

## APPENDIX 6



monmouthshire  
sir fynwy

## Equality and Future Generations Evaluation

<p><b>Name of the Officer</b> completing the evaluation Craig O'Connor</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>The purpose of this report is to seek endorsement from Members that Monmouthshire County Council enters into a funding agreement jointly with Vistry Group for the Housing Investment Fund for £5.21million from the Cardiff Capital Region</p>
<p><b>Name of Service area</b></p> <p>Planning</p>	<p><b>Date</b> 14/02/2022</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	Enabling the councils strategic housing site (Policy SAH6 of LDP) to be developed aims to have a positive impact on people of all ages, by providing a range of housing opportunities for people enabling people to both live and work with Monmouthshire.	None.	The delivery of this housing on the site seeks to provide much need homes in Monmouthshire for a range of people of different ages. This will make our communities more sustainable.

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?
Disability	The housing includes the need to ensure the provision of affordable and accessible housing needs as far as possible. At present, WG Development Quality Requirements for affordable housing incorporate Lifetime Homes standards and 25% of the 155 homes will be utilised for affordable housing.	None	The housing aims to support the well-being of current and future generations that are more inclusive, cohesive, prosperous and vibrant.
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

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?
Sex	None	None	None
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 Social Justice strategy focuses on three main areas: tackling loneliness and isolation; tackling poverty and promoting equitable economic prosperity; and giving children the best start in life. The provision of affordable and smaller housing seeks to tackle house price unaffordability, which currently prevents some of our communities accessing suitable housing within the County. Good quality and affordable housing is important in achieving poverty reduction and equitable prosperity, and supporting the best start in life. The provision of affordable housing combined with policy interventions in relation to the requirement of a mix of market housing will increase opportunities for those in poverty to access safe, secure and suitable housing. Improved energy efficiency requirements for new build properties will reduce the cost of living.</p>	<p>People in poverty or on low incomes might not be able to access the open market housing.</p>	<p>The proposed housing supports the creation of mixed communities and supports the retention of younger people who can afford either an affordable home or a open market home.</p>
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### 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>The Welsh Language is a material planning consideration and is included within the RLDP Objective relating to Culture, Heritage and Welsh Language to ensure there is no negative impact. The provision of this much needed housing, will expose more children to Welsh curriculum education in all schools, increasing the number of Welsh speakers in the County.</p>	<p>None</p>	<p>We will liaise with the Local Education Authority to understand if the proposed housing and location of growth necessitates additional Welsh medium school provision on future development proposals.</p>
<p><b>Operational</b></p> <p>Recruitment &amp; Training of workforce</p>	<p>An expansion of the housing provision of may result in additional Welsh speakers to live within the area increasing the council's Welsh speaking capacity.</p>	<p>None of the current Planning applications team are Welsh speakers, however, there are robust systems in place to deal with phone calls and correspondence without delaying the provision of the service.</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>All documentation in relation to the consultation of the development was conducted bilingually. A document will be in English only if it comes from an external source that is not subject to compliance with the Welsh Language (Wales) Measure 2011. Emails/letters etc will make it clear that correspondence in Welsh is welcome and will not lead to a delay in response or a lesser standard of service .</p>	<p>None of the Planning applications team are Welsh speakers, however, there are robust systems in place to deal with phone calls and correspondence without delaying the provision of the service.</p>	<p>The Welsh Language is a material planning consideration relating to Culture and heritage and it is not considered the provision of this housing has an adverse impact on the Welsh language.</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> The delivery of the housing at this site (Policy SAH6 of the LDP) aims to provide much needed housing for people and create economic opportunities during construction and help kick start the economy in the South East Wales region.</p> <p><b>Negative:</b> None.</p>	<p>The Council's LDP Objectives relating to economic growth/employment and housing, which have been set in order to address the identified issues relating to creating a prosperous Monmouthshire and Wales.</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> The housing site (Policy SAH6) is allocated for residential development and the planning application has been given significant consideration and the subject of amendments by the council's biodiversity officers, green infrastructure officer and the environmental regulators Natural Resources Wales. The proposed development would not have a harmful impact on ecological resilience and is in accordance with national and local planning policies relating on these matters.</p> <p><b>Negative:</b> Housing does reduce the amount of open green fields and puts pressure on the natural environment. However this impact of this development has been mitigated for as outlined above.</p>	<p>The Council's LDP has been assessed against the RLDP Objectives relating to Green Infrastructure, Biodiversity and Landscape. The proposed housing is in accordance with the requirements in national and local planning policy.</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> It is recognised that any developments will be encouraged to support healthier lifestyles and provide sufficient open space. The housing site will encourage Active Travel and will reflect the</p>	<p>The planning application has been approved subject to financial contributions to help sustain the level of growth associated with the housing to ensure a</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?
	<p>Integrated Network Maps. The site has been designed with the importance of place-making and green infrastructure for the provision of open spaces in close proximity to homes for physical and mental wellbeing.</p> <p><b>Negative:</b> Higher levels of growth have the potential to increase pressure on community services.</p>	sustainable development that enhances communities.
<p><b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected</p>	<p><b>Positive:</b> The housing at this site would enable socially sustainable communities and help provide homes for a balanced demography with a range of properties regardless of age.</p> <p><b>Negative:</b> None</p>	The sites has been designed with placemaking principles to ensure that the housing is cohesive with the existing community of Magor/Undy.
<p><b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p><b>Positive:</b> The provision of the housing at this site could seek to reduce the commuting ratio and to enable home-working. The homes would be built to the most relevant energy efficiency standards and the building fabric would be to current building regulation standards having the potential to reduce the energy efficiency of existing housing stock.</p> <p><b>Negative:</b> None.</p>	The impact of the additional housing has been duly considered as part of the delivery of the council's LDP and the much needed housing is required to ensure that communities within Monmouthshire are resilient.
<p><b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People</p>	<p><b>Positive:</b> The provision of housing may result in a higher proportion of Welsh speakers being able to live in the county.</p>	We have consulted the Local Education Authority to understand if the proposed growth necessitates additional Welsh medium school provision and we


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?
are encouraged to do sport, art and recreation	<b>Negative:</b> There is no control over what language the people who would like to purchase the open market housing speak.	have acquired financial support for educational infrastructure as a result of the housing growth.
<b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances	<b>Positive:</b> The housing aims to assist in balancing the demography across the County and in addressing the County's affordability challenges. One of the key objectives of the LDP is to deliver affordable housing, having a safe secure and suitable home gives people the best start in life.  <b>Negative:</b> None.	The housing at the site (Policy SAH6) seeks to provide much needed housing for all people and would allow people who are currently priced-out of the County an opportunity to remain living here by striving to maximise affordable housing delivery to help tackle this. It also seeks to provide additional construction jobs to the region during the construction phase.



**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>Agreeing the CCR funding results in much need housing being delivered within Monmouthshire to help people currently waiting for homes on the housing waiting list with 25% of the site being used for affordable housing. The development will also offer a range of properties for all demographics to help build resilient communities. The fudign will also provide economic benefits with the creation of jobs at the site. The development would meet the long term needs of future generations.</p>	<p>There may be short term negative impacts in relation to the construction phase of the development on the neighbouring properties however there are mitigating measures such as construction traffic management plans to ensure development is as less intrusive on peoples lives as possible. There is limited financial risk to the council agreeing the funding agreement with Vistry given the guarantees that have been agreed.</p>
 <p>Working together with other partners to deliver objectives</p> <p><b>Collaboration</b></p>	<p>The development of the approval of this housing investment fund has been done in collbration with CCR, the Council and Vistry. All parties have had regular meetings to ensure due diligence in relation to the funding agreement and CCRs board have agreed the funding application. The objective of the fund is to kick start construction, generate jobs and deliver sustainable developments, enhancing the long-term growth prospects of the region. If members endorse the funding agreement it is considered that these established relationship with associated partners will continue to the benefit of Monmouthshire citizens and the objectives associated with the positive delivery of this housing can be realized.</p>	<p>None</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="349 347 517 531">Involving those with an interest and seeking their views</p> <p data-bbox="141 571 297 596">Involvement</p>	<p data-bbox="544 256 1317 483">The planning application (DM/2019/01937) underwent extensive consultation with the local community council, local residents, statutory consultees and internal service areas and the application was given due consideration by the council's Planning Committee, who subsequently approved the development.</p> <p data-bbox="544 517 1317 663">In relation to the funding agreement CCR have conducted due diligence with the applicant and council representatives and CCR board members considered the application approved it in November 2021.</p>	<p data-bbox="1350 256 2101 320">All comments received in relation to the planning application are available to view on the public planning file.</p>
 <p data-bbox="349 879 506 1177">Putting resources into preventing problems occurring or getting worse</p> <p data-bbox="152 1121 293 1147">Prevention</p>	<p data-bbox="544 703 1317 1042">This development assists in addressing the key demographic and affordability challenges facing the County and ultimately seeks to deliver the Council's core purpose to build sustainable and resilient communities that support the well-being of current and future generations. The delivery of the housing will result in people who are currently waiting for an appropriate home on the council's housing waiting list being able to realise this goal. This directly addresses our current housing need issues.</p> <p data-bbox="544 1145 1317 1289">The use of the housing investment fund from CCR ensures that the development is sustainable and is fully policy compliant in relation to financial contributions towards key community infrastructure to support the additional housing.</p>	<p data-bbox="1350 703 1429 729">None</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>Considering impact on all wellbeing goals together and on other bodies</p>	<p>Delivering this key strategic site in the Council's LDP aligns with the Council's core purpose to build sustainable and resilient communities that support the well-being of current and future generations.</p>	<p>None</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?**

	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?
Safeguarding	None.	None.	N/A.
Corporate Parenting	The development will provide affordable housing which will be cognisant of the needs of children leaving care.	None.	N/A.

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

- Monmouthshire's adopted Local Development Plan 2011-2021
- Planning Committee Report for DM/2019/01937 - 11<sup>th</sup> January 2022
- The Cardiff Capital Region Investment Framework
- Draft Funding agreement
- Draft Guarantee
- Subsidy Control Advice

**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 -**

The proposal seeks to deliver the Council's core purpose to build sustainable and resilient communities that support the well-being of current and future generations with the delivery of much needed housing. This is a positive impact for social justice.

**Negative –**

None. There are no implications, positive or negative, for social justice, corporate parenting or safeguarding.

**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
Continue to work in collbration with CCR, Vistry and any other parties to ensure the delivery of the development and ensure that the funding agreement is managed accordingly.	Ongoing throughout the construction phase of the development.	Head of Planning

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**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