

OPC POSITION STATEMENT 7:

ONE PLANET DEVELOPMENT

AND INFLATION AND THE ECOLOGICAL FOOTPRINT CALCULATOR



VERSION 1.0, 18/02/2025

One Planet Developments (OPDs) are required to submit regular Ecological Footprint Assessments using the Ecological Footprint Calculator spreadsheet and guidance¹ provided by the Welsh Government in 2012 to accompany the policy and Practice Guidance.

The principle of the calculator is to allocate a figure for Ecological Footprint (in “Global Hectares”, gha) across several categories, most of which are measured in pound sterling, and converted to gha based on 2012 prices. In addition, some footprint is derived directly, such as from fuel amounts in litres (rather than costs).

We note that, over time, those aspects of the footprint derived from monetary costs will artificially rise due to inflation, despite having the same ecological impact. In the long term, price rises due to inflation introduce significant erroneous increases to the measured Ecological Footprint. For example, from 2012 (the date of the last published Ecological Footprint Calculator) to 2025, cumulative inflation has led to a 42.1% rise in the cost of goods and services, resulting in a significant artificial increase in the reported Ecological Footprint of OPD households.

We recommend that reporting uses a single multiplier to account for inflation across all monetary EFA categories. In 2025, this multiplier is 0.70.

Using CPIH inflation data published by the Office for National Statistics² (ONS), cumulative inflation since 2012 is calculated as follows:

YEAR	INFLATION	INFLATION MULTIPLIER	GHA MULTIPLIER
2012	2.6 %	1.00	1.00
2013	2.3 %	1.03	0.97
2014	1.5 %	1.05	0.95
2015	0.4 %	1.07	0.94
2016	1.0 %	1.07	0.93
2017	2.6 %	1.08	0.93
2018	2.3%	1.11	0.90
2019	1.7 %	1.13	0.88
2020	1.0 %	1.15	0.87
2021	2.5%	1.16	0.86
2022	7.9 %	1.19	0.84
2023	6.8 %	1.29	0.78
2024	3.3 %	1.38	0.73
2025	?	1.42	0.70

Notes

- INFLATION is the year's figure for CPIH inflation as published by the ONS² (e.g. 2025's figure will be published in early 2026)
- INFLATION MULTIPLIER is cumulative inflation, starting from 1.00 in the 'baseline' year (2012, when the EFA calculator was authored)
- GHA MULTIPLIER is the inverse of the third column. In 2025, the multiplier is 0.70 (i.e. all monetary aspects of the EFA should be multiplied by 0.70)

We recommend that OPDs use the above approach to ensure that inflation does not artificially increase EFA calculations in future years, starting (with a multiplier of 1.00) at the year of publication of the Ecological Footprint Calculator and ending at the present day.

There are several 'rates' available to calculate inflation, including RPI, CPI and CPIH. We recommend using CPIH inflation. According to the ONS, "The Consumer Prices Index including owner occupiers' housing costs (CPIH) is the most comprehensive measure of inflation. It extends the Consumer Prices Index (CPI) to include a measure of the costs associated with owning, maintaining and living in one's own home, known as owner occupiers' housing costs (OOH), along with Council Tax." ³

LINKS:

¹ <https://www.gov.wales/one-planet-development-practice-guidance>

² <https://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/l55o/mm23>

³ <https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/consumerpriceinflation/april2021>



The One Planet Council is an independent voluntary body which enables and promotes One Planet Development. This forward-thinking planning policy provides a genuinely affordable and sustainable way for people to live and work on their own land, bringing social, economic and environmental benefits. It was adopted by the Welsh Government in 2011 as part of its One Wales: One Planet scheme.

The One Planet Council provides a bridge between applicants and local planning authorities, with guidance and tools to support practitioners and professionals. The aim of the One Planet Council is to enable a broad range of exemplar One Planet Development projects throughout Wales, comprised of people from all walks of life. And to see these sites serve as an inspiration to the people of Wales and beyond.