

**Caerphilly LPA**

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

**PREFACE**

I am pleased to convey to you Caerphilly County Borough Council's third Annual Performance Report. This Local Planning Authority faces two significant challenges at present: the need to maintain an efficient high quality service at a time of reducing resources; and the need to address a significant shortage in the borough's housing land supply. Against that backdrop, the report describes a service that is successful in many areas, but where there is also room for improvement. This document and its successors will provide a sound basis for maintaining and improving the planning service in Caerphilly borough for the benefit of its residents.

## 1. CONTEXT

- 1.1 The Single Integrated Plan (SIP) Caerphilly Delivers is the overarching policy framework for the Council and its partners until it is replaced by the Public Service Board Well-Being Plan in 2018. 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. It was decided in 2013 to review the LDP with a view that the Replacement LDP up to 2031 would have an adoption date of 2017. However, the Council resolved in July 2016 to withdraw the review as part of a package of initiatives including further discussions with Welsh Government (WG) and LPAs within the Cardiff Capital Region regarding the possible development of a strategic development plan (SDP), and to discuss the importance of WG funding to help unlock the remaining brownfield sites across the county borough. A decision should be made before the end of 2018 on how to progress an SDP, which will have implications for the preparation of an LDP.
- 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 at 171,700, and 2001 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 that year. 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 Twelve 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). St. James 3, Caerphilly is the most deprived small area in Wales; it was previously ranked 2 in the WIMD 2011. The highest overall concentration of deprivation in the County Borough is located in the Upper Rhymney Valley and the Upper Sirhowy Valley areas, although there are pockets of deprivation in the Mid Valleys Corridor and Southern Connection Corridor as defined in the LDP.
- 1.6 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.

- 1.7 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).
- 1.8 Nearly 80% of the borough is countryside, which 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 the 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: Communities, Social Services, and Education which currently falls within the remit 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. 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 ten professional members of staff in the development management team, three of whom are enforcement officers. There are six officers in the forward planning team including the team leader. They are supported by the divisions' administration team.
- 2.4 The budget of the development management team over the past five years has been as follows:

	Budget
2017/18	£896,968
2016/17	£922,301
2015/16	£867,911
2014/15	£1,028,639
2013/14	£1,052,923
2012/13	£932,439

The budget of the forward planning team over the past four years has been as follows:

	Budget
2017/18	£510,416
2016/17	£501,599
2015/16	£480,815
2014/15	£468,577
2013/14	£548,789
2012/13	£514,530

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

	Income
2017/18	£653,307
2016/17	£475,826
2015/16	£598,236
2014/15	£457,297
2013/14	£455,681
2012/13	£527,459

The first two years are based on planning application fees alone, but the last four include fees received for pre-application advice. The steep increase in 2015/16 reflected the submission of a number of applications for major residential and industrial developments, a

similar situation occurred in 2017/18. This income is retained by the service. The income of the forward planning team over the past four years has been as follows:

	Income	Community Infrastructure Levy (CIL)
2017/18	£29,343 (£16,466 CIL)	£330,754
2016/17	£24,049 (£13,472 CIL)	£228,330
2015/16	£5,017	£39,673
2014/15	£4,059	
2013/14	£4,928	
2012/13	£6,723	

As of 2015/16, CIL will show up as part of the forward planning team's income, but in due course this will be redistributed to the Council's various services to fund infrastructure.

- 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 have been introduced, and further ones 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 over the past three years it has turned its attention to improving its performance in dealing with other applications. Weekly meetings are now held with 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. The next step is to improve target monitoring i.e. that applications are reported to the identified committee, and that householder applications are determined at consultation expiry, not at the end of the statutory eight week period.
- 2.7 The Local Planning Authority has always provided a pre-application advice, but it introduced charges in April 2014, which were partially superseded by the statutory charges introduced in 2016. There were 152 such queries in the financial year 2017/18.
- 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.

## 3.0 OUR LOCAL STORY

### 3.1 Development management

Year	Applications received	Applications determined
2017/18	960	920
2016/17	963	937
2015/16	1163	1034
2014/15	1187	995

The workload has remained steady over the last year but much depends on the economy and the confidence of developers and the public. The majority of applications received are for householder development, but major applications have been received in the renewable energy, industrial and residential sectors. The LPA's five year housing land supply has been down to 2.1 years over this APR period, and applications for residential development are being received on sites that are not allocated in the LDP such as at Gwern y Domen in Caerphilly. Also, housing on unallocated sites is being allowed on appeal such as at Woodfieldside in Blackwood.

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 three posts. A review of procedures carried out over the past year has re-balanced the priority given to complaints, taking account of the interests of any complainant, and material planning considerations.

3.4 During 2017/18, 6 enforcement notices were served, 1 section 215 notice, 13 planning contravention notices, and 8 requisitions for information 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.

3.5 A significant input into the development management service is provided by other officers of the Council, including ecologists, environmental health officers, highway engineers, and drainage engineers. There are similar pressures on them with their respective teams reducing in size, but still having to provide the same level of service.

### 3.6 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 31<sup>st</sup> 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, to identify steps to rectify this.

3.7 During this review period, i.e. 2017/18, the Council prepared the seventh AMR to be prepared for the Adopted LDP. This monitors the period from 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018.

#### 4. WHAT SERVICE USERS THINK?

4.1 In 2017-18 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 383 people, 13% of whom submitted a whole or partial response. The majority of responses (49%) were from members of the public. 6% of respondents had their most recent planning application refused.

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

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

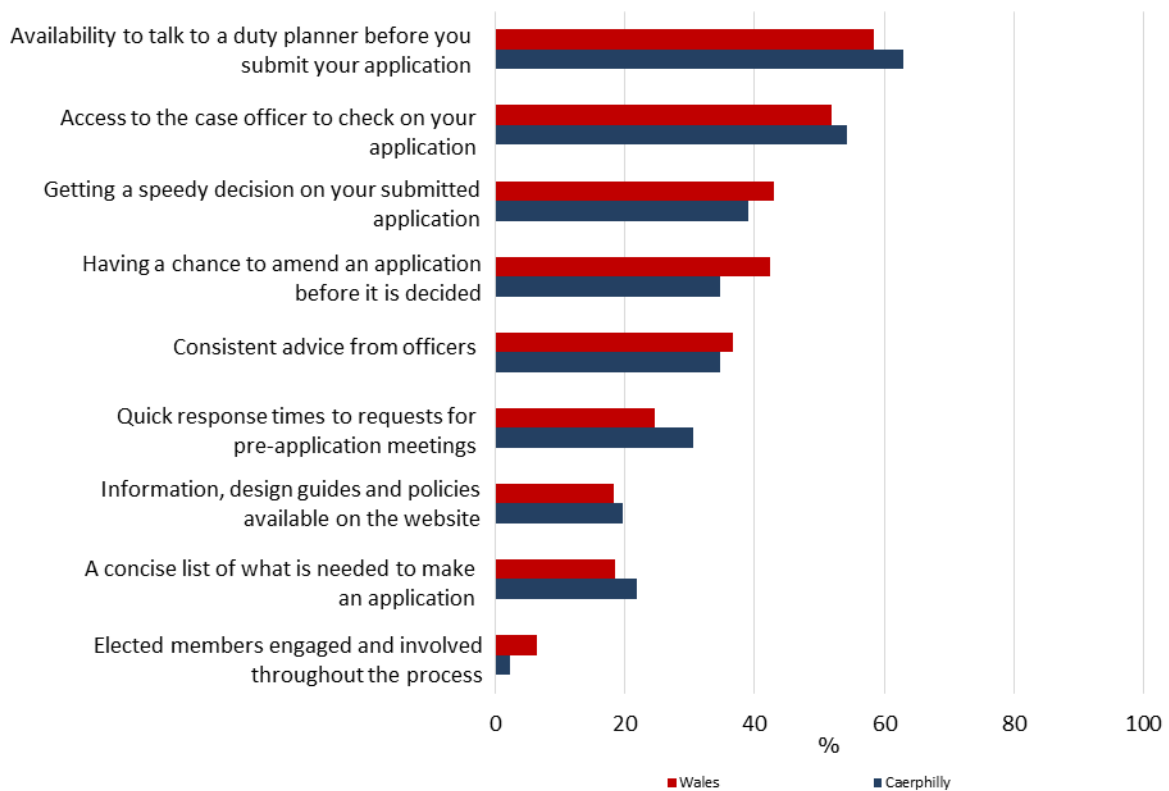
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

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

<b>Respondents who agreed that:</b>	<b>Caerphilly LPA %</b>	<b>Wales %</b>
The LPA applies its planning rules fairly and consistently	67	55
The LPA gave good advice to help them make a successful application	67	60
The LPA gives help throughout, including with conditions	65	52
The LPA responded promptly when they had questions	77	62
They were listened to about their application	70	60
They were kept informed about their application	59	52
They were satisfied overall with how the LPA handled their application	72	63

4.2 We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows the percentage of respondents that chose each characteristic as one of their three selections. For us, 'the availability to talk to a duty planner before submitting an application' was the most popular choice.

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



Comments received include:

- “I find them very professional.”
- “The planning officer was very helpful with my application and offered good advice on what was a borderline case for planning.”
- "Caerphilly Council Planning has improved the level of service over the last 12 months and is now more communicative and efficient.”



## 5. OUR PERFORMANCE 2017-18

5.1 This section details our performance in 2017-18. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

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

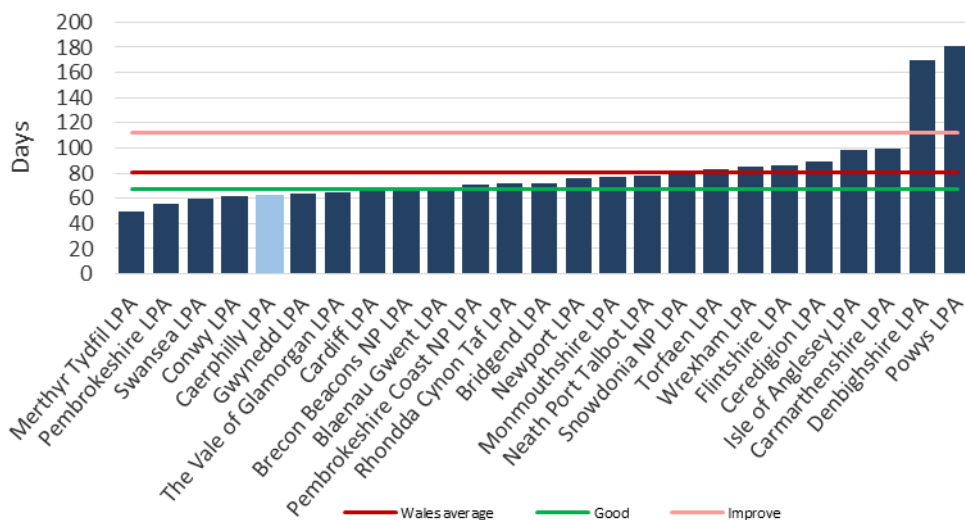
As at 31 March 2018, we were one of 22 LPAs that had a current development plan in place. We are required to submit an Annual Monitoring Report in October 2018. This document has been prepared, and was reported to Council on 9 October 2018.

During the APR period we had 2.1 years of housing land supply identified, making us one of 18 Welsh LPAs without the required 5 years supply. The 2018 Joint Housing Land Availability Study showed that the supply had increased to 2.3 years.

### 5.3 Efficiency

In 2017-18 we determined 920 planning applications, each taking, on average, 63 days (9 weeks) to determine. This compares to an average of 81 days (12 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

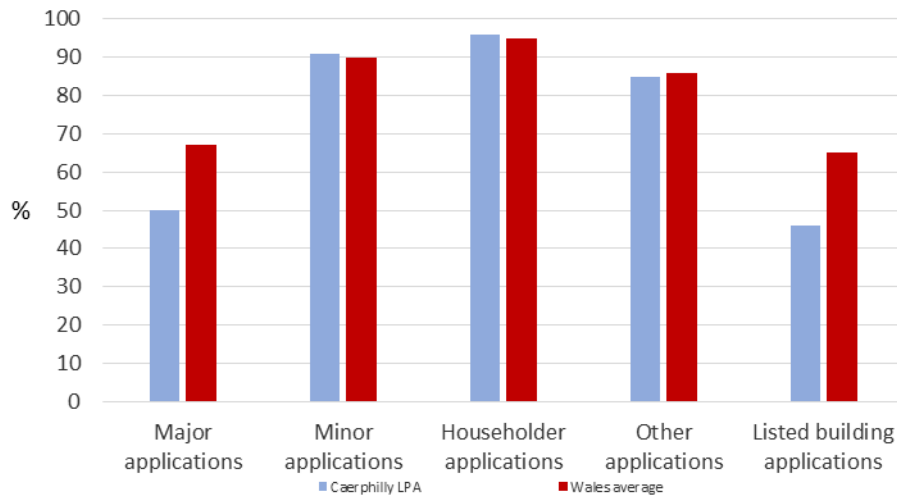
**Figure 2: Average time taken (days) to determine applications, 2017-18**



5.4 88% of all planning applications were determined within the required timescales. This compared to 89% across Wales and we were one of 22 LPAs that had reached the 80% target. Figure 3 shows the percentage of planning applications determined within the

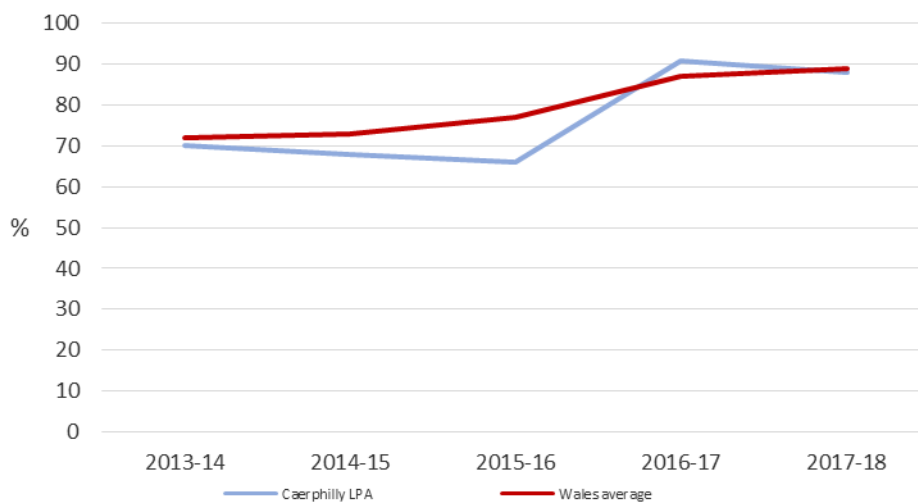
required timescales across the main types of application for our LPA and Wales. It shows that we determined 96% of householder applications within the required timescales. We also determined 46% of Listed Building Consent applications within the required timescales.

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



5.5 Between 2016-17 and 2017-18, as Figure 4 shows, the percentage of planning applications we determined within the required timescales decreased from 91% to 88%. Wales saw an increase this year.

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



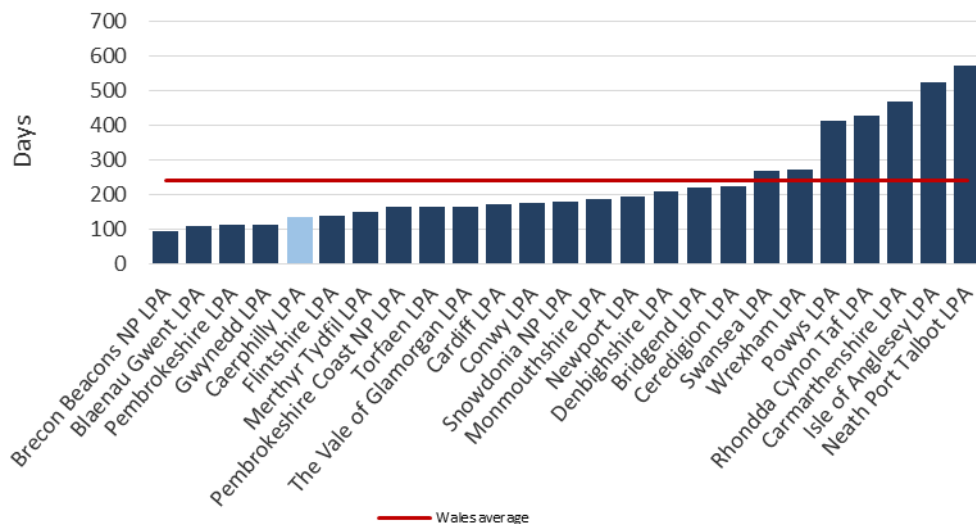
Over the same period:

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

## 5.6 Major applications

We determined 18 major planning applications in 2017-18, 6% (1 application) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 135 days (19 weeks) to determine. As Figure 5 shows, this was the fifth shortest average time taken of all Welsh LPAs.

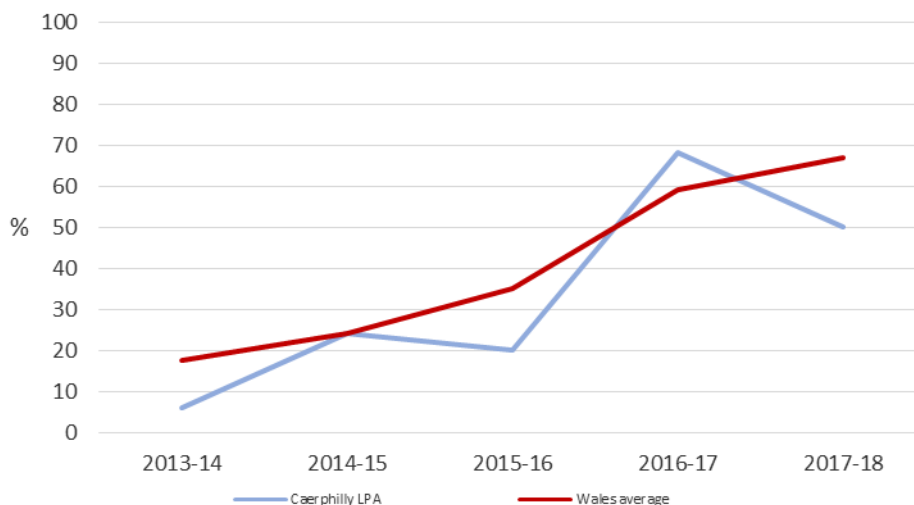
**Figure 5: Average time (days) taken to determine a major application, 2017-18**



50% of these major applications were determined within the required timescales, compared to 69% across Wales.

- 5.7 Since 2016-17 the percentage of major applications determined within the required timescales had decreased from 68% to 50%. Similarly, the number of major applications determined decreased while the number of applications subject to an EIA determined during the year increased from zero to one.
- 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. Major applications often take longer to determine, because they are more complex, and often subject to section 106 agreements. There is clearly room for improvement in this respect, but it should also be borne in mind that with so few major applications being determined, small changes in the number determined on time can have a significant impact on performance. If two more had been determined within the required timescales performance would have been over 60%.

**Figure 6: 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 92% to 91%;
- The percentage of householder applications determined within the required timescales stayed the same at 96%; and
- The percentage of other applications determined within required timescales decreased from 90% to 85%.

## 5.9 **ACTIONS**

- Continue to drive through improvements to performance by
  - Carrying on with our weekly meetings with case officers and internal consultees to identify key issues, quick wins, and targets for reporting applications to Planning Committee.
  - Improving the targeting of applications to Planning Committee to ensure applications do not 'slip through the net', and are unnecessarily delayed to a later Committee.

## 5.10 **Quality**

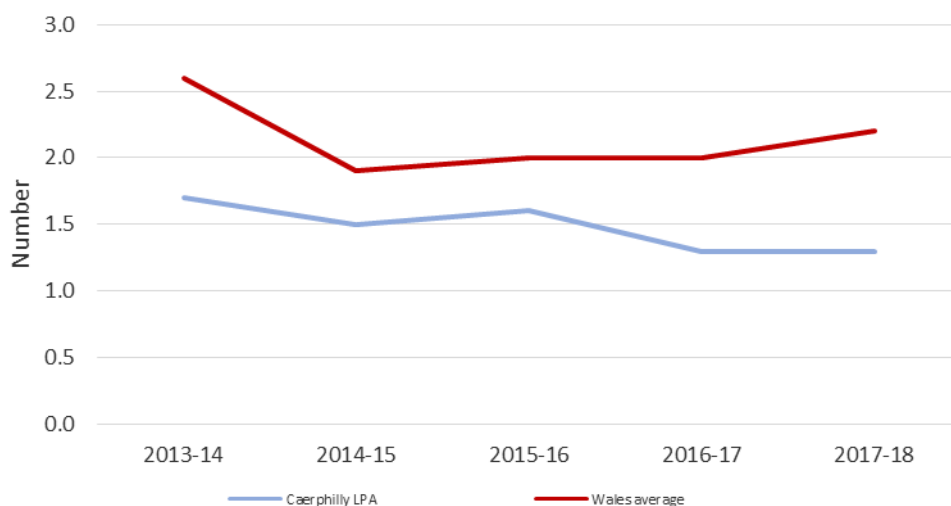
In 2017-18, our Planning Committee made 76 planning application decisions during the year, which equated to 8% of all planning applications determined. Across Wales 7% of all planning application decisions were made by Planning Committee.

0% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0% of all planning application decisions going against officer advice; 0.6% across Wales.

5.11 In 2017-18 we received 12 appeals against our planning decisions, which equated to 1.3 appeals for every 100 applications received. Across Wales 2.2 appeals were received for

every 100 applications. Figure 8 shows how the volume of appeals received has changed since 2016-17 and how this compares to Wales.

**Figure 7: Number of appeals received per 100 planning applications**



Over the same period the percentage of planning applications approved increased from 70% to 77%.

5.12 Of the 11 appeals that were decided during the year, 63% were dismissed which was above the Wales average, but below the 66% target set by Welsh Government as indicating a good performance. During 2017-18 we had one application for costs at a section 78 appeal upheld but to date, that has not resulted in a specific claim.

### 5.13 **ACTIONS**

Appeal decisions are not a wholly reliable measure of quality when the numbers are so low. Quite simply, if one more decision had gone in favour of the LPA, the success rate would have been 72%. There are no actions evident at present, apart from monitoring the various indicators over a longer term where larger, aggregate numbers may give a better idea of any good or bad trends.

## 5.14 Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
  - one of 21 LPAs that had an online register of planning applications.
- As Table 2 shows, 67% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application.

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

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<b>Respondents who agreed that:</b>	<b>Caerphilly LPA %</b>	<b>Wales %</b>
The LPA gave good advice to help them make a successful application	67	60
They were listened to about their application	70	60

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## 5.15 ACTIONS

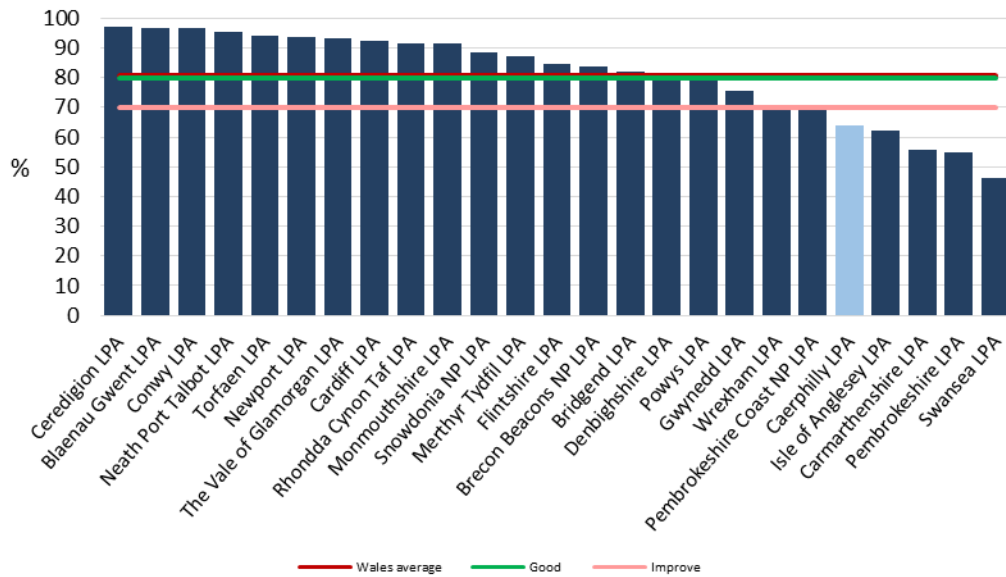
- Arrange stakeholder forums with local applicants and agents to discuss the results in Tables 1 and 2 above,
- Participate in regional forum with national developers and agents to discuss the results in Tables 1 and 2 above,
- Where possible introduce changes in response to those discussions.

## 5.16 Enforcement

In 2017-18 we investigated 340 enforcement cases, which equated to 1.9 per 1,000 population. This compared to 2.0 enforcement cases investigated per 1,000 population across Wales.

We investigated 64% of these enforcement cases within 84 days. Across Wales 81% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

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



The average time taken to pursue positive enforcement action was 220 days.

### 5.17 **ACTIONS**

The performance can be explained by the team's continued emphasis this year on clearing a backlog of work, with 351 cases being closed. 386 cases were closed in the previous year. The complaints received in those years respectively were 306 and 3019, so the number of cases closed continues to comfortably exceed the number received, and once that backlog is cleared, performance will improve.

## 6. CONCLUSION

6.1 The following actions have been identified over the coming year.

- Continue to drive through improvements to performance by
  - Carrying on with our weekly meetings with case officers and internal consultees to identify key issues, quick wins, and targets for reporting applications to Planning Committee
  - Improving the targeting of applications to Planning Committee to ensure applications do not 'slip through the net', and are unnecessarily delayed to a later committee
- Arrange stakeholder forums with local applicants and agents to discuss the results in Tables 1 and 2 above
- Participate in regional forum with national developers and agents to discuss the results in Tables 1 and 2 above
- Where possible introduce changes in response to those discussions
- Continue to clear enforcement caseload and identify areas for improvement.



## ANNEX A - PERFORMANCE FRAMEWORK

### OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Caerphilly LPA LAST YEAR	Caerphilly LPA THIS YEAR
<b>Plan making</b>						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	67		
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes
The local planning authority's current housing land supply in years	>5		<5		1.5	2.1
<b>Efficiency</b>						
Percentage of "major" applications determined within time periods required	>60	50-59.9	<50	67.4	68	50
Average time taken to determine "major" applications in days		Not set	Not set			
Percentage of all applications determined within time periods required	>80	70-79.9	<70	88.5	91	88
Average time taken to determine all applications in days	<67	67-111	112+	80.7	71	63
Percentage of Listed Building Consent applications determined within time periods required		Not set	Not set			
<b>Quality</b>						
Percentage of Member made decisions against officer advice	<5	5-9	9+	8.6	10	0
Percentage of appeals dismissed	>66	55-65.9	<55	62.6	50	78
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	0	1	0
<b>Engagement</b>						
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No	Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
<b>Enforcement</b>			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	>80	70-79.9	<70
Average time taken to take positive enforcement action	Not set	Not set	Not set

WALES AVERAGE	Caerphilly LPA LAST YEAR	Caerphilly LPA THIS YEAR
Yes	Yes	Yes
Yes	Yes	Yes
80.6	73	64

**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

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

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

Authority’s performance	Yes

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 less than 5 years

Authority’s performance	2.1
To address this matter, the local planning authority has allowed residential development on	

greenfield sites, and sites have been allowed on appeal.

## SECTION 2 - EFFICIENCY

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

<b>Authority's performance</b>	50
Actions are specified above to ensure that this element of the LPA's performance is maintained and improved.	

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

<b>Authority's performance</b>	135
Actions are specified above to ensure that this element of the LPA's performance is maintained and improved.	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

<b>Authority's performance</b>	88

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

<b>Authority's performance</b>	63

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

<b>Authority's performance</b>	46

### 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

<b>Authority's performance</b>	0

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

<b>Authority's performance</b>	63
This matter is considered above	

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

<b>Authority’s performance</b>	<b>1</b>
The LPA will consider each case on its merits, and will always consider whether making a certain decision will expose it to an award of costs at appeal.	

**SECTION 4 – ENGAGEMENT**

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

<b>Authority’s performance</b>	<b>Yes</b>

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

<b>Authority’s performance</b>	<b>Yes</b>

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

<b>Authority's performance</b>	Yes

## SECTION 5 – ENFORCEMENT

<b>Indicator</b>	<b>15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days</b>	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
More than 80% of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

<b>Authority's performance</b>	64
This matter is addressed above.	

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

<b>Authority's performance</b>	220

## SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

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

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

<b>Authority's returns</b>	Summary of Sustainable Development Indicators data here (i.e. full returns, partial returns or no data provided)
Full returns provided	

<b>Indicator</b>	<b>SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.</b>
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<b>Granted (square metres)</b>	
<b>Authority's data</b>	13,037

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

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

<b>Indicator</b>	<b>SD2. Planning permission granted for renewable and low carbon energy development during the year.</b>
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<b>Granted permission (number of applications)</b>	
<b>Authority's data</b>	2

<b>Granted permission (MW energy generation)</b>	
<b>Authority's data</b>	1

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.



<b>Indicator</b>	<b>SD3. The number of dwellings granted planning permission during the year.</b>
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<b>Market housing (number of units)</b>	
<b>Authority's data</b>	316

<b>Affordable housing (number of units)</b>	
<b>Authority's data</b>	138

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

<b>Indicator</b>	<b>SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.</b>
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<b>Number of residential units (and also hectares of non-residential units) which were GRANTED permission</b>	
<b>Authority's data</b>	43

<b>Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds</b>	
<b>Authority's data</b>	0

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

<b>Indicator</b>	<b>SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.</b>
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<b>Previously developed land (hectares)</b>	
<b>Authority's data</b>	4

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

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

<b>Indicator</b>	<b>SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.</b>
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<b>Open space lost (hectares)</b>	
<b>Authority's data</b>	0

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

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate.

<b>Indicator</b>	<b>SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.</b>
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<b>Gained via Section 106 agreements (£)</b>	
<b>Authority's data</b>	694,998

<b>Gained via Community Infrastructure Levy (£)</b>	
<b>Authority's data</b>	1,567,131

The LPA considers each application on its merits, and will seek amendments to make sustainable development acceptable where appropriate. Section 106 agreements are entered into where they are necessary to make a development acceptable from a planning point of view, and CIL is imposed on the basis of the Council's adopted scheme.