



RTPI Cymru
Royal Town Planning Institute
Sefydliad Cynllunio Trefol Brenhinol

Wales Planning Policy and Value of Planning

Roisin Willmott OBE FRTPi

Well Being of Future Generations (Wales) Act 2015

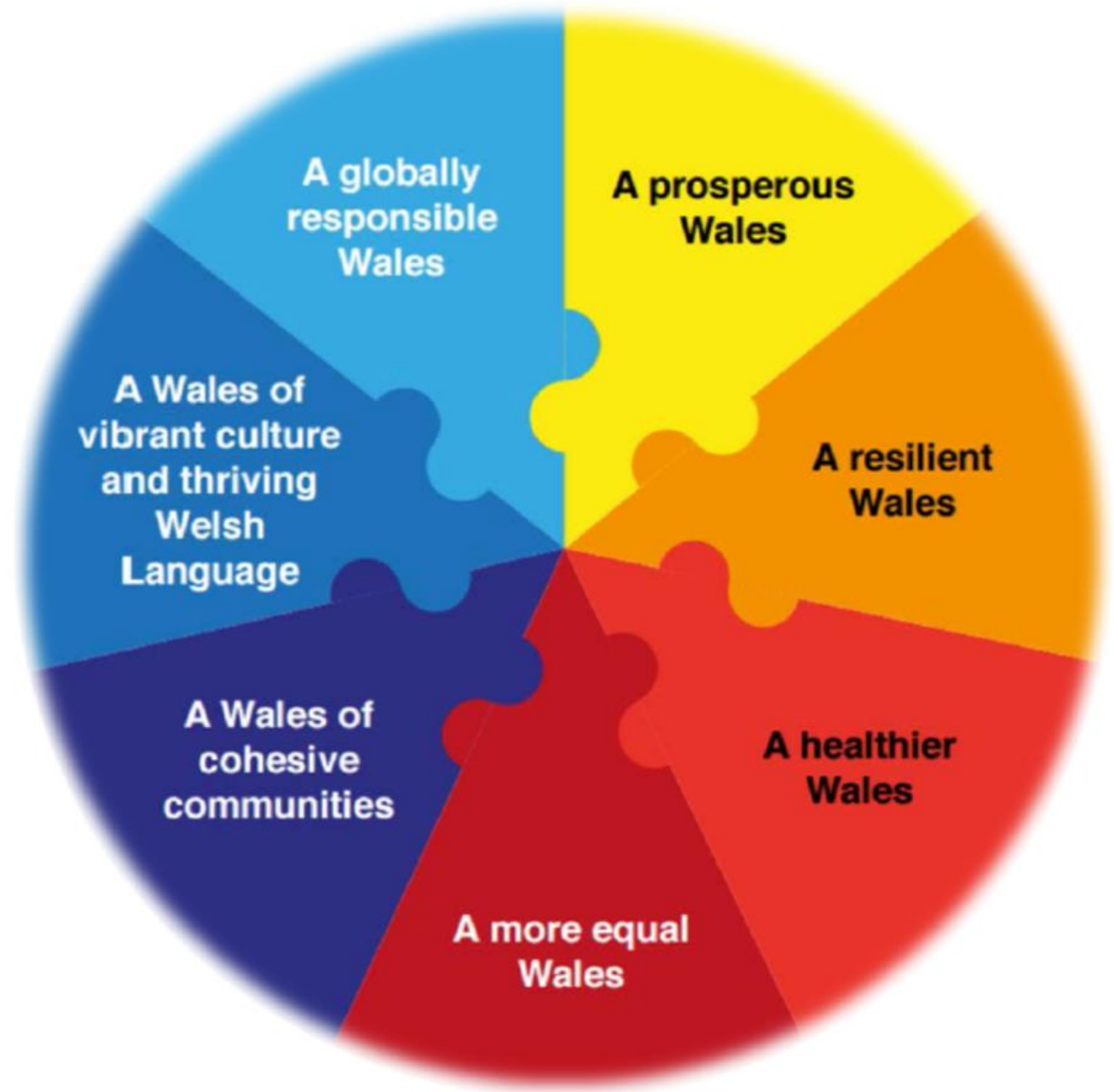
Improving the social, economic, environmental and cultural well-being of Wales.

It will make the public bodies listed in the Act think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach.



To create a Wales
that we all want to
live in, now and in
the future

To make
sure we are
all working
towards the
same vision,
the Act puts
in place
**seven well-
being
goals.**



Well-being Duty

Each public body must carry out sustainable development.

The action a public body takes in carrying out sustainable development must include:

- a. setting and publishing objectives (“well-being objectives”) that are designed to maximise its contribution to achieving each of the well-being goals, and
 - b. taking all reasonable steps (in exercising its functions) to meet those objectives.
-

Five Ways of Working

“Following these ways of working will help us work together better, avoid repeating past mistakes and tackle some of the long-term challenges we are facing.”

- Long-term
- Prevention
- Integration
- Collaboration
- Involvement

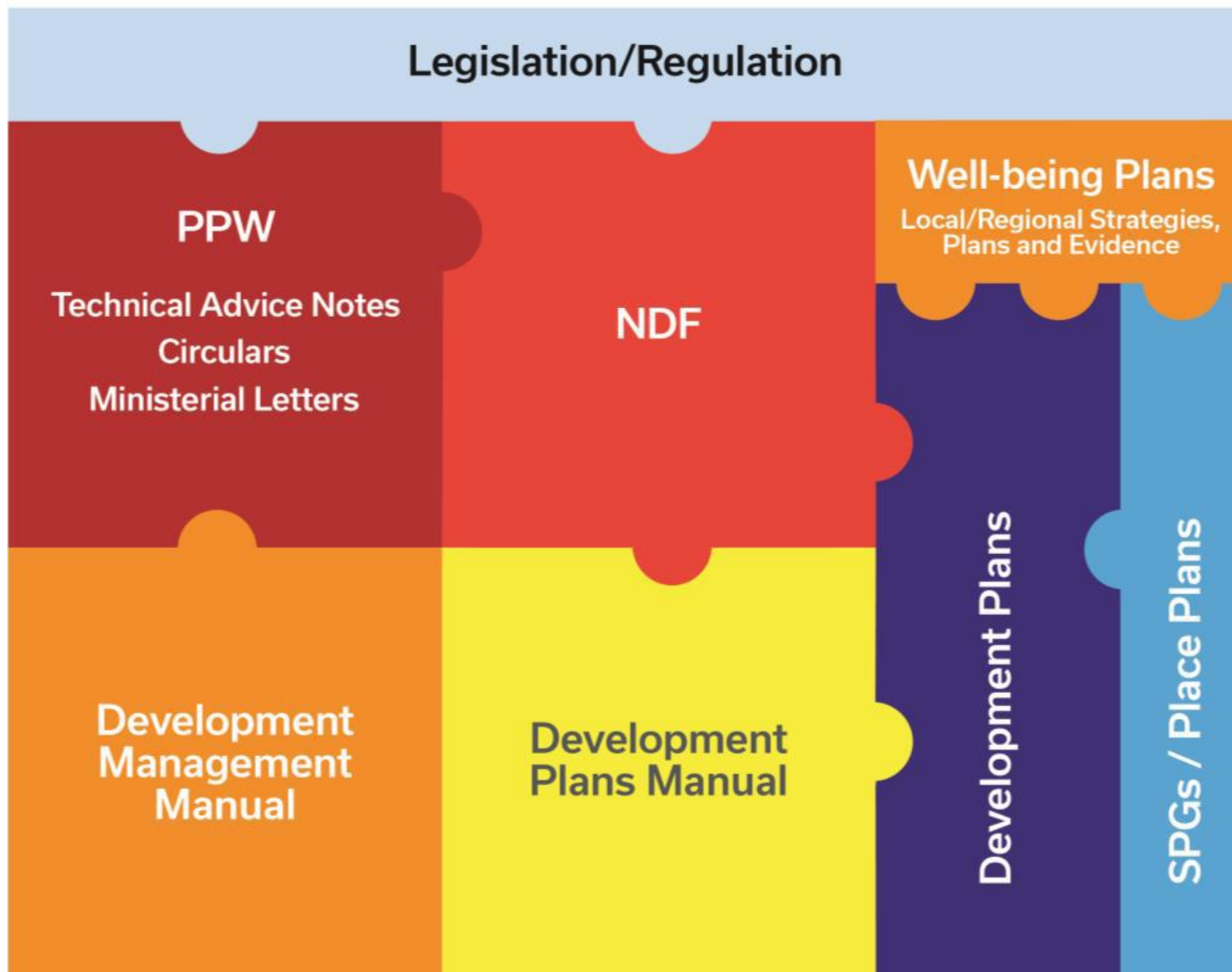


Future Generations Commissioner



What does this mean for planning?





Planning Policy Wales

- Placemaking
- Active and Social Places
- Productive and Enterprising Places
- Distinctive and Natural Places



... gives a clear message
that we are planning for
future resilient cities and
rural communities,
embracing technology
and innovation ...



... Help to ensure that the
planning decisions taken
in Wales, no matter how
big, or how small are
going to improve the lives
of both our current and
future generations ...



National Development Framework

- National spatial plan 2020 to 2040
- Statutory requirement to prepare NDF
- Development plan status
- Replaces Wales Spatial Plan
- Supports & co-ordinates delivery of Government policy
- Identifies & provides a context for Developments of National Significance
- Direction for SDPs and LDPs



Integrated Impact Assessments



Key:

- Government
- Statutory

- Well-being Goals
- Integrated Impact Assessments
- Sustainable Development Components

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Introducing the Value of Planning toolkit for Wales

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Support from Welsh Government

“If we want a more sustainable Wales we all need to recognise the value of planning, including the economic value that it creates. I look forward to working with the RTPI to explore how we can measure and explain the value of planning, including making the case for investment in the planning service.”

*Lesley Griffiths AM, Cabinet Secretary for Environment and
Rural Affairs*

Wales Planning Conference, June 2016

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What figures does the toolkit present?

- Planning service key data
- LDP figures
- Applications and Decisions
- Permissions
- Contributions
- Completions
- Enforcement
- Wider Indicators

Details of the mechanics of the toolkit and its development available in a breakout seminar.



Value of Planning in Wales 2016/17

Planning service key data



558 FTE jobs in planning service



22,569 applications handled



£17.1m collected in fees

LDP Land Safeguarded



50,998 ha Special Landscape Area



8,009 ha Green Wedge



9,280 ha Local Nature Reserve



5,328 ha open space



133,324 ha minerals

LDP Land Allocated



Residential

5,552 ha



Retail & leisure

242 ha



Commercial

3,961 ha



Waste

83 ha

LDP Value

£84.8m uplift value

(based on land allocated for whole plan period)

Value adding policies ✓ 78%

Applications

583 major

13,735 minor

8,291 other



5 DCOs dealt with

0 DNS dealt with

797 LBC applications granted

416 refusals appealed

10 judicial reviews

Decisions

✓ 19,541 approvals (87%)

x 1,617 refusals (7%)

2,862 subject to pre app



Permissions



Residential

25,756 units

£902.1m uplift value

23% affordable



Retail & leisure

258,421 m²

£13.6m uplift value



Tourism

0 bedspaces

0 self catering units

Permissions



Commercial

435,059 m²

£7.1m uplift value



Renewables & other

203 MW

1,112,908 tonnes waste

28,571,416 tonnes minerals

479,068 ha remediation

57 ha formal open space

Contributions

Section 108 Income

£122.3m

Breakdown



CIL Income



£7,714 total

Completions



Residential

7,653 units

29% affordable

£1,089.4m uplift value

£9.6m council tax p.a



Retail & leisure

17,862 m²

£10.5m uplift value

490 gross FTE jobs

£0.6m business rates p.a



Commercial

338,887 m²

£182.6m uplift value

6,656 gross FTE jobs

£3.9m business rates p.a



Renewables

175 MW

£875,359 community benefit



Tourism

0 bedspaces 0 FTE jobs

0 self catering units

Enforcement

6,473 enforcement complaints

279 planning contraventions

138 enforcement notices

69 breach of condition notices

8 stop notices

31 section 125 notices



Wider indicators



£944,477 spend on consultancy fees



304 internal consultees

6 Energy statements

5 EqlAs

30 Environmental statements



£750,000 health benefits of affordable housing provision p.a



£2,470,000 recreational benefits from open space created p.a

72 Travel plans

10 HIAs

126 Transport assessments

In 2016/17 the total value of planning was

£2.3bn

SOURCES: Planning function outputs (LPA survey), Land and property value data (JLL estimates), business rates valuations (Valuation Office Agency), employment densities (English Homes & Communities Agency), Council tax rates (StatsWales), Health benefits from Affordable Housing (Department for Communities and Local Government Appraisal Guide, based on various studies outlined in appraisal database), Community benefit from renewables (Renewables UK Cymru). Some of the calculations require high level assumptions to convert between units/m². Where possible, benchmarks have been employed otherwise reasonable assumptions have been used. Business rates, council tax and gross FTE job estimates based on assumption of 100% occupancy and do not factor in any displacement. Numbers of applications and decisions are unlikely to match up as these can take place in different financial years for any given application. 'Value adding policies' refers to the proportion of policies the team has identified as adding 'triangle value' that are included in local plans. Approvals and refusals do not sum to 100% due to applications carry across years. The total value of planning only incorporates some of the metrics presented in the dashboard.



ARUP

JLL



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Wales' value
of planning =
£2.35 billion
in 2016/17



What's included in the headline figure?

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£2.35 billion

The value of planning in Wales 2016/17



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£0.75m
health benefits
from affordable
housing



£17.1m
planning fees to
fund planning
services



£2,205m
land value uplift
(rise in land values as a
result of planning
permissions or public
spending)



£122.4m
developers
contributions to
local infrastructure
& amenities



£2.47m
recreational
benefits from
open space

-- Figures are from a new tool developed by RTPI Cymru and Welsh Government to quantify the value of planning



**Why is this important to
measure and report on?**

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UK's council planners overworked, underpaid and abused, experts say

Kevin McCloud and Hay festival panel speak up for beleaguered town planners

Mark Brown *Arts correspondent*

Fri 25 May 2018 11.53 BST

Council planners are the most
understaffed, underpaid,
overworked, abused and
depressed workers in Britain,
which is a cause for concern
because they are responsible
for creating and determining the
quality of environments we live
in



It's all about the quality of places for people





Llywodraeth Cymru
Welsh Government

► Prosperity for All: the national strategy

Taking Wales Forward



Planning decisions affect every area of a person's life. They determine where homes are built, where services are provided, and the quality of the local environment; and they promote sustainable economic growth and access to open space. The right planning system is critical to delivering our objectives in this strategy.





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Diolch yn fawr Thank you

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