

Cardiff Local Planning Authority PLANNING PERFORMANCE REPORT 2017



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Cardiff LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2017-18

PREFACE

The Planning Service plays a key role in delivering Council priorities as set out in, 'Capital Ambition', the Administration's policy programme for the next five years which states: "This Administration is committed to making sure that Cardiff grows in a resilient way, that its communities- new and old- are well-planned and well-connected, and that its infrastructures and public services are fit for the future".

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 future growth of one of the UK's fastest-growing 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 also remains at high levels with the Service processing the highest number of planning applications in Wales by a considerable margin.

In this third year of the APR process I am encouraged that the Planning Service continues to evolve and respond to new pressures. A wide range of performance management and improvement initiatives have been implemented based on the introduction of a Business Plan for the Service following the inaugural AMR. This process will continue moving forward to help make further improvements, develop greater financial robustness, manage known risks and seek to develop new ways of working which most effectively maximise the motivated and talented staff resource.

Councillor Caro Wild, Cabinet Member for Strategic Planning &, Transport
Councillor Keith Jones, Chair of Planning Committee

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 361,468. 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 plays a key 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.

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 Plan contains a particularly comprehensive Monitoring Framework which will be used as the basis for annual reporting and contains 107 LDP monitoring indicators along with 26 sustainability appraisal indicators. At the time of writing this document, the first LDP Annual Monitoring Report (AMR) had been approved by Cabinet of September 2016 ahead of submission to Welsh Government by the end of October. Encouragingly, the overall findings of the first AMR Report are generally positive. Importantly, on-going work demonstrates a positive response to areas where further attention is required and there is no evidence to suggest the need for a full or partial review of the LDP at this early stage of implementation.

Work also continues in 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 recently adopted LDP.

1.3 Corporate policy context

The work of the Planning Service directly helps deliver key Council priorities as set out in 'Capital Ambition', the Administration's policy programme for the next five years which will directly inform the next Corporate Plan for the Council.

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 through the 2015 Rugby World Cup and hosting the Champions League Final in 2017. 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 Planning, Transport & Environment Directorate, one of the following 5 Directorates reporting to the Chief Executive:

- Planning, Transport & Environment
- People and Communities (Including Housing & Communities/ Social Services)
- Economic Development
- Education & Lifelong Learning
- Resources (Including Digital/ Finance/ HR/ Governance & Legal)

Planning, Transport & Environment captures a wide range of outward-facing functions including Transportation, Highways, Infrastructure, Waste, Recycling, Energy, and Bereavement & Registration Services.

The Planning Service contains 3 Teams located in County Hall managed by the Head of Planning as summarised below:

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

2.2 Wider organisational activities impacting upon the Planning Service

The Planning Service has not been removed from the wider financial pressures experienced by the Council and other Local Authorities. Significant staff losses have taken place in previous years with some 20 posts deleted between 2010-2015 to help contribute to the required savings. This has clearly impacted upon capacity within the Service and continues to exert considerable pressure on Officers in all Teams. This means that Officers are fully stretched with no slack in the system increasing the likelihood of 'pinch points' or delays.

However, over the last 2 years, a more consolidated staff resource position is being established. This is reflective of an increased workload which in turn generates increased fee income together with a more rigorous business planning and improvement culture across the Service. This approach is intended to ensure that the Planning Service continues to play its key role in delivering statutory functions, striking a flexible and agile response to balancing workload demands to staff resource.

2.3 Operating budget

Recent years have been extremely challenging in terms of meeting savings targets. However, through a combination of staff reduction (as summarised in the section above), other in-service budget reductions and enhanced fee income, the required level of savings has been consistently achieved.

Historically, there has been a significant gap between Planning Service expenditure and income with the resources required to deliver the Service far outstripping income generated. However, this position has improved considerably during 2016/17. Encouragingly, the Planning Service operated at a level where the total costs of expenditure in providing all aspects of the Service (approximately £2.7 million) were nearly matched by all income generated by the Planning Service (approximately £2.6 million). This is considered an excellent achievement and a strong baseline position with regard to looking forward to the year ahead.

Planning fee income has varied quite significantly over recent years. 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 an improvement in planning fee income reflective of improved economic conditions, enhanced fee income rates from autumn 2015 and also the development certainty provided by the LDP coupled with the enabling approach adopted by the Service. Fee income moved forward to nearly £1.5 million in 2013/14, £1.86 million in 2014/15, £1.92 million in 2015/16 and £2.34 million in 2016/17. Last year's figures represent a significant increase from previous years and met the fee income target set for 2016/17.

Whilst the 15% increase in planning fees coming into effect from autumn 2015 have contributed in part to the enhanced income in the last 2 years, the fee refund clauses contained in the Planning Fee Regulations (2015) require constant vigilance and applicant dialogue/agreement to mitigate the inherent financial risk. New measures are in place to carefully manage time extensions in this respect. However, risks remain, particularly on more complex applications which may involve the submission of numerous amended plans and/or trigger Section 106/viability considerations.

Additional potential income streams are also being addressed with financial monitoring also capturing income secured through the provision of pre-application advice and Planning Performance Agreements (PPAs) although it is recognised some of this income may be shared with other Teams outside the Planning Service- reflective of the nature of the required resource commitment.

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. Improvements have been made during 2016/17 in gathering greater intelligence on potential applications in the pipeline so

that budgetary discussions are informed by the best possible information. However, there remains inherent risk in meeting budget income targets which might not accurately reflect future changes in market conditions and other external factors which impact upon fee income.

2.4 Staff issues

There are currently 52.5 FTE posts within the Planning Service. The vast majority of these posts are permanent, occupied and within the formal establishment but a small number are seconded posts or funded on a temporary basis. Furthermore, in order to most effectively meet workload demands, there has been a recent necessity to improve flexible working between teams which was an outcome of the Planning Service Business Planning process. The list below summarises the posts in place as of April 2017:

- 3 Senior Managers- Of which, 1 Head of Planning and 2 Operational Managers
- 3.5 Planning Policy Planners- An additional equivalent of 3 FTE Officers within the Team currently providing flexible support as Non-Strategic Development Management Case Officers
- 20.5 Development Management Case Officers- Of which 5 permanent in Strategic Team, 3 subject to temporary funding in Strategic Team, 8 permanent in Non-Strategic Team, equivalent of 4.5 FTE flexible support from Officers in Policy and Enforcement Teams
- 1.5 Enforcement Officers- An additional equivalent of 1.5 FTE Officers within the Team currently providing flexible internal support as Non-Strategic Development Management Case Officers
- 7 Placemaking Team Planners (Design, Masterplanning, Projects, CIL/viability/S106, Heritage and Conservation)
- 1 Ecologist
- 1 Tree Officer
- 2 Planning Assistants (DM Registration/Validation, Certificates of lawful development, general planning queries, appeal support,)
- .75 GIS Officer
- .8 E-Government/Performance Reporting Officer
- 1 Student Planner
- 1.9 Registration Officers
- 1 Section 106 Administration and Monitoring Officer
- 7.5 Technical/Administrative support- Issuing decision notices, generating consultation letters and new application files, daily website management (including redacting/posting all observations on applications), Searches queries, customer first point of contact and co-ordinating complaint responses
- TOTAL of 52.5 FTE

It is encouraging that there has been a very slight improvement to staffing levels in 2016/17. A modest additional resource has secured a new post within the Placemaking Team and 2 temporary DM Case Officers for the year ahead in the Strategic Team. Income sourced through Planning Performance Agreements (PPAs) during the year will be carefully managed to try to ensure that appropriate staffing levels are maintained and also having regard to the resource implications of other key Service Areas directly supporting the operation of the Planning Service. Similarly, the wider workload demands of Officers currently working flexibly to provide a DM Case Officer role in

addition to duties from their core teams will be carefully monitored and managed during the year to ensure that an acceptable balance is achieved.

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 using the Council-wide, 'Personal Performance and Development Review' process through which Performance expectations and developmental aspirations are set, formally reviewed after 6 months, and updated annually.

YOUR LOCAL STORY

3.1 Workload: Planning Policy

The adoption of the LDP in January 2016 marked a significant landmark in planning policy with the previous Local Plan approved nearly 20 years earlier. Efforts will now therefore focus on delivering the Plan (including the preparation of supporting SPG) along with fulfilling the monitoring requirements which will help inform the future Plan review process. The main areas of work can be summarised as follows:

- Co-ordinating the delivery of a programme of new SPG to support the LDP- A rolling programme of different tranches of approximately 30 SPG in total are in the process of being prepared, consulted upon and approved
- Engaging in the new Strategic Development Plan (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)- The first AMR providing data on 107 LDP indicators and 26 sustainability appraisal indicators will be submitted to Welsh Government in October 2017
- 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 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 are now co-located with the rest of the Planning Service. This has created opportunities for more effective linkages with other Teams within the Planning Service. The Business Planning process has identified how different Teams within the Section can work more flexibly. As part of this process, a clear priority emerged in considering spreading the Development Management workload wider and looking at improvements in the way internal observations are made on applications. Officers within the Policy Team are therefore now taking on a 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 bedded in with Managers overseeing workflows with regard to wider demands and providing supporting advice.

3.2 Workload: Development Management & Enforcement

Cardiff determines the highest number of planning applications in Wales. During 2016/17, we determined 2,819 planning applications. 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 and commercial non-strategic caseload is now managed by Officers in the Policy Team to help more effectively cope with 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 roles 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 demands 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 be at least at the same volume as the past 2 years. Given this context, 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 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.

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 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 approach to Section 106 Agreements and the Community Infrastructure Levy (CIL). This work aims to seek appropriate mitigation measures with regard to development proposals including the provision of necessary supporting infrastructure. The consideration of viability factors forms an important aspect of this work with the support of the District Valuer often being required in assessing any submitted viability reports. Further guidance will be prepared with regard to Section 106 Agreements but work on progressing a CIL for Cardiff will await Welsh Government's considerations on how CIL may be applied in Wales once the function is devolved to Wales in 2018.

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.

Other initiatives are also being delivered by the Placemaking Team including the Cardiff Heritage Enhancement Programme, Buildings at Risk surveys, and the preparation of masterplans and development briefs for specific sites and areas of the city, often in liaison with other Service Areas.

3.4 Local pressures

Across the Planning Service as a whole, the key challenge is how to effectively manage complex workload demands and expectations within a context of a finite resource capacity. Linked to this is the sheer volume of applications processed together with the high number of complex major development proposals. Given the 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 constantly evolving changing environment where new priorities may swiftly emerge.

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 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 Business Planning process for the Planning Service (April 2016) is a key tool in helping to annually balance workload priorities alongside workload demands. It provides a framework which is 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 the year ahead. 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 highlights including:

- Consistently performing well ahead of the Wales average for all seven factors used in the Customer Satisfaction Survey shown in Table 1;
- 84% of all applications determined within required timescales and above the Wales target;
- Improved determination times on all types of application when compared to previous year;
- Recently adopted LDP in place with comprehensive programme of supporting SPG being actively progressed and First AMR ready for submission in October 2017;
- Low percentage (3%) of Member decisions going against Officer advice and no costs awarded against the Council on appeals;
- Increasing use of website to access online planning service and efficient operation of webcasting of Planning Committee;
- Demonstrably efficient Planning Service when comparing Case Officer resource with numbers of applications determined (highest in Wales by a wide margin); and
- Enforcement performance well above the Wales average;

WHAT SERVICE USERS THINK

In 2016-17 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 622 people, 7% of whom submitted a whole or partial response. The majority of responses (65%) were from local agents. 12% were from members of the public. 2% 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.

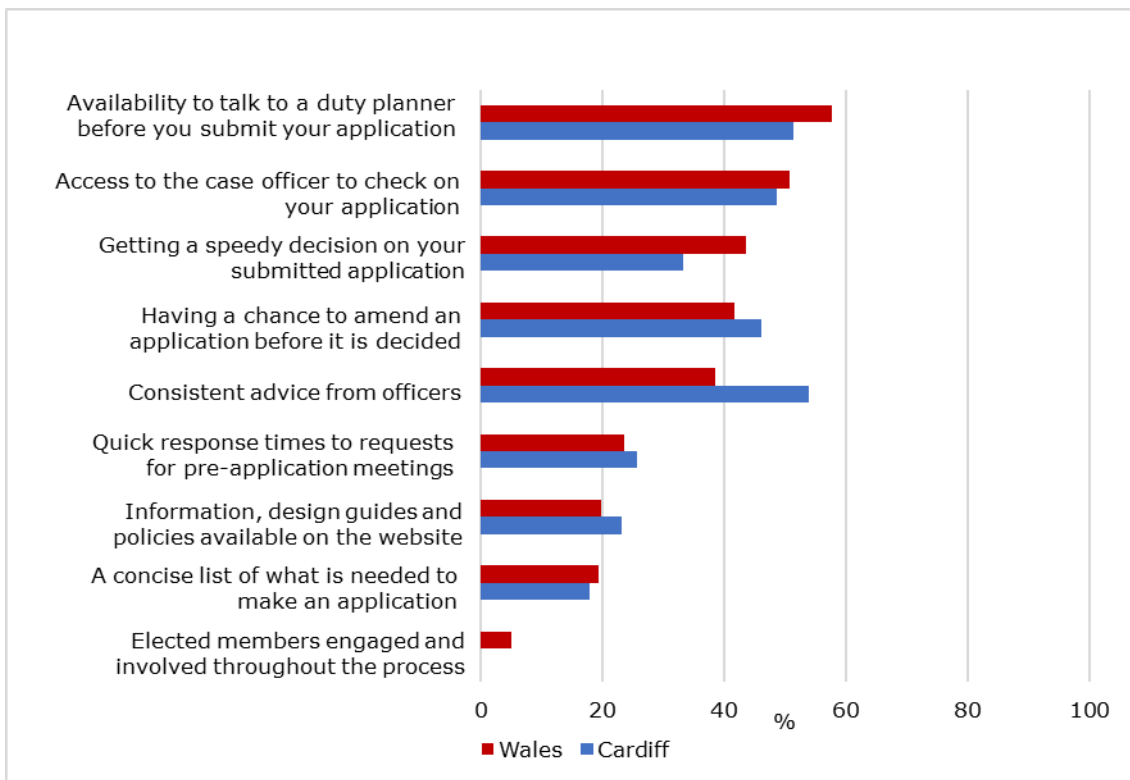
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

Table 1: Percentage of respondents who agreed with each statement, 2016-17

	%	
	Cardiff LPA	Wales
Percentage of respondents who agreed that:		
The LPA enforces its planning rules fairly and consistently	69	52
The LPA gave good advice to help them make a successful application	72	62
The LPA gives help throughout, including with conditions	65	52
The LPA responded promptly when they had questions	68	61
They were listened to about their application	67	59
They were kept informed about their application	60	51
They were satisfied overall with how the LPA handled their application	75	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 the percentage of respondents that chose each characteristic as one of their three selections. For us, 'having consistent advice from officers' was the most popular choice.

Figure 1: Characteristics of a good planning service, Cardiff LPA, 2016-17



Comments received include:

- “Cardiff has provided an efficient and successful planning department for the thirty or so years that I have practiced as an architect, when measured against other LPA's throughout the UK.”
- “Very good indeed and always helpful.”
- “The planning officers seem to be overstretched, with too many cases. This slows down the decision making process unless constant chasing is completed.”

OUR PERFORMANCE 2016-17

This section details our performance in 2016-17. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

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

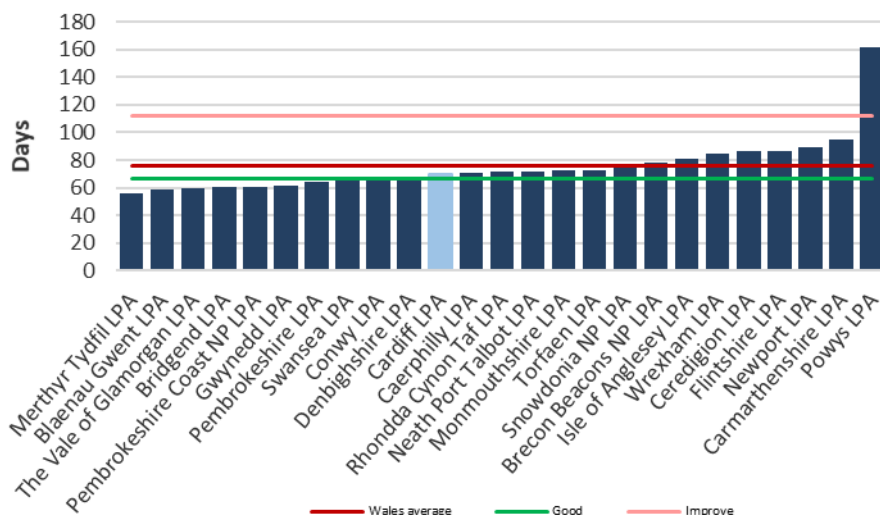
As at 31 March 2017, we were one of 22 LPAs that had a current development plan in place.

During the APR period we had 3.8 years of housing land supply identified, making us one of 19 Welsh LPAs without the required 5 years supply.

Efficiency

In 2016-17 we determined 2819 planning applications, each taking, on average, 70 days (10 weeks) to determine. This compares to an average of 76 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

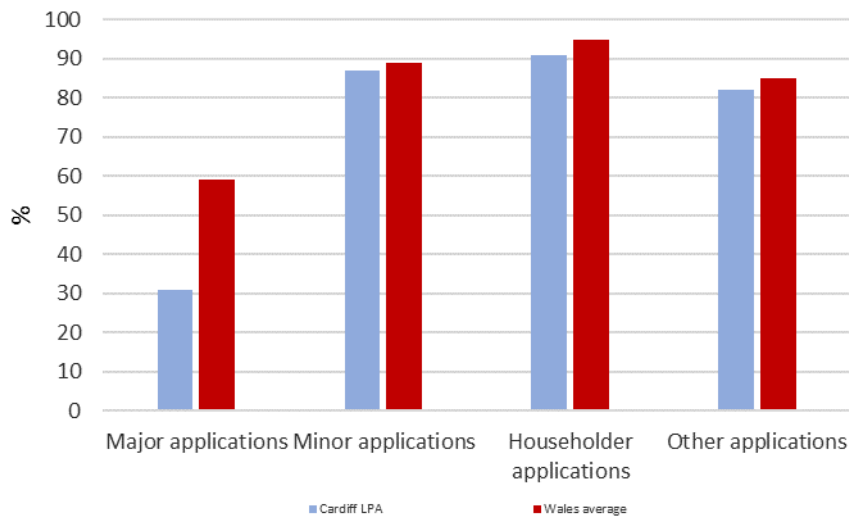
Figure 2: Average time taken (days) to determine applications, 2016-17



84% of all planning applications were determined within the required timescales. This compared to 87% across Wales and we were one of 20 LPAs that had reached the 80% target.

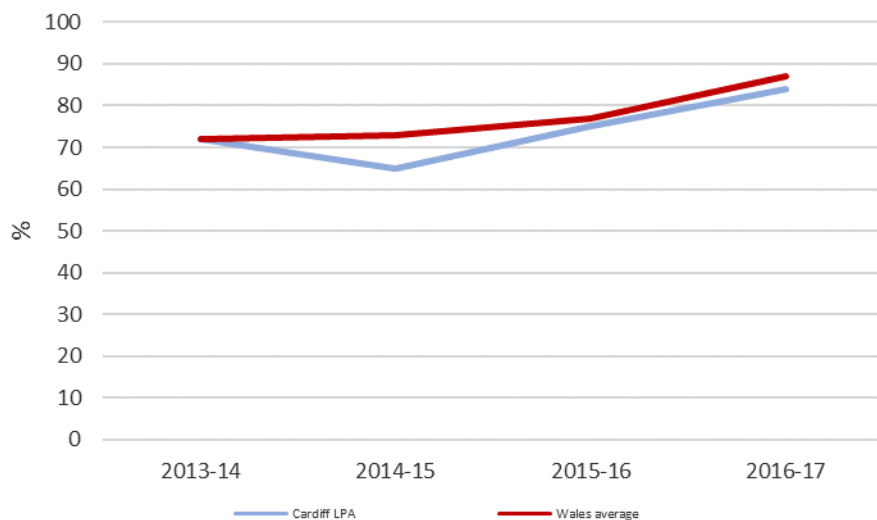
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 91% of householder applications within the required timescales.

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



Between 2015-16 and 2016-17, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 75%. Wales also saw an increase this year.

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



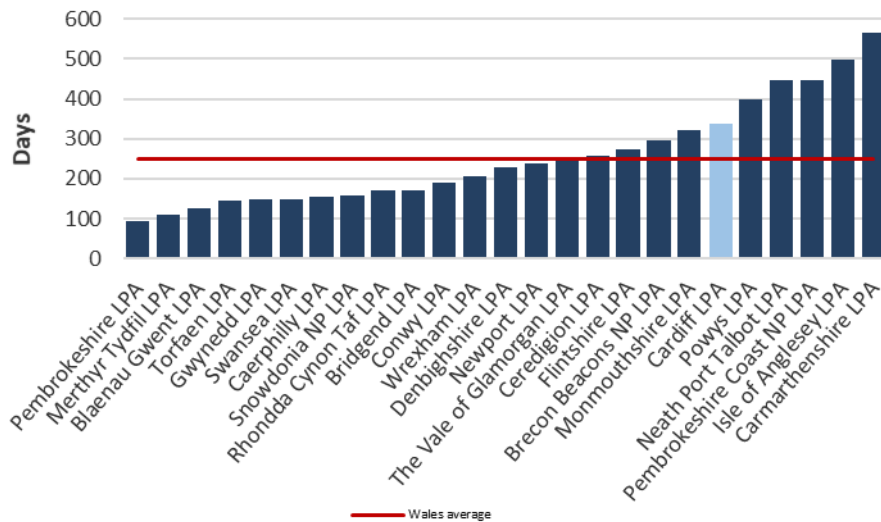
Over the same period:

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

Major applications

We determined 65 major planning applications in 2016-17, 8% (5 applications) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 338 days (48 weeks) to determine. As Figure 5 shows, this was longer than the Wales average of 250 days (36 weeks).

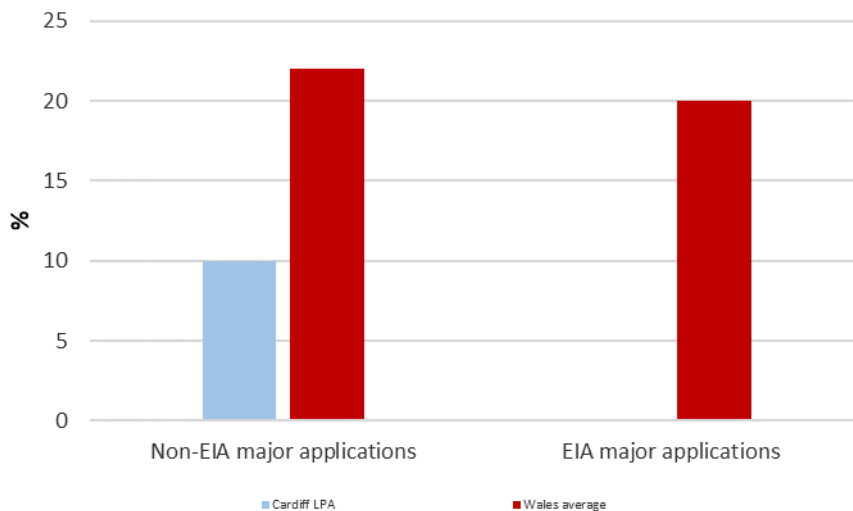
Figure 5: Average time (days) taken to determine a major application, 2016-17



31% of these major applications were determined within the agreed timescales, the fifth lowest percentage of all Welsh LPAs.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 10% of our ‘standard’ major applications i.e. those not requiring an EIA, were determined within the statutory 8 week deadline.

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

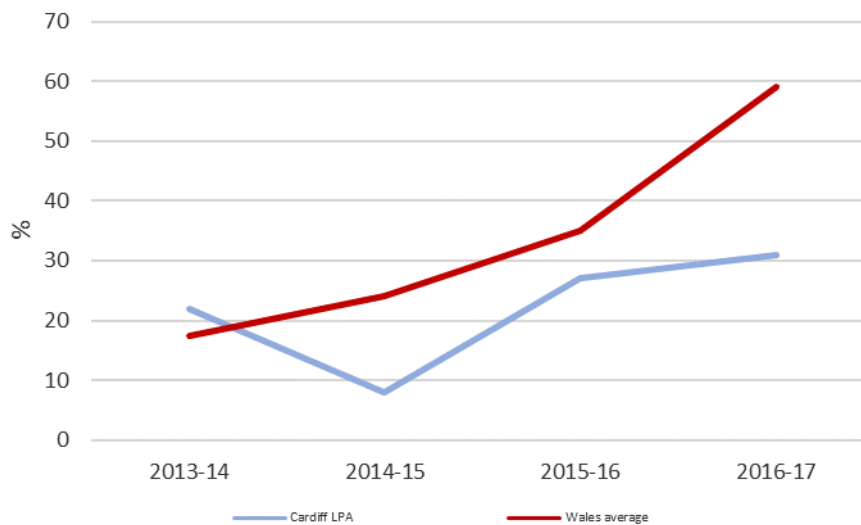


In addition we determined 58% of major applications that were subject to a PPA in the agreed timescales during the year.

Since 2015-16 the percentage of major applications determined within the required timescales had increased from 27%. Similarly, the number of major applications determined increased as had the number of applications subject to an EIA determined during the year.

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 84% to 87%;
- The percentage of householder applications determined within the required timescales increased from 86% to 91%; and
- The percentage of other applications determined within required timescales increased from 66% to 82%.

Quality

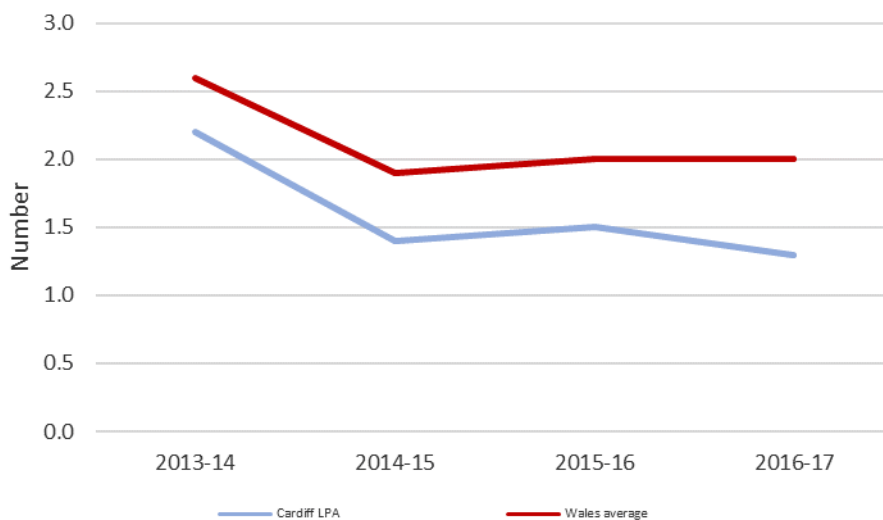
In 2016-17, our Planning Committee made 90 planning application decisions during the year, which equated to 3% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.

3% of these member-made decisions went against officer advice. This compared to 11% of member-made decisions across Wales. This equated to 0.1% of all planning application decisions going against officer advice; 0.7% across Wales.

In 2016-17 we received 39 appeals against our planning decisions, which equated to 1.3 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 2015-16 and how this compares to Wales.

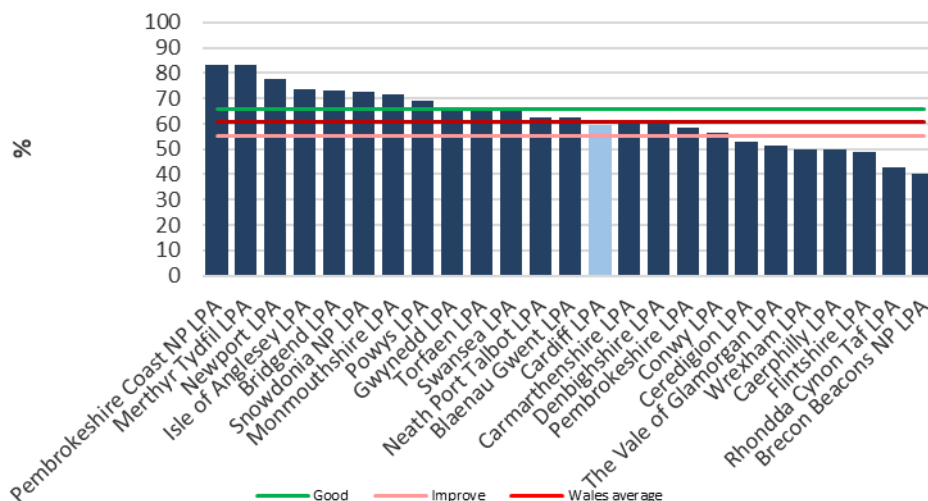
Figure 8: Number of appeals received per 100 planning applications



In 2016-17 we approved 93% of planning applications. This compares to 91% across Wales.

Of the 47 appeals that were decided during the year, 60% 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.

Figure 9: Percentage of appeals dismissed, 2016-17



During 2016-17 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, 72% of respondents to our 2016-17 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

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

	%	
Percentage of respondents who agreed that:	Cardiff LPA	Wales
The LPA gave good advice to help them make a successful application	72	62
They were listened to about their application	67	59

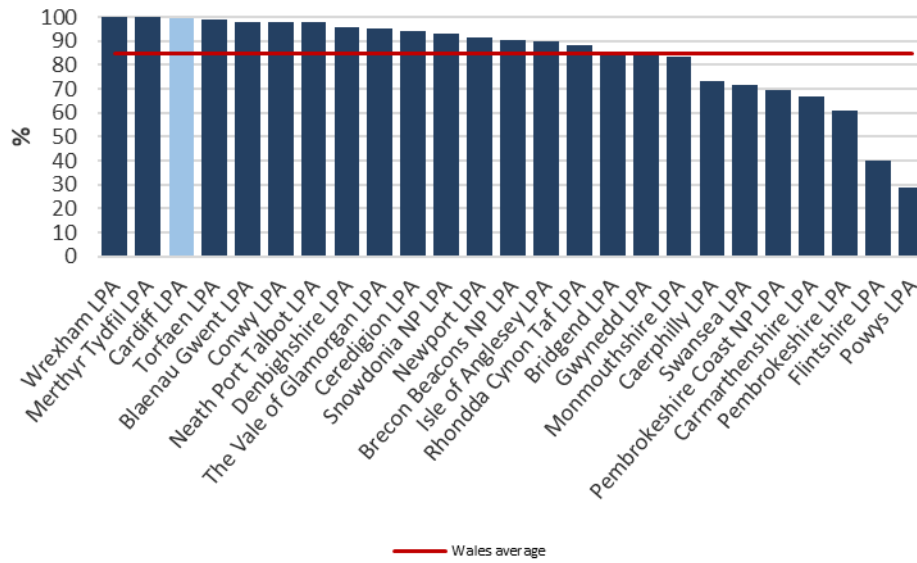
Enforcement

Inaccurate data for Cardiff was contained in the information which has been used to inform Figures 10 and 11 along with the performance overview table. Corrected data has now been added to the text and performance overview table but it has not been possible to amend the graphs. However, the data used to inform the graphs has only marginally changed (99% , not 100% on Figure 10 and 89% , not 87% on Figure 11) and to so does not significantly alter the appearance. Officers will further liaise with the Welsh Data Unit to ensure robust reporting arrangements are in place for the 2017/18 returns.

In 2016-17 we investigated 484 enforcement cases which compares to 532 cases the previous year.

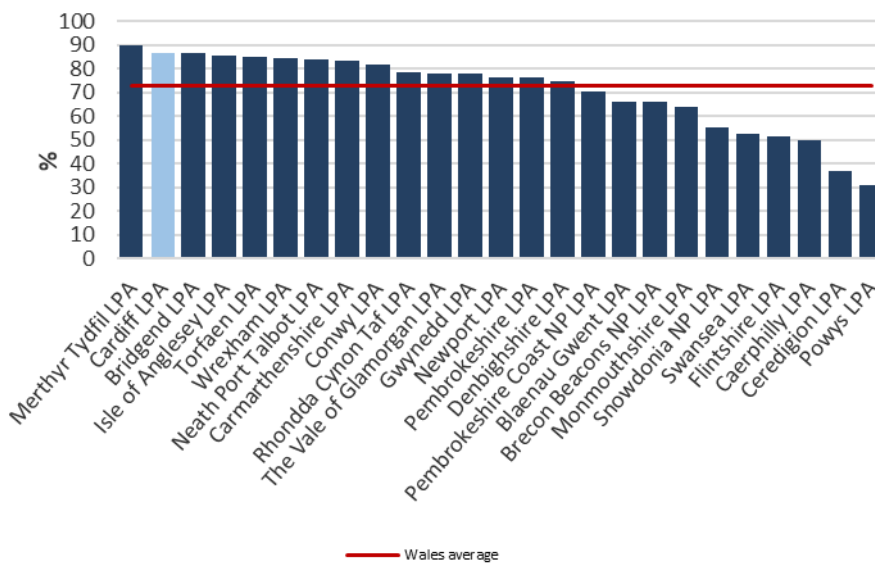
Over the same period, we investigated 99% of these enforcement cases within 84 days. Across Wales 85% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

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



Over the same period, we took, on average, 117 days to resolve each case. 89% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this was the second highest percentage in Wales.

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



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	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	58	N/A	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	2.9	5.2	3.8
Efficiency						
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set	59	27	31
Average time taken to determine "major" applications in days	Not set	Not set	Not set	250	266	338
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60	87	75	84

MEASURE	GOOD	FAIR	IMPROVE
Average time taken to determine all applications in days	<67	67-111	112+
Quality			
Percentage of Member made decisions against officer advice	<5	5.1-8.9	9+
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No
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

WALES AVERAGE	Cardiff LPA LAST YEAR	Cardiff LPA THIS YEAR
76	79	70
11	1	3
61	63	60
0	0	0
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	Not set	Not set	Not set
Average time taken to investigate enforcement cases	Not set	Not set	Not set
Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)?	Not set	Not set	Not set
Average time taken to take enforcement action	Not set	Not set	Not set

WALES AVERAGE	Cardiff LPA LAST YEAR	Cardiff LPA THIS YEAR
85	97	99
74	16	6
73	88	89
201	114	117

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 to be submitted in October 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"	"Fair"	"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority's performance	N/A
At time of writing, first AMR approved by Cabinet in September 2017 and will be submitted to Welsh Government after Welsh Language translation in October 2017.	

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	3.8
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A commentary on housing land supply matters has been compiled for the recently completed LDP AMR and is copied below:

TAN1/Residual Methodology

It is important to stress that the Council believes that in reality more land is potentially available for development than the figure derived through the rigid residual methodology prescribed in TAN1 which is solely based on the LDP housing figure as opposed to taking account of past build rates. In this respect, it should be noted that the current land bank (sites over 10 units) is 24,995 dwellings which compares to 9,998 dwellings which meet the requirements of the JHLAS reporting process. Much land, while physically available in Cardiff is not eligible for inclusion in the 5-year calculation. This includes sites subject to the signing of a s106 agreement¹ (328 units) or sites with consent categorised as constrained in the C3/C4 categories (14,629 units). These categories are not eligible to be counted in the JHLAS, but could add considerably (around 4.8 years' worth of land) to the official 3.6 year supply.

While no longer permitted, TAN1 previously allowed comparison of the current land supply with past building rates. The past build rate methodology was introduced in 1992 by PPG3 (Wales) to address instances where the residual calculation does not accurately reflect supply. Comparison with both the previous 10-year past building rate and 5-year building rate provide land supply figures for Cardiff of 9.6 years and 14.8 years, respectively. Whilst it is accepted that these build periods may reflect the effects of recession it nevertheless offers a useful perspective.

Students

Historically, private student accommodation was eligible for inclusion in Cardiff's 5-year land supply. This was established practice since students living in private student accommodation are included in the dwelling requirement which underlies the development plan. This form of accommodation also reduces pressure on the traditional private rented sector thereby contributing to overall stock.

Revised TAN1 guidance (January 2015) introduced a condition that only dwellings within the C3 Use Class Order definition can be counted towards the supply. This restricts student accommodation from the JHLAS which is considered *Sui Generis* rather

than C3. This sector has provided an important source of accommodation in Cardiff over the past 15 years and has more recently experienced a boom. To provide an indication of scale, approximately 480 student units were eligible to be included in Cardiff's 5-year supply in the 2014 JHLAS. Between 1st April 2014 and 1st April 2016 a further 1,699 additional units (2,975 bed spaces) were approved. Typically, these schemes have been built readily without experiencing the delays affecting traditional residential schemes. Current evidence shows the further strength of the student accommodation market in Cardiff.

Revised TAN1 came into effect after Cardiff's LDP had been submitted for Examination and this change of Policy had not been anticipated since it did not form part of the consultation proposals.

As such, household projections within the adopted LDP, and the subsequent dwelling requirement (41,415) take into account the requirements of students living in private accommodation but new student accommodation cannot technically contribute to the supply. This issue was acknowledged by Inspectors during the LDP Examination, reported in paragraphs 4.18 & 4.19 of the Inspectors' Report. Future work will be required to address this matter of reconciling student demand and supply ahead of the Plan review process.

Short-term Delays on Strategic Sites

For the current JHLAS period (2018-2022) completion forecasts amounted to a combined contribution of 8,030 units on strategic sites. A further 2,302 units were anticipated to be completed prior to the Study, between 2015 and 2017. During this year's JHLAS process the Council has received revised forecasts for each strategic site representing a total contribution of 5,498 contribution over the period 2018-2022, resulting in a loss 2,532 units from the anticipated 5-year supply equivalent to approximately 0.8 years supply. Similarly, only 113 completions have taken place to date on strategic sites, a shortfall of 2,189 from anticipated completions over the period, representing 0.7 years. Under the residual method, any shortfall in anticipated completions is factored in to the calculation (residual requirement) thereby making it more difficult to achieve a 5-year supply.

Reasons for delays vary from site to site, but in general start dates have slipped post adoption. The Council considers that these delays are therefore at least partly responsible for the lack of a 5-year housing land supply in Cardiff, and that in reality Cardiff is not faced with a supply issue, but a delivery challenge where the development sector is not delivering the rates previously anticipated.

Population Growth

Welsh Government's most recent population estimates for local authorities in Wales indicate Cardiff has a current population of 361,468 (2016 MYE). This suggests that to date, population growth has been slower than previously projected by Welsh Government, whose 2011-based projections estimated a population of 366,761 in 2016 (approx. 5,300 difference). Though the adopted LDP dwelling requirement remains below that indicated by Welsh Government's 2011 projections, the population growth underpinning the LDP has not yet materialised either (approx. 4,200 difference when compared with the 2016 MYE).

In September 2016, Welsh Government released its most up to date (2014-based) official population projections for local authorities in Wales. Over the 25 year period, 2014 to 2039, the population of Cardiff is projected to increase by 90,400 (25.5%)— more than any other local authority in Wales. However, the latest figures suggest that Cardiff's growth is lower than in the previous, 2011-based projections. Between 2014 and 2036, Cardiff's projected growth has decreased from 27.2% (2011-based projections) to 22.3% (2014-based projections). Projected population growth has also been revised downwards by 2026, the end of the LDP period, from 412,801 to 395,679.

PPW specifies that latest Household Projections should form the starting point for assessing housing requirements. In this respect, it should be noted that population projections become increasingly uncertain the further into the future they run and thus as the Plan period progresses, it will be increasingly important to monitor new demographic evidence as set out in forthcoming official population and household projections.

National Perspective

It should be noted that the lack of a 5-year supply in Cardiff is no exception when considered within

the context of Wales as a whole; many LPAs have experienced similar land supply situations, post LDP adoption. In 2013, 2014 and 2015 respectively, 18 (72%) Welsh LPAs had less than 5-years' housing land supply. The situation has not improved over time, with 19 LPAs recording a sub 5-year land supply in 2016. Average land supply across Wales also fell during this period, from 4.3 years in 2013 to 2.5 years by 2016. The widespread difficulty in demonstrating a 5-year housing land supply across Welsh LPAs is recognised by Welsh Government who have conducted research into the issues surrounding delivery. While viability appears to be a key underlying factor throughout much of Wales, other primary factors are evident in Cardiff, as described above.

Conclusion

This Council has identified several underlying reasons which it believes may be significant in considering the latest housing land availability figure set out in the 2017 JHLAS. The Council consider these technical factors distort the reality of a much healthier supply of housing land which exists in practice with a key challenge being the ability of the housing sector to effectively deliver build rates promoted during the LDP examination process. These factors should be taken into account where attributing weight to the 5-year supply figure for the purpose of determining planning applications.

It is considered that the Council is being proactive in following the enabling approach set out by Welsh Government, and positive dialogue is taking place with the development sector to achieve mutual objectives of delivering a plan-led approach. Continuous review of new evidence through the AMR process will help to ensure the land supply situation remains closely monitored.

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	31
<p>This represents a significant positive increase from the 8% figure for 2014/15 and above the 2016/17 figure for 2015/16 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 the Planning Service Business Plan setting out a comprehensive approach to tackling the significant challenges with regard to volume and complexity of workload.</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	338
<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 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	84
<p>This represents a positive increase from the 65% figure for 2014/15 and 75% figure for 2015/16 reflecting current work on improving performance and puts the performance in the, ‘good’ category.</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. Work continues which seeks to enhance performance but the sheer volume of applications along with finite resource makes this a challenging exercise.</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	70
<p>This is an improved performance from the 2014/15 figure of 80.6 days and 2015/16 figure of 79 days. It is also below the Wales average of 76 days.</p> <p>Given the volume of applications processed (Cardiff determines the highest number of applications in Wales), 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 on the challenges facing the service in terms of balancing workload and resources.</p>	

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	3
<p>This is considered an excellent outcome, well below the Wales average and falling within the, 'good' category of performance.</p> <p>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	60
<p>Overall in Cardiff, 1.3 appeals were made for every 100 applications received, lower than the 1.5 figure for 2015/16 and the 2014/15 figure of 1.4. This compares to 2 appeals for every 100 applications received across Wales.</p> <p>Of the 47 appeals decided, 60% were dismissed which is just below the 66% target of two thirds of decisions being successfully defended on appeal but within the, "fair" category.</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 has sought to provide greater clarity, particularly with regard to cumulative impact considerations, but Inspectorate decisions are not always supporting the Council's considered decisions.</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 which places performance in the, ‘good’ category.	

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	99
<p>Of a total of 484 enforcement cases 99% have been investigated within 84 days arrived at based on the interpretation that ‘investigated’ constitutes action being taken by the LPA to determine if a breach of planning control has occurred and then further steps taken to attempt to resolve the breach of planning control, however, not necessarily that a formal decision has been reached or case resolved.</p> <p>The data shows that performance is level with the best performing Authorities in Wales and exceeds performance of 97% in 2015-2016 and 75% in 2014-2015.</p> <p>It should be noted that when enforcement indicators have been subject to review by the National Association of Planning Enforcement (NAPE) it has previously been identified that there is a lack of clarity over the meaning of ‘investigation’ and whether it constitutes a formal decision or not. This is set to be clarified in future.</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	6
<p>Of a total of 484 enforcement cases it has taken an average of 6 days to ‘investigate’ arrived at on the basis that investigated’ constitutes action being taken by the LPA to determine if a breach of planning control has occurred and then taken further steps to attempt to resolve the breach of planning control.</p> <p>The data shows that this performance exceeds performance of 16 days in 2015-2016.</p> <p>It should be noted that when enforcement indicators have been subject to review by NAPE it has previously been identified that there is a lack of clarity over the meaning of ‘investigated’ and whether it constitutes the time to reach a formal decision or not. It has been suggested that this indicator will be deleted.</p>	

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

Authority's performance	89
<p>Where formal enforcement action has been pursued the data shows that 89% of cases have been resolved within 180 days this performance is second of all Local Authorities in Wales and equates to a similar performance of 88% in 2015-2016 and 82% in 2014-2015.</p> <p>It should be noted that when enforcement indicators have been subject to review by NAPE it has previously been identified that this indicator may be deleted as resolution of a case, subsequent to enforcement action being taken, is not within the control of the Local Authority.</p>	

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

Authority's performance	117
<p>The data shows that where it has been resolved to 'take enforcement action' it has taken an average time of 117 days. This and is similar to the figure of 114 days in 2015-2016 but significantly better than the 2014-2015 average of 148 days.</p> <p>It should be noted that when enforcement indicators have been subject to review by NAPE it has previously been identified that this indicator may be deleted.</p>	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

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

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

Authority's returns	For the year 2016/17 data was captured in full for 2 of the Sustainable Development Indicators SD6 and SD7. Data was also captured for Quarters 2 to 4 for SD4 and Quarter 4 for SD3. This reflected work which was taking place to put in processes to effectively capture data for the remaining indicators.
For the year 2017/18 processes have now been put in place to capture data for all the Sustainable Development Indicators which will allow a full return to be submitted by the Local Planning Authority in April 2018. In this respect the decision to collect the data on an annual basis rather than quarterly basis is welcomed as this will avoid 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.	

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
Granted (square metres)	
Authority's data	-
Refused (square metres)	
Authority's data	-
Not captured for 2016/17- Please see text in introduction.	

Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
Granted permission (number of applications)	
Authority's data	-
Granted permission (MW energy generation)	
Authority's data	-
Not captured for 2016/17- Please see text in introduction.	

Indicator	SD3. The number of dwellings granted planning permission during the year.
Market housing (number of units)	
Authority's data	4,362
Affordable housing (number of units)	
Authority's data	1905
<p>This data relates to quarter 4 of 2016/17 only but shows that the Local Planning Authority is delivering a significant amount of land for new dwellings to meet the evidenced need for new housing within the city.</p> <p>The number and proportion of new dwellings granted permission for affordable housing is also significant and will help meet the evidenced and urgent need for affordable housing in the city.</p>	

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission	
Authority's data	0
Number of residential units (and also hectares of non-residential units) that did not meet all TAN 15 tests which were REFUSED permission on flood risk grounds	
Authority's data	6
Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission	
Authority's data	627
<p>The data relates to Quarters 2 to 4 of 2016/17 and shows that policies in the adopted Local Development Plan relating to flood risk are functioning effectively and flood risk mitigation is being effectively considered in the planning decision making process.</p>	

Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
Previously developed land (hectares)	
Authority's data	-
Greenfield land (hectares)	
Authority's data	-
Not captured for 2016/17- Please see text in introduction.	

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
Open space lost (hectares)	
Authority's data	8
Open space gained (hectares)	
Authority's data	9
<p>The data shows that the open space lost through development has been more than offset by open space provided in new development resulting in a net gain in open space within the city during the year. This will help address the current deficit of open space across the city and improve health and well-being of residents.</p>	

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
Gained via Section 106 agreements (£)	
Authority's data	12,481,326
Gained via Community Infrastructure Levy (£)	
Authority's data	0
<p>The data shows that the Local Planning Authority has secured significant financial contributions from new development granted planning permission during the year. This will ensure that the necessary infrastructure is provided to support new development across the city and mitigate its impact.</p>	