

# **Gwynedd Council Local Planning Authority (LPA)**

## **PLANNING ANNUAL PERFORMANCE REPORT (APR) 2018**

### **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, Deputy Leader and Cabinet Member for Environment**

### **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 distinctive examples of slate areas located within the County. 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 billion 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 communities.
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 2017, the median household income in Gwynedd (£25,790) was 3.0% below the figure for Wales (£26,580) and 16.6% lower than the figure for Britain (£30,921). In 2017, the median price for a house sold in Gwynedd was £149,000 which is an increase of 12.9% compared with 2011.
5. Analysis of the most recent Welsh Government trend based population and household projections (2014 base), suggests that the population in the Gwynedd (the County), could increase by 4,818 (4%) over the remainder Joint Local Development Plan period (2011 – 2026), with a 6% (3,480) 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. Applications for Development Consent Orders have been submitted by Horizon (Wylfa Newydd) and by National Grid (North Wales Connections Project). It has been estimated that £2.5 billion will be added to the Anglesey and North Wales economy over the next 15 years.
7. The Anglesey and Gwynedd Joint Local Service Board undertook a Well-being Assessment for Gwynedd (and Anglesey) during 2017, to inform the Well-being Plan for the County. The Well-being Plan was published during 2018, which identified nine objectives. <https://www.llesiantgwyneddaron.org/Uploads/Pages/Documents/3-5-3-94-1-Gwynedd-and-Anglesey-Well-being-plan.pdf> Gwynedd Council's vision, as set out in its current Strategic Plan (2018 – 2023), 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

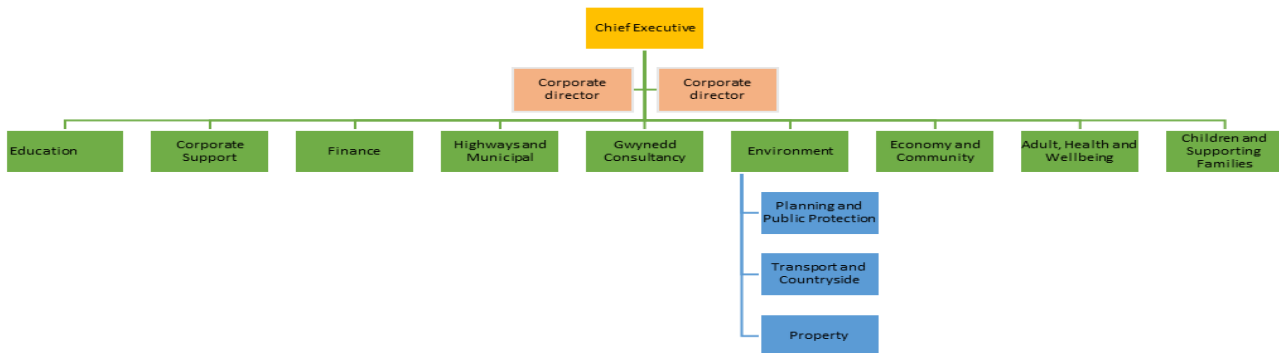
emphasis will be on improving the Council's ability to ensure the best for the people of Gwynedd and it will be able to do that by transforming services, to become services that the Council can maintain for the future. The strategy is supported by an Improvement Plan and Departmental Plans, which set out how the objectives will be achieved. Both documents can be read on the Council's website <https://www.gwynedd.llyw.cymru/en/Council/Strategies-and-policies/Corporate-plans-and-strategies/Gwynedd-Council-Plan-2018-23.aspx>

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. Work has commenced on a set of 'priority' SPGs expected to be adopted by the end of Quarter 4 2017 – 2019, having been subject to public consultation during the next financial year (2018 – 2019). 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 Well-being Plan and the Council's 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](http://www.gwynedd.gov.uk/ldp)

## **PLANNING SERVICE**

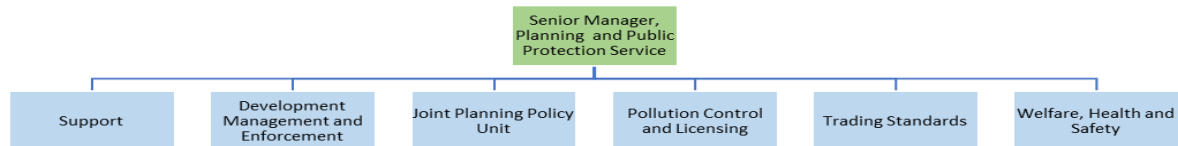
### **Organisational Structure**

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 (with the Support Manager included). The Gwynedd and Anglesey Joint Planning Policy Unit (which included 12 planning staff) has been cut down to 8 since the end of 2017-18, 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 Councils. A Joint Planning Policy Committee, consisting of 7 Members from each Authority, was retained and its functions will include advising each Council on the Annual Monitoring Report (required from October 2019 onwards), 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	£942,743
2018/19	£16,670
<b>Total</b>	<b>£2,109,283</b>

22. The Department is currently on target to deliver the efficiency savings of £2,109,2832 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 were deleted from the JPPU at the end of 2017/18, with the Unit going from 12 staff to 8 staff and the saving split 50/50 with Anglesey.

### **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:

<b>Planning Fees</b>	2017/18	2016/17	2015/16	2014/15	2013/14
<b>Budgeted Income</b>	556,680	551,010.00	471,680.00	419,770.00	375,520.00
<b>Actual Income</b>	458,459	552,735.10	576,770.50	514,325.28	516,724.16
<b>Difference</b>	98,221	-1,725.10	-105,090.50	-94,555.28	-141,204.16

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

<b>Net Budget of Planning</b>	2017/18	2016/17	2015/16	2014/15	2013/14
Total	747,510	753,580	770,070	858,060	1,077,320

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:

<b>Land Charges</b>	2017/18	2016/17	2015/16	2014/15	2013/14
<b>Budgeted Income</b>	215,710.00	193,340.00	178,860.00	173,940.00	159,940.00
<b>Actual Income</b>	229,427.17	212,926.70	228,178	191,544.49	192,641.60
<b>Difference</b>	-13,717.17	-19,586.70	-49,318.00	-17,604.49	-32,701.60

### **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 RTP1 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. At present, one support officer is working towards an RTPI accredited planning qualification which is funded by the workplace.

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 2015-19, 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 1304 in 2015-16 and a slight decrease to 1208 in 2016-17 and 1101 in 2017-18. Despite the minor fluctuation the



workload for the Development Management Officers has therefore remained steady throughout.

35. There have been some major applications in Gwynedd during the period between 2012 and 2018. More recently these have included:

- Redevelopment of Bangor University Campus. 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, a large percentage of which have been proposals brought forward by RSL's thus contributing positively to the availability of affordable housing in the County and the provision of extra-care housing.
- Several large scale schemes have been approved such as new schools, a new poultry unit, an electrical sub-station and several large scale extensions or refurbishments to existing business uses.

36. There has been continued support for the various outdoor activity related applications including those 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 various forms of visitor accommodation. These have proved to be very successful and have had a positive contribution on the local economy, particularly the development of associated small scale independent businesses such as holiday units, bunkhouses, outdoor pursuit activities, small scale retail/food all of which have helped 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, several micro-breweries and distillery, specialist rural enterprises, re-development of retail sites, expanding existing attractions, farm diversification 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 fluctuated in the first few years but have since remained relatively stable with 2599 enquiries logged in 2016-17 compared to 2292 in 2014-15 and 2380 in 2017-18. The numbers logged 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. Current large scale

projects benefiting from pre-application / input includes schemes such as the National Grid Connection from Wylfa to Pentir which has recently been submitted as a DCO and the Wylf Newydd project. Further National Grid projects include the VIP project at Penrhyndeudraeth, the Glaslyn project and also the Dinorwig project. Other large scale projects include existing employers looking to re-site, new employment schemes/retail and tourism.

### **Planning enforcement**

40. 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. Recent changes have been implemented to focus and prioritise the complaints received in order to make the best of resources available.
41. 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 and this has remained stable in 2017-18 with 432 cases received. During this period 224 cases warranted some form of enforcement action and 9 enforcement notices were served and the Team dealt with some lengthy and complex cases. It is envisaged that the number of cases received will reduce as a result of the changes implemented in order to focus and prioritise resources.
42. The proactive work as identified in the Enforcement Strategy includes the monitoring of a sample of caravan sites annually. Proactive monitoring was carried out in 2016-17 when site inspections were undertaken of a sample of those sites with 12-month holiday use, and no breach was found. During 2017-18 proactive monitoring focussed on touring sites and storage. 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 for such matters as play areas, education and highway improvements.

### **Planning policy**

43. 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 avoided by having only 1 public examination (instead of one for each Authority). Following the Plan's adoption in July 2017, a single Housing Land Availability Study is required for the Plan area, compared to the previous requirement to prepare a study for each local planning authority. Supplementary Planning Guidance documents are being prepared to advise on specific policy issues that are applicable to both local planning authorities alike.

### **Current projects and local pressures**

44. 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:
45. **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, and the DCO was submitted in September 2018 and accepted by PINS. The Planning Service is leading on this project on behalf of the Council, with the next stages involving the progression of the Statement of Common Ground, the Local Impact Report as well as giving evidence at the examination hearings.
46. **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) and an informal consultation on the draft DCO have been undertaken and responded to by the Council. 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. The DCO application was submitted on the 1 June 2018 and has been accepted by PINS. The Planning Service is leading this project on behalf of the Council, with the next stages including preparation of a Local Impact Report, Statements of Common Ground and input at the examination hearings which started on the 24 October 2018.
47. There are also projects that are more specific to Gwynedd only:
48. **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.

49. **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.
50. **National Grid – Dinorwig Cables:** The Planning Service is in the early stages of providing input into the scheme for the upgrading of the route of the existing cables from Dinorwig. 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 2017-18 NWPOG have continued to lead 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 2017-18 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. During 2017-18 and more recently the Planning Service with partners have been preparing for the introduction of the new Sustainable Urban Drainage Systems (SUDS), that come into force in January 2019, to ensure that there is an integrated and holistic approach taken by the Council. The intention is to have internal operational arrangements in place and to

raise awareness with Agents / Developers, the Planning Committee and other Members before the regulations (when agreed) come into force in January 2019. Furthermore, one of the outcomes of a Scrutiny Investigation in Planning during 2017/18 was that the Scheme of Delegation in place at the time resulted in numerous applications such as household extensions, having to be reported to Planning Committee, which resulted in a significant workload for the Committee and meant that some applications took longer to determine. As a result of this the Scheme of Delegation was amended and was adopted in May 2018 and is now operational, which at present has resulted in less planning applications going to Planning Committee. This will be monitored over the next 12 months.

**ii. Rationalise the filing system for Development Management and Enforcement and reviewing back office systems**

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. The Service undertook a review of the current back office systems used for planning and public protection in 2017/18 with a view to rationalise and have a single system to meet the needs of the Service. It is intended to tender for proposal on Sell to Wales before the end of November 2018.

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

The Joint Local Development Plan was adopted in July 2017, 16 months later than anticipated in the original Delivery Agreement. However, it should be remembered that the original Delivery Agreement provided an indicative timeframe to take the Joint LDP through the required statutory steps post deposit. The main focus of the JPPU now is the delivery of a suite of Supplementary Planning Guidance and work associated with monitoring the Plan.

**iv. Review of the Tree Preservation Order register**

An up to date layer of TPOs has been produced for internal use with discussions on how best to allow access via the Council's website. It is hoped that this will be confirmed in the near future – but this may be held back with the introduction of a new back office system (see ii above)

**v. Formal review of work processes for Development Management, Enforcement and Support**

This is an ongoing process of refining, improving and adapting to changes. However, in September 2018, a full service review was commenced with a focus on ensuring that the needs of the residents of Gwynedd was integral to how the service is provided. The review will also look at the demands on the service to assess the demand that is of value and failure demand and it will also look at work flows and processes.

**vi. Adoption of an Enforcement Strategy and its implementation**

The Enforcement Strategy is now due for review which at present should take place in 2018/19. In terms of enforcement related issues, during 2017-18 the Service has worked with Bangor City Council, Local Members and Bangor University to tackle the adverse visual and other impacts that the proliferation of "To Let" sign was having the image of the parts of the City. Following discussions and consultation with Letting Agencies and partners, there was a support for the introduction of a voluntary code to control (on a voluntary basis) the number and types of to let signs that could be displayed. The Council's Cabinet in October 2018, adopted the voluntary code.

**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. Furthermore, as part of the service review (see v above), there will also be a review of how customers can contact the Planning Service.

**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. 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 2017-18, over 90% of our customers who responded to the survey confirmed that they were satisfied with the service provided. The Service is currently in the process of going through a formal review and as part of this review we have asked all our customers to provide meaningful feedback about what kind of service they would like to see and how we can provide such a service. The feedback number of responses has been encouraging and we are in the process of assessing these responses in the context of our existing processes and service before considering how to review what we offer for the benefit of the customer.

55. In 2017-18 as part of an Wales exercise, 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 388 people, 15% of whom submitted a whole or partial response. The majority of responses (46%) were from members of the public. 14% 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.

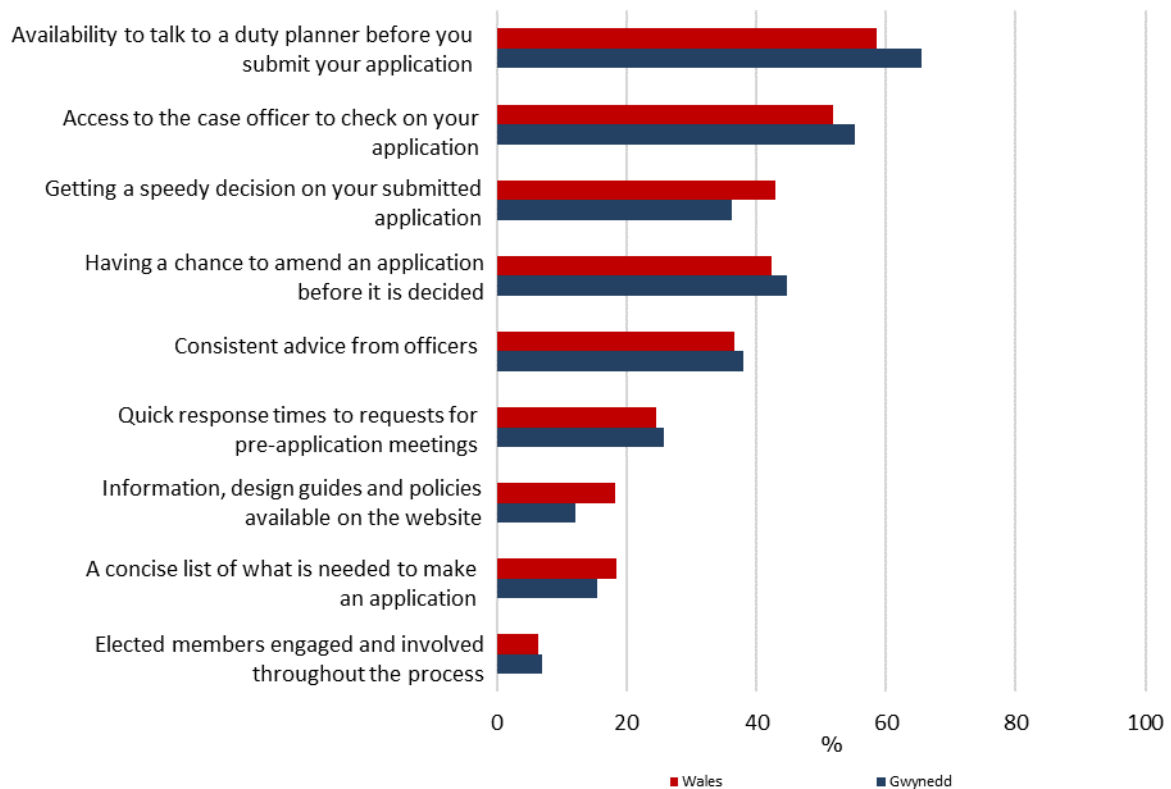
58. Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

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

Respondents who agreed that:	Gwynedd LPA %	Wales %
The LPA applies its planning rules fairly and consistently	55	55
The LPA gave good advice to help them make a successful application	57	60
The LPA gives help throughout, including with conditions	51	52
The LPA responded promptly when they had questions	49	62
They were listened to about their application	47	60
They were kept informed about their application	46	52
They were satisfied overall with how the LPA handled their application	59	63

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, 2017-18



60. Comments received include:

- “Overall I was very pleased with the planning process.”
- “Agwedd positif ac adeiladol at faterion cynllunio a’r iaith Gymraeg.”
- "Generally, we have no issues with the LPA. The only issue we would raise is that if there is a problem with a certain application that we are given the opportunity to discuss, agree or modify an application before the decision is made rather than refuse the application. It then takes more time and effort on all parties to achieve a successful conclusion."



## OUR PERFORMANCE 2017-18

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

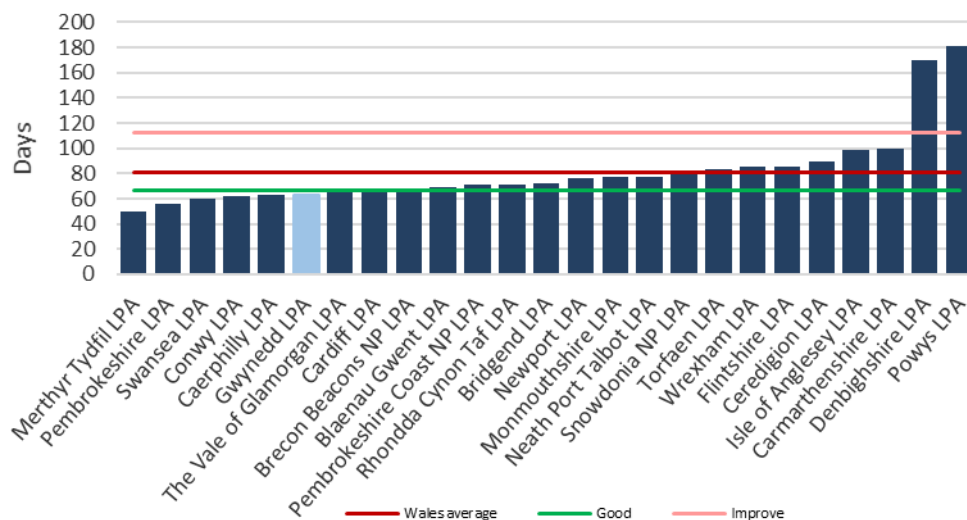
### Plan making

63. As at 31 March 2018, we were one of 22 LPAs that had a current development plan in place. During the APR period we had 6.3 years of housing land supply identified, making us one of 7 Welsh LPAs with the required 5 years supply.

### Efficiency

64. In 2017-18 we determined 883 planning applications, each taking, on average, 64 days (9 weeks) to determine. This compares to an average of 81 days (12 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

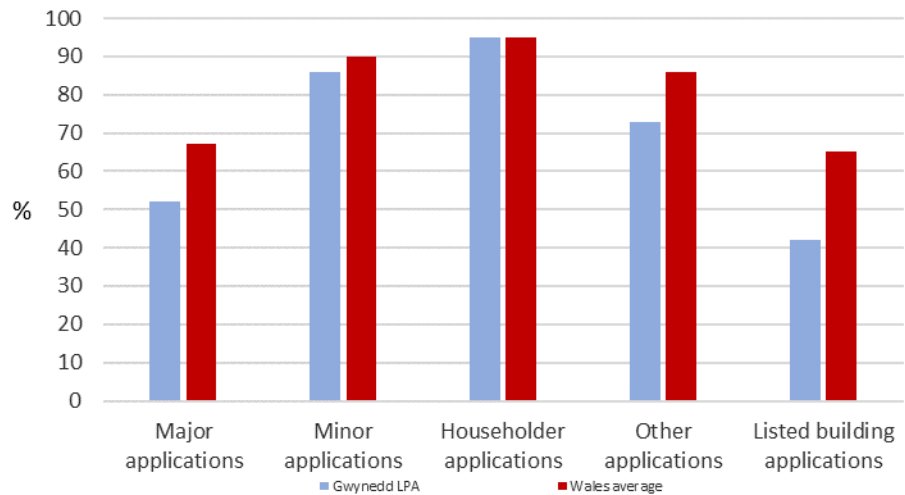
**Figure 2: Average time taken (days) to determine applications, 2017-18**



65. 82% of all planning applications were determined within the required timescales. We were one of 22 LPAs that had reached the 80% target.

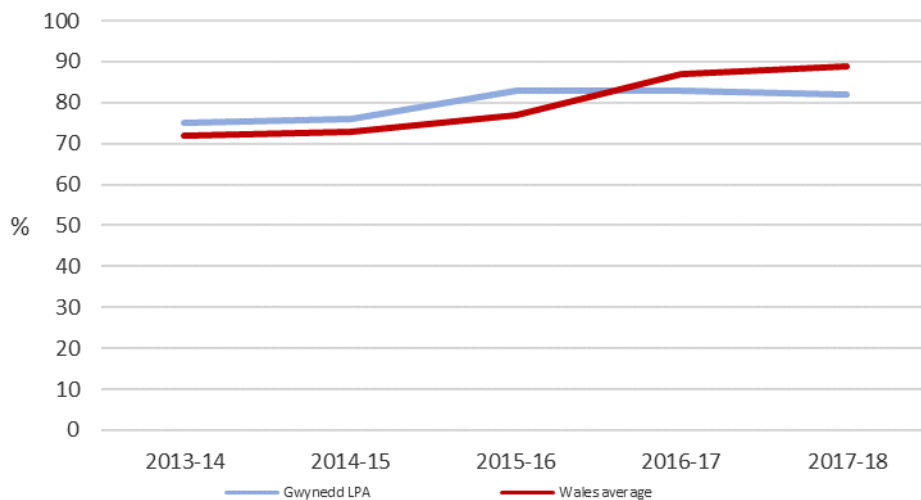
66. Figure 3 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 95% of householder applications within the required timescales. We also determined 42% of Listed Building Consent applications within the required timescales.

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



67. Between 2016-17 and 2017-18, as Figure 4 shows, the percentage of planning applications we determined within the required timescales decreased from 83%. Wales saw an increase this year.

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



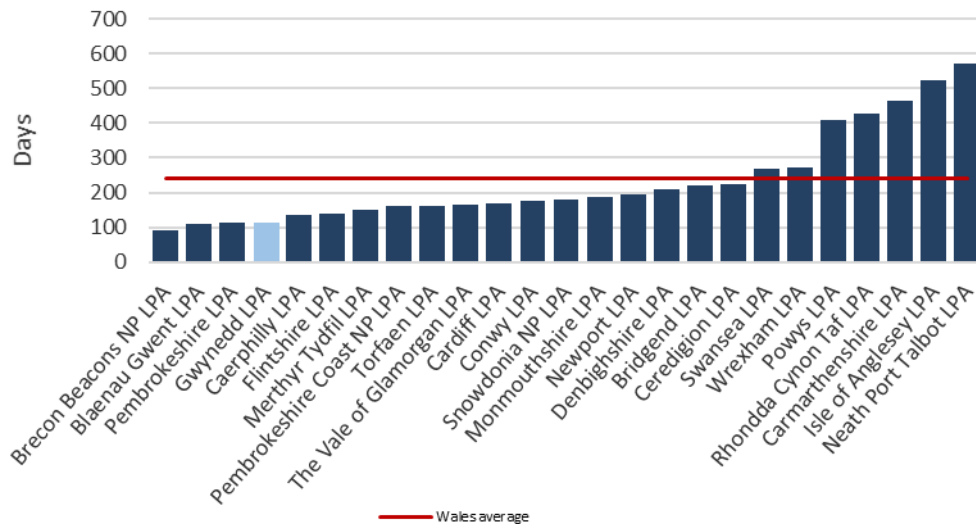
68. Over the same period:

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

## Major applications

69. We determined 25 major planning applications in 2017-18, 8% (2 applications) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 114 days (16 weeks) to determine. As Figure 5 shows, this was the fourth shortest average time taken of all Welsh LPAs.

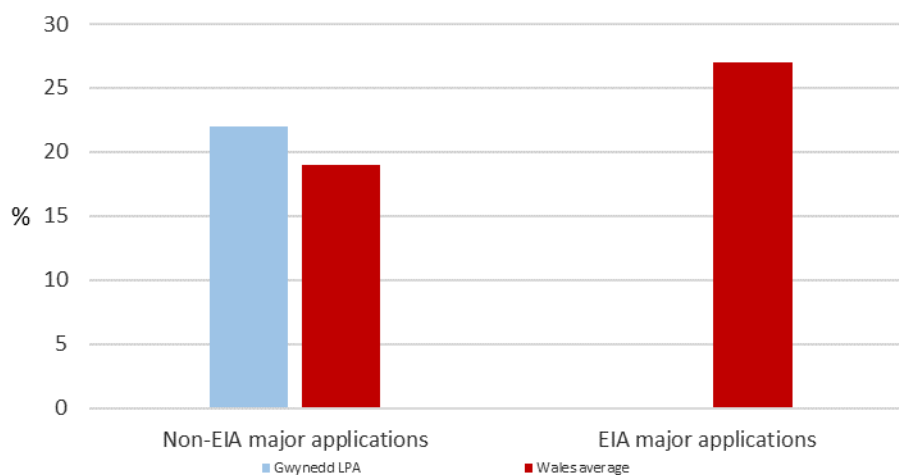
**Figure 5: Average time (days) taken to determine a major application, 2017-18**



70. 52% of these major applications were determined within the required timescales, compared to 69% across Wales.

71. Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 22% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the required timescales during the year.

**Figure 6: Percentage of Major applications determined within the required timescales during the year, by type, 2017-18**

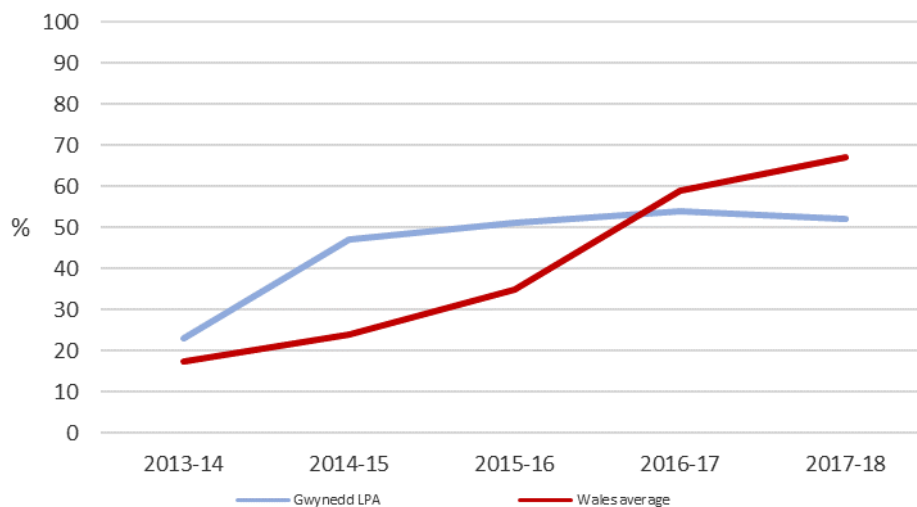


72. In addition we determined 8 major applications that were subject to a PPA in the required timescales during the year.

73. Since 2016-17 the percentage of major applications determined within the required timescales had decreased from 54%. Similarly, the number of major applications determined decreased while the number of applications subject to an EIA determined during the year increased.

74. 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**



75. Over the same period:

- The percentage of minor applications determined within the required timescales increased from 85% to 86%;
- The percentage of householder applications determined within the required timescales stayed the same at 95%; and
- The percentage of other applications determined within required timescales decreased from 79% to 73%.

## Quality

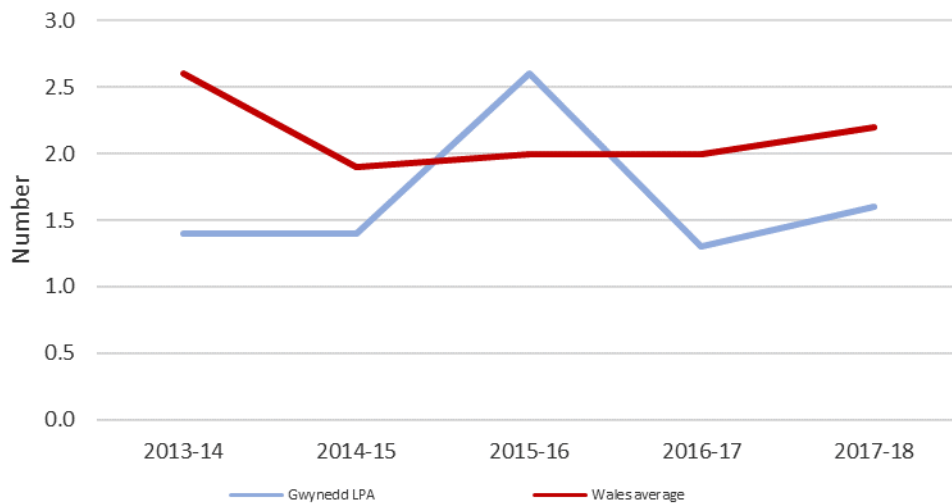
76. In 2017-18, our Planning Committee made 99 planning application decisions during the year, which equated to 11% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee.

77. 7% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0.8% of all planning application decisions going against officer advice; 0.6% across Wales.

78. In 2017-18 we received 16 appeals against our planning decisions, which equated to 1.6 appeals for every 100 applications received. Across Wales 2.2 appeals were received for

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

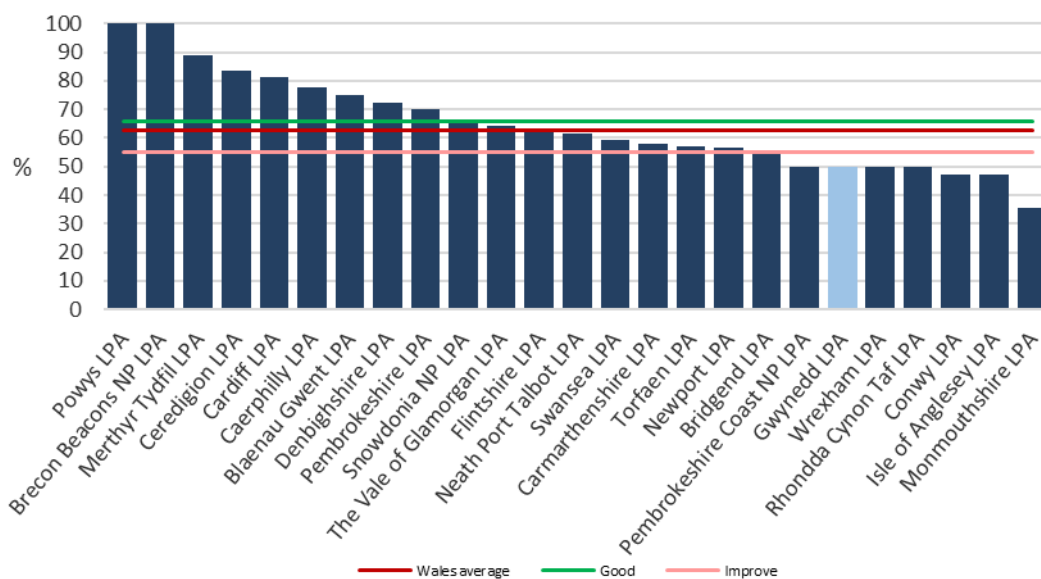
**Figure 8: Number of appeals received per 100 planning applications**



79. Over the same period the percentage of planning applications approved decreased from 86% to 85%.

80. Of the 6 appeals that were decided during the year, 50% were dismissed. 3 of the appeals allowed include 2 applications refused by the Planning Committee against Officers' recommendation and 1 application which was refused by Officers under delegated powers. As Figure 9 shows, this was lower than the percentage of appeals dismissed across Wales as a whole and was below the 55% threshold.

**Figure 9: Percentage of appeals dismissed, 2017-18**



81. During 2017-18 we had 1 application for costs at a section 78 appeal upheld, making us one of the 8 LPAs to have at least one such application upheld in the year.

## Engagement

82. We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and
- one of 21 LPAs that had an online register of planning applications.

83. As Table 2 shows, 57% of respondents to our 2017-18 customer survey agreed that the LPA gave good advice to help them make a successful application.

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

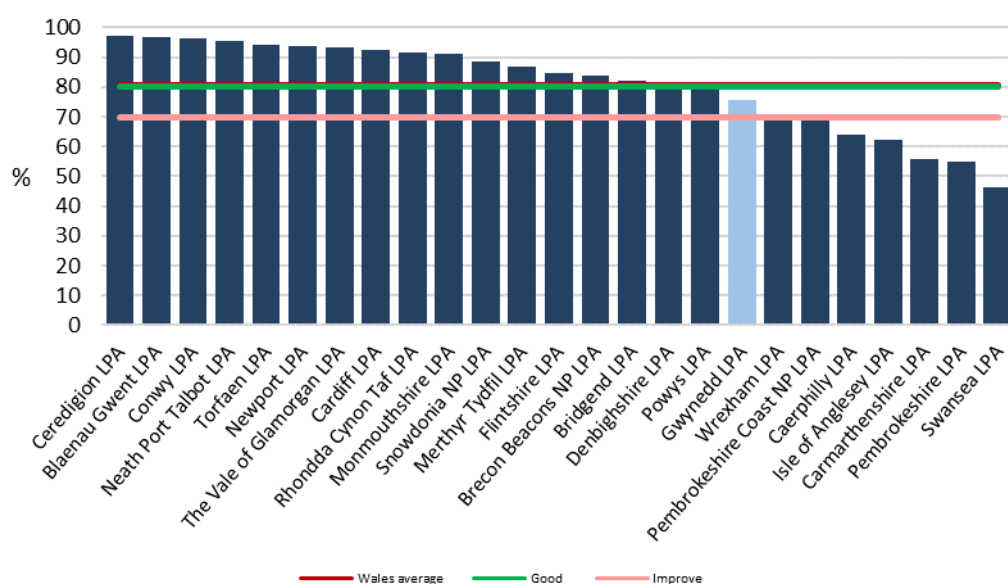
Respondents who agreed that:	Gwynedd LPA %	Wales %
The LPA gave good advice to help them make a successful application	57	60
They were listened to about their application	47	60

## Enforcement

84. In 2017-18 we investigated 175 enforcement cases, which equated to 1.4 per 1,000 population. This compared to 2 enforcement cases investigated per 1,000 population across Wales.

85. We investigated 75% of these enforcement cases within 84 days. Across Wales 81% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

**Figure 10: Percentage of enforcement cases investigated within 84 days, 2017-18**



86. The average time taken to pursue positive enforcement action was 138 days.





## ANNEX A - PERFORMANCE FRAMEWORK

### OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
<b>Plan making</b>						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	67	16	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	7 of 25	0	6.3
<b>Efficiency</b>						
Percentage of "major" applications determined within time periods required	>60	50-59.9	<50	67.4	54	52
Average time taken to determine "major" applications in days	Not set	Not set	Not set	240.1	147	114
Percentage of all applications determined within time periods required	>80	70-79.9	<70	88.5	83	82
Average time taken to determine all applications in days	<67	67-111	112+	80.7	62	64
Percentage of Listed Building Consent applications determined within time periods required	Not set	Not set	Not set	65.4	-	42
<b>Quality</b>						
Percentage of Member made decisions against officer advice	<5	5-9	9+	8.6	3	7
Percentage of appeals dismissed	>66	55-65.9	<55	62.6	67	50
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	0	2	1
<b>Engagement</b>						
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No	Yes	Yes	Yes

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

WALES AVERAGE	Gwynedd LPA LAST YEAR	Gwynedd LPA THIS YEAR
Yes	No	No
Yes	Yes	Yes
80.6	84	75
184.6	134	138

## 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
The Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 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
The Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017.	

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
As the Anglesey and Gwynedd Joint Local Development Plan (2011 – 2026) was adopted on 31 July 2017, an AMR will not be required until 2019.	

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

<b>Authority's performance</b>	<b>6.3</b>
The Housing Land Availability Study covering 2017 – 2018 was published June 2018, which identified a 6.3 years supply of land for housing.	

**SECTION 2 - EFFICIENCY**

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

<b>Authority's performance</b>	52
<p>The Authority's performance for determining 'major' applications within time periods is 52% which remains relatively stable compared to the 54% achieved in 2016-17. It should also be noted that despite the national average being significantly higher at 69% Gwynedd had the fourth shortest average time taken to determine major applications of all the Welsh LPA's.</p>	

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

<b>Authority's performance</b>	114
<p>This is a significant improvement on the previous 3 years (2016-17 = 147 days). For some years the LPA has consistently tried to engage and work with applicants/developers in a Development Team approach so that applications can, where possible, be supported and that the application is as complete and as robust as possible at the point of validation. The introduction of PAC requirements may have contributed to the performance but it should be noted that the LPA's input into the PAC process is not a statutory requirement and therefore early input from the LPA is wholly dependent on the developer.</p>	

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

<b>Authority's performance</b>	82
This percentage maintains the performance achieved last year (82%) and reflects the efforts made by the Service to try and determine applications as soon as possible after the 21 day consultation.	

Indicator	08. Average time taken to determine all applications in days	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Less than 67 days	Between 67 and 111 days	112 days or more

<b>Authority's performance</b>	64
There is a slight increase on last year's performance (62 days) but the trend still reflects the efforts made by the Service to try and determine applications as soon as possible after the 21 day consultation.	

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

<b>Authority's performance</b>	42
42% of LBC application were determined within timescales compared to approx. 65% Wales average. We are currently looking into how we record this time period and how we can improve	

### SECTION 3 - QUALITY

Indicator	09. Percentage of Member made decisions against officer advice	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
Less than 5% of decisions	Between 5% and 9% of decisions	9% or more of decisions

Authority's performance	7
<p>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 Committee within 6 weeks with a report that highlights the planning policy context, the possible risks and possible options available to the Planning Committee. The process has worked well over the years and has overall managed to avoid possible risks to the Council. The percentage has fluctuated in the two previous years - 3% in 2015-16 and 8.6% 2016-17. The adoption of the new LDP in July 2017 could have a bearing on the percentage as could the type of applications and the reasons provided for refusal and the risk involved.</p>	

Indicator	10. Percentage of appeals dismissed	
<b>"Good"</b>	<b>"Fair"</b>	<b>"Improvement needed"</b>
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	50
<p>Only half of the appeals were dismissed compared with an all Wales average of approx. 62% and the LPA's performance of 67% seen in 2016-17. This is a substantial difference which also puts Gwynedd in the bottom 6 of the 25 Authorities. The adoption of the new LDP in July 2017 could have a bearing on the percentage (testing of new policies). Furthermore, 3 of the appeals allowed included 2 applications refused by the Planning Committee against Officers' recommendation and 1 application which was refused by Officers under delegated powers as could the number of decisions made by Committee that went against officer recommendation.</p>	

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

<b>Authority’s performance</b>	1
The number of applications for costs that were upheld were lower than last year (1) and represent a very small percentage of appeals dealt with	

**SECTION 4 – ENGAGEMENT**

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

<b>Authority’s performance</b>	Yes
This has been in operation since 2010 and there are standard procedures in place.	

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

<b>Authority’s performance</b>	No
There are formal pre-application advice procedures in place to deal with all planning enquiries and meetings can be arranged by prior arrangement. At present, a contact centre is the first point of contact for all customers and this arrangement is currently under review.	





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

<b>Authority's performance</b>	Yes
Yes, this is operational since 2005 and also allows a search for applications in various ways (map/ref number/address) and also the submission of applications and 3 <sup>rd</sup> party comments online.	

## 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"
More than 80% of enforcement cases are investigated in 84 days	Between 70% and 80% of enforcement cases are investigated in 84 days	Less than 70% of enforcement cases are investigated in 84 days

Authority's performance	75
75 cases were investigated within 84 days compared to 81% across Wales. The Service is currently trialling a new process for receiving complaints and also for investigating complaints in order to provide a more efficient service.	

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

Authority's performance	138
The average time is relatively consistent with last year (134). 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.

<b>Authority's returns</b>	

<b>Indicator</b>	<b>SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.</b>
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<b>Granted (square metres)</b>	
<b>Authority's data</b>	5,969

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

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

<b>Granted permission (number of applications)</b>	
<b>Authority's data</b>	0

<b>Granted permission (MW energy generation)</b>	
<b>Authority's data</b>	0

Data appears to reflect withdrawal of grant funding for such developments.	
--	--

<b>Indicator</b>	<b>SD3. The number of dwellings granted planning permission during the year.</b>
------------------	--

<b>Market housing (number of units)</b>	
<b>Authority's data</b>	123

<b>Affordable housing (number of units)</b>	
<b>Authority's data</b>	37

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<b>Indicator</b>	<b>SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.</b>
------------------	--

<b>Number of residential units (and also hectares of non-residential units) which were GRANTED permission</b>	
<b>Authority's data</b>	6

<b>Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds</b>	
<b>Authority's data</b>	5

See breakdown as follows:					
The data stated above is incorrect (number of units and number of hectares have been added) – correct version as follows:	Residential		Non-residential		
	<b>Number of units</b>		<b>Area of land (ha)</b>		
	C1	C2	C1	C2	
	Granted p/p	3	3	1.30	8.70
	Refused p/p (flood risk grounds)	5	0	0.07	1.40

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

<b>Previously developed land (hectares)</b>	
<b>Authority's data</b>	13

<b>Greenfield land (hectares)</b>	
<b>Authority's data</b>	7

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

<b>Open space gained (hectares)</b>	
<b>Authority's data</b>	1

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<b>Indicator</b>	<b>SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.</b>
------------------	---

<b>Gained via Section 106 agreements (£)</b>	
<b>Authority's data</b>	1,577

<b>Gained via Community Infrastructure Levy (£)</b>	
<b>Authority's data</b>	0

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