

APPENDIX 6



Future Generations Evaluation (includes Equalities and Sustainability Impact Assessments)

<p>Name of the Officer completing the evaluation Mark Hand</p> <p>Phone no: 01633 644803 E-mail: markhand@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>To take positive and pragmatic action to address the shortfall of housing land within Monmouthshire, which is manifested by a shortfall in the delivery of market and affordable housing within the adopted LDP period (to end of 2021). By giving the housing land supply shortfall 'appropriate weight', the Council is accepting that planning applications for residential development on unallocated sites would be considered acceptable in principle, subject to the ground rules set out in paragraph 6.37 of the Council report.</p> <p>The overall objective is address the shortfall in housing delivery, thereby increasing provision of both market and affordable housing, with the intention of seeking to start to address the demographic challenges faces our communities, and the associated economic and social challenges.</p>
<p>Name of Service</p> <p>Planning</p>	<p>Date Future Generations Evaluation form completed</p> <p>11/02/2019</p>


- 1. 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.



Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Positive: The proposal seeks to increase housing delivery and help retain our younger people. Evidence from the Well-being Assessment shows 20-40 year olds are leaving the County, with resulting social, demographic and economic implications.</p> <p>Negative: None.</p>	<p>The ground rules set out that, although housing development will be supported in principle, this will not be at the expense of retaining allocated employment sites.</p>
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>Positive: None. It is acknowledged that the recommendation would see the development of sites not allocated for development in the adopted LDP. However, environmental protection, ecology and green infrastructure planning policies will remain applicable.</p> <p>Negative: None. Environmental protection, ecology and green infrastructure planning policies will remain applicable.</p>	<p>The proposed 'ground rules' would protect designated Green Wedges from development. Applications for major development would need to be accompanied by Landscape Visual Impact Assessments and GI opportunity and constraint plans. Sustainable development principles continue to apply.</p>
<p>A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive: There is a clear, evidenced link between access to safe, efficient and affordable housing to physical and mental well-being.</p> <p>Negative: None.</p>	<p>LDP policies that seek to protect important public amenity space would continue to apply, as would requirements for new development to provide for new leisure facilities to meet the increased demand arising from the new development. Green infrastructure and active travel will be considered as part of each planning application, as will impact on air quality and primary healthcare infrastructure via consultation with appropriate bodies.</p>


Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>A Wales of cohesive communities Communities are attractive, viable, safe and well connected</p>	<p>Positive: Place-making, good design and green infrastructure will be considered as part of each application, in the normal way.</p> <p>Negative: Proposals for new development can be divisive in communities, between those with a home and happy with their surroundings, and those unable to afford a home within their community.</p>	<p>There is potential for appropriate levels of development to help sustain communities. New development would have to consider infrastructure capacity and connectivity. Affordable housing delivery increases opportunities for local people to remain living in their communities, allowing families and friends to remain in the same locality.</p>
<p>A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>Positive: None.</p> <p>Negative: None.</p>	<p>The proposals are unlikely to have more than a local impact.</p>
<p>A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Positive: Additional development in some areas might help sustain or fund improvements to community and recreation facilities, or sustain community or sports groups.</p> <p>Negative: None.</p>	<p>Planning policies seeking to protect the best of our cultural heritage and historic built environment would continue to apply, as would the statutory tests relating to conservation areas and Listed Buildings. The county has a low proportion of Welsh speakers and there are no communities identified where new development would threaten or diminish a predominantly Welsh-speaking community or culture.</p> <p>The implementation of GI and recreation policies would secure opportunities for new and existing residents to take part in sport and leisure recreation activities.</p>
<p>A more equal Wales People can fulfil their potential no matter what their background or circumstances</p>	<p>Positive: The recommendation is intended to secure the increased delivery of both market and affordable housing. This will help ensure people who wish to remain living in Monmouthshire stand a better chance of being able to do so. The County has a significant affordability issue, with very high</p>	<p>The proposed ground rules seek to protect allocated employment sites, to ensure housing delivery is not at the expense of job creation.</p>


Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	<p>average house prices limiting access to the housing market. Addressing our demographic imbalance will help provide a stronger population base for economic growth, providing greater opportunities again via job creation and prosperity.</p> <p>Negative: None.</p>	

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

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Balancing short term need with long term and planning for the future</p>	<p><i>We are required to look beyond the usual short term timescales for financial planning and political cycles and instead plan with the longer term in mind (i.e. 20+ years)</i></p> <p>The recommendation proposes an interim solution to housing delivery in advance of the long term solution being delivered by the new LDP.</p>	<p>By taking action about housing delivery now, we are seeking to avoid the long term problem worsening. Work has commenced on the new LDP.</p>

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Working together with other partners to deliver objectives</p>	<p>The recommendation seeks a pragmatic response to the housing delivery problem and has been proposed following discussions with developer partners around the wider housing delivery topic on a regional basis. Part of the solution lies with SME builders and smaller sites, which has local economic benefits. It is acknowledged that the collaboration and community engagement secured via the LDP process would not be part of this interim solution, however there would be community and stakeholder engagement on a site by site basis via the planning application process.</p>	
 <p>Involving those with an interest and seeking their views</p>	<p><i>Who are the stakeholders who will be affected by your proposal? Have they been involved?</i></p> <p>The recommendation seeks a pragmatic response to the housing delivery and affordability problem and has been proposed following discussions with developer partners around the wider housing delivery topic on a regional basis. Input has been sought from colleagues within the Planning Service, and from elected members via Planning Committee and Select Committee briefings. It is acknowledged that the collaboration and community engagement secured via the LDP process would not be part of this interim solution, however there would be community and stakeholder engagement by the Council on a site by site basis via the planning application process and pre-application community consultation by developers.</p>	<p>Proposals for 10 or more dwellings must be subject to a pre-application community consultation by the developer, which will provide a degree of additional community engagement. There are flaws in the way the regulations require that process to work, in that it is geared to being at an advanced stage of the process, however officers will encourage developers to engage with communities at an earlier stage.</p>

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The proposal to give appropriate weight to our housing land supply shortfall is made with the primary intention of preventing our housing, and in particular affordable housing, problems getting worse. It is considered that the alternative option, namely giving no weight to our housing land shortfall and seeking to tackle the issue via our new LDP is procedurally preferable and supports a Plan-led system, however it means housing supply is significantly restricted for the next three years, plus the lead-in time for new LDP sites to come forward (experience from the current LDP shows this has typically been a further 2-3 years). That level of time delay will not only mean that the availability of housing gets worse, but means we do not start to address our demographic challenges and associated economic weakness, potentially missing out on opportunities arising from Cardiff Capital Region City Deal and from the SW of England.</p>	<p>The whole premise of the recommendation is to take action now to seek to prevent the housing supply problem getting worse.</p>

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p data-bbox="331 580 510 810">Positively impacting on people, economy and environment and trying to benefit all three</p>	<p data-bbox="546 213 1303 347"><i>There is space to describe impacts on people, economy and environment under the Wellbeing Goals above, so instead focus here on how you will better integrate them and balance any competing impacts</i></p> <p data-bbox="546 384 1326 1114">The proposal seeks to tackle the housing supply challenge. This will result in the delivery of much needed market and affordable housing, supporting our communities. Evidence shows that access to safe, efficient and affordable housing is directly linked to physical and mental well-being. Addressing the housing supply shortfall will help address our demographic imbalance and the loss of 20-40 year olds from the county, and will help support our economic base by growing our economically active workforce. The development of further sites will inevitably result in the loss of greenfield sites, because the county has very few brownfield development opportunities. However, planning policies and the proposed ground rules will ensure high quality development that protects the best of our built and natural environment. There is likely to be increased out-commuting for a period until such time as our economic base is strengthened and employers locate within the county. However, this challenge would arise whether the housing supply issue is tackled now or via the new LDP.</p>	<p data-bbox="1352 213 2110 363">LDP planning policies and the proposed ground rules will ensure high quality development that protects the best of our built and natural environment. The proposal is not a case of allowing anything anywhere.</p>

3. 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	Access to appropriate and affordable housing is affecting all age groups. Many younger people cannot access housing within the county, and older people who may wish to 'right size' are also limited in their options, meaning those in the middle are unable to step up the housing ladder.	None	The Council can directly influence the mix of affordable housing to address identified need within that locality.
Disability	Modern housing must meet access requirements stipulated by Building Regulations, and affordable housing must meet Design Quality Requirements. Consequently, the new housing stock will be better suited to people with physical disabilities than old housing stock. Access to safe, efficient and affordable housing is known to directly benefit physical and mental well-being.	None	N/A
Gender reassignment	None	None	N/A
Marriage or civil partnership	None	None	N/A
Race	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?
Religion or Belief	None	None	N/A
Sex	None	None	N/A
Sexual Orientation	None	None	N/A
Welsh Language	The Welsh language is a material planning consideration. However, Monmouthshire does not have any predominantly Welsh-speaking communities that would be threatened by new development.	None	N/A

4. **Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities?** For more information please see the guidance note <http://hub/corporatedocs/Democratic%20Services/Equality%20impact%20assessment%20and%20safeguarding.docx> and for more on Monmouthshire's Corporate Parenting Strategy see <http://hub/corporatedocs/SitePages/Corporate%20Parenting%20Strategy.aspx>

	Describe any positive impacts your proposal has on safeguarding and corporate parenting	Describe any negative impacts your proposal has on safeguarding and corporate parenting	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	None	None	N/A
Corporate Parenting	None	None	N/A

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

The proposal has been informed by the findings of the LDP Annual Monitoring Reports (2015, 2016, 2017 and 2018), the Joint Housing Land Availability study (which includes trajectories for progress of approved housing developments and LDP allocations), and the Public Service Board's Well-being Assessment. Officer discussions and Member seminars have been held to discuss issues and concerns to help shape the recommendation. Various other data sources are referenced in the report, for example the Local Housing Market Assessment (September 2018) and Hometrack.

6. **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?**

This section should give the key issues arising from the evaluation which will be included in the Committee report template.

Positive - The recommendation seeks a pragmatic response to housing supply. We know that we have a shortfall of available housing land to meet the growth target identified in the adopted LDP within the Plan period. We have the highest average house prices in Wales, and a significant need for affordable housing. We have an imbalanced demography, with 20-40 year olds leaving the county, in part due to the lack of housing and employment opportunities (it is acknowledged that lifestyle choices are also a factor). Our median age of 48 and small economically active population mean we are not in a strong position economically. The recommendation seeks to play a part in addressing those issues, which are core to the sustainability and success of the county's communities going forward.

Negative – In an ideal world, we would have a Plan-led system and all significant development would come forward via the new LDP. However, the benefits of that procedural approach are considered to be outweighed by the harm caused by significantly restricting housing development for at least the next three years. The new LDP cannot be produced more quickly, and the agreed timetable is already challenging. The proposal inevitably means some development on greenfield sites, however planning policies and the proposed ground rules will ensure that development is sustainable and that the best of our built and natural environment, along with the amenities of existing communities, are respected. Site specific matters would be considered via the planning application process and Planning Committee decision.

There are no implications, positive or negative, for corporate parenting or safeguarding.

7. 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	Progress
Seek approval from Council for the proposed recommendation, namely to give our housing land shortfall 'appropriate weight' when considering planning applications for residential development on unallocated sites, in advance of the new LDP. The proposed 11 ground rules seek to best shape and manage those development proposals.	Council 21 st February.	Head of Planning, Housing and Place-Shaping Planning Team	Approach agreed at Council on 20 th September 2018. Presented to Council on 21 st February 2019 to correct errors in aspects of data relating to housing delivery projections.

8. Monitoring: The impacts of this proposal will need to be monitored and reviewed. Please specify the date at which you will evaluate the impact, and where you will report the results of the review.

The impacts of this proposal will be evaluated on:	Review approvals and housing completions annually, via the LDP annual monitoring report and Joint Housing Land Availability Study (JHLAS) processes.
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JHLAS: annually in April

AMR: annually by September, reported to Economy and Development
Select Committee by end October