

Swansea LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2018-19

PREFACE

I have the pleasure of introducing the fifth 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. Having very recently adopted the Swansea Local Development Plan the Council now boasts an up to date planning policy framework which sets out a clear and ambitious vision for the future growth and regeneration of the City, its communities, economy and natural environment. In this context 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. In this respect 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 development 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 Council's Local Development Plan (LDP) 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 31st December 2016 and is now time expired, but still provides the development plan policy context.
- 2.2 The Swansea LDP which was adopted in February 2019 provides the policy context for the period up to 2025. It superseded the Swansea Unitary Development Plan (UDP) (2001-2016)
- 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 LDP seeks to deliver the land use, regeneration and natural environment enhancement objectives expressed in the Local Well Being Plan and the Council's Corporate Plan, together with other Council strategies, plans and programmes. **Existing and previous major influences on land use (e.g. heavy industrial, agricultural, energy, transport).**
- 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, Tawe Riverside Corridor 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.. In March 2019, the average house sale price in Swansea was £146,145 9.7% below the average for Wales and 36.1% below the UK figure. .
- 4.4 Average weekly full time earnings (April 2018) are £532.80 (2.7% above the Wales average but 6.4% lower than the UK average).
- 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 geographical 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 such as Sketty and Mumbles.
- 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 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 through LDP 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.

7.0 Population change and influence on LDP/forthcoming revisions.

7.1 Latest population estimates for the County stand at 246,500 (mid-2018, ONS estimates), which is the second largest local authority population in Wales and represents almost 8% of its total population with an average population density of 649 people per sq. km. The population has been growing by approximately 1200 (+0.5%) per annum over the period 2008-18, with the main driver of growth being international migration

7.2 Comparison of the age structure for Swansea against the Wales average shows a higher proportion of young adults (19-22 age group), which is largely associated with the significant local student population. Swansea is a centre of learning and in 2017-18 there were approximately 17,800 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 77.3 years for males (Wales 78.3) and 82.1 for females (Wales 82.2) (2017, ONS). 19.4% of Swansea's population are aged 65 and over (25,700) and 22,300 people are aged 75 and over.

7.4 The total number of households (with residents) in Swansea in mid-2017 is estimated at 108,200, an increase of approximately 700 (or 0.7%) on the 2016 figure. Since 2007, the number of households in Swansea has increased by 8,500 (+8.5%), with average household size falling from 2.29 people (2007) to 2.23 people (2017). The falling average household size can be attributed to the significant rise of single-person households who now account for over a third of all households.

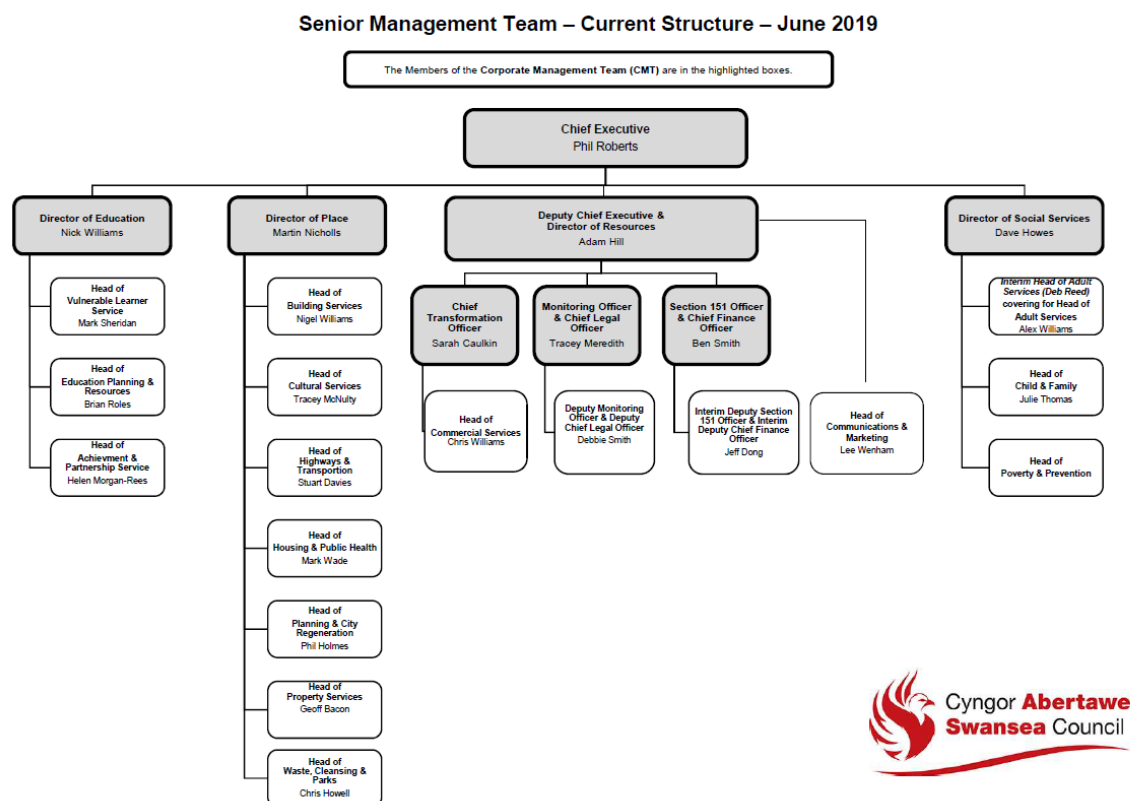
7.5 The Welsh Government's latest trend-based population projections suggest that Swansea's population will grow by 9.0% (21,600 people) between 2014 and 2039. In these projections, Swansea has the third highest projected growth rate (%) of the 22 Welsh local authorities, behind only Cardiff and Wrexham. In comparison, the projections suggest a population increase of 5.4% across Wales over the period.

- 7.6 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%).
- 7.7 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.
- 7.8 35.5% of Swansea's residents (aged 16-64) are qualified to NVQ level 4 (Degree level) and above (December 2018, ONS), slightly above the Wales figure (35.4%).
- 7.9 GVA (Gross Value Added) per head in Swansea stands at £19,559, (2017, ONS); which has fallen to 1.7% below the Wales level £19,899 and 28.3% below the UK average (£27,555). Over the longer term (2012 to 2017), overall growth in Swansea's GVA per head has been 13.8%, which is below rates of growth in Wales (+15.7%), and the UK (+15.9%).
- 7.10 71.1% of Swansea's working age residents are economically active and 107,100 in employment (December 2018, ONS), mostly in the service sectors 90.1%, with 28.4% employed in the public sector and 5.4% working in manufacturing.
- 7.11 32,600 people commute into Swansea each day (2019, ONS/WG). Most significant cross boundary flows are from Neath Port Talbot and Carmarthenshire. Active businesses in Swansea grew by 2.6% between 2016-17, compared to 4.5% across Wales and 3.3% in the UK.
- 7.12 Estimates suggest 4.59 million people visited Swansea Bay in 2016 spending over £400 million (Scarborough Tourism Economic Activity Model).
- 7.13 Swansea is forecast to see significant population growth over the next decade. The County will need new homes, additional employment opportunities and improved infrastructure and community facilities to support this level of growth and raise standards of living, while respecting the area's cultural and natural heritage.
- 7.14 Key influences on the LDP include:
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 - The need to provide for 17,100 new dwellings and support 13,600 new jobs,
 - 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, Tawe Riverside and the Fabian Way Corridor to sustain the successful regeneration of waterfront 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,
 - The impact of out of town development of retail, office and leisure uses on the Central Area,
 - Significant opportunities for leisure, sustainable tourism and heritage-led development schemes,
 - Supply of new house building not keeping pace with demand as the local population grows, a shortfall of affordable housing and the economic viability of sites for delivering new housing varying considerably across the County,

- Community cohesion issues in areas with high concentrations of HMOs,
- Need for greater variety of size and tenure mix within new housing developments to contribute towards sustainable balanced communities,
- Meeting the needs of an increasingly elderly population
- A sizeable Higher Education student population and increasing demand to provide additional accommodation,
- Significant variations across the County in terms of social indicators of deprivation, including access to health, education and community services and facilities and housing quality. 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 high quality natural environment, landscapes, and coastline are important assets to the local economy, attracting visitors, and providing resources,
- The extensive green space network 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 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.

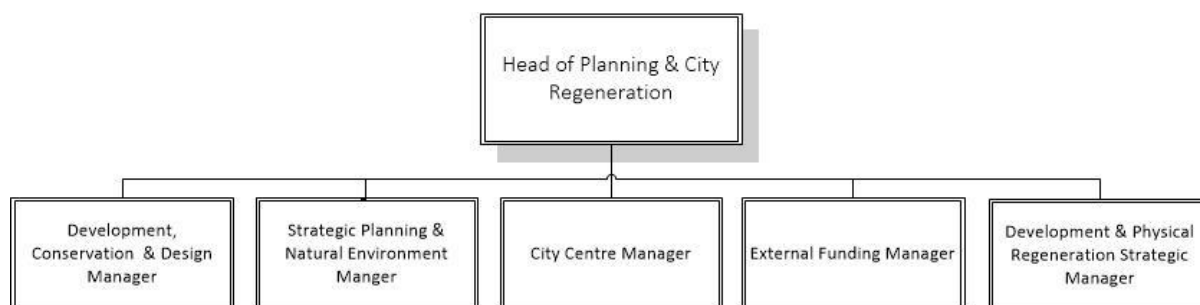
PLANNING SERVICE

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 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 Development, Conservation and Design, Strategic Planning and Natural Environment, City Centre Management, External Funding, and Development and Physical Regeneration.

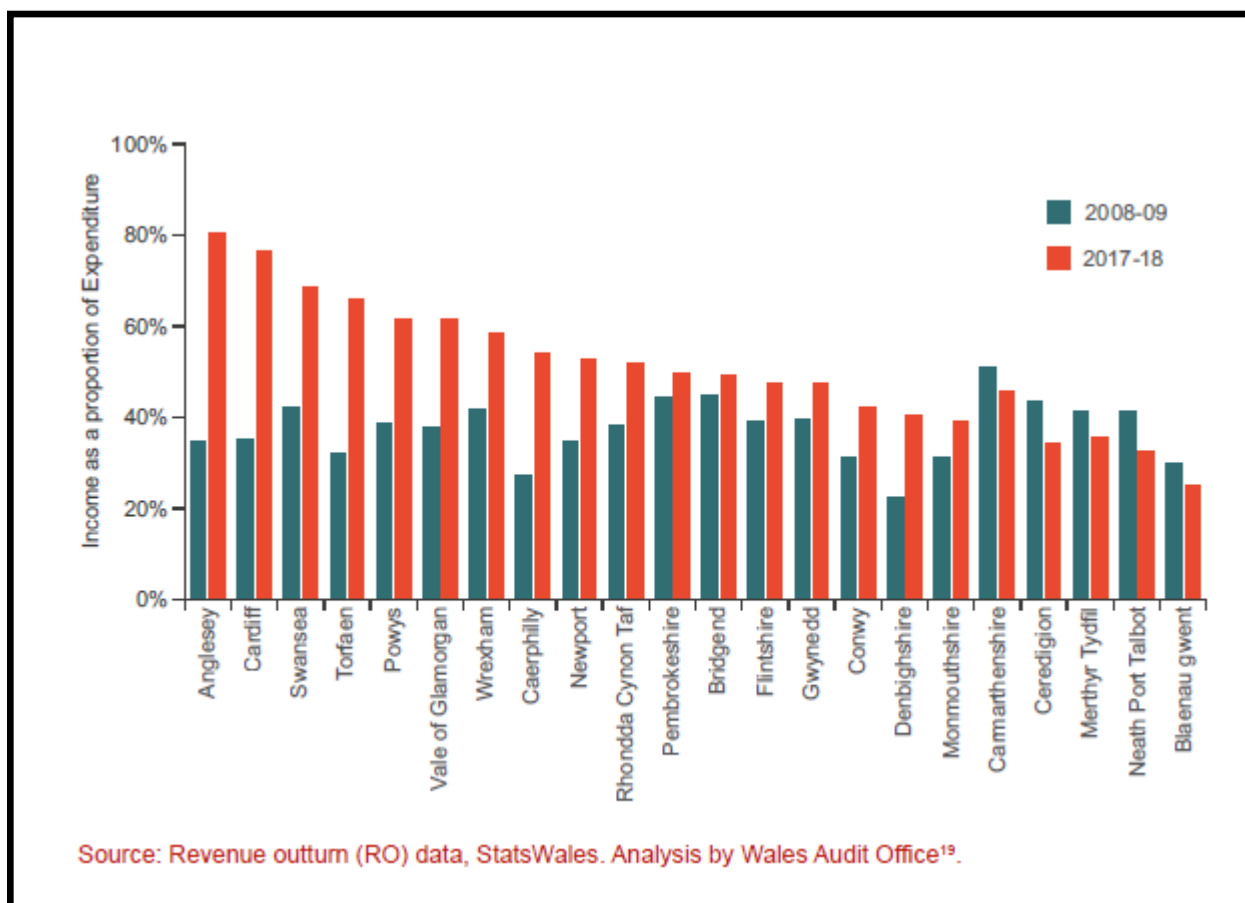
Chart 2 – Organisational Structure



- 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, IT changes, real estate rationalisation?**

- 9.1 Agile working arrangements have been introduced as part of a corporate initiative, to facilitate the rationalisation of accommodation within the Civic Centre, income generation through the rental of office floor space and improved productivity. In this respect the development management function of the Authority has, since 2013, progressively introduce new document management, back office and workflow management systems together with revised and refined business processes to facilitate a paperless office which has allowed the efficiencies and benefits associated with agile working to be exploited more effectively.
- 9.2 In addition to accommodate the additional savings required for 2018/19 there has been further reliance upon an increase in fee income which as indicated in Graph 1 below now meets an increasing proportion of the budget for the Development, Conservation & Design and the Strategic Planning and Natural Environment Sections. This is identified as a potential risk to the delivery of these statutory services moving forward.

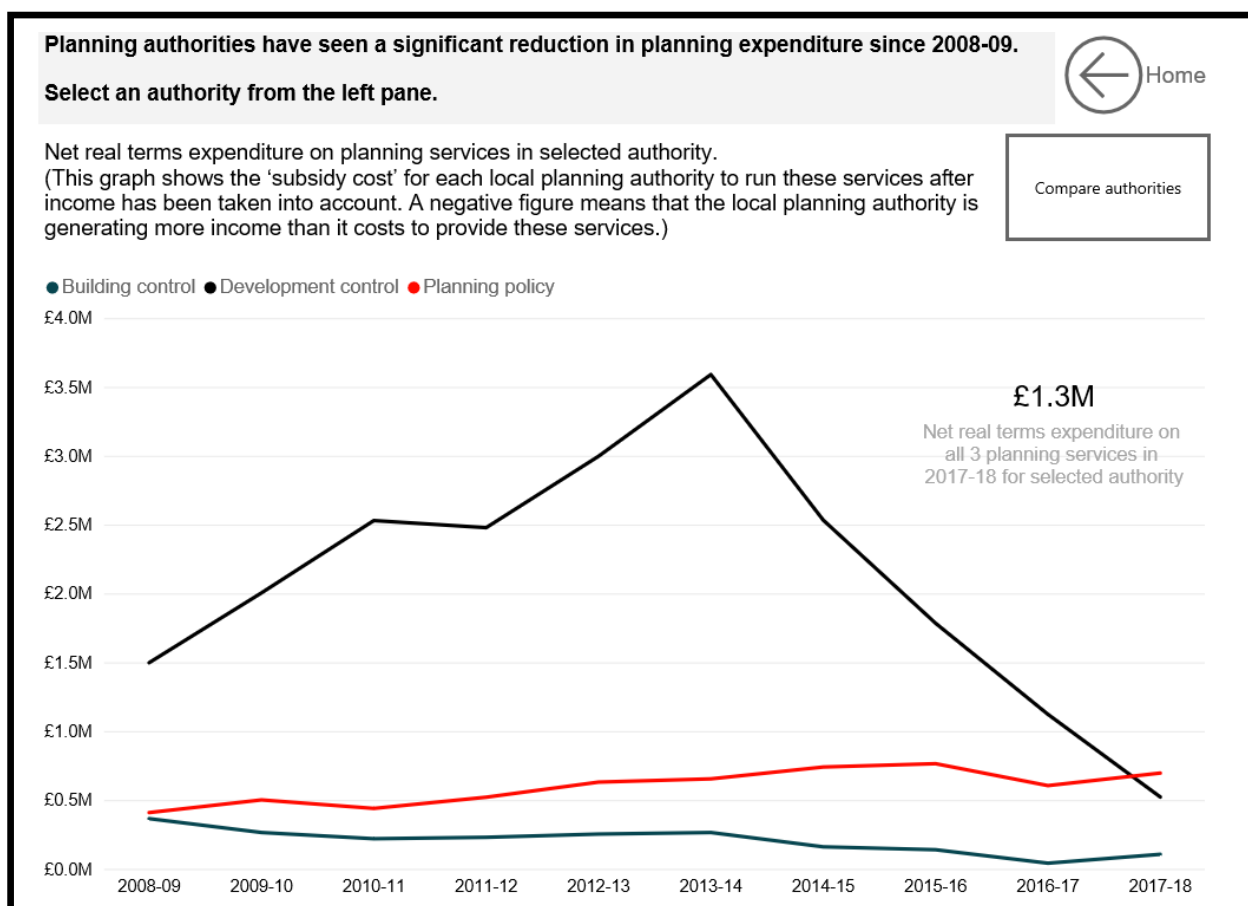
Graph 1



- 9.3 Cross departmental working initiatives include the formation of a core Land Charges Team in April 2019 embedded within the Development, Conservation & Design Section. This brought 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.

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, ecology and AONB functions. Data published by the Wales Audit office, however, illustrates a significant reduction in expenditure on the planning service since 2013-14:



Source: Revenue outturn (RO) data, Stats Wales. Analysis by Wales Audit Office

10.2 Whilst the overall budget for the Development, Conservation & Design has reduced significantly, 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	2018/19
Target	1,010,000	780,000	639,000	639,000	689,000	787,600	847,600	1,006,600	1,070,100	1,072,100
Actual	870,572	589,069	670,163	908,685	841,115	961,407	906,526	1,156,952	1,287,180	1,257,249

10.3 Fee income is retained within the Development, Conservation & Design budget which is, however, been 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.

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

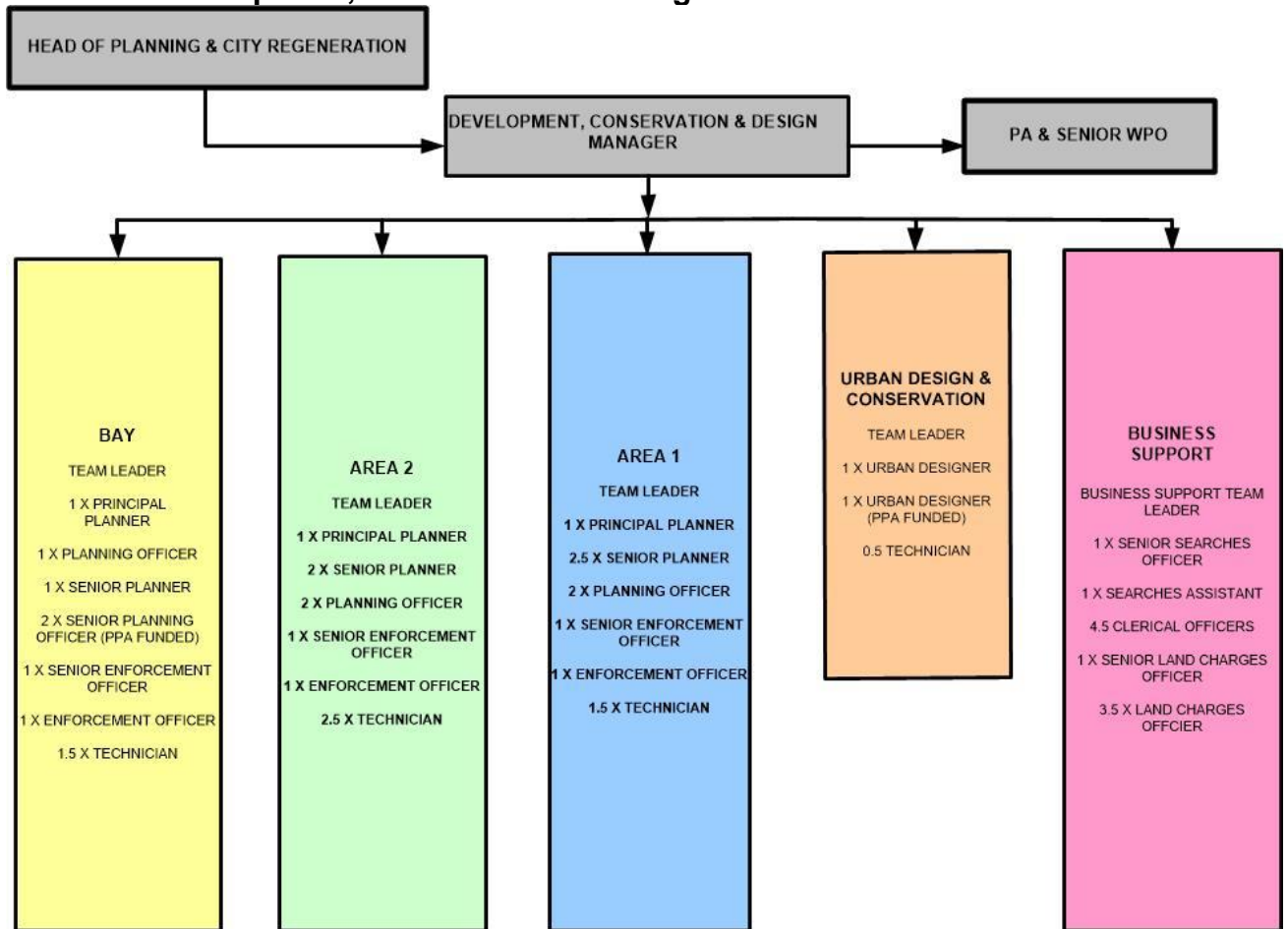
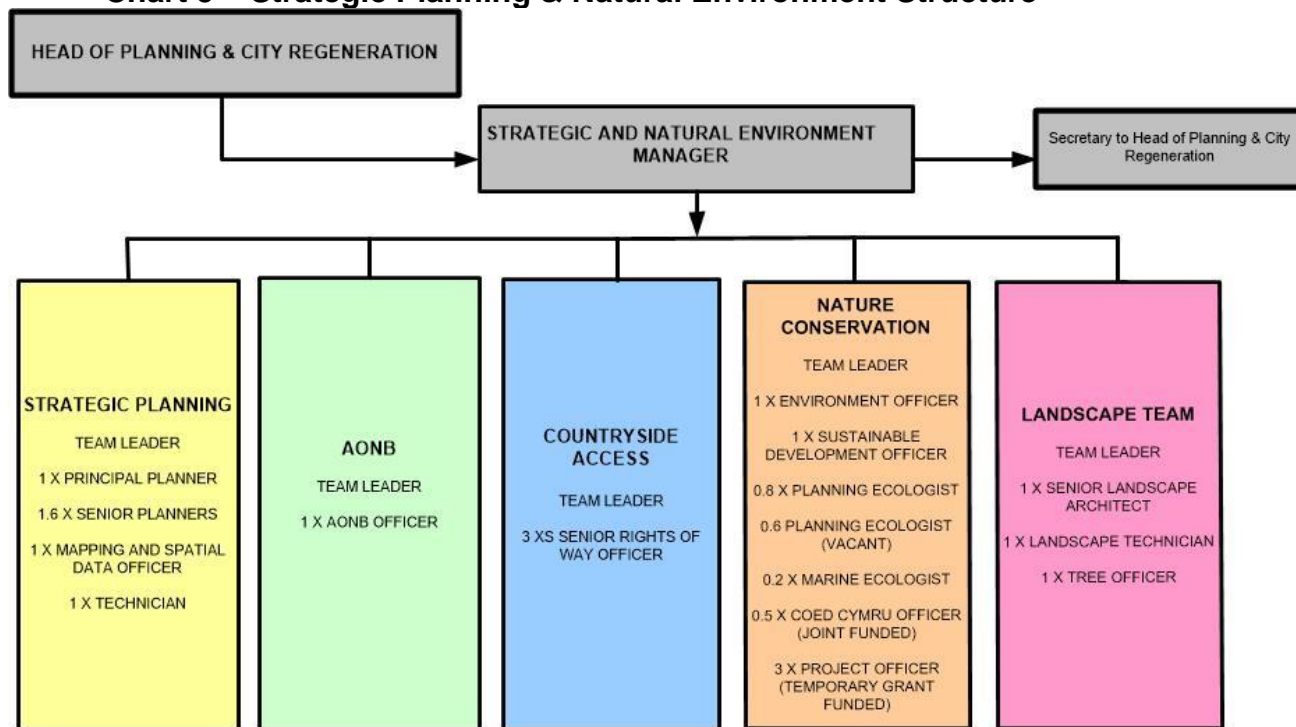


Chart 5 – Strategic Planning & Natural Environment Structure



- 11.3 The Section has previously been restructured and accommodated a number of redundancies with job descriptions rationalised to provide more flexible working. Authority has also been delegated further down the staff structure and through on the job training staff from previously discrete teams carry out a much wider range of functions. In this way the impact of redundancies and budget cuts has been managed to an extent with existing officers absorbing these roles in parallel with the introduction of revised business processes and a review of service delivery options.
- 11.4 Upskilling and reskilling of staff in this way remains an ongoing process but is a robust mechanism to manage the risk to the Service in the face of ongoing budget cuts.
- 11.5 Budgetary pressures and recruitment policies have, however, generated clear resilience issues, with a contracting, ageing workforce and reliance on a small number individual officers in key specialist fields. The Authority is increasingly having to “buy in” services to address specialism gaps.
- 11.6 In addition, and as stated above, one Urban Design Officer and two Senior Planning Officers continue to be 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 can experience 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 Development management pressures stem an increase in the number of planning and related applications received rising from 1482 in 2012/13 to 2127 in 2018/19 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 137 per annum in 2018/19. 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.
- 12.2 The number of enforcement cases received in 2018-19 was 428 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 78 complaints.
- 12.3 Internal and statutory consultees still appear to be facing capacity issues, particularly with regard ecology, landscape, pollution control and highway issues. These capacity issues can have a significant impact on the provision of comprehensive and/or timely consultation responses and the efficiency of decision making.
- 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 was adopted in February 2019 and provides a clear planning framework to address key issues facing the County. It is underpinned by an extensive and up to date evidence base. The first AMR is not due until 31st October 2020.
- 13.2 The only significant area of contention between the Council and the LDP Inspectors' published findings related to the issue of affordable housing targets. The Council has always maintained, and continues to contend, that the targets set out in the Deposit LDP were based on sound evidence and a track record of delivery. These targets received support through the Examination from local RSL's and certain house builders, who agreed with the Council's general approach to providing a flexible policy that would allow the Planning Authority to pursue such targets for developments if the circumstances justified it, for example, sites with little or no planning obligations. All of these companies submitted evidence and reasoning to the Examination as to why they thought the LDP policy approach and the percentage targets were appropriate.
- 13.3 The Inspectors, however, did not accept the Council's position in relation to this issue and reduced the on-site targets in three housing policy zones by 5% each. The impact of the Inspectors forced change in relation to the targets has been to reduce the potential of the Plan to facilitate affordable housing delivery on allocated housing sites (and windfall applications) in the order of 200 homes over the Plan period.
- 13.4 Senior Officers of the Council, as well as Cabinet Members and the Leader, set out in clear terms in detailed submissions to the Inspectors why the Council did not agree with their suggestion that a reduction to affordable housing targets was necessary to make the Plan sound. It was maintained that sufficient and appropriate evidence had been submitted to the examination to fully justify the Council's approach.

The Inspectors' position that they are '*not persuaded the targets in the Deposit Plan are viable*', was an extremely difficult one to rationalise given that these targets had been achieved on repeated occasions on developments in Swansea, including on LDP sites that had recently gone through the planning system, and having regard to the likely costs associated with bringing forward the remaining allocated sites during the Plan period.

- 13.5 Members made clear the importance they attributed to the key corporate objective of maximising affordable housing delivery. For this reason, and given the strength of evidence that exists relating to this issue, following formal Plan adoption officers have been taking a case by case approach of considering whether submitted proposals justify seeking a proportion of affordable housing in excess of the target rate specified in the LDP. In particular the rates originally specified in the Deposit Plan for the Swansea North, East and Greater North West housing zones are considered for their suitability, having regard to matters such as the level of constraints on a site, the tenure mix of affordable homes appropriate for the scheme, and the amount of any planning obligations that the development would generate. In relation to the latter, developments that generate a cost of less than £5,000 per dwelling would be considered to be providing less than the average planning obligation contribution, having regard to the benchmark values that were used in the viability testing that has underpinned the Plan and that has been supported by the Inspectors. This approach is consistent with the supporting text of the LDP, which states "*in certain developments where there are fewer constraints or requirements, such as a lack of s106 obligations, a higher percentage than that stated in the policy may be sought in exceptional circumstances*".
- 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 The LDP includes a policy that allocates suitable sites on the edge of rural and semi-rural locations in Gower, Gower Fringe and West of Swansea to deliver affordable homes for local people. The policy requires these sites to deliver a minimum of 51% affordable homes for local people with the range and type of homes tailored to meet the evidence of local need. This policy is an innovative, evidenced based and pragmatic response to an historic problem of under provision using previous policy approaches. The progress of development proposals through planning application stage on these allocated sites (despite early suggestions from objectors that such an approach would be unviable) demonstrates the effectiveness of the policy. It is a transferable approach to other Authorities that may have similar issues with providing affordable housing in rural areas, and this has been recognised by Welsh Government. The Minister for Housing and Local Government has issued (July 2019) a letter to all Councils in Wales requiring them to implement similar affordable housing led sites through their LDPs.
- 14.2 In development management terms the Development, Conservation & Design Section introduced agile working arrangements including the further refinement the "paperless office" processes developed since 2013 using electronic workflow systems.
- 14.4 The Authority continues to collaborate 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 led 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 continues 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 has facilitated the efficient delivery of schemes through the pre-application process with added value and the determination of the resultant applications in a timely manner.
- 14.6 The Council has also established a Developer Forum to improve working relationships with small and medium sized housing developers (SME's) and address issues which may be frustrating the development process. In this respect two current work streams are ongoing firstly, focussing on providing consistency between planning placemaking policy and highway adoption processes and standards and secondly, on refining and reducing the number of conditions imposed on planning permissions, particularly pre-commencement conditions.
- 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 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 14 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.
- 15.2 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.
- 15.3 The number of HMO applications has increased significantly since the introduction of the C4 Use Class in February 2016. This has produced significant workload and political pressures with a large number of applications being "called in" to Planning Committee for determination. The absence of a robust policy under the provisions of the Unitary Development Plan led to uncertainty and a number of applications being refused contrary to officer recommendation but subsequently allowed at appeal. A specific policy has now been introduced which incorporates clear thresholds to control the concentration of HMO's in an area following the adoption of the Swansea Local Development Plan in February 2019. There are, however, lessons to be learned over the impact of the introduction of such legislative changes by Welsh Government effectively within a policy vacuum.
- 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 2018/19 Planning and City Regeneration Services Plan identified a number of key priorities and objectives for the Service. Specific objectives, outcomes, performance measures, targets and actual outcomes for Development, Conservation & Design and Strategic Planning & Environment are detailed at in the table at Appendix 1.

16.2 In development management terms the Authority has set two internal performance indicators which seek to focus on the approval of applications with an economic imperative (major applications) whilst determining all other applications in a timely and efficient manner to meet its 8 week performance target.

16.3 These internal performance indicators recognise the benefit of investing time and resources, through negotiation, to deliver complex or strategically significant projects which have the potential to make a significant contribution to the economic fortunes and wellbeing of Swansea and the wider region.

16.4 This approach has facilitated the delivery of a wide range of strategically significant projects through the planning process, including the redevelopment of the City Centre and a range of strategic housing and affordable housing sites, whilst maintaining top quartile performance in Wales for the determination of all planning applications in agreed timescales.

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 When assessed against the Performance Framework the Authority is one of the best performing Local Planning Authorities in Wales with 99% of all planning applications determined within timescales and only one area identified for improvement namely the Authority's housing land supply. In this respect the former Unitary Development Plan was time expired in 2018/19 and as a consequence no Joint Housing Land Availability Study could be carried to assess land supply. The Swansea Local Development Plan was, however, adopted on 27th February 2019 providing in excess of a 5 year land supply. If the Authority did not have a 5 year housing land supply the plan would have been found unsound by the appointed Planning Inspectors and would not have been adopted.

17.2 Enforcement performance is identified as "fair", however, this service 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. There has, however, been significant improvement in this performance when assessed against this measure with 72% of all enforcement cases being investigated in 84 days in 2018/19.

- 17.3 The percentage of Member made decisions contrary to officer advice has reduced from 24% in 2016/17 to 6.3% in 2018-19 equating to 0.26% of all planning application decisions being made against officer advice compared to 0.5% across Wales.
- 17.4 This is categorised as a “fair” performance in the Performance Framework but was only marginally above the performance target of less than 5% set by Welsh Government.
- 17.5 The small number of over turns has not had an impact upon appeal performance which has seen a significant improvement. In 2017/18 59% of appeals were successfully defended rising to 72% in 2018/19. This compares to a Welsh average of 68%.

18.0 What Service Users Think

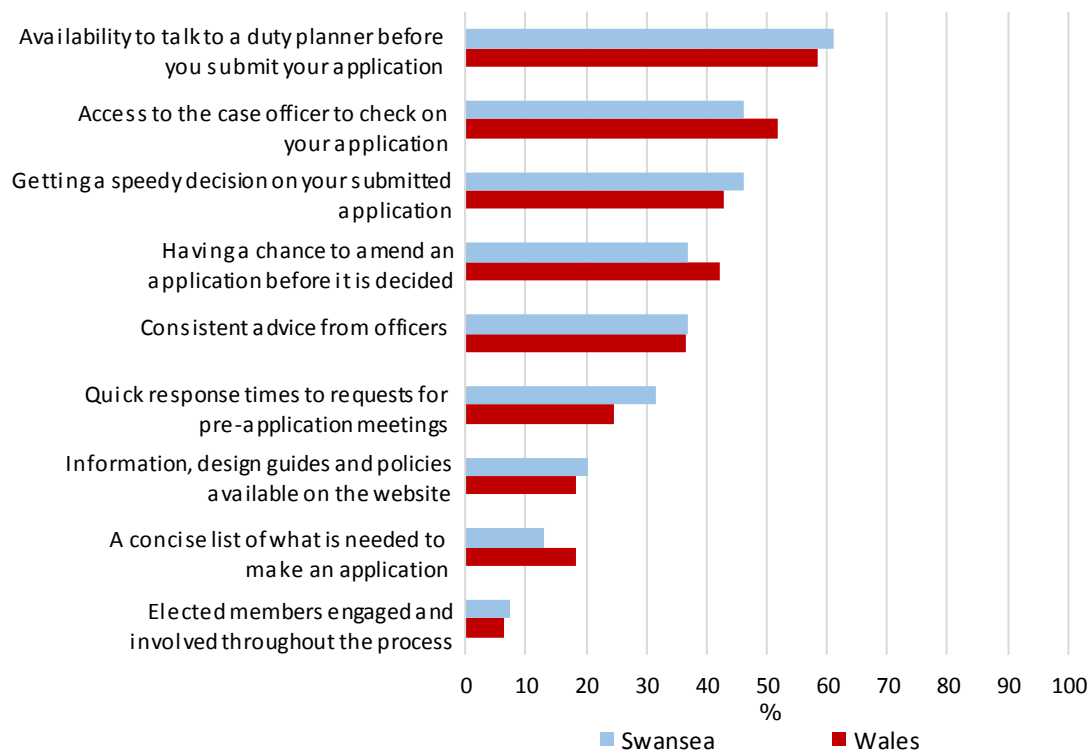
- 18.1 In 2017-18 we conducted a customer satisfaction survey aimed at assessing the views of people (agents and members of the public) that had received a planning application decision during the year.
- 18.2 The survey was sent to 680 people, 9% of whom submitted a whole or partial response. The majority 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. 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

Respondents who agreed that:	Swansea LPA %	Wales %
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

- 18.4 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



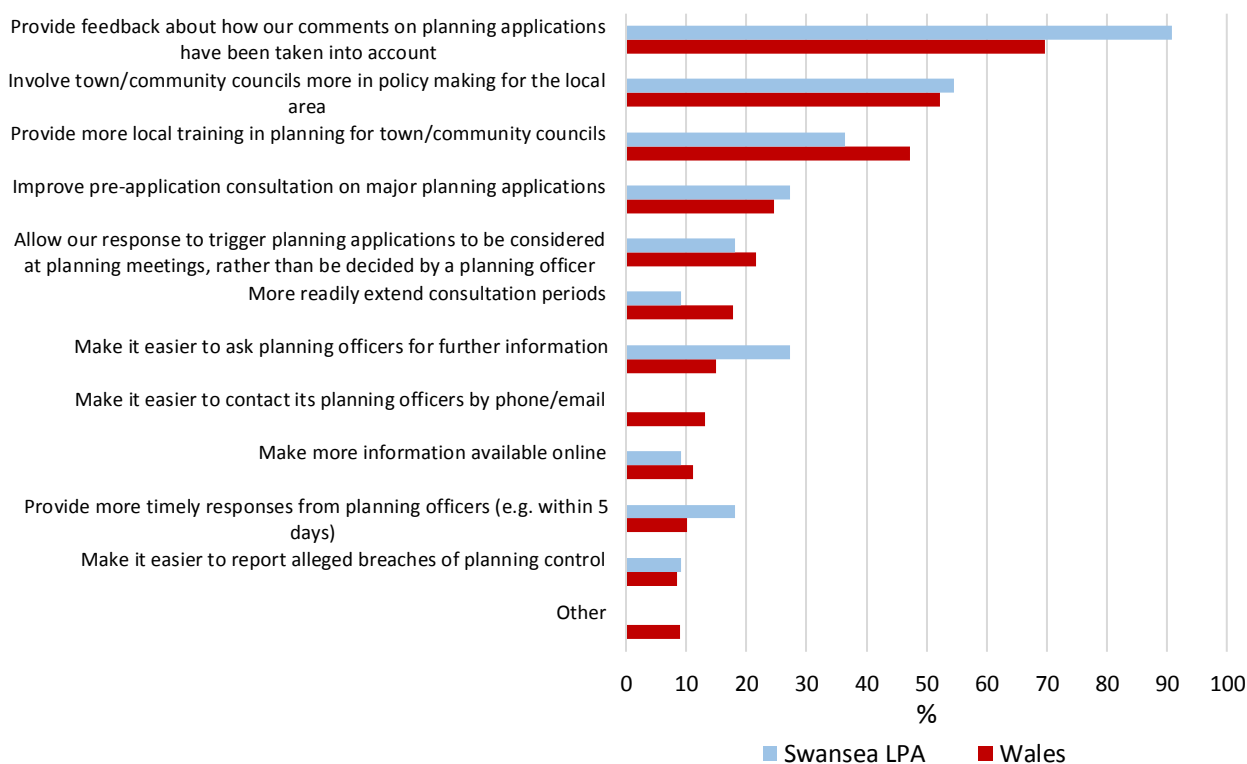
Comments received include:

- “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”.

18.5 In 2018-19 we conducted a survey of clerks of the town and community councils that are statutory consultees for our planning authority. There are 24 such councils in our area, and we received 12 responses to the survey.

18.6 The respondents were asked to select the three ways in which they thought our LPA could help town/community councils to participate more effectively in the planning system. Figure 2 shows the percentage of respondents that selected each option as one of their three choices. ‘Provide feedback about how our comments on planning applications have been taken into account’ was the most frequently selected option for our LPA.

Figure 2: Ways LPAs could help town/community councils participate more effectively in the planning system, 2018-19



19.0 Our Performance 2018-19

19.1 This section details our performance in 2018-19. 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 2019, we were one of 23 LPAs that had a current local development plan (LDP) in place.

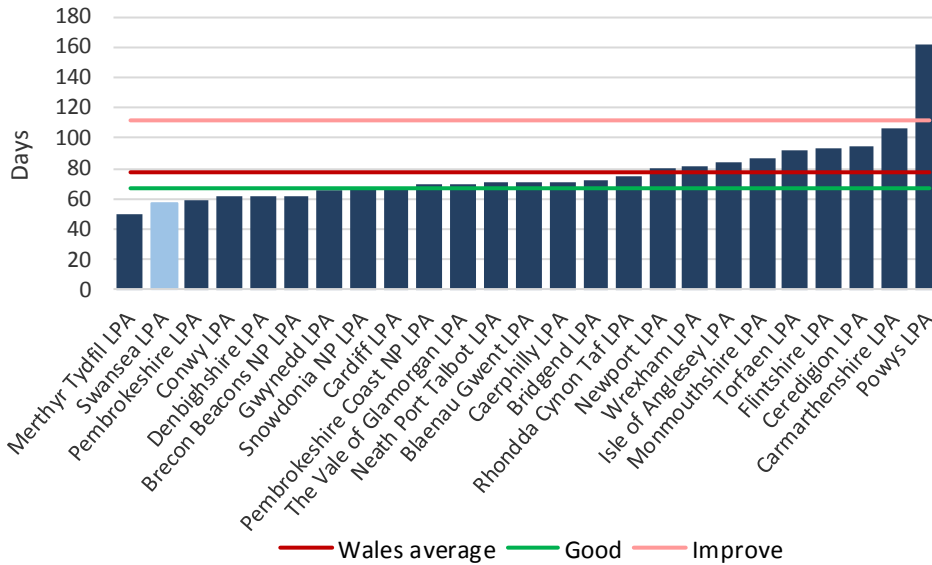
19.4 During the APR period we had 0.0 years of housing land supply identified, making us one of 19 Welsh LPAs without the required 5 years supply.

19.5 8 respondents to the 2018-19 town and community council clerks survey (67%) said that their council contributed to the production and/or review of our LDP. Of these, 29% agreed that the LDP process is easy to understand, and 29% agreed that their council is satisfied with how the LDP process is going (or went), compared to 64% and 62% respectively across Wales.

Efficiency

19.6 In 2018-19 we determined 1,901 planning applications, each taking, on average, 57 days (8 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 3 shows the average time taken by each LPA to determine an application during the year.

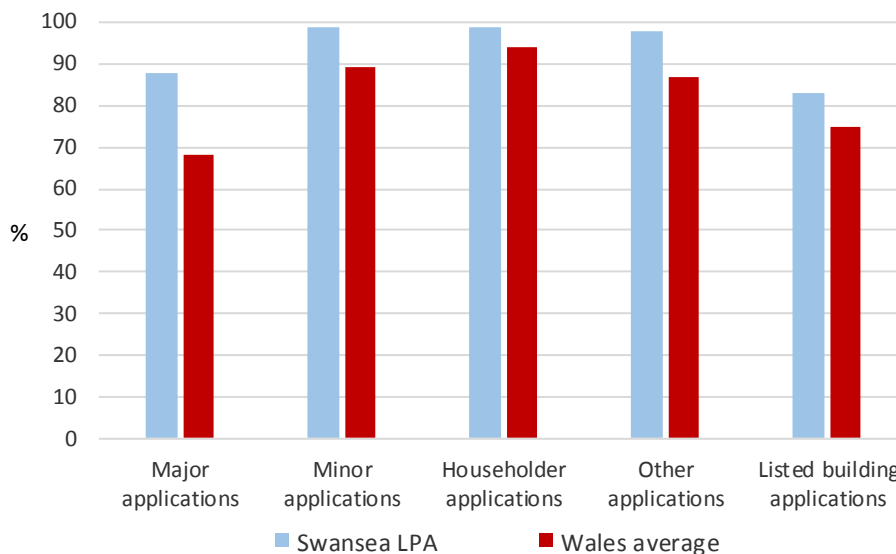
Figure 3: Average time taken (days) to determine applications, 2018-19



19.7 99% of all planning applications were determined within the required timescales. This was the third highest percentage in Wales and we were one of 20 LPAs that had reached the 80% target.

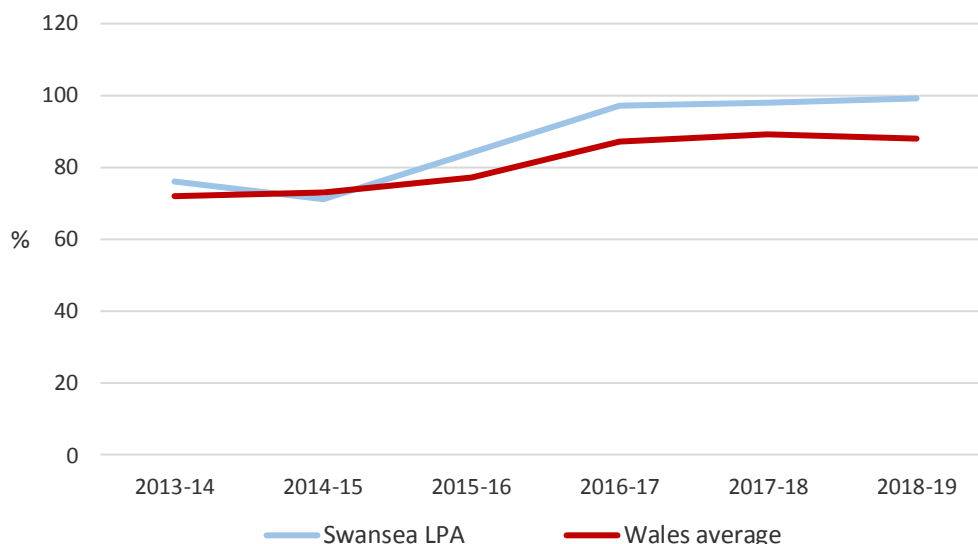
19.8 Figure 4 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 99% of householder applications within the required timescales. We also determined 83% of Listed Building Consent applications within the required timescales.

Figure 4: Percentage of planning applications determined within the required timescales, by type, 2018-19



19.9 Between 2017-18 and 2018-19, as Figure 5 shows, the percentage of planning applications we determined within the required timescales increased from 98%.

Figure 5: Percentage of planning applications determined within the required timescales



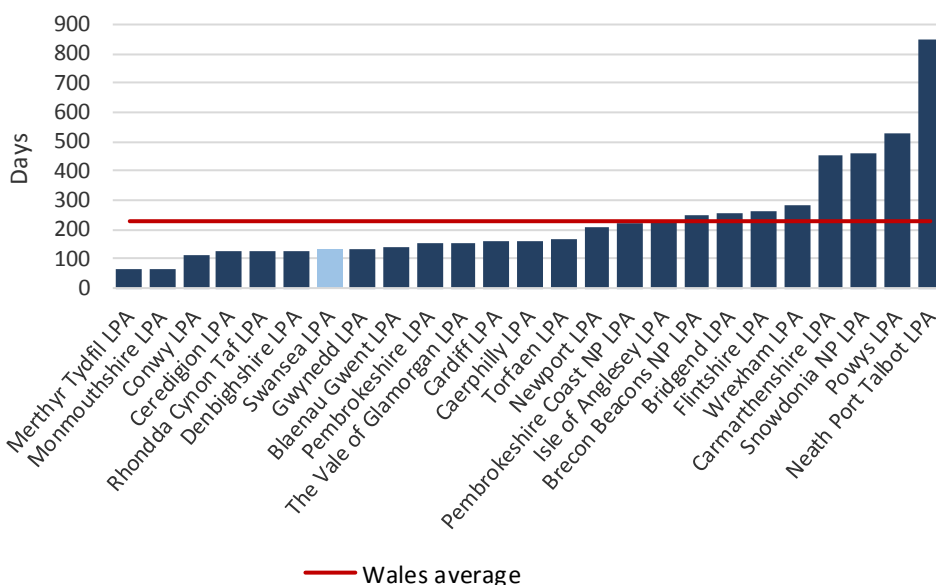
Over the same period:

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

Major applications

19.10 We determined 43 major planning applications in 2018-19, none of which were subject to an EIA. Each application took, on average, 133 days (19 weeks) to determine. As Figure 6 shows, this was shorter than the Wales average of 232 days (33 weeks).

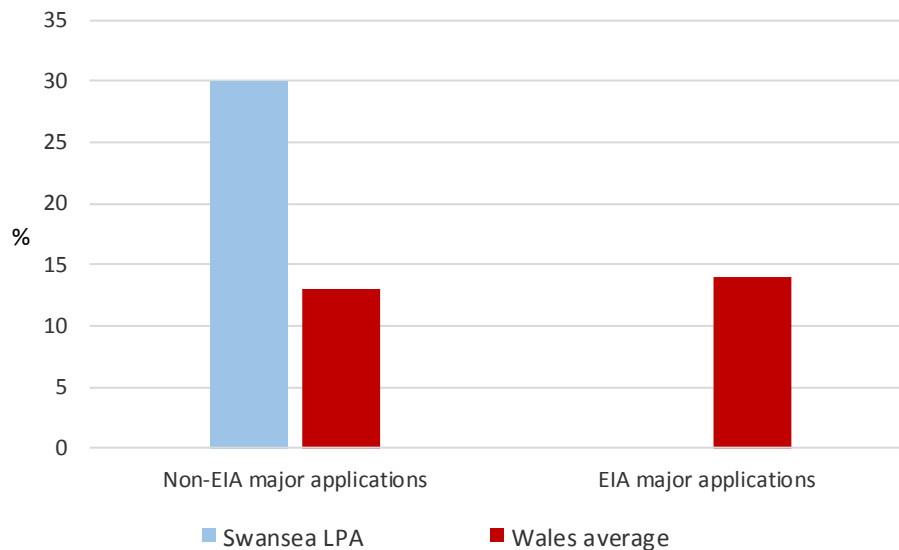
Figure 6: Average time (days) taken to determine a major application, 2018-19



19.11 1988% of these major applications were determined within the required timescales, compared to 69% across Wales.

19.12 Figure 7 shows the percentage of major applications determined within the required timescales by the type of major application. 30% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

Figure 7: Percentage of major applications determined within the required timescales during the year, by type, 2018-19

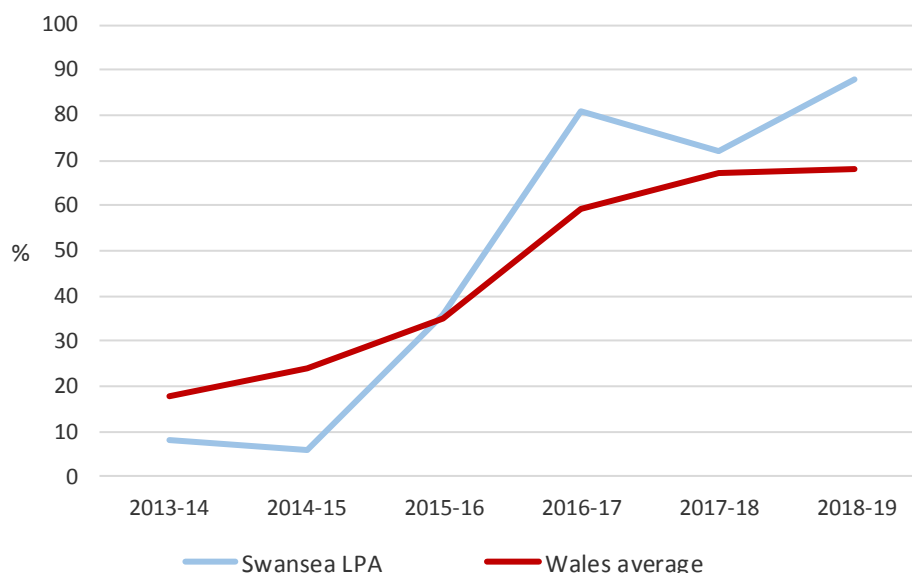


19.13 In addition we determined 25 major applications that were subject to a PPA in the required timescales during the year.

19.14 Since 2017-18 the percentage of major applications determined within the required timescales had increased from 72%. Similarly, the number of major applications determined increased while the number of applications subject to an EIA determined during the year stayed the same.

19.15 Figure 8 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 8: Percentage of major planning applications determined within the required timescales



Over the same period:

- The percentage of minor applications determined within the required timescales stayed the same at 99%;
- The percentage of householder applications determined within the required timescales decreased from 100% to 99%; and
- The percentage of other applications determined within required timescales increased from 97% to 98%.

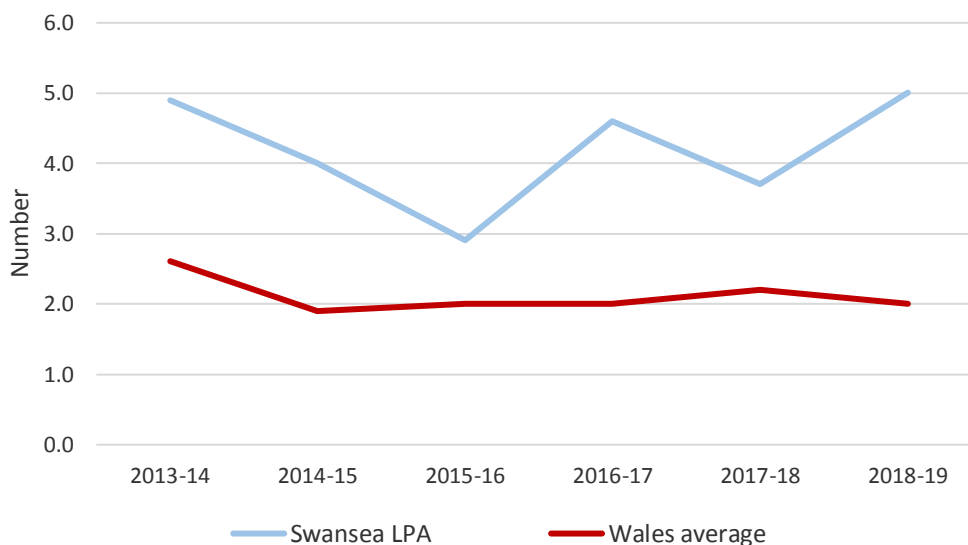
Quality

19.16 In 2018-19, our Planning Committee made 79 planning application decisions during the year, which equated to 4% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.

19.17 6% 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; 0.5% across Wales.

19.18 In 2018-19 we received 105 appeals against our planning decisions, which equated to 5 appeals for every 100 applications received. This was the highest ratio of appeals to applications in Wales. Figure 9 shows how the volume of appeals received has changed since 2017-18 and how this compares to Wales.

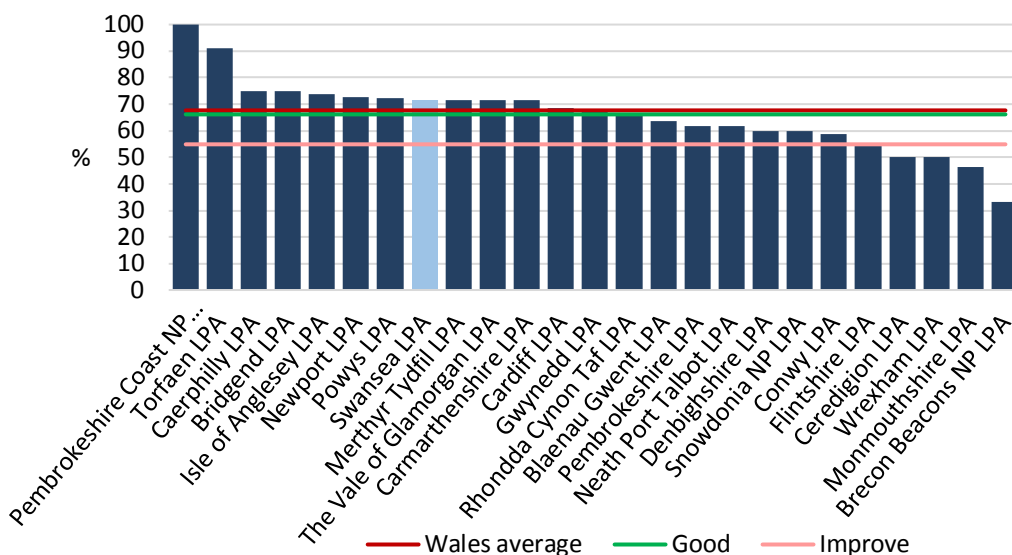
Figure 9: Number of appeals received per 100 planning applications



19.19 Over the same period the percentage of planning applications approved decreased from 75% to 72%.

19.20 Of the 95 appeals that were decided during the year, 72% were dismissed. As Figure 10 shows, this was higher than the percentage of appeals dismissed across Wales as a whole and we were one of 14 LPAs that reached the 66% target.

Figure 10: Percentage of appeals dismissed, 2018-19



19.21 During 2018-19 we had no applications for costs at a section 78 appeal upheld.

19.22 5 respondents (45%) to the 2018-19 town and community council clerks survey reported that they were either 'very satisfied' or 'somewhat satisfied' with how the Planning Inspectorate deals with their council around appeals, compared to 55% of the respondents across Wales.

Engagement

19.22 We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee;
- one of 22 LPAs that had an officer on duty to provide advice to members of the public; and
- one of 21 LPAs that had an online register of planning applications.

19.23 4 (36%) of the town and community council clerks that responded to the 2018-19 survey felt that their council has enough time and resources to effectively contribute to development management in our area, compared to 59% of clerks that responded across Wales. 3 (27%) reported that they are 'always' able and 8 (73%) reported that they are 'sometimes' able to respond to applications within the 21 day statutory time period.

19.24 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

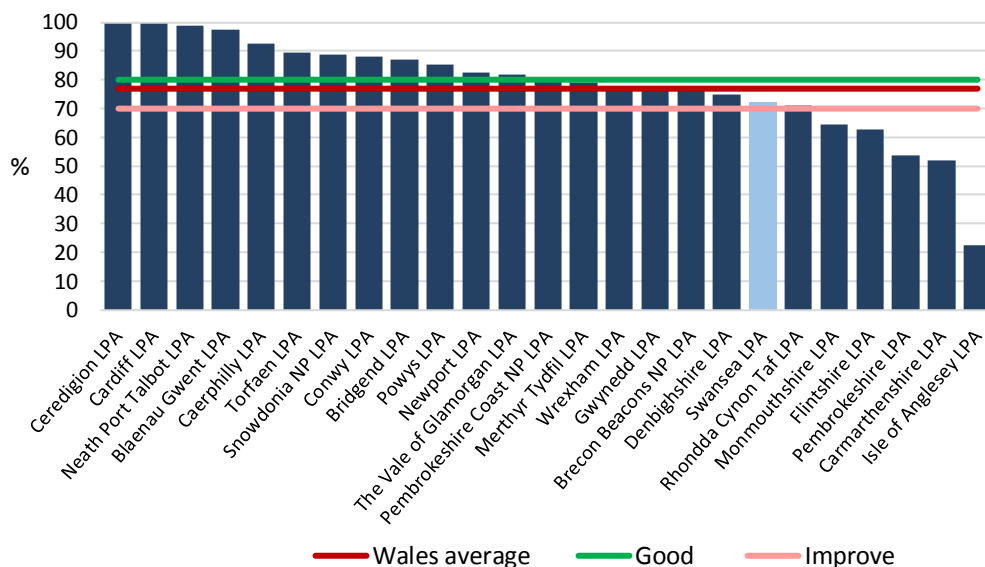
Respondents who agreed that:	Swansea LPA %	Wales %
The LPA gave good advice to help them make a successful application	49	60
They were listened to about their application	55	60

Enforcement

19.25 In 2018-19 we investigated 396 enforcement cases, which equated to 1.6 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales.

19.26 We investigated 72% of these enforcement cases within 84 days. Across Wales 77% were investigated within 84 days. Figure 11 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

Figure 11: Percentage of enforcement cases investigated within 84 days, 2018-19



19.27 The average time taken to pursue positive enforcement action was 73 days.

19.28 In the 2018-19 town and community council clerks survey, 1 respondent (9%) stated that our LPA investigates enforcement cases ‘very promptly’ or ‘reasonably promptly’, compared to 36% of respondents across Wales. 2 respondents (20%) reported that they are either ‘very satisfied’ or ‘somewhat satisfied’ with how our LPA generally responds to investigating breaches. This was 40% for Wales.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Swansea LPA LAST YEAR	Swansea LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	No	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	73	57	N/A
Time taken to commence formal revision of an LDP following the triggering of Regulation 41, in months	<12	13-17	18+	17	-	N/A
Has an LDP Revision Delivery Agreement been submitted to and agreed with the Welsh Government?	Yes		No	Yes	-	N/A
LDP review deviation from the dates specified in the original Delivery Agreement, in months	<3		4+	1	-	N/A
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	6 of 25	0.0	0.0
Efficiency						
Percentage of "major" applications determined within time periods required	>60	50.1-59.9	<50	68	72	88
Average time taken to determine "major" applications in days	Not set	Not set	Not set	232	268	133
Percentage of all applications determined within time periods required	>80	70.1-79.9	<70	88	98	99
Average time taken to determine all applications in days	<67	67-111	112+	77	60	57
Percentage of Listed Building Consent applications determined within time periods required	>80	70.1-79.9	<70	75	70	83

Quality			
Percentage of Member made decisions against officer advice	<5	5-9	9+
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
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
Enforcement			
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	70.1-79.9	<70
Average time taken to take positive enforcement action	<100	101-200	200+

9	5	6
68	59	72
0	0	0
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
77	46	72
167	25	73

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
“Good”	“Fair”	“Improvement needed”
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)

Authority’s performance	Yes
The Swansea Local Development Plan was adopted in February 2019.	

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	N/A
The Swansea Local Development Plan was adopted in February 2019.	

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
First AMR not due until 31 st October 2020	

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

Authority’s performance	5/8
. The Swansea Local Development Plan was adopted in February 2019 evidencing a 5.8	

year housing land supply.

SECTION 2 - EFFICIENCY

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

Authority's performance	88
<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 and 88% in 2018/19 which is above the Welsh Average of 68%.</p> <p>The determination of a number of large historic applications had an influence the reduction in performance in 2017/18.</p>	

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

Authority's performance	133
<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. IN 2018/19 the average time to determine major applications was 133 days which is well below the Welsh average of 238 days.</p> <p>The determination of a number of large historic applications had an influence over the reduction in performance in 2017/18.</p>	

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 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	99
<p>Good: The percentage of all applications determined within required timescales has</p>	

shown a consistent improvement increasing from 71% in 2014/15 to 84% in 2015/16, 97% in 2016/17, 98% in 2017/18 and 99% in 2018/19. This reflects a consistent top quartile performance in Wales and is well above the Welsh average of 88%.

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.

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

Authority's performance	57
In 2018-19 the Authority determined 1,901 planning applications, each taking, on average, 57 days to determine. This represents an improvement on 2016/17 (67 days) and 2018/19 (60 days) and compares to an average of 77 days across Wales.	

Indicator	08a. Percentage of Listed Building Consent applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	83
No targets is set for this new measure, however, the Authority determined 83% of Listed Building applications within required timescales compared to 70% in 2017/18 and an average of 75% for Wales.	

SECTION 3 - QUALITY

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

Authority's performance	6.3
Fair: 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%. 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.

In 2018/19, 6.3% of Member decisions were made contrary to officer advice but this equates to just 5 applications out of a total of 78 decisions made by Planning Committee and just 0.26% of all decisions made by the Authority.

This performance is marginally above the performance target of less than 5% set by Welsh Government and well below the Welsh average of 9.2%.

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	72
Good: Of the 95 appeals that were decided during the year, 72% were dismissed compared to a Welsh average of 68%.	

Indicator	11. Applications for costs at Section 78 appeal upheld in the reporting period	
"Good"	"Fair"	"Improvement needed"
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

Authority's performance	0
Good: No comment required.	

SECTION 4 – ENGAGEMENT

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

Authority’s performance	Yes
Good: No comment required.	

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

Authority’s performance	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.	

Indicator	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)?	
“Good”	“Fair”	“Improvement needed”
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

Authority’s performance	Yes
Good: No comment required.	

SECTION 5 – ENFORCEMENT

Indicator	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	
“Good”	“Fair”	“Improvement needed”
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

Authority’s performance	72
<p style="color: red;">Fair: Swansea Council officers were heavily involved with Welsh Government in the design of this new measure, which was introduced in June 2017.</p> <p style="color: red;">The enforcement service was also subsequently subject to Internal Audit reporting in May 2018, providing a Substantial Level of Assurance. 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 style="color: red;">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 was completed in December 2018.</p> <p style="color: red;">Performance against this measure has improved from 46% in 2018/17 to 72% in 2018/19.</p>	

Indicator	16. Average time taken to take positive enforcement action	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	73
<p style="color: red;">No target is set for this new measure, however, the Authority took 73 days to take positive action compared to a Welsh average of 167 days.</p>	

20.0 SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

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

20.2 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">• [<i>What are the reasons for missing data?</i>]• [<i>What actions are being taken to provide full returns?</i>]• [<i>When will complete data returns be provided?</i>] <p>The first LDP Annual Monitoring Report (AMR) is due by 31st 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>	

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
------------------	--

Granted (square metres)	
Authority's data	0

Refused (square metres)	
Authority's data	0

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

However, indicators are included in the LDP, to monitor the amount of employment generating development on allocated mixed use Strategic Development (SD) 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, 65).

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
------------------	--

Granted permission (number of applications)	
--	--

Authority's data	1 (prepopulated data – not verified)
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Granted permission (MW energy generation)	
--	--

Authority's data	4 (prepopulated data – not verified)
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An indicator is included in the LDP, 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 and up to 40.6 MW in Wind SSA over the plan period. (See Indicator Ref 94).

Indicator	SD3. The number of dwellings granted planning permission during the year.
------------------	--

Market housing (number of units)	
---	--

Authority's data	301 (pre-populated data – not confirmed)
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Affordable housing (number of units)	
---	--

Authority's data	156 (pre-populated data – not confirmed)
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The final figures still need to be agreed by the Swansea JHLAS Group.

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
------------------	--

Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission	
Authority's data	0

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	
Authority's data	0

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

Indicators are included in the LDP, to monitor

- The number of planning applications permitted within C1 floodplain areas (ref 105)
- The number of planning applications permitted within C2 floodplain areas (ref 106)

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

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
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Previously developed land (hectares)	
Authority's data	6 (pre-populated data – not confirmed)

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

An indicator is included in the LDP, to monitor

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

Indicator	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.
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Open space lost (hectares)	
Authority's data	1 (pre-populated data – not confirmed)

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

An indicator is included in the LDP, to monitor

- The number of existing open spaces lost to development contrary to the Open Space Assessment. (Indicator Ref 77).

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission for the provision of community infrastructure.
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Gained via Section 106 agreements (£)	
Authority's data	£1,750,697

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

An indicator is included in the LDP, 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). (Indicator Ref. 86).