

Equality Impact Assessment (EqIA) Template

Before completing the EQIA please have a look at the [Dorset Council style guide](#) and also use the [accessibility checker](#) to make sure your document is easy for people of all abilities to read.

Use the [Hemingwayapp](#) to check the readability of your document, to do this, click the edit button on the top right of the hemminwayapp screen, paste your text and the app will highlight if there are any problem areas.

Some key tips

- avoid tables and charts, if possible, please provide raw data
- avoid pictures and maps if possible.
- avoid using bold, italics or colour to highlight or stress a point
- when using numbering or bullet points avoid using capitals at the beginning unless the name of something
- date format is dd month yyyy (1 June 2021)
- use clear and simple language
- where you need to use technical terms, abbreviations or acronyms, explain what they mean the first time you use them
- if using hyperlinks, make sure the link text describes where the link goes rather than 'click here' Please note equality impact assessments are published on the Dorset Council [website](#)

Before completing this form, please refer to the [supporting guidance](#). The aim of an Equality Impact Assessment (EqIA) is to consider the equality implications of your policy, strategy, project or service on different groups of people including employees of Dorset Council, residents and users of our services and to consider if there are ways to proactively advance equality.

Where further guidance is needed, please contact the Inclusion Champion or the [Diversity & Inclusion Officer](#).

1. Initial information:

Planning Application P/OUT/2021/05751: Land at Matchams Stadium, Matchams Lane, St Leonards

2. Is this a (please delete those not required):

This is a planning application submitted by an external applicant (not within Dorset Council).

3. Is this (please delete those not required):

External (residents, communities, partners)

4. Please provide a brief overview of its aims and objectives:

A planning application has been submitted for the *'demolition of existing buildings and structures and erection of a continuing care retirement community with up to 330 extra care units (Use Class C2) and up to 60 bed care home (Use Class C2), associated communal and care facilities, landscaping and open space, Alternative Natural Greenspace (ANG), parking and infrastructure, means of access and internal access roads. Use of land as nature conservation area, to include ecological enhancements and restoration (outline application to determine access only with all other matters reserved).'*

The facilities provided would include health and wellbeing facilities (which may include but are not restricted to hydrotherapy pool, sauna, steam room, gym, exercise rooms, and treatment rooms). Some of the facilities provided may be made accessible to visiting members of the public.

Due to the location of the proposed continuing care retirement community in a sensitive location adjacent to the Dorset Heathlands, the applicant has proposed terms for a S106 legal agreement which would limit residence to 'Qualifying Person(s)' who 'have demonstrated a requirement for a Care and Wellbeing Package through a Qualifying Person Assessment and who has contracted to receive the Care and Wellbeing Package throughout their Occupation'. Persons would also have to be over 65. There is no allowance for the spouses, partners or dependants of Qualifying Person to reside at the retirement community.

All units are proposed to be open-market, with no affordable housing on site, and the applicant is not willing to enter into a financial contribution towards off-site provision.

5. Please provide the background to this proposal?

A planning application has been submitted to the Council for its consideration. The proposal would result in the loss of an existing motorsports facility. The loss of a sporting facility is generally contrary to paragraph 84 of the NPPF and Policy LN3 of the Christchurch and East Dorset Local Plan.

During the public consultation on this application, concerns were raised by members of the public regarding the potential disproportionate impacts of closure of the existing motorsports stadium and facilities on young people. Concerns raised include the loss of the racetrack as a meeting / entertainment facility; loss of the sporting opportunities and routes into other types of motorsports with it noted that banger-racing is often an entry point to motorsports; loss resulting in increased anti-social behaviours such as racing on roads as legal avenues for motorsports are removed.

Evidence gathering and engagement

6. What sources of data, evidence or research has been used for this assessment? (e.g. national statistics, employee data):

Sources of data, evidence and research has been used for this assessment:

- Submitted Sports Sequential Assessment
- Advice from Sport England
- Area profile for Dorset East
- Christchurch and East Dorset Local Plan
- YouGov Sport
- Reuters
- Dorset Police Crime Data

- Anti-social motorbike records

7. What did this tell you?

Most meetings at Matchams are made up of local drivers, with 3 or 4 meetings per year where people travel significant distances to Matchams Stadium. Whilst Matchams Stadium was historically a motocross venue, the use of the track is now legally restricted following the imposition of noise abatement and penal notice restrictions. Use of the motocross track ceased in 2008 and karting in 2017. This now leaves banger racing/ stock car racing as the only surviving motorsport activity at Matchams Stadium.

As a result of a combination of the restricted use, protected natural environment and required improvements to the track (if the use were to continue) banger/ stock car racing is unlikely to be a viable option in the future. The Sports Sequential Assessment concludes the site is no longer financially viable, and Sport England have advised that the conclusions appear sound, making no objection to the loss.

Alternative provision is located within a two hour catchment, and the principle of this catchment area has been accepted by Sports England. There could be scope to increase both participation and spectators at various raceways within a two-hour catchment area including Aldershot Stadium, Arlington Stadium, Mendips Raceway and Standlake Arena. The evidence indicates those venues (particularly Aldershot/ Arlington Stadiums) do have capacity, and in turn could also benefit from an increase in participant/ spectator numbers allowing them to be more financially sustainable.

In the Dorset area, 14% of the population are aged 0-15 years, compared to 17.4% in England & Wales. 9% are aged 15-24 years, compared to 11.7% in England & Wales. 29.6% are aged 65+ compared to 18.6% in England & Wales.

Age profiles for traditional motorsports fans area as follows: 7% age 18-24; 18% age 25-39; 24% age 40-54; 50% age 55+. Proportionally, motorsports fans tend to be older. Proportionally less fans are age 18-24 in comparison to the general population.

In 2020-21 in the UK, 15.9-18.6% (dependant on measure used) of individuals had incomes which were at least 70% below the median income. Of traditional motorsports fans, 25% had an income less than 75% of the median, 38% were between 75 and 200%, and 12% were higher than 200%.

Limited data is available on the level of interest in motorsports by gender. Like many sports this has traditionally been a male-dominated interest however this landscape is rapidly changing.

In the 12 months from February 2022 to January 2023, there were 95 cases of anti-social behaviour reported. In the three years from March 2020 to January 2023 there were 524 instances of anti-social behaviour reported.

Reporting of antisocial motorbike use on heathlands carries depending on warden capacity and effort that year. On average 60 incidents per annum were recorded from 2003-2012. This has reduced to 32 incidents per annum from 2013-2022.

8. Who have you engaged and consulted with as part of this assessment?

Applicant – submitted a Sports Sequential Assessment to demonstrate the facility is no longer viable, and alternatives are available within a two hour catchment area.

Sport England - advise that there is a case for loss of the sports facility due to financial viability.

Community – through consultation on the planning application.

The Adult Social Care Team – advise that there is a need for extra-care units but that the need is not restricted to the over-65s

Equalities Team – advise that an EQIA would be of benefit.

9. Is further information needed to help inform decision making?

Additional information on the demographic profile of competitors and spectators at the Matchams Stadium would be useful however the applicant has advised that there is no information available on this.

Information on the incomes of motorsports fans does not align with measures for assessing socio-economic deprivation, so there is insufficient information available to conclude a positive or negative impact in this regard.

EQIA

Impacts on who or what?	Choose impact	How
Age	Negative impact	<p>The age profiles do not suggest that younger people have a greater interest in motorsports, however they may be less able to travel to alternative locations.</p> <p>Residency at the continuing care retirement community would be restricted to those aged under-65 which would have a negative impact on younger groups needing care who would otherwise be eligible.</p>
Disability	Positive impact	<p>There is no evidence that disability is associated with disproportionate disadvantage arising from the loss of the motorsports facility.</p> <p>The creation of the continuing care retirement community would provide accommodation for person in need of care, including disabled people.</p>
Gender reassignment and Gender Identity	Neutral impact	<p>There is no evidence that gender reassignment and gender identity is associated with disproportionate advantage or disadvantage arising from the loss of the motorsports facility or creation of the care village.</p>

Impacts on who or what?	Choose impact	How
Marriage or civil partnership	Negative impact	<p>There is no evidence that marriage or civil partnership is associated with disproportionate advantage or disadvantage arising from the loss of the motorsports facility.</p> <p>Residence at the continuing care retirement community is limited to those who can demonstrate need for a care package and are aged over-65. There is no exception for partners of residents in need of care. Were an existing resident to marry or enter into a civil partnership with somebody who does not require care and/or is aged under-65 they would not be permitted to move into their home.</p>
Pregnancy and maternity	Neutral impact	<p>There is no evidence that pregnancy and maternity is associated with disproportionate disadvantage arising from the loss of the motorsports facility or creation of the care village.</p>
Race and Ethnicity	Neutral impact	<p>There is no evidence that race and ethnicity is associated with disproportionate disadvantage arising from the loss of the motorsports facility or creation of the care village.</p>
Religion and belief	Neutral impact	<p>There is no evidence that religion and belief is associated with disproportionate disadvantage arising from the loss of the motorsports facility or creation of the care village.</p>
Sex (consider men and women)	Neutral impact	<p>There is no evidence that sex is associated with disproportionate disadvantage arising from the loss of the motorsports facility or creation of the care village.</p>
Sexual orientation	Neutral impact	<p>There is no evidence that sexual orientation is associated with disproportionate disadvantage arising from the loss of the motorsports facility.</p>

Impacts on who or what?	Choose impact	How
People with caring responsibilities	Negative impact	<p>There is no evidence that caring responsibilities are associated with disproportionate disadvantage arising from the loss of the motorsports facility. People with caring responsibilities will not be permitted to live on the site unless they can demonstrate need for a care package. The proposal is for a continuing care retirement community where it is likely people will require care (and therefore the likelihood of people with caring responsibilities desiring to live there and support them is increased). There is also no allowance for residents of the retirement community to care for any dependants they may have who require care if those dependants are under 65. This would have a negative impacts on these groups.</p>
Rural isolation	Neutral impact	<p>The continuing care retirement community would be located in an isolated located divorced from adjacent settlements however the scale of the facility would create a retirement community which would limit the social isolation of residents.</p>
Socio-economic deprivation	Negative impact	<p>There is insufficient information to conclude that socio-economic deprivation is associated with disproportionate disadvantage arising from the loss of the motorsports facility. The care village would not make any provision for affordable housing, so would only be accessible to those able to afford to purchase open-market properties, having a negative impact on those in socio-economic deprivation.</p>
Armed forces communities	Neutral impact	<p>There is no evidence that armed forces communities are associated with disproportionate disadvantage arising from the loss of the motorsports facility or creation of the care village.</p>

Please provide a summary of the impacts:

The proposed planning permission would restrict occupancy of the extra-care units proposed to Qualifying Persons who meet criteria including care needs and age. This development type would be self-contained units (1-3 bedrooms) which would be sold on the open market (to eligible persons). The restrictions would prevent younger people with care needs from accessing this provision.

While this is not uncommon for a care facility of this type, it is unusual to prevent the spouses of Qualifying Persons from residing alongside them, unless they are also over 65, and able/willing to take up a care package. The restrictions would also prevent a carer from living with a resident, unless they met these requirements. This could restrict the caring options available to those resident within the extra-care units. The restrictions could also impact on the ability of residents to enter into marriages or civil partnerships subsequent to moving into the retirement village.

The minimum level of Care Service to be provided to a Qualifying Person is 2 hours and can include services such as provision/delivery of meals, use of transport services or general health advice. This is a low barrier to residency at the retirement village, however it may be that people are uncomfortable with taking up these services if they do not identify as being in need of care.

It is not possible to mitigate the above negative impacts of this proposal as these have been introduced in response to concerns regarding impacts on the Dorset Heathlands SSSI/SPA/Ramsar (albeit the proposals may continue to negatively impact this designated site).

The loss of the motorsports facility may have a greater impact on younger people than other groups, as they may be less able to travel to alternative facilities. However, younger people may be able to travel as part of a family group. There is limited evidence available regarding the socio-economic profile of motorsports fans. There may be a greater impact on those in lower socio-economic brackets as they may be less able to afford to travel to alternative venues. There is no evidence that the removal of a legal facility would cause people to engage in illegal activities.

As there are no affordable extra-care units proposed the proposal would not provide any accommodation for those in socio-economic deprivation. Mitigation could be provided in the form of an off-site contribution however the applicant does not intend to enter into an obligation to provide this.

In terms of positive impacts, the facility would provide accommodation and facilities for those with care needs, including disabled people, increasing the provision of accommodation of this type within the area.

If consented, further EQIA may be required for any reserved matters application.