

Community Impact Assessment: Summary

1. Name of service, policy, function or criteria being assessed:

Development Management; Increase in Planning Application Fees

2. What are the main objectives or aims of the service/policy/function/criteria?

The Development Management Service is a statutory function that deals with planning applications and related submissions to the Council, as well as informal enquiries and the enforcement of planning control. The Service relies on other services across the Council to provide advice as consultees on a range of aspects of planning proposals (e.g. impact on Highways, landscape, conservation, noise issues etc) as well as support functions such as legal services, business support.

The service helps to shape the City's urban and rural environment. It acts in the public interest seeks to protect the inherent quality of the area and the amenity of residents and communities affected by proposed development. It also helps to facilitate economic growth of the City. The performance of the service affects the delivery of development and the economic wellbeing of the city. It also affects the reputation of the Council and the perception of the city as a place to do business.

Applicants for planning permission currently pay the statutory nationally-set fee relevant to their proposal. An application cannot be made valid and considered by the Council until this fee is paid. The Government is asking whether Councils wish to opt in to a 20% increase in Planning fees, with the aim of increasing resources to enable faster decision making, to help boost the supply of housing (White Paper: Fixing the Broken Housing Market, February 2017). Any increase in income arising from the higher fees must be used by the Council to deliver the Development Management function.

3. Name and Job Title of person completing assessment:

Jonathan Carr Head of Development Services

4. Have any impacts been Identified? (Yes)

Yes

Community of Identity affected:

Age

Summary of impact:

The discretionary service largely relates to proposals put forward by applicants which can range from major housebuilders to individual homeowners wishing to extend their properties. The statutory fee does not make any provision for age.

ANNEX B

	Disability	<p>However, the fees, even with the 20% increase would remain a small proportion of the overall development costs e.g. typical overall cost of an extension is £20,000-£30,000, and the (increased) planning fee would be £206. The fee increase is not therefore considered to have a significant impact on this consideration</p> <p>The increased fee would not affect more vulnerable citizens wanting to make home adaptations, as alterations and extensions etc for benefit of a registered disabled person are exempt from the fee, as are applications for proposals solely for the purpose of providing means of access for disabled persons or within a building to which the public are admitted.</p> <p>The fee increase is not therefore considered to have a significant impact on this consideration.</p>
	Community Groups	<p>Applications made on behalf of non-profit making sports clubs or for playing fields not involving buildings would be limited to a fee of £462.</p> <p>Applications made by a Parish Council or community council are limited to a fee of 50% of the normal fee</p> <p>The fee increase is not therefore considered to have a significant impact on this consideration.</p>

5. Date CIA completed: 29/3/2017

6. Signed off by: Jonathan Carr, Head of Development Services

ANNEX B

7. I am satisfied that this service/policy/function has been successfully impact assessed.

Name:

Position:

Date:

8. Decision-making body: Corporate Director of Economy and Place	Date: 29/03/2017	Decision Details:
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Send the completed signed off document to equalities@york.gov.uk. It will be published on the intranet, as well as on the council website.

Actions arising from the Assessments will be logged on Verto and progress updates will be required

Community Impact Assessment (CIA)

Community Impact Assessment Title:

What evidence is available **to suggest that the proposed service, policy, function or criteria could have a negative (N), positive (P) or no (None) effect** on quality of life outcomes? (Refer to guidance for further details)

Can negative impacts be justified? **For example: improving community cohesion; complying with other legislation or enforcement duties; taking positive action to address imbalances or under-representation; needing to target a particular community or group e.g. older people.** NB. Lack of financial resources alone is NOT justification!

ANNEX B

Community of Identity: Age

Community of Identity: Age					
Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
Pre-Application Planning Advice, May 2014 Planning Performance Agreements Charter, May 2014		Standard of Living		P	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date	
<p>The document under consideration will have a positive impact on housing for older people and open space/play space for all age ranges through promoting to applicants pre-planning application engagement in constructive dialogue with the Council with the aim of progressing high quality development to planning permission.</p> <p>The pre-application and Planning Performance Agreement processes will aim to achieve better standards of development, in compliance with planning policy, with input from all relevant Officers and external agencies, and will accelerate</p>	N/a	N/a	N/a	N/a	

ANNEX B

<p>the delivery of that development through streamlining the planning process.</p> <p>New residential developments in York will be required to be built to the Lifetime Homes Standard and take into account Building for Life Recommendations. They will also be required to provide open space and play space to policy standards.</p>				
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Community of Identity: Carers of Older or Disabled People

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)	
N/A	N/A	N/A	N/A	
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

ANNEX B

Community of Identity: Disability

Community of Identity: Disability					
Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
Pre-Application Planning Advice, May 2014 Planning Performance Agreements Charter, May 2014		Standard of Living		P	None
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date	
<p>The document under consideration will have a positive impact on people with disabilities through promoting to applicants pre-planning application engagement in constructive dialogue with the Council with the aim of progressing high quality development to planning permission.</p> <p>The pre-application and Planning Performance Agreement processes will aim to achieve better standards of development, taking into account the needs of people with disabilities, in compliance with planning policy, with input from all relevant Officers and</p>	N/a	N/a	N/A	N/A	

ANNEX B

<p>external agencies, and will accelerate the delivery of that development through streamlining the planning process.</p> <p>All strategic housing sites (over 5 hectares) will be expected to undertake an assessment of need for appropriate accommodation for those with severe learning disabilities, physical disabilities and dementia and integrate this provision within the development.</p>				
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Community of Identity: Gender

Evidence	Quality of Life Indicators	Customer Impact (N/P/None)	Staff Impact (N/P/None)	
N/A	N/A	N/A	N/A	
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A	N/A	N/A	N/A	N/A

ANNEX B

Community of Identity: Gender Reassignment

Community of Identity: Gender Reassignment					
Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A		N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action		Lead Officer	Completion Date
N/A	N/A	N/A		N/A	N/A

Community of Identity: Marriage & Civil Partnership

Community of Identity: Marriage & Civil Partnership					
Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A		N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action		Lead Officer	Completion Date
N/A	N/A	N/A		N/A	N/A

ANNEX B

Community of Identity: Pregnancy / Maternity

Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A		N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action		Lead Officer	Completion Date
N/A	N/A	N/A		N/A	N/A

Community of Identity: Race

Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A		N/A	N/A
Details of Impact	<i>Can negative impacts be justified?</i>	Reason/Action		Lead Officer	Completion Date
N/A	N/A	N/A		N/A	N/A

ANNEX B

Community of Identity: Religion / Spirituality / Belief

Community of Identity: Religion / Spirituality / Belief					
Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A		N/A	N/A
Details of Impact		<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A		N/A	N/A	N/A	N/A

Community of Identity: Sexual Orientation

Community of Identity: Sexual Orientation					
Evidence		Quality of Life Indicators		Customer Impact (N/P/None)	Staff Impact (N/P/None)
N/A		N/A		N/A	N/A
Details of Impact		<i>Can negative impacts be justified?</i>	Reason/Action	Lead Officer	Completion Date
N/A		N/A	N/A	N/A	N/A