

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/

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

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

Contact Officer: Jonathan Parsons - Group Manager Development

Telephone Number: 01656 643153 e-mail: jonathan.parsons@bridgend.gov.uk

Background Papers

None

Planning service key data

19 FTE jobs in planning service



933 applications handled



£0.6m collected in fees

£1.7m



£0 total



406 units
23% affordable
£51.7m uplift value
£0.5m council tax p.a



2,120 m²
£2.3m uplift value
48 gross FTE jobs
£0.1m business rates p.a

0 ha minerals



2 ha



0 ha

Value adding policies ✓ 89%

Applications

28 major
252 other
653 minor

■ Statutory ■ Discretionary

0 DCOs dealt with
0 DNS dealt with
26 LBC applications

Decisions

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

Refusals

■ Delegated ■ Committee

Approvals

Permissions

■ Consistent with local plan
■ Departures from local plan

Residential

1,028 units
£32.0m uplift value
15% affordable



Commercial

3,685 m²
£0.0m uplift value

Retail & leisure

2,942 m²
£0.2m uplift value



Renewables & other

3 MW
0 tonnes waste throughput
0 tonnes minerals
0 ha remediation
4 ha formal open space



Tourism

0 bedspaces



Enforcement Wider indicators

309 enforcement complaints
18 planning contraventions
1 enforcement notices
3 breach of condition notices
0 stop notices
1 section 125 notices



£9,000 spend on consultancy fees



18 internal consultees



£20,000 health benefits of affordable housing provision p.a



£130,000 recreational benefits from open space created p.a



0 Energy statements
0 EqIAs
1 Environmental statements

0 HIAs
10 Transport assessments
13 Travel plans



RTPI Cymru
Royal Town Planning Institute
Sefydliad Cymreig, Trefod Iwerthol

ARUP



(Renewables UK Cymru) Some of the calculations require high level assumptions to convert between units/m²/ha. Where possible, benchmarks have been employed to provide reasonable assumptions have been used. Business rate 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 teams identified as adding 'intangible 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.