

# REPORT TO DEVELOPMENT CONTROL COMMITTEE

19 July 2018

## REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

### Royal Town Planning Institute (RTPI) – The Value of Planning in Wales

#### 1. Purpose of Report

- 1.1 The report advises Members of the work carried out by RTPI Cymru about the value of planning in Wales and Bridgend. RTPI Cymru has developed a toolkit that captures the economic, social and environmental value of planning as delivered by local planning authorities and translates it into monetary terms.
- 1.2 The Royal Town Planning Institute (RTPI) is the UK's leading planning body for spatial, sustainable and inclusive planning and is the largest planning institute in Europe with over 25,000 members. It is also a membership organisation, a Chartered Institute and a learned society responsible for maintaining professional standards as well as a charity whose purpose is to advance the science and art of planning (including town and country and spatial planning) for the benefit of the public.
- 1.3 Wales has its own National organisation – RTPI Cymru.

#### 2. Connection to Corporate Improvement Plan/Other Corporate Priorities

- 2.1 The delivery of the County Borough's statutory planning function has links to the Council's corporate priorities in particular number 1 – supporting a successful economy.

#### 3. Background

- 3.1 The toolkit devised by RTPI Cymru was derived from considerable stakeholder engagement in order to fully understand the scope of which values should be measured. A report entitled *The Value of Planning in Wales* identified that planning has contributed £2.35 billion to Welsh society in 2016/17.
- 3.2 This figure can be proportioned as follows: £122.4 million of developers' contributions to public infrastructure and projects, £2.47 million of recreational benefits through open spaces, £750,000 of community benefits and over £17 million of planning fee income.
- 3.3 Granting planning permission and enabling the completion of development has uplifted land values by £2.2 billion thus facilitating a more positive investment environment for the delivery of homes and infrastructure. It is estimated that 29% of the homes built in 2016/17 were affordable.

- 3.4 When applied to Bridgend the toolkit indicates that the value of planning is estimated to be £89.5 million in 2016/17. A full breakdown of this benefit is outlined in Appendix A to this report.
- 3.5 This interesting and valuable piece of work highlights the importance the planning service provides in contributing to the social, economic and environmental wellbeing of our communities.
- 3.6 Further information about the RTPI's Value of Planning Programme can be found at:

[www.rtpi.org.uk/knowledge/research/projects/value-of-planning/](http://www.rtpi.org.uk/knowledge/research/projects/value-of-planning/)

Details of the value of planning in Wales can be found at:

[www.rtpi.org.uk/media/2896429/Value-of-Planning-Handout.pdf](http://www.rtpi.org.uk/media/2896429/Value-of-Planning-Handout.pdf)

#### **4. Equality Impact Assessment**

- 4.1 The report raises no issues that impact on equality.

#### **5. Financial Implications**

- 5.1 None

#### **6. Wellbeing of Future Generations (Wales) Act 2015**

- 6.1 The planning service operates in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

#### **7. Recommendation**

That the Development Control Committee notes the content of the report.

**Mark Shephard**

**Corporate Director Communities**

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**Background Papers**

None

# Value of Planning in Bridgend 2016/17

## Planning service key data

19 FTE jobs in planning service 933 applications handled £ £0.6m collected in fees

### Narrative

LDP Land Safeguarded	LDP Land Allocated	LDP Value
<ul style="list-style-type: none"> <li>0 ha Special Landscape Area</li> <li>0 ha Green Wedge</li> <li>0 ha Local Nature Reserve</li> <li>0 ha open space</li> <li>0 ha minerals</li> </ul>	<ul style="list-style-type: none"> <li><b>Residential</b> 280 ha</li> <li><b>Commercial</b> 108 ha</li> <li><b>Retail &amp; leisure</b> 2 ha</li> <li><b>Waste</b> 0 ha</li> </ul>	<ul style="list-style-type: none"> <li><b>£2.4m uplift value</b> (based on land allocated for whole plan period)</li> <li>Value adding policies ✓ 89%</li> </ul>

**Applications**

- 28 major
- 252 other
- 653 minor

**Decisions**

- ✓ 715 approvals (77%)
- x 89 refusals (10%)
- 0 subject to pre app

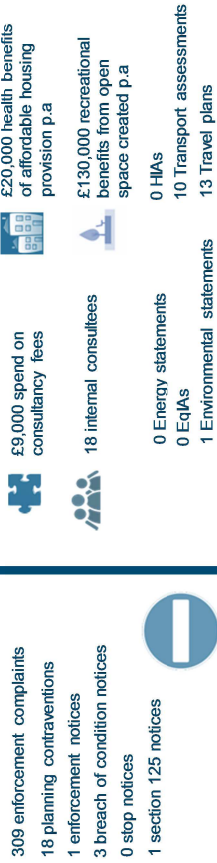
**Permissions**

- Residential: 1,028 units, £32.0m uplift value, 15% affordable
- Retail & leisure: 2,942 m<sup>2</sup>, £0.2m uplift value
- Commercial: 3,685 m<sup>2</sup>, £0.0m uplift value
- Renewables & other: 3 MW
- Tourism: 0 tonnes waste throughput, 0 tonnes minerals, 0 ha remediation, 4 ha formal open space

## Contributions Completions



## Enforcement Wider indicators



In 2016/17 the total value of planning was

**£89.5m**

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 (Stats Wales), Health benefits from Affordable Housing (Department for Communities and Local Government/Appraisal Guide, based on various studies outlined in appraisal databook), Community benefit from renewables (Renewable Energy Centre), Recreation and leisure benefits (JLL estimates), £150,000 community benefit (Renewable Energy Centre), 100% occupancy and do not factor in any displacement. Value adding policies refers to the proportion of policies the teams identified as adding 'in-place 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.