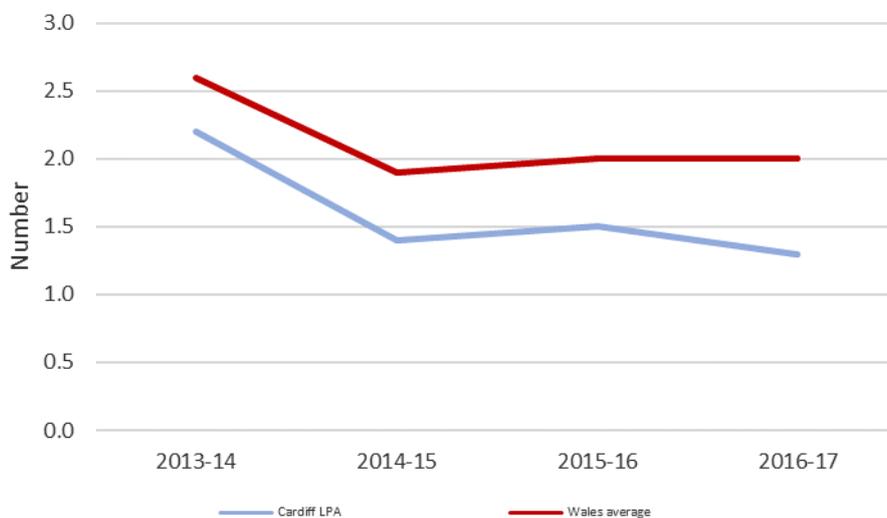


Figure 8 shows how the volume of appeals received has changed since 2015-16 and how this compares to Wales.

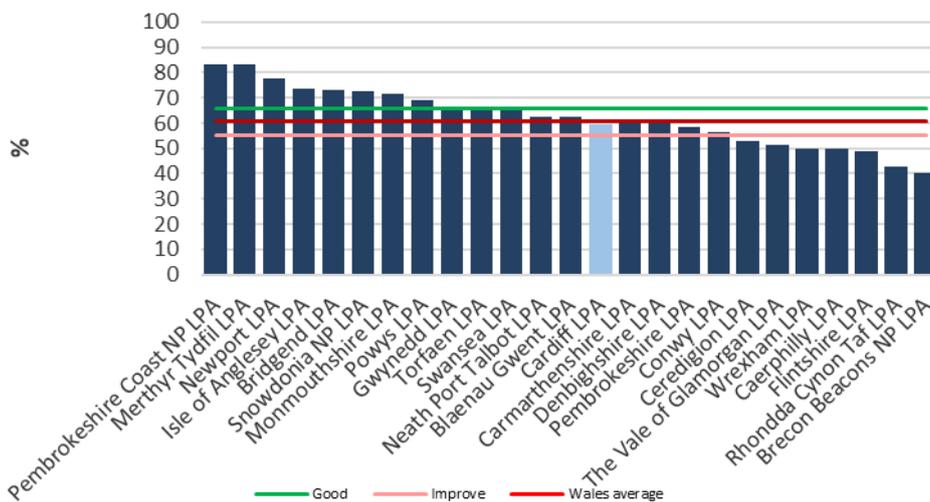
Figure 8: Number of appeals received per 100 planning applications



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

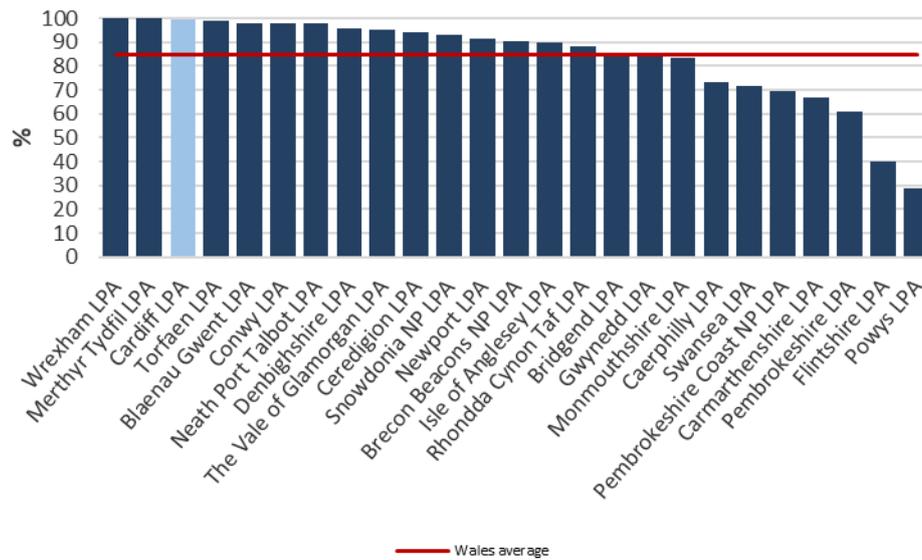
Enforcement

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.

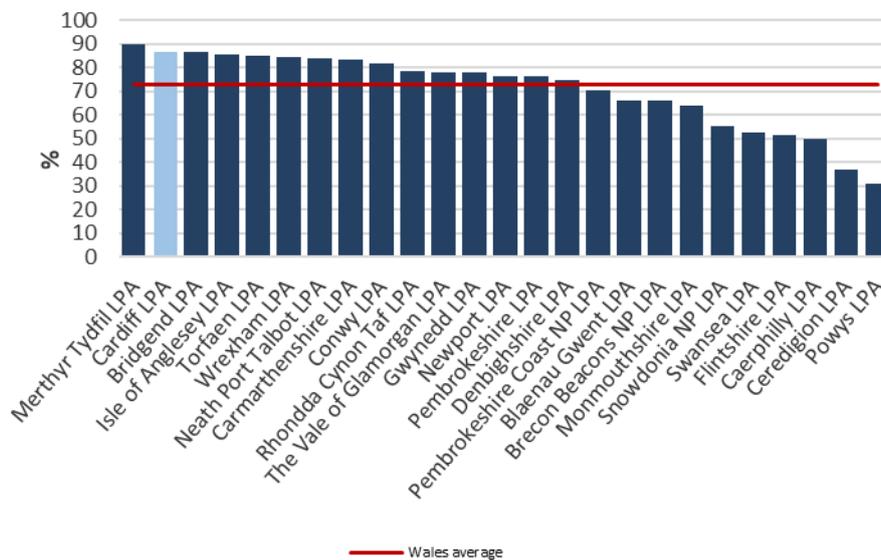
Over the same period, we investigated 99% of these enforcement cases within 84 days. Across Wales 85% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

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>	