

BRIDGEND ANNUAL PERFORMANCE REPORT (APR) – 2015

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1. PREFACE

I am pleased to introduce the inaugural Annual Performance Report for Bridgend County Borough Council's Planning Service for the period 2014/2015. In line with our Corporate Plan 2013-2017, our vision as a Council is to work together to improve lives across the County Borough by taking a balanced approach to improving the wellbeing of communities through social, physical, cultural and economic improvements, in order to achieve a safe, pleasant and sustainable environment for residents of, and visitors to, Bridgend County Borough. The Planning Function lies at the very heart of this vision. It has been my privilege to serve as the previous Chair of the Development Control Committee and witness first-hand the positive benefits that the planning system can bestow upon our communities in terms of environment, economy and social well-being. Bridgend has been at the forefront of delivering the planning agenda in Wales and I trust this report will highlight these achievements as well as the challenges of the future.

Councillor Hywel Williams, Cabinet Member for Communities

2. CONTEXT

Bridgend County Borough Council is one of the smallest and most diverse Authorities in Wales covering an area of approximately 28,500 hectares. It is characterised by a coastline onto the Bristol Channel and a mix of urban and rural communities within the Llynfi, Garw and Ogmore Valleys at the heart of South Wales.

The County Borough is a Unitary Authority and is bordered by Neath Port Talbot County Borough to the west and north, Rhondda Cynon Taf County Borough to the north and north east and by the Vale of Glamorgan Council to the east. The main administrative centre, Bridgend, lies approximately 18 miles to the west of Cardiff and 20 miles to the east of Swansea. The largest town is Bridgend (pop: 39,773) followed by Maesteg (pop: 20,700) and the seaside resort of Porthcawl (pop: 19,238).

The County Borough is home to the Ford Bridgend Engine Plant, a manufacturing facility of Ford of Europe, the Sony UK Technology Centre, a division of Sony Europe Limited, which is the manufacturing and customer service centre for Sony in the UK, and the World renowned Royal Porthcawl Golf Club. The Bridgend sub-area is the home of the Princess of Wales Hospital, a district general hospital within the Abertawe Bro Morgannwg NHS Trust.

Planning background

The Bridgend County Borough Council Local Development Plan (LDP) was adopted on 18th September 2013 and will guide development in the County Borough up to 2021. The LDP replaced the Bridgend County Borough Council Unitary Development Plan which was adopted in May 2005 and covered the period up to 2016. Bridgend CBC has always had an adopted Development Plan in place to guide development.

Place and fit within the community strategy and/or wider strategic and operational activity of the authority

Bridgend's Community Strategy was led by a Local Strategic Partnership (LSP) made up of public, private, voluntary and community sectors to develop more effective ways of working together to achieve better results for local people. The mission is to steer the County Borough's natural, human and financial resources to help residents lead independent lives to the full for the period 2005-2016.

The Community Strategy sets out a vision for Bridgend built on principles of equality of opportunity, social justice and the health and wellbeing of local citizens which informs a wide range of Council strategies, including the LDP. The Community Strategy for Bridgend County Borough was approved by the Council on the 25th November 2004 and was published in December 2004.

The existing strategy sets out a series of aims which reflect the priorities local people and organisations have identified, which are to:

- Improve quality of life for all,
- Protect and enhance our environment,
- Increase prosperity,
- Have safer communities,
- Achieve a healthier County Borough
- Have a more inclusive County Borough

The Local Service Board (LSB) is developing a replacement Community Strategy. Its aim is:

To deliver improved outcomes for local people by ensuring partners work effectively together in pursuit of agreed priorities.

Considerable work has already been undertaken to replace the existing Community Strategy with the development of a new vision, themes, priorities and objectives. The new vision statement for the County Borough is:

What is Bridgend County? It's a place of beauty, of community, of welcome, of potential. It is an idyll, a county to be enjoyed, developed and valued.

We are a county of contrasts. Our changing landscape of valleys sweeping to the Heritage Coast provides opportunities for an active, enjoyable and peaceful lifestyle for residents and offers diverse experiences for our visitors.

We are a county of communities. Our openness and welcome sets Bridgend County apart. We are many different people, coming together to create connected communities, proud of the areas in which we live.

We are a county of opportunities, reaching out and engaging all of our citizens. We promote learning, personal growth and ambition and we are a place that believes in potential.

We are a county of business, the link between east and west Wales and the bridge to other parts of the country. We are attracting new business and skills as the county asserts its place in the knowledge economy.

We are a county that is aiming high. And why shouldn't we? By working together we will realise the Vision for Bridgend: delivering a bright future that celebrates and builds on the successes of our past and present.

The Bridgend Community Strategy is based around 6 Themes and their associated priorities and objectives, which the public, private and voluntary sector organisations will work on, in partnership, to deliver the Vision for the County Borough:

Bright Future....

- *Strong Communities*

The strength of our communities underpins Bridgend County. We will protect, preserve and promote the areas in which we live, work and play and enhance every resident's sense of safety, citizenship and belonging.

- *Young Voices*

Our youngest citizens are the future leaders, teachers, entrepreneurs and shapers of Bridgend County. We will provide opportunities for their education, training and personal growth and ensure their voices are heard as they move towards their bright future.

- *Proud History*

We value our heritage and history of working together. We will celebrate our past and learn from our experiences to steer us towards a bright future.

- *Green Places*

The quality of our environment is an asset that brings benefits to all who live, work and visit our communities. We will value, promote, sustain and protect our natural, built and historic environment for the future.

- *Healthy Living*

The physical and mental wellbeing of our residents is vital for them to enjoy a happy and healthy future. We will support individuals, employers and key services to achieve healthier, active and positive lifestyles and a greater quality of life for all.

- *New Opportunities*

Our bright future depends on skilled and reliable employees which businesses can feel confident in. We will build on our place in the knowledge economy by developing our workforce, enhancing our skills base and supporting local companies.

Bridgend's Corporate Plan 2013-2017 was reviewed for 2015-16. The review recognised the immense financial challenges facing the authority for the next 4 year period, which will aim to take £49m out of the overall budget up to 2020. This will result in the Council being at least 30 per cent smaller than it is now. As such the plan aims to refine the key improvement priorities:-

1. Supporting a successful economy

Taking steps to make the County Borough a good place to do business and ensuring that our schools are focused on raising the skills, qualifications and ambitions of all young people in the county.

2. Helping people to be more self-reliant

Taking early steps to reduce or prevent people from becoming vulnerable or dependent on the Council and its services.

3. Smarter use of resources

Ensuring that all resources (financial, physical, human and technological) are used as effectively and as efficiently as possible and supporting the development of resources throughout the community that can help deliver our aims.

The LDP and the Planning function have an important role in implementing the Community Strategy and Corporate Plan. The challenge facing the service is to align with the new corporate aims.

Taking account of the existing and emerging Community Strategy, together with the specific spatial characteristics and issues affecting the County Borough, the Vision for the Bridgend Local Development Plan is:

By 2021, Bridgend County Borough will be transformed to become a sustainable, safe, healthy and inclusive network of communities comprising strong, interdependent and connected settlements with improved quality of life and opportunities for all people living, working, visiting and relaxing in the area.

The catalysts for this transformation will be: a successful regional employment, commercial and service centre in Bridgend; a vibrant waterfront and tourist destination in Porthcawl; a revitalised Maesteg; and thriving Valley communities.

The LDP Vision will be delivered through four strategic LDP objectives which seek to address the national, regional and local issues facing the County Borough. These four strategic objectives are at the centre of the LDP and form the basis for its policy development. They are:

1. To produce high quality sustainable **Places** where people want to live.
2. To protect and enhance the **Environment**.
3. To spread prosperity and opportunity through **Regeneration**.
4. To create safe, healthy and inclusive **Communities**.

Existing and previous major influences on land use (e.g. heavy industrial, agricultural, energy, transport)

Bridgend owes its origin to its strategic location at the lowest bridging point on the River Ogmore, where east to west and north to south traditional trade routes met.

It was originally a small market town serving the western agricultural community of the Vale of Glamorgan which grew when the coal mining industry flourished to the north. The local road and railway network was developed to provide access to communities from the rest of South East Wales, taking advantage of Bridgend's strategic location. With further planned post-War urban growth based on local manufacturing, it became the administrative centre for the area. From the

late 1970s to date it has grown once more in response to commuter housing pressures generated from its proximity to Cardiff and general economic growth westwards along the M4 Motorway corridor.

The wider settlement structure of the County Borough still reflects its agricultural and industrial heritage. The coal mining industry fostered the growth of Maesteg in the upper Llynfi Valley and many smaller towns and villages, such as Blaengarw, Pontycymer, Nantymoel, Ogmores Vale and Evanstown in the Garw and Ogmores Valleys and Pyle, Kenfig Hill, Cefn Cribwr, Tondy, Aberkenfig, Ynysawdre, Sarn, Bryncethin, Brynmenyn, Heol-y-Cyw and Pencoed in the more southerly coalfield fringe.

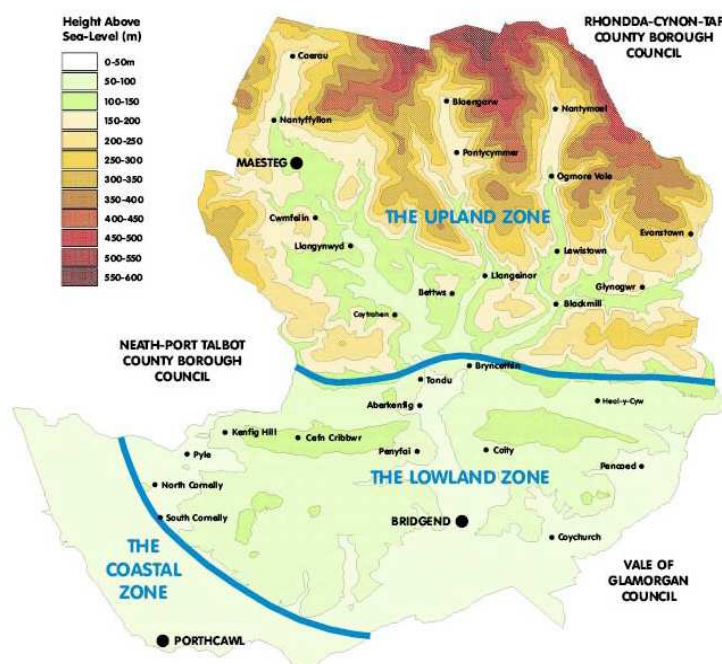
Porthcawl grew initially as a small port with rail links to the valleys and the coal mining industry. Later, in the inter-War period, it prospered as a popular coastal tourist resort. During the post-World War II period it expanded significantly, along with the village of North Cornelly and the town of Pyle, to provide housing for workers in the growing iron and steel industry in nearby Port Talbot.

Historic/landscape setting of the area, including AONBs, conservation areas etc.

The County Borough extends from the Afon Cynffig in the west to the Afon Ewenni Fach in the east, taking in the Llynfi, Garw and Ogmores valleys from their sources in the north to the Bristol Channel in the south. From north to south the area can be broken down into zones which reflect the area’s physical character, i.e. its upland, lowland, and coastal zones.

The Upland Zone

This zone is characteristic of the wider South Wales Coalfield which is dominated by the pennant sandstone plateau, its moor land and hill pastures. It is cut through by a number of rivers running generally south or south westwards to form a series of deep valleys. The ridges between these valleys rise steeply to heights exceeding 550m in the northern part of the County Borough.



The Lowland Zone

This zone is characterised by a series of east-west ridges generally not exceeding about 130m in height south of the Coalfield Plateau. Its undulating terrain, of generally higher quality agricultural land, forms a swathe through the central and south eastern parts of the County Borough.

The Coastal Zone

This zone constitutes a generally flat plain which extends from 3.0 km to 1.5 km inland from the Bristol Channel where it meets the higher lowland zone. It includes the sand dune systems of Kenfig Burrows, in the west, and Merthyr Mawr Warren, in the south, and terminates in the south east at the River Ogmore estuary, which is the County Borough boundary.

Landscape assessments identified nationally and regionally important landscapes in the County Borough. These include the western part of the nationally important Glamorgan Heritage Coast, one of the most scenically beautiful stretches of undeveloped coast in England and Wales.

Also, Merthyr Mawr, Kenfig and Margam Burrows and Margam Mountain are recognised by Cadw/CCW/ICOMOS as being of 'Outstanding' and 'Special Historic Interest' in their Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

The 'Strategic Coalfield Plateau and its Associated Valley Sides' is designated as a sub-regionally important Special Landscape Area. Several 'Landscape Conservation Areas' are also designated as being of local significance.

Agricultural land makes an important contribution to the County Borough's landscape, even though only 44% of the area (excluding Common Land) was in agricultural production in 2004. This is much less than the 80% average figure for Wales. Some 90% (over 10,000ha) is grassland, mainly used for sheep farming, whereas about 4% (506ha) is used for arable crops, mainly barley.

There are 3,033 Ha of registered common land in the County Borough which represents 12% of its area.

The County Borough has a wide range of biodiversity and nature conservation interests including:

- Three sites of International/European nature conservation importance at Kenfig Burrows and Merthyr Mawr Warren coastal dune systems, Cefn Cribbwr grasslands and Blackmill woodlands, each of which is a designated 'Special Area of Conservation' (SAC);
- Twelve nationally designated 'Sites of Special Scientific Interest' (SSSIs), including Kenfig SSSI and Merthyr Mawr SSSI which form the Kenfig SAC and which are also 'National Nature Reserves' (NNRs);
- Three existing, and four proposed, Local Nature Reserves (LNRs) and one Regionally Important Geological or Geomorphological Site (RIGS);
- Over 160 non-statutory 'Sites of Nature Conservation Importance' (SINCs); and
- A wide range of species due to the area's geographical variation and a considerable range of habitats. Especially its internationally important sand dune systems, which include European and UK protected and rare flora and fauna.

The statutory sites cover 1,215ha, or 4.8% of the area, 974ha of which comprises the Kenfig SAC.

The County Borough also has a rich Built Heritage and Historic Environment including:

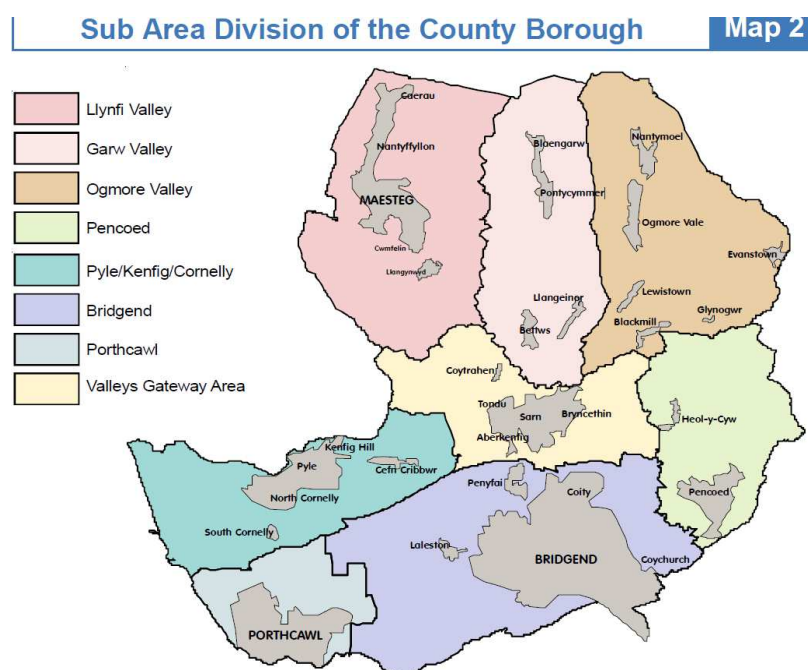
- 62 Scheduled Ancient Monuments of national importance and a considerable and varied archaeological resource including known archaeological monuments which are not currently scheduled but which are, nonetheless, included in the County Sites and Monuments Record maintained by the Glamorgan-Gwent Archaeological Trust;
- 361 Listed Buildings of Special Architectural or Historic Interest;
- 15 designated Conservation Areas; and
- 6 Historic Parks and Gardens, in addition to those Historic Landscapes noted above, which are also included in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales prepared by Cadw/CCW/ICOMOS.

Urban rural mix and major settlements

The County Borough is divided into eight sub-areas which are defined by the geography of the area, the transport network, existing settlements and the linkages between them.

The identified sub areas are:-

- Bridgend (the main administrative centre)
- The Llynfi Valley (including the main settlement of Maesteg)
- Porthcawl
- The Garw Valley
- The Ogmore Valley
- Pencoed
- The Valleys Gateway
- Pyle/Kenfig/Cornelly Area



Bridgend is a major employment centre serving the whole of the County Borough and the wider sub-region, largely because of its strategic location immediately south of the M4. There are a number of well-established large-scale industrial estates at Bridgend, Waterton and Brackla. In terms of the development of further additional employment sites 3 priority projects for funding under the Convergence Programme are identified at Brocastle, Island Farm and Waterton.

Bridgend acts as a sub-regional hub for retailing, representing the most significant retail centre between Swansea and Cardiff. The town is undergoing substantial physical regeneration with improvements to the public realm and to the fabric of the buildings, through various regeneration initiatives.

Maesteg and Porthcawl/Pyle are identified as 'hub settlements' in addition to Bridgend which is designated as a cross-border settlement.

In terms of their development, the hub settlements have a similar role to their counterparts in South East Wales. Their success will benefit the surrounding smaller settlements, rural and valley communities by offering increased access to employment and amenities whilst stimulating employment, housing and retail development.

The area's coastline is recognised as a key asset in creating a thriving retail, leisure and business environment. A Waterfront Masterplan has been developed to bring together existing proposals and identify new opportunities that cover development based on land and water to create a vibrant waterfront.

Population change and influence on LDP/forthcoming revisions

Bridgend County Borough is one of the smaller Unitary Authorities in Wales. However, it is the 10th largest in terms of its total population.

The population of the County Borough has, in general, grown continuously over the past 40 years, although it has not been uniform, as the level of growth recorded in the 1960s exceeded any subsequent growth rates. Overall, the population has grown approximately 22% between 1961 and 2006, from 108,950 to 132,584 respectively.

At present there are just over 140,480 citizens and it is predicted that this will reach 151,023 by 2036 although the rate of population growth in the County Borough is slowing and projections show a decrease in the birth rate in the coming years. The same projections show an increase in life expectancy for– rising from the 2011 average of 79.7 years to 82.9 years by 2036. This means that the area is likely to see an increase in the proportion of older people, whilst the size of the working age population falls.

The LDP's population projection for 2016 is 140,620, compared to the latest 2011 based Welsh Government Projections for Bridgend in 2016 of 140,600. The LDP projections are therefore proving to be highly accurate. Up until 2021 the LDP's own projection for the County Borough is 144,643, this compares to the 2011 based Welsh Government projection of 143,700. Therefore, the variance of only 943 in terms of population is not significant and should not have a major impact on forthcoming revisions.



Population Projection for Bridgend County Borough

The LDP plan period covers the years 2006 to 2021 and the Plan sets out to provide a housing requirement of 9,690 homes. However, 1537 units were built between 2006 and 2009 which equates to 3 years of the plan period leaving a residual requirement of 8,153 over the remaining 12 years.

In terms of housing provision, the Cambridge Econometrics 2021 household projections were 66,402 households for Bridgend and the WG Household Projection identifies there were 58,600 households in 2011 and there will be 63,000 in 2021.

As such, by 2021 there is a substantial variance built into the LDP household and dwelling projection of 3402 additional households that the LDP is theoretically catering for in terms of accommodating its LDP housing requirement.

The household projection variance between the LDP and the 2011 based Welsh Government projections at 2016 is 1,023. Although this variance is significant it is considered that the difference is not so fundamental as to require a review of the LDP on the basis of a fundamental change in the underlying national statistics at this stage.

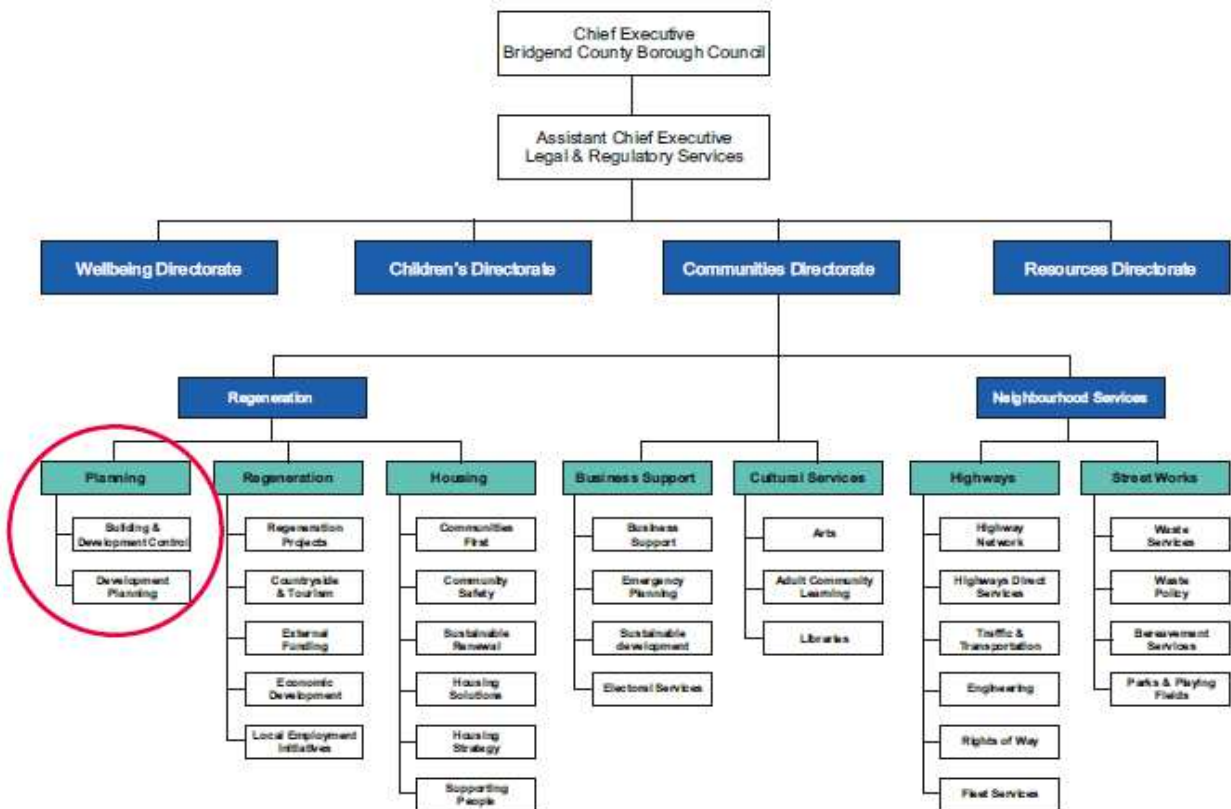
3. THE PLANNING SERVICE

Overview

Bridgend’s Planning Service sits within the Communities Directorate and forms part of the Development and Regeneration service area. Planning functions are grouped under the Development section and covers Development & Building Control, Development Planning and Technical Support. The Group Manager Development is the Lead Planning Officer and reports to the Head of Development & Regeneration who, in turn, reports to the Corporate Director Communities and the Chief Executive Officer. The Planning Service is able to draw considerable support from other service areas within the Directorate including highways, land drainage, ecology and building conservation.

Bridgend was one of the first authorities in Wales to introduce public speaking at Planning Committee in 2005 as well as forming a smaller more specialist Development Control Committee in 2008, which coincided with the adoption of comprehensive delegated powers. A paid preliminary enquiry service became operational in 2011 and a digital document management system has been in operation since 2006, with the back scanning of historical files secured through a Planning Improvement Fund (PIF) grant.

Bridgend has a long standing association with Planning excellence. There has been continuous and consistent Development Plan coverage and top quartile performance in speed of determining planning applications.



The Development section underwent a major re-structure in 2013 and a number of posts were lost through retirement. The Building Control and Development Control Sections were amalgamated and the Technical Support Team was incorporated in the Development Planning Section. A subsequent cost-saving re-structure in 2015 resulted in further staff reductions facilitated through a combination of early retirement and voluntary redundancy.

The Development & Building Control and Development Planning Sections are respectively headed by 2 managers who between them have responsibility for 11 professional planners, 1 enforcement officer, 4 professional building control officers and associated technical officers (who cover finance, administration, GIS, graphic design, data capture and planning appeals). Planning also has responsibility for the Council wide digital mapping service. As well as providing critical technical and administrative support, technical staff also undertake preliminary enquiries, householder planning applications and plan vetting.

Links with other Departments

The Planning Service has a vital role as a contributor to a number of key cross-directorate projects, including grant funded regeneration and land reclamation projects in Bridgend (Vibrant and Viable Places) and Maesteg as well as the ongoing Porthcawl Regeneration Strategy in terms of bringing forward master plans and development briefs. Other inputs include potential tourism related and Visit Wales projects.

There is also a major officer input to the Schools Modernisation Programme and the land disposal agenda, many of which include key development sites in the Local Development Plan (LDP). A development team approach is adopted for these projects with the Planning Service providing professional support and guidance in the form of development briefs, planning statements and pre-application advice.

The Development Planning Section also works jointly with the Council's Housing Section in the preparation of the Housing Strategy, Local Housing Market Assessments and Gypsy and Traveller Accommodation Assessments.

The continued input into these projects may be affected by staffing and other resource issues, although it is recognised that planning advice is a key factor in successful development. This must also be balanced against the need to deliver sites in accordance with the aims of the LDP and in the wider corporate interest.

Budget

The Planning Service operational budget, i.e. what it costs the Council to fund, has reduced from £565,000 to around £334,000 over the last three years. Planning fee income is retained and forms part of the overall budget. Whilst planning fee income rose significantly during 2014-15 due to an increase in major development proposals including a number of renewable energy schemes any benefit was absorbed into the wider budget, which was realigned to reflect the new structure, revised fee income targets, cost of external consultants and the loss of other income streams such as PIF. Current estimates indicate that income this year is going to be lower than last year. This

may be offset by the national increase in planning fees from October 2015 although any long term benefit from fee increases will be included as medium term financial savings rather than being directly invested in improving the service. The potential impact of the new Regulation 9 refund provision in the Fee Regulations may also affect income.

Bridgend Planning Fee income 2011-2015					Bridgend Preliminary Enquiry Fee income 2011-2015			
	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2011- 2012	2012- 2013	2013- 2014	2014- 2015
Projected	683350	683350	640775	495780	10000	15000	20000	20000
Actual	426522	510162	414456	596245	14660	18775	15030	23061

Preliminary fee income has generally exceeded expectations since the introduction of the paid PE service in 2011. It is proposed to review this service in the light of national legislation and in order to improve service delivery. It is envisaged that fees will increase if a more bespoke service is offered.

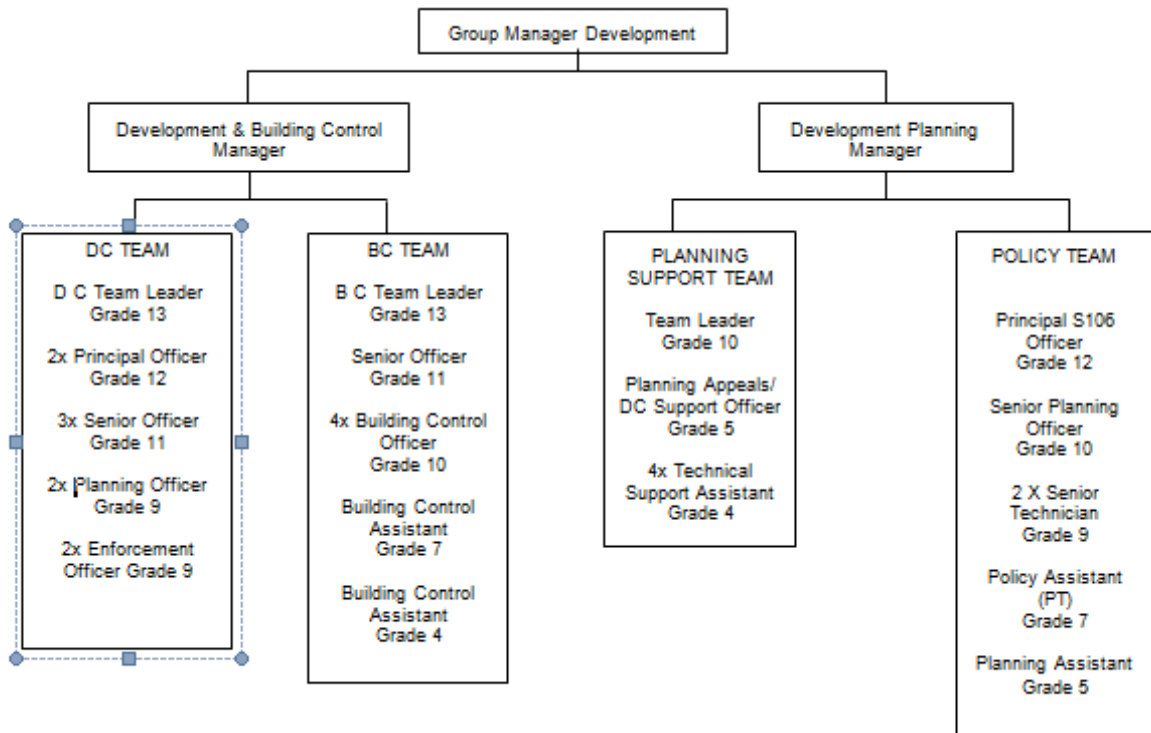
The financial savings obtained via the recent reduction in establishment has however, impacted on the Development Planning team. Whilst the LDP was adopted in 2013 it will be reviewed in 2017 and there remains considerable work in the ongoing review and adoption of supplementary planning guidance (SPG). This has been identified as a work pressure and alternative methods of delivering the service are being considered.

The impact of further financial constraints will be influenced by the corporate spending plans for the next 4 year period, which will aim to take £49m out of the overall Council budget up to 2020. It is not anticipated that there will be any further reductions in the planning service in the short term as the rise in fee income, which could be as much as £79000 per year will at least help maintain the *status quo*. Nevertheless, as with any other Council service, much will depend upon future corporate spending priorities.

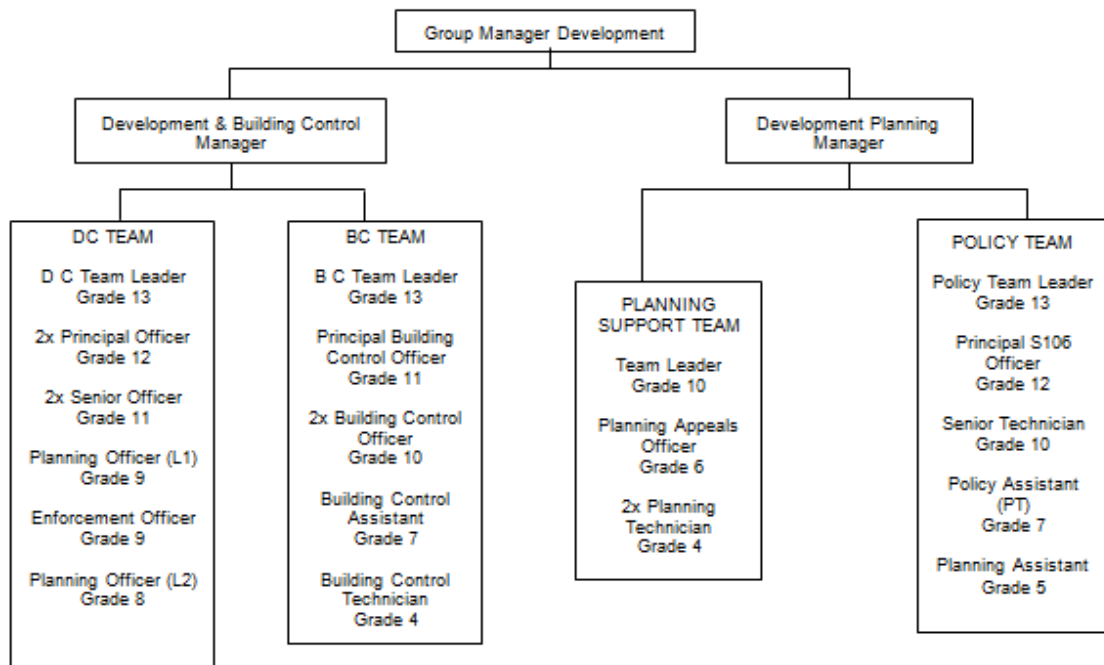
Staffing

The Service is proud of the commitment and professionalism of its officers, which is considered as an important asset. As of April 2015, the planning service is the second smallest section in the Directorate ahead of Business Support. The Development Section now comprises 26 members of staff including the Group Manager, which is around half the size it was in 2010. There has been a corresponding loss of expertise particularly with regard to development planning, minerals, GIS and trees. The staffing structure charts for 2014 and 2015 are illustrated below:

Staffing Structure 2014



Staffing structure 2015



Following the implementation of the latest re-structure a new Development & Building Control Manger, Development Planning Team Leader and Planning Officer (DC) have been appointed. The Planning Service now has a complete establishment and there are no current vacancies.

Historically, Bridgend has encouraged advancement/promotion amongst its planning staff and many of its senior officers started out in more junior positions. The Council has recently implemented a comprehensive job evaluation scheme, which has replaced the national local government pay and grading structure. Staff are mentored and actively supported to undertake and experience more diverse tasks. This is also borne out of necessity as the reduction in overall staffing levels has resulted in some officers having to take on additional duties. Nevertheless the aim remains to develop a well-trained, knowledgeable staff base, capable of multiple tasks and able to operate in an agile capacity. There is also an imperative to move towards a different model of service provision and a review is currently being undertaken as to the level of service that can realistically be provided in the future and what impact there will be on staffing structures.

The Planning Service will need to look outside for assistance on more specialist types of applications such as mineral schemes and renewable energy projects. It is also intended to enter a dialogue with neighbouring authorities in relation to potential joint working initiatives particularly with regard to the procurement of services and specialist reports.

In terms of succession planning, the age demographic of the section suggests that more members of staff will retire up to 2020 although, given the financial situation currently faced by the Council, it is difficult to accurately predict the size and nature of the service in the coming years and to effectively plan for change or to train officers accordingly.

4. BRIDGEND'S LOCAL STORY

Bridgend has a long standing association with Planning excellence. There has been continuous and consistent Development Plan coverage and top quartile performance in speed of determining planning applications. As referred to previously, Bridgend was one of the first authorities in Wales to introduce public speaking at their Planning Committees in 2005 as well as forming a smaller more specialist Development Control Committee in 2008. A paid preliminary enquiry service became operational in 2011.

Planning applications may be submitted electronically and are available to view on line as are all planning documents and reports. The vast majority of communication is now carried out electronically.

Performance as measured against the Welsh Government's (WG) development control performance indicators was maintained at a consistently high level during the financial year 2014-2015. For example, the four quarterly returns for the LPA's 8 week performance produced an average of 84% across the year as follows:

Q1 (Apr-June 2014) – 86%

Q2 (July-Sept 2014) – 76%

Q3 (Oct-Dec 2014) – 96%

Q4 (Jan-Mar 2015) – 78%

This performance was maintained despite a major re-structure in 2013, where a number of posts were lost through retirement, and a subsequent cost-saving re-structure in 2015 which resulted in further staff reductions.

The BCBC Local Development Plan was adopted on 18th September 2013. The first Annual Monitoring Report has been issued to Welsh Government and can be found online at <http://www1.bridgend.gov.uk/media/300480/annual-monitoring-report-2014-2015-final-version.pdf>

In 2014/15 Bridgend received a number of major renewable energy proposals including an extension to Pant y Wal Wind Farm and solar projects in Court Colman and the Llynfi Valley. These applications, which also involved lengthy pre-application discussions, placed considerable pressure on the case officers due to the complexity of the schemes, public expectation and negotiation. There was also a necessity to engage external consultants to advise on the landscape and visual impacts of the proposals. This has had a consequential impact on budget outturns.

The ongoing issues surrounding the failed restoration of the 'NCB legacy' Margam Opencast Coal Site has also taken up a disproportionate amount of officer time over the last year. An alternative restoration scheme is due to come forward in 2016 and it will be necessary to approach another authority with the specialist skills base to process the application.

During 2014/15 Development Control Officers each held an average caseload of approximately 40 planning applications at any one time. In addition to the standard application caseload, officers also process a range of preliminary enquiries as part of the formal and charged for pre-application advice service. The loss of an Enforcement Officer has also placed greater pressure on officers' workloads, as they are now required to contribute to enforcement work.

The most recent WG planning performance statistics would suggest that the speed of determining planning applications is decreasing and this has also been identified as a workload pressure, although it is not yet clear if this will be continuing trend. As well as the issues identified above, other contributory factors to this situation include a delay in replacing key members of staff including a crucial service manager.

Bridgend has a comprehensive scheme of delegation, which results in around 90% of applications being determined by Officers. The Development Control Committee comprises 18 elected members and has delegated powers to determine all planning applications other than those which depart from the development plan. Site visits are carried out the day before the committee meeting and officers identify, which applications are most likely to be of concern to members. This reduces the number of deferrals at committee where members call for a site visit. Site visits may be in the form of a 'Panel' which is made up of the Chair, Vice Chair and two other members or a 'Full', where all committee members attend. The Committee Protocol dictates that where members are minded to refuse planning permission contrary to officer advice then the application is automatically deferred to the next meeting. This 'cooling off' period allows for refusal reasons to be drafted and for the applicant to consider amendments or provide additional information that may overcome the concerns. Members very rarely vote against an officer recommendation and

this is attributable at least in part to the continuous Member training programme and providing comprehensive and relevant planning advice.

The standardisation of Planning Committee Protocols and a National Scheme of Delegation will be brought forward as part of the Wales Planning Act, the full consequences of which are not yet known. It is however, hoped that any national requirement will at least match the schemes already in operation in Bridgend. Any attempt to restrict the flexibility of the Authority to determine planning applications will have a detrimental impact on performance and the ability to bring forward development.

In 2015 the committee moved to a 6 weekly cycle. However, this has resulted in longer agendas and increased determination times and has not proved popular with members or developers. It is likely that the Committee will return to its 4 weekly cycle in the coming civic year. Webcasting of Council meetings is also due to commence early 2016.

Bridgend has also implemented a series of ongoing interactive member training sessions on relevant subjects. Recent sessions include Basic Planning Principles, Enforcement and CIL. Occasionally outside speakers are used. Training usually consists of an hour long session immediately prior to a committee meeting. This year officers have also facilitated a longer 'Improvement Workshop' session, which focussed on the role of planning committee members in relation to ward duties, code of conduct, pre-determination and member involvement in planning guidance. This resulted in a number of agreed minor procedural changes to improve efficiency and the active involvement of members into the preparation of SPGs. The use of technology to provide more information within planning reports is also being trialled. This includes embedded images, plans and 'hot links' to key documents and related applications. This provides Members with more information prior to attending Committee.

Future workshop sessions will focus on improvements to service delivery and a review of the preliminary enquiry service. It is considered that actively involving elected members in formulating procedures and policy promotes a greater understanding of planning and allows them to 'take ownership' of the service they represent.

An internal audit of the Section's processing of Section 106 Legal Agreements was carried out during the review period. The report noted that the recommendations made in the previous audit review had been addressed and concluded that the effectiveness of the internal control environment was sound, substantial assurance can be placed upon the management of risks and the system is well-controlled.

A new Planning Application back office IT system has been procured and is due to be implemented in 2016 which it is anticipated will contribute to improvements in service delivery. It is expected that there will be an element of disruption during the cross-over period and there is also a requirement for staff training before it becomes fully operational. The new system will incorporate an improved 'public-facing' element, which will provide a better service to users. In tandem with this the use of technology to improve service delivery will be explored as well as greater use of on-line services in accord with Corporate priorities. It is likely that the current planning web-pages will be updated.

Following the disposal of building assets, the Council is committed, through its transformation agenda, to adopting an agile working environment. The impending rationalisation of office space in early 2016 will result in the need to desk share and operate a formal working from home regime. This could have a negative impact on performance if the necessary IT support is not available or properly managed as planning work can be highly technical in nature and requires access to specialist software such as the back office IT system, digital mapping and archives. Managers are actively investigating how the service will be operated in conjunction with colleagues in other sections. The full impact of the Council's corporate accommodation agenda on the work of the Planning Service is yet to be fully realised although it is expected that new models of working will need to be adopted and this will be reported in the next APR.

Bridgend is in the process of adopting a range of Supplementary Planning Guidance documents and is a key part of the first project in Wales to look into implementing Green Infrastructure in new development in conjunction with Cardiff University Sustainable Places Research Institute.

Although the planning service does not have a specific Service Improvement Plan, the Council has a Corporate Improvement Plan and a Medium Term Financial Strategy (see documents [here](#)). The Corporate Plan sets out the vision of the Authority, the outcomes wished to achieve, improvement priorities and defines the commitments for the coming year to achieve those priorities. The commitments in the Corporate Plan are delivered through specific actions and measures that are detailed in each directorate/service business plan and performance plans for individual members of staff. This ensures improvement priorities are embedded into delivery at every level of the organisation.

The 2014-15 Communities budget was prepared against a background of further significant cuts in funding for public services, with the Directorate facing a cash reduction of 3.7% over the previous year's budget. Achieving this level of savings has been a challenging undertaking, with all efforts being made to protect front line services. Further financial challenges are expected and will be compounded by the requirements of the Welsh Language Act, which will require Welsh translation of all planning documents including Committee reports, SPGs, the Annual Monitoring Report and other key documents.

Against the national benchmark, the only area where the LPA has performed below the Wales Average relates to the number of appeals dismissed. For the period 2014-2015, only 62% of appeals were dismissed (the Wales Average is 66%) although this is seen as an anomaly and the result of dealing with a relatively small number of appeals (only 13 appeals were lodged in 2014-2015 which has the effect of "skewing" the figures) as 82% of appeals were dismissed in the previous year and it is expected that the performance will return to around 80% in the forthcoming years.

Notwithstanding previous good performance in Bridgend, there are serious concerns over maintaining a comprehensive, efficient service and improving performance in light of the wider public sector and local government budget cuts as evidenced in the recent reduction in staffing levels (particularly in the admin/technical support team). There is also concern regarding the corresponding reduction in specialist officers in other disciplines such as Highways, Land Drainage, Environmental Health and Legal Services.

Individual workloads have increased and there are additional pressures in adapting to new secondary legislation as a result of the Planning (Wales) Act 2015 and the continual need to provide statistics on the performance of the LPA, the amount of time expended on responding to WG Consultations and the reliance on timely statutory consultee responses. There is also the requirement to review and adapt aspects of service delivery as necessary to reflect current staff and resources. This in turn deflects efforts that would otherwise be directed to operational areas of work.

The WG's removal of the 13 week period to determine applications for major development has had an impact on the performance of the LPA and the quality of development within the County Borough. The introduction of a requirement to refund planning application fees, under Regulation 9 of the updated fees Regulations, is likely to place further pressure on the LPA to determine substandard applications within set time frames. Due to having only one Enforcement Officer in the Section, the scope for the LPA to investigate proactive methods of monitoring development and permissions is severely restricted, which inevitably leads to a greater number of unauthorised developments and complaints to investigate and resolve.

As described above, the priorities for the planning service in the coming year will be to:-

- To investigate the rationalisation and streamlining of the services provided to the public as a result of restructuring and ongoing budget constraints.
- To investigate alternative means of service delivery including the greater use of technology and collaborative working.
- Continue to review, update and implement Supplementary Planning Guidance.
- Review the charging regime for pre-application advice to incorporate for the first time a charge for householder advice.
- Meet the challenge of adapting to an agile working environment.

5. WHAT SERVICE USERS THINK

In 2014-15 we conducted two customer satisfaction surveys aimed at assessing the views of people that had received a planning application decision during the period. The first covered the period April 2014 - September 2014 and the second covered the period October 2014 - March 2015. The following feedback is based on the combined results of both surveys.

The surveys were sent to 377 people, 15% of whom submitted a whole or partial response. The majority of responses (46%) were from local agents. 39% were from members of the public. 7% of respondents had had their most recent planning application refused.

We asked respondents whether they agreed or disagreed with a series of statements about the planning service. They were given the following answer options:

- Strongly agree;
- Tend to agree;
- Neither agree nor disagree;
- Tend to disagree; and
- Strongly disagree.

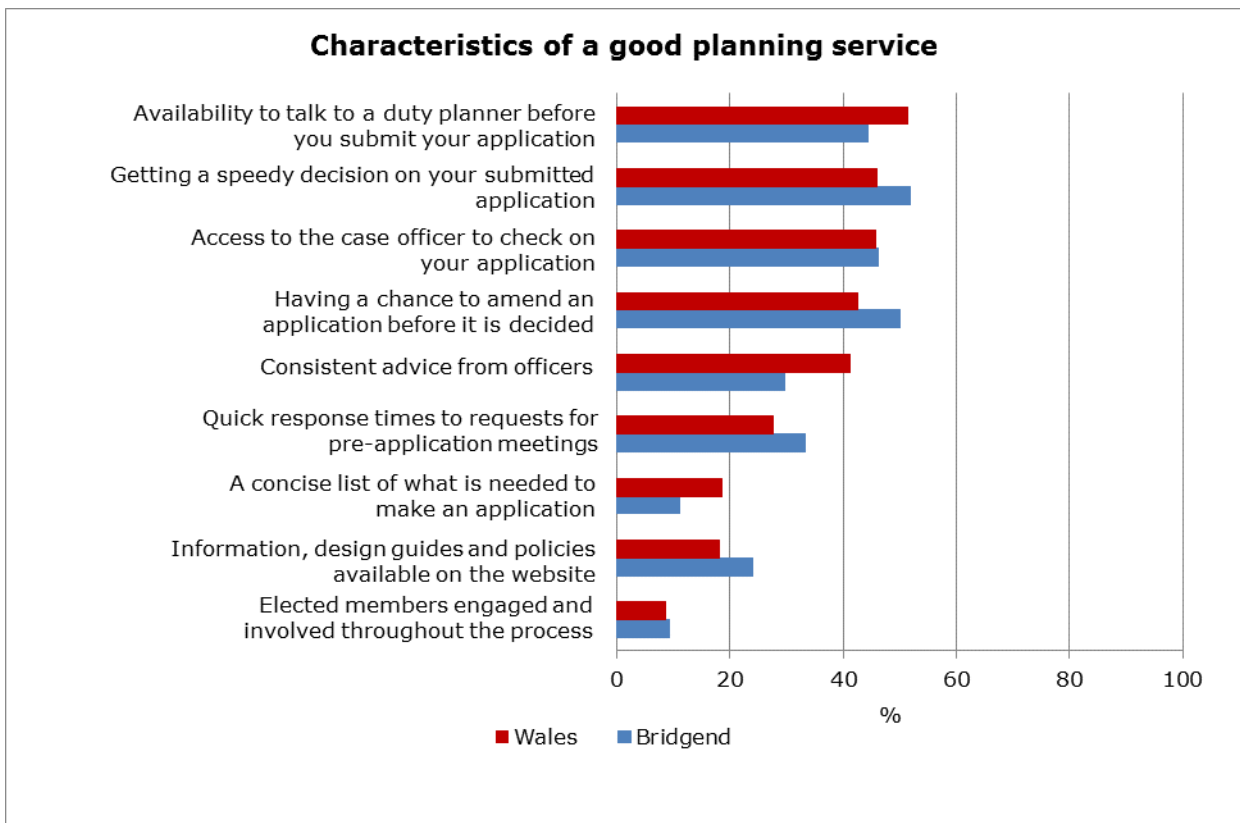
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

Table 1: The percentage of respondents who agreed with each statement, 2014-15

Percentage of respondents who agreed that:	%	
	Bridgend LPA	Wales
The LPA enforces its planning rules fairly and consistently	64	45
The LPA gave good advice to help them make a successful application	74	57
The LPA gives help throughout, including with conditions	68	48
The LPA responded promptly when they had questions	77	55
They were listened to about their application	69	56
They were kept informed about their application	65	46
They were satisfied overall with how the LPA handled their application	78	57

We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows how often each characteristic was selected as a percentage of the total number of selections. For us, 'getting a speedy decision on a submitted application' was the most popular choice.

Figure 1: Characteristics of a good planning service, Bridgend LPA, 2014-15



Comments received include:

"Consistently receive good planning advice and help from officers in this Authority"

6. OUR PERFORMANCE 2014-15

This section details our performance in 2014-15. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

Performance is analysed across the five key aspects of planning service delivery as set out in the Planning Performance Framework:

- Plan making;
- Efficiency;
- Quality;
- Engagement; and
- Enforcement.

Plan making

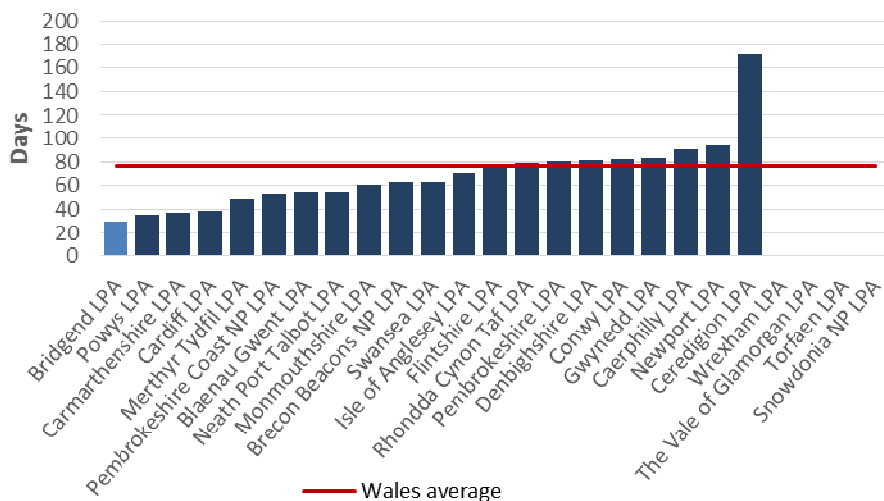
As at 31 March 2015, we were one of 21 LPAs that had a current development plan in place.

During the APR period we had 6 years of housing land supply identified, making us one of 7 Welsh LPAs with the required 5 years supply.

Efficiency

In 2014-15 we determined 785 planning applications, each taking, on average, 58 days (8 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, 2014-15

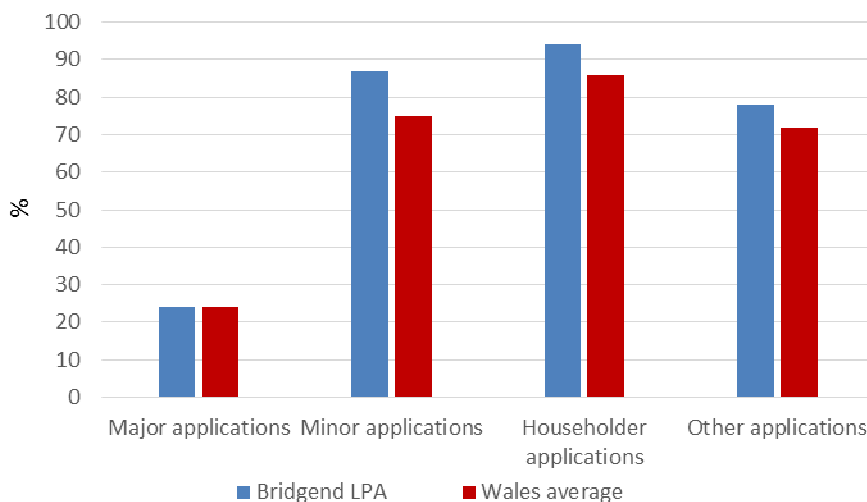


* Graph reflects incorrect data

84% of all planning applications were determined within the required timescales. This was the fourth highest percentage in Wales and we were one of 5 LPAs that reached the 80% target.

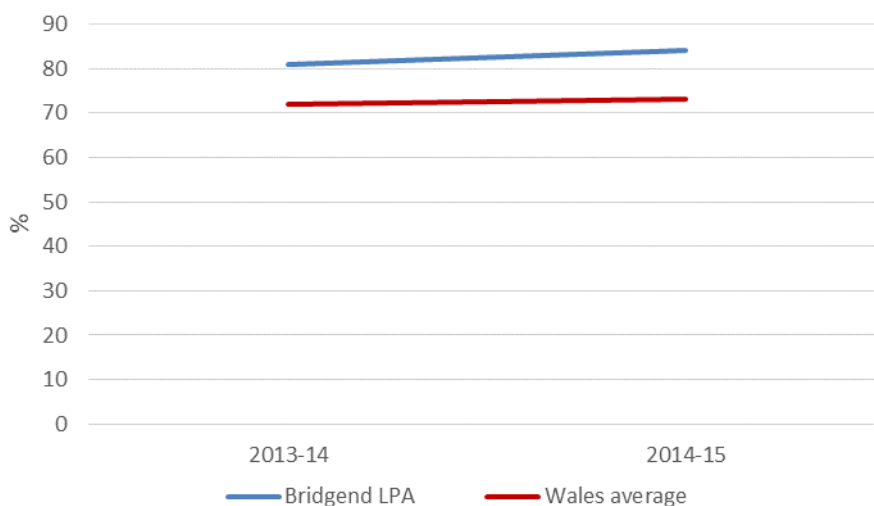
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 94% of householder applications within the required timescales.

Figure 3: Percentage of planning applications determined within the required timescales, by type, 2014-15



Between 2013-14 and 2014-15, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 81%. Wales also saw an increase this year.

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



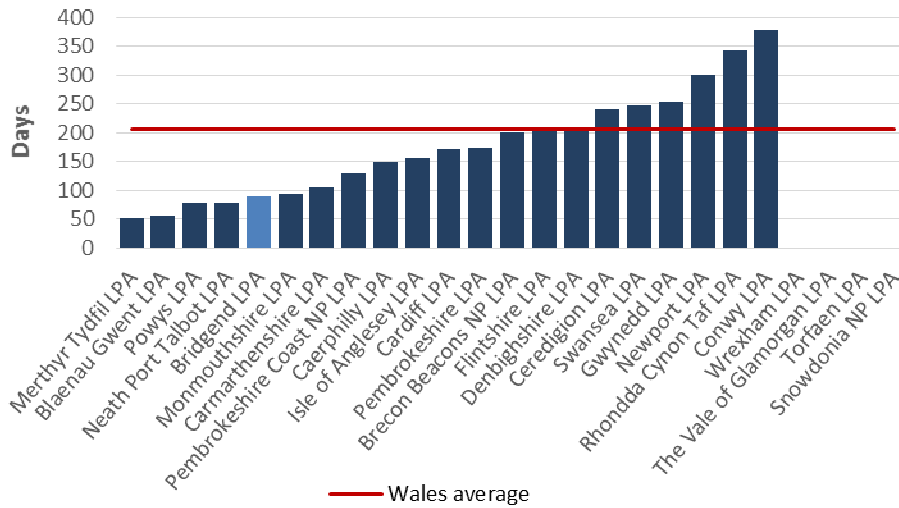
Over the same period:

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

Major applications

We determined 17 major planning applications in 2014-15, none of which were subject to an EIA. Each application took, on average, 203 days (29 weeks) to determine.

Figure 5: Average time (days) taken to determine a major application, 2014-15

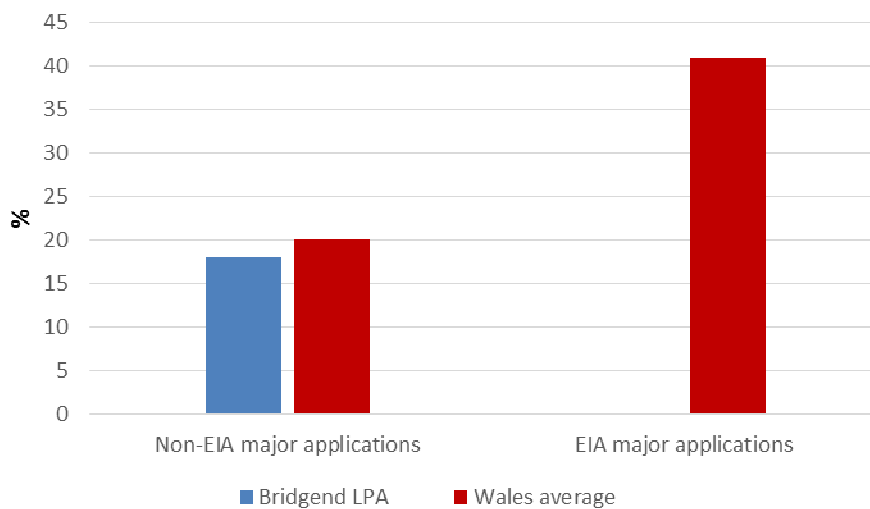


*The data is based on the information published by WG

24% of these major applications were determined within the required timescales, compared to 24% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 18% of our 'standard' major applications (i.e. those not requiring an EIA), were determined within the required timescales during the year.

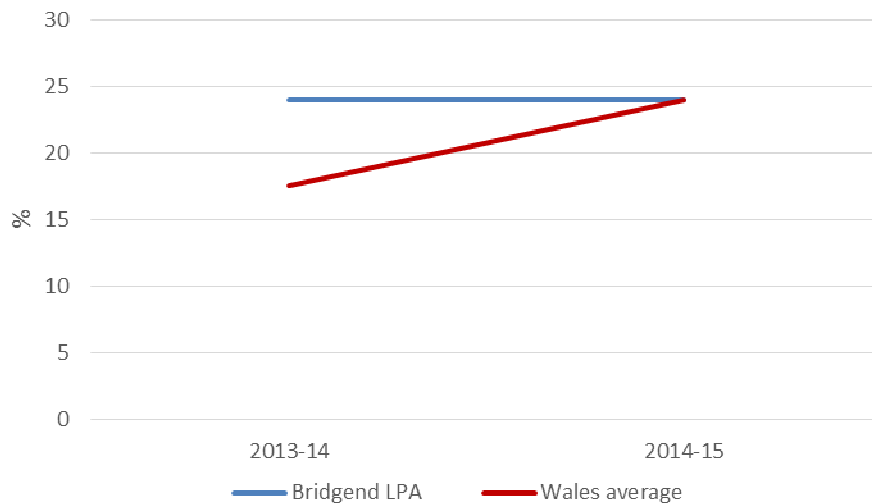
Figure 6: Percentage of major applications determined within the required timescales during the year, by type, 2014-15



Since 2013-14 the percentage of major applications determined within the required timescales has stayed the same at 24%. In contrast, the number of major applications determined decreased as did the number of applications subject to an EIA determined during the year.

Figure 7 shows the trend in the percentage of major planning applications determined within the required timescales in recent years and how this compares to Wales.

Figure 7: Percentage of major planning applications determined within the required timescales



Over the same period:

- The percentage of minor applications determined within the required timescales increased from 85% to 87%;
- The percentage of householder applications determined within the required timescales stayed the same at 94%; and
- The percentage of other applications determined within the required timescales increased from 75% to 78%.

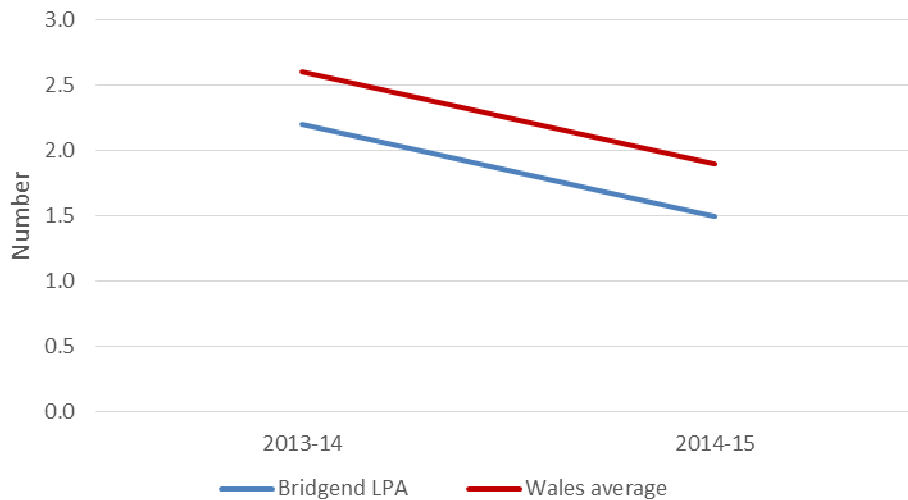
Quality

Our Planning Committee made 55 planning application decisions, which equated to 7% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee over the same period.

1 (1.8%) of these member-made decisions went against officer advice. This compared to 11% of member-made decisions across Wales. This equated to 0.1% of all planning application decisions going against officer advice (0.7% across Wales).

In 2014-15 we received 15 appeals against our planning decisions, which equated to 1.5 appeals for every 100 applications received. Across Wales 1.9 appeals were received for every 100 applications. Figure 8 shows how the volume of appeals received has changed since 2013-14 and how this compares to Wales.

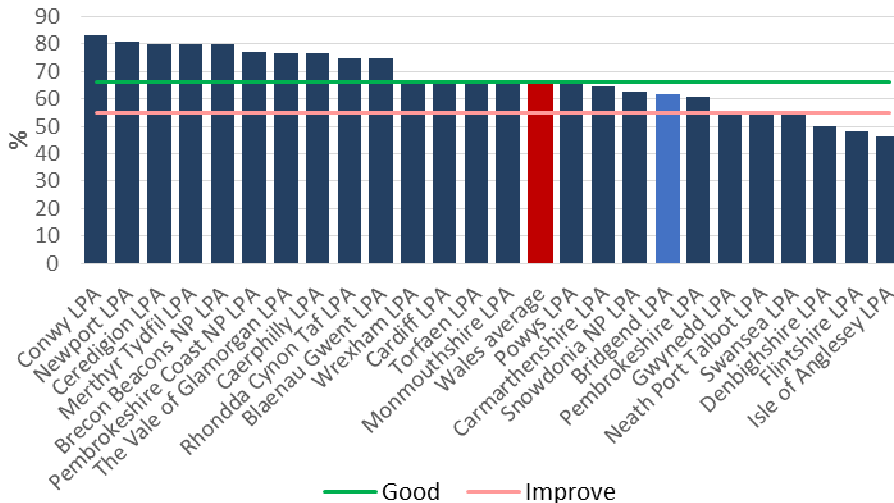
Figure 8: Number of appeals received per 100 planning applications



Over the same period the percentage of planning applications approved stayed the same at 91%.

Of the 15 appeals that were decided during the year, 10 (66%) were dismissed. As Figure 9 shows, this was lower than the percentage of appeals dismissed across Wales as a whole and was below the 66% target.

Figure 9: Percentage of appeals dismissed, 2014-15



During 2014-15 we had no applications for costs at a section 78 appeal upheld.

Engagement

We are:

- one of 22 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, which members of the public can access, track their progress and view their content.

As Table 2 shows, 74% of respondents to our 2014-15 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

Table 2: Feedback from our 2014-15 customer satisfaction survey

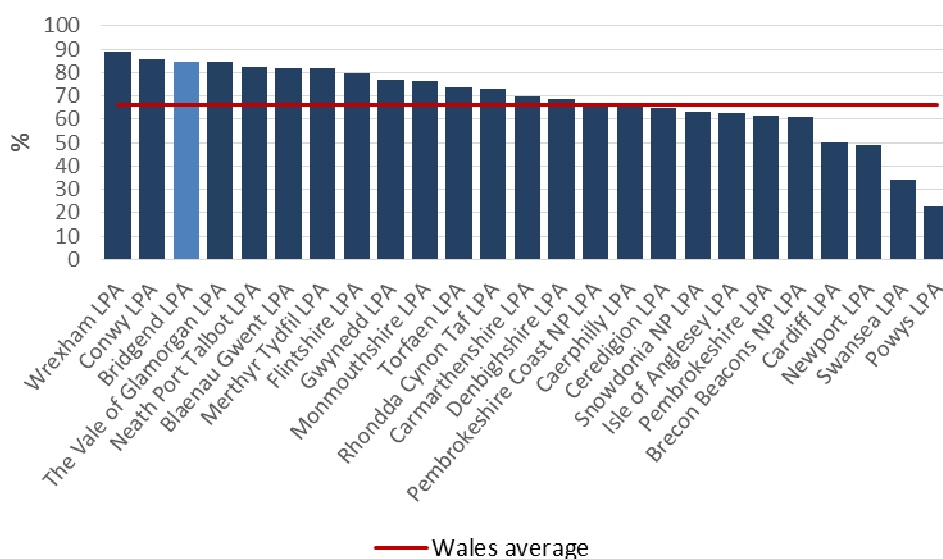
Percentage of respondents who agreed that:	%	
	Bridgend LPA	Wales
The LPA gave good advice to help them make a successful application	74	57
They were listened to about their application	69	56

Enforcement

In 2014-15 we investigated 274 enforcement cases, which equated to 1.9 per 1,000 population. This compared to 2 enforcement cases investigated per 1,000 population across Wales. We took, on average, 24 days to investigate each enforcement case.¹

We investigated 85% of these enforcement cases within 84 days. Across Wales 66% 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, 2014-15

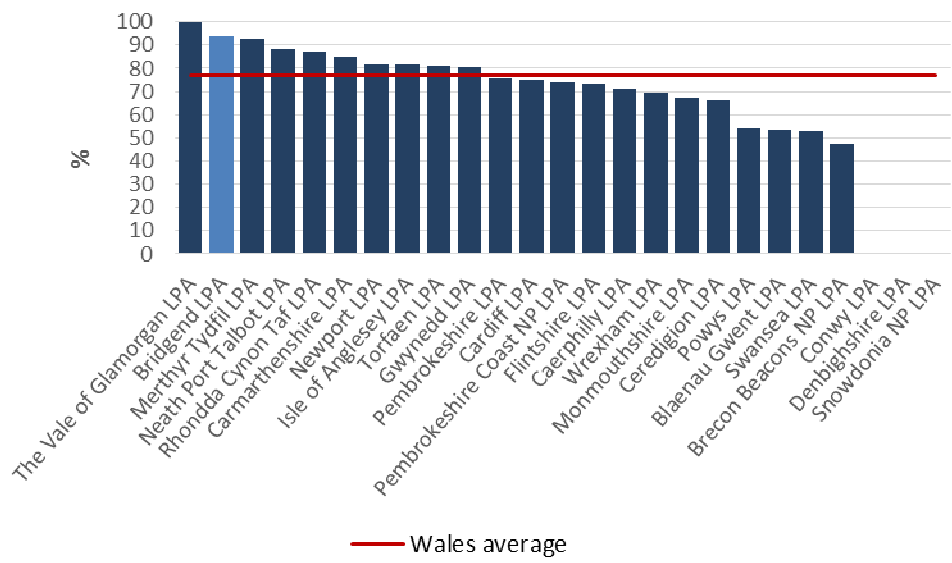


Over the same period, we resolved 162 enforcement cases, taking, on average, 43 days to resolve each case.

94% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this was the second highest percentage in Wales.

¹ Robust comparisons are not currently available as only 14 of the 25 LPAs supplied data for this indicator.

Figure 11: Percentage of enforcement cases resolved in 180 days, 2014-15



ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE
Plan making			
Is there a current Development Plan in place that is within the plan period?	Yes		No
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+
Annual Monitoring Reports produced following LDP adoption	Yes		No
The local planning authority's current housing land supply in years	>5	4-4.9	<4
Efficiency			
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set
Average time taken to determine "major" applications in days	Not set	Not set	Not set
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60
Average time taken to determine all applications in days	Not set	Not set	Not set
Quality			
Percentage of Member made decisions against officer advice	Not set	Not set	Not set
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	Yes		No

WALES AVERAGE	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
Yes	Yes	Yes
60	N/A	N/A
Yes	N/A	N/A
4.2	5.1	6
24	24	24
206	No Data	89
73	81	84
76	No Data	58
11	0	2
66	82	62
0	1	0
Yes	Yes	Yes
-	-	-

MEASURE	GOOD	FAIR	IMPROVE
provide advice to members of the public?			
Does the local planning authority's web site have an online register of planning applications, which members of the public can access, track their progress (and view their content)?	Yes	Partial	No
Enforcement			
Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	Not set	Not set	Not set
Average time taken to investigate enforcement cases	Not set	Not set	Not set
Percentage of enforcement cases where enforcement action is taken or a retrospective application 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	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
Yes	Yes	Yes
Enforcement		
66	No Data	85
71	No Data	24
77	No Data	94
175	No Data	43

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 Bridgend Local Development Plan was adopted on 18 September 2013	

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

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	
AMR has been prepared and submitted.	

Indicator	04. The local planning authority's current housing land supply in years	
"Good"	"Fair"	"Improvement needed"
The authority has a housing land supply of more than 5 years	The authority has a housing land supply of between 4 and 5 years	The authority has a housing land supply of less than 4 years

Authority's performance	6

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	24
Several of the major applications were subject to Section 106 agreements and improvements to schemes were negotiated.	

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	154
Several of the major applications were subject to Section 106 agreements and improvements to schemes were negotiated.	

Indicator	07. Percentage of all applications determined within time periods required	
"Good"	"Fair"	"Improvement needed"
More than 80% of applications are determined within the statutory time period	Between 60% and 80% of applications are determined within the statutory time period	Less than 60% of applications are determined within the statutory time period

Authority's performance	84

Indicator	08. Average time taken to determine all applications in days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	63
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Based on latest WG figures.

SECTION 3 - QUALITY

Indicator	09. Percentage of Member made decisions against officer advice	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	1 of 63
Based on latest WG figures.	

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	69.2
Based on latest WG figures. This figure represents a drop in performance from a consistent 80% success rate. This was due in part to the dismissal of a multiple appeal relating to the same property, which also involved enforcement action. The decision was made by members contrary to officer recommendation. It is anticipated that the success rate will improve over the next year.	

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

Authority's performance	0

SECTION 4 – ENGAGEMENT

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

Authority’s performance	Yes

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	
<p>The Planning Service Public Enquiry desk was incorporated into the Corporate Customer Services Centre in 2010 along with the budget for a full time member of staff. Members of the Public visiting the office will be seen by a Customer Service Representative who is trained to provide general planning advice. The Customer Service Centre operates normal officer hours. Queries relating to specific applications or projects will require prior arrangement with the relevant case officer. A telephone messaging service is also available. The ongoing provision of a ‘duty officer’ system is subject to review given reductions in staff and financial resources.</p>	

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

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	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	24

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	94

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	43

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	In quarter 1 we provided a partial response (11 of 57 data items); In quarter 2 we provided a partial response (8 of 57 data items); In quarter 3 we provided a partial response (15 of 57 data items); In quarter 4 we provided a partial response (12 of 57 data items).
There are inaccuracies in the data recorded. A 'Nil' return was considered as a non-response. All relevant data fields have been completed.	
There are concerns regarding the difficulty in collating SD data, and that it is not reflective of what the planning system is delivering, what it is capable of delivering as well as problems with adaption of IT systems. Also, there is uncertainty on the need for the indicators to the indicators also required under the Future Generations Bill.	

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	10,930

Refused (square metres)	
Authority's data	0

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

Granted permission (number of applications)	
Authority's data	6

Granted permission (MW energy generation)	
Authority's data	18

--	--

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

Market housing (number of units)	
Authority's data	478

Affordable housing (number of units)	
Authority's data	14

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

Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission	
Authority's data	0

Number of residential units (and also hectares of non-residential units) that did not meet all TAN 15 tests which were REFUSED permission on flood risk grounds	
Authority's data	0

Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission	
Authority's data	10

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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	9

Greenfield land (hectares)	
Authority's data	0

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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	0

Open space gained (hectares)	
Authority's data	56

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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 (£)	
Authority's data	1,138,670

Gained via Community Infrastructure Levy (£)	
Authority's data	0

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