

The Value of Planning in Wales

A new toolkit to measure the value that planning generates

Arup in partnership with JLL were commissioned by RTPI Cymru in association with the Welsh Government to develop a tool to explore the Value of Planning in Wales. The research sought to take forward the challenge set at the Wales Planning Conference in June 2016, where Lesley Griffiths AM, Cabinet Secretary for Environment and Rural Affairs, set out five 'asks' of the planning system and those involved in its delivery, including exploration of "how we can measure and explain the value of planning, including making the case for investment in the planning service."

Toolkit Development

The project and tool has been developed to capture the economic, social and environmental value at a local planning authority (LPA) level across Wales. The tool and its 'Value Dashboard' has been designed to provide RTPI Cymru and Welsh Government with a platform to demonstrate to local authorities, national policy makers, the private sector, researchers and other broader policy and media audiences the value planning contributes and how planning is positively contributing to Wales' seven well-being goals.

The tool's development has been an iterative process, which has involved collaboration with a number of key stakeholders and development stages, including building on two previous research projects which demonstrated the benefit planning delivers to society but didn't go as far as to quantify this value or attribute a monetary value to the outputs.

In developing the tool, background research and stakeholder engagement were heavily used to understand what should be measured for the value of planning in Wales and how it should be measured. Relevant benchmark standards were sought to enable the tool to monetise the value of planning in areas where monetary estimations are challenging. A stakeholder workshop attended by a number of organisations who regularly input to or work within the planning process including statutory consultees, developers, LPAs, healthcare bodies and other organisations, was organised to help researchers consider what other metrics could be used in the tool to measure value such as health and cultural benefits and creating connected and resilient places.

Use of the Toolkit

The toolkit has been provided to Wales' LPAs to use to illustrate their own value to support and illustrate their activities during a year and to demonstrate the value they bring to their area.

The toolkit can also be easily amended to be applicable to areas outside Wales.

Read more about the
RTPI's Value of
Planning programme:
[www.rtpi.org.uk/value
ofplanning](http://www.rtpi.org.uk/valueofplanning)



The Value of Planning in Wales in 2016/17

The development of the toolkit, included the collection of data which enabled the estimate of the value of planning in 2016/17 as £2.35 billion, which is comprised of the figures shown in the diagram below. The chart on page 3 provides information from the dashboard categorised by the Well-being of Future Generations Act's seven Well-being Goals.

The dashboard produced by the toolkit, can be found on page 4.

£2.35 billion

The value of planning in Wales 2016/17



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

Future Use

It is intended that the toolkit will be used by LPAs either individually or collectively to make the case for investment in their services, as well as demonstrating the value that its planning service brings to its authority and communities.

This is the first iteration of the toolkit; there is great potential for future iterations of the tool that could use updated and more bespoke local level data and also seek to value planning in other geographies and introduce further values, as robust measuring techniques develop.

June 2018

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The tool demonstrates in the 2016/2017 financial year planning created an all-Wales value of circa £2.35bn.

Read more about the RTPI's Value of Planning programme:
www.rtpi.org.uk/valueofplanning

How planning is delivering the Well-being goals

The Value of Planning in Wales 2016/17: Delivering on the Well-being Goals

A prosperous Wales

- contributed £2.3bn to the economy
- provided / sustained 558 direct FTE jobs in Local Planning Authorities
- enabled the creation of 7,146 FTE jobs
- contributed £130m to infrastructure and education through off-site S106 & CIL
- allocated 9,831ha of land for future development
- generated £4.5m of business rates per annum
- protected 133,324ha of mineral reserves through LDPs

A resilient Wales

- consented 203MW of renewable energy
- generated 30 Environmental Statements
- safeguarded 50,998ha of Special Landscape Area in LDPs
- safeguarded 9,280ha of Local Nature Reserves in LDPs
- safeguarded 8,009ha of undeveloped land in Green Wedges through LDPs

A healthier Wales

- generated £750,000 of health benefits associated with affordable housing
- created £2.47m of recreational benefits from open space
- generated 10 Health Impact Assessments
- safeguarded 5,328ha open space in LDPs
- 479,068ha of remediation consented
- contributions generated for active travel provision

A more equal Wales

- consented 25,756 dwellings of which 23% are affordable
- completed 7,653 dwellings with 29% affordable units
- undertook 5 Equality Impact Assessments
- generated contributions from S106 for training and employment initiatives

A Wales of cohesive communities

- applied 18 adopted LDPs
- applied 79% value adding LDP policies
- determined 22,569 planning applications in the public interest
- generated £9.6m council tax per annum
- £875,359 of renewable energy community benefit
- generated 72 travel plans

A Wales of vibrant culture and Welsh

- granted 797 Listed Building Consents
- 100% of adopted LDPs applying built heritage policies
- 50% of adopted LDPs with specific policies enshrining the Welsh language
- consented projects with 57ha of formal open space
- generated contributions from S106 for cultural contributions

A globally responsible Wales

- consented 203MW of renewable energy schemes
- completed 175MW of renewable energy schemes
- generated 126 transport assessments
- generated 6 energy statements

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

£64.6m uplift value

(based on land allocated for whole plan period)

Value adding policies ✓ 79%

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

Refusals

■ Delegated ■ Committee

Approvals

■ Delegated ■ Committee

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

■ Consistent with local plan
■ Departures from local plan



Commercial

435,059 m²
£7.1m uplift value



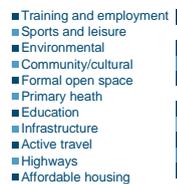
Renewables & other

203 MW
1,112,908 tonnes waste
28,571,416 tonnes minerals
479,068 ha remediation
57 ha formal open space

Contributions

Section 106 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



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



304 internal consultees



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

6 Energy statements

5 EqIAs

30 Environmental statements

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 databook), Community benefit from renewables (Renewables UK Cymru). Some of the calculations require high level assumptions to convert between units/m²/ha. Where possible, benchmarks have been employed otherwise 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 team has 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.

