

Gwynedd Council Local Planning Authority (LPA)

PLANNING ANNUAL PERFORMANCE REPORT (APR) 2017

PREFACE

It is my pleasure to introduce the Annual Performance Report for Gwynedd Council's Planning Service. Good planning is at the heart of what we are about as a Council, making good, safe places for our residents to live, work and enjoy their leisure time in. The Planning Service can help in delivering these aims whilst generating growth in the economy and protecting our natural habitats, our communities and culture. Following the introduction of the first ever Planning Act for Wales in 2015 and the various consultations that have followed as part of its implementation, this Council has embraced the move towards positive planning to help contribute towards the social, economic and environmental needs of Gwynedd residents.

Councillor Dafydd Meurig, Cabinet Member (Planning and Regulatory)

CONTEXT

Overview

1. The Gwynedd Local Planning Authority area is a large rural area located in the North Western corner of Wales. It is approximately 1,699 square kilometres in size in geographical terms. The area shares a coastal boundary across the Menai Straits with the Isle of Anglesey County Council. There is a strong cross-boundary relationship with Anglesey in terms of function, economy and infrastructure as well as policy (see below). Gwynedd Council shares a terrestrial boundary with Conwy County Borough Council, Snowdonia National Park Authority, Denbighshire County Council, Powys County Council and Ceredigion County Council. It is estimated that 100,516 people lived in the Gwynedd Local Planning Authority area in 2011. An estimated 42,478 households were recorded in the area. 65% of Gwynedd's (as the County) residents speak Welsh and it is also the Council's internal administrative language. The Council delivers all its services bilingually. Key statistics about the population and households of Gwynedd can be found at: <https://www.gwynedd.gov.uk/en/Council/Key-statistics-and-data/The-Census/2011-Census-Key-Statistics.aspx>
2. Adjoining the Snowdonia National Park, the Gwynedd Local Planning Authority area includes high value landscape and biodiversity assets that have been acknowledged and designated locally, nationally and internationally. For example, a large part of the Llŷn Peninsula was designated as an Area of Outstanding Natural Beauty in 1956, one of five in Wales. Human influence on the landscape can be traced back to prehistoric times and this can be seen in the large number of conspicuous features that have been designated because of their special value, e.g. World Heritage Site, Listed Buildings, Registered Ancient Monuments, Historic Parks, and Conservation Areas. On behalf of a number of

partners, including the Welsh Government, National Museum of Wales and the National Trust, Gwynedd Council is leading a bid to gain World Heritage Site status to the slate areas slate. As a consequence of all these acknowledged resources, the area attracts a large number of tourists / visitors which arrive by means of the highways, railways, the port of Holyhead in Anglesey and various marinas. In 2016, approximately 7.1 million visitors came to Gwynedd, creating £1.01 million in revenue.

3. Agriculture is the main land use with villages and small towns found inland and most of the larger towns are along the coast. Generally, the largest employers and the largest range of services, transport and telecommunications are located within these larger towns. Bangor, which is recognised as a sub-regional centre, is home to Bangor University and Ysbyty Gwynedd which are important components of Gwynedd's international migration profile. However, these more urban communities very often display complete contrasts with very deprived areas located in close proximity to the most prosperous.
4. Outside the more developed coastal areas, the area is mainly rural with several remote areas, especially in Meirionnydd and Llŷn. The issues that need to be addressed in these areas are very different, with the striking and special natural environment concealing the deprivation and low wages and negative impact of their peripheral locations. In 2016, the median household income in Gwynedd (£23,988) was 3.8% below the figure for Wales (£24,944) and 18.5% lower than the figure for Britain (£29,449). In 2016, the median price for a house sold in Gwynedd was £145,000 which is an increase of 9.8% compared with 2011.
5. Analysis of the most recent Welsh Government trend based population and household projections (2011 base), suggests that the population in the Gwynedd Local Planning Authority area, could increase by 6.2% over the Joint Local Development Plan period (2011 – 2026), with a 9.0% increase in households over the same period.
6. Its peripheral location means that the area is still experiencing the impact of the global recession with a resultant low demand for all types of properties and land. Many working age households move out of the area to look for work. However, there is a strong case for optimism linked to the expected substantial and unprecedented increased employment opportunities associated with the construction of Wylfa Newydd and other major infrastructure projects being promoted in Anglesey and the Snowdonia Enterprise Zone. It has been estimated that £2.5 billion will be added to the Anglesey and North Wales economy over the next 15 years.
7. Gwynedd and Anglesey have adopted a Single Integrated Plan, - "Strengthening communities in Gwynedd and Anglesey" (2014), which incorporates the current vision and action plan for the Local Service Board for both counties. A series of priorities have been identified that are centred on planning for healthy, safe and prosperous communities. The joint Local Service Board undertook a Well-being Assessment for Gwynedd (and Anglesey) during 2017, which will inform the forthcoming Well-being Plan for the County (due 2018). Gwynedd Council's vision, as set out in its current Strategic Plan (2015 – 2017), is to ensure that it continues to meet the needs of the people of Gwynedd despite the fact that the Council's resources are becoming scarcer.

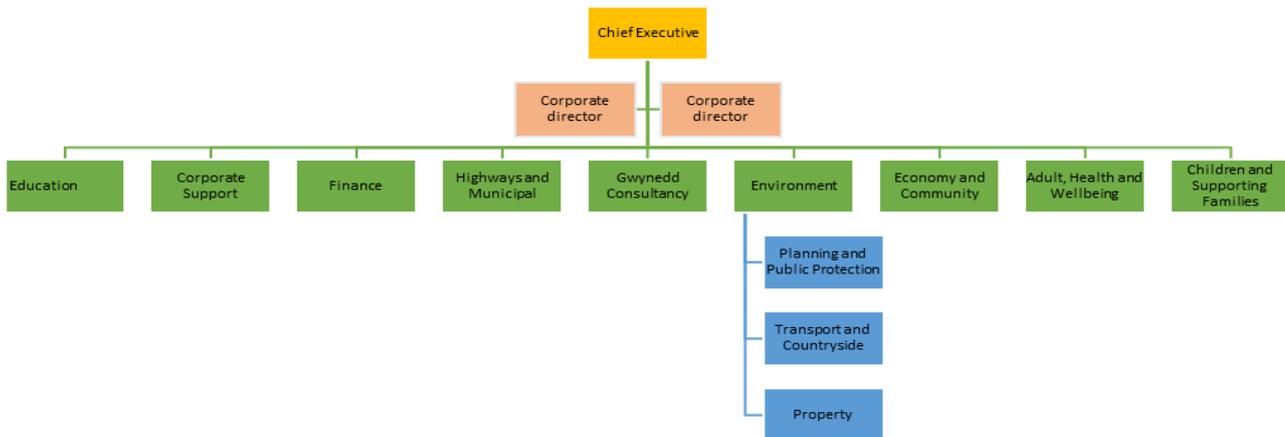
The emphasis will be on improving the Council's ability to ensure the best for the people of Gwynedd and it will be able to do that by transforming services, to become services that the Council can maintain for the future. The strategy seeks to bring about a number of priority fields: children and young people; care; poverty, deprivation, economy; housing; Welsh language; effective and efficient Council; financial planning.

8. The Anglesey and Gwynedd Joint Local Development Plan (Joint LDP) (2011 – 2026), adopted in July 2017, is the current 'development plan' for Gwynedd (excluding the area covered by Snowdonia National Park). It replaced the Gwynedd UDP. The Joint LDP forms the basis for decisions on planning applications. A revised series of SPGs will be prepared during 2017 – 2019, with a set of 'priority' SPGs expected to be adopted by the end of Quarter 4 2017 - 2018. In the intervening period the Council has agreed that relevant sections of existing SPGs, which were adopted to support the former UDP, will continue to be applied, where appropriate, as material planning consideration.
9. The Joint LDP has a critical role in supporting and delivering the priorities that have spatial requirements in both the Single Integrated Plan and the Council's Strategic Plan. In line with the Single Integrated Plan and the Strategic Plan, the Joint LDP's Strategy is to strengthen communities, building on a number of elements and cross cutting themes including: - sustainable communities, economic growth and regeneration, quality housing, natural and built environment, Welsh language and culture, climate change and sustainable development, creating quality places www.gwynedd.gov.uk/ldp

PLANNING SERVICE

Organisational Structure

10. All of the Council's planning functions sit within the Planning and Public Protection Service, which is within the Environment Department (formerly the Regulatory Department). The Head of the Environment Department reports directly to the Chief Executive. The Council's corporate structure is shown below:



11. The Planning and Public Protection Service (formerly Planning, Environment and Public Protection) was formed following a restructure of the Services within the Department in order to ensure more balance across the Services in terms of functions. There are now 3 Units that are specific to planning which include the Development Management and Enforcement Unit (this Unit includes 7 Officers working mainly in Development Management, 3 in Enforcement, 1 in Conservation and 1 in Minerals and Waste). There is also a Support Unit for the Service providing support mainly to Development Management, Enforcement and Public Protection – which in terms of planning related support, includes Unit Manager (who also supports public protection) and 5 support staff. The Gwynedd and Anglesey Joint Planning Policy Unit (which included 12 planning staff) has been cut down to 10 since April 2017 following budget cuts.
12. The Gwynedd and Anglesey Joint Planning Policy Unit (JPPU) was initially established through a Shared Service Agreement in 2011. Following a high level review of the JPPU during 2016, Gwynedd Council and the Isle of Anglesey County Council agreed in March 2017 that the JPPU should continue for a further 5 years. The JPPU is funded 50/50 by Gwynedd and Anglesey. It has been agreed in principle that a Joint Planning Policy Committee, consisting of 7 Members from each Authority, should be retained and that its functions will include advising each Council on the Annual Monitoring Report, making cross boundary decisions on matters relating to relevant Supplementary Planning Guidance, and the Plan’s revision in due course. The JPPU provides a complete planning policy service to both Authorities and is administered by Gwynedd Council.
13. Gwynedd Council also has a Shared Service Agreement with the other Authorities in the North Wales Region, for the provision of a shared Minerals and Waste Planning Service. The North Wales Minerals and Waste Planning Service was established in April 2011, with Flintshire County Council as the Lead Authority. Gwynedd’s contribution to the

North Wales Service is the secondment of a Senior Planning Officer (Minerals and Waste).

14. Since September 2014 the Council's Land Charges Function has transferred to the Planning and Public Protection Service and is located within the Support Unit. The Service structure is shown below:



Responding to financial constraints / challenges

Context

15. In 2010-11 the Planning Service, which at the time consisted of Development Management, Enforcement and Support, was subject to a full review in order to contribute towards the Department's efficiency savings programme. Running in parallel with this work was the review of the Planning Committee Structures. At the time, the Planning Service was administered in 3 area offices (Arfon, Dwyfor and Meirionnydd), with 3 Area Planning Committees held monthly (made up of all 75 Gwynedd Members), making decisions on planning applications.
16. The review of the Planning Service included a complete review of the work processes and restructuring of the Service. The vision for the Planning Service was to:
- “Make the most effective and efficient use of resources in order to establish a strong Planning Service which will bring about improvements and offer good quality which focusses on the customer”.**
17. The review of the Planning Service resulted in the transformation of the Service, with the new service becoming operational in April 2011. The transformation of the service moved away from the area based administration of the service to central administration / support and base for the Service in Pwllheli, but with the provision of a county wide service with hot-desks provided for Case Officers in Caernarfon, Bangor and Dolgellau

(as well as their office base in Pwllheli). The transformation also redesigned work processes having regard to “lean” principles, improved self service options for customers and increased electronic communication. It also established formal pre-application advice procedures (before this became statutory) and offered a first point of contact for customers via the Council’s Contact Centre (“Galw Gwynedd”).

18. The transformation of the Service delivered efficiency savings of approximately £300,000 and the changes implemented in April 2011 form the basis of the current Planning Service in terms of Development Management, Enforcement and Support.
19. At the same time of the review and transformation of the Service, the Full Council agreed to restructure the 3 area based Planning Committees, to create a single county Planning Committee held every 3 weeks, comprising of 15 Members which is in place at present.
20. In April 2012, the Planning Service and the Environment Service, merged to form the Planning and Environment Service bringing further efficiency savings at Senior Management level and as stated previously, the Public Protection Service also merged in early 2015/16, with further restructuring to the Department forming the current Planning and Public Protection Service.
21. In March 2016, the Full Council agreed further cuts, which were in addition to efficiency savings agreed in 2015, for the 3-year period 2015-18. The Council’s Efficiency Savings Programme for the Regulatory Department, from a managed budget of £10,288,000 now includes the following targets:

Year	Target
2015/16	£560,390
2016/17	£589,480
2017/18	£798,363
2018/19	£16,670
Total	£3,363,713

22. The Department is currently on target to deliver the efficiency savings of £3,363,713 during 2015-18 which includes savings of £794,093 from the then Planning, Environment and Public Protection Service (interim Service arrangements), £159,513 of which is specific to the planning functions. For Planning, these savings will include rationalising the Development Management, Enforcement and Support Units resulting in the deletion of 3 posts. This has seen the Development Management and Enforcement Units merge in 2017-18. 4 posts will be deleted from the JPPU with the Unit going from 12 staff to 8 staff and the saving split 50/50 with Anglesey, with this programmed for 2017/18, after the Joint LDP has been adopted.

Operating Budget

23. The income that Planning generates through planning fees has increased year on year over the last 3 years with the actual income received higher than the budgeted income.

As a result, in recent years, the Service has not had to deal with a situation where the actual income received is lower than the budgeted income and the potential difficulties in trying to balance the overall budget as a result.

24. The planning fee income is not retained by the Planning Service and the budgeted income target is set with consideration given to the actual income generated in the previous year(s). The information relating to planning fees is included in the following table:

Planning Fees	2016/17	2015/16	2014/15	2013/14	2012/13
Budgeted Income	551,010.00	471,680.00	419,770.00	375,520.00	362,010.00
Actual Income	552,735.10	576,770.50	514,325.28	516,724.16	458,416.00
Difference	-1,725.10	-105,090.50	-94,555.28	-141,204.16	-96,406.00

25. The net budget for Planning which includes Development Management, Enforcement, Minerals and Waste, Support (Planning) and the JPPU is as follows:

Net Budget of Planning	2016/17	2015/16	2014/15	2013/14	2012/13
Total	753,580	770,070	858,060	1,077,320	932,690

26. The Land Charges function of the Council which is located within the Support Unit of Planning since September 2014 has generated the following income:

Land Charges	2016/17	2015/16	2014/15	2013/14	2012/13
Budgeted Income	212,926.70	178,860.00	173,940.00	159,940.00	158,520.00
Actual Income	193,340.00	228,178	191,544.49	192,641.60	164,077.50
Difference	19,586.70	-49,318.00	-17,604.49	-32,701.60	-5,557.50

Staffing Matters

27. The Council has a Corporate Training Programme and corporate procedures for staff evaluation. The staff appraisal procedures help to identify the training needs of all the staff which includes the training provided within the Corporate Training Programme (which includes management courses such as ILM) and training that is more specific to Planning.
28. In addition to the above, the Environment Department has a budget for training and there has been a significant investment in the development of planning staff over the

years by funding specialist planning training. This means that every development management officer and planning policy officer have RTPI accredited qualifications. In addition to this, the Department has funded specialist training in the area of Conservation which has secured effective succession planning, whereby a Development Management Officer has now progressed to be the Senior Conservation Officer for the Council. Over the years the Department has identified areas of the Service where there is a need to ensure succession and has been successful in delivering this within the Service, with a number of staff over the years benefitting through career development opportunities.

29. The Department's and Service's business planning process, identifies areas of risk where there is limited expertise and resilience and tries to put in place measures to control / mitigate such risks in order to ensure service delivery.
30. When the Planning Service was transformed in April 2011 all job descriptions were reviewed with some amended and some new job descriptions produced. This process was undertaken with consideration given to continued staff development, resilience and flexible use of the staff resource, to meet possible changes in demands and priorities for the Service. With this in mind, all the posts within Development Management which are at the same level (e.g. Development Management Officer and Planning Enforcement Officer) are interchangeable so that the staff resource, where possible, can be targeted towards the needs of the Service and its customers.
31. Minerals and waste planning has in recent years been an area of planning where there is limited expertise not only in Gwynedd but also in North Wales. The agreement across North Wales to establish the North Wales Minerals and Waste Service, with Gwynedd seconding an Officer to the Service, has provided a more resilient Service for Gwynedd and the North Wales Region. As the partner Authorities face challenging times financially, the current arrangement is an annual rolling contract which is also reviewed annually.
32. The establishment of the Gwynedd and Anglesey Joint Planning Policy Unit has also provided career development opportunities for both Authorities and has helped to share and pool expertise within the Unit, which has provided greater resilience for both Authorities.
33. There are currently no vacant posts within the Planning Service. At present for 2015-18, no further cuts are proposed for Development Management, Enforcement and Support. However, for Development Management and Enforcement to function efficiently and effectively, they are reliant on specialist advice from the JPPU, Biodiversity Unit, Transportation Service and Public Protection Service. Cuts have been implemented with further cuts to be implemented before the end of 2015-18, for all of these service areas, which will have an adverse impact on the robustness and quality of decisions on planning applications and enforcement cases and the time taken to make those decisions.

OUR LOCAL STORY

Planning applications

34. The workload of the Planning Service in terms of planning applications registered has been steadily increasing over the last few years ranging from 1068 in 2011-12 to 1304 in 2015-16 and a slight decrease to 1208 is seen in 2016-17. The workload for the Development Management Officers has therefore remained steady at approximately 173 applications per annum compared with 160 applications per annum in 2014-15 and 186 in 2015-16.
35. There have been some major applications in Gwynedd during the period between 2012 and 2017 which include:
- Redevelopment of Bangor University Campus at St Marys, Lon Bopty including student accommodation for around 600 students. Pre-application discussions are ongoing regarding future projects and a development team approach to the proposed Science and Technology Quarter, with enabling development having already been implemented.
 - Numerous housing schemes have been granted including the 245 housing development (including 86 affordable houses) in Penrhosgarnedd, Bangor, on a site allocated for housing in the Gwynedd UDP. Outline application for a housing proposal for 366 dwellings on an allocated site was refused by Planning Committee contrary to officer recommendation, due to concerns that the development (which would be that largest housing development ever in Gwynedd) would have an adverse impact on the Welsh Language. The hearing for the appeal took place in December 2016 and due to the recent adoption of the LDP (prior to a formal decision being issued by the Minister) the appeal has been re-opened in order to discuss new evidence. The site has not been allocated for dwellings within the LDP. The hearing is due to take place during November 2017.
 - Approved scheme for 49 MW Pump storage facility at Glynrhonwy, Llanberis resubmitted in order to generate 99.9 MW as a Development Consent Order application.
 - New large creamery development permitted as the first development at the designated industrial park in Bryn Cegin, Llandygal.
 - A scheme for the redevelopment of the Island Site in Caernarfon was permitted which will also link the new terminal building for the Welsh Highland Railway to the town. The redevelopment scheme involves holiday accommodation and small scale workshops. The scheme makes re-use of some listed buildings and provides the opportunity to improve the image of this area of the town which also adjoins the castle. Other schemes in Caernarfon include an extension to the Galeri building to provide additional cinema screens.

36. There has been continued support for the various outdoor activity related applications including those for expansion at Zip World at Penrhyn Quarry, Bethesda and Llechwedd Quarry, Blaenau Ffestiniog which has also seen the development of Bounce Below and an application for visitor accommodation. These have proved to be very successful and have had a positive contribution on the local economy, helping to establish Gwynedd and North East Wales as key destinations for outdoor activities.
37. Continued support has also been given to numerous tourist/economic schemes within the county enabling people to establish or expand other non 'major' but perhaps equally important ventures. These include hotels and other forms of visitor accommodation, local bakery, brewery, specialist rural enterprises, re-development of retail sites, expanding existing attractions, farm diversification, large solar developments and small scale hydro schemes and so on – all of which contribute positively to the local economy.

Pre-application

38. Since the transformation of the Planning Service in 2011 all types of pre-application enquiries are now recorded in the back office system. The number of enquiries registered since 2011 has fluctuated considerably and 2599 enquiries were logged in 2016-17 – a decrease of approximately 300 since last year, but an increase on the numbers logged in 2014-15 (2292). The fluctuation in numbers in terms of the number of enquiries received could be down to an increase in the numbers of general enquiries being dealt with directly by the contact centre, on behalf of the Planning Service or the changes in planning legislation and the statutory formalisation of the pre-application service provided. There have also been some changes to the way the back-office system is used to log enquiries. Despite these fluctuations the numbers remain high and pre-application advice remains a large part of the work of the Development Management Team.
39. The Council has operated a charging scheme for pre-application advice since April 2015 and this became mandatory in April 2016. Where applicable, a development team approach is applied as part of the process of providing pre-application advice.
40. Current large scale projects benefiting from pre-application / input includes schemes such as the National Grid Connection from Wylfa to Pentir; the National Grid VIP project Penrhyndeudraeth and other associated National Grid projects; Caernarfon By-pass, existing employers looking to re-site, new employment schemes/retail and so on.

Planning enforcement

41. The planning enforcement work includes reactive work and proactive work and the framework for how this is delivered is set out in the Enforcement Strategy (which is additional to the Enforcement Policy) which was agreed by the Cabinet in 2014-15. The purpose of the Enforcement Strategy was to try and strike a balance between the day to day reactive work and the proactive work that can provide added value, although how this works depends on the staff resources available.

42. The number of planning enforcement cases / complaints received (the reactive work) over the last few years has remained fairly steady at around 500 cases per annum which for the 3 case officers works out at about 165 per annum. During 2016-17 this number dropped to 406 planning enforcement cases or complaints. During this period only two case officer were dealing with the workload and dealt with approx. 110 cases each as well as general enquiries relating to enforcement matters and ongoing monitoring.
43. The proactive work as identified in the Enforcement Strategy includes the monitoring of a sample of caravan sites annually. In 2014-15, due to concerns by Members relating to planning permissions granted for a 12-month holiday season on some static caravan sites, the Unit has prioritised the monitoring of the static caravan sites with planning permission for 12-month holiday season. This proactive monitoring continued in 2016-17 when site inspections were undertaken of a sample of those sites with 12-month holiday use, and no breach was found. The Enforcement Unit is also responsible for administering the register of Tree Preservation Orders and is currently (with the input of the Biodiversity Unit), reviewing and rationalising the register. The Enforcement Unit also monitors planning applications that have been subject to a section 106 agreement with the priority given to applications where there are commuted sums involved. The scheme for 245 houses development in Penrhosgarnedd, Bangor (as referred to above) is an example of this, where there was a commuted sum of over £1 million for education and highway improvements.

Planning policy

44. The Gwynedd and Anglesey Joint Planning Policy Unit, is currently the only example in Wales of Authorities that have collaborated to produce an adopted Joint Local Development Plan for the local planning authority areas. There were planning reasons and cost avoidance reasons which contributed towards justifying a business case for establishing the JPPU to produce a Joint Local Development Plan. It has been demonstrated that costs have been avoided in the plan preparation process. Costs have been avoided in that single as opposed to two assessments or surveys have been commissioned (e.g. a single Sustainability Appraisal, single Employment Land Study), more work has been undertaken internally by the Unit / Councils and significant costs were be avoided by having only 1 public examination (instead of one for each Authority)

Current projects and local pressures

45. There are currently major infrastructure projects in North West Wales which will have an impact on Gwynedd Council and more specifically the significant demand for resources within the Planning Service as well as other Services in the Council. These projects include:
46. **The National Grid North Wales Connections Project:** This relates to increasing the capacity of the electricity network between Wylfa Newydd and Trawsfynydd, to transport the additional capacity generated from major energy schemes such as Wylfa Newydd. Gwynedd Council and Anglesey Council have a Joint Planning Performance Agreement in place with National Grid, which provides the framework for pre-

application engagement in relation to the Development Consent Order (DCO) application. National Grid have consulted on possible route options for the connection through Gwynedd and Anglesey, with a view to submitting the DCO during 2018.

47. **Wylfa Newydd (Anglesey):** The Joint Local Development Plan has been produced on the basis that the Wylfa Newydd project will happen towards the end of the Plan period. A series of three pre-application consultations (PACs) have been undertaken and responded to by the Council, with the DCO application to be submitted in Quarter 4 2017-18. The Wales Act 2017 means that development that supports the delivery and operation of Wylfa Newydd, commonly referred to as 'associated developments', can be included in the DCO application. These 'associated developments' include construction worker's accommodation, logistics centre, park and ride. The Planning Act 2008 requires that the Secretary of State must have regard to any Local Impact Report (which will be required from the Isle of Anglesey County Council as the host authority) and any similar reports prepared by stakeholders such as Gwynedd Council. Preparation of the LIR and any impact report or Statements of Common Ground is led by the Planning Service on behalf of the Council and will require planning input, mainly from the JPPU. There is also likely to be other development that will be related to the Wylfa Newydd Project, but not included in the DCO application, which may be located in Gwynedd and will therefore require the input of the JPPU and Development Management.

48. There are also projects that are more specific to Gwynedd only:

49. **National Grid – Visual Impact Provision:** In September 2015, National Grid made an announcement that the transmission line near Porthmadog is one of the 4 schemes to be taken forward to potential engineering work for mitigating the impact of overhead lines. Most of the transmission line is within the Gwynedd Local Planning Authority area with the remainder within the Snowdonia National Park Authority. Preliminary discussions between the Planning Service and National Grid in relation to scoping the proposed work, have commenced and the project is gathering momentum with specific surveys and work currently being undertaken.

50. **National Grid – undergrounding at Glaslyn:** The Planning Service is providing input into the scheme for the upgrading and undergrounding of part of the route from Wern, which includes the Glaslyn estuary. This work is a separate package to the other National Grid schemes referred to above. Specific work and surveys are currently underway.

Collaboration projects

51. The North Wales Planning Officers Group (NWPOG) which is made up of Chief Planning Officers (or equivalent) of the 7 North Wales Local Planning Authorities, has implemented numerous planning related collaboration projects in recent years, including:

- The North Wales Minerals and Waste Planning Service
- Community Infrastructure Levy Tool Kit
- North Wales Regional Employment Project

52. During 2016-17 NWPOG have been leading on 2 collaboration projects on behalf of the Planning Officers Society Wales. These include the Natural Heritage Project which is in partnership with Natural Resources Wales and supported by Welsh Government, as well as the Built Heritage Project which is also support by Welsh Government. Work streams in relation to these projects have been identified as have the outcomes / benefits which should provide more consistency, efficiency and improved customer service in these work areas across Wales.

Operational and improvement plan for the Service (looking back)

53. For 2016-17 the improvement plan tasks / improvements included:

i. Review of workloads for Development Management and Enforcement

This is undertaken regularly on a weekly / monthly basis or as and when required in order to balance work load and to vary the type of applications and cases dealt with by Officers. Further work is also under way to facilitate the review, monitoring and management of the workload and the performance.

ii. Rationalise the filing system for Development Management and Enforcement

The bulk of this project was completed in 2014-15 as part of a 3-year plan which involved scanning historic hard copy files and files kept on Microfiche. Prior to this, planning files were stored in 3 separate office location (Caernarfon, Pwllheli and Dolgellau) but remaining hard copy files are now all stored in the Pwllheli Office where the Planning Service is administered. Completion of the project was reliant on the complete in-house scanning of hard copy files covering the period 2007-12 (planning application, plans and decision notices are all in the back office system), which has not been possible due to the lack of staff resources. Furthermore, the Service still retains 5 years' worth of the recent hard copy files which are stored in the administrative office in Pwllheli, with all information on hard copy also stored electronically in the back office system. The Service is now looking at taking this work one step further with the intention of further reducing the numbers of hard copy files that a stored. This will require a decision on what to do with the 2007-12 files and the 5-year worth of most recent hard copy files.

iii. Reach relevant stage within the Local Joint Development Plan time-table

The Joint Local Development Plan was submitted the Planning Inspectorate for public examination and the with the Inspector's report published in June 2017 and the Plan adopted in July 2017.

iv. Review and rationalise the Tree Preservation Order register

An up to date layer of TPOs is in the process of being produced to be displayed and accessed via the Council's website. It is hoped that this is completed during 2017-18.

v. Review of work processes for Development Management, Enforcement and Support

This is an ongoing process of refining, improving and adapting to changes.

vi. Adoption of an Enforcement Strategy and its implementation

The Enforcement Strategy is now due for review which at present should take place in 2017/18.

vii. Improve customer service

This is an on-going project that includes improving self-service options, reviewing customer contact arrangements with the contact centre and assessing customer satisfaction in relation to the service delivered. Customer satisfaction surveys in the context of the pre-application advice and planning application process are undertaken by telephone on a monthly basis and questionnaires are also sent out with decision notices.

WHAT SERVICE USERS THINK

54. The Planning Service has sent customer satisfaction surveys with decision notices over a number of years, but since 2015-16 we have taken a more proactive approach to understanding and assessing customer satisfaction which has continued for 2016-17. The survey involves telephone calls undertaken monthly, on the basis of a sample of 10% of the applications determined for the relevant month. The feedback for the surveys are recorded and distributed to case officers and actions taken to adapt service arrangements where required. For the period 2016-17, over 90% of our customers who responded to the survey confirmed that they were satisfied with the service provided.
55. In 2016-17 as part of a national survey undertaken on behalf of the Wales Local Planning Authorities, we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.
56. The survey was sent to 404 people, 19% of whom submitted a whole or partial response. The majority of responses (42%) were from local agents. 39% were from members of the public. 4% of respondents had their most recent planning application refused.
57. 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.

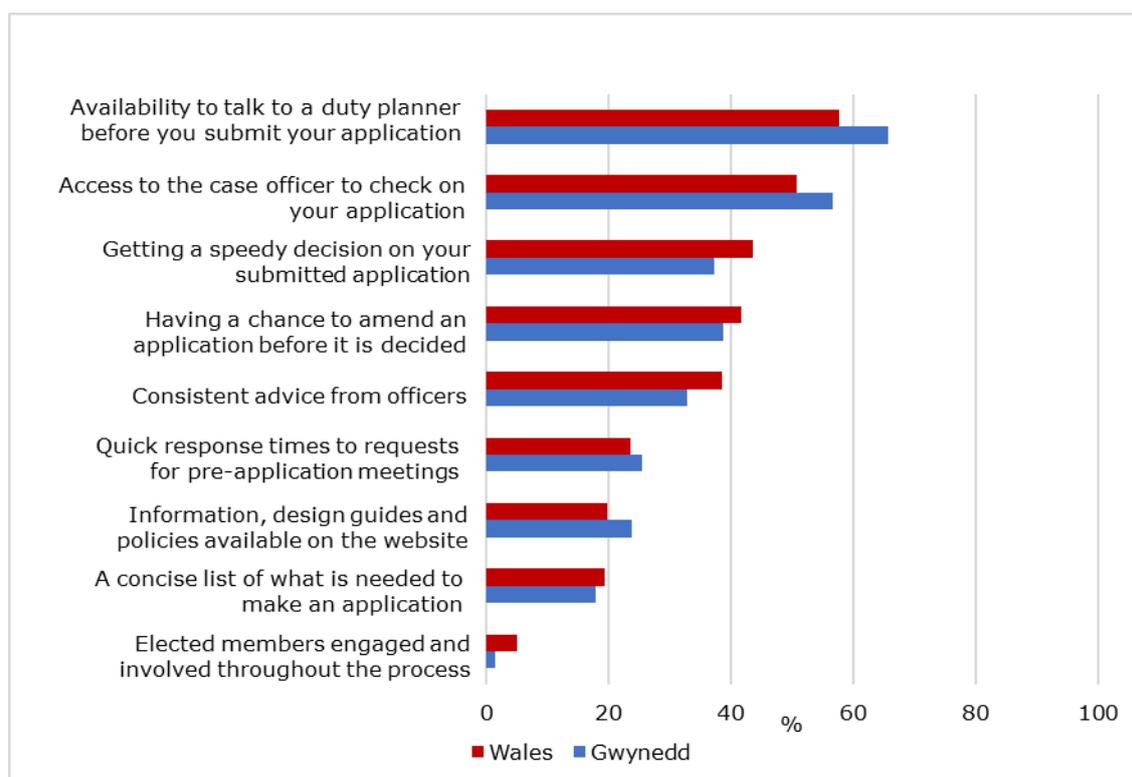
58. Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

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

Percentage of respondents who agreed that:	%	
	Gwynedd LPA	Wales
The LPA enforces its planning rules fairly and consistently	73	52
The LPA gave good advice to help them make a successful application	73	62
The LPA gives help throughout, including with conditions	58	52
The LPA responded promptly when they had questions	59	61
They were listened to about their application	65	59
They were kept informed about their application	57	51
They were satisfied overall with how the LPA handled their application	67	61

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

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



60. Comments received include:

- “This is not the first time I have put in for planning to the LPA. In all cases the team have been very helpful and very professional. They have been a pleasure to work with. They have been firm and fair in all cases (and I have had decisions turned down). I develop student houses in the area and I believe that the planners truly have the interests of the community at the centre of their process and they should be commended for this. There are many issues where my own ignorance would have led me into making a wrong decision and the planning processes and team were very helpful in ensuring that I was well informed.”
- “Gwynedd Planning Department have been the most helpful planning department and very professional I have used.”
- “There seems to be an inconsistency in performance at officer level. Some applications and queries are dealt with promptly whilst there are unacceptable delays with respect other applications.”

OUR PERFORMANCE 2016-17

61. 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.

62. 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

63. As at 31 March 2017, we did not have a current development plan in place. As at 31 March 2017 we hadn't received the Joint LDP's Examination Inspector's binding report, which meant that we were 14 months behind the dates specified in the original Delivery Agreement. The Examination Inspector's Report was received on the 30th June 2017 and we adopted the Joint LDP on 31st July 2017, which was 14 months behind the date specified in the original Delivery Agreement.

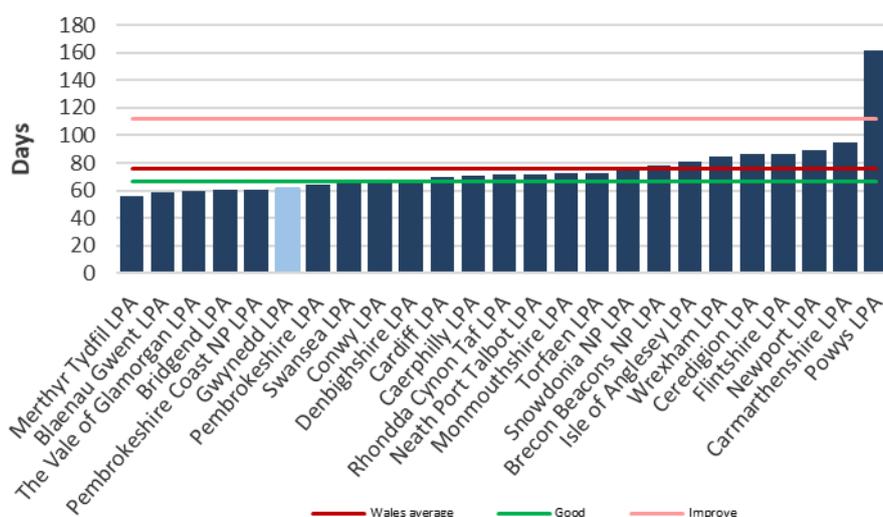
64. During the APR period we, technically, had a 0 years of housing land supply identified. This was because there wasn't an up-to-date adopted development plan for the Gwynedd Planning Authority area at the base date of the annual Joint Housing Land Availability Study period (i.e. 1st April, 2017). This makes us one of 19 Welsh LPAs

without the required 5 years supply. At the Joint LDP's adoption (July 2017) the housing trajectory showed we had an anticipated 5.4 years supply of land for housing.

Efficiency

65. In 2016-17 we determined 994 planning applications, each taking, on average, 62 days (9 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.

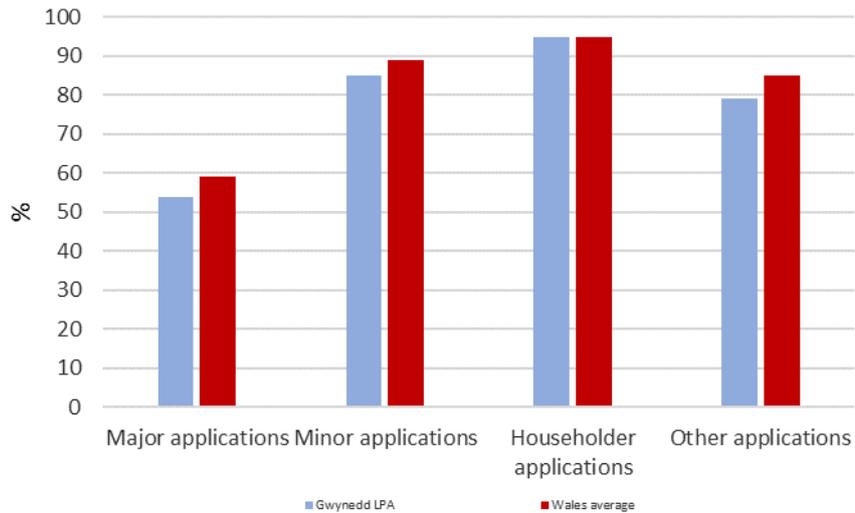
Figure 2: Average time taken (days) to determine applications, 2016-17



66. 83% 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.

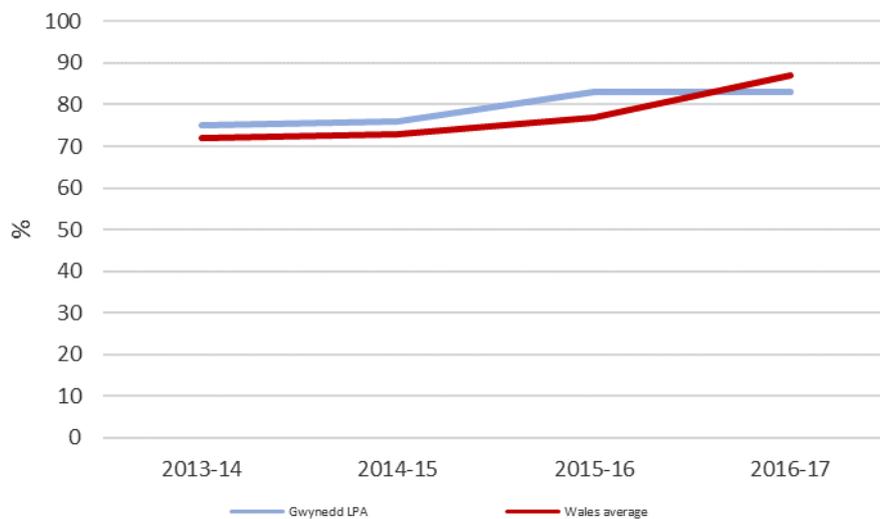
67. Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 95% of householder applications within the required timescales.

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



68. Between 2015-16 and 2016-17, as Figure 4 shows, the percentage of planning applications we determined within the required timescales stayed the same at 83%. Wales saw an increase this year.

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



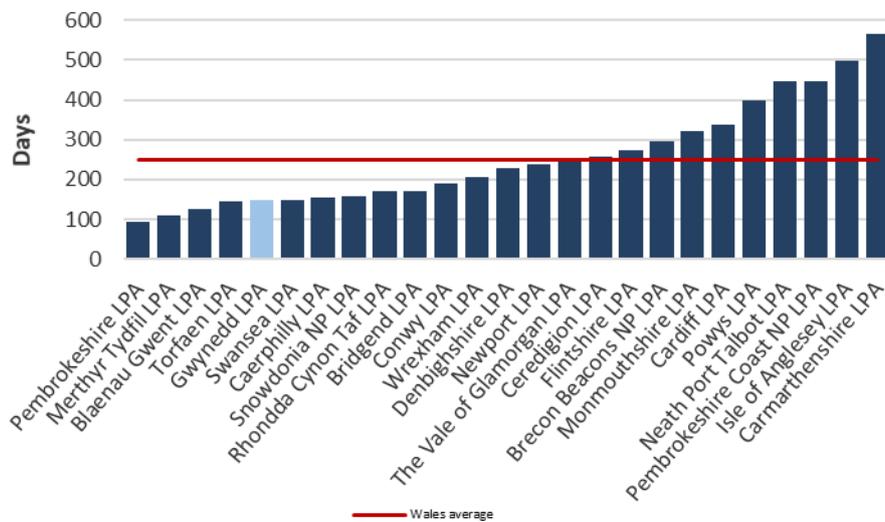
69. Over the same period:

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

Major applications

70. We determined 28 major planning applications in 2016-17, 4% (1 application) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 147 days (21 weeks) to determine. As Figure 5 shows, this was the fifth shortest average time taken of all Welsh LPAs.

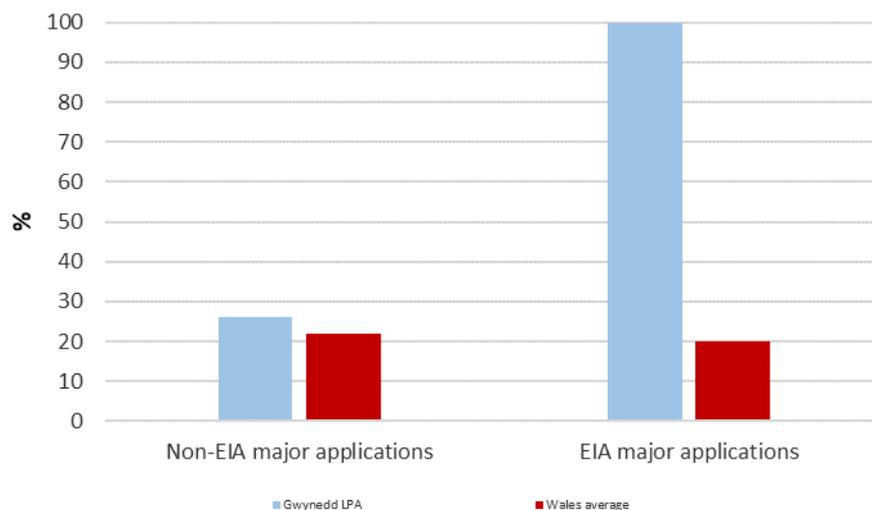
Figure 5: Average time (days) taken to determine a major application, 2016-17



71. 54% of these major applications were determined within the agreed timescales, compared to 59% across Wales.

72. Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 26% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the statutory 8-week deadline.

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



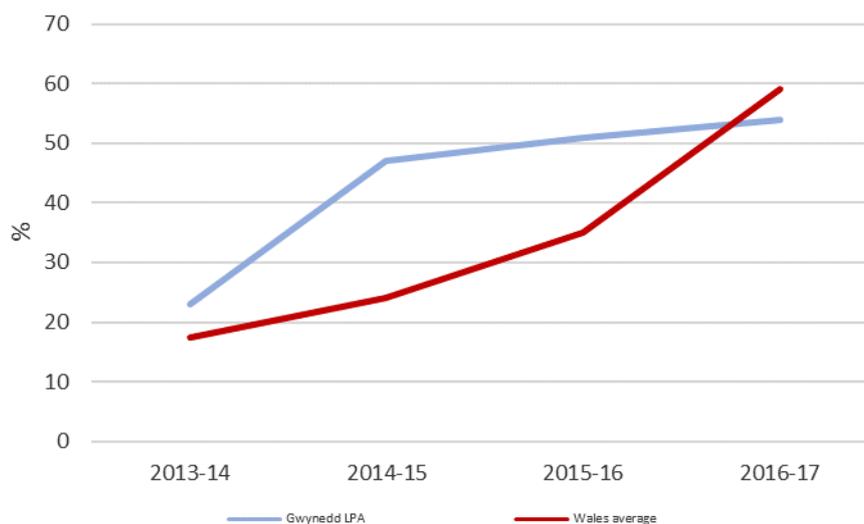
73. In addition, we determined 78% of major applications that were subject to a PPA in the agreed timescales during the year.

74. Since 2015-16 the percentage of major applications determined within the required timescales had increased from 51%. In contrast, the number of major applications

determined decreased while the number of applications subject to an EIA determined during the year increased.

75. 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



76. Over the same period:

- The percentage of minor applications determined within the required timescales increased from 83% to 85%;
- The percentage of householder applications determined within the required timescales increased from 89% to 95%; and
- The percentage of other applications determined within required timescales decreased from 86% to 79%.

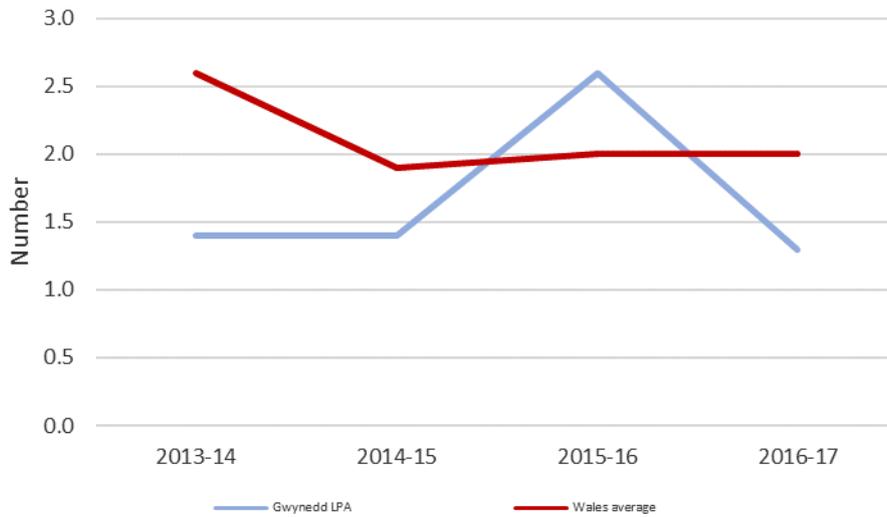
Quality

77. In 2016-17, our Planning Committee made 94 planning application decisions during the year, which equated to 9% of all planning applications determined. Across Wales 6% of all planning application decisions were made by Planning Committee.

78. 3% of these member-made decisions went against officer advice. This compared to 11% of member-made decisions across Wales. This equated to 0.3% of all planning application decisions going against officer advice; 0.7% across Wales.

79. In 2016-17 we received 13 appeals against our planning decisions, which equated to 1.3 appeals for every 100 applications received. This was the fifth lowest ratio of appeals to applications in Wales. Figure 8 shows how the volume of appeals received has changed since 2015-16 and how this compares to Wales.

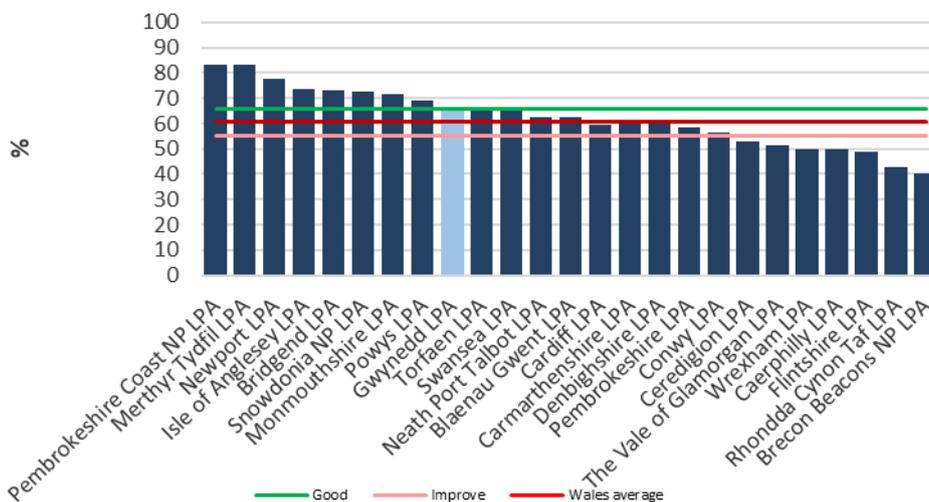
Figure 8: Number of appeals received per 100 planning applications



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

81. Of the 21 appeals that were decided during the year, 67% were dismissed. As Figure 9 shows, this was higher than the percentage of appeals dismissed across Wales as a whole and we were one of 10 LPAs that reached the 66% target.

Figure 9: Percentage of appeals dismissed, 2016-17



82. During 2016-17 we had 2 applications for costs at a section 78 appeal upheld, making us one of the 11 LPAs to have at least one such application upheld in the year.

Engagement

83. 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.

84. As Table 2 shows, 73% 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

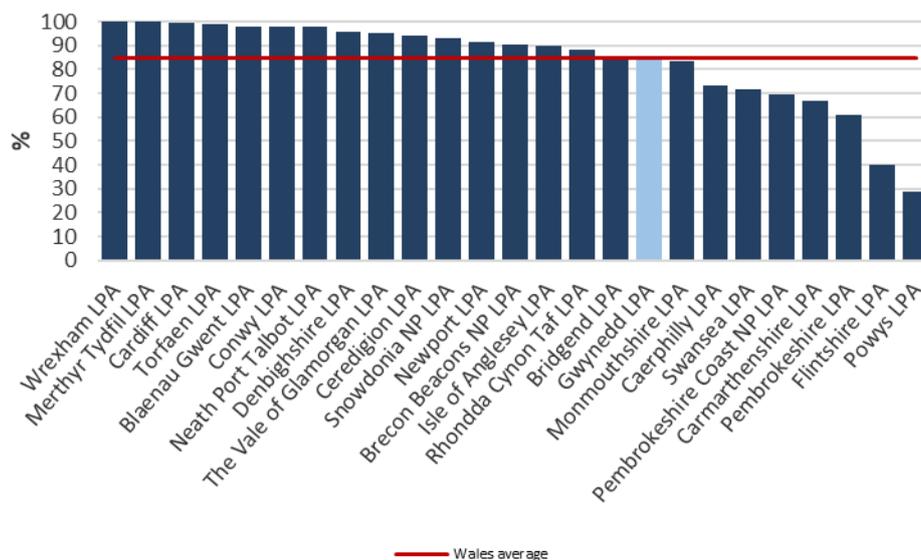
	%	
Percentage of respondents who agreed that:	Gwynedd LPA	Wales
The LPA gave good advice to help them make a successful application	73	62
They were listened to about their application	65	59

Enforcement

85. In 2016-17 we investigated 221 enforcement cases, which equated to 1.8 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales. We took, on average, 47 days to investigate each enforcement case.

86. We investigated 84% 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.

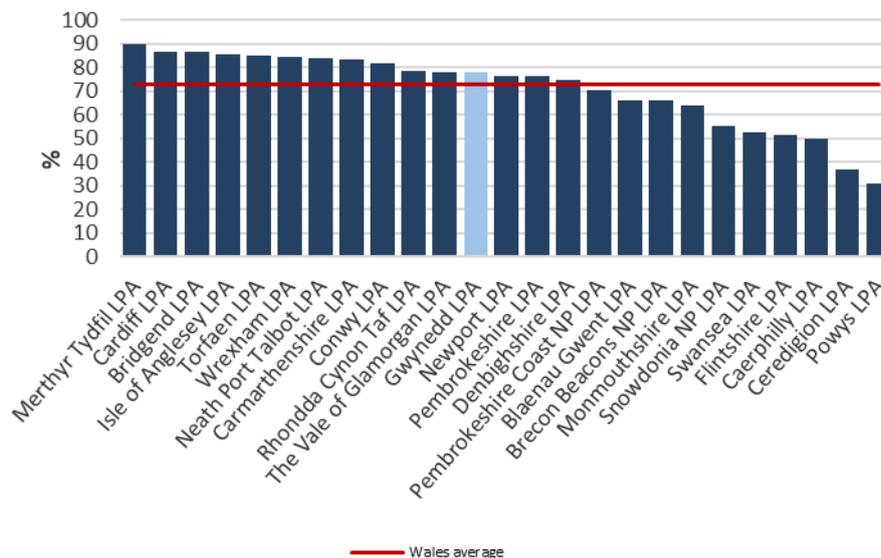
Figure 10: Percentage of enforcement cases investigated within 84 days, 2016-17



87. Over the same period, we resolved 221 enforcement cases, taking, on average, 134 days to resolve each case.

88. 78% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this compared to 73% of enforcement cases resolved within 180 days across Wales.

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



Operational and improvement plan for the Service 2016-17 (looking forward)

89. The Council is committed to the mind set of putting the people of Gwynedd central to everything we do, ensuring that services are delivered as effectively and efficiently as possible and empowering staff to make decisions at the appropriate level. With this in mind the intention is that all Services within the Council will be subject to full reviews over the coming years which will look in detail at the purpose of the service, performance measures, work processes and the views of customers.

90. The Planning Service has therefore looked at the operational and improvement plan for 2017/18 in this context and these are the tasks / improvements that we are looking to implement:

Service Review

91. A full review off Development Management, Enforcement and Support was proposed for 2016/17 in line with the Council’s objectives for service delivery, which did not commence until the start of 2017-18 but had to be postponed due to long term staff sickness within the Service. The review should recommence towards the end of 2017-18 or the beginning of 2018-19.

Review of the back office system

92. Following the merger of the Planning Service with Public Protection, which has also included the merger of separate Support Units to form one Support Unit for the whole

service, there will be a review of the 2 main back office systems which are currently used separately for planning and public protection. The ultimate objective is to have a single system that supports the needs of the whole service.

The Joint Planning Policy Unit: Plan Making indicators 1 to 4

93. Gwynedd Council and the Isle of Anglesey County Council agreed to extend the joint working arrangement for the provision of the planning service by the Joint Planning Policy Unit in March 2017 for a period up to 2022. Following those decisions and the adoption of the Plan in July 2017, in 2017-18 there will be a need to:

- Prepare and agree a new shared service agreement to provide the Joint Planning Policy Unit which will need to facilitate any improvements to the collaboration arrangements agreed by both Authorities
- Prepare a new agreement to re-establish and support a joint planning policy committee to continue to make cross boundary decisions.
- Produce Supplementary Planning Guidance and undertake monitoring work and other relevant work in accordance with the monitoring framework agreed for the Plan and the performance framework agreed by both Authorities.

Review of workload and performance: Planning application indicators 5 to 8 (speed of determination)

94. For 2017/18 we will continue to concentrate more on the percentage of applications that have taken more than 8 weeks to determine and the reasons behind this. All applications that have taken more than 8 weeks to determine, are analysed quarterly and adaptations made to the working arrangements where required. Furthermore, there is also an emphasis on the speed of decisions within 8 weeks with a focus on quick decisions which are closer to the 21 days rather than 56 days (8 weeks).

95. The review of the back office systems will also look at ways of improving the use of the current systems, where this is possible within existing budgets. The focus is on improving efficiency and providing Unit Managers simple access to “live” workload and performance data in order to manage performance more effectively.

Revision of the planning scheme of delegation

96. Following a scrutiny Committee inspection into the Planning Service, one of the recommendations included a revision of the scheme of delegation and support for a revised scheme of delegation for the work of the Planning Committee. The Service intends to take forward this recommendation which will include consultation with the Planning Committee and other interested parties if requires, prior to reporting to the Full Council.

Review of workload and performance: Enforcement indicators 15 to 18 (speed of investigation)

97. As with the planning applications, for 2017-18 the intention is to analyse the reasons behind the percentage of enforcement cases that have taken longer than 84 days to investigate and introduce changes if required. The back office review and improvements referred to above will assist with this.

98. It is also intended to pilot a standard procedure for receiving planning enforcement complaints, where complainants will be required to submit complaints using a standard form. This follows the idea of the now formal pre-application advice procedure and the objective is that the whole approach to enforcement is formalised, with as much information relating to the complaint provided up front. This will hopefully assist with speeding up the time taken to deal with complaints.

99. There is also an intention to continue to undertake proactive enforcement where possible which is likely to be related to monitoring caravan sites and trying to deal with issues related to the proliferation of "To Let" sign in Bangor.

Rationalise the filing system for Development Management and Enforcement

100. Whilst most of this work has been completed it will be required to consider options on what to do with the 2007-12 files (which are partly scanned) and the 5 years' worth of the most recent hard copy files.

Review and rationalise the Tree Preservation Order register

101. An up to date layer of TPOs is in the process of being produced to be displayed and accessed via the Council's website and it is hoped that this is completed during 2017-18.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	58	16	14
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	2.9	0
Efficiency						
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set	59	51	54
Average time taken to determine "major" applications in days	Not set	Not set	Not set	250	231	147

MEASURE	GOOD	FAIR	IMPROVE
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60
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

WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
87	83	83
76	60	62
11	14	3
61	70	67
0	2	2
Yes	Yes	Yes
Yes	No	No

MEASURE	GOOD	FAIR	IMPROVE
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	Not set	Not set	Not set
Average time taken to investigate enforcement cases	Not set	Not set	Not set
Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)?	Not set	Not set	Not set
Average time taken to take enforcement action	Not set	Not set	Not set

WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
Yes	Yes	Yes
85	89	84
74	85	47
73	77	78
201	149	134

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	No development plan in place
The Gwynedd Unitary Development Plan period expired on 31 December 2016. The Anglesey and Gwynedd Joint Local Development Plan was adopted on 31 July 2017, and therefore replaced the Gwynedd Unitary Development Plan within 7 months of its 'end date'.	

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	14
The Joint Local Development Plan was adopted on the 31 July 2017. The original Delivery Agreement had anticipated receipt of the Inspector's Report in January 2016 and adoption in April 2016. The Inspector's Report had not been received by end March 2017, which meant that at that point we were 14 months behind schedule.	

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
The Joint LDP was adopted in July 2017. The first AMR will be due in October 2018.	

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	0
<p>The Gwynedd Local Planning Authority area was not covered by a TAN 1 compliant development plan in March 2017 (for the purpose of 2016-17 performance reporting). On this basis, and since TAN 1 requires local planning authorities to use the residual methodology to calculate the supply of land for housing (as opposed to past build trends), a formal Housing Land Availability Study could not be undertaken for 2016 – 2017. This means we have a 0 supply of land for housing.</p>	

SECTION 2 - EFFICIENCY

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

Authority's performance	54
<p>The Authority's performance has improved slightly since 2015-16 and the performance is comparable with the Wales average in terms of the Non-EIA major applications and much greater than the EA major applications, which is likely to be influenced by the number of "major" applications received / determined.</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	147
<p>This is a major improvement on the two previous years. The LPA tries to work with applicants/developers so that applications, where possible, can be supported and that all the information and evidence is available at the time of registering the application. Quicker decisions may have resulted in a greater number of applications refused. The Council's current scheme of delegation also means that all major applications will be presented to Committee and Committee timescales are also likely to have an effect on the performance in terms of speed.</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	83
This maintains the performance seen last year and reflects the efforts made by the Service to try and determine applications (where possible) as soon as possible after the 21-day period of consultation.	

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	62
This is a slight increase of 2 on the performance for 2015-16 performance and reflects the efforts made by the Service to try and determine applications (where possible) as soon as possible after the 21-day period of consultation.	

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
Where there are possible risks to the Council, the Planning Committee procedure includes referral to a 'cooling off' period. The application is then reported back to Planning Committee within six weeks with a report that highlights the planning policy context, the possible risks and possible options available to the Planning Committee. The procedure has worked well over the years and has managed to avoid possible risks to the Council. This may be reflected in the fact that the performance seen this year is better than last year (8.6%).	

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	67
Whilst this is similar to performance seen last year there is a decrease from 70%.	

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	2
The number of applications for costs that were upheld are the same as last year and represent a small percentage of the number of appeals dealt with.	

SECTION 4 – ENGAGEMENT

Indicator	12. Does the local planning authority allow members of the public to address the Planning Committee?	
"Good"	"Fair"	"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
This has been in operation since 2010 and there are standard procedures in place.	

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	No
There are formal pre-application advice procedures in place to deal with all planning inquiries and meetings can be arranged by prior appointment. The contact centre is used currently as the first point of contact for customers and this arrangement is currently under review.	

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
This is operational since 2005 with the option of submitting an application via the Planning Portal available since 2008.	

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	84
Performance has improved since 2014-15 (77%) but has dipped slightly since 2015-16 (89%). This is slightly less than the average across Wales which is 85%.	

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	47
The Authority's performance is significantly better than 2015-16 as the arrangements as to what exactly is measured and how the data is captured has improved.	

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	78
The performance reflects that of the previous year (77%) and this is slightly greater than the Wales average.	

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	134
The average number of days taken to take enforcement action has improved from 149 in 2015-16, but this is also influenced by the lower number of cases. Where possible, the LPA attempts to resolve most cases without having to take formal action.	

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	
It is not considered that the data requested specifically relates to the performance of the Authority. Furthermore, the Authority has been undertaking a review of the back office and as a result there have been difficulties in the gathering of meaningful data relating to most of the SD indicators and at present data has only been provided where possible.	

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

Refused (square metres)	
Authority's data	

Recording of this data is under review.

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

Granted permission (number of applications)	
Authority's data	2

Granted permission (MW energy generation)	
Authority's data	5

This data is not specifically related to performance, but is a reflection of how renewable energy projects are dealt with in the context of local and national planning policies.

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

Market housing (number of units)	
Authority's data	211

Affordable housing (number of units)	
Authority's data	70

The number of affordable houses only reflects schemes with a section 106 agreement and housing association schemes. It does not include the number of houses that are affordable due to size, location and the nature of the local housing market. This is data that the Planning Service has collected since 2015/16 which shows that approximately 50% of the 211 houses granted permission were affordable through a 106, or as Housing Association development or due to their size and location.

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	

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	

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

Recording of this data is under review.

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

Authority's data	
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Greenfield land (hectares)	
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Authority's data	
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Recording of this data is under review.

Indicator	SD6. The area of public open space (ha) that would be lost and gained as a result of development granted planning permission during the quarter.
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Open space lost (hectares)	
-----------------------------------	--

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

Open space gained (hectares)	
-------------------------------------	--

Authority's data	
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Recording of this data is under review.

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
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Gained via Section 106 agreements (£)	
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Authority's data	0
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Gained via Community Infrastructure Levy (£)	
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Authority's data	0
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