



<p>Name of the Officer: Ben Thorpe</p> <p>Phone no: 01633 644964 E-mail: benthorpe@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal:</p> <p>Land Disposal – Land adjacent to Nantgavenny Business Park, Mardy, Abergavenny.</p>
<p>Name of Service area: Estates Development Team</p>	<p>Date: 15.09.2023</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	NA	NA	NA
Disability	NA	NA	NA
Gender reassignment	NA	NA	NA
Marriage or civil partnership	NA	NA	NA
Pregnancy or maternity	NA	NA	NA

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?
Race	NA	NA	NA
Religion or Belief	NA	NA	NA
Sex	NA	NA	NA
Sexual Orientation	NA	NA	NA
Welsh Language	NA	NA	NA
Poverty	NA	NA	NA




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?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Yes – the proposal seeks to extend an existing small business park, increasing the number of small new starter office/industrial units to help meet demand. The proposal will have a positive impact on providing	The proposals are subject to planning approval. Any negative scheme impacts will be mitigated through the planning process.

	opportunities for small start-ups and for existing business to grow, helping provide jobs and generating wealth.	
A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)	The proposal will be subject to high quality design meeting Planning Policy Wales and Local requirements where possible. The scheme will look to enhance biodiversity and support resilience through adopting recommendations proposed by statutory consultees.	The proposals are subject to planning approval. Any negative scheme impacts will be mitigated through the planning process.
A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood	The proposal seeks to enhance people's mental wellbeing through providing well designed places to work in attractive surroundings.	NA
A Wales of cohesive communities Communities are attractive, viable, safe and well connected	The proposal seeks to provide local residents wanting to set-up a small business with suitable work premises contributing to a Wales of cohesive communities.	The proposals are subject to detailed planning considerations. Any negative scheme impacts will be mitigated through the planning process.
A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	The proposal seeks to provide small businesses with greater opportunity to work close to home offering flexible lease terms to meet individual's needs.	NA
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	NA	NA
A more equal Wales People can fulfil their potential no matter what their background or circumstances	The proposal seeks to provide individual's greater opportunity in considering self-employment irrespective of background and circumstances to help meet their potential.	The proposals are specifically targeting new starter size units that best suit new start-up businesses. Whilst data suggests there is a demand for different sized units, there is evidence that supports the

		greatest need is with the new start-up/small sized units.
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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>There is a demand/need for new small start-up office/light industrial units in the Abergavenny/north Monmouthshire area. The proposal helps contribute towards meeting the short-medium term demand by extending an existing successful business park in a suitable location where negative impacts can be mitigated.</p>	<p>Proposals are subject to detailed acceptable planning considerations in compliance with national and local policy.</p>
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>The proposal evidences the Council working in partnership with local small/medium businesses in identifying, supporting, and addressing issues driving the local economy.</p>	<p>NA</p>
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>The proposed disposal has been subject to Internal MCC and Local/Cabinet Member consultation with no objections received. The disposal is also subject to planning approval, following a democratic process involving those with an interest, providing the opportunity for others to have their say and influence scheme proposals.</p>	<p>NA</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="152 496 291 523">Prevention</p> <p data-bbox="344 256 506 555">Putting resources into preventing problems occurring or getting worse</p>	<p data-bbox="546 256 1317 363">The disposal will see private resource used to deliver the scheme hence preventing the lack of office/industrial space available for rent from increasing in time.</p>	<p data-bbox="1352 256 1393 284">NA</p>
 <p data-bbox="152 839 291 866">Integration</p> <p data-bbox="344 600 519 858">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="546 600 1290 707">The proposed scheme will consider impacts with the involvement of others through the planning and disposals process.</p>	<p data-bbox="1352 600 1393 627">NA</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	NA.	NA	NA
Safeguarding	NA	NA	NA
Corporate Parenting	NA	NA	NA

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

Section 123 (General Power of Disposal) of the Local Government Act 1972 enables the Council to dispose of land held by it provided that best consideration is achieved.
The preferred site access is via the existing business park, hence the proposal to dispose of the site to the existing business park owner as a 'special purchaser'.
Stage 2 Candidate Site Application – numerous professional survey reports have informed the current scheme proposals.
Internal and external consultation.
Local business needs analysis – working with the Council's Business Enterprise team in identifying land and property suitable for development for economic purposes.
Listening to local businesses and the self-employed regarding the demand/need for such premises.

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 summarise the key issues arising from the evaluation. This summary must be included in the Committee report template

Positive Impacts:

- The proposal generates a capital receipt for a small area of land at market value.
- A capital receipt is generated.
- The disposal and subsequent development will provide greater availability and opportunity to local SME's wishing to lease premises to work from.
- On the local economy.

Negative impacts:

- Low impacts on future generations, primarily associated with the development of the site although mitigation will be via planning requirements and associated planning conditions.

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
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Seek Cabinet approval for the disposal of the land.	October 11 2023	Ben Thorpe/Nick Keyse

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.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.	Internal consultees & decision by Cabinet	October 11 2023	NA