

1. Introduction

This Equality Impact Assessment (EqIA) supports an application to erect a Class E office building ancillary to the existing B8: Storage or Distribution builder's yard (*'the Proposal'*). The building will be located in the southern corner of the Site at Quinn Developments, 30 Lees Road, Liverpool, L33 7SE (*'the Site'*). The applicant is Quinn Developments (*'the Applicant'*). Knowsley Metropolitan Borough Council is the local planning authority and freeholder of the Site (*'the Council'*). The Site lies within the Knowsley Industrial Park. Access is provided off Lees Road.

The EqIA is prepared to demonstrate that the Proposal will provide adequate access for the less mobile or those with sensory impairment and adequate adaptability to ensure inclusive design standards for all buildings, subject to the nature of the business and its requirements. Therefore, the impacts and effects of the Proposal on people with protected characteristics as defined under the Equality Act (*'the Act'*) where relevant to the nature of the Proposal. The EqIA is a planning validation requirement for this application: *"all applications that relate to physical changes to places of employment including community facilities and public buildings where a Design and Access Statement is not required."*

2. Policy Drivers

The 'policy drivers' for submitting an EqIA are policy T10 of saved Knowsley Replacement UDP (2006) (*'UDP'*) and policy CS2 of the Core Strategy (*'CS'*).

Policy T10 seeks to ensure that development proposals are accessible to the less mobile. It sets out that there is a distinction between building regulations and planning regulations and that the policy's intention is not to duplicate building regulations:

“[...] However, planning decisions will be used to secure adequate provision in those cases which are not covered by the Building Regulations, which may include for example some alterations to buildings, external works, car parks and footways. [...]” [Emphasis added]

Compared to policy T10, CS2 is wider-ranging and encompasses the development principles the Council identifies as crucial in delivering its overall strategy. Of the principles set out in policy CS2, most relevant to the current Proposal are as follows:

“1) New development in Knowsley and the preparation of subsequent stages of the Local Plan will be expected to support the following development principles:

Principle 1: *Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods by:*

- a) Meeting needs for new housing, employment, retail and other service provision;*
- b) Improving business productivity and employment levels in Knowsley;*
- c) Reducing economic, environmental, education, health and other social inequalities between Knowsley and other parts of the UK;*

Principle 3: *Reduce the need to travel and increase accessibility by:*

- c) Encouraging safe and sustainable access for all, particularly by promoting the use of public transport, walking and cycling between homes and employment; and*

Principle 4: *Recognise environmental limits, protect and enhance environmental assets, enhance local character and promote quality of place by:*

c) Promoting good quality design and ensuring that development respects its setting taking into account relevant design requirements, and best practice;

e) Mitigating potential negative impacts of traffic growth and road traffic on highway safety, air quality, noise and health;”

3. Compliance

Principle 1 – Economic Development

The Proposal, as set out in the Planning Statement, will accord with the economic objective of sustainable development as it enables the ongoing operation of an existing business. This would accord with the aims of the Framework and Principle 1 of policy CS2 by facilitating employment and improving business productivity.

Principle 3 – Transport

The Proposal will not significantly impact transport and highway safety; access to the Site is unchanged, and adequate parking is provided.

Principle 4 – Design

The proposed design accords with its use and the general character of the industrial area. Level access will be provided, and toilet facilities and kitchen areas will be proposed as part of the Proposal.

Therefore, the Proposal will provide a good standard for future users. All other design aspects are set out in Building Regulations, a separate legislative area, and are beyond the scope of planning, which

accords with the expectations and requirements of policy T10, where a separation between the two regulations is recognised.

4. Conclusion

The Proposal will comply with Budlings Regulations. This statement and the Planning statute address the areas of equality and diversion relevant to the planning system, including employment provision, design quality, and highway safety.