

Report of the Head of Planning and City Regeneration

Planning Committee – 3rd October 2017

PLANNING ANNUAL PERFORMANCE REPORT

1.0 Background

- 1.1 The Annual Performance Report (APR) is seen by Welsh Government as an important mechanism for monitoring Local Planning Authority performance against a key set of National performance indicators and as a means of driving its agenda for modernising the planning system in Wales. It also represents an important tool for benchmarking the performance of Authorities across Wales and importantly must also be seen in the context of Welsh Government proposals to intervene where Local Planning Authorities exhibit consistent underperformance.
- 1.2 This year's draft APR, reviewing performance for the Authority for the period 2016-17, is attached to this report as Annex A, for Member consideration. The APR must be formally submitted to Welsh Government by the end of October 2017.

2.0 Context

- 2.1 The Authority underwent a significant change process during 2014-15, partly as a result of budgetary pressures, and partly in response to Welsh Government proposals associated with the Planning (Wales) Act 2015.
- 2.2 In this respect the Development Management, Conservation & Design Section was restructured to accommodate budgetary constraints and a comprehensive review of its enforcement function and planning application process was also undertaken following the introduction of the Idox electronic document management system (EDMS). In 2016 the Section also replaced its M3 Northgate back office system with Idox Uniform, refining its business processes further, to provide greater integration with its existing EDMS and improve efficiency.
- 2.3 The Authority's Committee structures and scheme of delegation were also amended in January 2015 to broadly align with the recommendations of Welsh Government contained within its consultation document entitled 'Planning Committees, Delegation and Joint Planning Boards (October 2014)'.
- 2.4 The service is currently in the process of implementing its Commissioning Review which has identified further service improvements, cost savings, income generation and efficiency opportunities.

3.0 Performance:

- 3.1 The positive changes introduced in recent years have significantly improved the Authority's development management performance in both qualitative and quantitative terms.
- 3.2 The average time taken to determine all planning applications at 67 days was significantly below the Welsh average of 76 days. The percentage of all applications determined within required timescales also showed a significant improvement increasing from 71% in 2014-15, 84% in 2015-16 and 97% in 2016-17, well above the Welsh average, a top quartile performance and the third highest percentage in Wales.
- 3.3 Significantly, for the delivery of the Council's regeneration agenda, the percentage of all major planning applications determined within required timescales has increased from 6% in 2014-15, which was the lowest performance in Wales, to 36% in 2015-16 and 81% in 2016-17. A performance which is now significantly above the Welsh average of 59%.
- 3.4 Ongoing progress on reducing the backlog of outstanding historic enforcement cases continues, however, to influence performance relating to the speed of resolution of cases.
- 3.5 The percentage of Committee decisions made contrary to officer advice reduced from 23% in 2014-15 to 10% in 2015-16. This has, however, subsequently increased again to 24% in 2016-17 compared to 11% across Wales. This increase was heavily influenced by a single issue, namely, the consideration and refusal by Planning Committee of planning applications relating to small HMO's (Class C4) and purpose built student accommodation. It should be noted, however, that the percentage of 'overturns' as a percentage of all applications determined by the Authority in 2016-17 was comparable with the Welsh average at 0.7%.
- 3.6 The quality of such Committee decisions has, however, also reduced significantly since 2015-16 with 5 of the 6 subsequent appeals made in respect of applications refused contrary to officer advice being allowed at appeal. This has consequently also had an impact upon the Authority's overall appeal performance. A summary of the relevant appeals is provided at Annex B for Member consideration.
- 3.7 Significant progress in LDP preparation has been made over the past year. The Deposit LDP has been written, agreed by Council and consulted upon. The representations received have been assessed, a consultation report is prepared and the Plan submitted for Examination in July 2017. A revised LDP Delivery Agreement has been agreed with Welsh Government and an independent LDP Programme Officer appointed. A Strategic Environment Assessment and a Habitats Regulations Assessment of the Deposit Plan have been undertaken. The Affordable Housing Viability Study in support of the Plan has been updated. An independent study of the viability and deliverability of Strategic Development Areas has also been carried out. Officers from Strategic Planning and Development Management have been provided with viability assessment training and Strategic Site Masterplanning work remains an ongoing series of projects.

4.0 Conclusion

- 4.1 This year's APR provides a useful tool to benchmark the Authority's performance against other Authorities in Wales and to monitor progress in future years. It also demonstrates that the Authority has made significant progress in addressing areas of performance that were in need of improvement, facilitating the Council's regeneration agenda and embracing the Welsh Government's agenda for the modernisation of the planning system in Wales.
- 4.2 Moving forward the Local Planning Authority faces continued budgetary pressures at a time of transformational change for the City and its region and it is inevitable that further difficult decisions will have to be made as part of the ongoing Commissioning Review regarding the Authority's priorities and service levels in the future.

Background papers:

City & County of Swansea APR 2014-15:

<http://democracy.swansea.gov.uk/ieListDocuments.aspx?CId=493&MId=6629&Ver=4&LLL=-1>

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PLANNING ANNUAL PERFORMANCE REPORT (APR)

2017-18



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Swansea Council

Swansea Local Planning Authority

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2016-17

PREFACE

I have the pleasure of introducing the third 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. 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 Commercial Opportunities & Innovation

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 Latest population estimates for the County stand at 244,500 (mid-2016, ONS estimates), which represents almost 8% of the total population of Wales with a population density of 644 people per sq. km. The population has been growing by almost 1400 per annum over the past decade which represents a 5.9% increase (13,700) over this period .
- 1.3 Swansea contains around 110,900 dwellings, with 64% of all stock owner-occupied.
- 1.4 The 2014 Welsh Index of Multiple Deprivation identified 12% of Swansea's local areas as falling within the top 10% most deprived in Wales.
- 1.5 Swansea is a centre of learning - home to Swansea University, University of Wales Trinity St. David and Gower College Swansea, which in total support around 21,000 full-time students.

1.6 GVA (Gross Value Added) per head in Swansea stands at £18,577, (2015, ONS); 3.2% above the Wales level but 26.7% below the UK average. 74.1% of Swansea's working age residents are economically active and 109,700 in employment (December 2015, ONS), mostly in the service sectors 88.3%), with 28.5% employed in the public sector. 33,400 people commute into Swansea each day (2016, ONS/WG).

1.7 Estimates suggest 4.59 million people visited Swansea Bay in 2016 spending over £400 million (Scarborough Tourism Economic Activity Model).

1.8 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 replacement Local Development Plan (LDP), currently at Examination Stage, will provide the future policy context for the period up to 2025

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

3.1 A Single Integrated Plan (SIP) known as the One Swansea Plan (2015) has replaced the community strategy and the plans for community safety; health, social care and wellbeing; and children and young people. The SIP, has adopted the LDP vision as its vision for Swansea as a place to live, work and visit. The planning system is specifically identified as the mechanism for delivering this vision.

3.2 The SIP has six identified outcomes linked to services and projects, all of which are supported by the planning system, including ensuring people have good places to live and work, have a decent standard of living and can live healthy, safe and independent lives.

3.3 The UDP and emerging LDP also seek to deliver the land use objectives expressed in other Council strategies, plans and programmes. Furthermore the evidence gathered for the LDP, such as household projections, retail impact assessment and strategic transport modelling has been used to inform other strategies and wider corporate action, such as the Local Housing Strategy, City Centre Strategic Framework Review, and the Local Transport Plan 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 and Waterfront area, together with the Tidal Lagoon and new super-hospital proposals.
- 4.3 Between 2001 and 2011 the average property price in Swansea rose by 124.8%. The West of the County now contains some of the more expensive dwellings in South Wales, whilst the North and East of the County contain generally much lower house prices. Since 2006, the average house price to average household income/earnings ratio in Swansea has reduced from over 7 times income to less than 6. However, despite this improvement, the lower availability of mortgage finance for first time buyers means that aspiring households still cannot afford to buy. In February 2017, the average house sale price in Swansea was £135,816 - average for Wales £145,293 (Land Registry). Average annual full time earnings are £25,345 (2015) (1.3% below the Wales average). Almost half of the 35% of households in Swansea that are non-homeowners have annual incomes of under £10,000, and three-quarters have incomes of less than £20,000 per annum. These households can realistically only afford social rented accommodation and in most cases need Housing Benefit support to meet the cost of social rent.
- 4.4 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 may be permitted. 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 The County has a population of 244,500 (mid-2016, ONS estimates), - the second highest population of the 22 local authorities in Wales. Official estimates suggest that between 2006 and 2016, Swansea's population increased by 13,700 - an average annual growth of around 1,400 people (0.6%). 106,300 households live in Swansea (2015, WG), with an average household size of approximately 2.23 people (Wales 2.29). A falling average household size can be attributed to the significant rise of single-person households who now account for a third of all households.

7.2 Comparison of the age structure for Swansea against the Wales average shows a higher proportion of young adults, which is largely associated with the significant local student population. Numbers of those of pensionable age are comparable with the Welsh average; however the older population is projected to grow as a result of better health and associated improvements in life expectancy. Life expectancy at birth in Swansea now stands at 78.0 years for males (Wales 78.4) and 82.5 for females (Wales 82.3) (2013-15, ONS). **19.3% of Swansea's population are aged 65 and over (47,200) and 13,100 people are aged 80 and over, (5.3% of the Swansea total).**

7.3 78% of the population were born in Wales, with 11.4% of people aged three and over able to speak Welsh. The latest official estimates suggest a non-white ethnic population of around 14,300 - 6.0% of Swansea's total population. 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%).

7.4 The population of Swansea is projected to grow to over 250,000 by 2025 as a result of birth rates exceeding death rates and net in-migration. The County will need sufficient new homes, additional employment opportunities and improved infrastructure and community facilities to support this level of growth and raise standards of living.

7.5 Key influences on the LDP include:

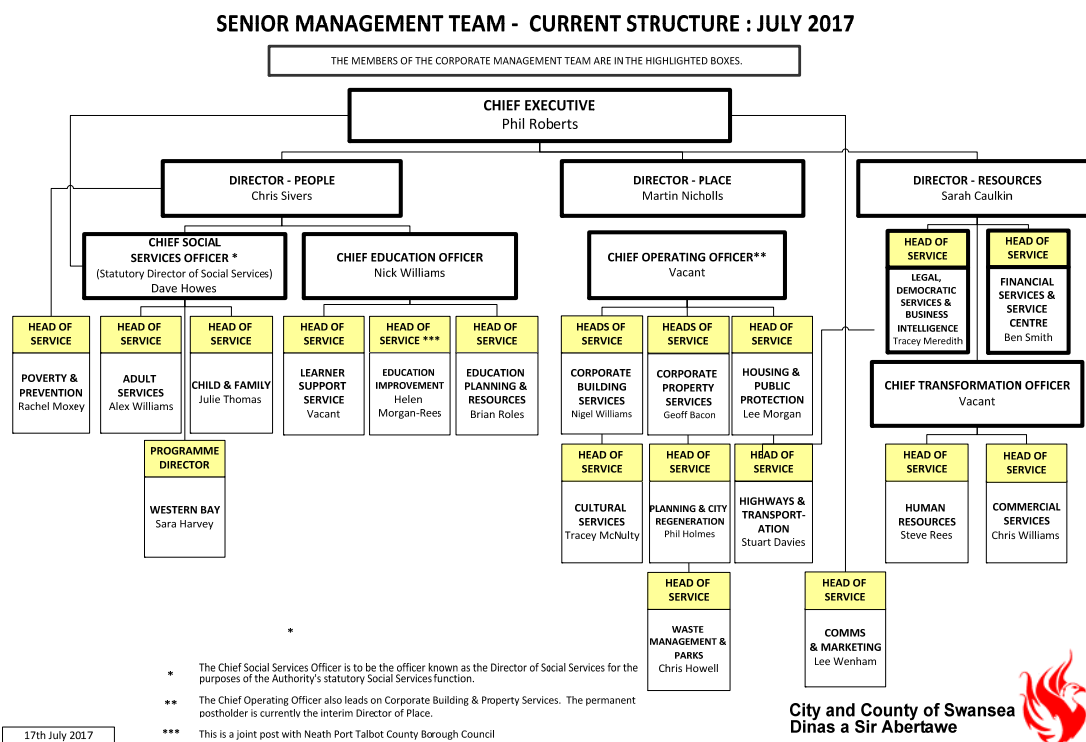
- The link between housing land supply and location and support for local economic growth - the LDP seeks to provide for over 17000 new dwellings and support 14000 new jobs,
- Supply of new house building not keeping pace with demand as the local population grows,
- A shortfall of affordable housing across the County with the recession increasing the demand for such housing,
- Need for greater variety of size and tenure mix within new housing developments to contribute towards sustainable balanced communities,

- The age and condition of the current social, and to a lesser extent, private housing stock means that substantial improvement is required, particularly in relation to energy efficiency,
- Designing houses to meet the needs of an increasingly elderly population to live independently for as long as possible,
- Ageing population and lack of suitable alternative accommodation for the elderly,
- Significant variations across the County in terms of social indicators of deprivation, including access to health, education and community 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

PLANNING SERVICE

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

Chart 1 - Organisational Structure



8.1 The Council is organised into three Corporate Directorates reporting directly to the Chief Executive Officer, as detailed in Chart 1 above. Both the development management and forward planning functions sit within the Planning and City Regeneration 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 5 separate service areas namely Development, Conservation and Design, Strategic Planning and Natural Environment, City Centre Management, Business Development and Development and Physical Regeneration.

Chart 2 – Organisational Structure



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

- 9.1 The planned budget savings target for Planning and City Regeneration Service for the period 2014/15-2017/18 is £1,190,000. The service as a whole is also currently in the process of 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.
- 9.2 The Strategic Planning and Natural Environment Section is continuing to undergo a review of its structure in response to these budgetary pressures to meet identified Section budget savings of £90k by year ending 31st March 2018. Over the past year one team leader post and one Sustainable Development officer post have been deleted from the structure, the Nature Conservation, Countryside Access, Gower AONB Teams are in the process of being merged and the Sustainable Development Team has been disbanded with staff moved to the corporate delivery unit. Commercialisation of services within the Landscape Team is anticipated to bring in income of £30k during 17/18 towards the identified savings.
- 9.3 With a view to meeting this target the Development Management, Conservation & Design Section underwent a significant change process in an attempt to address initial planned budgets savings of in excess of £460,000 over the above period. With a further £97,000 savings identified as part of the Commissioning Review by 2018/19 a review of service levels is proposed and Mobile App technology has been procured to facilitate and maximise the opportunities offered by agile working.
- 9.4 This includes an ongoing year on year reduction of staff costs in the Development Management, Conservation & Design Section of £230k including, to-date, the loss of a Team Leader post, a senior enforcement officer, 4 Administration Officer posts and a Conservation Officer in the Urban Design and Conservation Team. Fee income targets in the budget have been increased for planning applications (+£50k) and fees were introduced for pre-application advice (+£50k target) and S106 monitoring (+£10k target) in 1st April 2015. Costs associated with the loss of the Planning Improvement Fund grant (£70k) have also been absorbed within the budget.

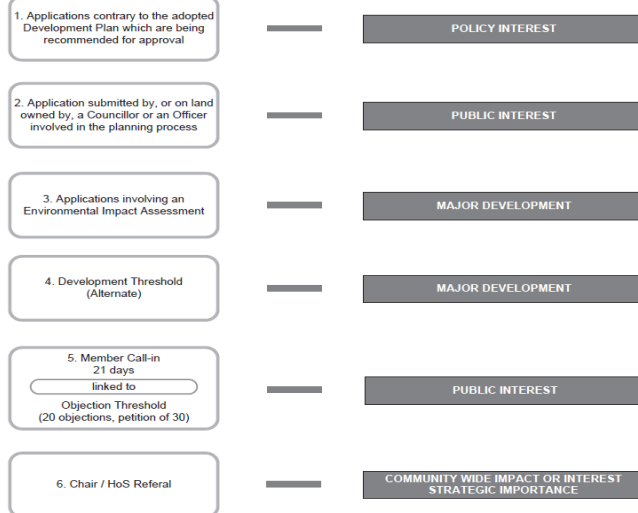
In addition to efficiency savings detailed below, press advertising costs have also been reduced through contract re-negotiation (£25k saving). Two full time Senior Planning Officer posts are currently funded on a part time basis by Planning Performance Agreement.

- 9.5 Within the Development Management, Conservation & Design Section an electronic document management system has been introduced to improve efficiency and processes and procedures have been reviewed using “Systems Thinking” methodology to remove blockages and double handling in the system.
- 9.6 The Development Management, Conservation & Design Section was also restructured in August 2014 and job descriptions were rationalised to accommodate staff savings and ER/VR and to provide flexible working for example, planning and enforcement officers now have the same job descriptions, as do all technicians and all administrative staff on the same grade.
- 9.7 Historically the Service area was organised into two separate Area Development Control Teams, a Major Projects Team, a separate Enforcement and Appeals Team, a team of Technicians, DC Admin and General Admin Teams, together with an Urban Design and Conservation Team.
- 9.8 The new structure detailed in Chart 4 at paragraph 11.1 below comprises of three self-contained Area Teams incorporating development control, enforcement and technical staff, a single Business Support Team providing administrative support and a rationalised Urban Design and Conservation Team.
- 9.9 The Council’s Committee structure was also amended in January 2015 to align with the recommendations of Welsh Government contained within its consultation document entitled “Planning Committees, Delegation and Joint Planning Boards (October 2014)”. In this respect the two former Area Planning Control Committees, the Rights of Way Sub-Committee and the Development, and Management and Control Committee comprising of all 72 Councillors have been amalgamated to form one single Planning Committee of 12 members dealing with all planning, common land, TPO and rights of way issues.
- 9.10 In addition the Authority’s scheme of delegation has also been amended broadly in line with the National Scheme of Delegation recommended in the above referenced Welsh Government consultation document and as detailed in Chart 3 below. The Chair of Planning Committee, however, has referral and veto powers in certain circumstances and the Head of Service can also refer applications of strategic significant to Committee for decision.

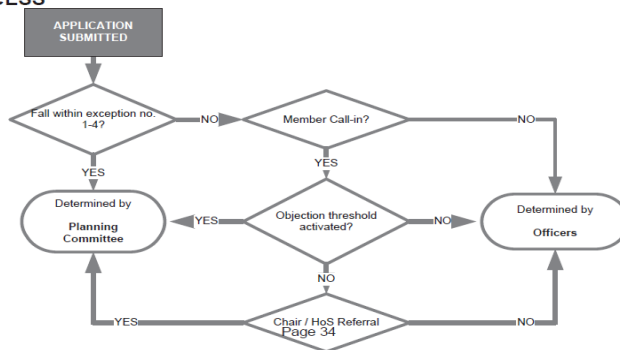
Chart 3 – Scheme of Delegation

Member Call-In linked to objection threshold:

STRUCTURE



PROCESS



- 9.11 The Authority has been working with Neath Port Talbot BC (NPT) following the procurement of the same replacement back office system (Idox Uniform) by both Authorities with shared hosting facilities. Swansea went live with this system in October 2016 providing further opportunities for efficiency savings. Neath Port Talbot are working towards go live within a different timeframe but it is anticipated that this will provide further opportunities for shared working.
- 9.12 With a further £97,000 savings by 2018/19 identified for the Development Management, Conservation & Design Section as part of the Commissioning Review a further review of current development management and enforcement service levels is proposed and Mobile App technology has been procured to facilitate and maximise the opportunities offered by agile working. Opportunities for collaboration on specialist urban design and heritage services are also being developed and the formation of a ‘core’ Land Charges team funded by searches fee income is also proposed to address current inefficiencies and risks to the service.
- 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. Ongoing benchmarking work with the Welsh Local Government Association should assist in establishing a better understanding of the true costs of the planning service in future years.
- 10.2 Whilst the overall budget for the Development Management, Conservation & Design and Strategic Planning and Natural Environment Sections 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
Target	1,010,000	780,000	639,000	639,000	689,000	787,600	847,600	1,006,600
Actual	870,572	589,069	670,199	908,679	841,171	957,352	906,526	1,085,089

- 10.3 Fee income is retained within the Development Management, 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. Two full time Senior Planning Officers are also currently funded by Planning Performance Agreement. This places a heavy emphasis on fee income as a means of sustaining the core business of the Service and represents a significant risk to service delivery should fee income fall or fee income targets be increased further to accommodate budget savings.
- 11.0 Staff issues – what is the current staffing level of the department? What are the current plans for staff skills development and succession planning? Are any vacancies being carried? Has the service had to manage with redundancies (with reference to budget section above)? Has a loss of skills through sickness absence or other reasons, adversely affected the department? What are the coping mechanisms for this?**
- 11.1 The current staffing structure for Development Management, Conservation & Design and the Strategic Planning and Natural Environment is summarised in Chart 4 and 5 below respectively:

Chart 4 – Planning Control Structure

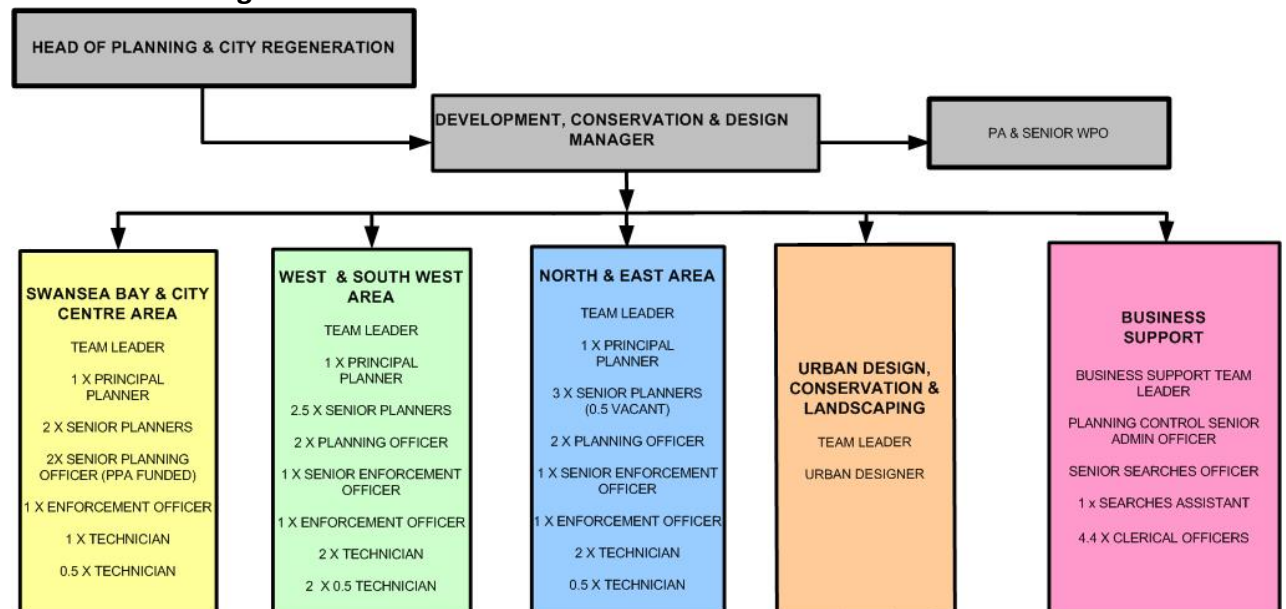
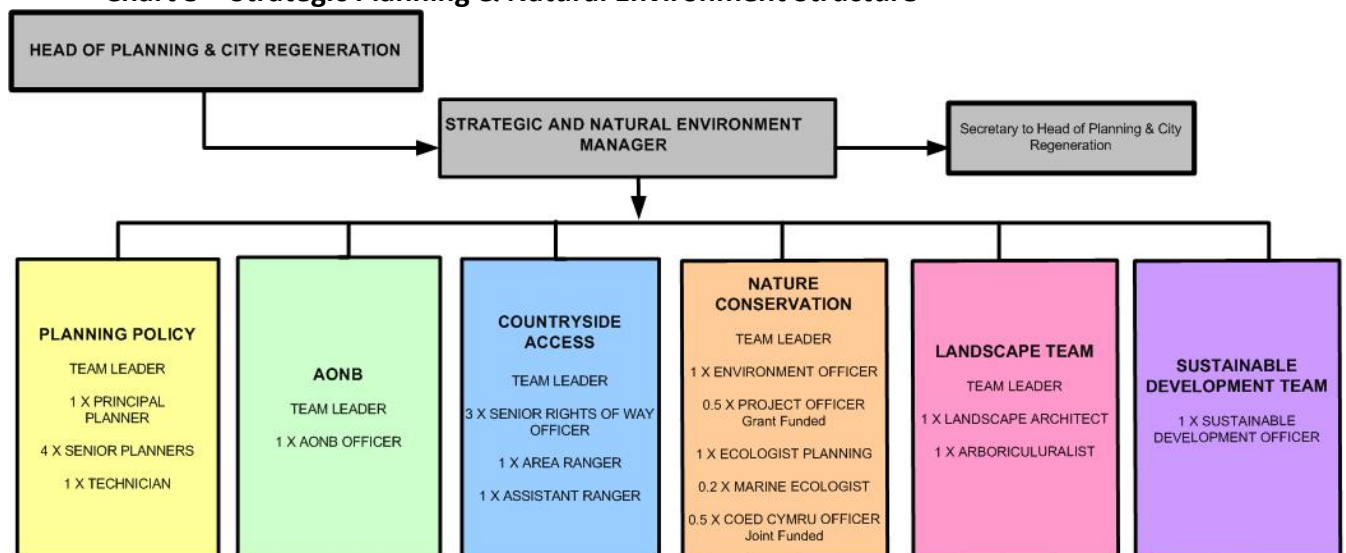


Chart 5 – Strategic Planning & Natural Environment Structure



11.2 In 2016/17 the Development Management, Conservation & Design Section increased its fee income target to absorb a vacancy provision in its budget equivalent to 12.5% of its total staff costs. It currently has one vacant planning officer post but has had a limited turnover of staff and a contraction of the establishment as a result of previous budget savings. A number of staff members are, however, working reduced or family friendly hours. This is reflected in Chart 4 above.

11.3 As detailed above the Section has been restructured and job descriptions rationalised to provide more flexible working. Through on the job training, staff from previously discrete teams e.g. DC Admin. and General Admin. carry out a much wider range of functions. An Urban Design post and a Buildings Conservation Officer post was merged in 2015 to form a single post with the loss of heritage skills now being carried by the Team Leader.

11.4 Responsibility and authority has also been delegated further down the staff structure to accommodate a reduction in Team Leaders as a result of restructuring and to help facilitate change.

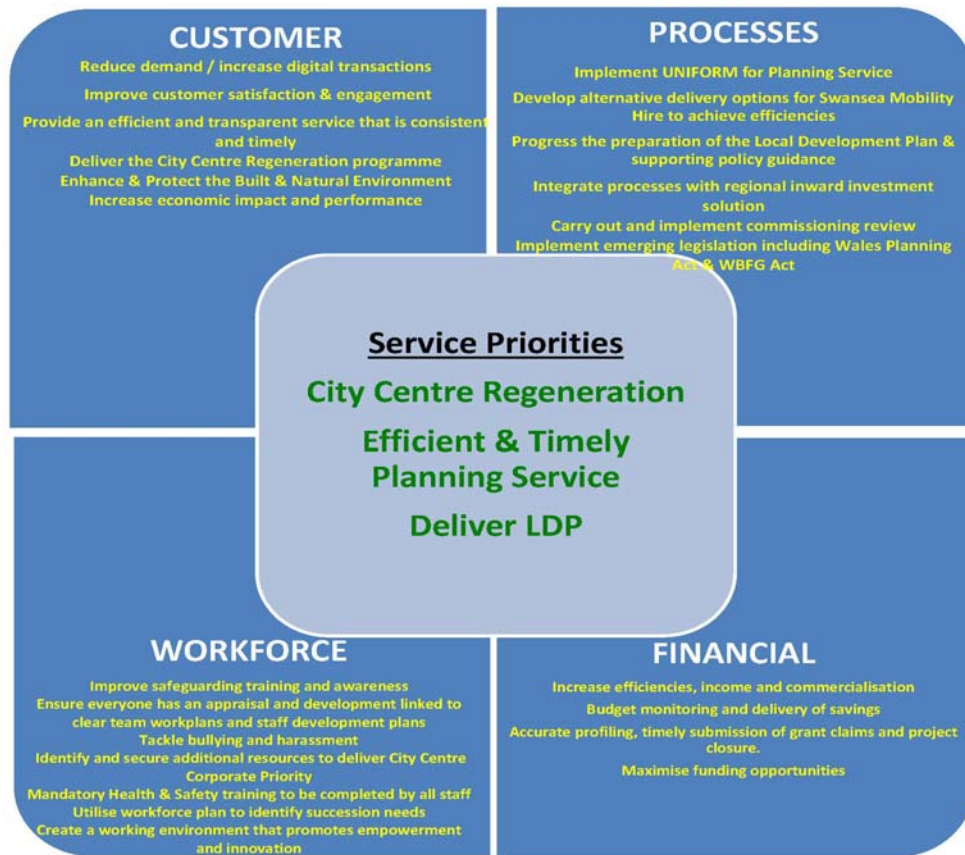
- 11.5 Upskilling and reskilling of staff in this way is an ongoing process but remains a robust mechanism to manage the risk to the Service as ongoing budget cuts bite deeper and harder.

YOUR LOCAL STORY

- 12.0 Workload. What are the current planning pressures the service is facing? What is the status of the LDP? Is development/monitoring/revision proceeding as planned? What is the impact on support of development management services, e.g. for master planning? What is the DM workload per officer?**
- 12.1 Development management pressures stem from a year on year increase in the number of planning applications received from 1482 in 2012/13 to 1990 in 2016/17 reflecting an upturn in developer interest relative to previous years. The number of planning applications received per case officer (FTE) was 148 per annum in 2015/16. This excludes the provision of pre-application advice, and appeals and input into the change process described above, appeals, enforcement cases, corporate projects and initiative and policy/SPG formulation.
- 12.3 Uncertainty following Brexit appears to have slowed the previous momentum towards the delivery of major schemes including strategic housing sites and purpose built student accommodation resulting in unpredictable workload and making it difficult to predict fee income, allocate the necessary resources and respond quickly to workload pressures.
- 12.4 There has also been a review of the enforcement service by Scrutiny Working Group and significant political pressure to resolve an historic underinvestment in the enforcement service which had resulted in a build-up of a significant enforcement backlog. There were 674 outstanding cases being investigated by the Authority in July 2014 which had fallen to below 500 by July 2016.
- 12.5 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
- 12.6 The UDP has been time expired since 1st 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. Coupled with a housing land supply shortage, this has resulted in some speculative planning applications being prepared/ submitted for housing developments on currently unallocated (in either UDP or LDP) greenfield land outside settlement boundaries. To attempt to address this, a guidance note for developers on 'departure' applications was approved by the Authority in November 2015. It puts in place a clear strategy for dealing with the housing land shortfall and prioritises early applications on appropriate LDP Sites, and in particular on Strategic Sites and proposals that deliver very high proportions of affordable housing. This has resulted in five LDP site applications being submitted to date, two of which relate to Strategic Sites, which will need to be determined as departures to the extant Plan. In total, these departure applications propose the delivery of circa 3000 new homes.

- 12.7 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 to date indicates that CIL is unlikely to be a viable mechanism for delivering these additional works.
- 12.8 During 2016/17 2 housing sites were completed. A copy of the Council's S106 Completions Report for 2015-16 and 2016-17 is attached as Appendix C for information.
- 13.0 Reference to the Annual Monitoring Report (as an attachment). In the absence of an AMR, the authority should report on its progress towards adoption of the LDP, and any key issues arising in the year.**
- 13.1 Over the past year the Deposit LDP has been consulted upon and a further review of evidence has been carried out in order to 'sense check' against the latest data and analysis and to provide sufficient confidence that the overall level of economic and housing growth allowed for in the Plan is appropriate. An independent assessment of the viability and deliverability of all LDP Strategic Sites has also been carried out.
- 13.2 In July 2017 Council approved the submission of the Plan and all relevant supporting documentation to the Planning Inspectorate for Examination. The Examination is due to be held late 2017/early 2018.
- 14.0 Current projects. Any specific items of research, best practice development or other initiatives being undertaken within the planning service. Examples could include a "development team" approach to major applications, work on a Local Development Order or process reviews.**
- 14.1 There are around 1,600 licensed HMOs in the County. However, many HMOs do not require licensing since only Mandatory Licensing applies in most Wards. Welsh Government research has estimated there could be as many as 2,700 HMOs in the County. Most are located in Uplands and Castle Wards, close to the Universities and leisure, retail and employment opportunities in the City Centre, Uplands and Brynmill. Very high HMO concentrations have been recorded in many parts of these Wards. Research has suggested that around two-in-three licensed HMOs are occupied by full-time students, but HMOs also provide an important source of flexible and affordable tenancies for other people.
- 14.2 Research has highlighted that Uplands and Castle experience significant community cohesion issues due to harmful HMO concentrations similar to problems identified in some other towns and cities. St Thomas Ward has also been highlighted as a concern due to the new Higher Education developments in the Fabian Way Corridor running through it. However, there is a lack of comprehensive up to date information available on the number and distribution of HMOs in this Ward as only Mandatory Licensing can currently be enforced.
- 14.3 Consequently the Council commissioned consultants to prepare SPG to assist with the determination of planning applications regarding purpose built student residential accommodation and Houses in Multiple Occupation (HMOs) (whether occupied by students or other occupiers). The SPG provided an evidence based definition of harmful concentration or intensification, how it should be calculated and the geographical areas within which policy ought to be applied.

- 14.4 The intention of the SPG was to help ensure that student needs are met as far as possible by modern purpose built and managed schemes with the space and facilities more suited to students' needs in appropriate Central Area locations with good access to services, facilities and public transport to University buildings.
- 14.5 Following public consultation the SPG was not accepted by Planning Committee in July 2017 and a revised document is being prepared which re-examines threshold limits. Further consultation is due to be carried out early next year and adoption is anticipated Spring 2018.
- 14.6 The Development Management, Conservation & Design Section has procured the Idox Mobile App Planning Application and Enforcement systems. This technology will allow officers to remotely access plans and update data held in the Uniform back office systems facilitate agile and home working and more efficient site inspections.
- 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 In the absence of any Planning Performance Agreement responding to the discharge of requirements associated with the Swansea Bay Tidal Lagoon NSIP application continues to have an impact upon resources dedicated to planning application within the Bay Area Team.
- 15.2 Two strategic housing sites have progressed to application stage in advance of the adoption of the Local Development Plan.
- 15.3 Amendments to the Town and Country Planning Use Classes Order 1987 in February 2016 to introduce Class C4: Houses in Multiple Occupation has significantly increased delegated, Committee and appeal workload and, in the absence of related policy guidance, generated significant political issues in the run up to the Local Government Elections in May 2017.
- 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 Objectives, outcomes, performance measures, targets and actual outcomes for Planning Control and Strategic Planning & Environment are detailed below:

Strategic Objective	Outcome	Performance indicator	Target	Result	Trend	Explanation
Reduce demand Increase Digital Transactions	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	50% of apps made on line	55%	Upwards	The percentage of application submitted via the planning portal has increased to 55%. 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 measurably improved customer experience / satisfaction when dealing with the Council	EC1 - % of applicants satisfied or very satisfied with the Planning Applications Service	90%	89%	Upwards	Customer satisfaction was marginally below target with 11 out of 102 respondents being dissatisfied with the service. Main concerns were related to officer contact, the planning and consultation process. As part of implementing its Commissioning Review the Authority will carry out further engagement with agents to encourage increased use of the pre-application advice service.

Improve Customer satisfaction	There is measurably improved customer experience / satisfaction when dealing with the Council	EP28 - The percentage of all planning applications determined within 8 weeks	80%	86%	Upwards	There has been improvement in performance when measured against this target with 97% of applications also being determined within agreed timescales.
Creating Vibrant & Viable City & Economy	Deliver City Centre Regeneration	Secure planning consent for the redevelopment of St David's.	Apr-17	June-17		The planning application submission was delayed but was determined within the agreed timescales specified in Planning Performance Agreement.
Increase income and commercialisation	New income streams and opportunities are identified leading to increased income.	% of total service budget coming from income	50%	60%		60% 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	Up to date Planning Policy	Submit the Deposit LDP for examination by Planning Inspectorate.	Dec-16	Aug-17		Following consultation on the Deposit Plan it was deemed appropriate to review the LDP evidence base to consider the potential impact on projected levels of economic and housing growth following changes in economic circumstances at national and international level prior to submission of the Plan for examination.

Creating Vibrant & Viable City & Economy	Economic Impact	Determine planning applications and develop supplementary planning guidance for strategic housing and mixed development sites.	Mar-17	Ongoing		Masterplanning (SPG) of all strategic housing and mixed development sites (Strategic Development Areas – SDAs) is an ongoing process alongside the adoption of the LDP. Two planning applications for SDAs have been submitted to date.
Creating Vibrant & Viable City & Economy	Increased Tourism Activity & Spend	Adopt supplementary planning guidance related to holiday accommodation opportunities	Mar-17	N/A		This objective was dropped as it was no longer deemed a priority in favour of a revised objective in relation to the preparation of SPG for HMOs and purpose built student accommodation. Draft SPG was prepared and consulted upon but rejected by Planning Committee and revised guidance is now expected to be completed by Mar 2018
Improve Customer Satisfaction	More efficient handling of planning applications	Implement UNIFORM for Planning Service	Mar-17	Oct-17		A replacement back office system (Uniform) was successfully introduced with limited disruption or negative impact upon performance levels during implementation phase.

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 The UDP is time-expired and will remain so until the replacement LDP is adopted. The LDP is with the Planning Inspectorate for Examination. This timeline is not within the Council's control and the earliest the LDP could potentially be adopted is mid-2018.
- 17.2 It is not possible to recover a position where the LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement. It is however being progressed in accordance with the most recent Delivery Agreement which is considered a more relevant measure as it is the latest DA that will be considered by the Inspectorate at Examination.
- 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 3000 dwellings. Further 'departure' applications are anticipated during the coming year, which will provide further opportunity to meet the housing land supply requirement going forward.
- 17.4 As detailed above the Authority amended its Committee structures and scheme of delegation in January 2015 to broadly align with Welsh Government proposals. This has resulted in an increase in delegation and a reduction in the total number of decisions made contrary to officer advice.
- 17.5 In this respect the percentage of Member made decisions contrary to officer advice has reduced from 23% in 2014-15 to 10% in 2015-16 equating to 0.3% of all planning application decisions being made against officer advice compared to 0.6% across Wales. 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 and the determination of such applications by Planning Committee following a "call in" which accounted for 9 of the 14 applications determined contrary to officer advice during this period.
- 17.6 The quality of such Committee decisions has, however, also reduced significantly since 2015-16 with 5 of the 6 subsequent appeals made in respect of applications refused contrary to officer advice being allowed at appeal.
- 17.7 In response to this issue regular feedback is provided at Planning Committee on the outcome of appeals for decisions made by Planning Committee. The adoption of SPG on HMO's and purpose built student accommodation will, it is anticipated, also provide clear guidance and improve the quality of decision making in this respect. Committee performance will continue to be monitored on a quarterly basis and further support and training provided to Members as necessary.
- 17.8 Enforcement performance has been under significant scrutiny by the Authority and through the Authorities Scrutiny Working Group following the build-up of a significant backlog of enforcement cases as a result of historic under resourcing of the function.

- 17.9 Following restructuring in August 2014 additional staff resources were allocated to the enforcement of planning control resulting in a significant reduction in the backlog of outstanding enforcement cases from in excess of 650 cases in August 2014 to some 500 in April 2015. This had an impact upon the percentage of cases resolved within the required timescales. The loss of a Senior Enforcement Officer post in February 2016, however, subsequently had some impact upon the enforcement function.
- 17.10 The reported enforcement performance, however, has been negatively influenced by reporting issues following the introduction of the replacement Uniform back office system which has affected the quality of historic data. In subsequent years this will not, however, represent an issue and a more accurate picture of enforcement performance when measured against the new Welsh Government Performance Framework enforcement indicators can be reported.
- 17.11 The enforcement process and procedures will also be subject to further review following the procurement of the Idox Mobile App which will facilitate agile and remote working. This, it is anticipated, will provide more efficient and responsive performance at the investigation stage.
- 17.12 Moving forward, as part of the recommendations of the current Commissioning Review, difficult decisions will again have to be made regarding Service priorities to accommodate budget savings, with improvement measured against the existing suite of measures and PI's.

18.0 WHAT SERVICE USERS THINK

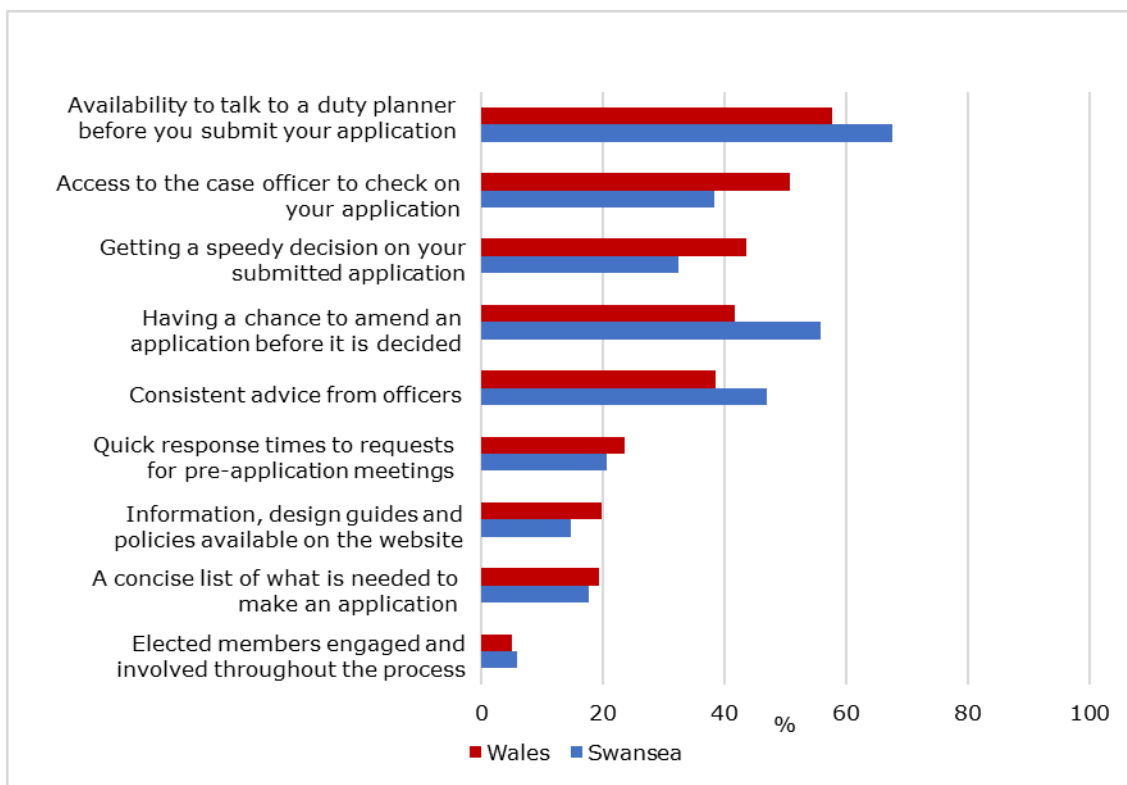
- 18.1 In 2016-17 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.
- 18.2 The survey was sent to 468 people, 8% of whom submitted a whole or partial response. The majority of responses (44%) were from members of the public. 21% 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 nor 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, 2016-17

Percentage of respondents who agreed that:	%	
	Swansea LPA	Wales
The LPA enforces its planning rules fairly and consistently	50	52
The LPA gave good advice to help them make a successful application	63	62
The LPA gives help throughout, including with conditions	44	52
The LPA responded promptly when they had questions	66	61
They were listened to about their application	55	59
They were kept informed about their application	61	51
They were satisfied overall with how the LPA handled their application	56	61

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, Swansea LPA, 2016-17



18.6 Comments received include:

- “I was very satisfied with my discussions with all involved, between the officers and the website it made the whole process transparent and removed any "grey" areas. The speed of the response to all my concerns was excellent and help alleviate any anxieties regarding the issue.”

- “It is important that there are clear criteria available to all explaining what is necessary to gain planning permission. Where clear criteria do not exist, it is possible that decisions become 'political' and are not decided fairly.”
- “The process was quite easy and was well managed.”

19.0 OUR PERFORMANCE 2016-17

19.1 This section details our performance in 2016-17. 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

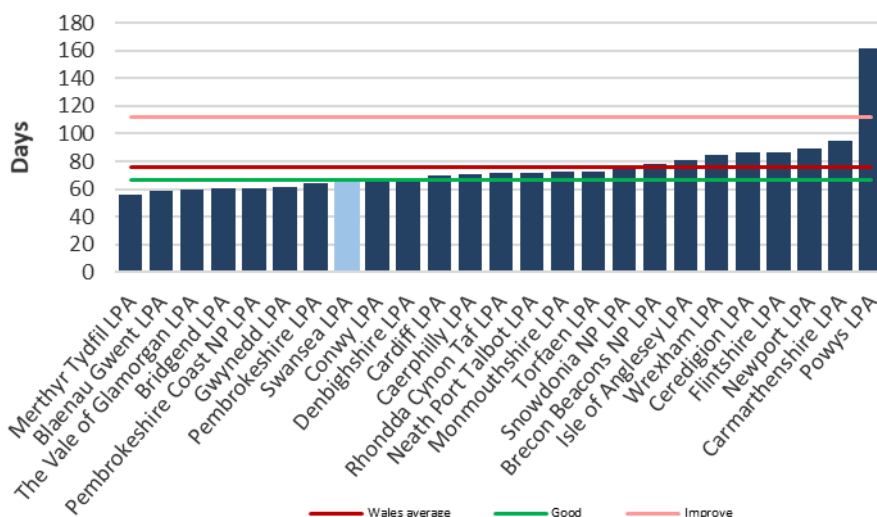
19.3 As at 31 March 2017, we were one of 22 LPAs that had a current development plan in place. We are currently working towards adopting our LDP/updating our LDP. So far, we are 44 months behind the dates specified in the original Delivery Agreement.

19.4 During the APR period we had 3 years of housing land supply identified, making us one of 19 Welsh LPAs without the required 5 years supply.

Efficiency

19.5 In 2016-17 we determined 1870 planning applications, each taking, on average, 67 days (10 weeks) to determine. This compares to an average of 76 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

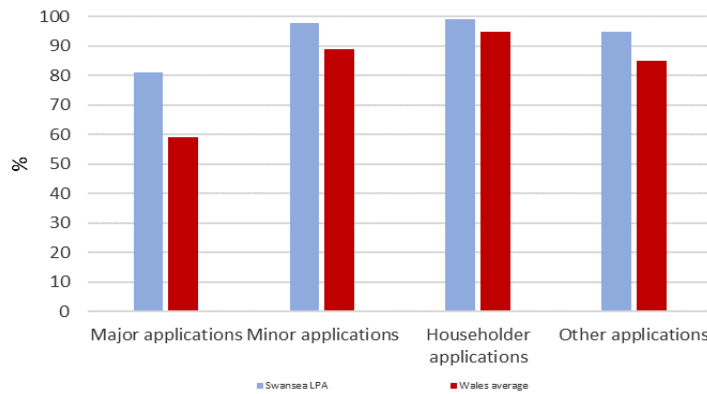
Figure 2: Average time taken (days) to determine applications, 2016-17



19.6 97% 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.

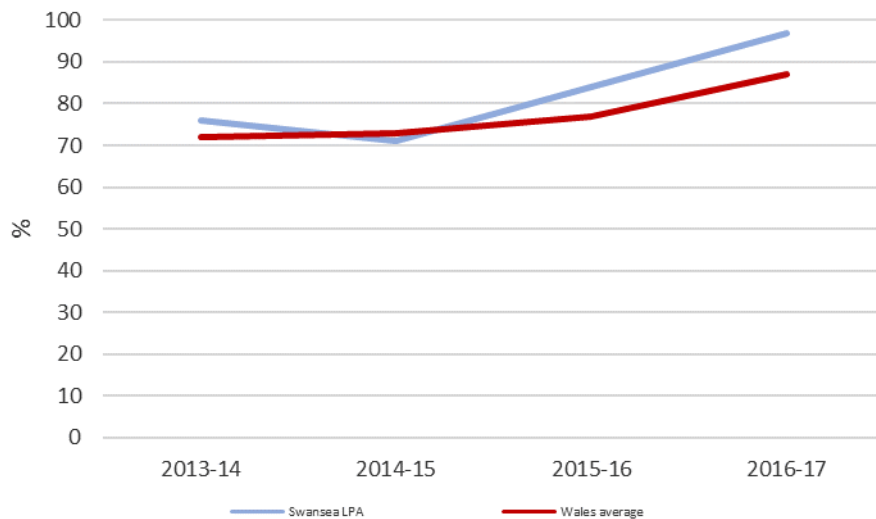
19.7 Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 99% of householder applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2016-17



19.8 Between 2015-16 and 2016-17, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 84%. Wales also saw an increase this year.

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



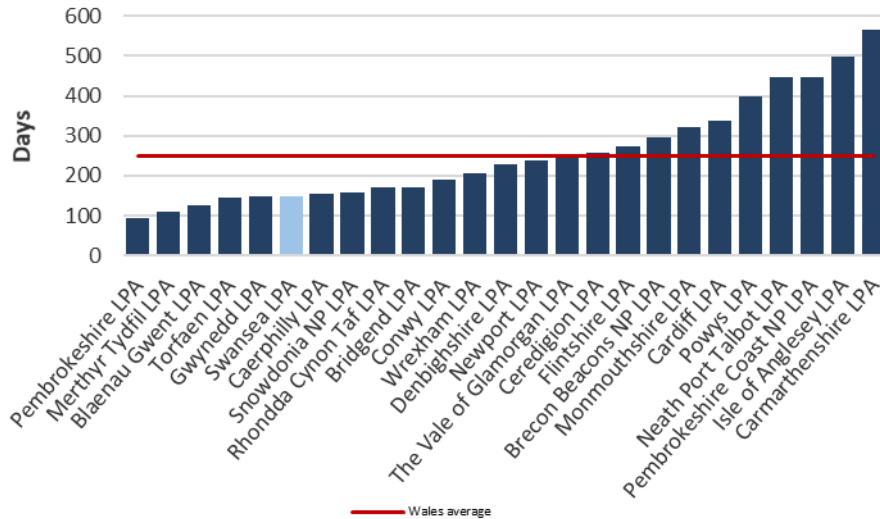
19.9 Over the same period:

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

Major applications

19.10 We determined 47 major planning applications in 2016-17, none of which were subject to an EIA. Each application took, on average, 148 days (21 weeks) to determine. As Figure 5 shows, this was shorter than the Wales average of 250 days (36 weeks).

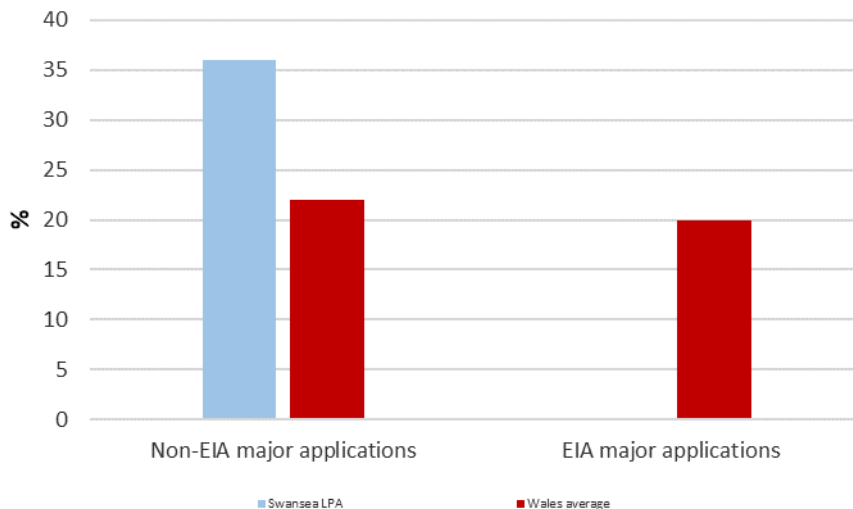
Figure 5: Average time (days) taken to determine a major application, 2016-17



19.11 81% of these major applications were determined within the agreed timescales, compared to 59% across Wales.

19.12 Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 36% of our ‘standard’ major applications i.e. those not requiring an EIA, were determined within the statutory 8 week deadline.

Figure 6: Percentage of Major applications determined within the statutory timescales during the year, by type, 2016-17

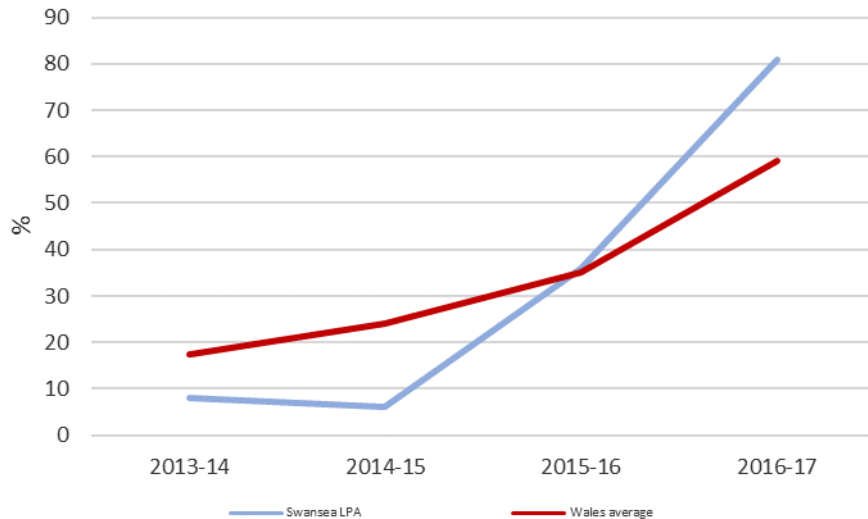


19.13 In addition we determined 81% of major applications that were subject to a PPA in the agreed timescales during the year.

19.14 Since 2015-16 the percentage of major applications determined within the required timescales had increased from 36%. 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 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

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



19.16 Over the same period:

- The percentage of minor applications determined within the required timescales increased from 86% to 98%;
- The percentage of householder applications determined within the required timescales increased from 95% to 99%; and
- The percentage of other applications determined within required timescales increased from 84% to 95%.

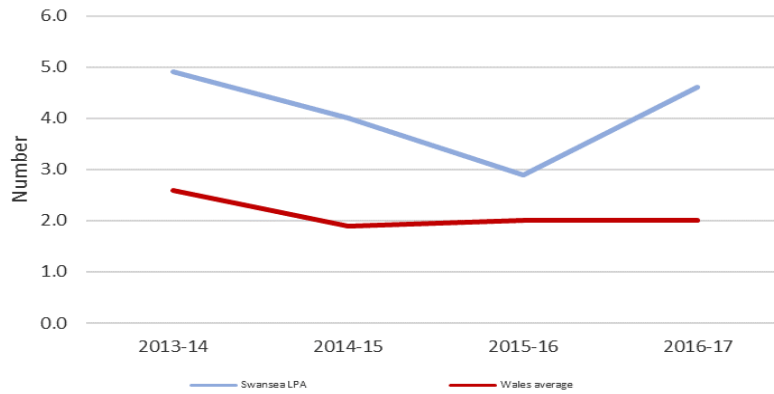
Quality

19.17 In 2016-17, our Planning Committee made 54 planning application decisions during the year, which equated to 3% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.

19.18 24% of these member-made decisions went against officer advice. This compared to 11% of member-made decisions across Wales. This equated to 0.7% of all planning application decisions going against officer advice; 0.7% across Wales.

19.19 In 2016-17 we received 92 appeals against our planning decisions, which equated to 4.6 appeals for every 100 applications received. This was the highest ratio of appeals to applications in Wales. Figure 8 shows how the volume of appeals received has changed since 2015-16 and how this compares to Wales.

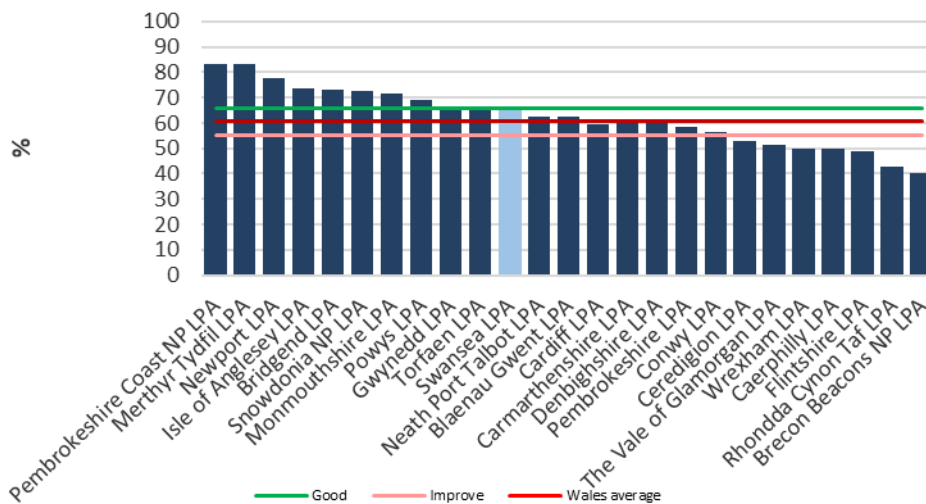
Figure 8: Number of appeals received per 100 planning applications



19.20 In 2016-17 we approved 84% of planning applications. This compares to 91% across Wales.

19.21 Of the 80 appeals that were decided during the year, 65% were dismissed. As Figure 9 shows, this was higher than the percentage of appeals dismissed across Wales as a whole, but was below the 66% target.

Figure 9: Percentage of appeals dismissed, 2016-17



19.22 During 2016-17 we had no applications for costs at a section 78 appeal upheld.

Engagement

19.23 We are:

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

19.24 As Table 2 shows, 63% of respondents to our 2016-17 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

Table 2: Feedback from our 2016-17 customer satisfaction survey

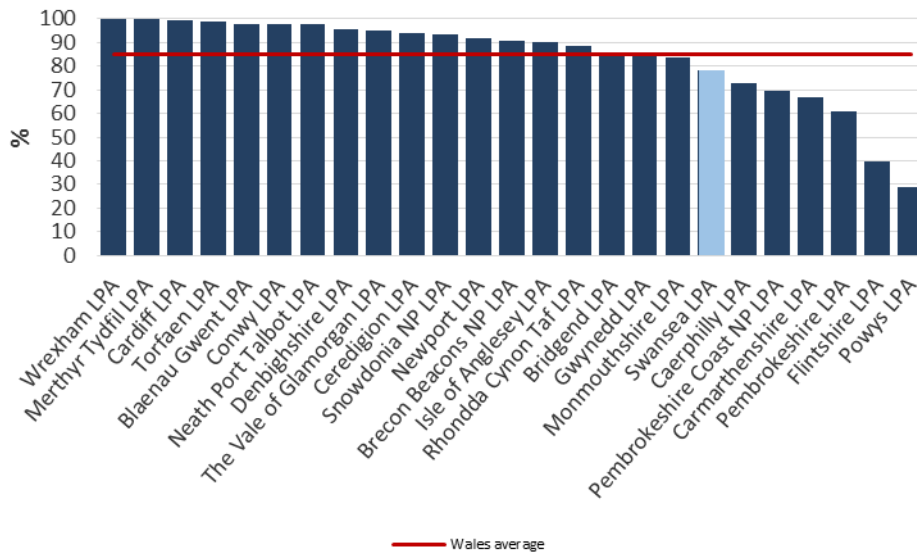
	%	
Percentage of respondents who agreed that:	Swansea LPA	Wales
The LPA gave good advice to help them make a successful application	63	62
They were listened to about their application	55	59

Enforcement

19.25 In 2016-17 we investigated 134 enforcement cases. We took, on average, 72 days to investigate each enforcement case.

19.26 We investigated 78% of these enforcement cases within 84 days. Across Wales 85% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

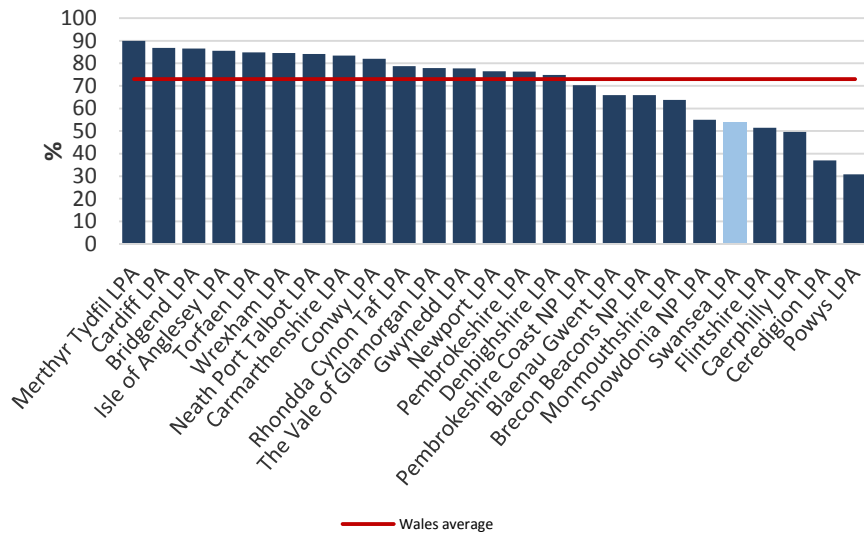
Figure 10: Percentage of enforcement cases investigated within 84 days, 2016-17



19.27 Over the same period, we resolved 97 enforcement cases, taking, on average, 280 days to resolve each case.

19.28 54% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this was the fifth lowest percentage in Wales but a 12% improvement on performance for 2015-16.

Figure 11: Percentage of enforcement cases resolved in 180 days, 2016-17



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	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	58	36	44
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	2.9	3	2.8 (provisional)
Efficiency						
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set	59	36	81
Average time taken to determine "major" applications in days	Not set	Not set	Not set	250	197	148

MEASURE	GOOD	FAIR	IMPROVE
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60
Average time taken to determine all applications in days	<67	67-111	112+
Quality			
Percentage of Member made decisions against officer advice	<5	5.1-8.9	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

WALES AVERAGE	Swansea LPA LAST YEAR	Swansea LPA THIS YEAR
87	84	97
76	61	67
11	10	24
61	55	65
0	0	0
Yes	Yes	Yes
Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
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	Not set	Not set	Not set
Average time taken to investigate enforcement cases	Not set	Not set	Not set
Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)?	Not set	Not set	Not set
Average time taken to take enforcement action	Not set	Not set	Not set

WALES AVERAGE	Swansea LPA LAST YEAR	Swansea LPA THIS YEAR
Yes	Yes	Yes
85	32	78
74	171	72
73	42	54
201	272	280

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/No
Good/Improvement Needed : The Unitary Development Plan expired on 31 st December 2016 Therefore the indicator changed for the last quarter of 16/17 from ‘good’ to ‘improvement needed’. This position will not change until the replacement LDP is adopted at earliest mid-2018.	

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

Authority’s performance	36
Improvement Needed : 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	
“Good”		“Improvement needed”
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority’s performance	N/A
N/A	

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	2.8 (provisional)
Improvement Needed: 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 adopted UDP policy framework which will not prejudice the Council's future growth strategy.	
The Swansea JHLAS Group has not yet agreed the land supply figure for 2016/17.	

SECTION 2 - EFFICIENCY

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

Authority's performance	81
Good : Since 2014-15 the percentage of all major planning applications determined within required timescales has increased from 6% in 2014-15, which was the lowest performance in Wales, to 36% in 2015-16 and 81% in 2016-17 which is well above the Welsh average of 59%.	

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	148
Good : Each major application took, on average, 148 days (21 weeks) to determine. This was significantly shorter than the Wales average of 250 days (35 weeks) and represents an improvement on the performance in 2015-16 which was 197 days.	

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

Authority's performance	97
Good : The percentage of all applications determined within required timescales showed a significant improvement increasing from 71% in 2014-15 to 84% in 2015-16 and 97% in 2016-17 and well above the Welsh average of 87%.	

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	67
Good : In 2016-17 we determined 1870 planning applications, each taking, on average, 67 days (10 weeks) to determine. This compares to an average of 76 days (11 weeks) across 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	24
Improvement Needed: 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.	

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	65
<p>Fair: Of the 80 appeals that were decided during the year, 65% were dismissed. As Figure 9 shows, this was higher than the percentage of appeals dismissed across Wales as a whole.</p> <p>This appeal performance, however, is influenced by the number of applications refused by Planning Committee contrary to officer advice which were subsequently allowed at appeal.</p>	

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"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	78
No target set: There has been a significant improvement in performance when measured against this indicator with the percentage of enforcement cases investigated within 84 days increasing from 32% in 2015-16 to 78% in 2016-17.	
The reported enforcement performance, however, has been influenced by reporting issues following the introduction of the replacement Uniform back office system which has affected the quality of historic data. Moving forward this will not, however, represent an issue and a more accurate picture of enforcement performance will be reported in subsequent years.	

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

Authority's performance	72
<p>No target set: There has been a significant improvement in performance when measured against this indicator with the average time taken to an enforcement case falling from 171 days in 2015-16 to 72 days in 2016-17.</p> <p>The reported enforcement performance, however, has been influenced by reporting issues following the introduction of the replacement Uniform back office system which has affected the quality of historic data. Moving forward this will not, however, represent an issue and a more accurate picture of enforcement performance will be reported in subsequent years.</p>	

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

Authority's performance	54
<p>No target set: Ongoing progress on reducing the backlog of outstanding historic enforcement cases continues to influence performance relating to the speed of resolution, however, there has been an improvement in performance when measured against this indicator with the percentage of enforcement cases resolved within 180 days increasing from 42% in 2015-16 to 52% in 2016-17.</p> <p>The reported enforcement performance, however, has been influenced by reporting issues following the introduction of the replacement Uniform back office system which has affected the quality of historic data. Moving forward this will not, however, represent an issue and a more accurate picture of enforcement performance will be reported in subsequent years.</p>	

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

Authority's performance	280
<p>No target set: Ongoing progress on reducing the backlog of outstanding historic enforcement cases continues to influence performance relating to the speed of resolution with the average time taken to take enforcement action increasing marginally from 272 days in 2015-16 to 280 days in 2016-17.</p> <p>The reported enforcement performance, however, has been influenced by reporting issues following the introduction of the replacement Uniform back office system which has affected the quality of historic data. Moving forward this will not, however, represent an issue and a more accurate picture of enforcement performance will be reported in subsequent years.</p>	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

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

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

Authority's returns	<i>[How complete were your responses?]</i>
<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>	

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

Refused (square metres)	
Authority's data	0

None

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
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Granted permission (number of applications)	
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Authority's data	1
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Granted permission (MW energy generation)	
--	--

Authority's data	4
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None

Indicator	SD3. The number of dwellings granted planning permission during the year.
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Market housing (number of units)	
Authority's data	301

Affordable housing (number of units)	
Authority's data	156

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.
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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	
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

None

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

Greenfield land (hectares)	
Authority's data	1

None

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

Open space gained (hectares)	
Authority's data	0

None

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

Gained via Community Infrastructure Levy (£)	
Authority's data	0

None

ANNEX B

1. Planning Application: 2014/1906

Location: 31 Hebron Road And Land Opposite 59-63 Hebron Road, Clydach, Swansea

Proposal: Change of use of public house (Class A3) to an 8 bed care home (Class C2), demolition of part of building at land opposite 59-63 Hebron Road and creation of separate car parking area to be used in association with the care home

Appeal Decision: Appeal Dismissed

Summary:

The main issues for consideration with this application were the impacts of the development on the character and appearance of the area, the impacts on the living conditions of neighbouring occupiers, the impacts on parking and highway safety, and the impacts on flooding. This application was reported to Committee with a recommendation of approval as it was considered that on balance, the scheme was appropriate in terms of its impacts on the character and appearance of the area, its impacts on residential amenity and its impacts on parking, highway safety and ecology. Furthermore, subject to conditions the development was considered to be acceptable in terms of the consequences of flooding at the site.

Committee did not accept the recommendation and refused the planning application for the following reasons:

1 The application provides insufficient amenity space within the curtilage of the site for future residents of the proposed care home to the detriment of the residential amenity they can reasonably be expected to enjoy. The development is therefore contrary to Policy EV1 of the City and County of Swansea Unitary Development Plan (2008).

2 The provision of inadequate car parking may lead to users of the premises parking on the highway in close proximity to the proposed care home to the detriment of the safety of highway users. The development is therefore contrary to the criteria set out in Policies AS6 and HC15 of the City and County of Swansea Unitary Development Plan 2008.

An appeal was submitted against this refusal and was considered by way of a hearing. Prior to the hearing, Committee considered a further report in relation to reason 1 and resolved to withdraw the reason for refusal. The Inspector considered the main issues to be the effect of the proposal on highway safety with particular regard to parking provision and visibility; and whether the proposal represents an acceptable form of development having regard to its flood zone location and the provisions of national policy.

In reaching her decision, the Inspector considered that sufficient parking could be provided on land opposite 59-63 Hebron Road to serve the development which would reduce pressure on existing parking on nearby streets. However, it was considered that the visibility splay for vehicles leaving the site would be substandard and be detrimental to highway safety.

In terms of flood risk, the Inspector concluded that the development would result in the provision of a highly vulnerable development within a C2 zone. It has not been demonstrated that the potential consequences of a flooding event would be appropriately managed. As such the proposal would fail to accord with national policy in this regard.

The appeal was dismissed.

2. Planning Application: 2015/1498

Location: The Boat Yard, Adjacent To Fishmarket Quay, Trawler Road, Maritime Quarter, Swansea.

Proposal: Construction of a four / three storey block containing 50 residential apartments (Class C3) and 1 no. ground floor retail unit (Class A1) with associated undercroft car parking (outline - including details of access, appearance, layout and scale)

Appeal Decision: Appeal Allowed

Summary

The main issues for consideration related to whether the proposed development at this location, having regard to the prevailing Development Plan Policies, is an acceptable form of development in urban design terms, the impact upon the residential amenities of existing local residents, the impact upon future occupiers having regard to the existing noise environment generated by business operations within the Marina, and the traffic and highway implications of the development.

Committee did not accept the recommendation of approval and refused the planning application for the following reasons:

1 The introduction of this intensive form of residential development in close proximity to existing business uses would be detrimental to the residential amenity that future residents of the proposed residential apartments could reasonably expect to enjoy, by virtue of the noise, smells and air pollution generated by the existing business operations. The proposal is therefore contrary to Policies EV2, EV40, HC2 and CC1 of the City and County of Swansea Unitary Development Plan (2008).

2 The introduction of this intensive form of residential development within close proximity to existing business activities, namely the marina boatyard (including the boat hoist operation) and commercial fish market would likely result in nuisance complaints from future occupiers of the proposed residential apartments, which in turn could unduly impact on the operations of those existing businesses, which are of

In considering the appeal, the Inspector considered the main issues to be whether the proposed development would provide acceptable living conditions for future occupiers in terms of noise, odour and air pollution, with regard to its location in proximity to existing businesses and the effect of the proposed development on the operations of existing businesses.

The Inspector considered that there was no technical evidence to demonstrate that there would be an unacceptable noise impact from the development and conditions could be attached to any planning permission granted to ensure an adequate level of protection against noise for future residents. He further concluded that future residents would be unlikely to be unduly affected by odours from existing businesses.

In terms of the impact of the development on existing businesses in the area, the Inspector concluded that bearing in mind his conclusions on reasons 1, it follows that the proposed development would be unlikely to result in any material nuisance complaints from future occupiers which could in turn unduly impact on the operation of those businesses.

The appeal was allowed.

3. Planning Application: 2015/1529

Location: Lletyr Morfil Farm, Felindre, Swansea

Proposal: Construction of a 4.9 MW solar park (approx. 8.8 hectares) including photovoltaic panels, four inverter stations, centre station, new access tracks, security fencing, security cameras and associated equipment and infrastructure works

Appeal Decision: Appeal Allowed

Summary

The main issues for consideration are the impacts of the proposed solar park on the character and appearance of the area, the impacts upon residential amenity, highway safety, ecology and habitats and the need for renewable energy.

This application was reported to Committee with a recommendation of approval as it was considered that on balance, the scheme was appropriate in terms of its scale and design and would not cause unacceptable loss of amenity to neighbouring properties or surrounding land. There would not be significantly adverse visual impact on landscapes, open spaces and the general locality from the site and there would be no significantly adverse or detrimental impact on the ecology, habitats or highway safety.

Committee did not accept the recommendation and refused the planning application for the following reason:

1. The cumulative effects of the proposed development, when viewed in relation to existing infrastructure and solar farms within the area, is considered to have a significant adverse visual impact on the countryside which is not outweighed by the need to provide renewable energy. The development is therefore contrary to Policies EV1, EV21 and R11 of the City and County of Swansea Unitary Development Plan (2008).

The Inspector considered that the main issues in this case are the visual impact of the proposed development, particularly its cumulative impact in relation to existing infrastructure and other solar farms in the area, and the renewable energy benefits of the scheme. He concluded that the proposed development would not have a significant effect on the visual amenity or character of the countryside, even when the cumulative effects are taken into account, and that it would bring useful renewable energy benefits. These benefits substantially outweigh any limited harm caused by the development.

The appeal was allowed.

4. Planning Application: 2016/0873

Location: 8 Alexandra Terrace, Brynmill, Swansea

Proposal: Change of use from residential (Class C3) to HMO for up to six people (Class C4)

Appeal Decision: Appeal Allowed

Summary

The main issues for consideration during the determination of this application related to the principle of this form of use at this location and the resultant impact of the use upon the residential amenities of the area and highway safety. It was considered that there was no evidence to suggest that the use of this property as a HMO would result in a harmful concentration of HMOs within this area. Furthermore the proposal would not have a harmful impact upon the visual amenities of the area, the residential amenities of neighbouring properties and highway safety. The application was recommended for approval.

Committee did not accept this recommendation and refused the application for the following reason:

1. The proposal, in combination with existing Houses in Multiple Occupation (HMOs) within Alexandra Terrace will result in a harmful concentration and intensification of HMOs in the street and wider area. This cumulative impact will result in damage to the character of the area and social cohesion with higher levels of transient residents and fewer long term households and established families. Such impact will lead in the long term to communities which are not balanced and self-sustaining. As a result the proposal is contrary to Policy HC5 criterion (ii) of the Swansea Unitary

Development Plan (2008) and the National Policy aims set out in Planning Policy Wales (Edition 8 January 2016) of creating sustainable and inclusive mixed communities.

2. Insufficient information has been provided to demonstrate that additional off-street car parking provision can be provided within the site curtilage to serve the use of the property as a HMO. Accordingly the proposal, for up to 6 residents, would increase the demand for on-street parking in an already congested area and as such would be detrimental to the existing residents / car owners and the free flow of traffic, contrary to the requirements of Policy HC5 criterion (iv) and Policy AS6 of the Swansea Unitary Development Plan (2008).

The Inspector acknowledged the transient nature of multiple occupancy dwellings and noted the evidence submitted in relation to age and economic profiles and household tenure. However, she considered that there was no detailed evidence before her to demonstrate that the resulting property would be occupied by students or that its change of use would materially alter existing social structures and patterns. Notwithstanding this, she considered that the proposed use clearly served to meet a particular housing need and the surrounding area offers a broad mix of uses. For these reasons it was not considered that the appeal proposal would run counter to the objectives of securing a sustainable mixed use community.

In terms of highway safety, the Inspector considered that the area is well served by facilities and services and incorporates good access to public transport links. She also noted that 8 Alexandra Terrace was originally a six bedroom family home and would have had similar parking demands. Moreover, the Council operates a residential permit zone in the area which could be utilised to minimise such problems for those residents that are reliant on the use of a private car.

The Inspector found nothing of substance to indicate that planning permission should be withheld in this case and the appeal was allowed.

5. Planning Application: 2016/1268

Location: Former Century Works, Frederick Place, Llansamlet

Proposal: Retention and completion of side extension and alterations to roof

Appeal Decision: Appeal Allowed

The main issues for consideration with this application were the impact of the proposal on visual and residential amenity, noise pollution and highway safety. This application was reported to Committee with a recommendation of approval as it was considered that the scheme was appropriate in terms of its scale and design and would not cause unacceptable loss of amenity to neighbouring properties, there would not be a significant adverse visual impact or a detrimental impact on highway safety.

Committee did not accept the recommendation and refused the planning application for the following reasons:

1. The proposal, by virtue of its scale, massing and design in close proximity to the rear of properties on Peniel Green Road would have a significant detrimental impact on the residential amenity of the occupiers of the those properties. The proposal is therefore contrary to Policies EV1 and EC3 of the Adopted City and County of Swansea Unitary Development Plan (2008).

2 The proposal, by virtue of its scale and design would have a detrimental impact on the character of the host building and the surrounding area, to the detriment of the visual amenities of the area. The proposal is therefore contrary to Policies EV1 and EC3 of the Adopted City and County of Swansea Unitary Development Plan (2008).

In reaching his decision, the Inspector concluded that the distances between the development and nearby residential buildings was sufficient to avoid significant overbearing impacts and conditions could be attached to the planning permission to mitigate any potential harm. Furthermore, the Inspector considered that the design of the extension reflected the form of older structures on the appeal site and the architectural styles of the immediate locality, representing an improvement as a whole.

The appeal was allowed.

6. Planning Application: 2016/1316

Location: 105 Rhyddings Terrace, Brynmill, Swansea

Proposal: Retention of change of use from a 4 bedroom dwelling (Class C3) to a 5 bedroom HMO Use (Class C4) and alterations carried out to bay window and first floor windows in front elevation.

Appeal Decision: Appeal Allowed

Summary

The main issues for consideration during the determination of this application relate to the principle of this form of use at this location and the resultant impact of the use and the development upon the visual amenities of the area, the residential amenities of the neighbouring properties and highway safety.

It was considered that there was no evidence to suggest that the use of this property as HMO would result in a harmful concentration of HMOs within this area. Furthermore the proposal would have an acceptable impact upon the visual amenities of the area, the residential amenities of neighbouring properties and highway safety. Accordingly the application was recommended for approval.

Committee did not accept the recommendation and refused the planning application for the following reasons:

1. The proposal, in combination with existing Houses in Multiple Occupation (HMOs) within Rhyddings Terrace will result in a harmful concentration and intensification of

HMOs in the street and wider area. This cumulative impact will result in damage to the character of the area and social cohesion with higher levels of transient residents and fewer long term households and established families. Such impact will lead in the long term to communities which are not balanced and self-sustaining. As a result the proposal is contrary to Policy HC5 criterion (ii) of the Swansea Unitary Development Plan (2008) and the National Policy aims set out in Planning Policy Wales (Edition 8 January 2016) of creating sustainable and inclusive mixed communities.

The Inspector concluded that there was limited evidence before him to indicate that the appeal development, specifically, has a significant or detrimental effect on the sustainability of the local community. He further concluded that there was little evidence before him to demonstrate that the use of the property as an HMO, rather than a C3 dwelling, would in itself result in levels of noise, disturbance or antisocial behaviour that would harm the living conditions of those living nearby. He found that the development did not unacceptably harm the character and appearance of the property or immediate area and that the appeal development would contribute to meeting the housing needs of the city.

The appeal was allowed.

**S106 COMPLETIONS REPORT
SEPTEMBER 2017**

Sites Completed in 2015-16 JHLAS Study (April 1st 2015-March 31st 2016)

Site name	Planning application ref	Total dwellings	Total contribution	Beneficiaries	Conditions	Monies paid	Date paid
South of Loughor Road (Kingsbridge Fields), Gorseinon	2012/0044	111	£60,000	HIGHWAYS	£30k + Indexation on Commencement	£30K £628.00 indexation	23/09/13 10/12/13
					£30K on Occupation of 30th Unit +Indexation	£30K £930.00 indexation	06/01/15 03/08/14

Sites Completed in 2016-17 JHLAS Study (April 1st 2016-March 31st 2017)

Site name	Planning application ref	Total dwellings	Total contribution	Beneficiaries	Conditions	Monies paid	Date paid
LAND SOUTH OF FORMER CAE DUKE COLLIERY, LOUGHOR	2013/0261	106	£91,832	EDUCATION	£45,916 +indexation on commencement of construction of first market unit	£45,916	15/02/15
					£45,916 +indexation on occupation of 25th market unit. Indexation	£45,916	14/12/15
			£73,882	HIGHWAYS	contribution + indexation prior to commencement	£73,882	09/09/14
						£1,830 indexation	18/01/16
COPPER QUARTER, THE RIVERBANK, PENTRECHWYTH	2016/0326	563	£135,000	EDUCATION	£135k within 14 days of the implementation date	£135,000	31/05/07