

# Cynllunio

The Journal of RTPI Cymru



**New TAN 15 and Flood Map for  
Planning coming soon**

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## Editor:

Roisin Willmott

Potential articles and images  
are welcome. The Editor  
reserves the right to amend  
articles as necessary.

Croesawn erthyglau yn y  
Gymraeg.

The **copy deadlines** for the  
next 3 quarterly issues of  
Cynllunio are:

- Thursday 4 November 2021
- Thursday 10 February 2022
- Thursday 19 May 2022

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**Front Cover:** Roath Brook Flood Scheme, Cardiff

## Editorial

The themes of post Covid and Brexit planning, rural planning and holiday / second homes, climate change and the quality of homes and places are topical issues which seem to be discussed in all quarters at present - not just the pre-occupation of planners. What is also noticeable is the understanding in these wider discussions that the issues are all inter-related. I keep thinking - welcome to the mind of a planner, we are now understood!

This edition of Cynllunio touches on all of these topics in one way or another.

We are pleased to announce the Finalists for the 2021 RTPI Cymru Planning Excellence Awards - there is a good mix of schemes from across Wales - good luck to all the entries. The winners will be announced in November - we are hoping to host an in-person event, but this will be dependent on the pandemic situation. Keep an eye out on the fortnightly e-bulletins for further information.

This edition includes details of various announcements by Welsh Government including the new TAN 15 which will come in on 1st December, but will be available from 28 September.

Climate Change is of course a huge topic for planning and wider society. In addition to the information on TAN 15, this edition also includes an article on a case study of zero carbon housing and on page 11 there is information on the updated Welsh Development Quality Requirements 2021.

In November, the UK Government will be hosting COP 26 - the UN Conference to discuss climate action - in Glasgow. The RTPI is exploring options to join into the conversation and we are also engaging with Welsh Government to see how we can support events and initiatives in Wales, keep an eye on the e-bulletin for information and the next edition of Cynllunio for feedback.

There is also the latest update on the

commencement of Planning and Environment Decisions Wales - Penderfyniadau Cynllunio ac Amgylchedd Cymru from the beginning of October; another step in the journey of the Welsh planning journey.

We have a number of pieces this edition on engagement. There are details about new resources produced by Welsh Government to encourage young people to get involved in planning. There are also details from Planning Aid Wales on their report on the value of engagement in planning and also work they have undertaken on Place Plans. Following the May Senedd Cymru elections, the various Committees of the Senedd have invited evidence to help them inform their work programmes for this term. RTPI Cymru has submitted evidence to a number of relevant committees and an overview of our evidence, based on our asks ahead of the elections can be found on page 10.

*Roisin Willmott*  
Editor

# RTPI elections: cast your vote now

*Our tomorrow starts with you today.* You can help shape the future of your Institute by voting for the nominated candidate(s) you think have the vision, competency, and passion to play an effective role in our governance.

Members can now view the candidate statements and cast votes via a personalised link which was sent to you from our elections provider, Mi Voice.

Here are the roles up for election:

## Board of Trustees

- Vice President for 2022: Elected by Chartered Members (MRTPI and FRTPI)
- Chartered Trustees: Elected by the General Assembly

## General Assembly

- Chartered Members: Elected by Chartered Members (MRTPI and FRTPI)

## Voting closes on Monday 20 September at 5pm (BST).

For more details, please visit [www.rtpi.org.uk/elections](http://www.rtpi.org.uk/elections)

The election process is administered and controlled by Mi-Voice. If you have any questions or require assistance voting, please contact Mi-Voice at [support@mi-voice.com](mailto:support@mi-voice.com) or call +44 (0) 2380 763 987. For any other questions, please contact our governance team at [elections@rtpi.org.uk](mailto:elections@rtpi.org.uk)



## Congratulations to our latest Chartered Town Planners

Congratulations to our latest Chartered Planners to be elected in Wales:

- Lowri Hughson-Smith, Cardiff Council
- Kym Lauren Scott, Rhondda Cynon Taf County Borough Council
- Ellie Mitchell, Arup
- Sian Thomas, HGH Consulting
- Rhodri Williams, Mango Planning and Development Ltd

*(Note those more recently awarded Chartered status will appear in the next edition of Cynllunio).*



Employers recognise the high quality of skills and experience that are held by Chartered Town Planners. They know that they can rely upon the designation as a sign of professionalism.

[www.rtpi.org.uk/membership/assessment-of-professional-competence/](http://www.rtpi.org.uk/membership/assessment-of-professional-competence/)

## Gweminar: Cynllunio a Chartrefi Gwyliau yng Nghymru

**Gweminar i drafod cydbwysu cefnogaeth ar gyfer twristiaeth ag anghenion y gymuned leol a'r Gymraeg.**

29 Medi 2021 02:00 pm - 03:30 pm  
Am ddim i aelodau RTPI

Bydd y gweminar yn trafod y materion sy'n ymwneud â chynllunio a chartrefi gwyliau (ail gartrefi a llety gwyliau tymor byr). Mae'n broblem sylweddol mewn rhannau o Gymru ac yn cael effaith wirioneddol ar gymunedau lleol, gan gynnwys hyfywedd gwasanaethau lleol, fforddiadwyedd prisiau tai a'r Gymraeg. Bydd y gweminar yn trafod cydbwysu cefnogaeth ar gyfer twristiaeth ag anghenion y gymuned leol a'r Gymraeg.

To book: [www.rtpi.org.uk/events/2021/august/cynllunio-a-chartrefi-gwyliau-yng-nghymru-planning-and-holiday-homes/](http://www.rtpi.org.uk/events/2021/august/cynllunio-a-chartrefi-gwyliau-yng-nghymru-planning-and-holiday-homes/)

## Webinar: Planning and Holiday Homes

**A webinar to discuss balancing support for tourism with local community needs and the Welsh language.**

29 September 2021 02:00 pm - 03:30 pm  
Free to RTPI members

The webinar will discuss the issues around planning and holiday homes (second homes and short term holiday lets). This is a significant issue in parts of Wales with real impacts on local communities, including the viability of local services, house price affordability and the Welsh language. The webinar will discuss balancing support for tourism with local community needs and the Welsh language.

To book: [www.rtpi.org.uk/events/2021/august/cynllunio-a-chartrefi-gwyliau-yng-nghymru-planning-and-holiday-homes/](http://www.rtpi.org.uk/events/2021/august/cynllunio-a-chartrefi-gwyliau-yng-nghymru-planning-and-holiday-homes/)

# Launch of Planning and Environment Decisions Wales

It's been 25 years since Wales first began developing its own planning policies designed to address the bespoke and unique planning issues faced by our communities. It is fitting that, on the silver anniversary of the start of that journey, Wales will establish its own, separate service for determining planning appeals and related casework. This is the latest, important stage in defining the maturity of a unique Welsh planning legislative framework.

**Planning and Environment Decisions Wales - Penderfyniadau Cynllunio ac Amgylchedd Cymru** - will determine planning and environment appeals, applications for Developments of National Significance, Rights of Way appeals and other related casework on behalf of the Welsh Ministers. Whilst the name of the organisation is new, the same skilled and qualified planning inspectors and supporting staff from the highly regarded Planning Inspectorate's Wales Division will transfer to Welsh Government to carry out these functions.

Operational and financial oversight of the service will now be directly accountable to the Welsh Ministers. Robust governance arrangements have been established to ensure that Inspectors can continue to determine appeals and other casework with the same objectivity and impartiality as before.

There will be a short transition period just prior to 1 October, when the PINS Appeals Casework Portal will be frozen, and during this period, new planning appeals or associated cases should be submitted directly to the PINS Wales team at [wales@planninginspectorate.gov.uk](mailto:wales@planninginspectorate.gov.uk). You can also contact this address for any queries relating to the transition period.

The new, dedicated Welsh casework portal will launch on 1 October. You can keep up to date with the process for submitting appeals during and after the transition by visiting [gov.wales/planningappeal](http://gov.wales/planningappeal) or [llyw.cymru/apelcynllunio](http://llyw.cymru/apelcynllunio).

## Call for all levels of government to step up to help make town centres sustainable

On 2nd September, Audit Wales launched its report into Regenerating Town Centres in Wales.

Between 1950 and 1980 local authorities prioritised regeneration of town centres creating new and greater retail space. However, past policy choices, changing consumer expectations and technological advances are now adversely affecting many Welsh town centres. And the pandemic has now added to these problems.

COVID-19 created challenges for local government and central government, but overall, they've responded well to keep people safe and businesses working. However, 1 in 7 shops on Welsh high streets are now empty, despite Welsh Government investing and leveraging in £892.6m in the last 7 years. Local authorities don't have the capacity to respond to this situation and are not always using the powers they have to help regenerate towns.

The review found that there's optimism for the future of town centres, but to be successful councils must focus on the four I's (Intention, Involvement, Informed, Intervention) that are discussed in the report. In addition, the Welsh Government have prioritised town centre regeneration going forward through a national programme of change.

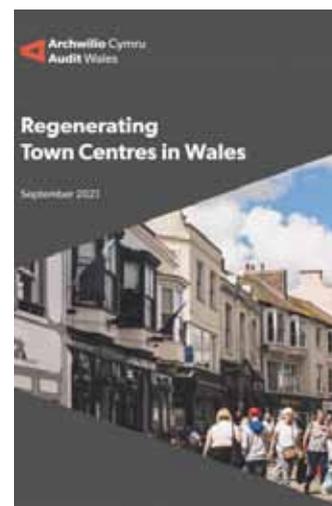
Whilst there are many stakeholders who have a role in regenerating towns centres, local authorities are key. Their wide range of statutory powers can determine the shape and environment of town centres from planning and transport, to housing and tourism, for example. To deliver the best local outcomes, policies and joint working need to be aligned and integrated, and resources prioritised on town centres.

The report recommends that Welsh Government works with local authorities to review and address transport challenges facing town centres and they consolidate funding to reduce bureaucracy. For local authorities, it recommends that they use their existing powers and resources available, and work in collaboration with other councils, to achieve the best possible outcome for town centres. It also recommends that local authorities use the Audit Wales' regeneration tool to self-assess their current approaches and identify improvements.

Auditor General, Adrian Crompton said: "Rapid change is taking place in our town centres and the full impact of COVID-19 is yet to be felt. Priorities for action that appeared reasonable 18 months ago no longer reflect the changes that are taking place and the challenges that now need to be addressed.

"National and local government need to deliver integrated solutions, make brave decisions and provide bold, ambitious leadership if we are to address the challenges facing our town centres."

The report can be viewed here: [audit.wales/publication/regenerating-town-centres-wales](http://audit.wales/publication/regenerating-town-centres-wales)



# Children and Town Planning: Creating places to grow

The aim of this advice is to expand the scope of what is currently understood as planning for children, beyond planning for play, towards a more inclusive approach that encompasses all aspects of children's lives, highlighting the importance of the sustainable location of development that encourages independent and sustainable mobility. This practice note gives advice on how town planners can work to create child-friendly places. It summarises expert advice, outlines key planning policy and focuses on good practice through a series of case studies. It also outlines eight principles for designing child-friendly places. [Children and Town Planning: Creating places to grow](#) is available from the RTPI's website.



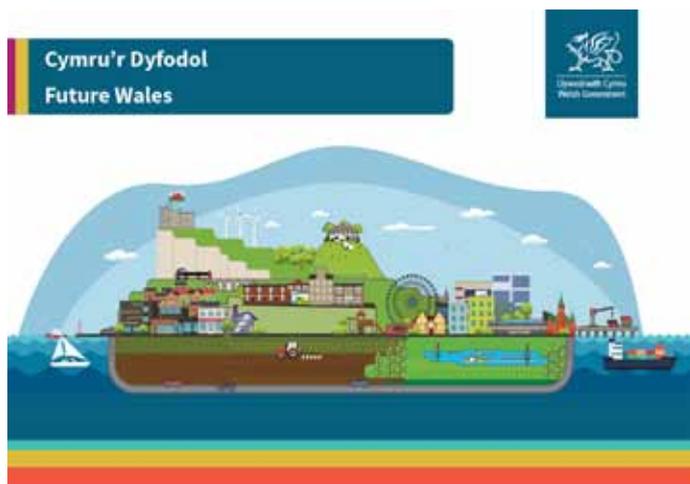
## Cynnwys pobl ifanc wth Gynllunio

Wrth baratoi Cymru'r Dyfodol - y cynllun cenedlaethol 2040, cynhyrchodd Llywodraeth Cymru adnoddau addysgol i helpu i gynnwys ac ymgysylltu â phlant a phobl ifanc wrth gynllunio. Mae'r adnoddau hyn yn rhoi trosolwg o gynllunio ac yn annog pobl ifanc i helpu i lunio'r lleoedd y maent yn byw ynddynt.

Mae pecynnau hyn wedi'u diweddarau ac maent yn cynnwys adnoddau ar y gymuned a'r amgylchedd. Maen nhw hefyd yn cynnwys gêm a pheycyn cymorth ymgysylltu. Mae'r rhain yn adlewyrchu'r cwricwlwm cenedlaethol newydd ac wedi eu dylunio ar gyfer pob oedran hyd at Lefel Uwch/UG. Gellir gweld yr adnoddau yma – [Adnoddau Cynradd](#) ac [Adnoddau ar gyfer ysgolion uwchradd](#).

Dewch â'r adnoddau hyn i sylw ysgolion ac athrawon a helpwch i ennyn brwdfrydedd y genhedlaeth nesaf o gynllunwyr ifanc.

Mae fersiynau hygyrch Cymru'r Dyfodol hefyd wedi'u diweddarau, gan gynnwys [Crynodeb Pobl Ifanc](#) a [Fersiwn Hawdd ei Ddeall](#).



## Engaging Young people in Planning



As part of Future Wales – the national plan 2040, the Welsh Government produced educational resources to help involve and engage children and young people in planning. These resources give an overview of planning and encourage young people to help to shape the places they live in.

These packs have recently been updated and include resources on 'your community' and 'the environment'. They also include a game and an engagement toolkit. These reflect the new national curriculum and are designed for all ages up to A/AS Level. The resources are available here - [Primary resource](#) and [Secondary school resource](#).

Please bring these resources to the attention of schools and teachers and help enthuse the next generation of young planners.

The accessible versions of Future Wales have also been updated, including the [young people's summary](#) and the [easy read version](#).

# Technical Advice Note 15: Development, flooding and coastal erosion

## Summary

New TAN 15 and Flood Map for Planning will come into force on 1 December, and will be made available from 28 September

New flood zones will be numbered 1, 2 and 3, with zone 3 being the most restrictive, in addition to the TAN 15 defended zones. There will be separate zones for river, sea and surface water flood risks

A new Notification Direction will be introduced on 1 December. All highly vulnerable development in zone 3 must be notified where the authority is minded to approve

Short drainage statements will be required where applicants choose not to seek SuDS approval at the same time as planning permission.

On 1 December a new Technical Advice Note 15 and Flood Map for Planning will replace the current TAN 14, TAN 15 and Development Advice Map.

The new document and map will be made available from 28 September, to enable developers, planning authorities and flood risk management authorities to prepare for the changes ahead.

The new TAN 15 is fundamentally about climate change and accepting that adaptation measures are needed as urgently as the action to prevent, limit and mitigate its impacts.

Across Wales over 245,000 properties are currently at risk of flooding from rivers, the sea and surface water, with almost 400 properties also at risk from coastal erosion. We can expect to experience more frequent and severe floods, rising sea levels and faster rates of erosion of the coast. This is likely to mean more communities will be affected by flooding and coastal erosion, including some that are not currently considered to be at risk.

Managing the risk from flooding and coastal erosion is a priority for the Welsh Government. A new National Strategy was published last October, while the Programme for Government makes specific commitments for the next five years:

- Fund additional flood protection for more than 45,000 homes
- Deliver nature-based flood management in all major river catchments to expand wetland and woodland habitats

Looking beyond these measures, the planning system is a vital part of our armoury in managing risks of flooding and coastal erosion. Planners take decisions today that will leave a legacy for decades to come. The national plan, Future Wales, makes its contribution through a policy to support flood risk management in the national and regional growth areas. TAN 15, however, is the tool that ensures the principles are applied to development at all scales and in all locations. The ethos of the Future Generations Act is that we must be proactive in thinking how our actions will impact on future generations. With the knowledge that Wales will experience more extremes in temperatures and rainfall, and rising sea levels, we have to be sure the homes, workplaces and infrastructure we develop will be resilient. When it comes to flooding, the best way to achieve this is to locate them in places that won't flood.

The new Flood Map for Planning will show areas expected to become at risk of flooding with climate change. This is a major upgrade from the current development advice map, which only tells us which areas are at risk from flooding in the present day. A catastrophic flood occurring in 20, 50 or 80 years' time will reach further than it would tomorrow. It is important that any proposals to develop in those areas are made in the knowledge that flooding is likely to be a risk in the future.



In addition to showing how climate change will affect flood risk from rivers and the sea, the flood map for planning will provide planners and developers with information on surface water flood risks and show areas at risk of coastal erosion. This additional information is reflected in the new TAN 15, which brings together and updates the advice from TAN 14 (published in 1998) and TAN 15 (published in 2004).

The updates and changes to TAN 15 include a greater focus on the development plan, and details on how to prepare effective Strategic Flood Consequences Assessments. There are changes to the development vulnerability categories, including a longer list of land uses and a new water compatible category. New advice on surface water flood risks and drainage includes a requirement for short drainage statements to accompany planning applications if the applicant has chosen not to seek SuDS approval simultaneously.

TAN 15's main features are still the tests that are applied to development proposals in flood risk areas. Using land at risk of flooding for development is a conscious choice that takes away capacity to store flood water and potentially puts people and property at risk. In some specific circumstances, those choices can be justified, but the threshold is purposely set at a high level. If the development can be justified, it is also necessary to assess how the development will cope in the event of a flood. While this approach is familiar to anyone who has used TAN 15 over the past 17 years, the new flood zones and the changes to the advice will generate some different outcomes. These are summarised in the table below.

## The Flood Map for Planning zones – how do they compare with the development advice map and what is the policy advice?

Flood Map for Planning zone	Definition	Relationship to existing development advice map zone	Summary of policy advice	
			Highly vulnerable development	Less vulnerable development
Zone 3 (rivers and the sea)	Risk greater than 1:100 (rivers) / 1:200 (the sea) plus climate change	Large parts of Zone C – specifically areas at high risk (areas where risk is greater than 1 in 100 plus climate change) and small amount of area currently in Zone A (little or no risk)	Not allowed	<p>Must be exceptional reasons to justify its location</p> <p>Must be brownfield land</p> <p>Must be flood free during 1% event</p>
Zone 2 (rivers and the sea)	Risk between 1:100/1:200 plus climate change and 1:1000 plus climate change	Remainder area of Zone C – specifically areas at relatively low risk (where risk is less than 1 in 100 plus climate change) – and some areas currently in Zone A (little or no risk)	<p>Must be part of a strategy supported by SDP or LDP to regenerate or renew an area</p> <p>Must be brownfield land</p> <p>Must be flood free during 1% event</p> <p>Must be resilient to 0.1% event</p>	<p>Must be part of a strategy supported by SDP or LDP to achieve key economic or environmental objectives</p> <p>Must be brownfield land</p> <p>Must be flood free during 1% event</p>
TAN 15 Defended Zones	Areas in Zones 2 and 3 (rivers and the sea) where defences have a minimum standard of protection of 1:100 for rivers and 1:200 for sea	Similar policy purpose to zone C1, but new zones have a more consistent and robust definition	<p>Must be brownfield land</p> <p>Must be flood free during 1% event</p> <p>Must be resilient to 0.1% event</p>	
Zone 3 (surface water and small watercourses)	Risk greater than 1:100 plus climate change	No equivalent area in policy terms	<p>Development must be set back from areas at risk</p> <p>Locally specific policies should be developed</p>	
Zone 2 (surface water and small watercourses)	Risk between 1:100 plus climate change and 1:1000 plus climate change	No equivalent area in policy terms		
Zone 1	Areas not defined as any of the flood risk areas above	Same status as Zone A, but overall a smaller area. Some parts of existing Zone A are now considered at risk under climate change scenarios.	No constraints, but development must not result in increased flood risk elsewhere	

For more information, please contact [planningpolicy@gov.wales](mailto:planningpolicy@gov.wales)



Nominations for the RTPI Cymru Awards for Planning Excellence 2021 have closed and the judging is underway. The following entries have been shortlisted by the Judges and the Winners will be announced in November.

Congratulations to all the Finalists.

### **Colwyn Bay Victoria Pier Project**

*Submitted by: Conwy County Borough Council*

For many years, the Pier was a derelict and dangerous eyesore which was closed to the public and which formed a significant detracting element along the waterfront. The project has removed this eyesore, and replaced it with a community resource, which provides an amenity space with expansive views along the Bay of Colwyn and has reinstated significant architectural features from the former Pier. The project contributes to the success of other recent environmental and tourist enhancements along the waterfront, thereby enhancing Colwyn Bay as a tourist destination.



### **Conwy Green Infrastructure Assessment**

*Submitted by: The Environment Partnership (TEP) Ltd, Conwy County Borough Council*

This Green Infrastructure Assessment (GIA), commissioned by Conwy County Borough Council, will guide the delivery of a greener, healthier, more biodiverse and prosperous Conwy up to 2033. The need for creation, enhancement or protection of GI has been assessed through a range of forums. This includes a policy review, stakeholder consultation and qualitative GIS analysis and mapping.



Proposals at the strategic scale have been enhanced by local proposals, which includes a multi-functional GI open space at Parc Hanes in Kinmel Bay. There are also GI recommendations for the development of Conwy's strategic sites and the Replacement Local Development Plan (RDLP).

### **Llantrisant Guildhall**

*Submitted by: Llantrisant Guildhall CIO, Martin Hooker, Llantrisant Community Council, Rhondda Cynon Taf CBC, Alwyn Jones Architects, National Lottery Heritage Fund, Cadw, Visit Wales.*

Llantrisant Guildhall was built in 1346 as a courthouse and corn market for the Ancient Borough of Llantrisant. Between 2017 and 2019, this listed building was rebuilt to the highest conservation standards, and sensitively extended to provide full disabled access. It was fitted out with exhibitions telling the story of the Freeman of Llantrisant (a unique cultural survival predating the Norman conquest), the archers at the battle of Crecy, and other notable residents. The building is used for school visits, educational events, lectures and concerts, as well as providing a general visitor attraction hosted by volunteers.



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## Goodsheds, Barry

*Submitted by: Asbri Planning Limited on behalf of LoftCo and Newydd Housing Association, Vale of Glamorgan Council, Tony King Architect*

Situated in the centre of Barry, Goodsheds is the first new sustainable urban high street in the UK where people can eat, shop, work, live and play.

Junction House, a housing-led urban regeneration project delivered in partnership with the private sector, aims to integrate a flexible 'live work' model, moving away from traditional zoned projects that separate different uses and lose the benefits of co-location. It offers a perfect place for residents to live and work or try a new venture.



## Merthyr Tydfil Transport Interchange

*Submitted by: Merthyr Tydfil County Borough Council - Planning Department.*

The Merthyr Tydfil Transport Interchange is a state of the art and stunning transport facility that sets itself apart while catering for the public transport needs of Merthyr Tydfil and the region. The newest developments created during this project link multiple public transport elements including bus, taxi and rail metro infrastructure. This has been completed to support future regeneration and growth of the town centre. All of this has been done with sustainability at the core, by introducing electrification of public transport and the facility itself, ensuring green renewable energy sources are prioritized, as well as other key environmental features.



## St Paul's, Penarth

*Submitted by: Newydd Housing Association, Asbri Planning, CFW Architects, Vale of Glamorgan*

In 2011 St Paul's Church in Penarth had to close on health and safety grounds due to the level of disrepair that the site had fallen into. The development contributes to the provision of much-needed affordable housing, assisting in addressing the significant demand for affordable housing within the Vale of Glamorgan.

The retention of the front façade of the church was a key consideration, alongside the provision of a community hub to ensure that the site would retain its status as a long focal point and historic character.



## Technique Science Capital Project

*Submitted by: Wardell Armstrong LLP, HLM Architects, Hydrock, Bureau Veritas, Cardiff Council*

The Science Capital project is a radical re-imagining of the nationally renowned Technique centre in Cardiff Bay, allowing the science discovery centre to expand STEM to attract new and diverse audiences. It provides innovative new content, developed with businesses and academics at the forefront of the STEM sector in Wales, and housed within a landmark building design that relies on an 'envelope' concept wrapping over the existing building. This new scheme safeguards Technique's future as a self-sufficient charity and expands its appeal to all groups, not just school children.



## Zip World Tower

*Submitted by: Cadnant Planning, Rhondda Cynon Taf County Borough Council, Sturgess Ecology, Trysor, Bronwen Thomas Landscape Architect, Rhondda Geotechnical Services, Curtins, Cadarn Consulting Engineering, Peter Du Crane, Hepworth Acoustics.*

The iconic Tower Colliery was the last working colliery of its kind in the South Wales Valleys. After closing in 2008, the site became derelict. Some of the buildings at the site are listed and others are curtilage listed.

Much of the colliery site has been successfully redeveloped and houses a ZipWorld zipline, coaster kart ride and restaurant. Planning permission and listed building consent were required to facilitate the development, and there has been a massive boost to the local economy, tourism and cultural heritage resulting from the scheme.



# Plan the Wales We Need:

## RTPI Cymru Responses to Senedd Cymru Committees

With the Senedd Committees recently consulting on their priorities for the sixth term, our attention has been turned to the big planning policy issues for Wales over the next few years.

The pandemic has had a significant impact on our lives and the economy. Whilst there are many uncertainties around how we will emerge from the pandemic, it is likely that many of the issues which Wales already faced will continue or even be compounded. It is vital that our initial response to the pandemic does not overlook existing good work and that we retain quality and standards in the short term, for long term benefits. We believe the key priorities for Wales includes:

- **Delivering long-term climate mitigation and resilience actions, including biodiversity enhancement**

Planning is critical to supporting challenging net zero targets. Through stringent climate requirements, the planning system has the potential to avoid significant carbon lock-ins from fossil-fuelled infrastructure that make it difficult to shift to lower-carbon pathways.

- **Investing in and seizing opportunities from Future Wales**

Spatial planning can positively support the economic performance of Wales through influencing factors and prioritising the right investment decisions.

- **Supporting the hierarchy of plans to make long-term decisions**

Bringing forward Strategic Development Plans at a regional level will enable planning and stakeholders to address the more complex regional spatial issues that cross boundaries and may require different responses across Wales.

- **The role of the Chief Planning Officer**

The RTPI believes that making the role of the Chief Planning Officers a more prominent and strategic position within local authorities would positively influence corporate outcomes and objectives.

- **Introducing the Infrastructure Consenting Bill**

The regulatory framework to support the change in the infrastructure consenting regime needs to be brought forward to provide an effective process for making decisions on large infrastructure.

- **Supporting capacity-building in public sector planning**

Strategic plan-making requires technical skills and a deep understanding of community needs and priorities. Performance targets should focus on quality rather than process. Recommendations from the Law Commission on a consolidation bill for planning should be taken forward to reduce the complexity of multiple Acts.

- **Supporting, investing and delivering quality homes in the right places**

It is estimated that an average of 7,500 new homes will need to be built each year to meet housing needs, of which 3,500 will need to be affordable homes. Key planning-related priorities in the Public Health Wales 2018-2030 strategy, include creating cleaner air, improving mental health conditions and reducing childhood health inequities which highlights the importance of collaborative working across sectors to achieve the delivery of homes.

- **Continuing to enable the delivery of active travel**

The planning system is critical to the delivery of active travel, identifying new opportunities and facilitating infrastructure investment. Active travel is currently impeded by a lack of safe and accessible infrastructure with safety factors being reported as a key factor for deterring people from cycling.

- **Encourage and support inclusive, affordable, sustainable public transport**

RTPI Cymru has long called for a “more integrated approach to transport and land use planning” in line with the findings of the RTPI Net Zero Carbon Transport research [www.rtpi.org.uk/netzerotransport](http://www.rtpi.org.uk/netzerotransport). It is vital that we work to better integrate an inclusive and affordable sustainable public transport system if we are to enable more sustainable places, a modal shift, achieve decarbonisation, net zero targets and climate action goals.

- **Supporting vibrant town centres**

The pandemic, has had a significant impact on high streets and town centres. It is essential that a town-centre first approach is maintained by taking a holistic, plan-led approach to the integration of high-quality homes, a regular and affordable sustainable public transport system and the repurposing of vacant commercial space.

- **Rural planning**

The agricultural industry is not only central to our long-term food security, but also the sustainability of food production and consequently people’s health. The industry also has a central role to play in the management of our much loved landscapes, in managing flood risk, in safeguarding and enhancing biodiversity, and in the cohesion of sustainable rural communities. The planners’ role and the planning system is equally critical in these and many other areas.

- **Welsh language and identity**

The development of robust policies and mechanisms would enable planners to take significant account of the Welsh language in land use decisions to support Cymraeg 2050.

- **Community engagement in plan making**

Planning can support local neighbourhoods to shape development, retain their identity and encourage community involvement in the planning process. Tools to enable communities to engage in informing policies should be invested in to strengthen plan making.

However, Local Planning Authorities in Wales are under increasing pressure to deliver more services with fewer resources. They have seen their budgets cut by more than 50% in the last five years. Planning services are under particular pressure and scrutiny.

Total expenditure on planning services have fallen by 50% in Wales since 2008-09. Like any good public service, it is vital that the planning system is appropriately resourced to deliver outcomes efficiently, effectively, and equitably.

RTPI Cymru looks forward to discussing resources for planning along with these key issues and others with the Senedd Committees and Welsh Government.

To read our full responses to the Senedd Committees on their priorities for the next term visit our website [www.rtpi.org.uk/new-from-the-rtpi/?region=Wales&contentType=Consultations](http://www.rtpi.org.uk/new-from-the-rtpi/?region=Wales&contentType=Consultations)

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## Updated housing quality requirements published

Welsh Government have published Welsh Development Quality Requirements 2021 (WDQR 2021) - Creating Beautiful Homes and Places, which sets out the minimum functional quality standards for new and rehabilitated general needs affordable homes. The Welsh Government encourages housing providers and their consultants to aim for standards beyond the minimum requirements specified here and to adopt a holistic view of quality, recognising the benefit that quality and culturally suitable homes will have on both physical and mental well-being for all.

Welsh Government have also set an ambition for private developers to adopt the standards, by 2025. This was recommended by the Independent Review of Affordable Housing Supply in April 2019, which RTPI Cymru Director, Roisin Willmott was a member.

Homes will need to reach the highest energy efficiency standards to reduce carbon use during build and when inhabited. As well as sector leading space standards, developers will need to consider recycling and food waste storage under the new rules. Wales currently ranks number three on the world recycling leader board, but is striving for a zero waste future. This move underpins the Welsh Government's commitment to build 20,000 high quality, low carbon homes for rent over the next five years and social housing built with Welsh Government funding will 'trailblaze' the new standards.

The new rules contribute to Welsh Government's response to the climate emergency and commitment to drive down emissions to reach the ambitious 'net zero carbon by 2050' goal. In Wales, residential emissions make up 10% of all carbon emissions.

Beyond low carbon targets, the standards also require new properties to be 'gigabit ready', meaning fibre optic broadband or gigabit wireless technology is available, alongside a choice of internet service providers. Where this currently isn't in place, infrastructure to enable future installation without disruption must be provided. These changes are particularly timely following the pandemic, which saw much of the country needing to learn and work from home, as they recognise a future of flexible working.

The new standards also favour good design and generous space so people live well within their homes. This is not only aimed to boost wellbeing and keep communities together, but to respond to the changing needs of residents, such as ample floor space to ensure adaptations for older and disabled people can be facilitated.

Modern methods of construction, such as the use of timber and factory built homes are also championed in the new guidelines.

The guidelines can be viewed at: [gov.wales/development-quality-requirements-housing-associations-and-local-authorities-2021](http://gov.wales/development-quality-requirements-housing-associations-and-local-authorities-2021)

# The Value of Engagement in Planning in Wales

In Engagement in the planning system has been a subject that has focussed attention from all parties for years; a key question being 'do we or can we provide meaningful engagement in planning processes that benefit all parties?'



There are misperceptions on all fronts; some individuals and communities do not see the value of the process as they perceive “nobody listens” and some in the development industry see engagement as a hindrance that facilitates objections from the “usual suspects”. Moreover, in 2019, the Wales Audit Office (now Audit Wales) identified that Local Planning Authority performance with respect to engagement could be improved. View the report at: [www.audit.wales/sites/default/files/planning-services-2019-full-report-english\\_5.pdf](http://www.audit.wales/sites/default/files/planning-services-2019-full-report-english_5.pdf).

With support from Welsh Government, Planning Aid Wales has recently been working on research project exploring the value of engagement to the planning system in Wales. The aim was to understand and demonstrate the value of engagement from all perspectives, provide solutions to barriers to meaningful engagement and to share good practice via case studies.

The project was carried out over the course of 18 months and included detailed discussions with communities, local authorities and the development industry to look at current practices and how engagement could be improved in the future in the context of limited availability of resources.

The project involved an extensive academic and professional literature review to explore engagement in the whole of the UK and beyond. Primary research included a survey of a variety of sectors, a focus group to explore solutions and a series of in-depth interviews to explore the benefits and challenges of different approaches to delivering engagement in practice.

## What are the barriers to good engagement?

Our research found the following barriers to good engagement:

- Public awareness, apathy & bias.
- Technical process bias.
- Disjointed, narrow & limited engagement practice.
- Negative elected member perception
- Greater clarity is needed.

## What principles encourage positive outcomes in engagement?

In reviewing good practice in Wales and beyond, the following principles were found to lead to better outcomes for all involved:

- Starting early, building trust and providing clear feedback.
- Being clear about process and managing expectations.
- Establishing a common information base and ensuring mutual exchange of knowledge.
- Using a variety of engagement methods appropriate to audiences.
- Evaluating practice to improve on future activities.

The report draws on a range of innovative engagement case studies delivered by local planning authorities, the private sector and community councils and concludes by highlighting the key findings and practical solutions to delivering better outcomes (including well-being objectives) through meaningful engagement practice.

Planning Aid Wales views the report as a first rather than last step to delivering better engagement in the planning system in Wales and we look forward to discussing its findings with all parties over the coming months.

A full and summary version of the report is available to download at: [planningaidwales.org.uk/valueofengagement/](http://planningaidwales.org.uk/valueofengagement/)



# The Value of Place Plans

## *Newtown & Llanllwchaiarn Place Plan helps attract over £1 million in project funding*

Recently adopted as Supplementary Planning Guidance, The Newtown & Llanllwchaiarn Place Plan has enabled the Town Council, local businesses and communities to work together with the Local Planning Authority (LPA) to help plan for the future of the town. The evidence gathered to prepare the plan has already helped secure over £1 million.

Planning Aid Wales (PAW) has long been an advocate of Place Plans as a mechanism to delivering meaningful engagement, building community knowledge of planning, and improving relationships between communities and LPAs in the planning process. Published in 2018 at [www.placeplans.org.uk](http://www.placeplans.org.uk), our guidance has been viewed by 4,000 people and the number of requests for PAW assistance on Place Plan preparation is growing year on year.

With their Community Plan soon to be out of date and with significant development taking place in Newtown including a new by-pass and health campus, Newtown & Llanllwchaiarn Town Council aspired to engage the community and influence future planning decisions with a Place Plan. This forward-thinking approach led them to work with PAW and Place Studio Ltd to help facilitate meaningful engagement of the community to develop a plan that would give local detail to the Powys Local Development Plan (2011-2026).

An extensive consultation programme was developed to get the community views on land use and other well-being issues that were important to them and to use this evidence to support the plan. Innovative engagement techniques were adopted to facilitate a 'conversation' with all those with an interest in Newtown's future. Powys' Planning Policy Team were involved early in the process and actively encouraged the Place Plan with funding from the Council's Regeneration Team aiding implementation.

A series of events, an online survey and a schools engagement programme were established which resulted in 321 people attending events, 106 people responding to the survey and 48 local organisations getting actively involved in a series of 10 stakeholder meetings; over 7,000 comments were received on the plan.

This was followed by a further phase of evidence gathering by the local community; community volunteers gave over 760 hours of their time to undertake surveys of footpaths, cycle ways, play areas, allotments and other land uses within the town. This added an additional level of detail which further enhanced the evidence required for the writing of the Plan.

PAW worked closely with the Town Council during the policy writing stage to ensure suggestions put forward by the community were set within a planning context. The preparation process was not without its challenges; COVID-19 delayed work on the plan and the time required to process and analyse all of the data gathered was extensive.

The community were given the opportunity to give their further thoughts on the draft policies and by Autumn 2020 the Town Council had adopted the Place Plan. Powys County Council then undertook their own formal public consultation and final adoption, and publication of the Place Plan Supplementary Planning Guidance took place in July 2021. The Plan can be viewed at: [newtown.org.uk/consultations/placeplan.html](http://newtown.org.uk/consultations/placeplan.html)

The Place Plan sets out a vision for the place Newtown aims to be by 2036:

- Newtown – a great place to live, learn and work,
- Green Newtown and
- Destination Newtown

The plan was underpinned by the Well-being of Future Generations Act 2015 and ties together Powys' well-being objectives with Town Council and community well-being aspirations; each theme containing policy statements and project objectives are linked to and underpinned by the Powys Well-being Plan.

The Place Plan preparation process has built Town Council and community knowledge of planning; the plan will help steer the responses of the Town Council on planning matters and act as a starting point for pre-application discussion with developers. Importantly, the last chapter of the plan outlines the community's aspirations for the next revision to the Powys Local Development Plan. The Place Plan, being the first of its kind in Powys, has raised the profile of the town and as Richard Edwards, Lead Councillor explained, Newtown is now seen as "a place to do business".

To date, the evidence collected as part of the Place Plan project through public consultation has led to two successful funding bids including £500k Welsh Government Green Infrastructure and Biodiversity funding and £675k Welsh Government Green Recovery Circular Economy Funding. A £200k bid has been made to the UK Government's Renewal Fund to deliver on a number of green recovery projects identified in the Place Plan.

Place Plans were introduced as part of planning reform in 2015 and can be prepared by town or community councils or by appropriate community groups in areas where there are no community councils. There are an estimated 735 community / town councils in Wales and a further ~125 community areas that do not have a community council in Wales. PAW estimates that less than 20 Place Plans have been prepared and even fewer of these have been adopted as Supplementary Planning Guidance. So, the question becomes, given the positive experiences, benefits and value arising from place planning in Newtown & Llanllwchaiarn, why aren't there more Place Plans?



## The Mill, Canton – Site visit with Sero

In August, four members of the planning and development teams from the Savills Cardiff office were invited by Sero to visit its zero carbon show home at The Mill development in Canton, Cardiff.

### Who are Sero, what do they do?

Our visit was triggered by Sero's commitment to building zero carbon homes, and their dedication to partnering with other developers to decarbonize their housing stock too. Currently, Sero have over 13,000 new build homes and close to 12,000 retrofit projects in their pipeline. These homes will help tackle the climate emergency by generating and storing their own energy and help to balance the national grid.

The effectiveness of shifting demand from the National Grid was demonstrated in their recent FLATLINE project (Fixed Level Affordable Tariffs led by Intelligently Networked Energy) where homes at The Mill and Parc Eirin, a site of 225 zero carbon ready homes built by Pobl and Tirion in Tonyrefail, were able to completely avoid drawing energy from the national grid at peak times. As a result, the homes are incredibly efficient with running costs significantly cheaper than those of a traditional home. Residents are currently experiencing energy bill savings of around 25-60% compared to a standard property with an EPC B rating.

Sero Homes builds primarily for the private rented sector which allows them to spend more on building costs and also means that they can by far exceed current Building Regulations and include renewable energy and storage systems within their homes. As they maintain their homes throughout their life, they also spend more to ensure that the construction quality is right.

Sero also provides a home energy management service called Sero Life to any home with the capacity to generate or store energy. Sero Life ensures that the home is using the cheapest, greenest method to support the resident's comfort levels at all times. They are also working towards facilitating a number of other services such as finance opportunities for those seeking to retrofit their current home.

### The Mill background and context

The Mill in Cardiff is a development of around 800 homes on the site of a former paper mill. A Local Development Order was approved in 2012 with further reserved matters approvals in the years following. Although some building work is still going on, much of the site is built out. The development is being delivered by partners Tirion, Lovell Homes and Cadwyn Housing Association.

### The site visit – what we learned, what we saw

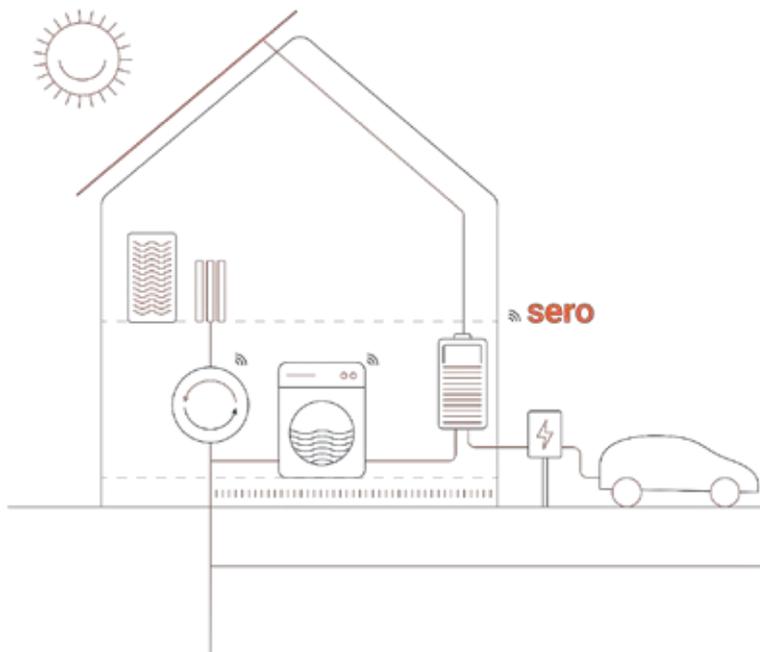


Left: The Mill, Cardiff | Credit: Sero

On our tour of the show house, we learned what zero carbon technologies were in place including integrated photovoltaics, battery and thermal storage and heat pumps which have been coordinated through the construction to be intelligently integrated. The battery stores the electricity produced by the photovoltaics until it is required by the home at peak times, rather than it going straight back to the grid which is one of the issues of older PV panel systems. Other key features of the house are the heating system where a ground source heat pump provides the hot water and heating and the 'BEE' (Building Energy Engine) which is the brains behind all of this technology making sure all of the systems are working to maximum efficiency.



Above: The Sonnen storage battery | Credit: Sero



Above: Infographic: How a Sero home works | Credit: Sero

All of the features in the show home demonstrate how these technologies can work well in conventional homes. Our host Cerys Williams, Innovation Manager at Sero, went on to explain how retrofitting our existing homes is going to be a huge challenge in the years to come but Sero is developing tools to assist with this as well as looking at financing options to give home owners a tangible pathway to net zero over the next few years. Sero is also looking at the potential this has to drive low carbon economic growth as well as zero carbon living. They are also working alongside Rightmove, the Royal Institution of Chartered Surveyors and Monmouthshire Building Society as part of the VALUER project (Valuations And Lending Underwriting Energy Reduction) which seeks to identify and quantify the

impact on residential sales values where a home is more efficient and/or does not require future retrofit works to become zero carbon. Initial findings support a positive correlation between energy efficiency and resale value within two geofenced areas of south Wales.

As part of the project, a trial sample of purchasers using Monmouthshire Building Society's recalibrated mortgage affordability calculator could borrow as much as £12,000 more when buying a highly efficient home in comparison to a poorly performing home due to the reduction in running costs.

A specially selected cohort of Monmouthshire Building Society mortgage holders will also be offered a Whole Home Survey so that they can truly understand the energy efficiency of their current home as well as the decarbonisation measures needed. A bespoke Pathway to Zero will guide the home-owners on their journey to net zero over a series of steps which can be taken over a number of years. This will enable Sero to provide them with a Zero Carbon by...Date.

### Other projects and next steps

The Mill is an excellent and inspiring demonstration of what Sero can already achieve. Sero Homes' own flagship development, Parc Hadau, is taking shape in Pontardawe where planning permission has been granted for 35 zero carbon homes plus a community building. Homes are to be completed in early 2023 with prospective tenants already registering their interest in the revolutionary development.

Tom Hill – a leader in the new Savills Earth team says that: “The challenge – for Sero and for all of us – is to apply this technology (and the approach behind it) – at a scale and at a pace that will make a real difference, and a real contribution to the drive towards a zero carbon future”.

“Savills has a dedicated team that is focused on sustainability and social impact. It brings together 80 professionals from across our business and includes experts in Engineering & Design Consultancy, Property Management, Energy Consultancy, Energy Procurement, Impact Economics and Research. The Savills Earth team specialises in developing practical solutions that are tailored to needs and opportunities and there is a strong connection between what the team can do and what Sero is aiming to achieve.

*Portia Banwell (Senior Planner at Savills) and Cerys Williams (Innovation Manager at Sero).*



# Diogelwch menywod a chynllunio trefol

(See Page 18 for an English translation)

Mae dyluniad ein dinasoedd a'n lleoedd cyhoeddus yn rhagfarnllyd o ran rhyw, gan arwain at amgylchedd adeiledig sy'n parhau anghydraddoldebau rhyw. O ganlyniad i'r ofn sydd weithiau yn gysylltiedig â lleoedd cyhoeddus, mae menywod yn tueddu i fabwysiadu strategaethau i osgoi niwed, er enghraifft, osgoi rhai ardaloedd, cymryd llwybrau hirach ac osgoi mynd allan gyda'r nos. I fod yn glir; nid yw dinasoedd yn cynhyrchu trais yn erbyn menywod, ond maent yn creu sefyllfaoedd sy'n gwneud menywod yn fwy agored i drais ac aflonyddu oherwydd dyluniad gwael. Hyd yn oed os yw ardal yn ddiogel mewn gwirionedd, gellir ystyried bod rhai elfennau o'r amgylchedd adeiledig yn anniogel o hyd. Bydd yr erthygl hon yn tynnu ar fy mhrosiect ymchwil blwyddyn olaf ym Mhrifysgol Caerdydd, ble archwiliais a allai cynllunio trefol gyfrannu at wella diogelwch menywod mewn mannau cyhoeddus.



## Diogelwch menywod

Mae diogelwch yn bwysig i bawb, ond mae dyluniad gwael mewn mannau cyhoeddus yn effeithio'n anghymesur ar fenywod. Mae hyn yn tueddu i wneud i fenywod deimlo'n fwy agored i beryg mewn rhai ardaloedd, er enghraifft, ardaloedd caeedig sydd wedi'u goleuo'n wael. Yn wir, mae 55% o fenywod yn nodi na fyddent yn defnyddio trafniadaeth gyhoeddus yn ystod y nos, ac mae 34% yn nodi bod teimladau o ansicrwydd wedi eu hatal rhag teithio ar brydiau. Ffeindiodd UN Women fod dros 70% o fenywod yn y DU wedi cael eu haflynyddu'n rhywiol mewn mannau cyhoeddus, gyda dim ond 3% o fenywod 18-24 oed yn dweud nad oeddent wedi cael eu haflynyddu'n rhywiol. Mae menywod yn llai tebygol o ddefnyddio parciau a llwybrau yn y nos oherwydd y perygl canfyddedig, yn aml oherwydd diffyg gwylidwriaeth a goleuadau gwael.

Mae rhai yn dadlau na all menywod fwynhau dinasoedd yn llawn nes eu bod gallu symud yn ddiogel trwy fannau cyhoeddus. Rhaid cynnwys canfyddiadau menywod mewn prosesau cynllunio a dylunio trefol os yw menywod am fwynhau a chymryd rhan mewn bywyd cyhoeddus. Felly, mae'n bwysig cydnabod gwahaniaethau ar sail rhyw mewn arferion cynllunio. Fodd bynnag, dylai hwn fod yn groestoriadol, gan ystyried sut mae gwahanol agweddau ein hunaniaeth (e.e. rhyw, oedran a hil) yn rhyngweithio i lunio sut mae pobl yn profi mannau cyhoeddus.

Mae'n bwysig cydnabod nad yw'r mater hwn yn unigryw i fenywod. Er bod 55% o fenywod yn anfodlon defnyddio trafniadaeth gyhoeddus yn y nos, ni fyddai 35% o ddynion yn ei ddefnyddio chwaith. Gall lleiafrifoedd ethnig a chrefyddol, pobl hylifol eu rhyw a phobl ag anabledau hefyd brofi'r un problemau mewn mannau cyhoeddus. Byddai newidiadau bach i elfennau o'r amgylchedd adeiledig nid yn unig yn gwella diogelwch menywod, ond hefyd yn helpu i wella diogelwch, bywoliaeth a hygyrchedd i bawb.

## A all cynllunio trefol gyfrannu at wella diogelwch menywod?

Er bod trosedd yn erbyn menywod yn digwydd o ganlyniad i lawer o ffactorau cymhleth, mae ymchwil wedi dangos y gall cynllunio a dylunio dylanwadu ar faint o drais sy'n digwydd. Gall cynllunio trefol leihau bregusrwydd pobl i drosedd trwy gael gwared ar y cyfleoedd a ddarperir yn anfwriadol gan yr amgylchedd adeiledig. Yn wir, mae adroddiad y Cenhedloedd Unedig, 'Safer Cities and Safer Public Spaces' yn nodi 'ffordd o gynllunio sy'n ystyried rhyw' (t. 3) fel un o'r pedwar ffyrdd allweddol i wella diogelwch menywod. Rhaid i ni ystyried sut y gallwn newid dinasoedd a mannau cyhoeddus i ddod yn fwy cynhwysol ac ystyriol o ddiogelwch menywod, gan gynnwys diogelwch canfyddedig. Mae tanffyrdd cerddwyr, corneli dall, llystyfiant sydd wedi gordyfu, arosfannau bysiau ynysig a goleuadau stryd gwael yn rhai o'r pethau cyffredinol sy'n gwneud i fenywod deimlo'n anniogel mewn mannau cyhoeddus.

Mae cynllunwyr yn tueddu i ddefnyddio eu profiadau bywyd o fewn y broses gynllunio, gan edrych ar lefydd yn aml o safbwyntiau eu hunain ac nid o safbwyntiau eraill (er bod hyn yn anfwriadol). Yn ei llyfr 'Invisible Women', mae Caroline Criado-Perez yn dadlau nad yw'r methiannau dylunio hyn yn fwriadol ond eu bod yn ganlyniad i 'fwlch data' yn y wybodaeth a gesglir am fenywod, gan greu diffyg dealltwriaeth o'r profiad benywaidd. Gan fod menywod yn meddiannu dim ond 10% o'r swyddi uchaf mewn cwmnïau cynllunio trefol ledled y byd, mae'n amlwg bod cynllunio yn ddiwydiant ble mae dynion yn dominyddu. Er bod y sefyllfa'n gwella, mae diffyg cynrychiolaeth menywod yn y diwydiant (yn enwedig ar lefelau uwch) yn gwneud gweithredu persbectif ar sail rhyw yn anoddach.

Ar gyfer fy mhrosiect ymchwil, roeddwn i eisïau darganfod a all cynllunio trefol gyfrannu at wella diogelwch menywod, a pham nad yw diogelwch yn rhywbeth sy'n cael ei ystyried yn sylweddol ar hyn o bryd. Cyfwelais â deg cynlluniwr a dylunydd trefol o'r sector cyhoeddus, preifat a'r trydydd sector. Fe ddes i i'r casgliad bod cynllunwyr yn cael eu cyfyngu gan y strwythurau a'r systemau y maent yn gweithio ynddynt. Y prif awgrymiadau ynghylch ffyrdd y gall cynllunwyr helpu i wella diogelwch menywod oedd polisïau diogelwch gwell, ymgynghori,

addysg yn y proffesiwn, arferion yn y gweithle, adnoddau, ymchwil a chynrychiolaeth menywod. Yn y bôn, mae'r awgrymiadau yn ymwneud â mabwysiadu 'gender mainstreaming' yn y system gynllunio. Mae annog newid agwedd o fewn y proffesiwn yn allweddol, yn ogystal ag annog mwy o fenywod i mewn i rolau uwch. Rhaid i hyn cyd-fynd â newid systematig i hwyluso'r broses o lunio data ar amgylcheddau sy'n gyfeillgar i fenywod, gan gynnwys polisi ac arweiniad ymarferol ar weithredu mesurau 'gender mainstreaming' a darparu adnoddau digonol i Awdurdodau Cynllunio Lleol i alluogi hyn. Mae angen mwy o ymchwil ar sut y gall y sectorau preifata chyhoeddus weithredu'r newidiadau angenrheidiol a beth yw'r ffordd orau i gynnwys menywod yn y broses. Nid yw'n hawdd cyflawni yr awgrymiadau yma, ond mae'n bosib. Er gwaethaf hyn, mae'n amlwg bod cyfyngiadau i'r hyn y gall cynllunio ei wneud yn absenoldeb newid cymdeithasol mwy radical.

Mae'n hanfodol felly i ni ystyried sut y byddai menyw neu berson mwy agored i berygl yn defnyddio llefydd cyhoeddus ac yn teimlo wrth iddynt symud trwyddynt. Mae'n rhaid i ni wneud yr addasiadau angenrheidiol i sicrhau bod y ddealltwriaeth hon yn cael sylw ac yn cael ei flaenoriaethu.

*Ffion Middleton*

## Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment) Regulations 2021

The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment) Regulations 2021 came into force on 16 August 2021. The Regulations amend Regulation 9 of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012 by removing the requirement for Local Planning Authorities ("LPAs") to submit their own applications for Listed Building Consent ("LBC") which relate to the alteration or extension of a listed building within their own area, to the Welsh Ministers to determine. Such applications by LPAs must now be made to the LPA, and not be determined by:

- a committee or sub-committee of the LPA which is wholly or partly responsible for the management of any building to which the LBC application relates, or
- by an officer of the LPA if their responsibilities include any aspect of the management of any building to which the LBC application relates.
- LBC applications by LPAs which relate to the demolition (as defined by case law) of a listed building, as well as Conservation Area Consent applications by LPAs will still be required to be submitted to, and determined by, the Welsh Ministers.

In circumstances where LBC is minded to be granted, there will remain the requirement for LPAs to notify the Welsh Ministers, via Cadw, of their intention to do so, in accordance with Section 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990, subject to any directions issued by the Welsh Ministers or delegated authority which would dis-apply this requirement.

The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment) Regulations 2021 does not apply to any application for LBC received by the Welsh Ministers before the regulations came into force on 16 August 2021.

The Regulations can be viewed at: [www.legislation.gov.uk/wsi/2021/832/contents/made](http://www.legislation.gov.uk/wsi/2021/832/contents/made)

## The Building Safety Bill

The UK Parliament are considering a Building Safety Bill (the Bill). The Bill addresses the issues identified in the Independent Review of Building Regulations and Fire Safety. The Bill affects Wales and will enable the Welsh Ministers to modernise the design and construction process as set out in the Welsh Government's White Paper: Safer Buildings in Wales: [gov.wales/safer-buildings-wales](http://gov.wales/safer-buildings-wales)

RTPI Cymru responded to this consultation in April and our response can be viewed here: [www.rtpi.org.uk/consultations/2021/april/safer-buildings-in-wales/](http://www.rtpi.org.uk/consultations/2021/april/safer-buildings-in-wales/)

The Building Act 1984 and related building regulations are devolved. This means that the Bill will be the subject of scrutiny by the Senedd Cymru as a Legislative Consent Motion.

### Research into the cost of delivering a Development Management service in Wales

Welsh Government commissioned Arup to carry out an assessment of the costs to local planning authorities for carrying out Development Management functions to help inform reforms to planning fees.

The research was commissioned in October 2019 and its overall purpose is to inform potential improvements to planning fees in Wales. Through detailed financial modelling, the research has been able to provide estimates related to fee income and overall costs across planning departments in Wales. Using this data, it presents the potential changes which would be required to planning fees in order for Local Planning Authorities in Wales to achieve full cost recovery. In addition, it explores what a reformed planning fee schedule could look like if the existing planning fee regulations were to be simplified.

This report provides some consideration as to what the potential implications of the model findings might be. It will subsequently be for the Welsh Government to determine how this is applied within policy and legislation in collaboration with key stakeholders.

The report can be viewed here: [gov.wales/sites/default/files/publications/2021-07/research-into-the-cost-of-delivering-a-development-management-service-in-wales\\_0.pdf](http://gov.wales/sites/default/files/publications/2021-07/research-into-the-cost-of-delivering-a-development-management-service-in-wales_0.pdf)

## Urban planning and women's safety

The design of our cities and public spaces is unintentionally gender-biased, resulting in a built environment that perpetuates gender inequalities. As a result of the fear sometimes associated with public spaces, women generally tend to adopt avoidance strategies, for example, avoiding certain areas, taking longer routes and avoiding going out at night. To be clear; cities don't produce gender-based violence, but they create situations that make women more vulnerable to violence and harassment due to poor design. Even if an area is actually safe, certain elements of the built environment can still be perceived as unsafe.

This article will draw on my final year Research Project at Cardiff University, which explored whether urban planning could contribute to the improvement of women's safety in public spaces.

### Women's safety

Safety is important for everyone, but women are disproportionately impacted by poor design in public spaces. This tends to make women feel more vulnerable in certain areas, for example, enclosed areas that are poorly lit. Indeed, 55% of women state that they would not use public transport after dark, and 34% state that feelings of insecurity have stopped them from travelling at times<sup>1</sup>. UN Women found that over 70% of women in the UK have been sexually harassed in public spaces, with only 3% of women aged 18-24 saying they had not been subject to sexual harassment<sup>2</sup>. Women are less likely to use parks and paths after dark because of perceived danger<sup>3</sup>, often due to issues of enclosure, lack of surveillance and poor lighting.

It has been argued that women cannot fully enjoy cities until they have safe passage through public spaces, and that the perceptions of women must be included in urban planning and design processes if women are to enjoy and engage in public life<sup>4</sup>. It is therefore important to recognise gendered differences in planning practice. However, this should be an intersectional approach, considering how the various aspects of identity (e.g. gender, age and race) interact to shape how people experience public spaces.

It is important to acknowledge that this issue is not exclusive to women. Whilst 55% of women are unwilling to use public transport at night, 35% of men also wouldn't use it after dark<sup>5</sup>. Ethnic and religious minorities, gender fluid people and people with disabilities may also experience the same vulnerabilities in public spaces. Small changes to elements of the built environment would not only improve women's safety, but also help improve safety, liveability and accessibility for everyone.

### Can planning contribute to the improvement of women's safety?

Whilst crime against women is the product of many complex factors, research has shown that planning and design can influence the occurrence of crime. Urban planning can reduce the vulnerability of people to crime by removing opportunities that are provided inadvertently by the built environment. Indeed, the UN report on Safer Cities and Safer Public Spaces<sup>6</sup> identifies 'a gender approach to urban planning' (p. 3) as one of the four key ways to improve women's safety. We must consider how we can change cities and public spaces to become more inclusive and considerate of women's safety, including perceived safety. Pedestrian underpasses, blind corners, overgrown vegetation, isolated bus stops and poor street lighting are just some of the things that generally make women feel unsafe in public spaces.



Above: Ffion Middleton



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Planners tend to use their life experiences and ‘worldview’ within the planning process<sup>7</sup>, often looking at spaces through their own lens and not through the lenses of others (though this is unintentional). In her book ‘Invisible Women’, Criado-Perez argues that these design failures aren’t intentional but are the result of a ‘data gap’ in the amount of information that is collected about women, creating a lack of understanding of the female experience. Since women occupy just 10% of the highest-ranking jobs at urban planning firms worldwide<sup>8</sup>, it’s clear that planning is a male-dominated industry. Whilst the situation is improving, the lack of female representation (especially at senior level) within the industry therefore makes a gendered perspective harder to implement. For my research project, I wanted to discover whether urban planning can contribute to improving women’s safety, and why safety is not currently something that is given significant consideration. I interviewed ten planners and urban designers from the public, private and third sectors. My research concluded that practitioners find themselves constrained by the structures and systems they work within. The primary suggestions regarding ways practitioners can help improve women’s safety related to policy, consultation, education within the profession, workplace norms, resources, research and female representation. Essentially, these relate to adopting gender mainstreaming in the planning system. Encouraging an attitudinal shift within the profession is key in all sectors, as well as encouraging more females in senior roles. This must be accompanied by systemic change to facilitate the materialisation of data on female-friendly environments, including practical policy and guidance on implementing gender mainstreaming measures and providing LPAs with adequate resources to enable this. More research is needed on how the private and public sectors can actually implement the necessary changes and how best to engage women in the process. These are not easy to achieve, however they are possible. Despite this, there are clearly limitations to what planning can do in the absence of more radical societal change. It is vital therefore, that when we consider a planning application, analyse a masterplan or contemplate safety measures for a proposed development that we consider how a woman or more vulnerable person would perceive that space and feel as they travel through it. We must then make the necessary adjustments to ensure this understanding of gender bias is addressed and prioritised.

*Ffion Middleton*

<sup>1</sup> [www.arup.com/perspectives/publications/research/section/travelling-in-a-womans-shoes](http://www.arup.com/perspectives/publications/research/section/travelling-in-a-womans-shoes)

<sup>2</sup> [www.unwomenuk.org/site/wp-content/uploads/2021/03/APPG-UN-Women\\_Sexual-Harassment-Report\\_2021.pdf](http://www.unwomenuk.org/site/wp-content/uploads/2021/03/APPG-UN-Women_Sexual-Harassment-Report_2021.pdf)

<sup>3</sup> [www.ucl.ac.uk/urban-lab/sites/urban-lab/files/scoping\\_study-\\_londons\\_participation\\_in\\_un\\_womens\\_safer\\_cities\\_and\\_safe\\_public\\_spaces\\_programme.pdf](http://www.ucl.ac.uk/urban-lab/sites/urban-lab/files/scoping_study-_londons_participation_in_un_womens_safer_cities_and_safe_public_spaces_programme.pdf)

<sup>4</sup> [www.ucl.ac.uk/urban-lab/sites/urban-lab/files/scoping\\_study-\\_londons\\_participation\\_in\\_un\\_womens\\_safer\\_cities\\_and\\_safe\\_public\\_spaces\\_programme.pdf](http://www.ucl.ac.uk/urban-lab/sites/urban-lab/files/scoping_study-_londons_participation_in_un_womens_safer_cities_and_safe_public_spaces_programme.pdf)

<sup>5</sup> [www.arup.com/perspectives/publications/research/section/travelling-in-a-womans-shoes](http://www.arup.com/perspectives/publications/research/section/travelling-in-a-womans-shoes)

<sup>6</sup> [www.unwomen.org/en/digital-library/publications/2017/10/safe-cities-and-safe-public-spaces-global-results-report](http://www.unwomen.org/en/digital-library/publications/2017/10/safe-cities-and-safe-public-spaces-global-results-report)

<sup>7</sup> Greed, C. 2006. Making the Divided City Whole: Mainstreaming gender into Planning in the United Kingdom. Tijdschrift voor economische en sociale geografie. 97(3), 267-280, doi: 10.1111/j.1467-9663.2006.00519.x

<sup>8</sup> [www.worldbank.org/en/news/feature/2020/03/07/ciudades-feministas-diseno-urbano-para-mujeres-y-minorias](http://www.worldbank.org/en/news/feature/2020/03/07/ciudades-feministas-diseno-urbano-para-mujeres-y-minorias)

## COP26 - 26th UN Climate Change Conference

The UK will host the 26th UN Climate Change Conference of the Parties (COP26) in Glasgow on 31 October – 12 November 2021. The climate talks will bring together heads of state, climate experts and campaigners to agree coordinated action to tackle climate change.

The programme for the two weeks is set around themes including: finance, energy, youth and public empowerment, nature, adaptation, loss and damage, gender, science and innovation, transport, and cities, regions and built environment. The programme designers are also aiming to ensure that a balance of mitigation, adaptation and finance runs through the whole COP26 programme.

Further information can be found at: [ukcop26.org](http://ukcop26.org).



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