area?
2/3/12	Budget/ financial decision	<p>Policy HG6 Gypsies, Travellers and Travelling Showpeople The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met by ensuring that they are accommodated in sustainable locations where essential services are available. The following criteria will guide the location of sites:</p> <ul style="list-style-type: none"> - Significantly contaminated land should be avoided; - Development should not result in an adverse impact on internationally and nationally recognised designations (for example Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty); -The development should not have a significant adverse impact on the landscape character and visual amenity of the area; - The site is reasonably well related to schools and other community facilities - The health and safety of occupants and visitors will not be at risk through unsafe access to sites, noise pollution or unacceptable flood risk; - There should be adequate space for on site parking, servicing and turning of vehicles; - The option of mixed residential and business use on sites will be considered where appropriate. The number of pitches provided should be appropriate to the size of the site and availability of infrastructure, services and facilities in accordance with the general principles set out in the settlement hierarchy.

Evidence used in the EqA

Part B - Effect on protected characteristic:

Positive Impact(s):

	Positive Impact	Positive Impact
	Race	Recognising Government guidance and providing a policy as required to meet the housing needs of Gypsies, Travellers and Travelling Showpeople. The policy allows for the provision of safe and sustainably located accommodation for Gypsies, Travellers and Travelling Showpeople whilst protecting the surrounding landscape. Criteria within the policy are guided by national guidance in Circulars 01/2006 and 04/2007

Negative Impact(s) that require no action:

Type	Negative Actions that require No Action
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Negative Impact(s) that require action and any other appropriate actions:

Type	Negative Impact Name (if applicable)	Impact Detail (if applicable)	Action Required (if any)	By When?	Resource	Outcome	Performance Measure	Status	Progress
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Part C - Conclusion:

Date	Conclusion	Comments
8/3/12	Continue with the policy/ service with no change	

Supporting Documentation/ Links

Part D - Sign Off:

Officer	Date	Comments
Jo Wilkins	2/3/12	

Community Cohesion Officer Approval	Date	Comments
Jo Morgan	20/3/2012	

Part E - Monitoring:

Review Date	Review Completed?	Comments

Equality Steering Group

Notes and Actions from meeting held on Tuesday, 20 March 2012

Attendees:

South Somerset District Council (SSDC):

Councillor Jo Roundell Greene (Chair)
Martin Woods Assistant Director (Economy)
Jo Morgan Community Cohesion Officer
Jon Batty Policy and Performance officer
Tina Adams Gypsy & Traveller Liaison & Site Manager
Jo Wilkins Policy Planner
Nick Cardnell Policy Planner
Charlotte Jones Area Development Manager (North)
Madelaine King-Oakley Area Support Team Leader (South and North)
Sallie Leveridge, South Somerset Disability Forum (SSDF)
Hugh Ellis, South Somerset Equalities Group & Multi Faith Forum (MFF)
Ngar Whiteford, Multi Faith Forum (MFF)
Mona Afifi, People Can
David Onamde Somerset Racial Equality Council
Hamid Mustafa, South Somerset Muslim Cultural Association

1. Apologies

Rina Singh, Strategic Director (Place & Performance), SSDC
John Addicott, Somerset Rural Youth Project (SRYP)
Lucy Rekawek, Migrant Support Worker, South Somerset Mind
Coriander Firmager, Somerset Lesbian Network
Mark Rowland, Terrence Higgins Trust, Somerset
Clive Davis, (SSDF)

2. Actions from last meeting held on Tuesday 13 December 2011

2.1 Letter to be sent to Somerset Rural Youth Project

Letter sent

3. Approval of Minutes

The minutes of the meeting held on Tuesday 13 December 2011 were approved.

4. Equality Analysis (EqA) Core Draft Strategy Policies

Nick Cardnell gave an update on the Core Strategy, which will set out the long term planning framework for the district up to the year 2028. It is about meeting the needs of people, by providing enough homes, jobs and services, in an environmentally friendly and sustainable way. The Equality Steering

Group participated in the comprehensive consultation on the policies in 2010. Since that time, some 3000 comments have been received and the Planning Policy Team have taken on board suggestions made.

All of the policies within the Core Draft Strategy have been individually screened for impacts on equalities, and three are before the Group today for consideration.

4.1 Equality Analysis (EqA)

- **HG5 Care Homes and Specialist Accommodation**

The EqA for Care Homes and Specialist Accommodation was presented to the Group.

The Policy allows for the provision of specialist housing options for older people where there is an identified need. Most of this provision will be in towns which supports full access to services and facilities. In exceptional circumstances, where development is proposed in a countryside location, the Council will require clear justification for its location taking into account the nature of specialist care required and demonstration that alternative sites are unsuitable and/or unavailable and the economic benefit of the proposal to the locality.

This policy is seen as delivering positive impacts and will ensure that we provide accommodation for mixed communities.

The Equality Steering Group gave full approval to the EqA.

4.2 Equality Analysis (EqA)

- **HG6 Gypsies, Travellers and Travelling Showpeople**

This policy concentrates on the provision of accommodation sites for Gypsies, Travellers and Travelling Showpeople in safe and sustainable locations, where essential services are available, whilst protecting the surrounding landscape. The location of sites follows statutory criteria and guidance. (Circulars 01/2006 and 04/2007)

The policy provides a framework within which to consider planning applications or allocate sites in any future site allocations development plan document to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople within the district. It also respects the character of the surrounding countryside and seeks to locate sites within a reasonable distance of existing facilities and maximise opportunities for integration with the settled community.

The health and safety of occupants and visitors will be protected by ensuring that sites are not located in areas where occupants would be at risk through unsafe access to sites, noise pollution or unacceptable flood risk.

The EqA was fully discussed in relation to any impact on equalities. SSDC are seen as exemplary in our work with the Gypsy and Traveller community.

The Equality Steering Group gave full approval to the EqA.

Actions:	Person responsible:	Deadline:
We are currently awaiting statutory guidance on Planning Policy for Traveller Sites (Communities and Local Government March 2012). The HG6 policy will be reviewed in the light of any new published changes that may result. If there is a requirement to make amendments to this policy, we will bring it back to the ESG for further consultation.	Jo Wilkins	As required

4.3 Equality Analysis (EqA)

- **YV3 Yeovil Urban Extension**

The Yeovil Urban Extension policy provides a framework within which to allow for the growth of Yeovil. The provision of new homes, employment and community facilities to meet the needs of the growing population will help to provide opportunities for all. The policy will enable a mix of housing (including affordable housing), employment and improvements to public transport links. The introduction of a 'Green Buffer' policy, (an area of land that will not be built upon), will prevent the villages becoming part of the town. The urban extension could include land that remains as open space where wildlife will flourish.

The EqA was fully discussed according to each protected characteristic and any impact on equalities.

As part of the overall planning design process of the entire site, (known in planning terms as the 'masterplan'), it is intended to provide access to other community facilities, employment opportunities and open space. It was felt that this detailed piece of work would benefit from additional consultation with the ESG, in particular to consider community cohesion issues.

Actions:	Person responsible:	Deadline:
ESG to be involved in consultation at the 'masterplanning' stage	Jo Wilkins	To be confirmed