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Dydd Mawrth, 27 Gorffennaf 2021

Annwyl Cynghorydd

## **PENDERFYNIADIAU AELOD CABINET UNIGOL**

Hysbysir drwy hyn y caiff y penderfyniadau dilynol a wnaed gan aelod o'r cabinet eu gwneud **Dydd Mercher, 4ydd Awst, 2021**,.

### **AGENDA**

1. TALIADAU POLISI CYNLLUNIO AR GYFER GWASANAETHAU SY'N YMWNEUD Â CHYFLWYBORTH YMGEISIOL

Cynghorydd Sir Bob Greenland

Craig O'Connor (Pennaeth Cynllunio)  
Rachel Lewis (Rheolwr Polisi Cynllunio)

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Yr eiddwch yn gywir,

**Paul Matthews**  
**Prif Weithredwr**

**PORTFFOLIOS CABINET**

| <b>Cynghorydd Sir</b>                      | <b>Maes Cyfrifoldeb</b>  | <b>Gwaith Partneriaeth ac Allanol</b>                             | <b>Ward</b>            |
|--|--|---|------------------------|
| P.A. Fox<br>(Arweinydd)                    | <b>Strategaeth a Chyfeiriad Awdurdod Cyfan</b><br>CCR Cyd Gabinet a Datblygu Rhanbarthol;<br>Trosolwg Sefydliad; Gweithio Rhanbarthol;<br>Cysylltiadau Llywodraeth; Bwrdd<br>Gwasanaethau Cyhoeddus; WLGA  | Cyngor WLGA<br>WLGA Bwrdd<br>Cydlynu<br>Gwasanaethau<br>Cyhoeddus | Porthysgewin           |
| R.J.W. Greenland<br>(Dirprwy<br>Arweinydd) | <b>Menter</b><br>Cynllunio Defnydd Tir; Datblygu Economaidd;<br>Twristiaeth; Rheoli Datblygu; Rheoli Adeiladu;<br>Tai a Digartrefedd; Hamdden; Ieuencid;<br>Addysg Oedolion; Addysg Awyr Agored;<br>Hybiau Cymunedol; Gwasanaethau<br>Diwylliannol   | Cyngor WLGA<br>Twristiaeth<br>Rhanbarth y<br>Brifddinas           | Devauden               |
| P. Jordan                                  | <b>Llywodraethiant</b><br>Cefnogaeth y Cyngor a Phenderfyniadau<br>Gweithrediaeth; Craffu; Safonau Pwyllgor<br>Rheoleiddiol; Llywodraethiant Cymunedol;<br>Cefnogaeth Aelodaeth; Etholiadau; Hyrwyddo<br>Democratiaeth ac Ymgysylltu: Y Gyfraith;<br>Moeseg a Safonau; Perfformiad Awdurdod<br>Cyfan; Cynllunio a Gwerthuso Gwasanaeth<br>Awdurdod Cyfan; Cydlynu Corff Rheoleiddiol |   | Cantref                |
| R. John                                    | <b>Plant a Phobl Ifanc</b><br>Safonau Ysgolion; Gwella Ysgolion;<br>Llywodraethiant Ysgolion; Trosolwg EAS;<br>Blynyddoedd Cynnar; Anghenion Dysgu<br>Ychwanegol; Cynhwysiant; Cwricwlwm<br>Estynedig; Derbyniadau; Dalgylchoedd;<br>Cynnig Ôl-16; Cydlynu gyda Choleg Gwent.  | Cyd Grŵp Addysg<br>(EAS)<br>CBAC                                  | Llanfihangel<br>Troddi |
| P. Jones                                   | <b>Gofal Cymdeithasol, Diogelu ac Iechyd</b><br>Plant; Oedolion; Maethu a Mabwysiadu;<br>Gwasanaeth Troseddu Ieuencid; Cefnogi<br>Pobl; Diogelu Awdurdod Cyfan (Plant ac<br>Oedolion); Anableddau; Iechyd Meddwl;<br>Iechyd Cyhoeddus; Cydlynu Iechyd.   |   | Rhaglan                |
| P. Murphy                                  | <b>Adnoddau</b><br>Cyllid; Technoleg Gwybodaeth (SRS);<br>Adnoddau Dynol; Hyfforddiant; Iechyd a<br>Diogelwch; Cynllunio Argyfwng; Caffaeliad;<br>Archwilio; Tir ac Adeiladau (yn cynnwys<br>Stadau, Mynwentydd, Rhandiroedd,<br>Ffermydd); Cynnal a Chadw Eiddo; Swyddfa<br>Ddigidol; Swyddfa Fasnachol   | Consortium Prynu<br>Prosiect Gwyrdd<br>Cymru                      | Caerwent               |

|            |   |                          |             |
|------------|---|--------------------------|-------------|
| S.B. Jones | <b>Gweithrediadau Sir</b><br>Cynnal a Chadw Priffyrdd, Rheoli<br>Trafnidiaeth, Traffig a Rhwydwaith, Rheolaeth<br>Stad; Gwastraff yn cynnwys Ailgylchu;<br>Cyfleusterau Cyhoeddus; Meysydd Parcio;<br>Parciau a Gofodau Agored; Glanhau; Cefn<br>Gwlad; Tirluniau a Bioamrywiaeth; Risg<br>Llifogydd.             | SEWTA<br>Prosiect Gwyrdd | Goetre Fawr |
| S. Jones   | <b>Cyfiawnder Cymdeithasol a Datblygu<br/>Cymunedol</b><br>Ymgysylltu â'r Gymuned; Amddifadedd ar<br>Arwahanrwydd; Diogelwch y Gymuned;<br>Cydlyniaeth Gymdeithasol; Tlodi;<br>Cydraddoldeb; Amrywiaeth; Y Gymraeg;<br>Cysylltiadau Cyhoeddus; Safonau Masnach;<br>Iechyd yr Amgylchedd; Trwyddedu;<br>Cyfathrebu |                          | Llanofar    |

# Nodau a Gwerthoedd Cyngor Sir Fynwy

## Ein diben

Adeiladu Cymunedau Cynaliadwy a Chydnerth

### Amcanion y gweithiwn tuag atynt

- Rhoi'r dechrau gorau posibl mewn bywyd i bobl
- Sir lewyrchus a chysylltiedig
- Cynyddu i'r eithaf botensial yr amgylchedd naturiol ac adeiledig
- Llesiant gydol oes
- Cyngor gyda ffocws ar y dyfodol

## Ein Gwerthoedd

**Bod yn agored.** Rydym yn agored ac yn onest. Mae pobl yn cael cyfle i gymryd rhan mewn penderfyniadau sy'n effeithio arnynt, dweud beth sy'n bwysig iddynt a gwneud pethau drostynt eu hunain/eu cymunedau. Os na allwn wneud rhywbeth i helpu, byddwn yn dweud hynny; os bydd yn cymryd peth amser i gael yr ateb, byddwn yn esbonio pam; os na allwn ateb yn syth, byddwn yn ceisio eich cysylltu gyda'r bobl a all helpu - mae adeiladu ymddiriedaeth ac ymgysylltu yn sylfaen allweddol.

**Tegwch.** Darparwn gyfleoedd teg, i helpu pobl a chymunedau i ffynnu. Os nad yw rhywbeth yn ymddangos yn deg, byddwn yn gwrando ac yn esbonio pam. Byddwn bob amser yn ceisio trin pawb yn deg ac yn gyson. Ni allwn wneud pawb yn hapus bob amser, ond byddwn yn ymrwymo i wrando ac esbonio pam y gwnaethom weithredu fel y gwnaethom.

**Hyblygrwydd.** Byddwn yn parhau i newid a bod yn hyblyg i alluogi cyflwyno'r gwasanaethau mwyaf effeithlon ac effeithiol. Mae hyn yn golygu ymrwymiad gwirioneddol i weithio gyda phawb i groesawu ffyrdd newydd o weithio.

**Gwaith Tîm.** Byddwn yn gweithio gyda chi a'n partneriaid i gefnogi ac ysbrydoli pawb i gymryd rhan fel y gallwn gyflawni pethau gwych gyda'n gilydd. Nid ydym yn gweld ein hunain fel 'trefnwyr' neu ddatrys-wyr problemau, ond gwnawn y gorau o syniadau, asedau ac adnoddau sydd ar gael i wneud yn siŵr ein bod yn gwneud y pethau sy'n cael yr effaith mwyaf cadarnhaol ar ein pobl a lleoedd.

**SUBJECT: PLANNING POLICY CHARGES FOR SERVICES RELATING TO CANDIDATE SITE SUBMISSIONS**  
**MEETING: INDIVIDUAL CABINET MEMBER DECISION (Councillor Bob Greenland)**  
**DATE: 4 August 2021**  
**DIVISION/WARDS AFFECTED: ALL**

## 1 PURPOSE

- 1.1 The purpose of this report is to seek authorisation to implement a charging schedule for issuing a Development Viability Model (DVM) to developers/site promoters to undertake a financial viability appraisal (FVA) of a candidate site submission. The charges will cover officer time to personalise and issue the model and to undertake a high-level review of the submitted FVA. This will enable the submission of viability evidence in support of candidate site submissions.

## 2. RECOMMENDATION

- 2.1 That the Cabinet Member for Governance and Strategic Planning endorses the implementation of a charging schedule for issuing the Development Viability Model to developers/site promoters for the purpose of undertaking a financial viability appraisal of a candidate site submission.

## 3. KEY ISSUES

### Background

- 3.1 Sites proposed for allocation in the Replacement Local Development Plan (RLDP) will need to be evidenced as deliverable and viable. National planning policy guidance, as set out in Planning Policy Wales (Edition 11, February 2021) and the Development Plans Manual (Edition 3, March 2020), requires site-specific viability appraisals to be undertaken as early as possible during the Plan preparation process, although no later than Deposit stage. Candidate site submissions will need to be supported with robust viability evidence to demonstrate that they are deliverable and viable within the Plan period.
- 3.2 The Development Viability Model (DVM) has been created by Burrows-Hutchinson Ltd as a comprehensive, user-friendly model that can be used to assess the financial viability of development proposals. The DVM is used by many local authorities in the Mid and South West Wales and South East Wales regions to assess the viability of candidate sites submitted as part of the LDP process, and it is hoped that it will be adopted across Wales as a consistent approach.
- 3.3 The DVM is an appropriate tool for submitting required viability assessments in support of the RLDP Second Call for Candidate Site submissions. Planning Policy Wales (PPW11) requires that when submitting candidate sites '*land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites*' (PPW11, para 4.2.19). The DVM can be made available to developers, site promoters, or any other individual/organisation, for the purpose of undertaking a financial viability appraisal (FVA) of a proposed candidate site. This will equip site promoters with a tool that can be used to demonstrate site viability in accordance with the requirements of national

planning policy. It is the intention to use this model for RLDP candidate site viability assessments and we are encouraging site promoters to use this model to ensure a transparent and consistent approach.

### DVM Charging Schedule

3.4 The Council proposes to release the DVM to developers and site promoters in a site-specific locked format with an accompanying user-guide, subject to receipt of a standard fee. This is consistent with the approach employed by other LPAs in the Mid and South West and South East regions. The proposed standard charging schedule is as follows (all charges are subject to VAT)<sup>1</sup>:

- Sites of 1-9 dwellings or mixed use comprising gross floor space <1000 sqm or site area < 0.5 hectares: £195 plus VAT (£234 at 20% VAT)
- Sites of 10-50 dwellings or mixed use comprising gross floor space ≥1000 but <2000 sqm or site area ≥ 0.5 hectares but <1.0 hectare: £345 plus VAT (£414 at 20% VAT)
- Sites of 51-100 dwellings or mixed use comprising gross floor space ≥2000 but <10,000 sqm or site area ≥ 1.0 hectare but <10 hectare: £495 plus VAT (£594 at 20% VAT)
- Sites of more than 100 dwellings or mixed use exceeding 10,000 sqm floor space or 10 hectare site area: cost (not exceeding £7500 plus VAT) to be agreed by officers depending on size and complexity of proposal. It is highly unlikely that a scheme will be of sufficient size to reach this cap.

Unless a grant funded project, sites submitted by other MCC departments will be exempt from these fees (to avoid the Council simply moving money between departments).

3.5 The charging schedule relates to DVM submissions in support of RLDP Candidate Sites including residential and mixed-use schemes. The standard fees cover officer time necessary to personalise and issue the model for a specific site and to undertake a high-level review of the submitted FVA for a candidate site. A tiered charging structure applies which is based on site size and scale. This tiered approach recognises that the scale and scope of a development proposal will influence the amount of officer time likely to be required to carry out a high-level review of a completed FVA. The payment of a fee will not serve to guarantee site allocation within the RLDP.

3.6 The charging schedule may be applied to future candidate site advice meetings for sites that are progressed to Deposit Plan stage. The DVM can also be used as a tool to evidence the financial viability of a development proposal at the planning application stage, the charging schedule for which will be reported separately to the relevant Cabinet Member.

3.7 The high-level review will check the appropriateness of the information provided by the site promoter as part of the appraisal. The fee will enable the Council to consider whether:

- a) Evidence supplied to support costs and values used in the submitted FVA is sufficient and proportionate;
- b) The suggested timescale for the development is realistic; and
- c) The FVA accords with policy requirements of the Council and with other guidance and/or policy statements that are pertinent to the assessment of viability in a planning context.

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<sup>1</sup> Fees will be subject to inflationary uplifts.

3.8 Following completion of the high-level review, the Council will issue a statement to the site promoter to indicate the extent to which it considers the submitted FVA meets the tests outlined above. It is stressed that the standard fee schedule above covers the release of the model and high-level review at the candidate site stage and does not allow for any time debating the results. Additional fees may apply in instances where further officer time is necessary as a result of the site promoter entering into further exchanges with the Council relating to the initial appraisal submitted, and/or if the supporting evidence submitted is insufficient and requires re-submission. The Council may need to call upon Chartered Valuation Surveyors or draw upon expertise from a third party, for example where it is necessary to undertake comprehensive assessments of abnormal costs. The costs associated with this would need to be met by the developer/site promoter.

#### **4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):**

4.1 The introduction of the DVM and associate charging schedule will provide a mechanism for site promoters/developers to demonstrate that candidate sites are deliverable and viable and capable of contributing towards sustainable development principles. This will, in turn, help inform the development of the Deposit RLDP, which (as with all stages of the Plan) will be subject to an Integrated Sustainability Appraisal (ISA) (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WBFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)).

4.2 An Equality and Future Generations Evaluation (including equalities and sustainability impact assessment) is attached to this report at **Appendix 1**.

##### Safeguarding and Corporate Parenting

4.3 There are no safeguarding or corporate parenting implications arising directly from this report.

##### Socio-economic Duty

4.4 The DVM is a comprehensive, user-friendly model that will be used to assess the financial viability of candidate site submissions. The introduction of the DVM will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities. The provision of market and affordable housing in the County is a key RLDP objective and will assist in delivering sustainable and resilient communities. The proposal introduces a discretionary fee, however by definition this fee will be payable by landowners or site promoters seeking inclusion of their site in the Replacement Local Development Plan. This may result in significant costs being incurred promoting sites that are not allocated in the RLDP. However, the fees proposed are very small compared to other fees incurred to promote a site, and these fees would not be a financial burden to the most financially vulnerable people in our communities because by definition the payee will be a land owner or site promoter. The proposed fees are considered to be reasonable, have been set to offset the costs of undertaking the work in question and of commissioning the DVM, and match the fee structure used by other Welsh LPAs who are charging for the service.

## 5. OPTIONS APPRAISAL

### 5.1 DVM Charging Schedule

| Option   | Benefit  | Risk  | Comment   |
|--|--|---|---|
| <p>The Cabinet Member for Governance and Strategic Planning endorses the implementation of a charging schedule for issuing the DVM to developers/site promoters for the purpose of undertaking a FVA of a candidate site submission.</p>         | <p>The proposed DVM charging schedule has been successfully implemented by other local planning authorities in the Mid/South West and South East Wales Regions. This approach will enable the Council to use this model for viability assessments in relation to RLDP candidate sites submissions and will ensure consistency in approach.</p> | <p>Site promoters may not be willing to pay the required fee for the release and high-level review of the DVM.</p>  | <p>This is the preferred option.</p>  |
| <p>The Cabinet Member for Governance and Strategic Planning agrees an alternative charging schedule for issuing the DVM to developers/site promoters for the purpose of undertaking a FVA of a candidate site submission.</p>                    | <p>This would enable the Council to use this model for viability assessments in relation to RLDP candidate sites submissions.</p>  | <p>An alternative fee structure would not allow for a transparent /consistent approach with other local planning authorities across the Mid/South West and South East Wales Regions.</p>  | <p>The proposed DVM charging schedule has been successfully implemented by other local planning authorities in the Mid/South West and South East Wales Regions. This approach will enable the Council to use this model for viability assessments in relation to RLDP candidate sites submissions and will ensure consistency in approach. An alternative charging schedule is not considered appropriate and should, therefore, be discounted.</p> |
| <p>The Cabinet Member for Governance and Strategic Planning does not endorse the implementation of a charging schedule for issuing the DVM to developers/site promoters for the purpose of undertaking a FVA of a candidate site submission.</p> |  | <p>The DVM would not be used in assessing candidate site viability. This would negatively impact on the Council's ability to assess FVAs submitted in relation to candidate sites and would be inconsistent with the approach taken by other local planning authorities in the Mid/South West</p> | <p>The option of not endorsing the implementation of a DVM charging schedule would thwart our intention to encourage the use of the DVM for FVAs of candidate site submissions, and of promoting a consistent approach to use the DVM across the region.</p>  |



| Option | Benefit | Risk                          | Comment                                       |
|--------|---------|-------------------------------|---|
|        |         | and South East Wales Regions. | This option should, therefore, be discounted. |

## 6. RESOURCE IMPLICATIONS

- 6.1 The proposed charging schedule is intended to cover the cost of office time of locking and distributing the model, verifying the completed appraisal and providing a high-level review to the developer/site promoter. Any subsequent disputes would need to be verified by an independent arbitrator, the costs of which would need to be met by the developer/site promoter.

## 7. CONSULTEES

- Cabinet Member for Governance and Strategic Planning has been briefed on the proposal.
- Enterprise DMT.

## 8. BACKGROUND PAPERS

- Candidate Site Viability Guidance Note.

## 9. AUTHORS

Craig O'Connor (Head of Planning)

Rachel Lewis (Planning Policy Manager)

## 10. CONTACT DETAILS

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# APPENDIX 1



monmouthshire  
sir fynwy

## Equality and Future Generations Evaluation

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|   |  |
|---|--|
| <p><b>Name of the Officer</b> completing the evaluation<br/>Mark Hand</p> <p><b>Phone no:</b> 01633 644849<br/><b>E-mail:</b> craigoconnor@monmouthshire.gov.uk</p> | <p><b>Please give a brief description of the aims of the proposal</b></p> <p>To seek authorisation to implement a charging schedule for issuing a Development Viability Model (DVM) to developers/site promoters to undertake a financial viability appraisal (FVA) of a candidate site submission. The charges will cover officer time to personalise and issue to the model and to undertake a high-level review of the submitted FVA. This will enable the submission of viability evidence in support of candidate site submissions.</p> |
| <p><b>Name of Service area</b></p> <p>Planning (Planning Policy)</p>  | <p><b>Date</b> 14/07/2021</p>  |

1. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

| Protected Characteristics | Describe any positive impacts your proposal has on the protected characteristic | Describe any negative impacts your proposal has on the protected characteristic | What has been/will be done to mitigate any negative impacts or better contribute to positive impacts? |
|---------------------------|---|---|---|
| Age                       | None  | None.   | N/A   |
| Disability                | None  | None  | N/A   |

| Protected Characteristics     | Describe any positive impacts your proposal has on the protected characteristic | Describe any negative impacts your proposal has on the protected characteristic | What has been/will be done to mitigate any negative impacts or better contribute to positive impacts? |
|-------------------------------|---|---|---|
| Gender reassignment           | None  | None  | N/A   |
| Marriage or civil partnership | None  | None  | N/A   |
| Pregnancy or maternity        | None  | None  | N/A   |
| Race                          | None  | None  | N/A   |
| Religion or Belief            | None  | None  | N/A   |
| Sex                           | None  | None  | N/A   |
| Sexual Orientation            | None  | None  | N/A   |

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## 2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions This duty aligns with our commitment as an authority to Social Justice.

|  | Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage  | Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.   | What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?   |
|--|---|---|---|
| <p><b>Socio-economic Duty and Social Justice</b></p> | <p>The DVM is a comprehensive, user-friendly model that will be used to assess the financial viability of candidate site submissions. Providing services to candidate promoters as part of the RLDP process, including the introduction of the DVM will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities. The provision of market and affordable housing in the County is a key RLDP objective and will assist in delivering sustainable and resilient communities.</p> | <p>The proposal introduces a discretionary fee, however by definition this fee will be payable by landowners or site promoters seeking inclusion of their site in the Replacement Local Development Plan. This may result in significant costs being incurred promoting sites that are not allocated in the RLDP. However, the fees proposed are very small compared to other fees incurred to promote a site, and these fees would not be a financial burden to the most financially vulnerable people in our communities because by definition the payee will be a land owner or site promoter.</p> | <p>The allocation of deliverable and viable sites in the RLDP, including market and affordable housing, will assist in delivering sustainable and resilient communities.</p> <p>The proposed fees are considered to be reasonable, set to offset the costs of officer time in undertaking the work in question.</p> |

### 3. Policy making and the Welsh language.

| How does your proposal impact on the following aspects of the Council's Welsh Language Standards:  | Describe the positive impacts of this proposal   | Describe the negative impacts of this proposal   | What has been/will be done to mitigate any negative impacts or better contribute to positive impacts   |
|--|--|--|--|
| <p><b>Policy Making</b></p> <p>Effects on the use of the Welsh language,</p> <p>Promoting Welsh language</p> <p>Treating the Welsh language no less favourably</p> | <p>N/A. The DVM is a technical model the purpose of which is to facilitate FVAs of candidate site submissions.</p>                                       | <p>N/A</p>   | <p>N/A</p>   |
| <p><b>Operational</b></p> <p>Recruitment &amp; Training of workforce</p>   | <p>Officers will be trained to use the DVM and it will provide a robust and consistent methodology for assessing viability throughout much of Wales.</p> | <p>N/A</p>   | <p>N/A</p>   |
| <p><b>Service delivery</b></p> <p>Use of Welsh language in service delivery</p> <p>Promoting use of the language</p>   | <p>N/A</p>   | <p>The DVM is a new tool and is not currently available in Welsh, however the tool is being rolled out throughout much of Wales and a translation is expected in the new future.</p> | <p>The customer guidance note will be available in Welsh.</p> <p>If Welsh language users have questions about the DVM, we will respond in Welsh as per our Welsh Language Standards.</p> |

**4. Does your proposal deliver any of the well-being goals below?** Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!



| Well Being Goal  | Does the proposal contribute to this goal?<br>Describe the positive and negative impacts.  | What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?   |
|--|--|---|
| <p><b>A prosperous Wales</b><br/>Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>                                 | <p><b>Positive:</b> Providing services to candidate promoters as part of the RLDP process, including the DVM, will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities. The proposed DVM charging schedule has been successfully implemented by other local planning authorities in the Mid/South West and South East Regions. This approach will enable the Council to use this model for viability assessments in relation to RLDP candidate sites submissions and will ensure consistency in approach.</p> <p><b>Negative:</b> Site promoters may not be willing to pay the required fee for the release and high-level review of the DVM.</p> | <p>The introduction of the DVM will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities.</p> |
| <p><b>A resilient Wales</b><br/>Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p> | <p><b>Positive:</b> Providing services to candidate promoters as part of the RLDP process, including the DVM, will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities.</p> <p><b>Negative:</b> N/A</p>   | <p>The allocation of deliverable and viable sites in the RLDP can have a positive impact on GI, biodiversity and climate change objectives.</p>   |
| <p><b>A healthier Wales</b><br/>People's physical and mental wellbeing is maximized and health impacts are understood</p>                                  | <p><b>Positive:</b> Providing services to candidate promoters as part of the RLDP process, including the DVM, will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable</p>  | <p>The allocation of deliverable and viable sites in the RLDP can have a positive impact on placemaking and promote well-being.</p>   |




| Well Being Goal   | Does the proposal contribute to this goal?<br>Describe the positive and negative impacts.   | What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?   |
|---|---|---|
|   | <p>and capable of contributing towards the creation of sustainable and resilient communities.</p> <p><b>Negative:</b> N/A</p>   |   |
| <p><b>A Wales of cohesive communities</b><br/>Communities are attractive, viable, safe and well connected</p>   | <p><b>Positive:</b> Providing services to candidate promoters as part of the RLDP process, including the DVM, will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities.</p> <p><b>Negative:</b> none identified.</p> | <p>The allocation of deliverable and viable sites in the RLDP can have a positive impact on the character and appearance of settlements, promoter well-being and foster social and community pride.</p> |
| <p><b>A globally responsible Wales</b><br/>Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>                                | <p><b>Positive:</b> N/A</p> <p><b>Negative:</b> N/A</p>   | <p>N/A</p>  |
| <p><b>A Wales of vibrant culture and thriving Welsh language</b><br/>Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p> | <p><b>Positive:</b> Providing services to candidate promoters as part of the RLDP process, including the DVM, will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities.</p> <p><b>Negative:</b> N/A</p>              | <p>The allocation of deliverable and viable sites in the RLDP can have a positive impact on culture, heritage and Welsh language.</p>   |
| <p><b>A more equal Wales</b><br/>People can fulfil their potential no matter what their background or circumstances</p>   | <p><b>Positive:</b> Providing services to candidate promoters as part of the RLDP process, including the DVM, will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable</p>   | <p>The allocation of deliverable and viable sites in the RLDP can have a positive impact on access to homes.</p>  |



| Well Being Goal | Does the proposal contribute to this goal?<br>Describe the positive and negative impacts.                                       | What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts? |
|-----------------|---|---|
|                 | <p>and capable of contributing towards the creation of sustainable and resilient communities.</p> <p><b>Negative:</b> None.</p> |   |

5. How has your proposal embedded and prioritised the sustainable governance principles in its development?

| Sustainable Development Principle  | Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.  | Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts? |
|--|--|---|
|  <p>Balancing short term need with long term and planning for the future</p> <p>Long Term</p> | <p>Providing services to candidate promoters as part of the RLDP process, including the introduction of the DVM and associated charging schedule, will provide a mechanism for site promoters/developers to demonstrate that candidate sites are deliverable and viable and capable of contributing towards sustainable development principles. This will, in turn, help inform the development of the Deposit RLDP, which (as with all stages of the Plan) will be subject to an Integrated Sustainability Appraisal (ISA) (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WBFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)).</p> | <p>N/A</p>  |
|  <p>Working together with other partners to deliver objectives</p> <p>Collaboration</p>      | <p>Providing services to candidate promoters as part of the RLDP process, including the DVM will provide a mechanism for site promoters/developers to demonstrate that sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities. The viability process for candidate site submissions that progress to Deposit stage will be an interactive process between the LPA and site promoters.</p>  | <p>N/A</p>  |

| Sustainable Development Principle  | Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.  | Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?  |
|--|--|--|
|  <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>                 | <p>The DVM is a technical model for assessing site viability. However it will enable viability information to be provided in a clear and consistent format (where it is not commercially confidential)</p>   | <p>N/A</p>   |
|  <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>     | <p>Providing services to candidate promoters as part of the RLDP process, including the introduction of the DVM and associated charging schedule will provide a mechanism for site promoters/developers to demonstrate that candidate sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities.</p>  | <p>N/A</p>   |
|  <p>Integration</p> <p>Considering impact on all wellbeing goals together and on other bodies</p> | <p>Providing services to candidate promoters as part of the RLDP process, including the introduction of the DVM and associated charging schedule, will provide a mechanism for site promoters/developers to demonstrate that candidate sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities.</p> | <p>The introduction of the DVM and associated charging schedule will provide a mechanism for site promoters/developers to demonstrate that candidate sites are deliverable and viable and capable of contributing towards sustainable development principles. This will, in turn, help inform the development of the Deposit RLDP, which (as with all stages of the Plan) will be subject to an Integrated Sustainability Appraisal (ISA) (including Strategic Environmental Assessment (SEA), Well-being of Future Generations (WBFG), Health Impact Assessment (HIA), Equality Impact Assessment (EqIA), and Welsh Language Impact Assessment (WLIA)).</p> |

**Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?**

|                     | <b>Describe any positive impacts your proposal has</b> | <b>Describe any negative impacts your proposal has</b> | <b>What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?</b> |
|---------------------|--|--|---|
| Safeguarding        | None.  | .None.   | N/A.  |
| Corporate Parenting | None.  | None.  | N/A.  |

**6. What evidence and data has informed the development of your proposal?**

The Development Viability Model (DVM) has been created by Burrows-Hutchinson Ltd as a comprehensive, user-friendly model that can be used to assess the financial viability of development proposals. The DVM is used by many local authorities in the Mid and South West Wales and South East Wales regions to assess the viability of candidate sites submitted as part of the LDP process.

The DVM is an appropriate tool for submitting required viability assessments in support of the RLDP Second Call for Candidate Site submissions. Planning Policy Wales (PPW11) requires that when submitting candidate sites 'land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites' (PPW11, para 4.2.19).

**7. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?**

**Positive -**  
 This DVM will equip site promoters with a tool that can be used to demonstrate site viability in accordance with the requirements of national planning policy. It is the intention to use this model for RLDP candidate site viability assessments and we are encouraging site promoters to use this model to ensure a transparent and consistent approach. The model provide a mechanism for site promoters/developers to demonstrate that candidate sites are deliverable and viable and capable of contributing towards the creation of sustainable and resilient communities.

**Negative –**  
 None.

|  |
|--|
|  |
|--|

**8. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.**

| What are you going to do  | When are you going to do it? | Who is responsible   |
|---|------------------------------|--|
| Release the DVM to developers and site promoters in a site-specific locked format with an accompanying user-guide, subject to receipt of a standard fee. The charging schedule may be applied to future candidate site advice meetings for sites that are progressed to Deposit stage, and used in pre-application advice meetings where requested by the customer. |                              | Head of Placemaking, Regeneration, Highways and Flooding<br>Head of Planning<br>Planning Policy Team |

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**VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision making process. It is important to keep a record of this process to demonstrate how you have considered and built in equality and future generations considerations wherever possible.**

| Version No. | Decision making stage | Date considered | Brief description of any amendments made following consideration |
|-------------|-----------------------|-----------------|--|
| 1.0         | ICMD                  | 04/08/2021      | Agreed by Enterprise DMT 19/07/2021                              |

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