

Cardiff Local Planning Authority

PLANNING ANNUAL PERFORMANCE REPORT 2016



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Cardiff LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2016-17

PREFACE

The Planning Service plays a key role in delivering Council priorities and helping Cardiff become Europe's most liveable Capital City. Considerable progress has been made in recent years with the recent adoption of the LDP in January 2016 putting in place a strategic framework to help deliver and effectively manage the highest projected level of growth in UK cities.

I am particularly pleased that development activity in the city continues apace and is delivering the aims and objectives of the LDP. This ranges from nationally significant Grade A office developments (including the new BBC Headquarters) in the heart of the City Centre to the progression of strategic sites around the city following the masterplanning and infrastructure planning approach articulated in the LDP.

Overall, Development Management caseload has increased by nearly 20% from the previous year, a trend not replicated across Wales. Although this is excellent news in terms of seeing new development coming forward, there are clearly challenges with regard to the balance between resources and workload for the Planning Service.

In this respect, I fully welcome the APR process as it captures the ongoing work being carried out on improving performance within this context and will form a baseline for year-on-year analysis including the opportunity for a Wales-wide dimension given the standard reporting format. I very much support the Minister's vision of a positive planning system in Wales and see the APR process as one of the many elements which will help to fulfil these aims. Indeed, work on the inaugural APR last year has helped to inform the preparation of Planning Service Business Plan in April 2016 which seeks to set out how the Service will be managed and improved over future years.

Councillor Ramesh Patel, Cabinet Member for Strategic Planning, Transport & Highways

CONTEXT

1.1 Overview

Cardiff is capital city of Wales and economic driver of the Cardiff Capital Region. It is the fastest growing core city in percentage terms in the UK with a current population of 354,300. Around 80,000 people commute into the city each day reflecting a population of 1.5 million in the Cardiff Capital Region as a whole.

The Planning Service therefore has a vital role to play in setting the policy framework to manage this growth, working with other Local Authorities on cross-boundary dimensions, providing an efficient Development Management service to quickly bring forward appropriate development and also playing a leading role in the placemaking agenda by securing the highest possible quality in new development.

1.2 Planning background

Cardiff's LDP was adopted in January 2016 and will now play a critical role in managing future growth. The Plan sets out how the evidenced needs for new homes and jobs can be delivered in a sustainable manner which respects environmental qualities of the city. Equally importantly, it sets out a comprehensive framework to manage the growth by ensuring the phased delivery of supporting social, community and transportation infrastructure with masterplanning details for each Strategic Site embedded into the Plan. The Plan contains a particularly comprehensive Monitoring Framework which will be used as the basis for annual reporting. Work is now underway on updating and preparing some 30 Supplementary Planning Guidance documents on a wide variety of topics which will be consistent with the policy framework set out in the LDP.

In terms of the scale of growth within the Plan, provisions are made to deliver some 45,415 new homes in the Plan period (2006-2026) with over half being provided on brownfield sites. Eight Strategic Sites have been identified to help accommodate the growth ranging from the exciting Cardiff Central Enterprise Zone in the heart of the city to five Greenfield housing-led sites totalling some 13,000 new homes with masterplanning frameworks setting out details of other supporting infrastructure and uses.

The LDP has replaced a patchwork of earlier Plans which had become outdated with the Structure and Local Plans being nearly 20 years old. The Unitary Development Plan was never taken to examination/adoption and the first attempted LDP prepared under the previous administration was withdrawn following the significant concerns raised by the Inspectors including the lack of evidence supporting the proposed 'brownfield only' strategy central to the Plan.

1.3 Corporate policy context

The work of the Planning Service directly helps deliver key Council priorities as set out in the Council's Community ('What Matters') Strategy 2010-20 which has a vision of Cardiff being a world class European capital City with an exceptional quality of life and at the heart of a thriving city-region. Furthermore, the Council's Corporate Plan, 2015-17 is based on the vision of becoming Europe's most liveable capital city and states, "Cardiff's growing population is a sign of our success- that so many people want to live in our city is perhaps the greatest compliment it can receive. But, population growth can put pressure on public services and infrastructures, and so we must plan our city, and our public services, for the future to ensure that we protect the very thing which makes our city great- the quality of life of our residents".

The, 'Cardiff Liveable City report' (October 2015) re-enforces this vision:

“The most successful cities are those that offer a high quality of life as well as a high quality of job opportunity. Cities like Cardiff. That’s why we’ve put liveability at the centre of our long term strategy for Cardiff and the Cardiff Capital Region. This requires much more than a thriving economy and excellent job opportunities- it requires great public spaces and access to our natural environment, culture, high quality schools, affordable housing, and learning opportunities, as well as a commitment to protect the most vulnerable. It’s about taking a broader approach, appreciating everything that makes a city a great place to live”.

The functions undertaken by the Planning Service are therefore right at the heart of delivering these corporate priorities which recognise the need for significant further growth, but delivering this growth in a sustainable way which enhance the liveability and quality of life credentials of the city- Encapsulating the ‘classic’ role of the planning system in effectively balancing competing interests and delivering growth in a managed way. The LDP clearly responds to this context and, along with supporting guidance, will provide the necessary framework to achieve these aims.

1.4 Existing and previous major influences on land use

Cardiff boomed during the Victorian era off the back of the extensive coal mining and related industries in the South Wales Valleys. This resulted in the construction of docks facilities in the south of the city which brought with it associated thriving industries and import/export businesses. The city centre, some 1 mile to the north, developed in tandem, reflecting new wealth and confidence. The Edwardian era saw further examples of civic pride with the development of the Cathays Park Civic Centre, creation of extensive parklands and high quality ‘villas’ in the new suburbs complimenting large areas within 2 miles of the city centre of terraced workers housing.

The city has continued to spread outwards with new suburbs being developed, a combination of Council estates in the post-war era and new privately developed urban extensions. However, following the decline of the mining industry in the South Wales Valleys and the associated impacts on the docklands and related industries, significant regeneration has taken place in and around Cardiff Bay. The Cardiff Bay Development Corporation was established in 1987 and spearheaded a massive programme of regeneration including the construction of the Cardiff Bay Barrage. This created a new freshwater lake, now the centrepiece of a wide variety of redevelopment schemes which have taken place in the area. Today, Cardiff Bay is a successful tourist destination of world significance and houses the Welsh Government, Wales Millennium Centre and has brought forward high volumes of offices and apartments.

The significant regeneration of Cardiff Bay has been complimented by the further enhancement of the City Centre which has seen a number of major projects including the Wales Millennium Stadium and St David’s 2 Shopping Centre, helping elevate Cardiff to be ranked 6th top retail centre in the UK and become an ‘events capital’ of world repute as evidenced during the recent Rugby World Cup. The City Centre and Bay therefore remain the principal office locations and current proposals for a new Transport Interchange in a redeveloped Central Square including new BBC Headquarters and other Grade A office space represent the next chapter in the success story of the City Centre.

1.5 Landscape and historic setting

The urban area of Cardiff sits within a well-defined landscape setting with the Severn Estuary to the south, framed by prominent hills and ridges to the west and north. The countryside contains areas of particularly high landscape and biodiversity value with the Caerphilly Mountain ridge providing a strong and distinctive 'green backdrop' to the city. In contrast, the eastern edge of the city forms part of a much wider landscape unit of low-lying 'levels', an area of flat reclaimed land located behind the Sea Wall. Four significant corridors of open space based on the rivers Ely, Taff, Rhymney and Nant Fawr provide 'fingers' of largely publically accessible land which run through the urban area and link to the countryside beyond.

The city contains 27 Conservation Areas and almost 1,000 Listed Buildings. Many areas of interest are based around old village centres now within the urban area and also the particularly rich Victorian and Edwardian legacy.

1.6 Settlement pattern

The geographical extent of Cardiff is relatively limited with the urban area dominating. However, there are large tracts of countryside in some areas between the settlement and administrative boundaries, most notably to the north-west and north. The villages of St Fagans, Creigiau and Pentyrch are free-standing villages within such areas of countryside to the north west of the urban area.

1.7 Population change and influence on the LDP

The Plan makes provision to deliver the official projections and also reflects a full assessment of all relevant factors including taking account of independent expert advice which was commissioned before and after the Preferred Strategy. As a result of this work, the LDP makes provision for 45,415 new dwellings to meet evidenced needs. Importantly, this level of growth fully accords with the Plan strategy and meets an appropriate balance between all relevant factors.

PLANNING SERVICE

2.1 Organisation Structures

The Planning Service is located within the City Operations Directorate, one of the following 6 Directorates reporting to the Chief Executive:

- City Operations
- Communities, Housing & Customer Services
- Economic Development
- Education & Lifelong Learning
- Social Services
- Resources/ Governance & Legal

City Operations captures a wide range of outward-facing functions including Transportation, Highways, Infrastructure, Waste, Recycling, Energy, Parks, Sport, Leisure, and Bereavement & Registration Services.

The Planning Service contains 4 Teams managed by the Head of Planning as summarised below:

- Planning Policy
- Development Management- Strategic & Placemaking
- Development Management- Non Strategic & Enforcement
- Building Control

All teams are located in County Hall, but currently not on the same floors. Plans have recently been implemented to ensure that the 3 Planning Teams are now located in close proximity allowing enhanced efficiencies to be achieved and lead to improved linkages between teams.

2.2 Wider organisational activities impacting upon the Planning Service

The Council has had to make £150 million of savings since 2010. The trend is set to continue with the Council having to make a further £117 million savings by 2018/19 (including making up a £47.4 million deficit in 2016/17, of which £8.45 million is to be found from the City Operations directorate). The Planning Service has seen its staff resource significantly decline as a consequence of this challenging environment over recent years. Not only has the number of Officers reduced dramatically, but the number of senior posts and experienced Officers has also diminished. The impacts are heightened by the fact that this is a familiar pattern within other Service Areas which help the Planning Service deliver its functions.

To give an indication of the scale of impacts, through a combination of Voluntary Severance, deleted vacant posts and managed processes, some 20 posts have been removed from the establishment in the past 5 years. Furthermore, considerable experience has departed the authority in a short space of time as evidenced in a reduction of Operational Managers leading Planning Teams in recent years from 5 to 2.

The impacts of the current financial pressures are also continuing to be felt by other Sections within the City Operations Directorate and other Service Areas which work with the

Planning Service in delivering shared objectives. This compounds the ability to effectively manage the current climate of diminishing resources and has direct consequences in areas such as internal consultee response times on planning applications, securing resources to take forward cross-Service Area initiatives and gain the active involvement of other relevant Officers in policy making such as the preparation of SPG, LDP monitoring/review and contributing to the emerging Strategic Development Plan (SDP) agenda.

2.3 Operating budget

The Planning establishment has diminished in recent years, thereby reducing the staffing budget overheads. Further savings have also been secured through reducing in-service budgets, managing vacancy provisions, ceasing payment of professional fees to staff, and minimising external spend. Planning fee income has also been used in the past to contribute to meeting Directive savings targets as part of the overall savings the Council is required to make.

However, the primary source of income generated through planning fees has varied significantly over recent years, largely reflective of wider economic conditions. For example, during the economic downturn and slow recovery between 2008/09- 2012/13, fee income per annum remained between £1.2- £1.4 million. The last few years have seen a marked improvement in economic conditions, reflected in a related rise in planning application fee income of nearly £1.5 million in 2013/14 and £1.86 million in 2014/15.

The 15% increase in planning fees in the autumn of 2015 has been welcomed, but the fee refund clauses contained in the new Planning Fee Regulations introduce significant risk. Furthermore, the proposed new standard rates for pre applications are set at a rate below existing charges for pre-applications in Cardiff, but the enhanced discretionary pre-application service is also being utilised by customers.

With specific regard to fee refund clauses, Cardiff is considered particularly vulnerable due to processing a high number of complex major applications, often requiring the signing of Section 106 Agreements, which can inevitably take a long time before consent can be issued. Many of the reasons for the time taken are reflective of complexities, the need for amended plans to make proposals acceptable and delays in securing sign off.

Monthly budget monitoring meetings now take place between the Head of Planning, Central Finance and Directorate Accountant with the aim of monitoring monthly overrun figures against anticipated budget spend. The big variable remains planning fee income so efforts are being made to gather greater intelligence on potential applications in the pipeline to directly assist budgetary discussions. In this respect, as Cardiff has a high number of major applications, the fee income generated varies widely, as opposed to householders where income is easier to predict. A very small number of applications can generate significant income in this respect.

Fee income targets for 2015/16 were slightly raised to £1.93 million from the 2014/15 target and were almost exactly achieved. The target for the current year (2016/17) has been further raised. Whilst development management activity is currently strong in Cardiff and

considerable efforts are being made to manage fee income as best as possible, there remains inherent risk in meeting budget income targets which might not accurately reflect future changes in market conditions and other external factors which will be key determinants in shaping income. However, the new Business Planning process, along with regular dialogue with Central Finance, will aim to put in place the most financially sustainable strategy possible within a challenging environment. Furthermore, the adoption of the LDP has helped provide the certainty required to trigger the implementation schemes which will help deliver the Plan.

2.4 Staff issues

There are currently just below 50 FTE posts within the Planning Service (excluding Building Control).

These posts can be broken down as follows (rounding up/down regarding FTE percentages):

- 3 Senior Managers- Of which, 1 Head of Planning and 2 Operational Managers
- 7 Planning Policy Planners
- 14 Development Management Case Officers
- 1.5 Enforcement Officers
- 6 Placemaking Team Planners (Design, Projects and Conservation)
- 2 'Specialists'- 1 Ecologist, 1 Tree Officer
- 2 Planning Assistants (DM Registration/Validation roles)
- 10.5 Technical/Administrative support/Website management
- 1 GIS Officer
- 1 E-Government/Performance Reporting Officer

As outlined in Section 2.2, the Planning Service has been subject to significant staff losses in a short space of time. This has created sub optimal capacity within the Service and continues to exert considerable pressure on Officers in all Teams. In such a context, it is difficult to develop a robust succession planning strategy, particularly with the challenges of successfully filling posts which become vacant, requests for Voluntary Severance and responding to budget saving requests.

Such challenges are not unique across Wales but impacts in Cardiff are exacerbated by the considerable workload demands as reflected in processing the highest number of applications in Wales in 2015/16 by a wide margin (3,053 compared to a Wales-wide average of 949). This means that the staff resource lacks any slack. Therefore, 'pinch points' or delays can often quickly back-up due to Officers being on leave or addressing urgent priorities and are challenging to resolve in the short term.

Notwithstanding this context, Officers remain highly motivated and dedicated to providing the best service possible to customers. Sickness rates are at extremely low levels and far lower than the Directorate and Council-wide average. Individual performance is formally monitored through a Council-wide, 'Personal Development and Performance Programme' through which Performance expectations are set, formally reviewed after 6 months and updated annually.

Expectations and workload demands extend beyond processing planning applications and the preparation of planning policy. In this respect, the Planning Service regularly works with other Service Areas in providing expert assistance on land disposals, masterplanning, Section 106 priorities, renewable energy initiatives, helping secure multi-use of new community facilities, together with regeneration and heritage projects.

Looking ahead, there will be clearly be impacts resulting from an increasing Development Management caseload in general, and an increasing number of major applications in particular, which often trigger complex Section 106 negotiations and can have considerable resource implications on managing amendments, pre-commencement conditions and approvals of reserved matters. The implementation of the new Strategic Development Plan (SDP) process will also generate an added dimension to work in conjunction with other Local Authorities and partners in the Cardiff Capital Region. Furthermore, there may be additional resource demands resulting from the potential progression of a tidal lagoon project of national significance with a proposed barrage extending some 22km into the Severn Estuary from Cardiff to Newport. The preparation of the Planning Service Business Plan in April 2016 and outlined in Section 3.5 outlines how it is intended to plan ahead with regard to attempting to match resources to workload demands.

YOUR LOCAL STORY

3.1 Workload: Planning Policy

The adoption of the LDP in January 2016 marks a significant landmark in planning policy with the previous Local Plan approved nearly 20 years ago. LDP-related work will still form an important element of policy work, particularly with regard to the 102 indicators which will inform future Plan review, preparation of new SPG and identifying Gypsy & Traveller site(s) but other key topics also include the emerging SDP and NDF agendas along with Housing Land Availability Studies. Main areas of work can be summarised as follows:

- Co-ordinating the delivery of a programme of SPG post LDP adoption- To date, 28 SPGs have been identified with 3 phases of approval currently planned for within 6, 12 and 18 months of adoption. Further work is underway in identifying additional priorities
- Engaging in the new SDP process- As economic driver of the Cardiff Capital Region, Cardiff will seek to play an active role alongside other Local Authorities in progressing this work, ultimately under the direction of a SDP Panel
- Preparing the LDP Annual Monitoring Report (AMR) each Autumn for consideration by Welsh Government and carrying out future LDP Plan review as required- The AMR is considered the most comprehensive in Wales to date with over 100 indicators requiring a considerable resource and systems in place to effectively capture the required information
- Working with the Housing Service to identify new Gypsy & Traveller demand and site(s) to meet the demand in accordance with AMR and Housing Act requirements
- Preparing the annual Joint Housing Land Availability Study
- Land use monitoring
- Providing policy advice on planning applications
- Providing the Council's Mineral Planning function
- Working on cross-Service Area projects regarding 'land searches', land disposals and regeneration initiatives
- Helping respond to likely heavy workload demands resulting from the potential Tidal Lagoon Power project between Cardiff and Newport

Overall, this is a challenging workload for a small Team. However, the Team have recently moved offices to become co-located with the rest of the Planning Service. This has opened up opportunities for more effective linkages with other Teams within the Planning Service. The Business Planning process will consider how different Teams within the Section can work more flexibly and as part of this consider spreading the Development Management workload wider and look at improvements in the way internal observations are made on applications. As part of this process, Officers within the Policy Team are starting to take on an element of Development Management caseload in order to 'spread the load' more effectively across the Service. Officers in Development Management have helped by providing guidance and a 'buddy service' as the new approach beds in.

3.2 Workload: Development Management & Enforcement

Cardiff determines the highest number of planning applications in Wales. During 2015/16, we determined 3,053 planning applications compared to a Wales average of 949. This represents an increase of nearly 20% more than the previous year- A not insignificant rise which has not been matched in terms of additional staff resource. This trend is not one which has taken place on a Wales-wide basis. However, it is noted that fee income has not risen at the same rate reflecting the points raised about fee income uncertainties in Section 2.3.

This workload is managed by Case Officers spread across 2 Teams with Majors managed within the Strategic Development Management & Placemaking Team and others within the Non-Strategic Development Management Team. The number of applications determined by individual Case Officers varies considerably reflecting the vast differences between the complexities of considering major applications such as urban extensions at one end of the scale to householder proposals at the other end of the scale. As referenced in Section 3.1, above, some householder caseload has started to be managed by Officers in the Policy Team to help more effectively manage workload demands.

The Case Officers therefore determine up to approximately 300 applications per annum with those progressing majors determining considerably less. Wider support from within the Service to assist Case Officers in their deliberations is also essential to the processing of applications such as in the provision of expert advice on matters such as design and policy. Importantly, the Administration Officers also play a key role as the sheer volume of applications being processed demand effective systems to keep applications smoothly flowing through the system and regularly updating the tracking of applications on the website.

Looking ahead, with the adoption of the LDP setting out a strategy to deliver a high level of growth, improved market confidence, and wide range of greenfield and brownfield projects potentially in the pipeline, it is anticipated that the number of applications submitted will continue to rise. Similarly, there is anticipated to be a rise in major applications, the scale and complexity of which inevitably lengthens the time taken to determine, especially having regard to the Section 106 dimension. Furthermore, major applications (especially those triggering the EIA Regulations) can often generate significant costs for the Service relating to advertising notices.

A significant and increasing workload not captured in statistics is generated by post-decision dialogue with aggrieved parties who have issues with either the decision and/or process in reaching the decision. These can quickly turn into time consuming and complex cases triggering Local Member involvement, formal complaint procedures and demand the attention of Officers at all levels.

Enforcement investigations generate a caseload of some 500-800 cases per year. The Enforcement Team has been significantly reduced in recent years with 3 Officers currently sharing their time between enforcement investigations and as development management case officers. Much of the work is reactionary to complaints and observations received, but

there is also proactive work/investigations undertaken when other work pressures allow. In addition, project work will occasionally be undertaken which would seek to resolve a particular issue. For example, recently, action has been progressed in respect of the display of To-Let signage which was considered to be having a significantly adverse effect on the visual amenity of the area of the city within close proximity to the University. The resultant situation has seen traditional signage removed and replaced with more sympathetic smaller signage, to the satisfaction of Local Members and permanent residents.

3.3 Workload: Placemaking

The Placemaking Team delivers a wide range of statutory and non-statutory planning functions and includes expertise in such areas as urban design, masterplanning, conservation of the built and natural environment and project management.

The Team are heavily engaged in supporting the delivery of the Cardiff Local Development Plan through the preparation and implementation of planning policy as well as the preparation of background work in terms of masterplanning principles and infrastructure planning to ensure that the planned level of growth delivers liveable, integrated neighbourhoods to benefit both existing and new communities.

In addition, the Team are supporting the Development Management function by providing expert design, conservation and ecological advice for current planning applications including major brownfield development and significant urban extensions. This work involves close collaboration with Development Management and a wide range of internal and external stakeholders.

The Team are also leading on the preparation and adoption of the Cardiff Community Infrastructure Levy (CIL). This work has created significant additional workload for the Team and is progressing towards submission in 2017. Alongside the preparation of the CIL, Cardiff is reviewing the approach to S106 planning obligations including a comprehensive review of process and policy guidance to support both the Development Management function and the Local Development Plan. The team is also engaged in viability assessments from major developments to ensure that necessary infrastructure can be delivered to sustain Cardiff's planned level of growth.

Current work is ongoing to update and review a number of Supplementary Planning Guidance within the Team following the adoption of the Cardiff Local Development Plan in January 2016.

The Team has seen a reduction in staff within the natural environment Team from 6 to 2. The workload of these officers is considerable, and includes providing expert advice to Development Management and other Council Directorates as well as performing their statutory duties under national and European legislation.

Major initiatives are also being delivered by the Placemaking Team including the Cardiff Heritage Enhancement Programme, Buildings at Risk surveys, Cardiff Letting Boards Initiative and the preparation of masterplans for Cardiff City Centre and Bay.

3.4 Local pressures

Across the Planning Service as a whole, the key challenge is how to effectively manage increasing workload demands and expectations within a context of diminishing resource capacity over recent years. Linked to this is the sheer volume of applications processed together with the high number of complex major development proposals. Given the severe financial pressures, the ability to increase the establishment is severely limited so the new approach to performance improvement as set out in the Planning Service Business Plan will focus on maximising the existing resource along with exploring the ability to flexibly draw down additional resource when required.

The Business Plan contains a wide range of improvement measures which are set out in the following section and summarise the approach being taken to address these pressures. However, it is recognised that the Planning Service operates within a rapidly changing environment. For example, 'unforeseen' Member priorities requiring significant resource may emerge, and the staff resource available at any one time may fluctuate.

Therefore, it is recognised that the most effective response must allow some flexibility and ability to respond to opportunities or challenges. The new approach therefore puts in place a framework which gives strategic direction but it will also evolve so annual reviews of the Business Plan are built in to the process.

The range of improvement measures being developed as outlined in Section 3.5 demonstrate the strong desire to improve performance within this environment but the scale of the challenges cannot be underestimated as is the ability to bring about instant results. Therefore, a strong theme is putting in place more effective performance management measures so that over time, the right level of accurate and up-to-date information is readily available to inform future decisions with regard to resourcing and workload priorities.

3.5 Service Improvement

A combination of factors including the pressures outlined above has resulted in a fresh approach to service improvement being developed within the Planning Service.

The recent changes to the Planning System in Wales have quite correctly put increased emphasis on enhanced delivery and performance. This ties in with improved performance monitoring and management measures with the inaugural APR process now enabling a more informed Wales-wide discussion on how improvements can be sustained over time. As resources and capacity continue to be under extreme pressure and demands/expectations continue to rise, there is more of a need to effectively manage and maximise resources with continuous improvement the key to achieving this objective. The appointment of a new Head of Planning in June 2015 has brought about a new approach to respond to this challenging environment and builds upon work undertaken previously.

At the heart of this approach is recognition that the need for improvement measures is more acute than ever. There is also recognition that improvement measures can come in all

shapes and sizes and rolled out over different timescales. The key to setting out this new approach is set out in the inaugural Business Plan for the Planning Service (April 2016). It sets out a Strategy for 2016-17 including arrangements for monitoring, review and updates thereafter. This will resolve the previous situation of no Planning Service Business Plans having been prepared in recent years and provide a firmer basis to bring forward improvements and more effectively manage scarce resources over future years.

Most importantly, the Business Plan puts in place a framework which will be used as the basis to annually assess performance and consider the most appropriate further improvement measures and other actions which are considered necessary to ensure the Planning Service can successfully deliver its functions in future years.

The Business Plan contains a vision, sets out core functions, outlines resources & customers, highlights main achievements & performance overview including SWOT analysis and then contains Planning and Improvement Priorities for 2016/17. Annual reviews will set out future progress and performance with results against indicators covered in subsequent sections of this report also helping inform the annual business planning process.

It is encouraging that early improvement measures triggered by the Business Plan process have already started to see improvements in performance. However, a degree of caution also needs to be sounded as the finite capacity of resource to move forward all identified improvement actions (*vis-à-vis* the heavy workload demands) will inevitably mean that progressing all identified actions within a short period will simply not be possible. The annual review process will assist measuring progress and identifying further actions which are considered to be of the highest priority.

3.6 Performance Framework

The analysis of performance against the indicators set out in the Performance Framework has helped to inform the range of measures set out in the above Section. Furthermore, a brief commentary for each indicator is provided within the Performance Framework Section including contextual information as part of the response.

Overall, results are considered encouraging with significant improvements relating to plan-making, efficiency and enforcement indicators when compared to the previous year. In part, this reflects on-going improvement actions linked to the new Planning Service Business Planning process with early improvement measures having focused upon key performance areas and showing positive early results. However, given the extremely heavy workload, it is challenging to commit resources to the more complex improvement initiatives and there remains a real risk of day-to-day workload demands leaving insufficient capacity to both maintain and further improve performance.

WHAT SERVICE USERS THINK

In 2015-16 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 1,045 people, 11% of whom submitted a whole or partial response. The majority of responses (46%) were from local agents. 39% were from members of the public. 10% 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.

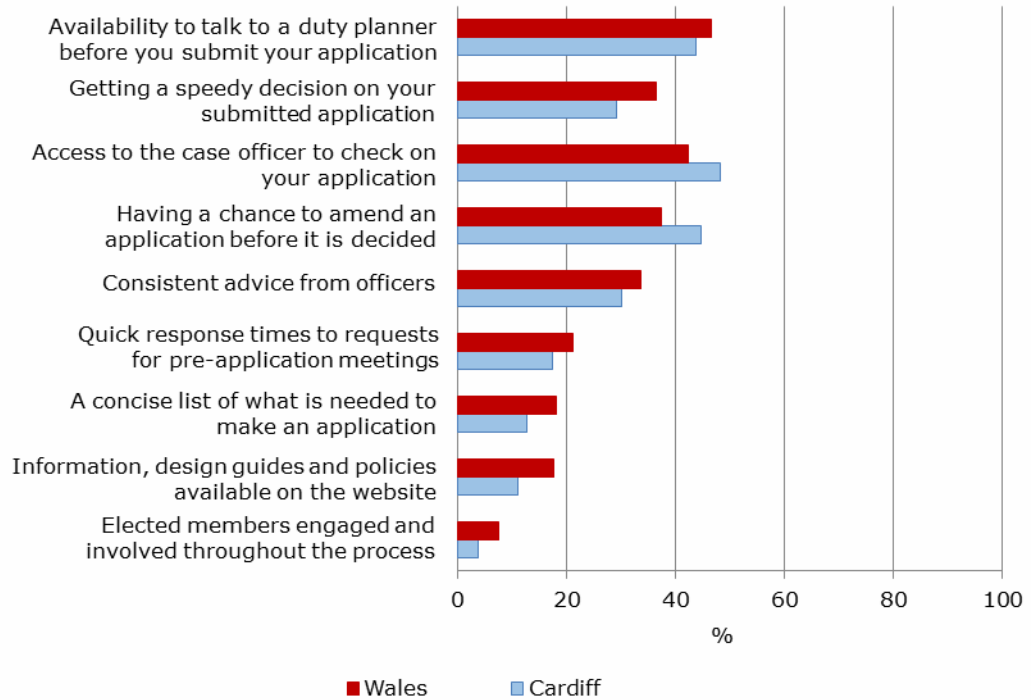
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

Table 1: Percentage of respondents who agreed with each statement, 2015-16

	%	
Percentage of respondents who agreed that:	Cardiff LPA	Wales
The LPA enforces its planning rules fairly and consistently	50	47
The LPA gave good advice to help them make a successful application	62	58
The LPA gives help throughout, including with conditions	48	49
The LPA responded promptly when they had questions	57	58
They were listened to about their application	56	57
They were kept informed about their application	47	49
They were satisfied overall with how the LPA handled their application	62	61

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 how often each characteristic was selected as a percentage of the total number of selections. For us, 'having access to the case officer to check on applications' was the most popular choice.

Figure 1: Characteristics of a good planning service, Cardiff LPA, 2015-16



Comments received include:

“Having had experience of the Planning Process elsewhere, impressively efficient responses and timely conclusion!!”

“More information should be given to applicants on how it is progressing, I was trying to get information on my application up until two days before the expiry date. I just got told the department was busy.”

“We were happy with the service we have received from the Cardiff Council.” [sic]

OUR PERFORMANCE 2015-16

This section details our performance in 2015-16. 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.

Plan making

As at 31 March 2016, we were one of 22 LPAs that had a current development plan in place. The adoption of the LDP in January in January 2016 represents a significant milestone as the previous Local Plan was prepared in 1996 and out of date with regard to managing significant need to provide new homes, jobs and supporting infrastructure.

During the APR period we had 5.2 years of housing land supply identified, making us one of 8 Welsh LPAs with the required 5 years supply.

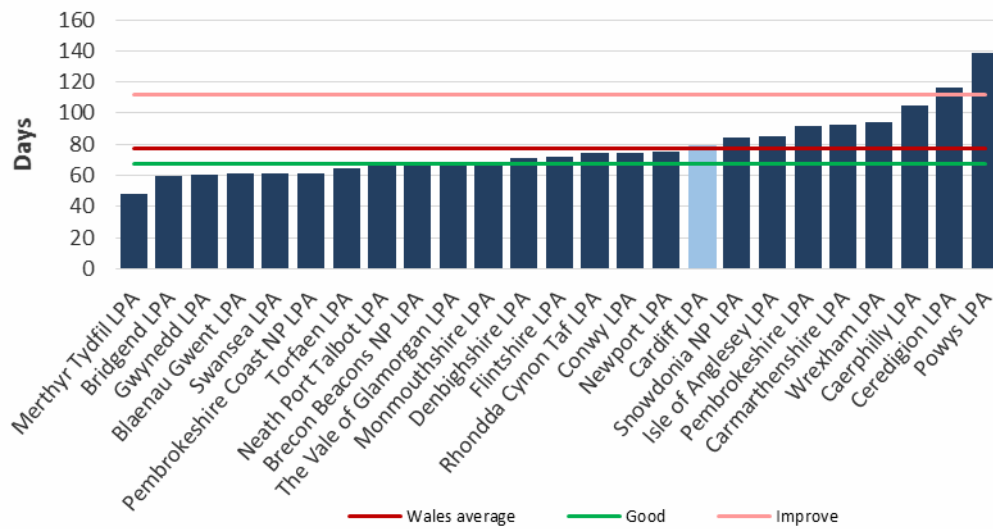
Efficiency

In 2015-16 we determined 3053 planning applications, each taking, on average, 79 days (11 weeks) to determine. This compares to an average of 77 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year. This is, by a considerable margin, the highest number of applications determined in Wales and as described in Section 3.2, places unique demands on the Planning Service.

The resultant performance is considered to represent an excellent achievement, particularly as the average caseload of Development Management Case Officers is considerable when compared with other Planning Services. For example, the average caseload has been assessed across Core Cities in 2015/16 with Cardiff having an average caseload per Officer of 186 applications. This compares to 70 in Newcastle, 105 in Bristol, 109 in Leeds, 110 in Sheffield and is the second most efficient rate in all Core Cities, second only to Liverpool with an average caseload of 197.

Whilst this points to a highly efficient service, it also confirms the points made in Sections 2 and 3 on the genuine challenges facing the service in terms of managing an extremely heavy workload within the confines of the limited ability to simply draw upon additional resources as a response to the situation.

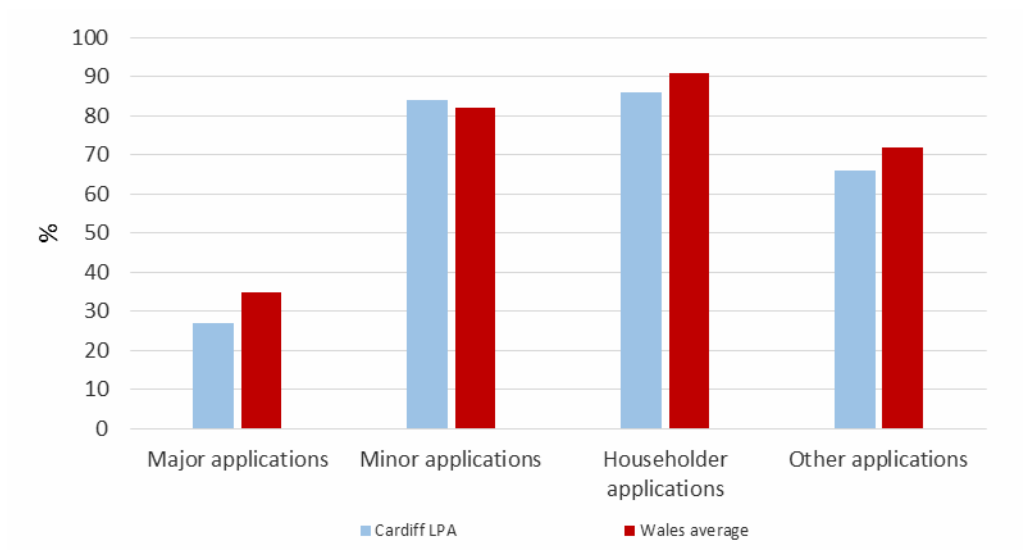
Figure 2: Average time taken (days) to determine applications, 2015-16



75% of all planning applications were determined within the required timescales. This compared to 77% across Wales and was below the 80% target. Only 8 out of 25 LPAs met the 80% target.

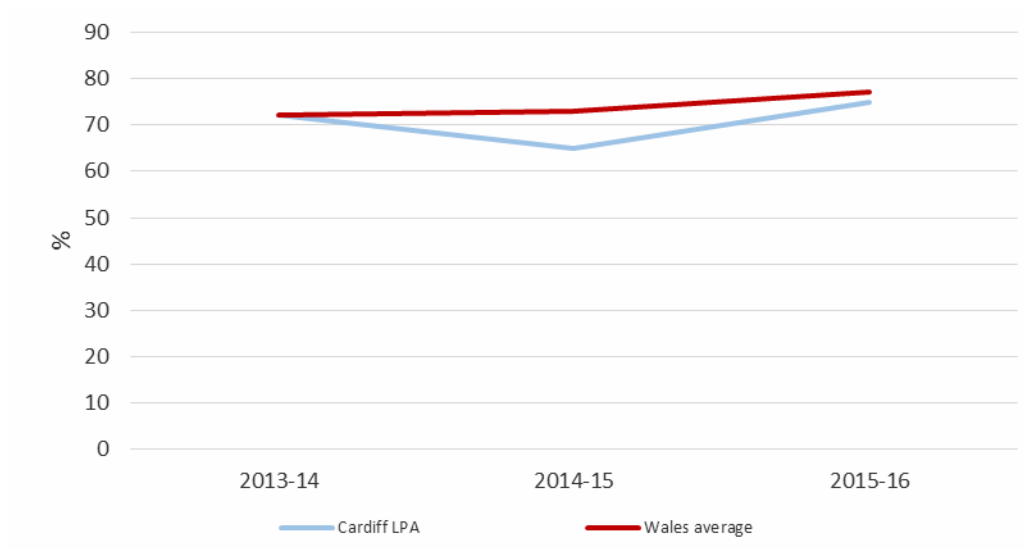
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 86% of householder applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2015-16



Between 2014-15 and 2015-16, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 65%. Wales also saw an increase this year.

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



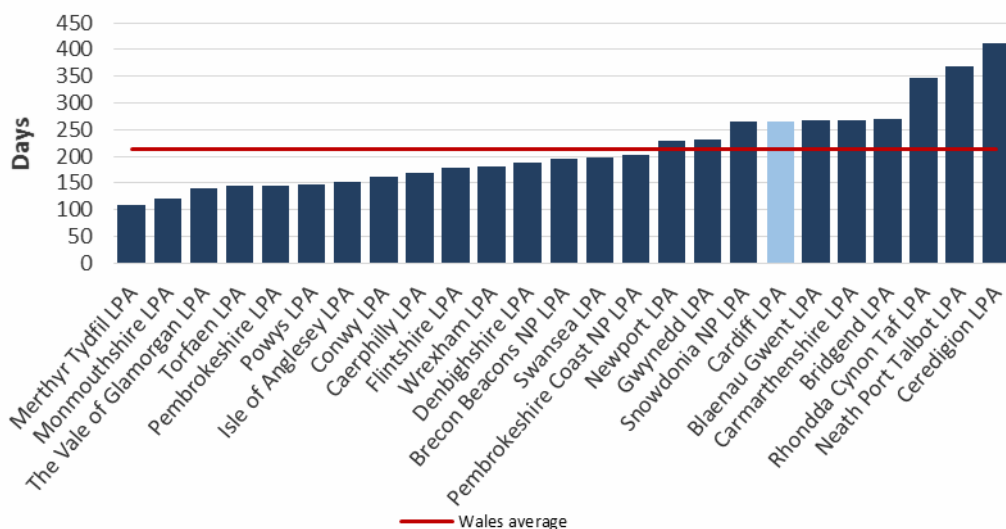
Over the same period:

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

Major applications

We determined 52 major planning applications in 2015-16, 4% (2 applications) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 266 days (38 weeks) to determine. As Figure 5 shows, this was longer than the Wales average of 213 days (30 weeks) but reflects the complexities involved with the nature of the proposals including securing contributions through the Section 106 Agreement process.

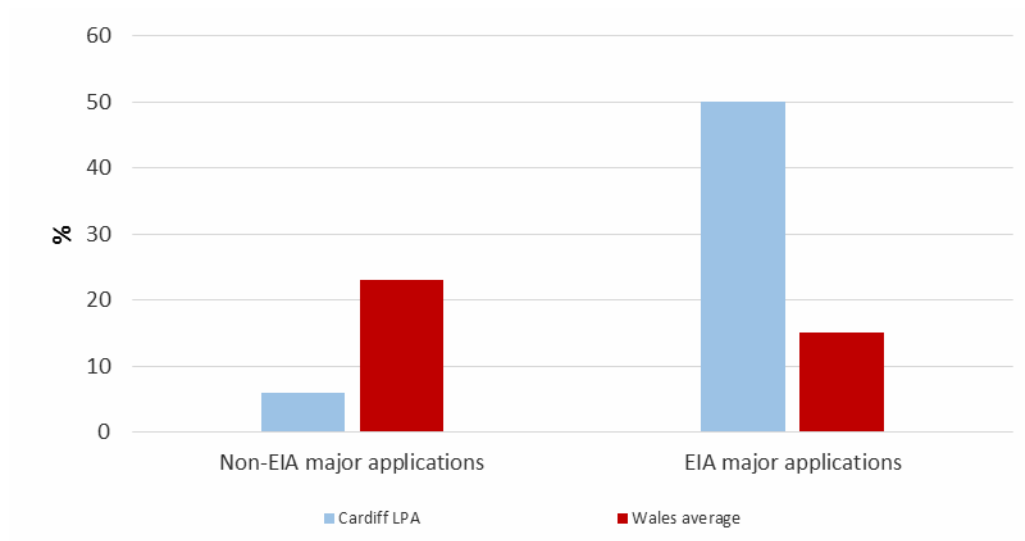
Figure 5: Average time (days) taken to determine a major application, 2015-16



27% of these major applications were determined within the required timescales, compared to 35% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 6% 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, 2015-16

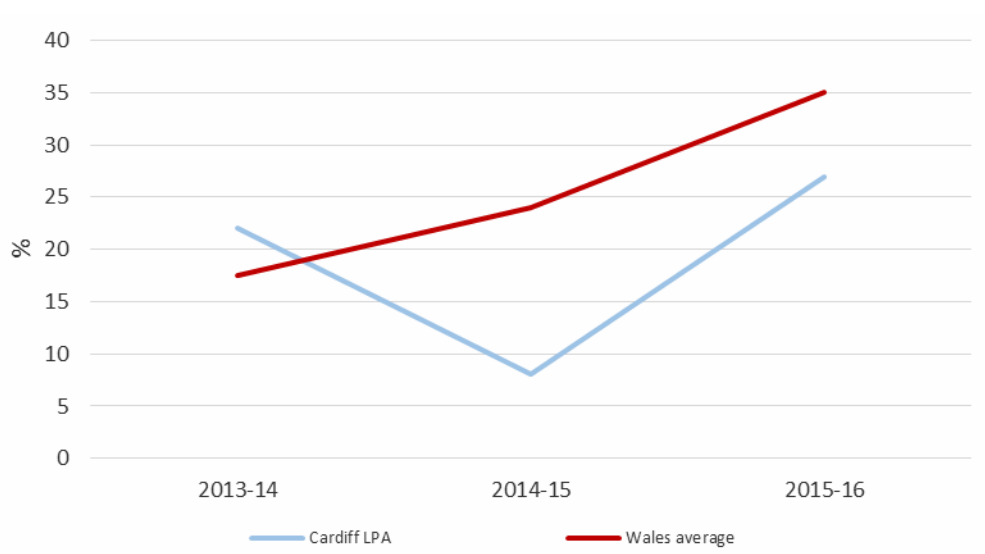


In addition we determined 10 major applications that were subject to a PPA in the required timescales during the year.

Since 2014-15 the percentage of major applications determined within the required timescales had increased from 8% which is considered to reflect recent performance improvements now beginning to be rolled out in the Service. Similarly, the number of major applications determined increased while the number of applications subject to an EIA determined during the year decreased.

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 increased from 67% to 84%;
- The percentage of householder applications determined within the required timescales increased from 71% to 86%; and
- The percentage of other applications determined within required timescales increased from 65% to 66%.

Therefore, it is encouraging that 2015/16 has seen an improvement in determination rates for all types of applications. It is hoped that the new performance measures now recently put in place will continue to see improvements for 2016/17.

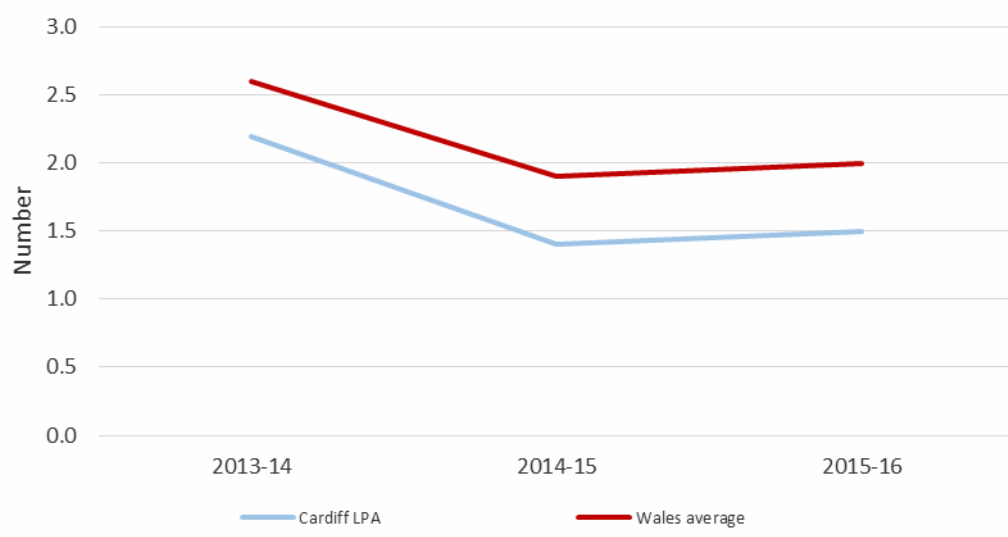
Quality

In 2015-16, our Planning Committee made 91 planning application decisions during the year, which equated to 3% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee.

1% 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.

In 2015-16 we received 47 appeals against our planning decisions, which equated to 1.5 appeals for every 100 applications received. Across Wales 2 appeals were received for every 100 applications. Figure 8 shows how the volume of appeals received has changed since 2014-15 and how this compares to Wales.

Figure 8: Number of appeals received per 100 planning applications

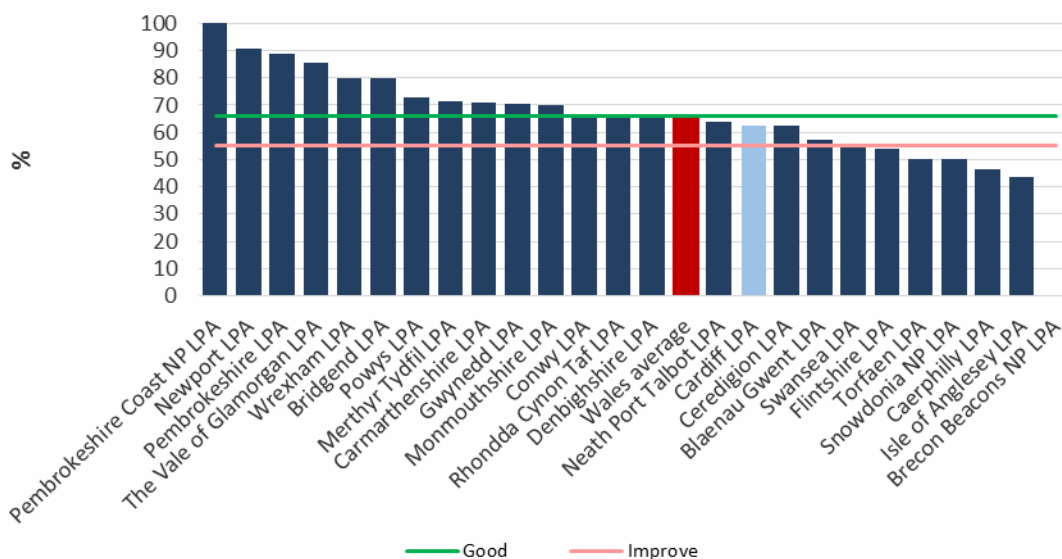


Over the same period the percentage of planning applications approved decreased from 94% to 90%.

Of the 35 appeals that were decided during the year, 63% were dismissed. As Figure 9 shows, this was lower than the percentage of appeals dismissed across Wales as a whole and was below the 66% target.

However, this is partly reflective of an issue of particular relevance to Cardiff- The matter of the consideration of high numbers of applications for houses in multiple occupation (HMOs). Following concerns with regard to amenity issues and cumulative impact, a number of applications have been refused and lost on appeal. New SPG is proposed to be put in place in 2016 which will hopefully provide a more robust local policy context on this matter, particularly concerning the matter of cumulative impact.

Figure 9: Percentage of appeals dismissed, 2015-16



During 2015-16 we had no applications for costs at a section 78 appeal upheld.

Engagement

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.

As Table 2 shows, 62% of respondents to our 2015-16 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

Table 2: Feedback from our 2015-16 customer satisfaction survey

Percentage of respondents who agreed that:	%	
	Cardiff LPA	Wales
The LPA gave good advice to help them make a successful application	62	58
They were listened to about their application	56	57

Enforcement

Enforcement Performance Indicators have been collected/collated incorrectly within the Planning Service since April 2015 when the PI definitions were amended resulting in the 'nil return' originally recorded.

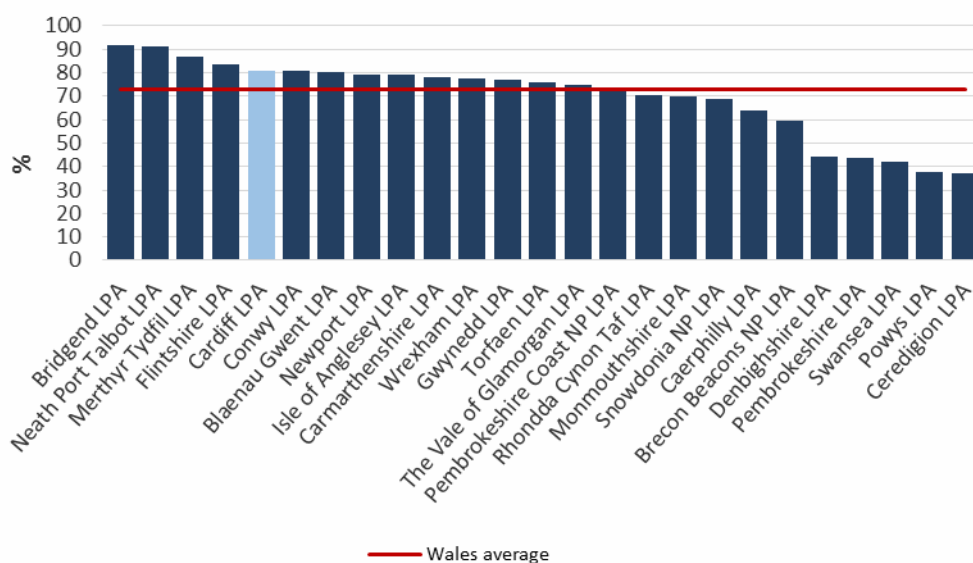
However, the enforcement performance indicators have now been recalculated using manual SQL queries as the back office system had not been updated or developed by the supplier to take into consideration amendments to the PI indicators.

Using the recalculated data, in 2015-16 we investigated 532 enforcement cases, which equated to 0.66 per 1,000 population.

Over the same period, we investigated 97% of these enforcement cases within 84 days.

88% of this enforcement action was taken within 180 days from the start of the case. Figure 11 was based on incorrect data of 81%- If the correct data was inputted, this would show we are the third highest percentage in Wales.

Figure 10: Percentage of enforcement cases resolved in 180 days, 2015-16



ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Cardiff LPA LAST YEAR	Cardiff LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	No	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	47	70	N/A
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	N/A	N/A
The local planning authority's current housing land supply in years	>5		<5	3.9	3.6	5.2
Efficiency						
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set	35	8	27
Average time taken to determine "major" applications in days	Not set	Not set	Not set	213	172	266
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60	77	65	75
Average time taken to determine all applications in days	<67	67-111	112+	77	39	79
Quality						
Percentage of Member made decisions against officer advice	<5	4.9-8.9	9+	9	10	1
Percentage of appeals dismissed	>66	55.1-65.9	<55	66	67	63
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2	0	0	0
Engagement						
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No	Yes	Yes	Yes
Does the local planning authority have an officer on duty to	Yes		No	Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
provide advice to members of the public?			
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 granted 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	Cardiff LPA LAST YEAR	Cardiff LPA THIS YEAR
Yes	Yes	Yes
Enforcement		
79	50	97
88	No Data	16
73	82	88
210	148	114

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
LDP adopted in January 2016 with first Annual Monitoring report due in Autumn 2017.	

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
N/A- LDP now adopted.	

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
AMR not due until Autumn 2017 as LDP adopted in January 2016.	

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

Authority's performance	5.2
<p>Whilst a supply is currently in place, there are concerns that the rigid methodology set out in TAN1 may have a significant bearing on future land supply assessments. Without the consideration of wider information/evidence, future studies are unlikely to provide a completely comprehensive picture of land supply together with an understanding of the factors and realities relating to delivery rates.</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	27
<p>This represents a significant positive increase from the 8% figure for 2014/15 reflecting current work on improving performance.</p> <p>In terms of a Wales-wide context, Cardiff processes a large number of complex major applications. The nature of many of these applications are extremely complex, often triggering the requirements of the EIA Regulations and requiring the signing of lengthy Section 106 Agreements which, in some cases, require extensive negotiations between the Council, landowners and developers.</p> <p>However, Cardiff is fully committed to making improvements to the Planning Service with the range of measures set out in Section 3.5 setting out a comprehensive approach to tackling the significant challenges faced and captured in the inaugural Planning Service Business Plan for 2016/17.</p>	

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

Authority's performance	266
<p>This indicator inevitably reflects the large number of complex major applications which are determined in Cardiff.</p> <p>When submitted, major applications often require extensive Senior Officer involvement in order to bring the applications to a position where they can be recommended positively. This 'enabling approach' is commenced at pre-application stage but inevitably major proposals can result in lengthy discussions and the resultant need for amended plans, additional information/studies which also trigger further consultation periods.</p> <p>Negotiating Section 106 agreements which have delivered hundreds of thousands of pounds worth of contributions to the city also take time to conclude and can trigger the additional need for viability assessments.</p> <p>Overall, it is considered that Service has fully embraced the enabling approach as set out in the recent Planning (Wales) Act and seeks to secure the timely determination of applications which are fully consistent with the policy framework. In this respect, taken alone, this indicator is not necessarily reflective of measuring the efficiency of performance as it purely concerns time taken as opposed to value added, securing positive outcomes and the overall quality and robustness of the decision reached.</p>	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 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	75
<p>This represents a positive increase from the 65% figure for 2014/15 reflecting current work on improving performance.</p> <p>Furthermore, in terms of context, the Council adopts an approach of attempting to secure acceptable quality in applications rather than refusing applications which may be just one amendment away from acceptability. This is considered to remain a valid approach according with the positive planning agenda but will inevitably impact on decisions within target times. Clearly, with the refund clauses in the new Planning Fee Regulations, additional pressure will be placed on promptly determining applications but the Council wishes to retain a proactive approach to achieving acceptable schemes and will need to carefully manage applications in this respect.</p> <p>However, Cardiff is fully committed to making improvements to the Planning Service with the range of measures set out in Section 3.5 setting out a comprehensive approach to tackling the significant challenges faced and captured in the inaugural Planning Service Business Plan for 2016/17.</p>	

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	79
<p>This is slightly improved from the 2014/15 figure of 80.6 days and very close to the Wales-wide average.</p> <p>Moreover, by a considerable margin, Cardiff determines the highest number of applications in Wales and, as described in Section 3.2, this places unique demands on the Planning Service.</p> <p>The resultant performance is considered to represent an excellent achievement, particularly as the average caseload of Development Management Case Officers is considerable when compared with other Planning Services. For example, the average caseload has been assessed across Core Cities in 2015/16 with Cardiff having an average caseload per Officer of 186 applications. This compares to 70 in Newcastle, 105 in Bristol, 109 in Leeds, 110 in Sheffield and is the second most efficient rate in all Core Cities, second only to Liverpool with an average caseload of 197.</p> <p>Whilst this points to a highly efficient service, it also confirms the points made in Sections 2 and 3</p>	

on the genuine challenges facing the service in terms of managing an extremely heavy workload within the confines of the limited ability to simply draw upon additional resources as a response to the situation.

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	1
<p>This is considered an excellent outcome and well below the Wales average. Members of Planning Committee have received appropriate training and the business of Planning Committee consistently follows protocols which are in place. Case Officers present reports to Committee Members with the assistance of plans and photographs which are shown on screens. Members of Committee can request site visits prior to considering proposals which can help develop an understanding of a site/proposal but this can also delay when the application is determined as the proposal would be considered at the next meeting (normally 4 weeks later).</p>	

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	63
<p>Overall in Cardiff, 1.5 appeals were made for every 1,000 applications received, slightly higher than the 2014/15 figure of 1.4. This compares to 2 appeals for every 1,000 applications received across Wales.</p> <p>Of the 35 appeals, 63% were dismissed which is just below the 66% target of two thirds of decisions being successfully defended on appeal.</p> <p>However, this is partly reflective of an issue of particular relevance to Cardiff- The matter of the consideration of high numbers of applications for houses in multiple occupation (HMOs). Following concerns with regard to amenity issues and cumulative impact, a number of applications have been refused and lost on appeal. New SPG is proposed to be put in place in 2016 which will hopefully provide a more robust local policy context on this matter, particularly concerning the issue of cumulative impact.</p> <p>Further work will be undertaken as part of the Business Plan process to identify if there are any further emerging themes and related actions required in response.</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
No costs were awarded against the Council on appeal.	

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
A Planning Committee Protocol sets out arrangements which govern how the public are able to address the Planning Committee and attend site visits made by the Committee.	

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
Advice to the public is available from County Hall Reception staff, Officers from the Committee Section and also Planning Officers.	

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
The Planning pages of the Council’s website contain up-to-date details of all live planning applications and progress can be tracked on individual applications along with the ability to see responses to consultation. Members of the public are informed of these facilities in consultation letters sent out informing the public about new applications.	

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	97%
<p>Enforcement Performance Indicators have been collected/collated incorrectly within the Planning Service since April 2015 when the PI definitions were amended resulting in the ‘nil return’ originally recorded.</p> <p>However, the enforcement performance indicators have now been recalculated using manual SQL queries as the back office system had not been updated or developed by the supplier to take into consideration amendments to the PI indicators.</p> <p>The data shows that of the 532 cases recorded 517 were resolved within 84 days, which equates to 97%. This compares to a figure of 75% for 2014/2015 using the same methodology.</p>	

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	16 days
<p>The average time taken to investigate enforcement cases was found to be 16 days and was calculated using a manual SQL query.</p> <p>There is no data available for comparison for 2014/2015.</p>	

Indicator	17. Percentage of enforcement cases where enforcement action is taken or a retrospective application granted 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	88%
<p>The percentage of enforcement cases where enforcement action was taken or a retrospective application was granted within 180 days from the start of the case was found to be 88%. This</p>	

figure was calculated using a manual SQL query.

This compares to 82% for 2014/2015, which is above the Welsh average of 76.8% in 2014/2015 for the same period using the same methodology.

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	114 days
The average time taken to take enforcement action was found to be 114 days and was calculated using a manual SQL query.	
This compares to a figure of 148 days for 2014/15 using the same methodology.	

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	We provided no data for each quarter
<p>A team of Officers has been set up and systems are currently being put in place and trailed to effectively capture the wide range of information required to measure progress against the Sustainable Development indicators.</p> <p>This has already enabled data for indicators SD6 and SD7 to be captured for quarter 1 of 2016/17 and reported to Welsh Government and work is ongoing in capturing data for quarter 2 with a view to reporting results to Welsh Government shortly.</p> <p>Work continues in putting in place processes to effectively capture data for the remaining indicators but despite efforts to create new systems to capture this data, the collection of data on a quarterly basis is not readily available for all the indicators. On a wider level, it is considered that further discussion may be beneficial in establishing the merits or otherwise of capturing data on a quarterly as opposed to annual basis- annual reporting generates trends based on longer periods avoiding the inevitable fluctuations created by recording data over shorter periods and can be more closely aligned with the plethora of existing data captured on an annual basis.</p>	

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)

Refused (square metres)

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

Granted permission (number of applications)
--

Granted permission (MW energy generation)
--

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

Market housing (number of units)

Affordable housing (number of units)

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

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

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

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)

Greenfield land (hectares)

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)

Open space gained (hectares)

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 (£)

Gained via Community Infrastructure Levy (£)