



<p><b>Name of the Officer</b> completing the evaluation Nicholas Keyse</p> <p><b>Phone no:</b> 01633 644773 <b>E-mail:</b> <a href="mailto:nicholaskeyse@monmouthshire.gov.uk">nicholaskeyse@monmouthshire.gov.uk</a></p>	<p><b>Please give a brief description of the aims of the proposal</b></p> <p>Amendment to the landowner imposed restrictions on planning uses of land at Portal Road, Monmouth.</p>
<p><b>Name of Service area</b></p> <p>Estates Department</p>	<p><b>Date</b></p> <p>16/07/2021</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	The recommendation will enable offers to be received for development of a Care Home, thereby contributing towards the accommodation in Monmouth.		
Disability	The development will include provision for coach parking spaces. Despite recent improvement works, I understand there is inadequate parking within the high street for tourism. Development of this site will assist with that provision.		
Gender reassignment	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?
Marriage or civil partnership	N/A		
Pregnancy or maternity	N/A		
Race	N/A		
Religion or Belief	N/A		
Sex	N/A		
Sexual Orientation	N/A		
Welsh Language	N/A		
Poverty	N/A		

**2. 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?
<b>A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Amendment to the consented use will increase the likelihood of the sites disposal/development, thereby attracting investment which would bring jobs and growth to the local area.	The amendment will not prohibit offers continuing to be invited for B1 and C1 use.
<b>A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)	The development will require removal of an area of trees and shrubbery.	An ecologist has provided a report to purchasers outlining the site constraints. Appropriate mitigation will be determined as required via the formal planning process.
<b>A healthier Wales</b> People's physical and mental wellbeing is maximized and health impacts are understood	N/A	N/A
<b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected	Development of the site will improve connectivity and growth to an area of land that has been declared surplus for a number of years.	N/A
<b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	The development will include a provision for coach parking spaces, thereby assisting the availability of parking for tourists in Monmouth.	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	The recommendation does not permit offers promoting retail use that would otherwise detract from the high street.	N/A
<b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances	N/A	N/A

### 3. 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>Long Term</p> <p>Balancing short term need with long term and planning for the future</p>	<p>The site has been declared surplus for a number of years. The recommendation will increase the likelihood of sale and development.</p>	<p>Consideration for the ecological impact will need to be captured within the detailed planning application.</p>
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>The recommendation does not permit retail uses which supports the principle of the 2008 Cabinet Report.</p>	<p>The recommendation is to expand the acceptable planning uses to residential instuttions (C2) only.</p>
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p><i>The Estates Department have liaised with colleagues in Planning, Highways and Ecology in arriving at a recommendation.</i></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><b>Prevention</b></p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The site has been declared surplus for a number of years and little interest has been received from non-retail uses. The recommendation will increase the likelihood of a new development progressing.</p>	
 <p><b>Integration</b></p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p><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. Also think about impacts the proposal may have on other organisations</i></p>	

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

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Social Justice	N/A.		
Safeguarding	n/A	.N/A	
Corporate Parenting	N/A.		

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

We have received minimal interest in the site for the last 18-24 months. Expressions of interest have been received from care home providers and retailers. Having due consideration for the approval of the 2008 Cabinet Report, this recommendation proposes a minor amendment to the consented uses.

**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?**

*By amending the restriction on use the likelihood of development is increased. The Council will generate a greater capital receipt. The negative impact will be one of ecological and biological consideration, both of which will be determined via the statutory planning process.*

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

<b>What are you going to do</b>	<b>When are you going to do it?</b>	<b>Who is responsible</b>
Seek approval to amend the consented use, as per the recommendation of the report.	ICMD August 2021	Estates Development Manager

**8. 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.**

<b>Version No.</b>	<b>Decision making stage</b>	<b>Date considered</b>	<b>Brief description of any amendments made following consideration</b>
1	ICMD	16/07/21	