

## Swansea LPA

### PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2016-17

#### PREFACE

*I have the pleasure of introducing the second Annual Performance Report (APR) for the City and County of Swansea's Planning Service. APR's have been introduced as part of Welsh Government proposals, embodied with the Planning (Wales) Act 2015, to modernise the planning system and improve local delivery of planning services. The Council's Planning Service is responsible for protecting the amenity and environment of our city and countryside in the public interest and facilitating sustainable development and the economic regeneration of our urban and rural areas. This is achieved though having an up to date planning policy framework in place which sets out a clear vision for future growth and development of the City and County against which planning applications can be determined. The Council's planning policy framework is currently being reviewed and, at a time of transformational change in the Swansea Bay and City Region, the APR provides a mechanism for ensuring that the Planning Service is responding positively to the challenges of evolving national planning guidance and the goals of sustainable development. The Planning Service presents the most tangible means of translating the Council's corporate objectives and regeneration agenda into development on the ground with the overall aim of improving the quality of life for local residents and building more sustainable communities.*

#### CONTEXT

- 1.0 This section sets out the planning context within which the local planning authority operates.**
- 1.1 The City and County of Swansea covers an area of 378 square kilometres (about 2% of the area of Wales), approximately 66% of which is rural and 34% urban. The City is the second largest in Wales and the regional centre for South West Wales.
- 1.2 Latest population estimates stand at 242,400 (mid-2015, ONS estimates), which represents almost 8% of the total population of Wales with a population density of 638 people per sq. km. The population is growing by around 1300 per annum.
- 1.3 Swansea contains around 110,400 dwellings, with 67% of all stock owner-occupied. The 2014 Welsh Index of Multiple Deprivation identified 12% of Swansea's local areas as falling within the top 10% most deprived in Wales.
- 1.4 Swansea is a centre of learning - home to Swansea University, University of Wales Trinity St. David and Gower College Swansea, which in total support around 21,000 full-time students.
- 1.5 GVA (Gross Value Added) per head in Swansea stands at £18,326, (2014, ONS); 4.3% above the Wales level but 25.6% below the UK average. 74.8% of Swansea's working age residents are economically active and 104,800 in employment (December 2015, ONS), mostly in the service sectors 88.7%), with 29.7% employed in the public sector. 27,700 people commute into Swansea each day (2014, ONS/WG)..
- 1.6 Estimates suggest 4.47 million people visited Swansea Bay in 2014 spending £390 million (Scarborough Tourism Economic Activity Model).

## **2.0 Planning background, including previous adopted or abandoned development plans.**

- 2.1 City and County of Swansea Unitary Development Plan (UDP) adopted 2008, covers the period 2001 to 31<sup>st</sup> December 2016.
- 2.2 The replacement Local Development Plan (LDP), currently at Deposit Stage, will provide the future policy context for the period up to 2025

## **3.0 Place and fit within the community strategy and/or wider strategic and operational activity of the authority.**

- 3.1 A Single Integrated Plan (SIP) known as the One Swansea Plan has replaced the community strategy and the plans for community safety; health, social care and wellbeing; and children and young people. The SIP, which is reviewed and updated annually by the Swansea Local Service Board, has adopted the LDP vision as its vision for Swansea as a place to live, work and visit. The planning system is specifically identified as the mechanism for delivering this vision.
- 3.2 The SIP has six identified outcomes linked to services and projects, all of which are supported by the planning system, including ensuring people have good places to live and work, have a decent standard of living and can live healthy, safe and independent lives.
- 3.3 The current UDP and emerging LDP also seek to deliver the land use objectives expressed in other Council strategies, plans and programmes, whilst the evidence gathered for the LDP, such as household projections, retail impact assessment, strategic transport modelling, etc is being used to inform other strategies and wider corporate action, such as the Local Housing Strategy, City Centre Strategic Framework Review, and the Local Transport Plan.

## **4.0 Existing and previous major influences on land use (e.g. heavy industrial, agricultural, energy, transport).**

- 4.1 Swansea had a pioneering role in Britain's Industrial Revolution. It was a world leader in the smelting of copper, and a centre for the mining of coal and manufacture of tinplate, steel and other metals. Since the decline of these heavy industries, the area has suffered a loss of identity.
- 4.2 National policy supports employment growth within the Swansea Bay region, and there is a requirement to align jobs with housing and infrastructure to reduce the need to travel, especially by car. Current local policy focuses on generating wealth by diversifying the economy away from public sector employment and growing a higher value knowledge economy (life sciences, technology and engineering) that offers higher skilled and better paid employment opportunities. There are a number of projects to help deliver these objectives which are likely to be continued throughout the LDP period, with initiatives such as the ongoing transformation of Swansea's Fabian Way corridor by two universities, plans for the redevelopment of the City Centre and Waterfront area, together with the Tidal Lagoon and new super-hospital proposals.

4.3 Between 2001 and 2011 the average property price in Swansea rose by 124.8%. The West of the County now contains some of the more expensive dwellings in South Wales, whilst the North and East of the County contain generally much lower house prices. Since 2006, the average house price to average household income/earnings ratio in Swansea has reduced from over 7 times income to less than 6. However, despite this improvement, the lower availability of mortgage finance for first time buyers means that aspiring households still cannot afford to buy. In March 2016, the average house sale price in Swansea was £114,427 - average for Wales £122,221 (Land Registry). Almost half of the 35% of households in Swansea that are non-homeowners have annual incomes of under £10,000, and three-quarters have incomes of less than £20,000 per annum. These households can realistically only afford social rented accommodation and in most cases need Housing Benefit support to meet the cost of social rent.

4.4 As a result, many developers have put schemes on hold and/or scaled down their building activities. In recent years new house build completions are down by around a third of the average for the past decade. Combined with this, a shortfall in supply of market and affordable housing across Wales has resulted in an intensification of needs, the growth of the private rented sector in response to the fall in supply of other sectors and increasing numbers of conversions of existing housing stock to HMOs.

## **5.0 Historic/landscape setting of the area, including AONBs, conservation areas etc.**

5.1 Over 50% of the County's area is identified as being of significant ecological interest. Nearly 70% of the habitats and at least 20% of species identified as being of importance for biodiversity conservation in the UK can be found in the County, and approximately 17% of the County's area is protected by designations at a European (SAC, SPA, RAMSAR) or National (SSSI, NNR) level.

5.2 The landscape is of critical importance within the County, as it provides a striking setting for the City and at least 40% of the County (the Gower AONB) is recognised as being landscape of national importance. Most of the AONB coastline is also designated as Heritage Coast which extends for 59km. Gower attracts large numbers of visitors and tourism is very important for the local economy.

5.3 There are currently 31 Conservation Areas and 519 Listed Buildings within the County, many of which are characterised as having good authentic surviving historic features that still contribute to the distinctive, special character of the area. However, some Conservation Areas have been degraded in character due to inappropriate alterations to the external features of buildings, or new developments that are out of keeping with the character of the area. The character and size of Conservation Areas can vary greatly, from very small rural hamlets with a cluster of buildings around a church, to urban areas of buildings originally constructed for industrial and commercial purposes.

5.4 Most of Swansea's Conservation Areas were designated in the late 1960's and 1970's and therefore, the published documentation supporting these earlier Conservation Areas is often limited. This limits the amount of information available upon which development management decisions in Conservation Areas can be based. A programme of Conservation Areas Review is therefore underway

## **6.0 Urban rural mix and major settlements.**

- 6.1 The County can be broadly divided into four physical areas: the open moorlands of the Lliw Uplands in the north; the rural Gower Peninsula in the west, containing a number of rural villages, contrasting coasts and the Gower Area of Outstanding Natural Beauty (AONB); the suburban area stretching from the edge of Swansea towards settlements in the west and along the M4 corridor; and the coastal strip around Swansea Bay, which includes the City Centre and adjacent District Centres.
- 6.2 Some two-thirds of the County's boundary is with the sea - the Burry Inlet, Bristol Channel and Swansea Bay.
- 6.3 Most of the population live within the urban areas radiating from the City Centre and in the surrounding nearby urban settlements. There are also rural / semi-rural settlements in and around the edges of Gower and to the North.
- 6.4 The Northern, Eastern and Central parts of the County have historically supported significant levels of housebuilding. The regeneration of the retail heart of the City Centre through mixed use development, including the reintroduction of residential units into the central area, has been seen as a particularly important means of breathing life back into the City. There has been major investment in infrastructure and environmental improvements, and these areas are well located for access to a wide range of employment opportunities. Development has been encouraged within the Maritime Quarter, SA1 and Lower Swansea Valley riverfront areas to reinforce the image and role of Swansea as a 'Waterfront City'.
- 6.5 Within the North West part of the County development has been concentrated on the settlements of Gorseinon, Loughor, Penllergaer and Pontarddulais in support of regeneration initiatives and local employment centres. This has included significant levels of housebuilding over the past decade.
- 6.6 West Swansea was the focus for the greatest boom in post war building and is now largely built-out to its environmental limits. Beyond this area the Gower Fringe is characterised by rural and semi-rural areas, including the settlements of Penclawdd, Crofty, Dunvant, Three Crosses, Upper Killay and Bishopston, where development has historically been limited to infill and small scale rounding off. Within the Gower AONB restrictive housing policies have historically been applied, however small-scale affordable housing development required to satisfy the overriding economic or social needs of a local community may be permitted.

## **7.0 Population change and influence on LDP/forthcoming revisions.**

- 7.1 The County has a population of 242,400 (mid-2015, ONS estimates), - the second largest unitary authority in Wales. Official estimates suggest that between 2005 and 2015, Swansea's population increased by 13,000 - an average annual growth of around 1,300 people (0.6%). 105,600 households live in Swansea (2014, WG), with an average household size of approximately 2.24 people (Wales 2.29). A falling average household size can be attributed to the significant rise of single-person households who now account for a third of all households.

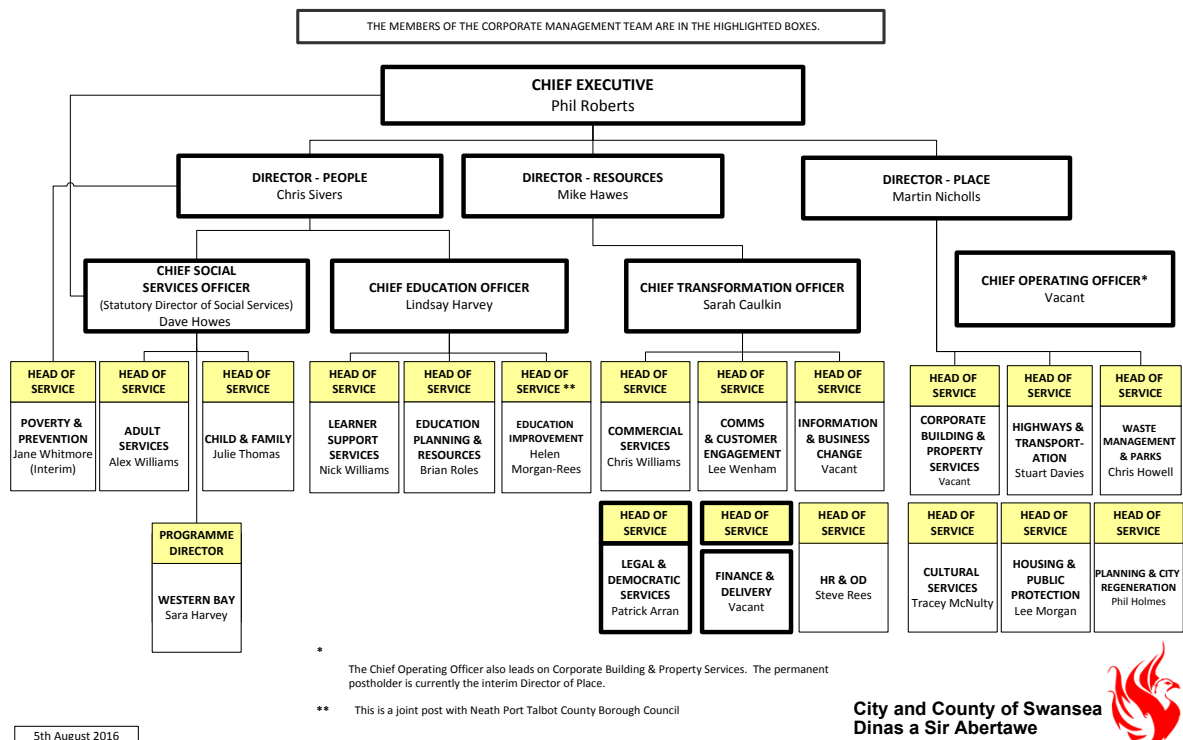
- 7.2 Comparison of the age structure for Swansea against the Wales average shows a higher proportion of young adults, which is largely associated with the significant local student population. Numbers of those of pensionable age are comparable with the Welsh average; however the older population is projected to grow as a result of better health and associated improvements in life expectancy. Life expectancy at birth in Swansea now stands at 78.0 years for males (Wales 78.5) and 82.4 for females (Wales 82.3) (2012-14, ONS).
- 7.3 78% of the population were born in Wales, with 11.4% of people aged three and over able to speak Welsh. The latest official estimates suggest a non-white ethnic population of around 14,300 - 6.0% of Swansea's total population. 33.8% of Swansea's residents (aged 16-64) are qualified to NVQ level 4 (Degree level) and above (December 2015, ONS), slightly above the Wales figure (33.6%).
- 7.4 The population of Swansea is projected to grow to over 250,000 by 2025 as a result of birth rates exceeding death rates and net in-migration. The County will need sufficient new homes, additional employment opportunities and improved infrastructure and community facilities to support this level of growth and raise standards of living.
- 7.5 Key influences on the LDP include:
- The link between housing land supply and support for local economic growth - the LDP seeks to provide for over 17000 new dwellings and support 14000 new jobs,
  - Supply of new house building not keeping pace with demand as the local population grows,
  - A shortfall of affordable housing across the County with the recession increasing the demand for such housing,
  - Need for greater variety of size and tenure mix within new housing developments to contribute towards sustainable balanced communities,
  - The age and condition of the current social, and to a lesser extent, private housing stock means that substantial improvement is required, particularly in relation to energy efficiency,
  - Designing houses to meet the needs of an increasingly elderly population to live independently for as long as possible,
  - The lack of suitable alternative accommodation for the elderly,
  - The number of conversions of housing stock to HMOs and the geographical spread.

## **PLANNING SERVICE**

- 8.0 Setting within wider organisation, including organisation chart. How is the department structured? What is the reporting line to the Chief Executive? Are the development management and forward planning team co-located? Are they headed by a single separate head of service? If not, do they report along the same lines?**

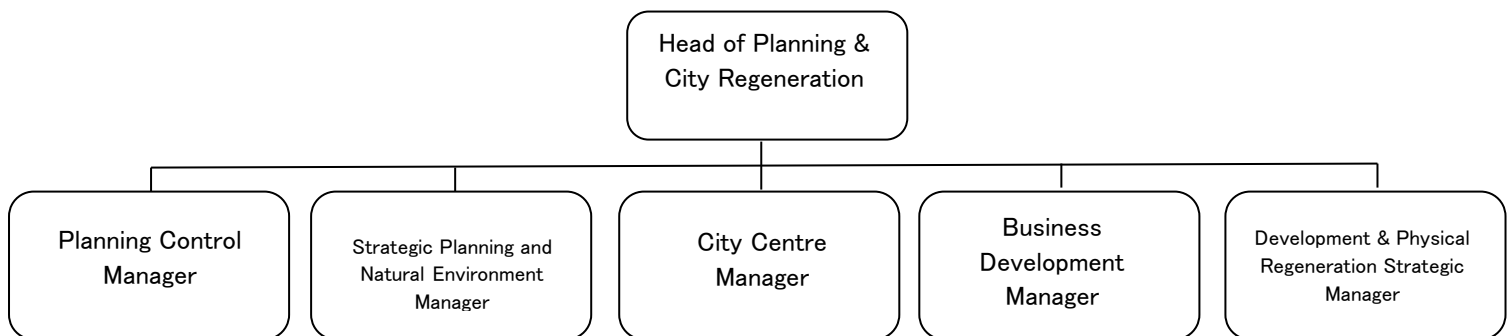
## Chart 1 - Organisational Structure

### SENIOR MANAGEMENT TEAM - CURRENT STRUCTURE : AUGUST 2016



- 8.1 The Council is organised into three Corporate Directorates reporting directly to the Chief Executive Officer, as detailed in Chart 1 above. Both the development management and forward planning functions sit within the Planning and City Regeneration Service under a single Head of Service who reports to the Director of Place.
- 8.2 As detailed in Chart 2 below the Planning and City Regeneration Service, itself, is organised into 5 separate service areas namely Planning Control Service, Strategic Planning and Natural Environment, City Centre Management, Business Development and Development and Physical Regeneration.

### Chart 2 – Organisational Structure



- 9.0 Wider organisational activities impacting on the service – how has the department responded to financial constraints imposed during budget setting? What cross departmental activities has the department been involved in or been affected by, e.g. closer joint working in advance of Williams implementation, IT changes, real estate rationalisation?

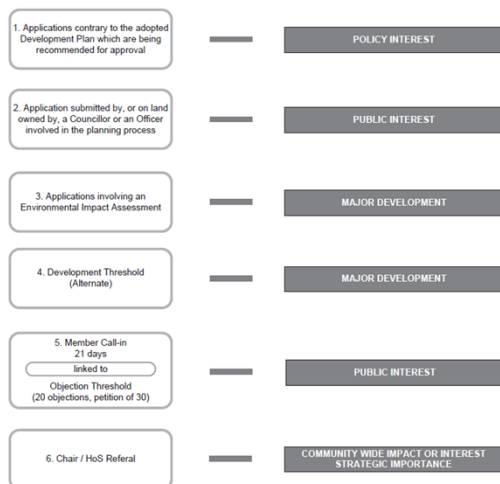
- 9.1 The planned budget savings target for Planning and City Regeneration Service for the period 2014/15-2017/18 is £1,190,000. The Service as a whole is also currently in the process of undergoing a Commissioning Review which will identify further Service improvements, cost savings, income generation and efficiency opportunities. The above savings targets, therefore, are currently under review with the aim of providing further savings of up to 50% over the next 3 financial years.
- 9.2 The Strategic Planning and Natural Environment Section is continuing to undergo a review of its structure in response to these budgetary pressures to meet identified budget savings of £80k. Over the past year this has involved the loss of two principal officer posts and 1 senior officer post. Two vacant posts have also not been filled. Commercialisation of services within the Section has brought in income of £20k and an anticipated overspend of £100k by the Gower Landscape Partnership has been recovered through restructure and redeployment of staff coupled with greater collaboration with the Council's European Unit.
- 9.3 With a view to meeting savings targets the Planning Control Service has also undergone a significant change process in an attempt to address current planned budgets savings of in excess of £460,000 over the same period.
- 9.4 This includes an ongoing year on year reduction of staff costs in the Planning Control service of £230k including, to-date, the loss of a Team Leader post, a senior enforcement officer, 4 Administration Officer posts and a Conservation Officer in the Urban Design and Conservation Team. Fee income targets in the budget have been increased for planning applications (+£50k) and fees were introduced for pre-application advice (+£50k target) and S106 monitoring (+£10k target) on 1<sup>st</sup> April 2015. Costs associated with the loss of the Planning Improvement Fund grant (£70k) have also been absorbed within the budget. In addition to efficiency savings detailed below, press advertising costs have also been reduced through contract re-negotiation (£25k saving). One part time Senior Planning Officer post is currently funded on a part time basis by Planning Performance Agreement.
- 9.5 Within the Planning Control Service an electronic document management system has been introduced to improve efficiency and processes and procedures have been reviewed using "Systems Thinking" methodology to remove blockages and double handling in the system.
- 9.6 The Planning Control Service was also restructured in August 2014 and job descriptions were rationalised to accommodate staff savings and ER/VR and to provide flexible working for example, planning and enforcement officers now have the same job descriptions, as do all technicians and all administrative staff on the same grade.
- 9.7 Historically the Service area was organised into two separate Area Development Control Teams, a Major Projects Team, a separate Enforcement and Appeals Team, a team of Technicians, DC Admin and General Admin Teams, together with an Urban Design and Conservation Team.
- 9.8 The new structure detailed in Chart 4 at paragraph 11.1 below comprises of three self-contained Area Teams incorporating development control, enforcement and technical staff, a single Business Support Team providing administrative support and a rationalised Urban Design and Conservation Team.

- 9.9 The Council’s Committee structure was also amended in January 2015 to align with the recommendations of Welsh Government contained within its consultation document entitled “Planning Committees, Delegation and Joint Planning Boards (October 2014)”. In this respect the two former Area Planning Control Committees, the Rights of Way Sub-Committee and the Development, and Management and Control Committee comprising of all 72 Councillors have been amalgamated to form one single Planning Committee of 12 members dealing with all planning, common land, TPO and rights of way issues.
- 9.10 In addition the Authority’s scheme of delegation has also been amended broadly in line with the National Scheme of Delegation recommended in the above referenced Welsh Government consultation document and as detailed in Chart 3 below. The Chair of Planning Committee, however, has referral and veto powers in certain circumstances and the Head of Service can also refer applications of strategic significant to Committee for decision.

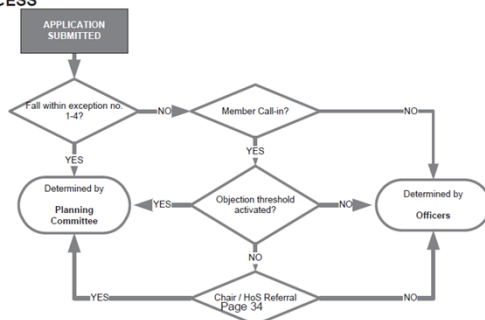
### Chart 3 – Scheme of Delegation

Member Call-In linked to objection threshold:

#### STRUCTURE



#### PROCESS



- 9.11 The Authority has been working with Neath Port Talbot BC (NPT) following the procurement of the same replacement back office system (Idox Uniform) by both Authorities with shared hosting facilities. Swansea went live with this system in October 2016 and it is anticipated that this will provide further opportunities for efficiency savings and shared working. Neath Port Talbot are working towards go live within a different timeframe.
- 10.0 **Operating budget – including budget trend over 3 years, and fee income. Does the planning department retain fee income? Is this used to calculate its operating budget? Has a discrepancy between expected fee income and actuals affected the forward planning or operational activity of the department?**



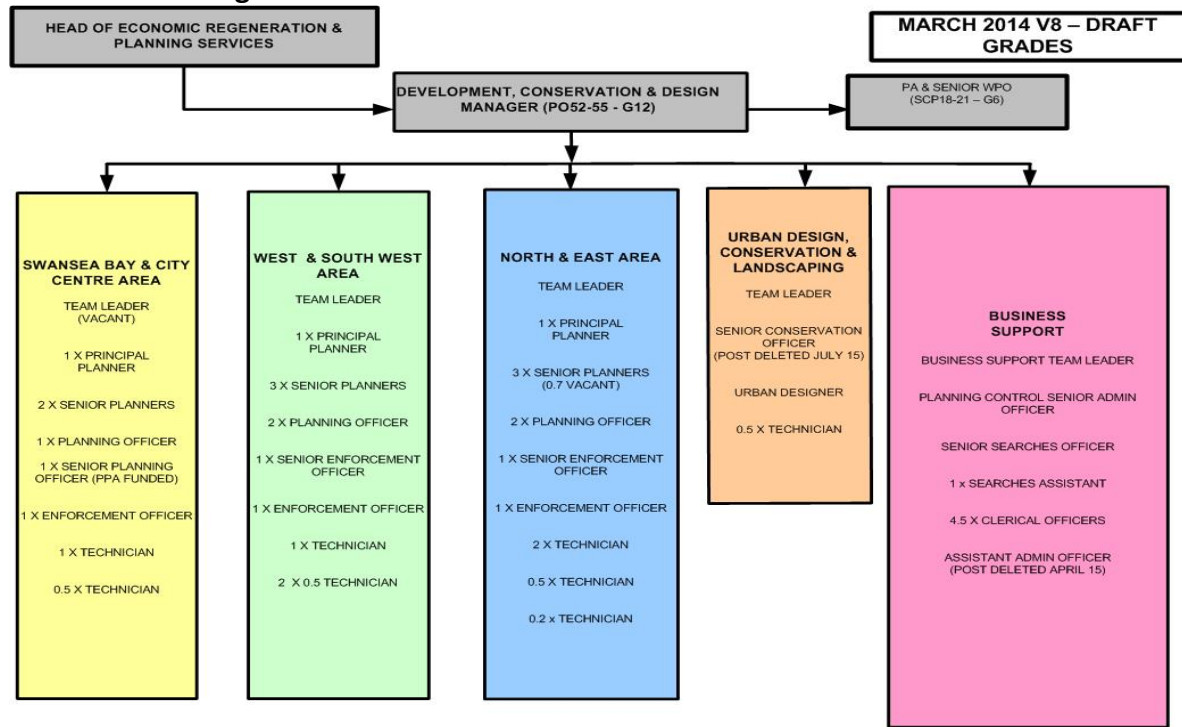
- 10.1 The operating budget dedicated specifically to the development management and forward planning functions is difficult to establish as staff within the Planning Control Service and Planning Policy and Environment Service areas input into a range of functions including central administration for the Section as a whole, Rights of Way, Sustainability, Ecology and AONB functions and land charges for which fee income is not retained within the service area.
- 10.2 Whilst the overall budget for Planning Control Service and Planning Policy and Environment has reduced over the past three years fee income has risen since 2010/11 as illustrated in Table 1 below:

**Table 1 – Planning Application Fee Income**

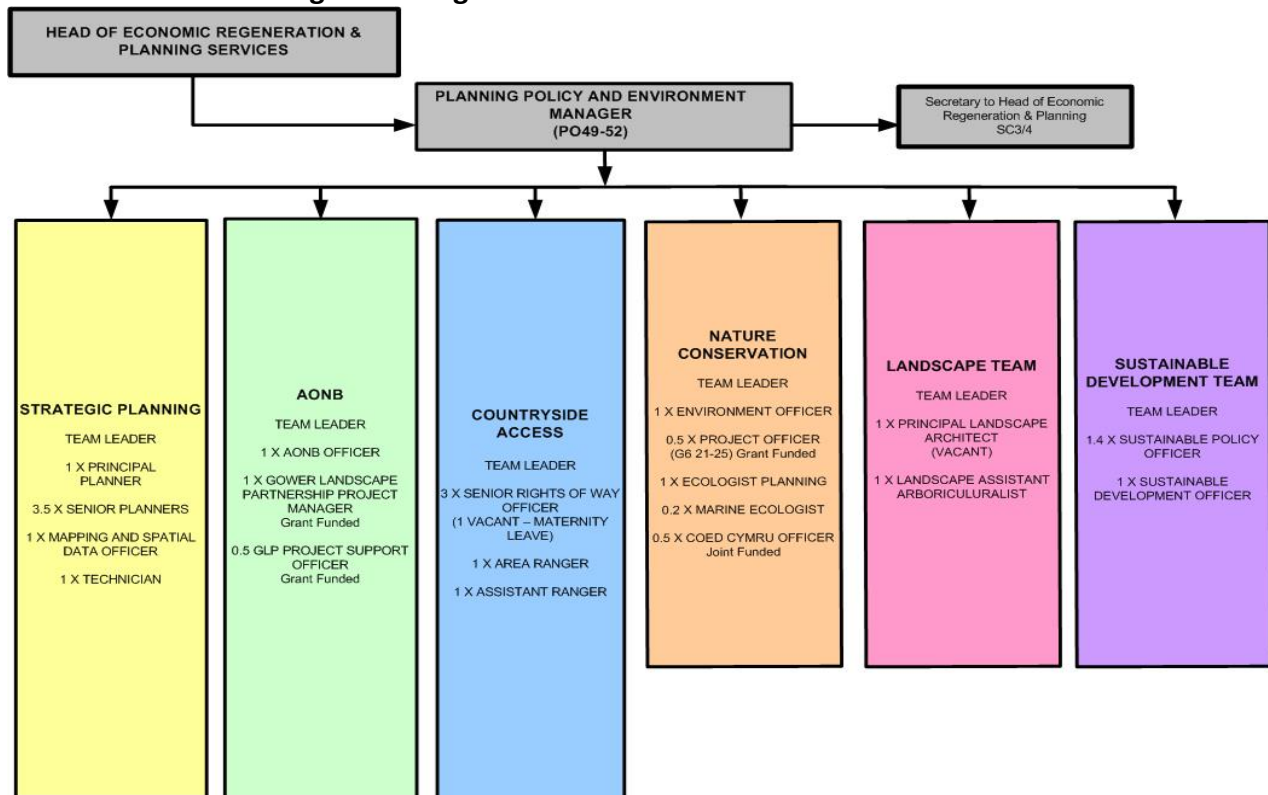
Income (£)	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Target	1,010,000	780,000	639,000	639,000	689,000	787,600	847,600
Actual	870,572	589,069	670,199	908,679	841,171	957,352	906,526

- 10.3 Fee income is retained within the Planning Control Service budget which is, however, set demanding fee income targets for each financial year to cover a growing proportion of the costs of the Service. This places a heavy emphasis on fee income as a means of sustaining the core business of the Service and represents a significant risk to service delivery should fee income fall or fee income targets be increased further to accommodate budget savings.
- 11.0 Staff issues – what is the current staffing level of the department? What are the current plans for staff skills development and succession planning? Are any vacancies being carried? Has the service had to manage with redundancies (with reference to budget section above)? Has a loss of skills through sickness absence or other reasons, adversely affected the department? What are the coping mechanisms for this?**
- 11.1 The current staffing structure for Planning Control Service and Planning Policy and Environment is summarised in Chart 4 and 5 below respectively:

**Chart 4 – Planning Control Service Structure**



**Chart 5 – Strategic Planning & Natural Environment Structure**



11.2 As part of previous rounds of budget savings the Planning Control Service carries a vacancy provision in its budget equivalent to 12.5% of its total staff costs to be met through holding posts vacant on an ongoing basis. It currently has no vacant posts due to the limited turnover of staff and the contraction of the establishment as a result of previous budget savings. A number of staff members are, however, working reduced or family friendly hours. This is reflected in Chart 4 above. The bulk of this vacancy provision, therefore, has to be absorbed within the Section’s budget.

- 11.3 As detailed above the Section has been restructured and job descriptions rationalised to provide more flexible working. Through on the job training, staff from previously discrete teams e.g. DC Admin. and General Admin. carry out a much wider range of functions. An Urban Design post and a Buildings Conservation Officer post was merged in 2015 to form a single post with the loss of heritage skills now being carried by the Team Leader.
- 11.4 Responsibility and authority has also been delegated further down the staff structure to accommodate a reduction in Team Leaders as a result of restructuring and to help facilitate change.
- 11.5 Upskilling and reskilling of staff in this way is an ongoing process but remains a robust mechanism to manage the risk to the Service as ongoing budget cuts bite deeper and harder.

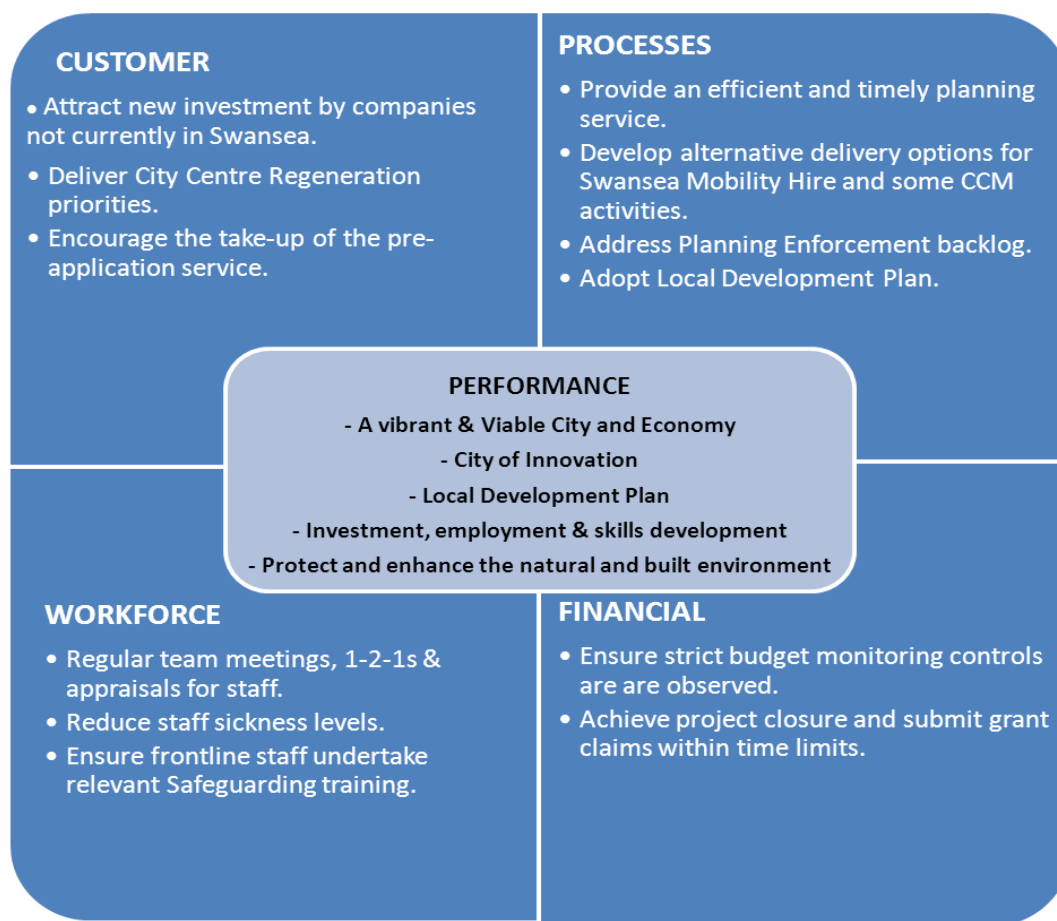
### **YOUR LOCAL STORY**

- 12.0 Workload. What are the current planning pressures the service is facing? What is the status of the LDP? Is development/monitoring/revision proceeding as planned? What is the impact on support of development management services, e.g. for master planning? What is the DM workload per officer?**
- 12.1 Development management pressures stem from a year on year increase in the number of planning applications received from 1482 in 2012/13 to 1846 in 2015/16 reflecting both an upturn in the development industry but also the additional number of applications submitted under the new non material amendment procedure introduced by Welsh Government. This has had the effect of increasing applications but reducing fee income for some developments which would previously have required the submission of a revised planning application. The number of planning applications received per case officer (FTE) was 148 per annum in 2015/16. This excludes the provision of pre-application advice, and appeals and input into the change process described above, appeals, enforcement cases, corporate projects and initiative and policy/SPG formulation.
- 12.3 There has also been a review of the enforcement service by Scrutiny Working Group and significant political pressure to resolve an historic underinvestment in the enforcement service which had resulted in a build up of a significant enforcement backlog, with 674 outstanding cases being investigated by the Authority in July 2014.
- 12.4 Unpredictable workload associated with the submission of NSIP applications such as the Swansea Bay Tidal Lagoon and Abergelli Power and significant appeals has also had a significant impact upon available staff resources and the Planning Control budget.
- 12.5 Significant planning policy pressures include the current UDP approaching the end of the plan period; the lack of a five year housing land supply; advancing strategic LDP sites ahead of adoption of the plan; and the viability of introducing a Community Infrastructure Levy (CIL).

- 12.6 The UDP covers the period until the end of 2016, after which time, and until the adoption of the LDP (anticipated late 2017), there will be a local planning policy vacuum. Coupled with a housing land supply shortage, this could potentially result in speculative planning applications being submitted for housing development on currently unallocated greenfield land outside settlement boundaries. To attempt to address this, a guidance note for developers on 'departure' applications was approved by the Authority at Planning Committee in November 2015. It puts in place a clear strategy for dealing with the housing land shortfall and prioritises early applications on appropriate LDP Sites, and in particular on Strategic Sites and sites for affordable housing.
- 12.7 Most of the Strategic Sites will deliver wider physical infrastructure improvements and are in the process of being master-planned. However there may be some gaps in infrastructure provision, particularly in relation to highways improvements that may need to be funded by CIL. Further research needs to be undertaken to establish whether CIL would be viable.
- 13.0 Reference to the Annual Monitoring Report (as an attachment). In the absence of an AMR, the authority should report on its progress towards adoption of the LDP, and any key issues arising in the year.**
- 13.1 Over the past year the Deposit LDP has been written, agreed by Council and consulted upon. The responses are currently being assessed and a consultation report is being prepared which is due to be reported back to Council in January 2017 prior to consultation on Focussed Changes. The intention is to submit the Plan for examination in early Spring 2017.
- 13.2 A revised LDP Delivery Agreement has been agreed with Welsh Government and an independent LDP Programme Officer appointed. A Strategic Environment Assessment and a Habitats Regulations Assessment of the Deposit Plan have been undertaken. The Affordable Housing Viability Study in support of the Plan has been updated. An independent study of the viability and deliverability of Strategic Development Areas has also been carried out and this work is ongoing. Officers from Strategic Planning and Development Management Control have been provided with viability assessment training. Strategic Site Masterplanning work remains an ongoing series of projects along with mediation with site promoters.
- 14.0 Current projects. Any specific items of research, best practice development or other initiatives being undertaken within the planning service. Examples could include a "development team" approach to major applications, work on a Local Development Order or process reviews.**
- 14.1 There are around 1,600 licensed HMOs in the County. However, many HMOs do not require licensing since only Mandatory Licensing applies in most Wards. Welsh Government research has estimated there could be as many as 2,700 HMOs in the County. Most are located in Uplands and Castle Wards, close to the Universities and leisure, retail and employment opportunities in the City Centre, Uplands and Brynmill. Very high HMO concentrations have been recorded in many parts of these Wards. Research has suggested that around two-in-three licensed HMOs are occupied by full-time students, but HMOs also provide an important source of flexible and affordable tenancies for other people.
- 14.2 Research has highlighted that Uplands and Castle experience significant community cohesion issues due to harmful HMO concentrations similar to problems identified in some other towns and cities. St Thomas Ward has also been highlighted as a concern due to the new Higher Education developments in the Fabian Way Corridor running through it.

However, there is a lack of comprehensive up to date information available on the number and distribution of HMOs in this Ward as only Mandatory Licensing can currently be enforced.

- 14.3 In Wales, amendments have recently been made to the Use Classes Order to create a new Use Class C4 (broadly defined as HMOs of between 3 and 6 occupants) and a new requirement for any proposed change of use to Use Class C4 to require planning permission. It is significant that additional controls on what is considered an acceptable HMO density or otherwise have not formed part of the above national legislation changes. This is a matter for Local Planning Authorities (LPAs) to consider the relative acceptability of proposals and where appropriate set through local policy.
- 14.4 Consequently SPG is being prepared to assist with the determination of planning applications regarding purpose built student residential accommodation and Houses in Multiple Occupation (HMOs) (whether occupied by students or other occupiers). The work will provide an evidence based definition of harmful concentration or intensification, how it will be calculated and the geographical areas within which policy will be applied.
- 14.5 The SPG will also help ensure that student needs are met as far as possible by modern purpose built and managed schemes with the space and facilities more suited to students' needs in appropriate Central Area locations with good access to services, facilities and public transport to University buildings.
- 14.6 SPG will augment the policy firstly for the UDP and subsequently the future LDP and it is anticipated this work will be completed by March 2017.
- 15.0 Local pressures. Major applications or other planning issues having a disproportionate impact on the efficiency of the service. Could include specific development pressures, enforcement issues such as major site restoration issues, monitoring compliance of conditions with non-devolved consents (e.g. wind energy applications) or applications of national significance (e.g. LNG storage site).**
- 15.1 Responding to the Swansea Bay Tidal Lagoon NSIP application continued to have a significant impact on the Service and the Authority as whole in 2015-16.
- 15.2 The costs of furnishing a single appeal which was considered at inquiry was in excess of £100,000 and had a significant impact upon the existing Section budget.
- 16.0 Service improvement. What were the recommendations of the previous service improvement plan? In future years, this will also refer to actions identified in the previous Annual Performance Report (ideally they will share actions). For each of these:**
- 1. Have they been implemented?**
  - 2. If no, what are the obstacles and what is being done to overcome them?**
  - 3. If yes, have positive changes been observed as a result?**
  - 4. Have any secondary or new issues emerged to be addressed?**
  - 5. What are the next steps, if any?**
- 16.1 The Services Business Plan identified a number of key priorities and objectives for the Planning and Economic Development Section in the diagram below:



16.2 Objectives, outcomes, performance measures, targets and actual outcomes for Planning Control Service and Strategic Planning & Environment are detailed below:

Objectives	Outcomes	Performance Measures	Targets	Actual Outcome
Improve Customer Satisfaction (including pre-application service)	There is measurably improved customer experience / satisfaction when dealing with the Council	% of all applicants satisfied or very satisfied with the planning applications service	90% satisfaction response	Not achieved: 85% of respondents were either satisfied or very satisfied with the planning application service.
Reduce demand	Customers will be enabled to serve themselves wherever possible. A fundamental shift in customer	A reduction in non-digital face-to-face contacts.	Increase in take up of online planning applications. Establish baseline to inform future targets 2106	Achieved: The percentage of online applications has increased to 50%.

	contact to 'digital by default' will have occurred.			
Increase income and commercialisation	New income streams and opportunities are identified leading to increased income  Maximised existing income streams by achieving full cost recovery	Increase income or identify new income streams  Operations at full-cost recovery	As identified in budget saving targets	Achieved: Fee charging for pre-application enquiries were introduced in April 2015 with a fee income of £45.5K for 2015/16.
Provide an efficient and timely planning service in accordance with national & local PIs	Efficient planning applications service	% of all planning applications determined within 8 weeks  % of planning enforcement cases resolved during year within 12 weeks	80%  55%	Achieved: Performance increased from 71% in 2014/15 to 84% in 2015/16
Monitor & take action to address the Planning Enforcement backlog	Reduced backlog and improved performance.	Number of backlog cases	Reduced to 350 backlog March 16	Achieved: historic backlog reduced below 350. Total outstanding cases reduced to 460.
Adopt Local Development Plan	Planning policy supports sustainable communities	Progress adoption of the Swansea Local Development Plan (LDP)	Submit plan for Examination-2016  Adopt Plan - 2017	Not achieved: Progression of LDP to submission for independent Examination by December 2016 is not likely to be achieved. A revised LDP Delivery Agreement

				has been agreed with the Welsh Government.
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- 16.3 Whilst customer satisfaction was below target, 85% of applicants were either satisfied or very satisfied with the planning service. Out of 100 respondents to the Authority's customer satisfaction survey distributed with all decision notices, only 15 respondents were dissatisfied or very dissatisfied. Of these 15 only 12 provided a written explanation of their concerns with the majority relating to officer contact, the planning process itself and its requirements and speed of determination. 13 of the 15 applications were, however, determined within statutory timescales. The Authority is in the process of developing an improved web based interface through the introduction of the Idox Uniform back office system together with improved online information and sign posting to improve public understanding and manage expectations.
- 16.4 The percentage of application submitted via the planning portal has increased to 50%. The Authority is in the process of introducing an Accreditation Scheme for agents to encourage on-line submission in an agreed format to facilitate the speed of the validation process.
- 16.5 A charge for the provision of pre-application advice was introduced by the Authority in April 2015. This generated a fee income of £45.5K for 2015/16. Whilst a statutory pre-application advice system was subsequently introduced by Welsh Government the Authority also provides a non-statutory system providing a more bespoke service and encourages the use of Planning Performance Agreements which it is anticipated will increase fee income, manage expectations and improve the quality of service.
- 16.6 The Planning Improvement Services Project included the restructuring of the Service which was complete in August 2014 and the introduction of revised business processes which were completed by January 2015. This has facilitated continued improvement to key elements of performance of the development management and enforcement functions in 2015/16.
- 16.7 The Authority's democratic processes were also reviewed, structures amended and scheme of delegation changed in January 2015 broadly in line with Welsh Government recommendations contained within its consultation document entitled "Planning Committees, Delegation and Joint Planning Boards (October 2014)". External training was also provided for Members of the new Planning Committee. This has facilitated an increase in delegation, improved performance in terms of speed of determination and improved decision making, in terms of the number of decisions made contrary to officer advice and subsequent successes at appeal.
- 16.8 LDP preparation is progressing behind the dates specified in the original Delivery Agreement, however, an amended Delivery Agreement was agreed with Welsh Government and a target of March 2017 has been set to ensure that there is consultation on Focussed Changes before submission of the Deposit Pan.
- 17.0 Performance Framework. What are the identified areas for improvement set out in Annex A? What steps will the authority take to address these? How will they be resourced? How will success be measured?**



- 17.1 Progression of LDP to submission for independent Examination by December 2016 is not likely to be achieved. A revised LDP Delivery Agreement has been agreed with the Welsh Government and a target of March 2017 has been set to ensure that Focussed Changes are consulted on before submission of the Deposit Plan. A Programme Officer has been appointed to assist with the administration of this process.
- 17.2 As stated last year it is not possible to recover a position where the LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement (DA). It is however being progressed in accordance with the most recent Delivery Agreement which is considered a more relevant measure as it is the latest DA that will be considered by the Inspectorate at Examination. The original DAs were bound by a four year timescale for plan preparation which was never realistic.
- 17.3 SPG was due to be prepared in relation to holiday accommodation opportunities. However this has been superseded by the preparation of SPG in relation to HMOs and student accommodation, the need for which is more pressing.
- 17.4 The housing land supply remains at less than 4 years, however negotiations with developers in accordance with the Council's agreed strategy for advancing planning applications on LDP Strategic Development Areas has resulted in the submission of one scheme, whilst applications are imminent on two other SDAs
- 17.5 In efficiency terms the Authority has seen a significant improvement in performance with the percentage of all applications determined within required timescales increasing from 71% to 84% and the average time taken to determine all applications reducing from 64% to 61%.
- 17.6 The Authority sets a local target of 13 weeks for the determination of major applications which is considered to be a more realistic target given the average time to determine major applications in Wales in 2015/16 was 247 days. Significantly, for the delivery of the Council's regeneration agenda, the percentage of all major planning applications determined within required timescales has increased from 6% in 2014-15, which was the lowest performance in Wales, to 36% in 2015-16, which is above the Welsh average.
- 17.7 Restructuring and a move away from a small Major Projects team, more accurate recording of timescales in relation to applications subject to S106 Planning Obligations and taking fuller advantage of provisions for agreeing extensions of time has helped improve performance against this measure.
- 17.8 The Authority is currently carrying out a further review of its processes and procedures as part of the introduction of a replacement back office system in October 2016. Whilst this may have a short term impact upon performance it is anticipated that this will reduce the administrative burden associated with current incompatible systems and bring about opportunities further efficiency savings.
- 17.9 As detailed above the Authority amended its Committee structures and scheme of delegation in January 2015 to broadly align with Welsh Government proposals. This has resulted in an increase in delegation and a reduction in the total number of decisions made contrary to officer advice.

- 17.10 In this respect the percentage of Member made decisions contrary to officer advice has reduced from 23% in 2014-15 to 10% in 2015-16 equating to 0.3% of all planning application decisions being made against officer advice compared to 0.6% across Wales. The quality of such Committee decisions has also improved significantly with 5 of the 7 subsequent appeals made in respect of applications refused contrary to officer advice being dismissed at appeal.
- 17.11 Enforcement performance has been under significant scrutiny by the Authority and through the Authorities Scrutiny Working Group following the build-up of a significant backlog of enforcement cases as a result of historic under resourcing of the function.
- 17.12 Following restructuring in August 2014 additional staff resources have been allocated to the enforcement of planning control resulting in a significant reduction in the backlog of outstanding enforcement cases from in excess of 650 cases in August 2014 to some 500 in April 2015. This has had an impact upon the percentage of cases resolved within the required timescales. The loss of a Senior Enforcement Officer post in February 2016, however, has had some impact upon the enforcement function although it is anticipated that moving forward additional temporary resources will be allocated from fee income.
- 17.13 The enforcement process and procedures are, however, also currently subject to further review as a result of changes to the Authority's back office system in October 2016.
- 17.15 Moving forward, as part of the current Commissioning Review, difficult decisions will have to be made regarding Service priorities to accommodate budget savings, with improvement measured against the existing suite of measures and PI's.

## **WHAT SERVICE USERS THINK**

In 2015-16 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 393 people, 9% of whom submitted a whole or partial response. The majority of responses (51%) were from local agents. 19% were from members of the public. 24% of respondents had their most recent planning application refused.

We asked respondents whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:

- Strongly agree;
- Tend to agree;
- Neither agree nor disagree;
- Tend to disagree; and
- Strongly disagree.

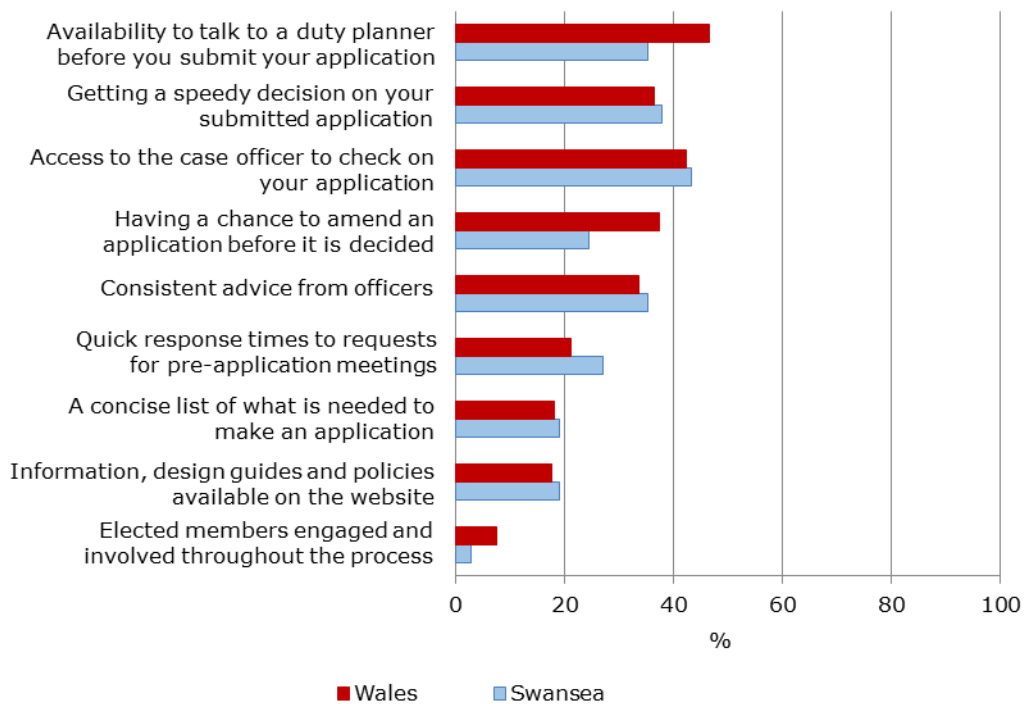
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

**Table 1: Percentage of respondents who agreed with each statement, 2015-16**

Percentage of respondents who agreed that:	%	
	Swansea LPA	Wales
The LPA enforces its planning rules fairly and consistently	45	47
The LPA gave good advice to help them make a successful application	69	58
The LPA gives help throughout, including with conditions	43	49
The LPA responded promptly when they had questions	60	58
They were listened to about their application	55	57
They were kept informed about their application	31	49
They were satisfied overall with how the LPA handled their application	55	61

We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows how often each characteristic was selected as a percentage of the total number of selections. For us, 'having access to the case officer to check on applications' was the most popular choice.

**Figure 1: Characteristics of a good planning service, Swansea LPA, 2015-16**



Comments received include:

Swansea were very helpful throughout the process from pre application, to validation, to determination of the planning application

I find Swansea to be a good LPA to deal with. Officers seem competent, professional and their advice fairly consistent.

Sending out request for additional information by email doesn't work if the email is not received. [sic]

## OUR PERFORMANCE 2015-16

This section details our performance in 2015-16. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

### Plan making

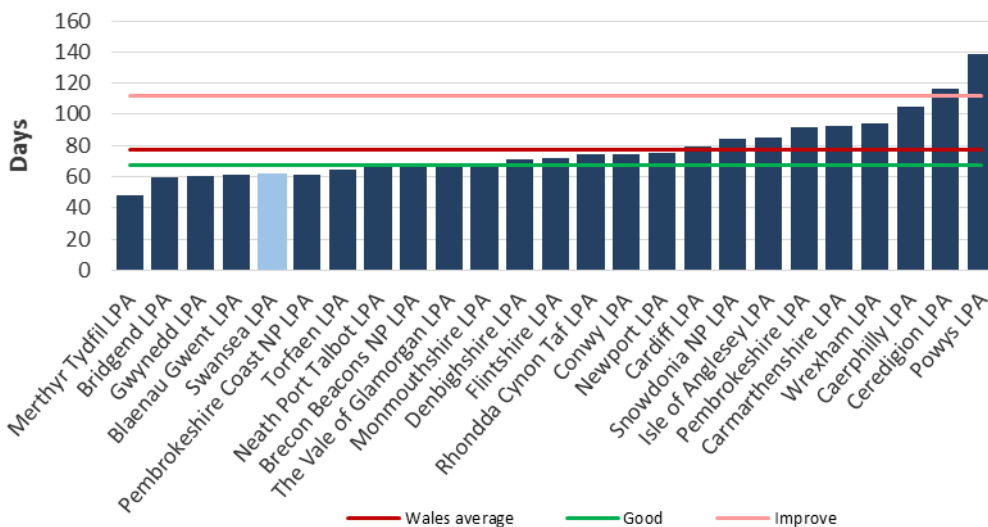
As at 31 March 2016, we were one of 22 LPAs that had a current development plan in place. We are currently working towards adopting our LDP/updating our LDP. So far, we are 36 months behind the dates specified in the original Delivery Agreement.

During the APR period we had 3 years of housing land supply identified, making us one of 17 Welsh LPAs without the required 5 years supply.

### Efficiency

In 2015-16 we determined 1846 planning applications, each taking, on average, 61 days (9 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

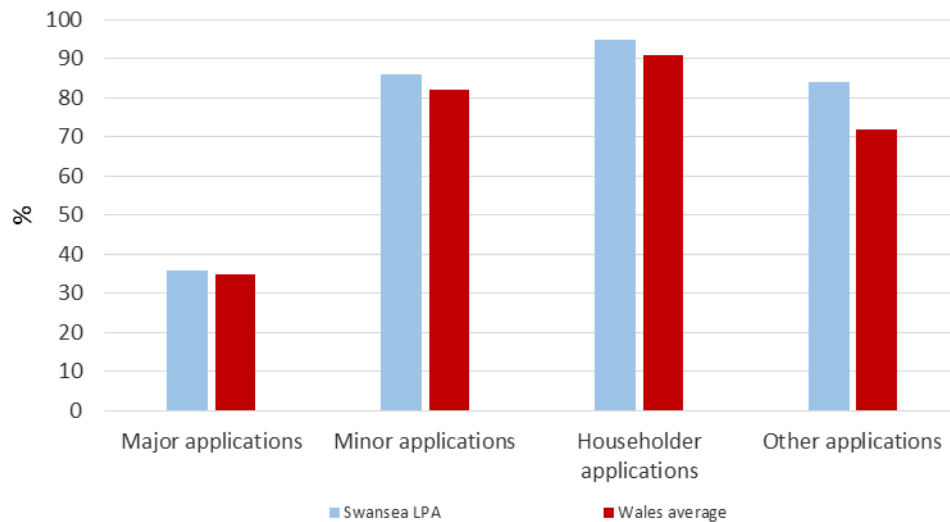
**Figure 2: Average time taken (days) to determine applications, 2015-16**



84% of all planning applications were determined within the required timescales. This compared to 77% across Wales and we were one of 8 LPAs that had reached the 80% target.

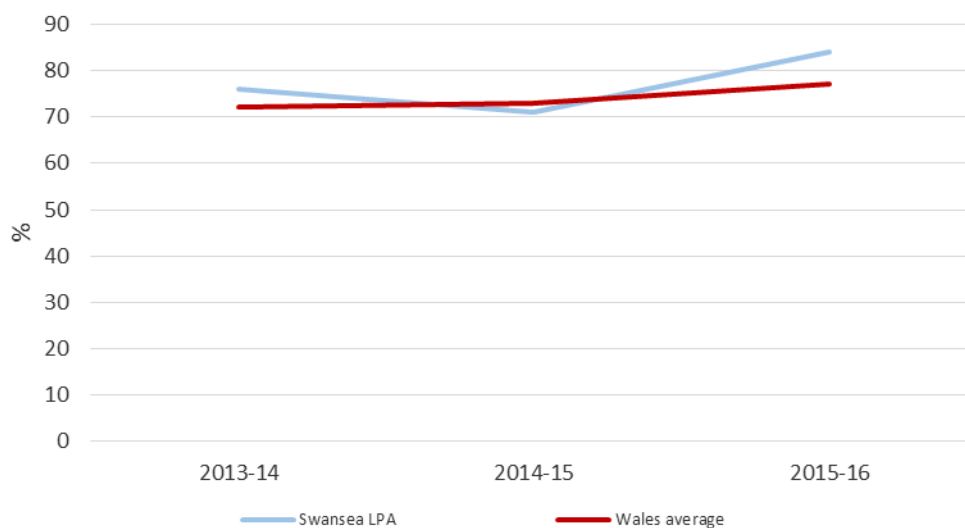
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 95% of householder applications within the required timescales.

**Figure 3: Percentage of planning applications determined within the required timescales, by type, 2015-16**



Between 2014-15 and 2015-16, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 71%. Wales also saw an increase this year.

**Figure 4: Percentage of planning applications determined within the required timescales**



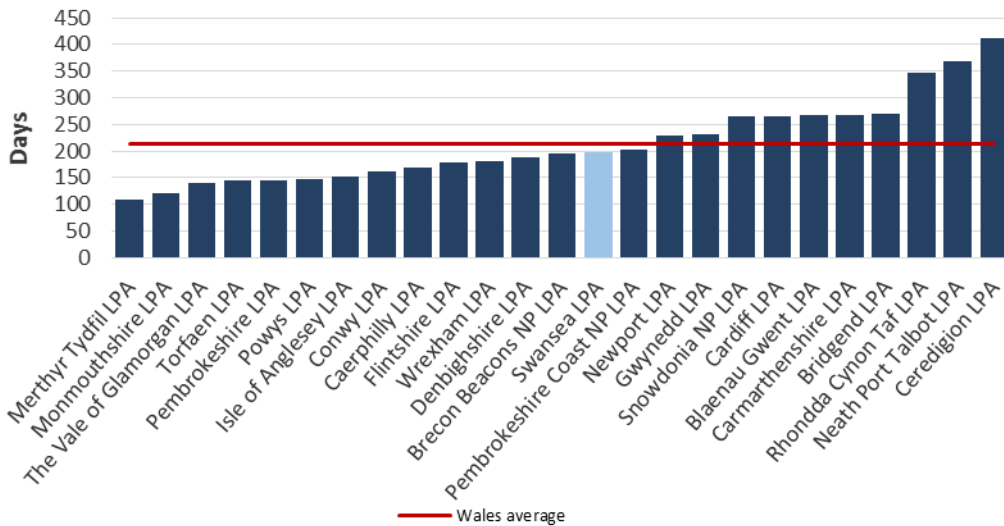
Over the same period:

- The number of applications we received increased;
- The number of applications we determined increased.

### Major applications

We determined 42 major planning applications in 2015-16, none of which were subject to an EIA. Each application took, on average, 197 days (28 weeks) to determine. As Figure 5 shows, this was shorter than the Wales average of 213 days (30 weeks).

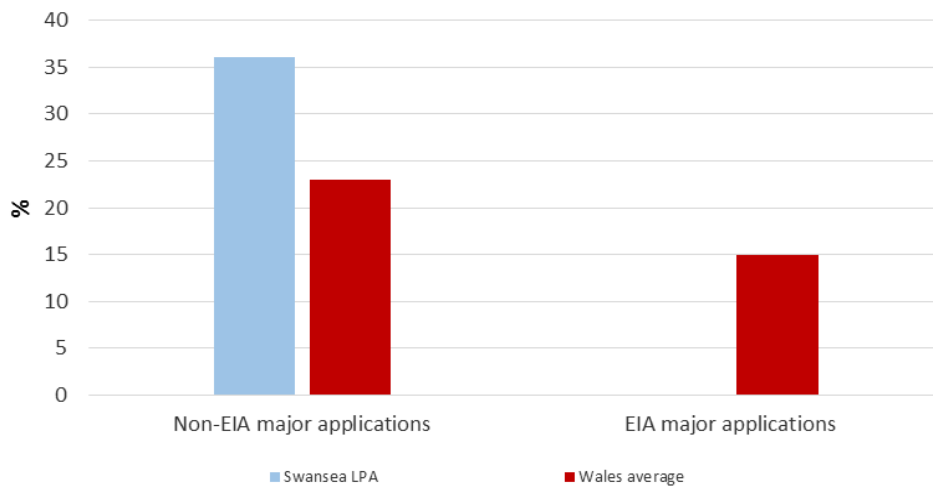
**Figure 5: Average time (days) taken to determine a major application, 2015-16**



36% of these major applications were determined within the required timescales, compared to 35% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 36% of our ‘standard’ major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

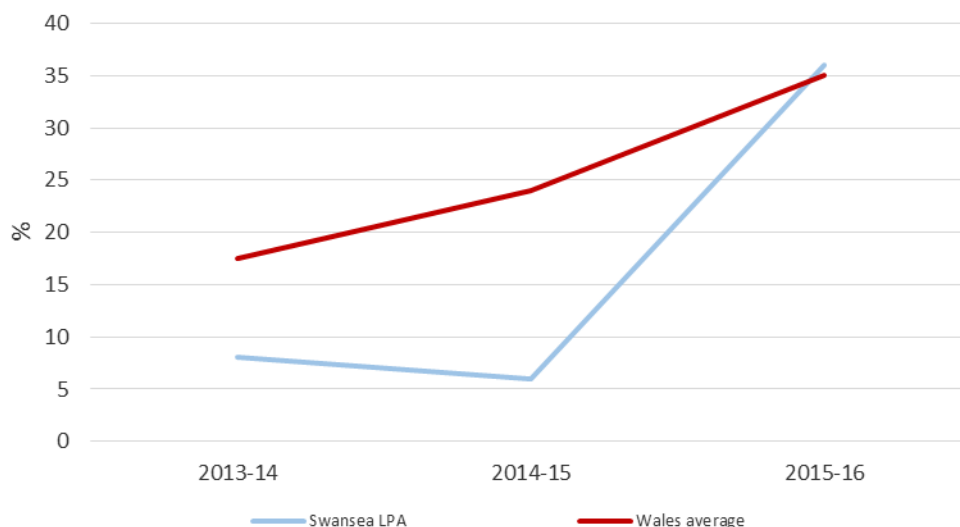
**Figure 6: Percentage of Major applications determined within the required timescales during the year, by type, 2015-16**



Since 2014-15 the percentage of major applications determined within the required timescales had increased from 6%. Similarly, the number of major applications determined increased while the number of applications subject to an EIA determined during the year decreased.

Figure 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

**Figure 7: Percentage of major planning applications determined within the required timescales**



Over the same period:

- The percentage of minor applications determined within the required timescales increased from 70% to 86%;
- The percentage of householder applications determined within the required timescales increased from 81% to 95%; and
- The percentage of other applications determined within required timescales increased from 77% to 84%.

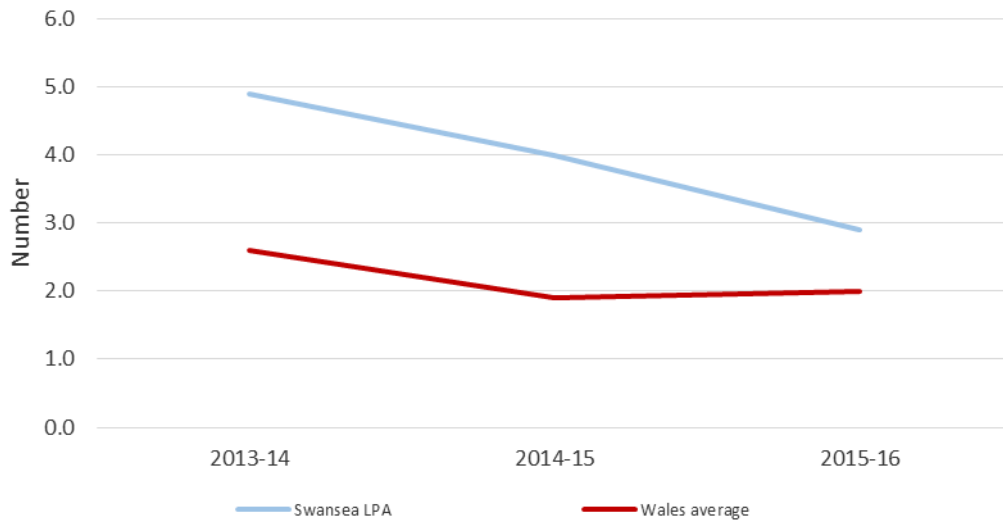
## Quality

In 2015-16, our Planning Committee made 61 planning application decisions during the year, which equated to 3% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee.

10% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0.3% of all planning application decisions going against officer advice; 0.6% across Wales.

In 2015-16 we received 57 appeals against our planning decisions, which equated to 2.9 appeals for every 100 applications received. This was the second highest ratio of appeals to applications in Wales. Figure 8 shows how the volume of appeals received has changed since 2014-15 and how this compares to Wales.

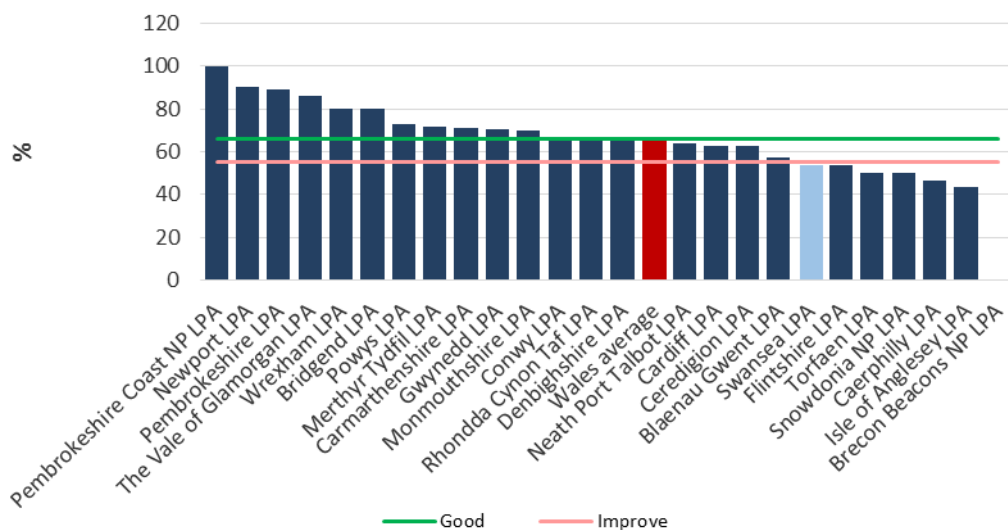
**Figure 8: Number of appeals received per 100 planning applications**



Over the same period the percentage of planning applications approved remained at 85%.

Of the 66 appeals that were decided during the year, 55% were dismissed. As Figure 9 shows, this was comparable with the percentage of appeals dismissed across Wales as a whole.

**Figure 9: Percentage of appeals dismissed, 2015-16**



During 2015-16 we had no applications for costs at a section 78 appeal upheld.

This appeal performance, however, is heavily influenced by one individual inspector who determined 27% of all appeals within the Authority during 2015-16 of which 65% were allowed. This compares to 29% of cases allowed by all other inspectors having an overall performance for the dismissal of appeals of some 71%.

## Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
- one of 20 LPAs that had an online register of planning applications.



As Table 2 shows, 69% of respondents to our 2015-16 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

**Table 2: Feedback from our 2015-16 customer satisfaction survey**

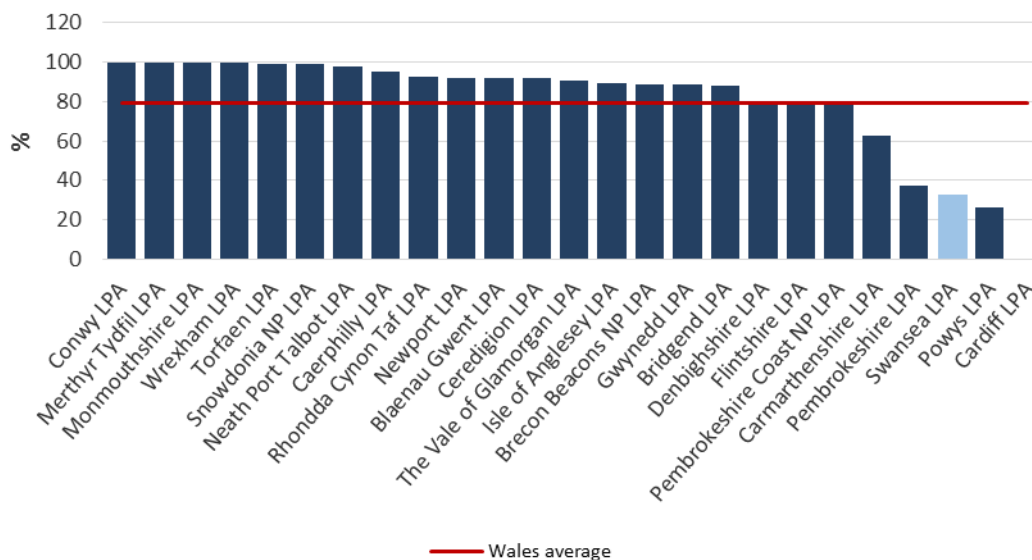
Percentage of respondents who agreed that:	%	
	Swansea LPA	Wales
The LPA gave good advice to help them make a successful application	69	58
They were listened to about their application	55	57

## Enforcement

In 2015-16 we investigated 472 enforcement cases, which equated to 1.9 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales. We took, on average, 171 days to investigate each enforcement case.

We investigated 32% of these enforcement cases within 84 days. Across Wales 79% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

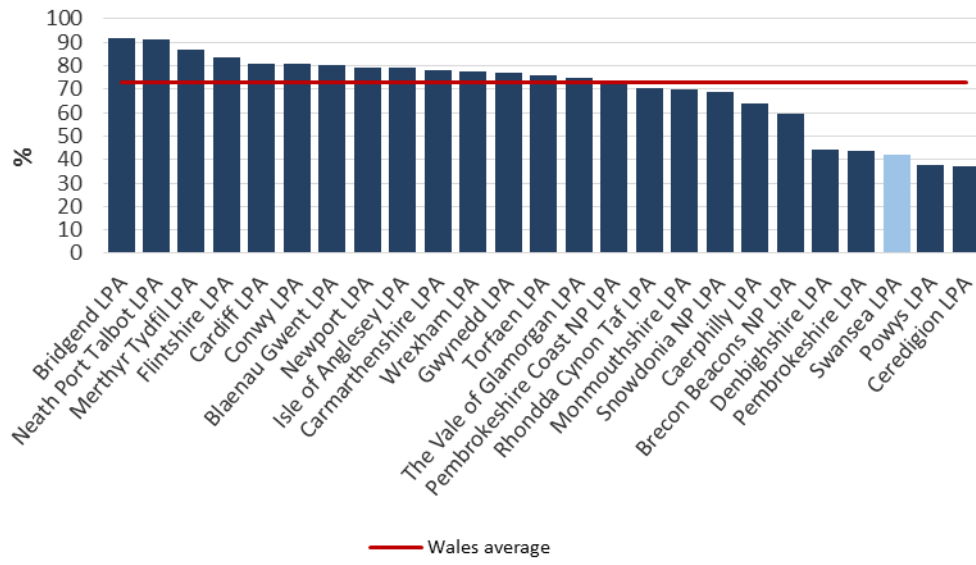
**Figure 10: Percentage of enforcement cases investigated within 84 days, 2015-16**



Over the same period, we resolved 81 enforcement cases, taking, on average, 272 days to resolve each case.

42% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this was the third lowest percentage in Wales

Figure 11: Percentage of enforcement cases resolved in 180 days, 2015-16



## ANNEX A - PERFORMANCE FRAMEWORK

### OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Swansea LPA LAST YEAR	Swansea LPA THIS YEAR
<b>Plan making</b>						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	47	30	36
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	N/A	N/A
The local planning authority's current housing land supply in years	>5		<5	3.9	2.7	3.0
<b>Efficiency</b>						
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set	35	6	36
Average time taken to determine "major" applications in days	Not set	Not set	Not set	213	247	197
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60	77	71	84
Average time taken to determine all applications in days	<67	67-111	112+	77	64	61
<b>Quality</b>						
Percentage of Member made decisions against officer advice	<5	4.9-8.9	9.0+	7	23	10
Percentage of appeals dismissed	>66	55.1-65.9	<55	67	55	55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2	0	0	0
<b>Engagement</b>						
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No	Yes	Yes	Yes
Does the local planning authority have an officer on duty to	Yes		No	Yes	-	Yes

MEASURE	GOOD	FAIR	IMPROVE
provide advice to members of the public?			
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
<b>Enforcement</b>			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	Not set	Not set	Not set
Average time taken to investigate enforcement cases	Not set	Not set	Not set
Percentage of enforcement cases where enforcement action is taken or a retrospective application granted within 180 days from the start of the case (in those cases where it was expedient to enforce)?	Not set	Not set	Not set
Average time taken to take enforcement action	Not set	Not set	Not set

WALES AVERAGE	Swansea LPA LAST YEAR	Swansea LPA THIS YEAR
Yes	Yes	Yes
<b>Enforcement</b>		
79	34	32
88	114.5	171
73	53	42
210	184	272

**SECTION 1 – PLAN MAKING**

<b>Indicator</b>	<b>01. Is there a current Development Plan in place that is within the plan period?</b>	
<b>“Good”</b>	<b>“Fair”</b>	<b>“Improvement needed”</b>
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

<b>Authority’s performance</b>	<b>Yes</b>
The adopted Unitary Development Plan is up to date and covers the period until 31 <sup>st</sup> December 2016.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
“Good”	“Fair”	“Improvement needed”
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority’s performance	36
<p>The LDP is being prepared in accordance with the latest Delivery Agreement which was reviewed in 2016.</p> <p>Each year until the LDP is adopted the Authority’s performance will fall a further 12 months behind the dates specified in the original Delivery Agreement. It is not possible for improvement to be achieved.</p>	

Indicator	03. Annual Monitoring Reports produced following LDP adoption	
“Good”		“Improvement needed”
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority’s performance	N/A
N/A	

<b>Indicator</b>	<b>04. The local planning authority's current housing land supply in years</b>	
<b>“Good”</b>		<b>“Improvement needed”</b>
The authority has a housing land supply of more than 5 years		The authority has a housing land supply of less than 5 years

<b>Authority’s performance</b>	<b>3</b>
<p>The Council has been actively seeking to bring forward sites identified in the Deposit LDP to increase the housing land supply, including sites that represent a departure to the adopted UDP policy framework which will not prejudice the Council’s future growth strategy.</p>	

## SECTION 2 - EFFICIENCY

Indicator	05. Percentage of "major" applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority's performance</b>	36
Since 2014-15 the percentage of all major planning applications determined within required timescales has increased from 6% in 2014-15, which was the lowest performance in Wales, to 36% in 2015-16, which is above the Welsh average.	

Indicator	06. Average time taken to determine "major" applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority's performance</b>	197
Each application took, on average, 197 days (28 weeks) to determine. This was shorter than the Wales average of 213 days (30 weeks) and represents a significant improvement on the performance for 2014-15 which was 247 days compared to a Welsh average of 206 days.	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 60% and 80% of applications are determined within the statutory time period	Less than 60% of applications are determined within the statutory time period

<b>Authority's performance</b>	84
The percentage of all applications determined within required timescales showed a significant improvement increasing from 71% in 2014-15 to 84% well above the Welsh average of 77%. The Authority is one of only 8 Local Planning Authorities in Wales to meet the 80% target.	

Indicator	08. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"



Less than 67 days	Between 67 and 111 days	112 days or more
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<b>Authority's performance</b>	<b>61</b>
<p>In 2015-16 we determined 1846 planning applications, each taking, on average, 61 days (9 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. This represents an improvement on 2014-15 when the average time to determine all applications was 64 days. Whilst the Welsh average has increased during this period from 73 days in 2014-15.</p>	

### SECTION 3 - QUALITY

<b>Indicator</b>	<b>09. Percentage of Member made decisions against officer advice</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Less than 5% of decisions	Between 5% and 9% of decisions	9% or more of decisions

<b>Authority's performance</b>	<b>10</b>
<p>The percentage of Member made decisions contrary to officer advice has reduced from 23% in 2014-15 to 10% in 2015-16 equating to 0.3% of all planning application decisions being made against officer advice compared to 0.6% across Wales.</p> <p>As detailed above the Authority amended its Committee structures and scheme of delegation in January 2015 to broadly align with Welsh Government proposals. This has resulted in an increase in delegation and a reduction in the total number of decisions made contrary to officer advice.</p>	

<b>Indicator</b>	<b>10. Percentage of appeals dismissed</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
More than 66% (two thirds) of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

<b>Authority's performance</b>	<b>55</b>
<p>Of the 66 appeals that were decided during the year, 55% were dismissed. As Figure 9 shows, this was comparable with the percentage of appeals dismissed across Wales as a whole.</p> <p>This appeal performance, however, is heavily influenced by one individual inspector who determined 27% of all appeals within the Authority during 2015-16 of which 65% were allowed. This compares to 29% for all other inspectors having an overall performance for the dismissal of appeals of some 71%.</p>	

<b>Indicator</b>	<b>11. Applications for costs at Section 78 appeal upheld in the reporting period</b>	
<b>“Good”</b>	<b>“Fair”</b>	<b>“Improvement needed”</b>
The authority has not had costs awarded against it at appeal	The authority has had costs awarded against it in one appeal case	The authority has had costs awarded against it in two or more appeal cases

<b>Authority’s performance</b>	0
No comment required.	

**SECTION 4 – ENGAGEMENT**

<b>Indicator</b>	<b>12. Does the local planning authority allow members of the public to address the Planning Committee?</b>	
<b>“Good”</b>		<b>“Improvement needed”</b>
Members of the public are able to address the Planning Committee		Members of the public are not able to address the Planning Committee

<b>Authority’s performance</b>	Yes
No comment required.	

<b>Indicator</b>	<b>13. Does the local planning authority have an officer on duty to provide advice to members of the public?</b>	
<b>“Good”</b>		<b>“Improvement needed”</b>
Members of the public can seek advice from a duty planning officer		There is no duty planning officer available

<b>Authority’s performance</b>	Yes
Office cover is provided at all times. The Authority also provide a “Householder Surgery” on a Wednesday afternoon for members of the public only to obtain advice from a professional planning officer so that they are informed before engaging with an architect and/or agent.	

<b>Indicator</b>	<b>14. Does the local planning authority's web site have an online register of planning applications, which members of the public can access track their progress (and view their content)?</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
All documents are available online	Only the planning application details are available online, and access to other documents must be sought directly	No planning application information is published online

<b>Authority's performance</b>	Yes
The current search engine will be upgraded with enhanced functionality as part of ongoing work to replace the Authority's current back office system.	

### SECTION 5 – ENFORCEMENT

<b>Indicator</b>	<b>15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority's performance</b>	32
Ongoing progress on reducing the backlog of outstanding historic enforcement cases continues to influence performance relating to the speed of investigation.	

<b>Indicator</b>	<b>16. Average time taken to investigate enforcement cases</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority's performance</b>	171
Ongoing progress on reducing the backlog of outstanding historic enforcement cases continues to influence performance relating to the speed of investigation.	

<b>Indicator</b>	<b>17. Percentage of enforcement cases where enforcement action is taken or a retrospective application granted within 180 days from the start of the case (in those cases where it was expedient to enforce)</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority's performance</b>	42
Ongoing progress on reducing the backlog of outstanding historic enforcement cases continues to influence performance relating to the speed of resolution.	

<b>Indicator</b>	<b>18. Average time taken to take enforcement action</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

<b>Authority's performance</b>	272
Ongoing progress on reducing the backlog of outstanding historic enforcement cases continues to influence performance relating to the speed of resolution.	

## SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

<b>Authority's returns</b>	<i>[How complete were your responses?]</i>
<ul style="list-style-type: none"><li>• <i>[What are the reasons for missing data?]</i></li><li>• <i>[What actions are being taken to provide full returns?]</i></li><li>• <i>[When will complete data returns be provided?]</i></li></ul>	

<b>Indicator</b>	<b>SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.</b>
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<b>Granted (square metres)</b>	
<b>Authority's data</b>	0

<b>Refused (square metres)</b>	
<b>Authority's data</b>	0

*[Comments on data for the indicator above]*

<b>Indicator</b>	<b>SD2. Planning permission granted for renewable and low carbon energy development during the year.</b>
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<b>Granted permission (number of applications)</b>	
<b>Authority's data</b>	1

<b>Granted permission (MW energy generation)</b>	
<b>Authority's data</b>	4

*[Comments on data for the indicator above]*

<b>Indicator</b>	<b>SD3. The number of dwellings granted planning permission during the year.</b>
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<b>Market housing (number of units)</b>	
<b>Authority's data</b>	305 (not including small sites)

<b>Affordable housing (number of units)</b>	
<b>Authority's data</b>	40 estimated

*[Comments on data for the indicator above]*

The latest JHLAS confirms 305 dwellings have been built on sites with a capacity of 10+ dwellings. Estimated number of dwellings built on small sites (less than 10 unit capacity) is around 120 units. The final figure will be agreed by the JHLAS Group together with confirmation of the number of affordable housing units.



<b>Indicator</b>	<b>SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.</b>
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<b>Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission</b>	
<b>Authority's data</b>	0

<b>Number of residential units (and also hectares of non-residential units) that did not meet all TAN 15 tests which were REFUSED permission on flood risk grounds</b>	
<b>Authority's data</b>	0

<b>Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission</b>	
<b>Authority's data</b>	0

*[Comments on data for the indicator above]*

<b>Indicator</b>	<b>SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.</b>
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<b>Previously developed land (hectares)</b>	
<b>Authority's data</b>	6

<b>Greenfield land (hectares)</b>	
<b>Authority's data</b>	1

*[Comments on data for the indicator above]*

<b>Indicator</b>	<b>SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.</b>
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<b>Open space lost (hectares)</b>	
<b>Authority's data</b>	1

<b>Open space gained (hectares)</b>	
<b>Authority's data</b>	0

*[Comments on data for the indicator above]*

<b>Indicator</b>	<b>SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.</b>
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<b>Gained via Section 106 agreements (£)</b>	
<b>Authority's data</b>	0

<b>Gained via Community Infrastructure Levy (£)</b>	
<b>Authority's data</b>	0

*[Comments on data for the indicator above]*