

Caerphilly Local Planning Authority (LPA)**PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2015-2016****PREFACE**

This will be an introduction to the report by the Cabinet Member responsible for the planning service.

1. CONTEXT

- 1.1 The Single Integrated Plan (SIP) Caerphilly Delivers is the overarching policy framework for the Council and its partners. It was prepared by the Local Service Board and replaces a number of existing plans that were previously required, such as the Community Strategy, the Health, Social Care and Well-Being Strategy, Children and Young People's Plan, and the Community Safety Plan, it represents a determined commitment by all partners to accelerate change, strengthen partnership working, multi-agency collaboration, and accountability for delivery
- 1.2 The Caerphilly County Borough Local Development Plan up to 2021 was adopted in November 2010 and is the key mechanism for delivering the land use elements of the SIP. The LDP is presently under review and the Replacement LDP up to 2031 has an anticipated adoption date of 2017.
- 1.3 Towards the end of the 20th Century the population of the County Borough remained relatively stable. The Census indicated that there had been remarkably little variation in population between the 1981 Census at 171,700 and the 2001 Census at 169,500. However the 2011 Census indicated that the population of Caerphilly was considerably higher than had previously been estimated, at 178,806 people. This was over 5,400 higher than the LDP projections had assumed for 2011 and nearly 5,000 higher than the Welsh Government 2008 based projections indicated for 2011. Notably Caerphilly had one of the highest differences in Wales in the anticipated population (as per the MYE) and the actual Census figures.
- 1.4 The 2011 Census also indicated that there has been significant change in the distribution of the population within the County Borough, and significantly, the population decline in the Heads of the Valleys Regeneration Area has generally been halted, with a slight increase in the population from 30,626 in 2001 to 31,087 in 2011.
- 1.5 12 of the 110 statistical areas in Caerphilly County Borough are in the top 10% of the most deprived areas in Wales (Welsh Index of Multiple Deprivation 2014).
- 1.6 St. James 3, Caerphilly is the most deprived small area in Wales (it was previously ranked 2 in WIMD 2011) (Welsh Index of Multiple Deprivation 2014).
- 1.7 The highest overall concentration of deprivation in the County Borough is located in the Upper Rhymney Valley and the Upper Sirhowy Valley areas (Heads of the Valleys Regeneration area), although there are pockets of deprivation in the Mid Valleys

Corridor and Southern Connection Corridor (Welsh Index of Multiple Deprivation, 2014).

- 1.8 Despite seeing large declines, the manufacturing sector remains the largest employment sector in the county borough. The sector remains overrepresented when compared to Wales and the UK, so increasing the significance of these declines to the Caerphilly economy. The sector is in long-term decline in the UK and its significance to the Caerphilly economy in terms of employment is likely to gradually decrease over the coming years. The structure of the manufacturing sector in Caerphilly has been changing. Those in decline have been the traditional/basic manufacturing activities, whilst more high-value activities have been growing, particularly small and medium size operations. It should be noted that a significant proportion of jobs are not located on industrial estates, but in for example the retail sector.
- 1.9 Only 70% of working age men (16 to 64) and 59.9% of working age women (16 to 59) are economically active in the county borough (Census 2011). 38.3 % of the economically active population are in full-time work whilst, 13.2% are in part-time work. Notably 5% of the workforce is unemployed (Census 2011). Over 9% of the population of Caerphilly were unemployed in 2012 (higher than the 8.3% figure for Wales). Male unemployment was 9.5% and female unemployment was 8.5%. Unemployment figures for both Caerphilly and Wales were higher than the UK average (7.9%) (NOMIS 2013).
- 1.10 Nearly 80% of the borough is countryside that forms an important visual and recreational resource for both residents and visitors. Caerphilly has one European designated Special Area of Conservation (SAC), namely Aberbargoed Grasslands. This grassland area is of importance for the Molinea Meadows and Marsh Fritillary Butterfly. The borough has 11 nationally important SSSIs, four Local Nature Reserves (LNR) and 190 Sites of Importance for Nature Conservation (SINC). Furthermore, six Special Landscape Areas (SLA) have been designated in order to protect those areas considered to be important to the overall landscape, history, culture, biodiversity and geology of the borough, along with four Visually Important Local Landscapes (VILLs), designated to protect the visual and sensory landscape. There are 14 Conservation Areas, 411 listed buildings, 47 scheduled ancient monuments and 4 historic parks and gardens.

2. PLANNING SERVICE

- 2.1 The planning service (i.e. development management and the preparation of the LDP and associated documents) is within the Council's Regeneration and Planning division, within the Communities directorate. The Council has three directorates: Education, Social Services, Communities, and the department of the Chief Executive.
- 2.2 Development management and forward planning are located in the same building, and their respective managers report to the Head of Planning and Regeneration, who is part of the directorate senior management team.

APPENDIX

2.3 Budget constraints have had a significant impact on the planning service in the past few years, the main response being the reduction in staff numbers with leavers not being replaced, and senior posts being replaced by junior ones on a lower salary. At present there are twelve professional members of staff in the development management team (four of whom are enforcement officers), and eight in the forward planning team including the team leader. They are supported by the divisions' administration team. The manager of the development management team is also responsible for the Building Control team which consists of four officers.

2.4 The expenditure of the development management team over the past three years has been as follows:

	Budget
2014/15	£1,028,639
2013/14	£1,052,923
2012/13	£932,439

The expenditure of the forward planning team over the past three years has been as follows:

	Budget
2014/15	£468,577
2013/14	£548,789
2012/13	£514,530

2.5 The income of the development management team over the past three years has been as follows:

	Income
2014/15	£457,297
2013/14	£455,681
2012/13	£527,459

First two years is based on planning application fees alone, but the last year includes fees received for pre-application advice. This income is retained by the service. The income of the forward planning team over the past three years has been as follows:

	Income
2014/15	£4,059
2013/14	£4,928
2012/13	£6,723

2.6 The constraints imposed by the need to find budget savings has had an impact on the efficiency of the development management service, and measures are being considered to overcome that problem. As set out below, this LPA has always had a good record of dealing with householder applications, but it is now turning its attention to improving its performance in dealing with minor applications. The emphasis will be on having early meetings with its internal consultees to allow issues

to be identified and discussed at an early stage, quick wins identified, and targets for determination (including committee dates) identified.

- 2.7 The local planning authority has always provided a pre-application advice, but as of April 2014, it now charges for the service, as do many other LPAs in Wales. There were 397 such queries in the financial year 2014/15.
- 2.8 Dealing with information submitted in respect of conditions on planning permissions has always formed a significant part of the workload, but the introduction of the statutory fees for the service, and the potential for the return of fees means that the local planning authority has to ensure that the appropriate resources are dedicated to this work.

3. THE LOCAL STORY

3.1 Development management

During the financial year 2014/15, the team received 805 planning applications, and decided 995. The LDP is adopted but is currently under review (see below and the attached AMR). One of the triggers for the review was the limited five-year housing land supply in the borough, and that has led to a number of applications being received that are contrary to policy. Other major applications received and determined over the past year include an open cast mine for 6 million tonnes of coal at Nant Llesg in the northern part of the borough, and numerous applications for wind turbines.

- 3.2 The enforcement arm of the team has seen a reduction in the number of staff over the past five years, from a maximum of six to the current four officers, one of whom is on a temporary contract and is offered as an MTFP saving for 2016/17. A review of procedures is planned in the coming year to identify which type of complaint should be prioritised and pursued, and which should be less of a priority, taking account of the interests of any complainant, and material planning considerations.

- 3.4 During 2014/15, six enforcement notices, two section 215 notices, and 15 planning contravention notices were served. The ethos of the service has always been to try to find acceptable solutions where a contravention has taken place, often through the submission of a planning application. That takes time and may require reconsideration as part of the review.

3.4 Strategic Planning

It is a statutory requirement that the Council submits an Annual Monitoring Report (AMR) for the Caerphilly County Borough Local Development Plan up to 2021 to the Welsh Government by the 31st October each year. The AMR monitors whether or not the Adopted LDP is being implemented successfully. The overall purpose of the AMR is to identify whether the LDP Strategy, or any Strategy Policies are not being implemented and if they are not identify steps to rectify this.

- 3.5 During this review period, i.e. 2014/15 the Council has prepared the fourth AMR to be prepared for the Adopted LDP. This monitors the period from 1st April 2014 to 31st March 2015. The 2015 AMR is currently being taken through the committee reporting process in readiness for submission to WG. A copy of the 2015 AMR is attached.
- 3.6 In tandem, the team are in the process of preparing a Deposit Replacement Local Development Plan that will supersede the Adopted LDP and cover the plan period up to 2031.
- 3.7 The work on the Deposit Replacement LDP is well advanced, however the process is highly reliant on other service areas for their input and the reducing resources across the board has impacted on the ability of other service areas to feed into this work in a timely manner.
- 3.8 The input of Strategic Planning is also extremely important in respect of planning applications that are contrary to policy. In this context the policy advice on such sites can be critical and additional pressure has been placed on the Policy Team as a consequence.

4. WHAT SERVICE USERS THINK

- 4.1 In 2014-15 Data Unit Wales conducted two customer satisfaction surveys aimed at assessing the views of people that had received a planning application decision during the period. The first covered the period April 2014 - September 2014 and the second covered the period October 2014 - March 2015. The following feedback is based on the combined results of both surveys.
- 4.2 The surveys were sent to 328 people, 56 of whom submitted a whole or partial response. The majority of responses (51%) were from local agents. 38% were from members of the public. 13% of respondents had their most recent planning application refused. Respondents were asked whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:
- Strongly agree;
 - Tend to agree;
 - Neither agree nor disagree;
 - Tend to disagree; and
 - Strongly disagree.

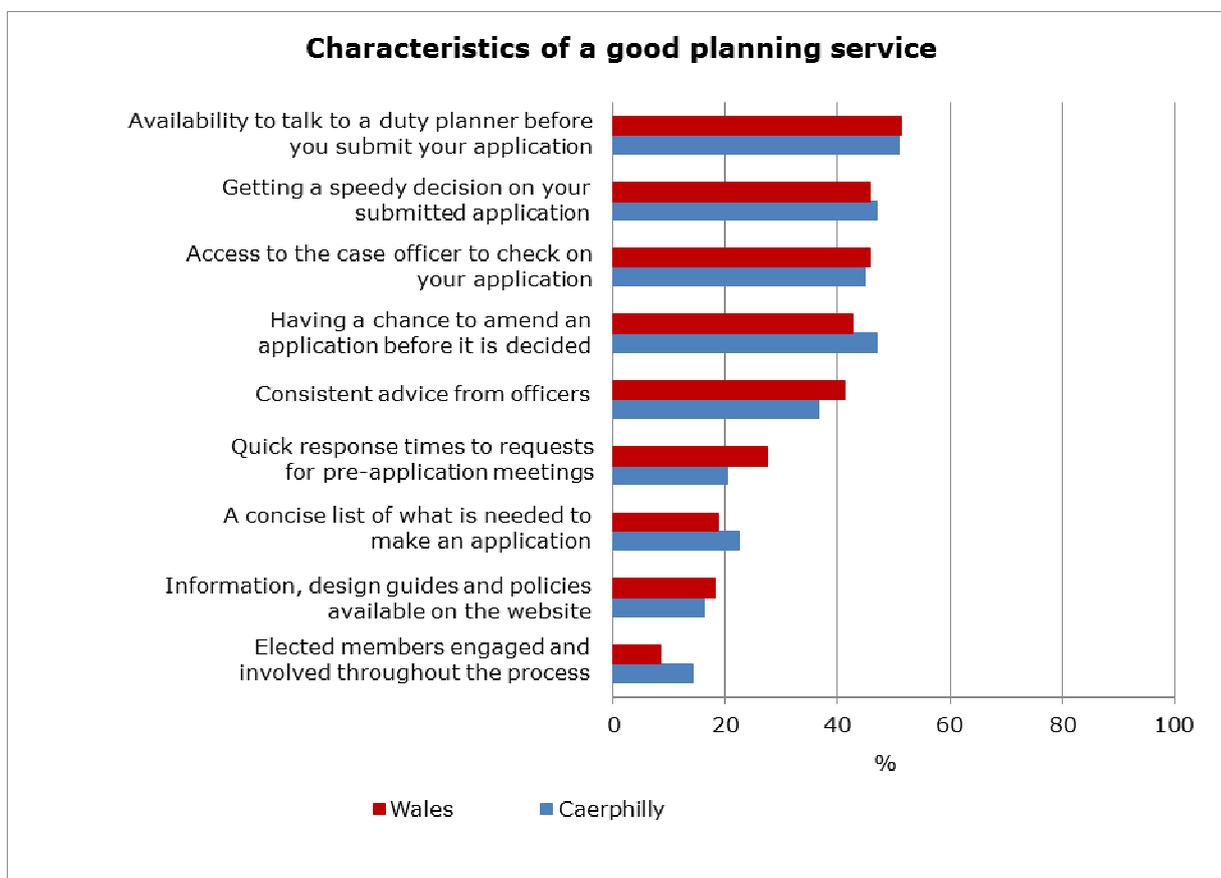
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales. Whilst the statistical significance of the results is questionable in view of the number of replies received (56), clearly measures need to be considered to improve the response of service users, particularly in respect of keeping them informed about their applications.

Table 1 : The percentage of respondents who agreed with each statement, 2014-15

Percentage of respondents who agreed that:	%	
	Caerphilly LPA	Wales
The LPA enforces its planning rules fairly and consistently	51	45
The LPA gave good advice to help them make a successful application	52	57
The LPA gives help throughout, including with conditions	48	48
The LPA responded promptly when they had questions	54	55
They were listened to about their application	54	56
They were kept informed about their application	39	46
They were satisfied overall with how the LPA handled their application	51	57

4.3 The Data Unit also asked respondents to select three characteristics of a local planning authority that they thought would most help them achieve successful developments. Figure 1 shows how often each characteristic was selected as a percentage of the total number of selections (i.e. the elements of greatest importance to our customers). For Caerphilly County Borough local planning authority, 'the availability to talk to a duty planner before submitting an application' was the most popular choice, which is a service that we provide.

Figure 1 Characteristics of a good planning service, Caerphilly LPA, 2014-15



4.4 There were some positive comments received including the following:

"One of the best LPAs to deal with ... if not the best."

"Very helpful advice and explanations."

5. PERFORMANCE 2014-15

5.1 This section details our performance in 2014-15. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture. Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

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

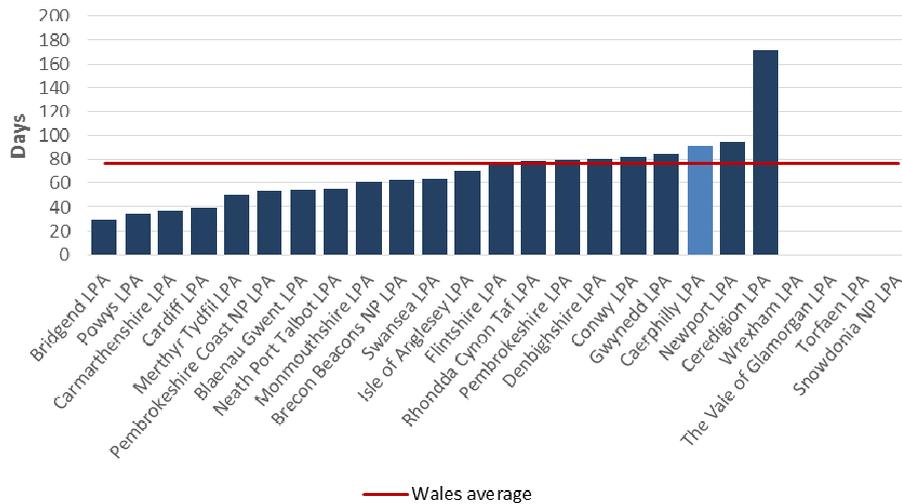
5.2 Plan making

As at 31 March 2015, we were one of 21 LPAs that had a current development plan in place. We are required to submit an Annual Monitoring Report in October 2015. This document has been prepared. During the APR period we had 2.5 years of housing land supply identified, making us one of 18 Welsh LPAs without the required 5 years supply.

5.3 Efficiency

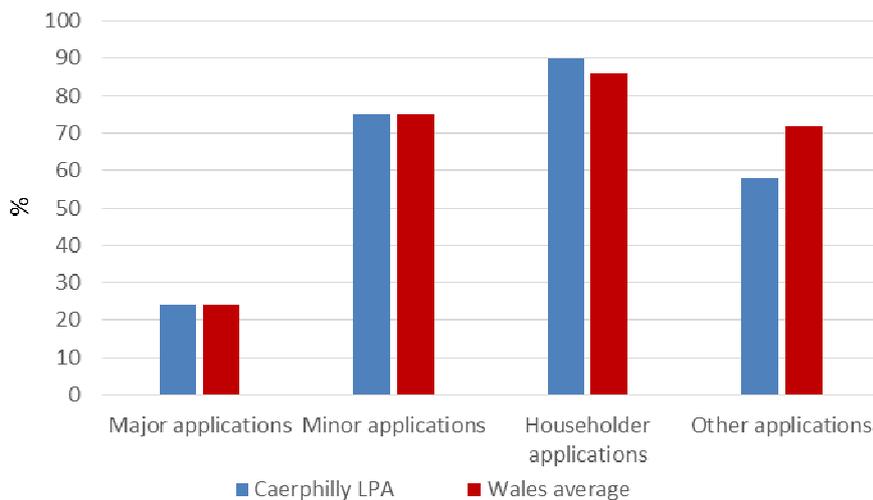
In 2014-15 we determined 995 planning applications, each taking, on average, 92 days (13 weeks) to determine. This compares to an average of 76 days (11 weeks) across Wales. This figure is influenced by the backlog of older applications that the LPA has to determine, i.e. the majority of applications are being determined in a more timely fashion, but one or two older applications can skew the overall figure. The LPA is intending to reduce the backlog, which will in the short term continue to skew the figures. 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, 2014-15



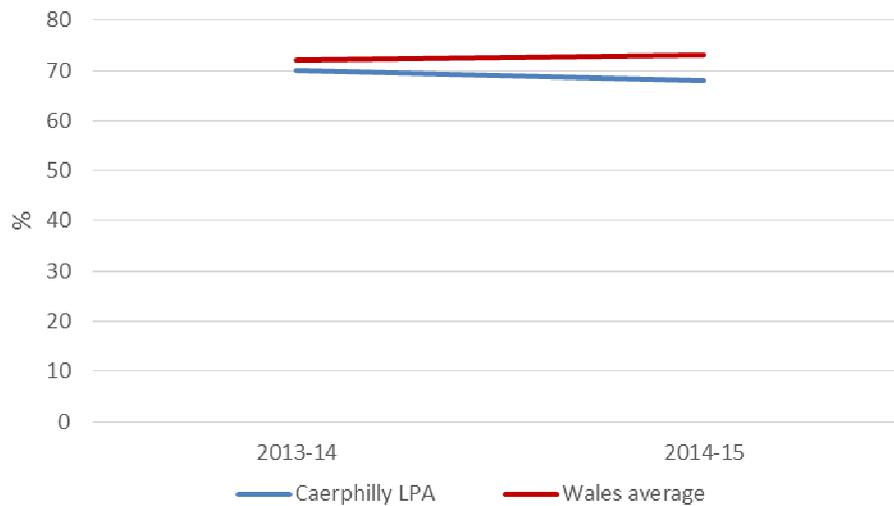
5.4 68% of all planning applications were determined within the required timescales. This compared to 73% across Wales and was below the 80% target. Only 5 out of 25 LPAs met the 80% target. Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 90% of householder applications within the required timescales. The measures discussed in paragraph 2.6 are a recognition that the LPA needs to improve its efficiency in determining minor development applications, and other proposals in order to improve the overall figure.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2014-15



5.5 Between 2013-14 and 2014-15, as Figure 4 shows, the percentage of planning applications we determined within the required timescales decreased from 70%. Wales saw an increase this year.

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



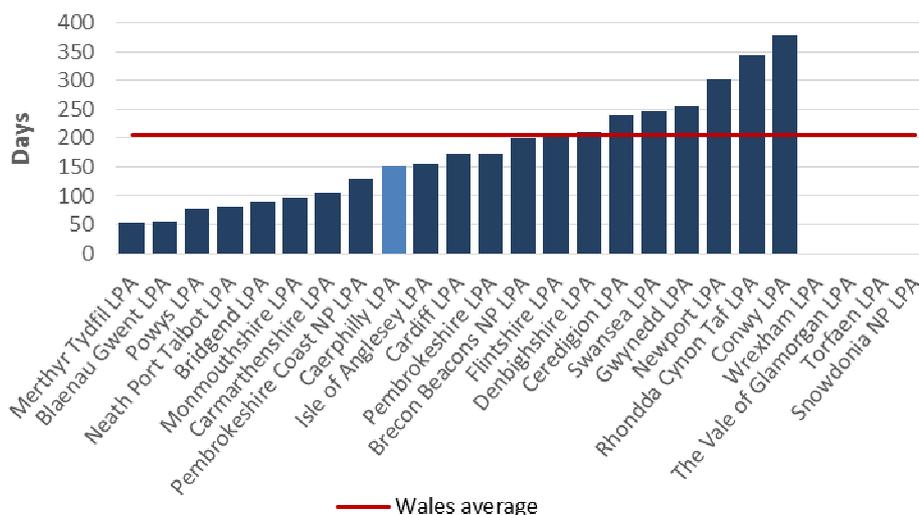
Over the same period:

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

5.6 Major applications

We determined 33 major planning applications in 2014-15, 6% (2 applications) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 150 days (21 weeks) to determine. As Figure 5 shows, this was shorter than the Wales average of 206 days (29 weeks).

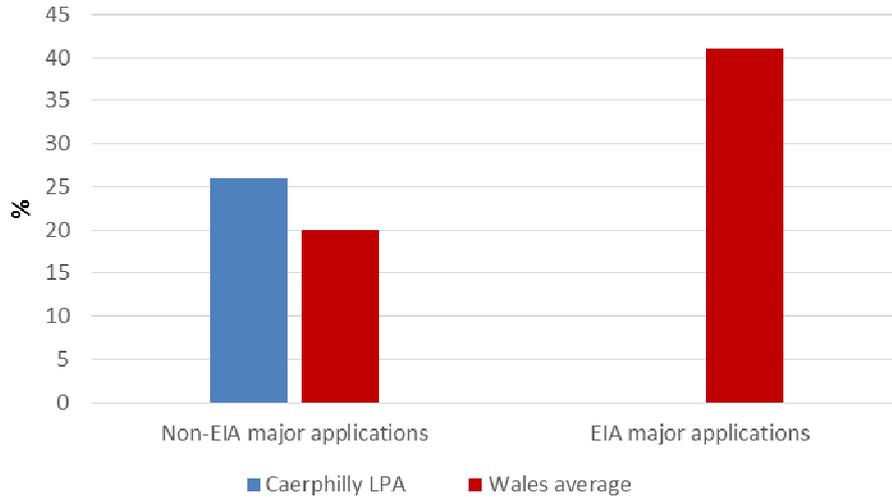
Figure 5: Average time (days) taken to determine a major application, 2014-15



24% of these major applications were determined within the required timescales, compared to 24% across Wales.

5.7 Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 26% of our ‘standard’ major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

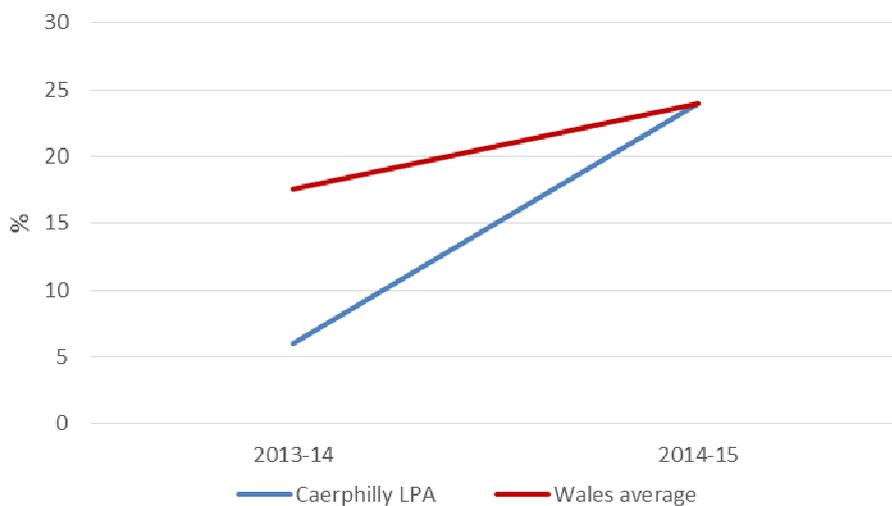
Figure 6: Percentage of major applications determined within the required timescales during the year, by type, 2014-15



Since 2013-14 the percentage of major applications determined within the required timescales had increased from 6%. Similarly, the number of major applications determined increased as had the number of applications subject to an EIA determined during the year.

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

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



Over the same period:

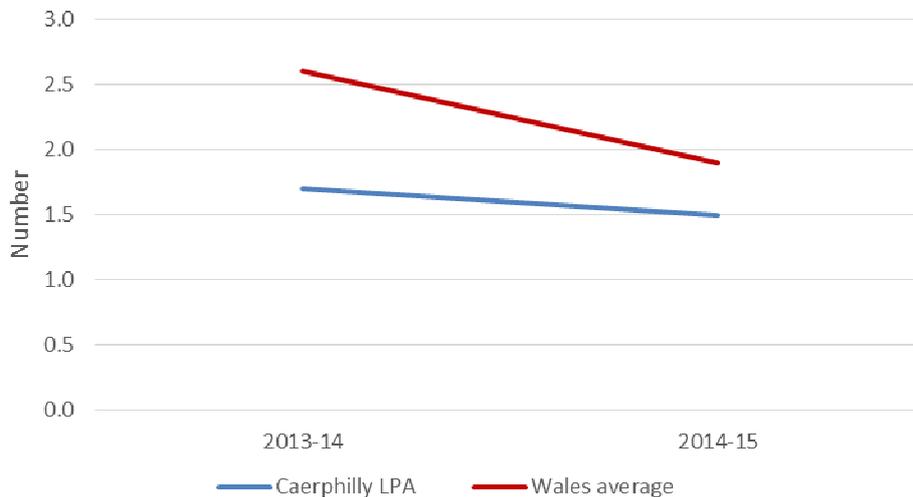
- The percentage of minor applications determined within the required timescales decreased from 78% to 75%;
- The percentage of householder applications determined within the required timescales increased from 87% to 90%; and
- The percentage of other applications determined within the required timescales stayed the same at 58%.

5.9 Quality

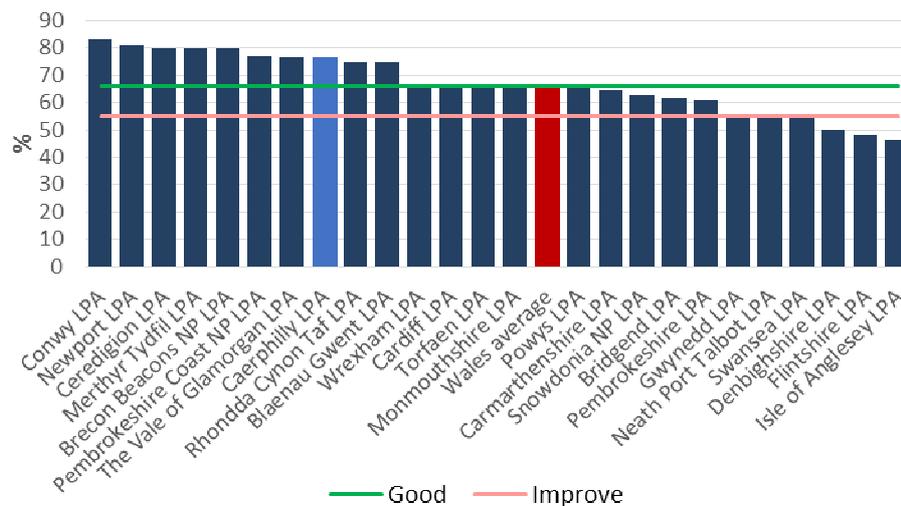
In the last two quarters of 2014-15 (October 2014 – March 2015) our Planning Committee made 43 planning application decisions, which equated to 10% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee over the same period. 2% of these member-made decisions went against officer advice. This compared to 11% of member-made decisions across Wales. This equated to 0.2% of all planning application decisions going against officer advice; 0.7% across Wales.

5.10 In 2014-15 we received 17 appeals against our planning decisions, which equated to 1.5 appeals for every 100 applications received. Across Wales 1.9 appeals were received for every 100 applications. Figure 8 shows how the volume of appeals received has changed since 2013-14 and how this compares to Wales.

Figure 8: Number of appeals received per 100 planning applications



Over the same period the percentage of planning applications approved decreased from 93% to 91%. Of the 17 appeals that were decided during the year, 76% were dismissed. As Figure 9 shows, this was higher than the percentage of appeals dismissed across Wales as a whole and we were one of 14 LPAs that reached the 66% target.

Figure 9: Percentage of appeals dismissed, 2014-15

During 2014-15 we had no applications for costs at a section 78 appeal upheld.

5.11 Engagement

We are:

- one of 22 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, which members of the public can access, track their progress (and view their content).

5.11 As Table 2 shows, 52% of respondents to our 2014-15 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

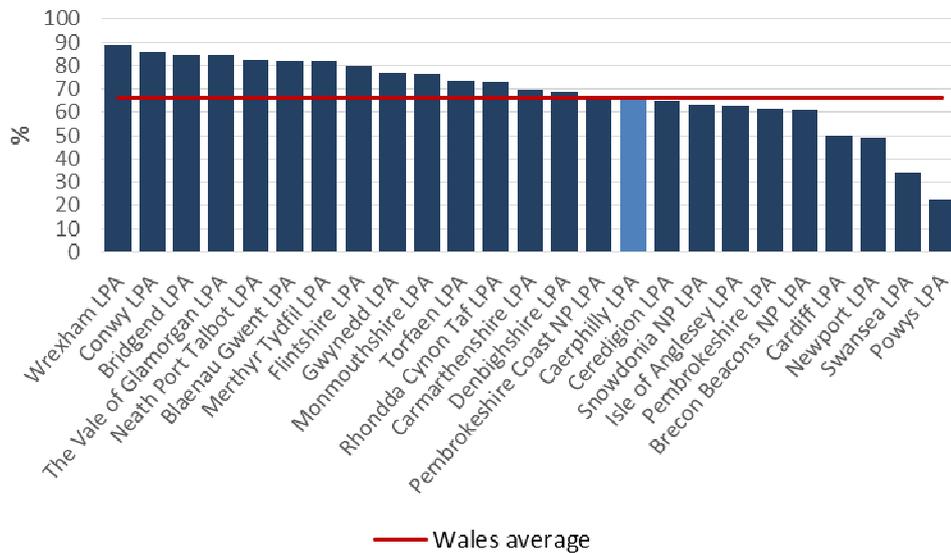
Table 2: Feedback from our 2014-15 customer satisfaction survey

	%	
Percentage of respondents who agreed that:	Caerphilly LPA	Wales
The LPA gave good advice to help them make a successful application	52	57
They were listened to about their application	54	56

5.12 Enforcement

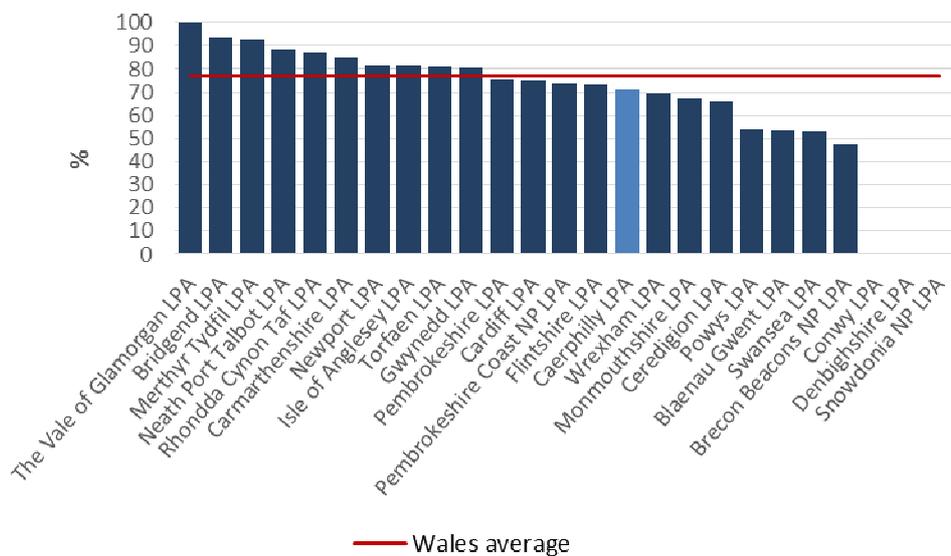
In 2014-15 we investigated 430 enforcement cases, which equated to 2.4 per 1,000 population. This compared to 2 enforcement cases investigated per 1,000 population across Wales. We took, on average, 32 days to investigate each enforcement case. We investigated 66% of these enforcement cases within 84 days. Across Wales 66% 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, 2014-15



Over the same period, we resolved 180 enforcement cases, taking, on average, 182 days to resolve each case. 71% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this compared to 77% of enforcement cases resolved within 180 days across Wales.

Figure 11: Percentage of enforcement cases resolved in 180 days, 2014-15



APPENDIX

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE
Plan making			
Is there a current Development Plan in place that is within the plan period?	Yes		No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+
Annual Monitoring Reports produced following LDP adoption	Yes		No
The local planning authority's current housing land supply in years	>5	4-4.9	<4
Efficiency			
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set
Average time taken to determine "major" applications in days	Not set	Not set	Not set
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60
Average time taken to determine all applications in days	Not set	Not set	Not set
Quality			
Percentage of Member made decisions against officer advice	Not set	Not set	Not set
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	Caerphilly LPA LAST YEAR	Caerphilly LPA THIS YEAR
Yes	Yes	Yes
60	N/A	N/A
Yes	Yes	Yes
4.2	3.5	2.5
24	6	24
206	No Data	150
73	70	68
76	No Data	92
11	0.1	2
66	60	76
0	0	0
Yes	Yes	Yes
Yes	Yes	Yes

APPENDIX

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	Caerphilly LPA LAST YEAR	Caerphilly LPA THIS YEAR
Yes	Yes	Yes
Enforcement		
66	No Data	66
71	No Data	31.5
77	No Data	71
175	No Data	182

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
Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010	

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

Authority’s performance	N/A
Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010	
The LDP was progressed within 12 months of the dates specified in the original Delivery Agreement	

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	Yes
During this review period, i.e. 2014/15 the Council has prepared the fourth AMR to be prepared for the Adopted LDP. This monitors the period from 1 st April 2014 to 31 st March 2015. The 2015 AMR is currently being taken through the committee reporting process in readiness for submission to WG. A copy of the 2015 AMR is attached.	

APPENDIX

Indicator	04. The local planning authority's current housing land supply in years	
"Good"	"Fair"	"Improvement needed"
The authority has a housing land supply of more than 5 years	The authority has a housing land supply of between 4 and 5 years	The authority has a housing land supply of less than 4 years

Authority's performance	2.5
<p>The Council is actively working to increase the supply of housing land through a number of measures including: The early review of the Adopted LDP; the release of Council owned land for development; the development of a unique delivery model to facilitate the development of challenging sites; and a pragmatic approach to development management where appropriate.</p>	

SECTION 2 - EFFICIENCY

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

Authority's performance	24
<p>The LPA is seeking to improve this figure by setting up development team meetings on a weekly basis consisting of case officers and Council based consultees. The purpose of the meetings are to review the applications on the previous week's weekly list with the emphasis on non-householder applications with a view to:</p> <ul style="list-style-type: none"> a) Review validation based on <ul style="list-style-type: none"> • 1 app forms • Local list to see whether we should invalidate any applications and ask for more information b) Identify a minimum of 80% of applications to be determined within 8 weeks and set targets for their determination c) Identify the applications that should be a straight refusal, d) Identify likely committee cases, and the committee to which they will be reported d) Identify the additional information required to assist the determination of the applications bearing in mind the 80% target e) Review all applications that become over 8 weeks old as of that week and decide on a course of action 	

APPENDIX

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	150
See above	

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	68
See above	

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

Authority's performance	92
The LPA is satisfied with its performance in respect of this indicator, but as set out above, is seeking to improve its performance in respect of other types of planning application.	

SECTION 3 - QUALITY

Indicator	09. Percentage of Member made decisions against officer advice	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	2
The LPA considers that there must be reasonable scope for members to disagree with officer recommendations.	

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	76
The LPA considers this figure to be good.	

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
The LPA considers this figure to be good.	

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

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

APPENDIX

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

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	66
The LPA is seeking to improve this figure by setting up weekly meetings to review cases received and decide promptly what action if any will be taken.	

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	31.5
See above	

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	71
--------------------------------	----

See above

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	182
See above	

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.

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

Granted (square metres)	
Authority's data	729

Refused (square metres)	
Authority's data	0

The two influences the LPA can have on this indicator are the allocation of land through the LDP, and determination of subsequent planning applications. It is evident that the LPA has not been minded to refuse such applications, and where possible, will seek through negotiation to improve a submitted scheme rather than refuse permission.

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

Granted permission (number of applications)	
Authority's data	4

Granted permission (MW energy generation)	
--	--

APPENDIX

Authority's data	33
-------------------------	----

The LPA has granted a number of permissions for wind turbines and solar farms over the past year.

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

Market housing (number of units)	
Authority's data	165

Affordable housing (number of units)	
Authority's data	34

The two influences the LPA can have on this indicator are the allocation of land through the LDP, and determination of subsequent planning applications. The LPA is not minded to refuse sustainable schemes, and where possible, will seek through negotiation to improve a submitted scheme rather than refuse permission.

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

Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission	
Authority's data	6

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	16

Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission	
Authority's data	11

The LPA applies the TAN15 tests where appropriate.

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
------------------	---

APPENDIX

Previously developed land (hectares)	
Authority's data	38

Greenfield land (hectares)	
Authority's data	61

There will always be a mix of brownfield and greenfield land in order to ensure a steady supply of land for sustainable development including housing.

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.
------------------	---

Open space lost (hectares)	
Authority's data	1

Open space gained (hectares)	
Authority's data	0

Policy CW7 of the adopted LDP protects open space and includes criteria for the consideration of any application on such land.

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
------------------	---

Gained via Section 106 agreements (£)	
Authority's data	539,403

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

The LPA introduced CIL in July 2014. The amount received will depend on the number and type of developments that gain planning permission and are implemented.