

## APPENDIX 1



monmouthshire  
sir fynwy

## Equality and Future Generations Evaluation

<p><b>Name of the Officer</b> completing the evaluation Mark Hand</p> <p><b>Phone no:</b> 01633 644849 <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

<b>Protected Characteristics</b>	<b>Describe any positive impacts your proposal has on the protected characteristic</b>	<b>Describe any negative impacts your proposal has on the protected characteristic</b>	<b>What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?</b>
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

## 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? 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> 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> 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> 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? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	and capable of contributing towards the creation of sustainable and resilient communities.  <b>Negative:</b> N/A	
<b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected	<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.  <b>Negative:</b> none identified.	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.
<b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	<b>Positive:</b> N/A  <b>Negative:</b> N/A	N/A
<b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	<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.  <b>Negative:</b> N/A	The allocation of deliverable and viable sites in the RLDP can have a positive impact on culture, heritage and Welsh language.
<b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances	<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	The allocation of deliverable and viable sites in the RLDP can have a positive impact on access to homes.

Well Being Goal	Does the proposal contribute to this goal? 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><b>Long Term</b></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><b>Collaboration</b></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 data-bbox="141 480 297 507"><b>Involvement</b></p> <p data-bbox="349 256 517 440">Involving those with an interest and seeking their views</p>	<p data-bbox="544 256 1328 416">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 data-bbox="1350 256 1406 284">N/A</p>
 <p data-bbox="152 775 293 802"><b>Prevention</b></p> <p data-bbox="349 536 506 831">Putting resources into preventing problems occurring or getting worse</p>	<p data-bbox="544 520 1317 775">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 data-bbox="1350 520 1406 547">N/A</p>
 <p data-bbox="159 1246 300 1273"><b>Integration</b></p> <p data-bbox="349 1007 517 1262">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="544 892 1328 1147">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 data-bbox="1350 892 2101 1347">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.

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**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 Head of Planning Planning Policy Team

**9. 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