

# Swansea LPA

## PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2017-18

### PREFACE

*I have the pleasure of introducing the fourth Annual Performance Report (APR) for Swansea Council's Planning Service. APR's were introduced as part of Welsh Government proposals to modernise the planning system and improve local delivery of planning services. The Council's Planning Service is responsible for protecting the amenity and unique natural and built 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 through having an up to date planning policy framework in place which sets out a clear vision for future growth and development of the area 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 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 principles of the Wellbeing and Future Generations Act and the Environment (Wales) Act. The Planning Service presents the most tangible means of translating the Council's corporate objectives, commitments 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.*

**Councillor David Hopkins – Cabinet Member for Delivery**

### 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. As well as being characterised by a highly developed central area and surrounding settlements, the County benefits from a number of high quality natural environments that are part of its rural hinterland.
- 1.2 The policies and proposals set out in the local planning authority's current and emerging development plans seek to address the County's need for new homes, jobs, infrastructure and community facilities to support economic growth and raise standards of living. Policies to promote development sit alongside and complement those that will ensure future proposals respect and promote the County's cultural heritage, important landscapes and sensitive environments. A clear 'placemaking' agenda is promoted which emphasises that future development must accord with the overarching aims of enhancing quality of life and well-being.
- 1.3 Swansea lies at the heart of the Swansea Bay City Region and the nature of future growth and development management will be critical to shaping the regional geographies of South West Wales. In particular, the aspirations for the City Region seek to significantly boost economic investment and activity, with an associated substantial uplift required in development, including housing.

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

- 2.1 The City and County of Swansea Unitary Development Plan (UDP) which was adopted in 2008, covered the period 2001 to 31<sup>st</sup> December 2016 and is now time expired, but still provides the development plan policy context.
- 2.2 The replacement Local Development Plan (LDP), currently at Examination Stage, will provide the future policy context for the period up to 2025. Adoption of the LDP is anticipated early 2019.

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

- 3.1 The Swansea Public Service Board's Local Well Being Plan: Working together to build a better future (2018) has four objectives relating to Early Years, living well, working with nature and building stronger communities underpinned by key themes of Housing and the Economy which are supported by the planning system.
- 3.3 The UDP and emerging LDP seek to deliver the land use objectives expressed in the Local Well Being Plan, together with other Council strategies, plans and programmes. Furthermore the evidence gathered for the LDP, such as household projections, retail impact assessment, viability assessments, strategic transport modelling, etc. has been used to inform other strategies and wider corporate action, such as the Local Housing Strategy, Swansea Central Area Regeneration Framework, and the Local Transport Plan and takes into account the implications of the City Deal for the Swansea Bay City Region.

## **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 City 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, Waterfront, and Lower Swansea Valley areas, together with 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 June

2018, the average house sale price in Swansea was £144,630 (£9,000 increase from 2017),— however this is still 7.8% below the average for Wales and 36.7% below the UK figure. .

- 4.4 Swansea contains around 110,900 dwellings, with 64% of all stock owner-occupied. Almost half of the 36% 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. Average weekly full time earnings (April 2017) are £499.60 (1.2% below the Wales average and 9.2% lower than the UK average).
- 4.5 Combined with uncertainty following Brexit, many developers have put schemes on hold and/or scaled down their building activities. In recent years new house build completions remain 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 The County supports an extensive greenspace network, which is vital to economic, environmental and community well-being, and additional green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space. In particular improvements to linkages between open spaces, public rights of way and key destinations are needed to increase accessibility and promote physical activity.
- 5.4 The County has a proud industrial heritage and a number of historic buildings, such as castles and Scheduled Ancient Monuments. 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.
- 5.5 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 which are generally spread along the main transport corridors into the City. 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 is supported by current and emerging development plan policy. . An increasing number of dwellings are being used as holiday homes within Gower which also impacts on the availability of housing to meet affordable and local needs.

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

- 7.1 Latest population estimates for the County stand at 245,500 (mid-2017, ONS estimates), which is the second largest local authority in Wales and represents almost 8% of its total population with a population density of 647 people per sq. km. The population has been growing by approximately 1300 (+0.6%) per annum over

the period 2007-17, with the main driver of growth being migration – this represents a 5.6% (13,000) increase in population.

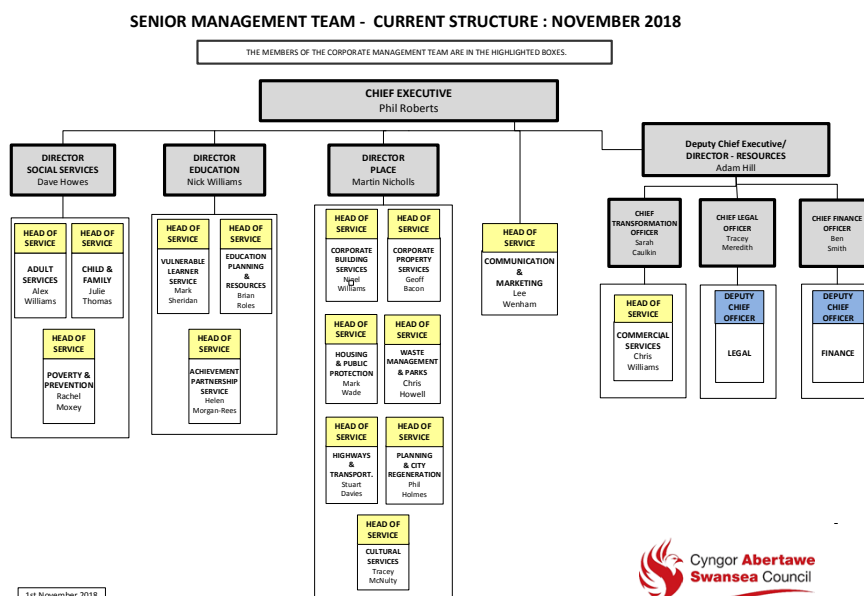
- 7.2 Comparison of the age structure for Swansea against the Wales average shows a higher proportion of young adults, which is largely associated with the significant local student population. Swansea is a centre of learning and in 2016-17 there were approximately 16,600 full-time Higher Education students at Swansea University and over 3,200 at the Swansea campus of University of Wales Trinity St. David; with a further 4,400 full-time students in Further Education at Gower College Swansea.
- 7.3 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 77.8 years for males (Wales 78.4) and 82.2 for females (Wales 82.3) (2016, ONS). 19.3% of Swansea's population are aged 65 and over (47,600) and 22,000 people are aged 75 and over, (8.9% of the Swansea total).
- 7.4 The population is not evenly distributed within Swansea, with most people living within the urban area and the surrounding settlements to the north, including Morriston (the second highest ward population; around 16,500 in 2016), Clydach, Gorseinon and Pontarddulais. Ward level estimates of population density (2016) reveal high concentrations of population in and immediately around the city centre (Castle Ward), the adjacent wards of Cwmbwrla and Uplands (7,100 people per sq. km, the highest population density in the county), and also in Townhill and Penderry.
- 7.5 These are in contrast to the sparsely populated rural areas of Gower and Mawr Wards which have a population density (2016) of 31 people per sq. km, the lowest in the County. The 2014 Welsh Index of Multiple Deprivation identified 12% of Swansea's local areas as falling within the top 10% most deprived in Wales.
- 7.6 The total number of households (with residents) in Swansea in mid-2016 is estimated at 107,500, an increase of approximately 1,100 (or 1.1%) on the 2015 figure. Since 2006, the number of households in Swansea has increased by 8,800 (+8.9%), with average household size falling from 2.30 people (2006) to 2.23 people (2016). The falling average household size can be attributed to the significant rise of single-person households who now account for a third of all households.
- 7.7 The Welsh Government's latest trend-based population projections suggest that Swansea's population will grow by 9.0% (21,600 people) between 2014 and 2039. In these projections, Swansea has the third highest projected growth rate (%) of the 22 Welsh local authorities, behind only Cardiff and Wrexham. In comparison, the projections suggest a population increase of 5.4% across Wales over the period.
- 7.8 The 2011 Census estimates suggest that 14,326 people in Swansea were from a non-white ethnic group, 6.0% of the total population; higher than the equivalent figure for Wales (4.4%) and the third highest percentage of the 22 local authorities in Wales, although lower than the equivalent UK figure (12.9%).
- 7.9 The proportion of people aged 3 and over able to speak Welsh in Swansea decreased from 13.4% (28,938) in 2001 to 11.4% in 2011 (26,332 people); a fall of around 2,600 Welsh speakers (-9.0%) despite an overall increase in the population.
- 7.10 36.1% of Swansea's residents (aged 16-64) are qualified to NVQ level 4 (Degree level) and above (December 2016, ONS), slightly above the Wales figure ( 35.1%).

- 7.11 GVA (Gross Value Added) per head in Swansea stands at £18,892 , (2016, ONS); which has fallen to 1.3% below the Wales level £19,140 and 28.3% % below the UK average (£26,621). Over the longer term (2011 to 2016), overall growth in Swansea's GVA per head has been 11.7%, which is below rates of growth in Wales (+15.8%), West Wales & Valleys (+15.4%) and the UK (+15.5%).
- 7.12 71.1 % of Swansea's working age residents are economically active and 107,500 in employment (March 2018 , ONS), mostly in the service sectors 84.4 % , with 28.2% employed in the public sector and 6.5% working in manufacturing.
- 7.13 32,600 people commute into Swansea each day (2016, ONS/WG). Active businesses in Swansea gre by 2.5% between 2015-16 , compared to 3.6% across Wales and 6.1% in the UK. Most significant cross boundary flows are from Neath Port Talbot and Carmarthenshire.
- 7.14 Estimates suggest 4.59 million people visited Swansea Bay in 2016 spending over £400 million (Scarborough Tourism Economic Activity Model).
- 7.15 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.
- 7.16 Key influences on the LDP include:
- Significant projected population and household growth,
  - The link between housing land supply and location and support for local economic growth - the LDP seeks to provide for 17645 new dwellings and support 13600 new jobs,
  - Due to the success of past regeneration schemes, there is now limited previously developed (brownfield) land remaining to accommodate development,
  - The sustainable regeneration of the Swansea Central Area as the economic hub and main driver of the 'City Region',
  - The need for further investment at SA1 and the Fabian Way Corridor to sustain the successful regeneration of former dock areas, whilst complementing regeneration of the Central Area,
  - Reorientation of the economy towards high quality, skilled and knowledge based sectors,
  - Lack of available, high quality office space to meet economic growth needs, combined with an oversupply of sub-standard office space at central and out of town locations,
  - Leisure, sustainable tourism and heritage-led development schemes,
  - Supply of new house building not keeping pace with demand as the local population grows, and the economic viability of sites for delivering new housing varying considerably across the County,
  - 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,
  - Ageing population and lack of suitable alternative accommodation for the elderly,

- A sizeable Higher Education student population and increasing demand to provide student additional accommodation,
- Significant variations across the County in terms of social indicators of deprivation, including access to health, education and community facilities and housing quality. A more equitable distribution of services and facilities is needed,
- Community cohesion issues in certain wards due to the number of conversions of housing stock to HMOs and the geographical spread,
- Safeguarding communities where Welsh language is an important part of the social fabric,
- The County benefits from outstanding natural heritage with diverse landscapes and habitats comprising over 80% of the total area. Approximately 17% of the County is protected by international or national designations, whilst 40% is covered by the Gower Area of Outstanding Natural Beauty (AONB),
- The high quality natural environment, landscapes, and coastline are important assets to the local economy, attracting visitors, and providing resources,
- The County supports an extensive green space network, which is vital to economic, environmental and community well-being, and more green infrastructure is needed to meet national guidance and local requirements for improving accessibility to open space,
- Improvements to linkages between open spaces, Public Rights of Way, and key destinations are needed to increase accessibility and promote physical activity,
- Poor air quality is an issue in some areas, which can have a detrimental impact on human health. Parts of the urban area have been designated as Air Quality Management Areas (AQMAs), where further deterioration in air quality would be of significant concern,
- The area's industrial past has left a legacy of potentially contaminated sites, where remediation is required to protect human health and well-being,
- The existing sewerage treatment infrastructure is under considerable pressure and requires improvement in some areas if development is to occur,
- The existing highway network experiences traffic congestion along certain main routes and junctions, which can have a negative impact on amenity, health and well-being, and economic competitiveness.

## PLANNING SERVICE

Chart 1 - Organisational Structure



- 8.1 The Council is organised into four 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 and 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 6 separate service areas namely Development, Conservation and Design, Strategic Planning and Natural Environment, City Centre Management, Economic Development, European and External Funding, 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 was £1,190,000. The service as a whole is also currently in the process of implementing the recommendations of a recent Commissioning Review which has identified further service improvements, efficiency opportunities, income generation and cost savings of some £267,000 by 2018/19. In addition the Service has also been asked to find further savings of £500,000 for 2018/19 in response to Council budgetary pressures and the recent financial settlement for local government.
- 9.2 The Strategic Planning and Natural Environment Section has continued to undergo a review of its structure in response to these budgetary pressures to meet further Section budget savings of £130,000 needed for 2019/20 through deletion of 3 vacant posts in addition to budget savings/income of £120,000 made year achieved over the past two years . Commercialisation of services within the Landscape Team brought in income of £30,000 during 2017/18 and a similar amount is anticipated 2018/19. An additional temporary landscape architect post has been created to deal with the additional workload.
- 9.3 As part of implementing the recommendations the Commissioning Review to provide £97,000 of savings in 2017/18 the Development, Conservation & Design Section made 2 voluntary redundancies and introduced charging for the provision of a heritage advice service. Further efficiencies to accommodate these budget savings are anticipated following the introduction of Agile working arrangements scheduled for February 2019 and the ongoing review of service delivery options.



- 9.4 Cross departmental working initiative include ongoing work to form a core Land Charges Team within the Development, Conservation & Design Section. This will bring together discrete functions carried out by 11 separate officers in 7 different Departments under one management structure providing the potential for greater resilience, improvements in the quality of service and opportunities to generate further fee income.
- 9.5 To accommodate the additional savings required for 2018/19 there is further reliance upon an increase in fee income which now meets an increasing proportion of the Development, Conservation & Design Section budget. This is identified as a potential risk to the delivery of this statutory service moving forward.
- 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 Development Management, Conservation & Design and Strategic Planning and Natural Environment service areas input into a range of functions including central administration for the department 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. The outputs of the PAS benchmarking work commissioned by Welsh Local Government Association on behalf of Welsh Government has not been published but should assist Welsh Government in establishing a better understanding of the true costs of the planning service.
- 10.2 Whilst the overall budget for the Development, Conservation & Design 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**

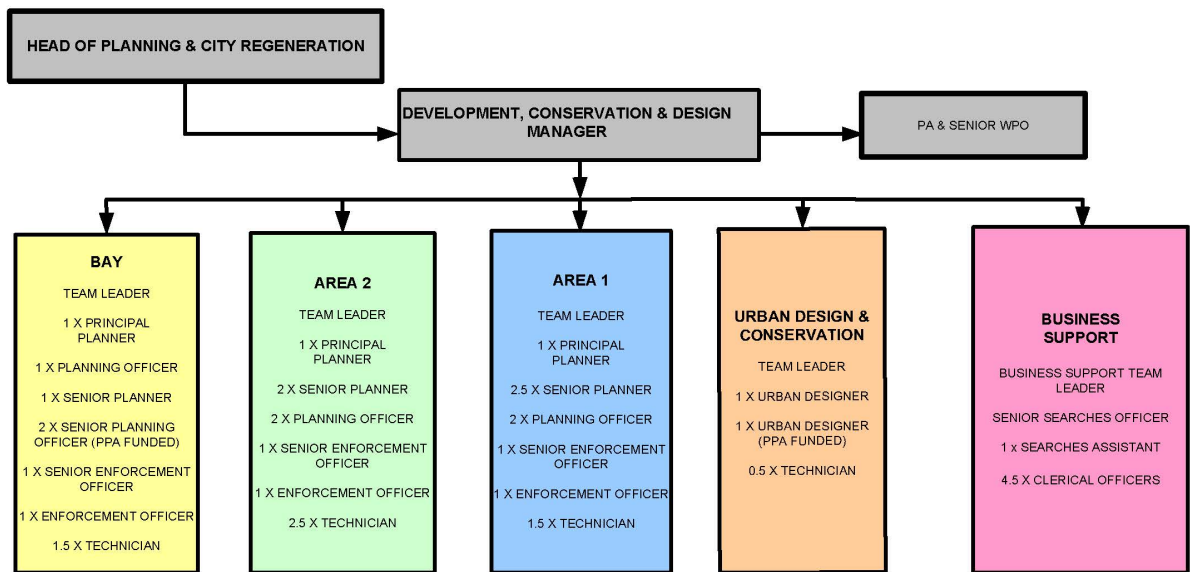
Income (£)	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Target	1,010,000	780,000	639,000	639,000	689,000	787,600	847,600	1,006,600	1,070,100
Actual	870,572	589,069	670,199	908,679	841,171	957,352	906,526	1,085,089	1,287,180

- 10.3 Fee income is retained within the Development, Conservation & Design budget which is, however, set demanding fee income targets for each financial year to cover a growing proportion of the costs of the Service. Any budget underspend at the end of the financial year is not carried forward to the following financial year. Two full time Senior Planning Officers and one Urban Design Officer are also currently funded by Planning Performance Agreement. This places a heavy emphasis on unpredictable 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.

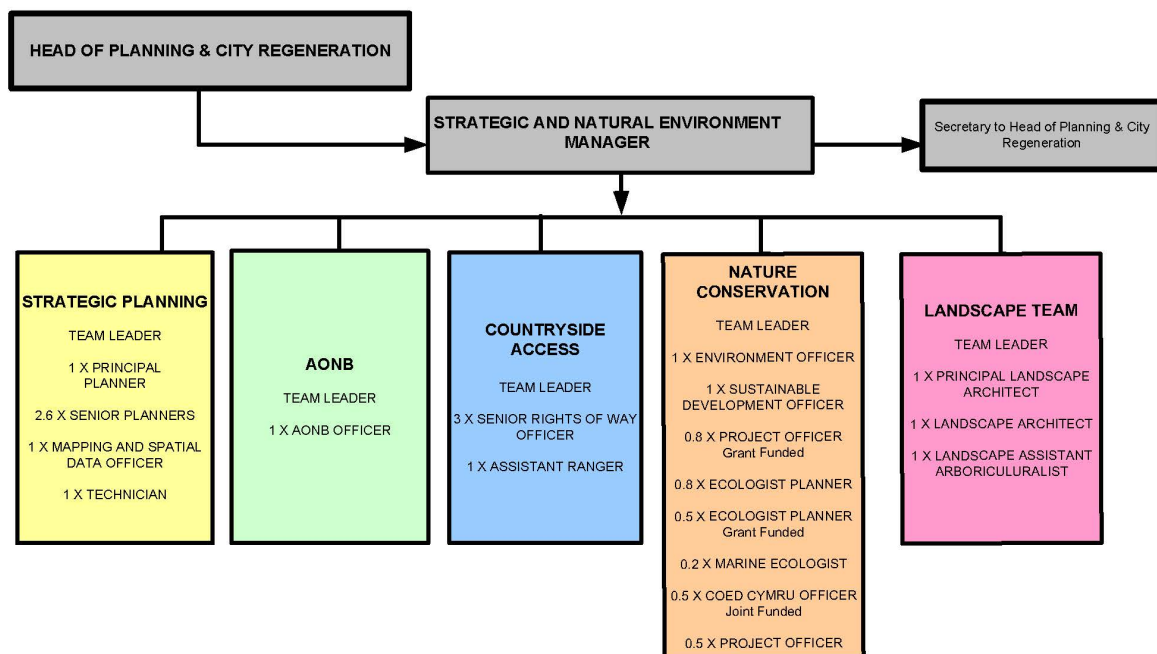
**11.0 Staff issues – what is the current staffing level of the department? What are the current plans for staff skills development and succession planning? Are any vacancies being carried? Has the service had to manage with redundancies (with reference to budget section above)? Has a loss of skills through sickness absence or other reasons, adversely affected the department? What are the coping mechanisms for this?**

**11.1** The current staffing structure for Development, Conservation & Design, and Strategic Planning and Natural Environment is summarised in Chart 4 and 5 below respectively:

**Chart 4 – Development, Conservation & Design Structure**



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



- 11.2 As part of the Commissioning Review action plan 2 voluntary redundancies were made in the Development, Conservation & Design Team, namely a Senior Admin Officer and an Enforcement Officer. A number of staff members are also working reduced or family friendly hours. This is reflected in Chart 4 above.
- 11.3 As detailed above the Section has previously been restructured and job descriptions rationalised to provide more flexible working. Through on the job training, staff from previously discrete teams carry out a much wider range of functions. In this way the impact of the above redundancies has been managed with existing officers absorbing these roles in parallel with the introduction of revised business processes and a review of service delivery options.
- 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.
- 11.6 In addition 1 Urban Design Officer and 2 Senior Planning Officers are also funded via fee income generated from Planning Performance Agreements negotiated on a variety of projects. Fee income is now the primary source of funding for the service and as illustrated in Table 1 above experiences significant variations year on year placing the delivery of statutory services at potential risk moving forward.

## **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 Significant planning policy pressures include the UDP being time expired; the lack of a five year housing land supply; advancing strategic LDP sites ahead of adoption of the plan; the sufficiency of infrastructure to support projected growth, development site viability/deliverability and City Centre regeneration proposals in support of the City Deal
- 12.2 The UDP has been time expired since 1<sup>st</sup> January 2017, however it remains the adopted development plan although decision making now has to have regard to the extent to which the plan remains compliant with up to date Welsh Government guidance in Planning Policy Wales, Technical Advice Notes and any other relevant guidance. To attempt to address speculative planning applications being submitted on currently unallocated (in either UDP or LDP) greenfield sites outside settlement boundaries, a guidance note for developers on 'departure' applications was approved by the Council in November 2015. This guidance 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 proposals that deliver very high proportions of affordable housing.
- 12.3 This has resulted in 8 LDP housing site applications being submitted to date, three of which relate to Strategic Sites, five which have already been determined as departures to the extant Plan. In total, these applications will deliver circa 3823 new homes.

- 12.4 Most of the Strategic Sites will deliver wider physical infrastructure improvements and a range of uses to complement the proposed new homes, including schools, commercial facilities and community uses. Significant resources have been committed to working with site promoters to ensure that such sites are comprehensively and appropriately master-planned. However there may be some gaps in infrastructure provision, particularly in relation to highways improvements that may need to be funded by other means. However research undertaken has concluded that CIL will not be a viable mechanism for delivering these additional works.
- 12.5 Development management pressures stem from a year on year increase in the number of planning applications received rising from 1482 in 2012/13 to 2132 in 2017/18 reflecting both an upturn in the development industry, the introduction of the C4 Use Class for HMO's and the number of major and strategic housing sites coming forward in advance of the Local Development Plan. The number of planning applications received per case officer (FTE) was 138 per annum in 2017/18. 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.
- 12.6 The number of enforcement cases received in 2017-18 was 443 which coupled with the remnants of an historic backlog of stubborn cases continues to place pressure on the enforcement service when measured against the new performance indicators introduced by Welsh Government in 2017. Enforcement officers currently carry an average caseload of 81 complaints.
- 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 The LDP Examination commenced with a Pre-Hearing Meeting on Wednesday 13 December 2017 and a series of Hearing Sessions subsequently took place over a 7 month period commencing on 6<sup>th</sup> February 2018, with the final hearing held on the 11th September 2018. The LDP Examination Inspectors have confirmed that they are satisfied that no further hearings are required to inform their considerations of the soundness of the Plan, and consultation on the Matters Arising Changes is scheduled for Oct –Dec 2018.
- 13.2 During the examination it was questioned whether Gypsy and Traveller needs would be met by the. Consequently Planning permission has been granted for a new and extended site for gypsy travellers and lawful development certificates have been issued for use of a site by Traveller Showpeople. There is now sufficient land available within the County to provide for the full identified needs for additional Gypsy Traveller and Travelling Showpeople pitches up to 2025.
- 13.3 Throughout the Examination the Council submitted substantive evidence and justifications to underpin the Deposit LDP policy relating to affordable housing targets for residential developments. Statements of evidence were also submitted by RSLs and major housebuilders which supported the Council's approach and its targets for delivering affordable homes.
- 13.4 During the Hearing Sessions the Inspectors suggested changes related to Affordable Housing targets the effect of which would be to **reduce** the potential of the Plan to facilitate affordable housing delivery on allocated housing sites (and windfall

applications) in the order of 180 units (a drop of 5%) over the Plan Period. The Council does not support the Inspectors' proposed changes, and even if the Council is mandated to include this change it strongly refutes any suggestion that such reduced targets are necessary to align with evidence, or that they are needed to make the Plan sound.

**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 Burrows-Hutchinson Ltd were commissioned by the Council to undertake a comprehensive review and update of the evidence base relating to the viability of individual Strategic Development Areas (SDA's) allocated in the Deposit Swansea LDP. The primary aim of the Review was to 'sense check' the Council's approach to the delivery of SDA's, and to provide the most up-to-date evidence on the viability and deliverability of the site-specific development requirements and principles set out in the Deposit LDP Policies for the SDAs. The Review focused on an update of a number of preliminary Independent Financial Viability Appraisals (IFVAs) carried out by Burrows-Hutchinson in 2016.

14.2 The conclusions reached through the IFVA process are that all the SDA's are viable, and the site-specific SDA policies that form an important part of the Council's vision for delivering sustainable communities that accord with the strong placemaking and masterplanning principles set out in the Plan, are appropriate and reasonable.

14.3 In development management terms the Development, Conservation & Design Section is currently in the process of piloting agile working arrangements including the further refinement the “paperless office” processes developed since 2013 using electronic workflow systems and the introduction mobile app. technology which will allow officers to view and update files and records held on the Authority's electronic document management and back office systems whilst on site.

14.4 The Authority is also collaborating with Neath Port Talbot Council Borough Council on the introduction on a joint Agent Accreditation Scheme with a view to facilitating the submission of better quality planning applications, reducing the administrative burden of validation and providing consistent validation requirements across both Authorities.

14.5 The promotion of a development team approach lead by officers from the Council's Development and Physical Regeneration Section (as developer and applicant), externally appointed consultants and officers in the Development Conservation and Design Section proved to be a highly effective model for the delivery of the Swansea City Centre redevelopment scheme. In development management terms roles were clearly articulated and resourced through the signing of a Planning Performance Agreement which facilitated the efficient delivery of the scheme through the pre-application process with added value and the determination of the resultant applications in a timely manner.

**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 Abergelli Power NSIP application and the tight deadlines set will continue to have an impact on resources in 2018/19.
- 15.2 As detailed above a number of major and strategic sites including the redevelopment of Swansea City Centre have come forward in advance of the LDP. The approach adopted by the Authority detailed at Section 12 above has facilitated the effective delivery of a number of these sites in accordance with the “placemaking” policy objectives set out in the LDP and without formal challenge.
- 15.3 Considerable resources have, however, been dedicated to this process which has only been possible to manage, without impacting on the performance of the Development Management Service as a whole, through the appointment of staff via fee income generated by Planning Performance Agreement.
- 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 City Regeneration Service in the diagram below:



16.2 Specific objectives, outcomes, performance measures, targets and actual outcomes for Development, Conservation & Design and Strategic Planning & Environment are detailed below:

Strategic Objective	Outcome	Performance indicator	Target	Result	Trend	Explanation
Improve Customer Satisfaction	Customers will be enabled to serve themselves wherever possible. A fundamental shift in customer contact to 'digital by default' will have occurred	% Channel shift in planning applications from paper to digital via Planning Portal	60% of apps made on line	74%	Upwards	The percentage of application submitted via the planning portal has increased from 55% to 74%. As part of implementing its Commissioning Review the Authority will carry out further engagement with agents to encourage on-line submission in an agreed format to improve the quality of submissions and facilitate the speed of validation.
Improve Customer satisfaction	There is a measurably improved quality of planning application submissions	% valid application increased	50%	48%	Upwards	The Authority operates a robust approach to the issuing of formal invalid notices. An Agent accreditation scheme is under development in partnership with Neath Port Talbot CBC with a view to promoting frontloading and improving the quality and consistency of submissions.
Improve Customer satisfaction	There is measurably improved customer experience / satisfaction when dealing with the Council	EP28 - % of all planning applications determined within 8 weeks	80%	86%	Upwards	This internal target has been met and exceeded reflecting the focus on frontloading and the determination of householder and minor applications within the earliest decision date rather than the extension of time date.



Improve Customer satisfaction	There is measurably improved customer experience / satisfaction when dealing with the Council	WG Performance Framework - Maintain top quartile performance for speed of determination in Wales	Top quartile performance maintained	Top quartile performance maintained	Upwards	The average time taken to determine all applications (60 days) and the percentage of applications determined within agreed timescales (98%) represents top quartile performance in Wales. This reflects the Authority's approach to frontloading and the determination of householder and minor applications within the earliest decision date allowing resources to be focussed on the delivery of positive outcomes for major and strategic applications which have a community, City or Regional impact.
Deliver the Council's regeneration programme	Pre-application advice service and use of PPA promoted.	EC2 - % applications with an economic imperative that are approved	85%	93%	Upwards	93% of major planning applications were approved including one LDP Strategic Housing Site reflecting the Authority's approach to frontloading and the delivery of positive outcomes for major and strategic applications which have a community, City or Regional impact.
Creating Vibrant & Viable City & Economy	Deliver the Council's Regeneration Programme	Secure planning consent for Swansea Central	Apr-17	June-17	-	Outline planning application for Swansea Central approved within 9 weeks and within the agreed timescales specified in Planning Performance Agreement.

Process	More efficient handling of planning applications and enforcement cases	Deploy UNIFORM Mobile App	Mar-18	-	-	The mobile app has been tested but has not been deployed due to technical issues still to be resolved by Idox the third party provider. A revised target date is set for February 2018 to coincide with the programme date for the introduction of "Agile Working" arrangements within the service.
Improve Customer Satisfaction	Provide an efficient and transparent planning service	WG Performance Framework - Percentage of enforcement cases investigated in 84 days	85%	46%	Down	The WG measure was changed part way through the reporting year. Data migration issues from a previous back office system have influenced the reliability of data used to inform performance when measured against this measure. Following the outcome of an Internal Audit a data cleanse is being completed.
Improve Customer Satisfaction	Provide an efficient and transparent planning service	WG Performance Framework - % cases where enforcement action is taken or application received within 180 days	72%	-	-	The WG measure was changed partway through the year and not reported.
Deliver a quality and resilient built environment	Conservation Areas Reviews progressed	Morrison Conservation Area Review Completed	March 2018	Nov. 2017	-	Morrison Conservation Area Review completed November 2017. Mumbles Conservation Area Review nearly completion.

Increase efficiencies income and commercialisation	New income streams and opportunities are identified leading to increased income.	Increase income or identify new income streams	As identified in budget saving targets	-	-	£30k additional income for landscape architects service achieved and now operates at nil cost to the Council.
Increase efficiencies income and commercialisation	New income streams and opportunities are identified leading to increased income.	% of total service budget coming from income	50%	68%	Upwards	68% of the total Development Management, Conservation & Design budget was derived from fee income. This budget includes the costs of non-application related and non-statutory elements of the service.
Adopt Local Development Plan	Progress adoption of the Swansea Local Development Plan (LDP)	Submit plan for Examination- and adopt	In accordance with revised delivery agreement	-	-	Achieved in part. Plan has been submitted and examined – awaiting Inspector’s recommendation following consultation on Matters Arising Changes .
Ensure everyone has an appraisal and development	Staff receive an appraisal at the appropriate time	WORK12a - % of 12 month appraisals carried out within set deadlines	100%	100%	Upwards	All staff have received 12 month appraisals within deadlines

- 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 There are two main areas identified for improvement in the Performance Framework, namely LDP preparation and the associated housing land supply issues together with enforcement performance.
- 17.2 The UDP is time-expired and will remain so until the replacement LDP is adopted. The LDP has been subject of Examination by the Planning Inspectorate and the earliest it could potentially be adopted is Feb/Mar 2019.
- 17.2 It is not possible to recover a position where the LDP is being progressed within 18 months of the dates specified in the original Delivery Agreement. 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 has been considered by the Inspectorate at Examination.
- 17.3 The housing land supply remains around 3 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 a number of schemes potentially providing land for an additional 3823 dwellings. Further 'departure' applications are anticipated during the coming year with another SDA at pre-application consultation stage which will provide further opportunity to meet the housing land supply requirement going forward.
- 17.8 Enforcement performance has been under significant scrutiny by the Authority following the build-up of a significant backlog of enforcement cases as a result of historic under resourcing of the function. The performance for the percentage of enforcement cases investigated in 84 days in 2017/18 at 46 % was, however, the lowest in Wales.
- 17.9 This performance indicator was, however, introduced part way through the reporting period, in June 2017, and in this respect Swansea Council officers were heavily involved with Welsh Government in the design of this new measure.
- 17.10 It is unclear how other Authorities in Wales have accounted for this change, however, this Authority's enforcement function was subject to an Internal Audit during 2017-18 which reported in May 2018 and provided a Substantial level of Assurance. The Audit report, however, concluded, in part, that historic records and cases reported prior to the introduction, in October 2016, of new software in the form of the Uniform back office system had influenced the reliability of data used to inform performance when assessed against this new measure introduced part way through the reporting period in June 2017.
- 17.11 The Internal Audit report recommended that a data cleanse should be carried out of all cases transferred from the previous M3 back office system to the new Uniform system to ensure that the correct dates are recorded on the Uniform system. This data cleans is ongoing and is scheduled for completion in December 2018. Performance when assessed against this measure is currently being reported by the system as 76% for the first quarter of 2018/19.

- 17.12 Enforcement processes and procedures have been reviewed but delays in the release and deployment of the Idox Mobile App have frustrated efforts to exploit the opportunities it offers to provide more efficient and responsive performance at the investigation stage.
- 17.13 The percentage of Member made decisions contrary to officer advice has reduced from 24% in 2016/17 to 5% in 2017-18 equating to 0.2% of all planning application decisions being made against officer advice compared to 0.6% across Wales.
- 17.14 This are categorised as a “fair” performance in the Framework and was only marginally above the performance target of less than 5% set by Welsh Government.
- 17.15 Appeal performance was also categorised as “fair” for 2017/18 with 59% of appeals being successfully defended compared to a Welsh average of 62.6%.
- 17.16 The Authority’s appeal performance, however, was again influenced by a disproportionate number of appeals being determined by a single inspector who also allowed 65% the appeals considered compared to an average of 37% for all Inspectors decisions in Wales.
- 17.17 In addition given the number of overall appeals was 79 during the year the small number of applications refused by Planning Committee contrary to officer advice, which were subsequently allowed at appeal, also had an influence over performance in this respect (8 of which 100% were allowed). This was again influenced by a single issue, namely the consideration and refusal by Planning Committee of applications for small HMO’s falling within the new C4 Use Class introduced in 2016.
- 17.18 The adoption of the LDP will, it is anticipated, provide a robust threshold based policy upon which to determine such HMO applications and improve appeal performance in this respect.
- 17.19 69% of all appeals determined following a refusal under delegated powers were dismissed.

## **18.0 WHAT SERVICE USERS THINK**

- 18.1 In 2017-18 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.
- 18.2 The survey was sent to 680 people, 9% of whom submitted a whole or partial response. The majority of responses (59%) were from members of the public. 28% of respondents had their most recent planning application refused.
- 18.3 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 not disagree;
  - Tend to disagree; and
  - Strongly disagree.

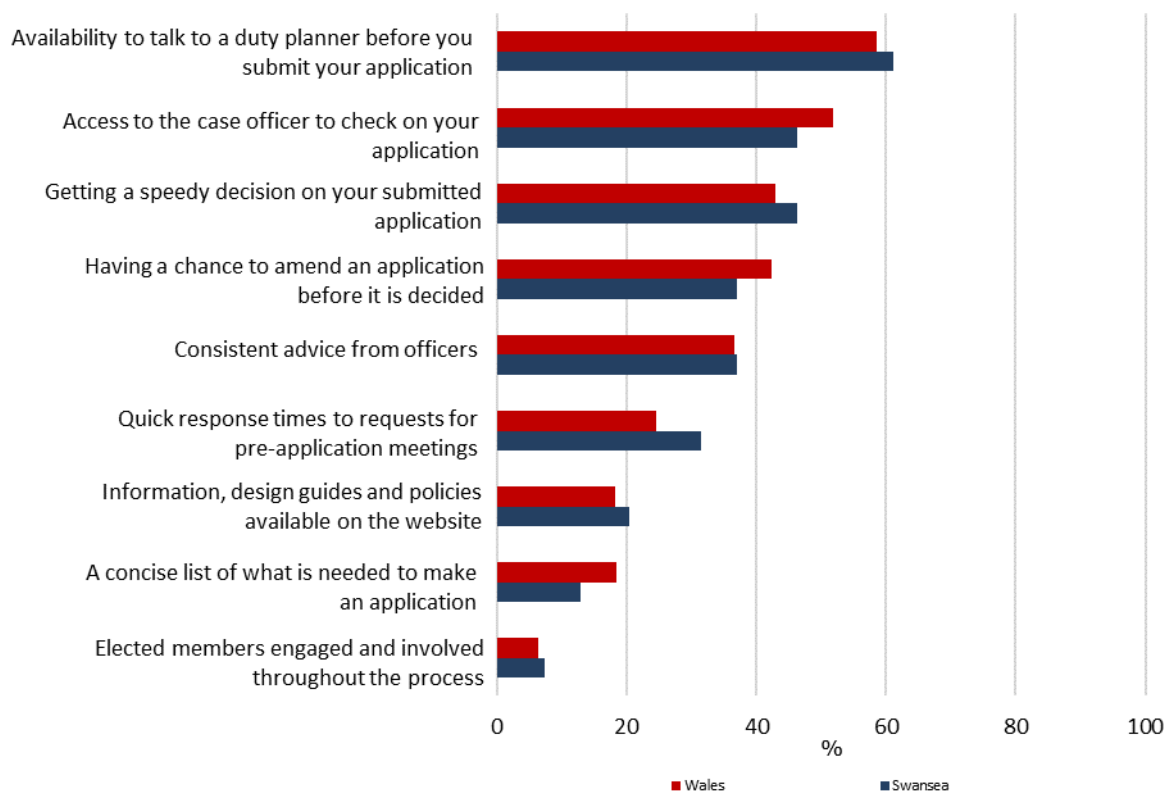
18.4 Table 1 shows the percentage of respondents that selected either ‘tend to agree’ or ‘strongly agree’ for each statement for both our planning authority and Wales.

**Table 1: Percentage of respondents who agreed with each statement, 2017-18**

<b>Respondents who agreed that:</b>	<b>Swansea LPA %</b>	<b>Wales %</b>
The LPA applies its planning rules fairly and consistently	51	55
The LPA gave good advice to help them make a successful application	49	60
The LPA gives help throughout, including with conditions	47	52
The LPA responded promptly when they had questions	58	62
They were listened to about their application	55	60
They were kept informed about their application	42	52
They were satisfied overall with how the LPA handled their application	54	63

18.5 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 the percentage of respondents that chose each characteristic as one of their three selections. For us, ‘the availability to talk to a duty planner before submitting an application’ was the most popular choice.

**Figure 1: Characteristics of a good planning service, 2017-18**



Comments received include:

- “Very good advice and service thank you.”
- “No thanks just hope the next time that I put a planning application it will be as smooth.”

- "I'm encouraged by the generally 'can do' attitude of Swansea planning. Due to the number of experienced staff this ensures that agents have confidence that their negotiations are not going to be undermined by senior staff."

## 19.0 OUR PERFORMANCE 2017-18

19.1 This section details our performance in 2017-18. 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.

19.2 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

19.3 As at 31 March 2018, we were one of 3 LPAs that did not have a current development plan in place. We are currently working towards adopting our LDP/updating our LDP. So far, we are 57 months behind the dates specified in the original Delivery Agreement.

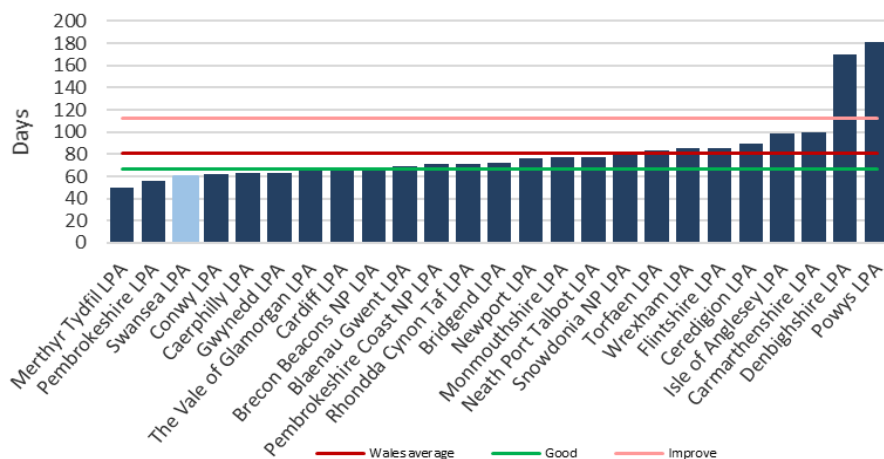
19.4 During the APR period we had 0 years of housing land supply identified, making us one of 18 Welsh LPAs without the required 5 years supply.

19.5 This is because the Swansea JHLAS Group did not meet in 2017/18 to agree housing land supply as there is no adopted development plan in place. Evidence submitted at the LDP Examination demonstrates that supply is currently around 3 years and will be more than 5 years on adoption of the Plan .

### Efficiency

19.6 In 2017-18 we determined 1,916 planning applications, each taking, on average, 60 days (9 weeks) to determine. This compares to an average of 81 days (12 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

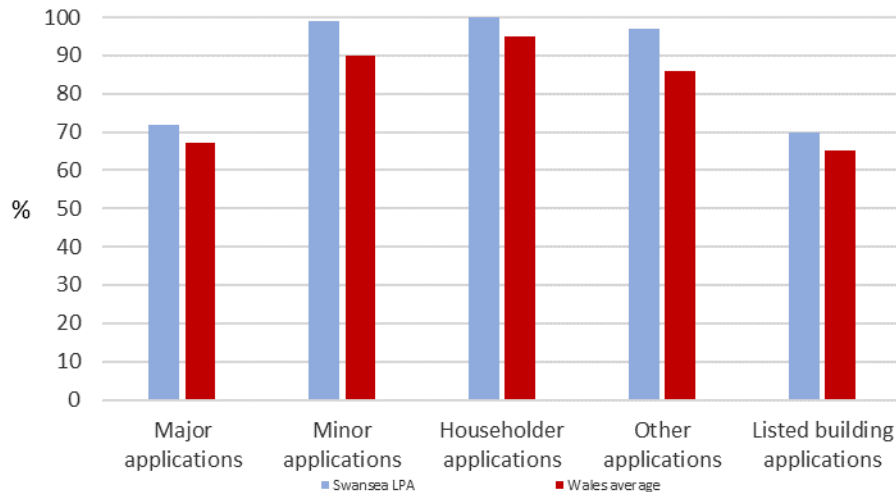
**Figure 2: Average time taken (days) to determine applications, 2017-18**



19.7 98% of all planning applications were determined within the required timescales. This was the third highest percentage in Wales and we were one of 22 LPAs that had reached the 80% target.

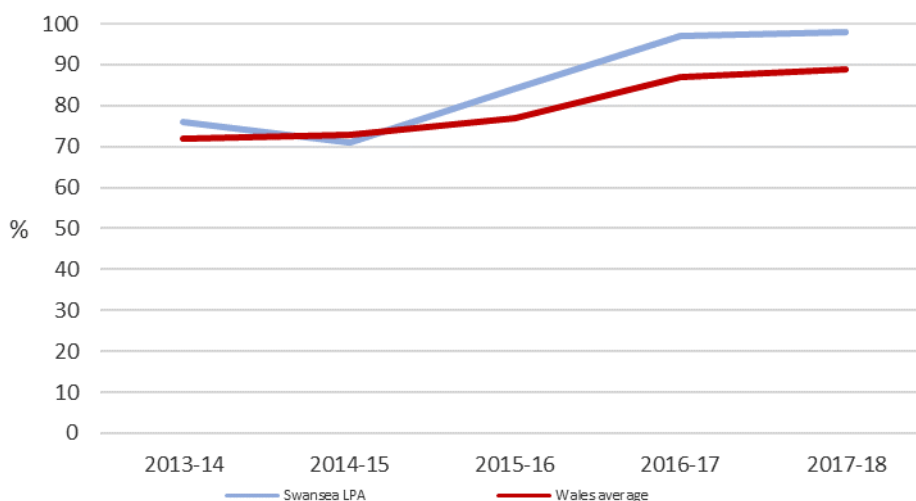
19.8 Figure 3 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 100% of householder applications within the required timescales. We also determined 70% of Listed Building Consent applications within the required timescales.

**Figure 3: Percentage of planning applications determined within the required timescales, by type, 2017-18**



19.9 Between 2016-17 and 2017-18, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 97%. Wales also saw an increase this year.

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



Over the same period:

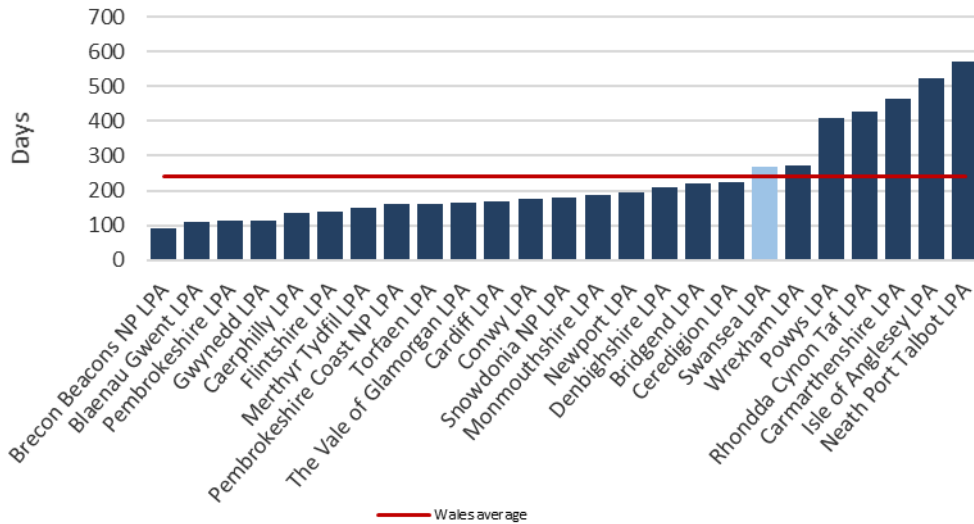
- The number of applications we received increased;
- The number of applications we determined increased; and
- The number of applications we approved increased.



## Major applications

19.10 We determined 29 major planning applications in 2017-18, none of which were subject to an EIA. Each application took, on average, 268 days (38 weeks) to determine. As Figure 5 shows, this was longer than the Wales average of 240 days (34 weeks).

**Figure 5: Average time (days) taken to determine a major application, 2017-18**

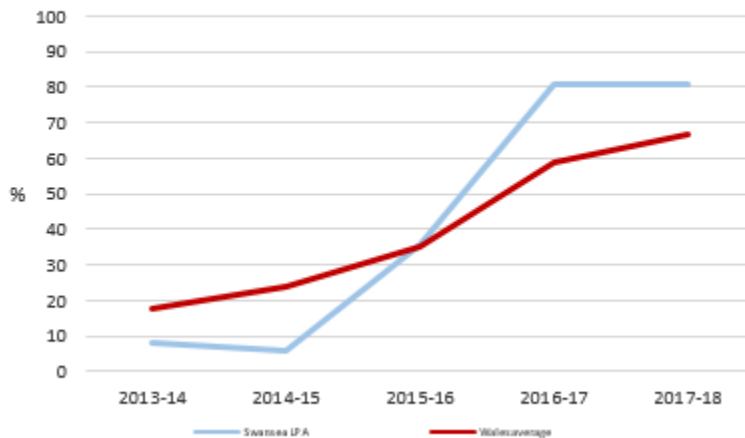


19.11 81% of these major applications were determined within the required timescales, compared to 69% across Wales.

19.12 Since 2016-17 the percentage of major applications determined within the required timescales has remained the same at 81%. Similarly, the number of major applications determined decreased while the number of applications subject to an EIA determined during the year stayed the same.

19.13 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 required timescales**



Over the same period:

- The percentage of minor applications determined within the required timescales increased from 98% to 99%;

- The percentage of householder applications determined within the required timescales increased from 99% to 100%; and
- The percentage of other applications determined within required timescales increased from 95% to 97%.

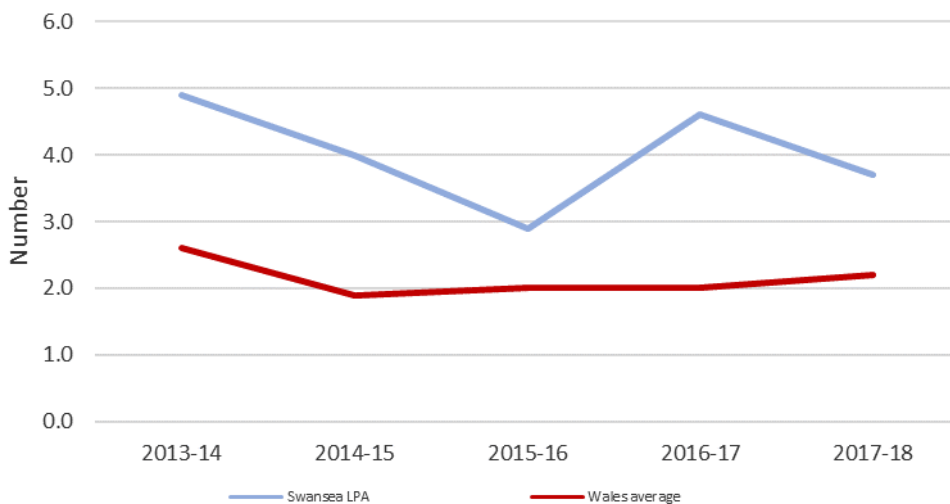
## Quality

19.14 In 2017-18, our Planning Committee made 62 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.

19.15 5% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0.2% of all planning application decisions going against officer advice; 0.6% across Wales.

19.16 In 2017-18 we received 79 appeals against our planning decisions, which equated to 3.7 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 2016-17 and how this compares to Wales.

**Figure 6: Number of appeals received per 100 planning applications**



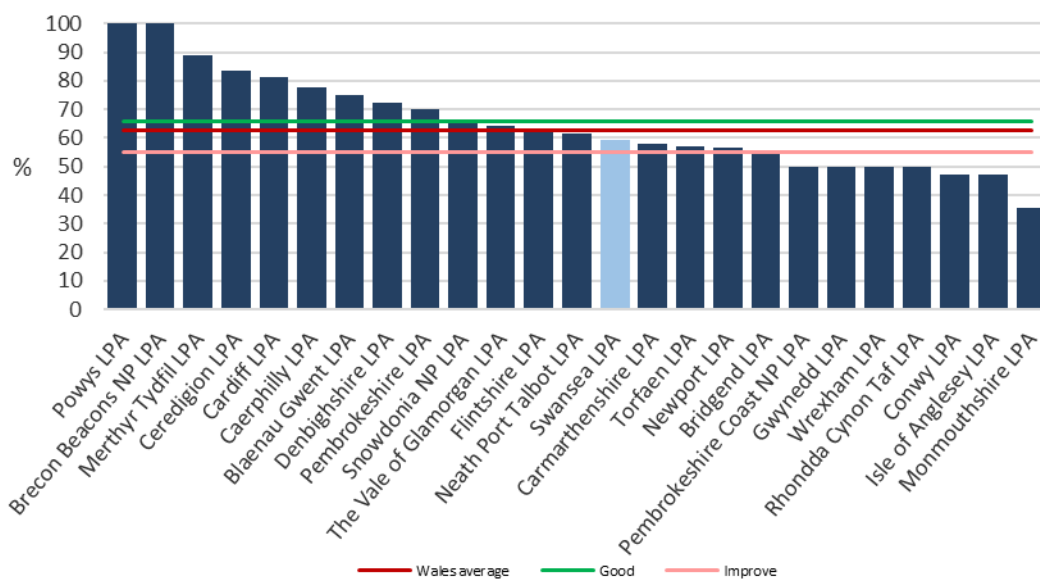
19.17 Over the same period the percentage of planning applications approved increased from 84% to 85%.

19.18 Of the 79 appeals that were decided during the year, 59% were dismissed. As Figure 9 shows, this was lower than the percentage of appeals dismissed across Wales as a whole and was below the 66% target.

19.19 The Authority's appeal performance, however, was influenced by a disproportionate number of cases being determined by a single inspector who allowed 65% of the appeals considered and the number of applications refused by Planning Committee contrary to officer advice which were subsequently allowed at appeal (8 of which 100% were allowed).

19.20 69% of all appeals determined following a refusal under delegated powers were successfully defended.

**Figure 7: Percentage of appeals dismissed, 2017-18**



19.21 During 2017-18 we had no applications for costs at a section 78 appeal upheld.

**Engagement**

19.22 We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
- one of 21 LPAs that had an online register of planning applications.

19.23 As Table 2 shows, 49% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application.

**Table 2: Feedback from our 2017-18 customer survey**

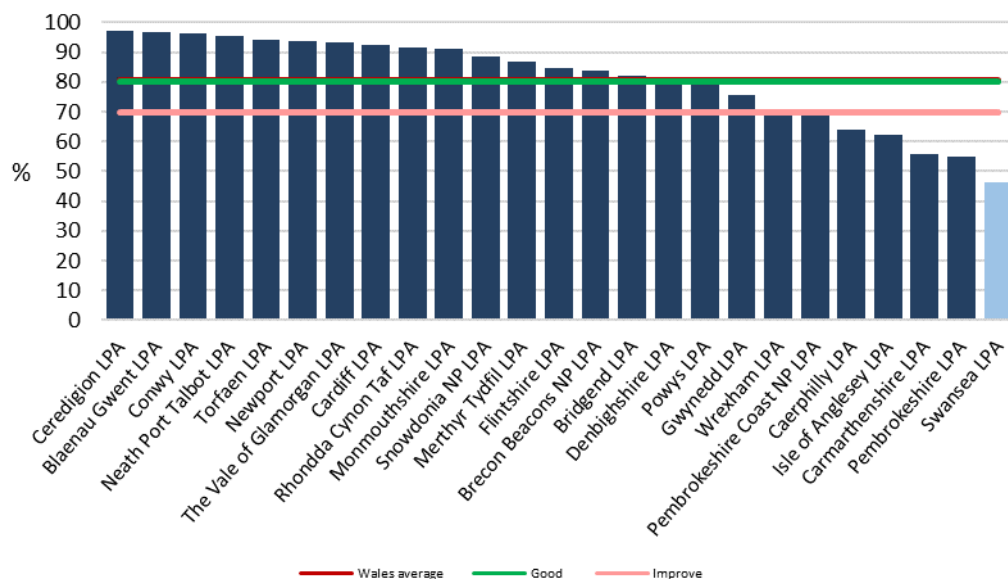
Respondents who agreed that:	Swansea LPA %	Wales %
The LPA gave good advice to help them make a successful application	49	60
They were listened to about their application	55	60

**Enforcement**

19.24 In 2017-18 we investigated 276 enforcement cases, which equated to 1.1 per 1,000 population. This was the third lowest rate in Wales.

19.25 We investigated 46% of these enforcement cases within 84 days. Across Wales 81% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

**Figure 8: Percentage of enforcement cases investigated within 84 days, 2017-18**



19.26 The enforcement service was subject to an Internal Audit which reported in May 2018 and provided the service with a “Substantial level of Assurance”. The Audit report, however, concluded, in part, that historic records and cases reported prior to the introduction of a new back office system in October 2016 and this new measure in June 2017 had influenced the reliability of data used to inform performance when assessed against this measure.

19.27 The Internal Audit report recommended that a data cleanse should be carried out of all cases transferred from the previous M3 back office system to the new Uniform system to ensure that the correct dates are recorded on the Uniform system. This data cleans is ongoing and is scheduled for completion in December 2018.

19.28 The average time taken to pursue positive enforcement action was 25 days.

## 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	No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	67	44	57
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	7 of 25	3	0
<b>Efficiency</b>						
Percentage of "major" applications determined within time periods required	>60	50-59.9	<50	67.4	81	72
Average time taken to determine "major" applications in days	Not set	Not set	Not set	240.1	148	268
Percentage of all applications determined within time periods required	>80	70-79.9	<70	88.5	97	98
Average time taken to determine all applications in days	<67	67-111	112+	80.7	67	60
Percentage of Listed Building Consent applications determined within time periods required	Not set	Not set	Not set	65.4	-	70
<b>Quality</b>						
Percentage of Member made decisions against officer advice	<5	5-9	9+	8.6	24	5
Percentage of appeals dismissed	>66	55-65.9	<55	62.6	65	59
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	0	0	0
<b>Engagement</b>						

MEASURE	GOOD	FAIR	IMPROVE
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
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	>80	70-79.9	<70
Average time taken to take positive enforcement action	Not set	Not set	Not set

WALES AVERAGE	Swansea LPA LAST YEAR	Swansea LPA THIS YEAR
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
<b>Enforcement</b>		
80.6	72	46
184.6	320	25

## SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
<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>No</b>
The Unitary Development Plan expired on 31 <sup>st</sup> December 2016. Improvement will not occur until the replacement Local Development Plan is adopted at earliest Feb/Mar 2019.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
<b>“Good”</b>	<b>“Fair”</b>	<b>“Improvement needed”</b>
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

<b>Authority’s performance</b>	<b>57</b>
The LDP is being prepared in accordance with the latest Delivery Agreement which was reviewed in July 2017.	

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

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

Indicator	04. The local planning authority's current housing land supply in years	
<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>N/A</b>
<p>The Council has brought forward sites identified in the Deposit LDP to increase the housing land supply, including sites that represent a departure to the UDP policy framework which will not prejudice the Council's future growth strategy.</p> <p>The Swansea JHLAS Group did not meet in 2017/18 as there is no adopted plan in place. Evidence submitted at the LDP Examination demonstrates that supply will be more than 5 years on adoption of the Plan .</p>	

## SECTION 2 - EFFICIENCY

<b>Indicator</b>	<b>05. Percentage of "major" applications determined within time periods required</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
More than 60% of applications are determined within the statutory time period	Between 50% and 60% of applications are determined within the statutory time period	Less than 50% of applications are determined within the statutory time period

<b>Authority's performance</b>	<b>72</b>
<p>Good – Since 2014/15 the percentage of all major planning applications determined within required timescales has increased from 6% which was the lowest performance in Wales to 36% in 2015/16, 81% in 2016/17 and 72% in 2017/18 which is above the Welsh Average.</p> <p>The determination of a number of large historic applications has had an influence the reduction in performance in 2017/18.</p>	

<b>Indicator</b>	<b>06. Average time taken to determine "major" applications in 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>	<b>268</b>
<p>No performance target is set for this measure, however, the average time taken to determine major applications increased from 148 in 2016/17 to 268 in 2017/18.</p> <p>The determination of a number of large historic applications and applications for complex or strategic housing sites has had an influence over the reduction in performance in 2017/18.</p>	

<b>Indicator</b>	<b>07. Percentage of all applications determined within time periods required</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>



More than 80% of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period
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<b>Authority's performance</b>	98
<p>Good: The percentage of all applications determined within required timescales has shown a consistent improvement increasing from 71% in 2014/15 to 84% in 2015/16, 97% in 2016/17 and 98% in 2017/18. This reflects a consistent top quartile performance in Wales and is well above the Welsh average of 88.5%.</p> <p>The reflects the Authority's focus on promoting front loading and the provision of pre-application advice whilst determining householder and minor planning application within a timely manner. This approach also allows resources to be dedicated to the delivery of positive outcomes on major and strategic schemes having wider impacts upon the Authority and the Region as a whole whilst maintaining a high level of overall performance.</p>	

<b>Indicator</b>	<b>08. Average time taken to determine all applications in days</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Less than 67 days	Between 67 and 111 days	112 days or more

<b>Authority's performance</b>	60
<p>In 2017-18 the Authority determined 1,916 planning applications, each taking, on average, 60 days (9 weeks) to determine. This represents an improvement on 2016/17 (67 days) and compares to an average of 81 days (12 weeks) across Wales.</p>	

<b>Indicator</b>	<b>08a. Percentage of Listed Building Consent applications determined within time periods required</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>	70
<p>No targets is set for this new measure, however, the Authority determined 70% of Listed Building applications within required timescales compared to an average of 65.4% for Wales.</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	9% or more of decisions

**Authority's performance**

5

Fair: 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.

The percentage of Member made decisions contrary to officer advice had 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.

In 2016-17, however, this increased to 24% equating to 0.7% of all planning application decisions being made against officer advice and comparable with the Welsh average of 0.7% across. The increase in overturns was, however, heavily influenced by a single issue, namely the introduction of the new C4 Use Class for houses in multiple occupation which accounted for 9 of the 14 applications determined contrary to officer advice during this period.

In 2017-18 the percentage of Member made decision contrary to officer advice reduced to 5% which is 0.2% of all decisions and was below the Welsh average of 8.6% or 0.6% of all decisions.

This performance was also marginally above the performance target of less than 5% set by Welsh Government.

Indicator	10. Percentage of appeals dismissed	
"Good"	"Fair"	"Improvement needed"
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

**Authority's performance**

59

Fair: Of the 79 appeals that were decided during the year, 59% were dismissed. As Annex A shows, the performance for all Welsh Authorities was also "Fair" at 62.6%.

The Authority's appeal performance, however, is influenced by a disproportionate number of appeals being determined by a single inspector who allowed 65% appeals and the number of applications refused by Planning Committee contrary to officer advice which were subsequently allowed at appeal (8 of which 100% were allowed).

69% of all appeals determined following a refusal under delegated powers were successfully defended.

<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
Good: 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
Good: 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
Good : 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	No planning application information is published online

	documents must be sought directly	
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<b>Authority's performance</b>	Yes
Good: No comment required.	

## 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>	
More than 80% of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days	

<b>Authority's performance</b>	46
<p>Improvement Needed: Swansea Council officers were heavily involved with Welsh Government in the design of this new measure, which was introduced part way through the reporting period in June 2017.</p> <p>The enforcement service was also subsequently subject to Internal Audit reporting in May 2018 and providing a Substantial level of Assurance for the service. The Audit report, however, concluded, in part, that historic records and cases reported prior to the introduction of this new measure in June 2017 and a new back office system in October 2016 had influenced the reliability of data used to inform performance against this measure.</p> <p>The Internal Audit report recommended that a data cleanse should be carried out of all cases transferred from the previous M3 back office system to the new Uniform system to ensure that the correct dates are recorded on the Uniform system. This data cleans is ongoing and is scheduled for completion in December 2018.</p> <p>Performance against this measure is currently being reported by the system as 76% for the first quarter of 2018/19.</p>	

<b>Indicator</b>	<b>16. Average time taken to take positive 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>	25
No target is set for this new measure, however, the Authority took 25 days to take positive action compared to a Welsh average of 185 days.	

This performance may be influenced by the different working practices of Authorities in Wales prior to the introduction of the new measure.

## 20.0 SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

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

21.2 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.

Authority's returns	[How complete were your responses?]
<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> <p>Revisions to the Authority's LDP monitoring indicators are proposed in MACs to the Deposit LDP which are proposed to be published for consultation November 2018. Where new indicators reflect areas of missing data below, a reference to the proposed LDP monitoring indicator is provided.</p> <p>The current timetable for Adoption of the Plan is March 2019. The first Annual Monitoring Report (AMR) is required by October 31<sup>st</sup> in the year following adoption (currently anticipated to be October 2020). This will therefore be the first date at which complete data will be provided against those Sustainable Development Indicators which are included in the LDP monitoring framework.</p>	

<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

The Council do not currently hold monitoring data on this indicator.

However, indicators are proposed for inclusion in the LDP (as proposed for amendment in MACs October 2018), to monitor the amount of employment generating development on allocated mixed use Strategic Development Sites. This includes an overarching indicator to monitor the delivery of annual targets for all SD sites across the remainder of the plan period, (see Indicator Ref 19) and individual indicators to monitor the amount of employment development delivered on each of the SD sites (See indicator refs 48, 52, 56, 60, 64)

<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>	
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<b>Authority's data</b>	1 (prepopulated data – not verified)
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<b>Granted permission (MW energy generation)</b>	
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<b>Authority's data</b>	4 (prepopulated data – not verified)
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Indicators are proposed for inclusion in the LDP (as proposed for amendment in MACs October 2018), to monitor 'the number of planning applications for renewable energy and capacity permitted – electricity and heat.' The LDP seeks to deliver up to 21.8 MW in Solar LSA up to 40.6 MW in Wind SSA over the plan period. (See Indicator Ref 93).



<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>	
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<b>Authority's data</b>	301 (pre-populated data – not confirmed)
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<b>Affordable housing (number of units)</b>	
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<b>Authority's data</b>	156 (pre-populated data – not confirmed)
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*[Comments on data for the indicator above]*

The final figures still need to be agreed by the Swansea JHLAS Group

<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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**Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission**

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

<b>Authority's data</b>	0
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*[Comments on data for the indicator above]*

Indicators are proposed for inclusion in the LDP (as proposed for amendment in MACs October 2018), to monitor

- The number of planning applications permitted within C1 floodplain areas (ref 104)
- The number of planning applications permitted within C2 floodplain areas (ref 105)

However, no indicators are proposed to monitor the number of dwellings granted in flood risk zones.

<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 (pre-populated data – not confirmed)

<b>Greenfield land (hectares)</b>	
<b>Authority's data</b>	1 (pre-populated data – not confirmed)

*[Comments on data for the indicator above]*

Indicators are proposed for inclusion in the LDP (as proposed for amendment in MACs October 2018), to monitor

- Amount of greenfield land lost not allocated in the LDP (ha) (Indicator Ref 25)

<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 (pre-populated data – not confirmed)

<b>Open space gained (hectares)</b>	
<b>Authority's data</b>	0 (pre-populated data – not confirmed)

*[Comments on data for the indicator above]*

Indicators are proposed for inclusion in the LDP (as proposed for amendment in MACs October 2018), to monitor

- The number of existing open spaces lost to development contrary to the Open Space Assessment. (Indicator Ref 76)

<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>	£1,750,697

<b>Gained via Community Infrastructure Levy (£)</b>	
<b>Authority's data</b>	0 (pre-populated data – not confirmed)

*[Comments on data for the indicator above]*

Indicators are proposed for inclusion in the LDP (as proposed for amendment in MACs October 2018), to monitor

- The number of residential permissions generating financial contributions in s106 agreements, of those, the average per unit value of contributions (including financial equivalent of any obligation secured).