

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

22 November 2018

REPORT OF THE CORPORATE DIRECTOR COMMUNITIES

ANNUAL PERFORMANCE REPORT 2017-2018

1. Purpose of the Report

- 1.1 The 2018 Annual Performance Report (APR) has been completed and forwarded to the Welsh Government and is brought before Members for information. The report covers the period from 01 April 2017 to 31 March 2018.
- 1.2 The BCBC APR document is attached as **Appendix 1**.

2. Connection to Corporate Improvement Plan/Other Corporate Priorities

- 2.1 The delivery of the County Borough's statutory planning function has links to the Council's corporate priorities in particular number 1 – supporting a successful economy.

3. Background

- 3.1 In line with Welsh Government requirements, Bridgend County Borough Council submitted its first APR in October 2015. The APR process was proposed by the Welsh Government as a result of the "Positive Planning" consultation in December 2013.
- 3.2 This report provides members with an update on the direction of travel in terms of performance since last year. The APR, which is part narrative and part statistical, outlines the performance of Bridgend as a Local Planning Authority over the period 2017-18 against a number of key national indicators and benchmarks and also includes the results of a customer satisfaction survey.
- 3.3 The data is derived from information supplied to Welsh Government and the Wales Data Unit which, in turn, forms part of the national planning performance framework. Despite having one of the smallest Planning teams in Wales, Bridgend continues to be one of the top performing Planning Authorities in Wales, providing an excellent service and value for money to its customers.
- 3.4 Whilst the number of Planning staff has reduced by almost half in recent times, the number of Planning applications, particularly major schemes, has slightly increased. Some of the key points arising from the APR are:-
- An increase in Planning applications determined from 933 in 2017 to 987 in 2018.
 - The same average determination time for all applications as the last two years (60 days) which is still below the Welsh average of 77 days.
 - An increase in the percentage of applications determined within the required timescales from 81% in 2017 to 88% in 2018 (although 90% of householder applications were determined within the required timescale compared to 96% in 2017).
 - The number of major applications determined has fallen from 37 in 2017 to 20 over the last year.
 - The determination time for major applications increased from an average of 171 days in 2017 to an average of 221 in 2018 although this is still below the Welsh average of 250 days.
 - 35% of the 20 major applications were determined within the required timescale compared to the Welsh average of 69%.
 - The number of appeals received decreased from 26 in 2017 to 22 in 2017 which equates to 2.2 appeals for every 100 applications.
 - The appeal success rate has also decreased from 73% to 55% although there are a number of extenuating circumstances for this and the all Wales average is only slightly higher at 62.6%.
 - During 2017-18 we had no applications for costs against us upheld.

- In terms of enforcement performance, BCBC has investigated 82% of the cases within 84 days compared to 85% in 2017 but this is still better than the all Wales average of 80.6%.
- BCBC has taken an average of 32 days to take positive enforcement action against an average of 82 days last year and an all Wales average of 184.6 days.
- Continuous and up to date Development Plan coverage.
- A 4 year supply of housing land as at 2017/2018 compared to a 5.1 year supply in 2016/2017 (Members will note that this figure has recently been revised to 3.4 years following the publication of the 2018 Joint Housing Land Availability Study).

3.5 In terms of customer satisfaction levels, in 2015 74% of survey respondents thought that Bridgend gave good Planning advice against a Welsh average of 57%. Last year that figure decreased to 62% with a Welsh average of 62%. In 2018 it decreased further to 50% (against a Welsh average of 60%) and the reduced satisfaction levels can be attributed to a number of factors such as a low response rate (14%).

3.6 The APR provides a more detailed commentary on the figures highlighted above.

4. Equality Impact Assessment

4.1 The report raises no issues that impact on equality.

5. Wellbeing of Future Generations (Wales) Act 2015

4.1 The Planning service operates in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

4.2 The duty has been considered in the production of this report and the APR. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the APR.

6. Next Steps

5.1 The Local Planning Authority's APR for 2017/2018 has been formally submitted to the Welsh Government.

7. Recommendation

7.1 That Members note the content of this report and the LPA's Annual Performance Report for 2017/2018.

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Background Papers

BCBC APR for 2017/2018

Annual Performance Report 2018



Local Planning Authority
Bridgend County Borough Council

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1. PREFACE

"I am pleased to introduce the 2018 Annual Performance Report for Bridgend County Borough Council's Planning Service. It is my privilege to serve as the Cabinet Member for Communities where Planning has a key role in my portfolio. Effective land use planning lies at the very heart of delivering economic, social and environmental prosperity throughout the County Borough. Bridgend has always been at the forefront of providing an innovative and responsive planning service in order to achieve this.

The effective delivery of this key service, particularly in light of fundamental legislative change and a need to make a positive contribution towards regional working and collaboration has been challenging. However, I hope this report will highlight the achievements gained over the last year as well as looking to the future as we continue the journey towards a new era of local, regional and national planning in Wales."



Councillor Richard Young, Cabinet Member for Communities

2. CONTEXT

Bridgend County Borough Council is one of the smallest but 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, Rhondda Cynon Taf County Borough to the east and by the Vale of Glamorgan Council to the south. 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 town of Pencoed (pop: 9,200) has a gateway position at the eastern extreme of the County Borough.

Bridgend County Borough forms part of the Cardiff Capital Region (CCR) and as an authority is committed to the CCR City Deal.

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, The UK Headquarters for Rockwool 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, however from April 2019 Bridgend will move into the Cwm Taf University Health Board Health, which will realign the boundary in line with the CCR.

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 consistently had an adopted Development Plan in place to guide development. The plan is currently under review with a challenging timetable to ensure the replacement plan is in place by the end of 2021. Given the success of the current plan in delivering sites particularly on brownfield land, it is likely that the new plan will involve a more challenging strategy going forward. Delivering a new plan is now a Council priority up until 2021. Bridgend is also committed to developing the CCR Strategic Development Plan (SDP) and has been instrumental in taking this key collaborative initiative forward.

Bridgend maintains a robust development control/management team which also includes the Building Control function. The County Borough has a number of operational quarries, however, due to a loss of internal minerals expertise the monitoring of these sites have been out-sourced to Carmarthenshire County Council.

Place and fit within the Single Integrated Partnership Plan/Corporate Plan

Bridgend County Together (April 2013 – March 2018) is the overarching single integrated partnership plan for the county and is prepared by the Local Service Board (LSB) made up of senior representatives across a range of organisations working in Bridgend County. The Vision set out in the plan by the LSB is:-

Bridgend County is a healthy, prosperous and safe county where people can reach their full potential.

The 4 priority areas that make up the Vision are: -

- People in Bridgend are healthier
- People in Bridgend are engaged and empowered to achieve their full potential.
- People in Bridgend benefit from a stronger and more prosperous economy.
- Bridgend County is a great place to live, work and visit.

The plan sits above the Corporate Plan for the Council and sets out the Local Service Board's priorities up to 2018 and has been developed through a Comprehensive Strategic Needs Assessment and public consultation. The plan was formally agreed by the LSB on 30th April 2013.

The priorities and actions of the single integrated partnership plan has implications for the corporate plans of the Council and the LSB member organisations.

The plan is a long term plan and changes over its lifetime and there is a requirement to formally review and report annually on its progress to the public, Welsh Government, elected members and LSB member organisations.

As a result of the Wellbeing of Future Generations Act there is now a statutory requirement in Wales to publish a new type of partnership plan – the Local Wellbeing Plan.

In response to this requirement Bridgend's Local Service Board (LSB) has become the Public Service Board (PSB). This new partnership organisation has undertaken an Assessment of Local Wellbeing which has recently been published. This will be followed by the Wellbeing Plan which is required to be in place by April 2018.

Bridgend's Corporate Plan (2016-2020) Working Together to Improve Lives which sits under the single integrated partnership plan has 3 key priorities. These are:-

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 Planning function has an important role in implementing the Corporate Plan and the wellbeing goals set out in the Wellbeing of Future Generations Act. The challenge facing the service is to align with the new wider and corporate aims.

The Bridgend Local Development Plan was developed in the context of a Strategic Environmental Assessment incorporating a Sustainability Appraisal, and as such it broadly aligns with the Wellbeing goals of the Wellbeing of Future Generations Act.

The Vision of 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.

The Bridgend LDP review and the new plan will be developed to express in land-use terms the priorities of the forthcoming Local Wellbeing Plan for Bridgend and the Welfare of Future Generations Act. It will also be the subject of SEA and SA.

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

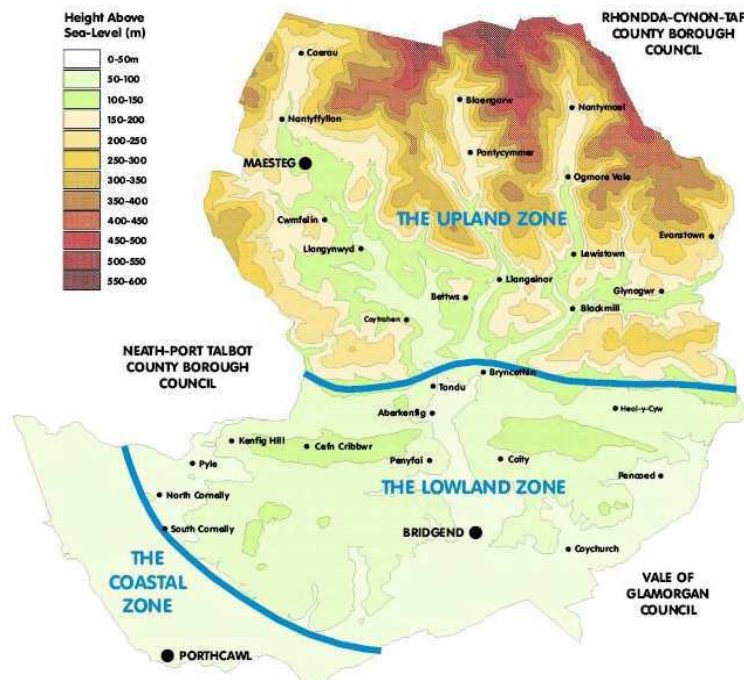
growth based on local manufacturing, it became the administrative centre for the area. From the late 1970s to date it has grown once more in response to commuter housing pressures generated from its proximity to Cardiff and general economic growth westwards along the M4 Motorway corridor.

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, Tondu, 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' are 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.

The proposed extension to Porthcawl Conservation Area was reported to Planning Committee on 15th May 2016 and the extension was agreed by Members and subsequently designated.

In addition, the proposed designation of Preswylfa Court as a Conservation Area was presented to Planning Committee in 2017 following an initial conservation area appraisal and an imminent threat to the character of the area and the setting of the listed buildings in the area. Consultations have been held with residents and owners and a proposal for designation and introduction of Article 4 controls were introduced in 2018.

A draft Archaeology SPG and a draft Local Character Design Guide (SPG) are in preparation, both of which will be presented to Members with a corresponding statutory consultation process to be held in 2018.

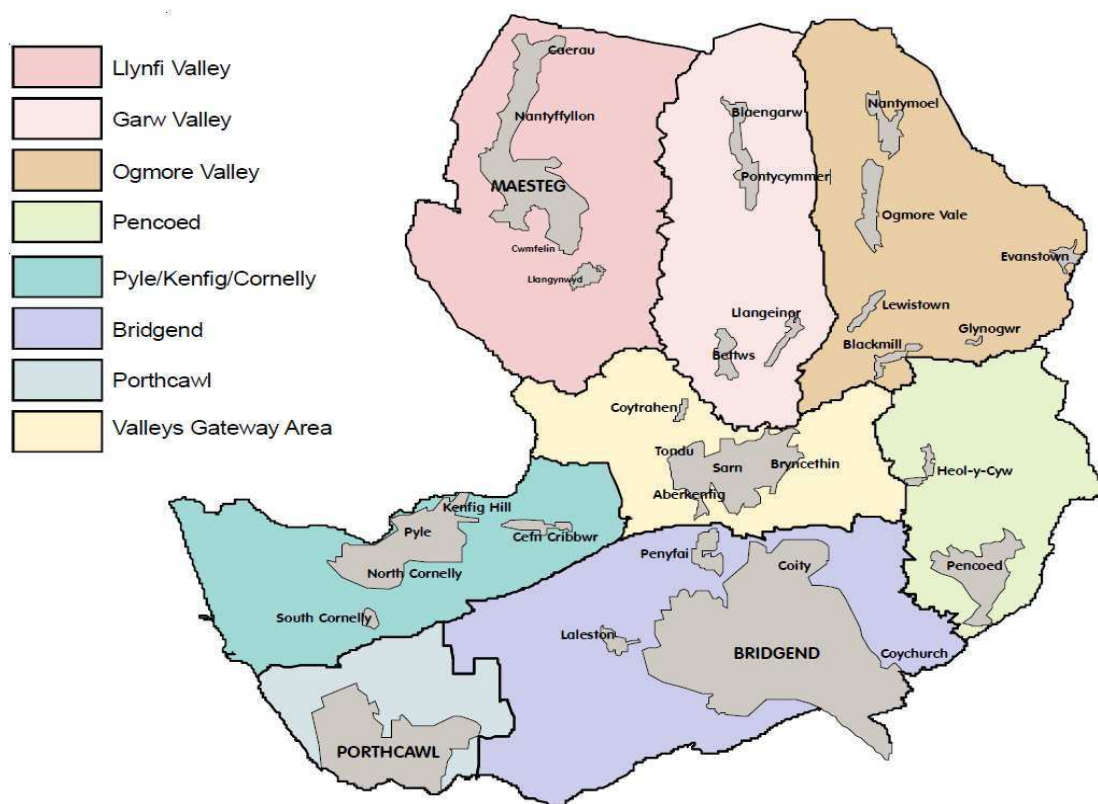
Urban rural mix and major settlements

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 Ogmere 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. Planning officers commissioned an updated flood risk assessment for the Town Centre and mitigation plan. Early indications seem quite positive and this document could be instrumental in planning future development in the town centre.

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.

The 2016 Mid-Year estimate of population indicates that there are just over 143,000 residents in the County Borough. The latest 2014 based Welsh Government population projections predict that this will reach 148,263 by 2039, 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 that the 0 -15 and 16 -64 age groups will decrease by 2039 but the 65+ age group will increase.

The LDP's population projection for the County Borough for 2021 is 144,643. This compares to the latest 2014 based Welsh Government projection of 144,093. The variance is therefore only 550 which is not significant.



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 LDP's (Cambridge Econometrics) 2021 household projection was 66,402 households for Bridgend. The latest Welsh Government Household Projection predicts that there will be 63,000 by 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.

In terms of housing delivery between 1st April 2016 and 31st March 2017, 406 new dwellings were completed on large and small sites.

3. 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.

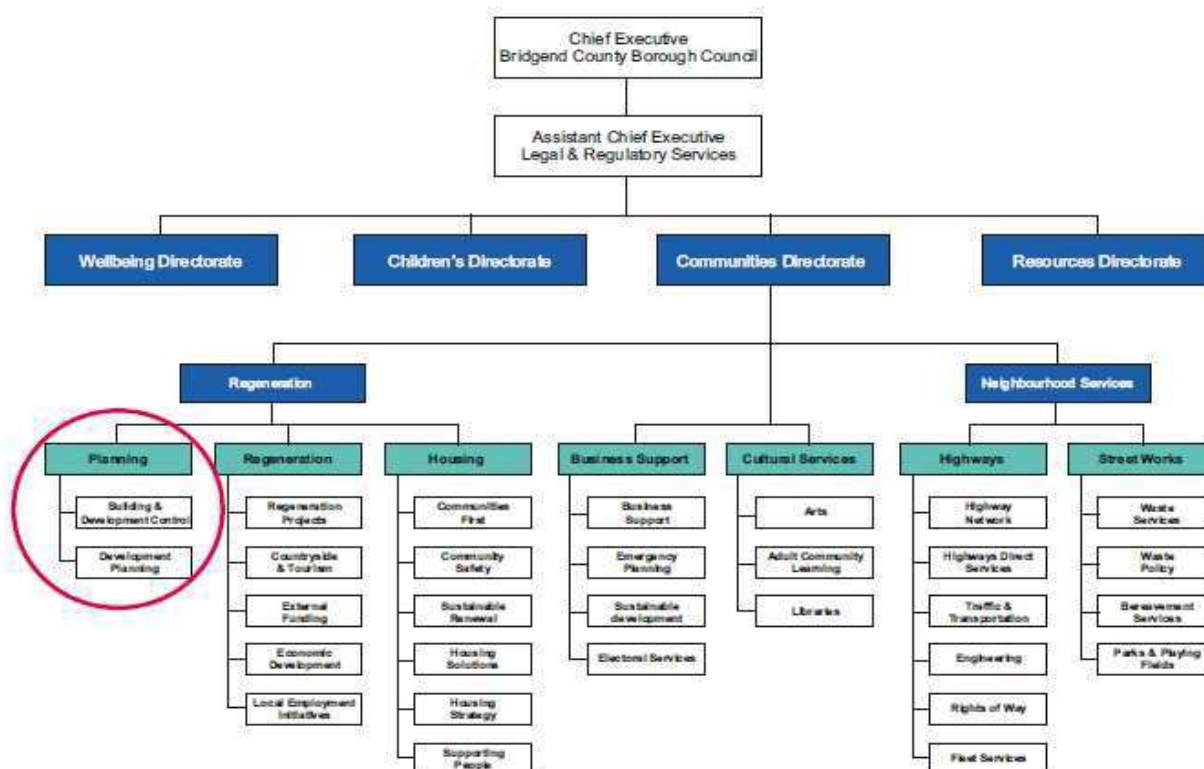
The Council has recently undertaken a review of the grading of its senior management. Consequently, the Communities Directorate has also undergone a management restructure resulting in the potential loss of a head of service position. As a result it is proposed that the planning function reports direct the Corporate Director Communities as well as taking management responsibility for some strategic transportation functions including active travel. The re-structure has not yet been finalised and the implications of the widened role of the Planning Service has not yet been fully realised but it is broadly considered that the resilience of the section will be strengthened. It is also encouraging that the Development Section will be renamed Planning and Development Services.

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 & 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 Technicians (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, Technicians also undertake preliminary enquiries, householder planning applications and plan vetting.

BCBC Structure Chart



The Development section underwent a major re-structure in 2013/14 and a number of posts were lost through retirement and voluntary redundancy. 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 2017 APR outlined the urgent need to consider the structure of the Development Planning Team in order to provide the necessary resilience to take forward the review of the LDP. A mini re-structure of the Development Planning Team commenced in late 2017 but unfortunately, was put on hold in early 2018. This followed an instruction from Welsh Government for certain LPAs to seriously consider undertaking joint local development plans, in Bridgend's case this involved a joint plan with RCT and Caerphilly. Unfortunately, this course of action effectively blocked any further work on individual delivery agreements until a formal response was made, a process, which itself required considerable officer resource. During this time it was not considered either financially or operationally expedient to progress with investment in the restructure of the planning service in light of potential joint working arrangements with other LPAs. As a consequence of delaying the re-structure until after the fiscal year end, a significant 'underspend' in the planning budget generated from a planning fee income surplus initially ear-marked for use in improving the planning service, was lost to medium term financial savings to address severe deficits in other service areas.

Bridgend was finally allowed to progress with its LDP later in 2018 and work on the restructure recommenced coinciding with the retirement of the Development Planning Manager. This has resulted in internal promotion of staff into key management roles and a realignment of the skills

base within the team in order to provide the necessary resilience to progress work on the LDP. Two additional posts have been created and it is envisaged that the new structure will be fully populated by the end of 2018.

It is considered that the untimely intervention of Welsh Government at a key stage prior to the formal progression of the LDP review has cost the LPA at least six months of time and a significant financial resource to other corporate priorities. Nevertheless, the service is now back on track and is confident that the new plan can be delivered in line the delivery agreement despite the challenging timescale imposed by Welsh Government.

Going forward, it is likely that the LPA will need to re-structure its service area in order to further improve resilience. This will involve a programme of upskilling existing staff into more technical planning roles and amending job descriptions to allow more agile interaction between different disciplines. Corresponding technological advances and investment in ICT is also expected to reduce dependency on traditional business support roles.

Also the opportunity of regional working brought about by City Deal and the need for a Strategic Development Plan (SDP), will require considerable individual input. Bridgend has and continues to explore potential collaborative working initiatives and sharing resources with other authorities within the region. This includes the challenge set by Welsh Government to examine the resilience of heritage and other specialist planning related services across Wales.

Building Control

In terms of Building Control, it is acknowledged that this important fee earning and statutory service is under pressure to ensure a degree of resilience at a time when the average age of the team is circa 55+. The section has also had to take on additional duties in the wake of the introduction of shared regulatory service with Cardiff and the Vale of Glamorgan, whereby some functions were not transferred across such as implementing safety at sports grounds and public event legislation. It is apparent that most Welsh Unitary Authorities are finding it difficult to recruit qualified and experienced BC Officers in the face of growing competition from Approved Inspectors and this may be influencing the resilience of teams. The significant fee earning potential for a building control service is important to offset the other non-fee-earning work such as dangerous structures. If competition is lost to approved inspectors due to a lack of capacity to take on work then it will result in a loss of fee income and inevitability lead to budget pressures on other service areas In light of this Bridgend is also considering the possibility of a shared service for building control and is considering this potential with neighbouring authorities.

Since the last APR, two modern apprentices have been appointed one in a trainee Building Control Surveyor role and the other in a business support capacity.

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 (VVP and TRIP) 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. The planning services provides considerable input into a number of key Council projects including the Rhiw redevelopment comprising a mixed use residential / commercial development and replacement multi-storey car park in Bridgend Town Centre and the historic Jennings Building refurbishment in Porthcawl.

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 planning service also acts as a driver in promoting other regeneration schemes and developments by providing expert advice on development matters. Recent examples of this include work on a masterplan for the first phase of the Porthcawl regeneration and updating flood risk assessments and investigation potential mitigation measures for Bridgend Town Centre.

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 continued to reduce to around £300k in 2017-2018.

Planning fee income is retained and forms part of the overall budget. Fee income has not met projected targets for 2017/18 (£426,638 against a projected target of £618,340) which, has not resulted in any significant investment in the resilience of the service or helped bolster the impacts of further corporate cuts. As reported above a significant planning fee surplus from the previous year was lost to MTFs savings. However, a prudent move to set up a LDP reserve fund in 2013 has and enabled the LPA to allocate some funds towards the LDP Review process.

	Bridgend Planning Fee income 2012-2018 (£)					
	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018
Projected	683,350	640,775	495,780	495,780	570,780	618,340
Actual	510,162	414,456	596,245	522,234	688,979	426,638

	Bridgend Preliminary Enquiry Fee income 2012-2018 (£)					
	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018
Projected	15,000	20,000	20,000	20,000	20,000	20,000
Actual	18,775	15,030	23,061	17,240	26,216	29,985

As stated in previous APRs, preliminary enquiry fee income fell in 2015-2016 although the income achieved in 2014-2015 was exceptional and largely a result of a high number of LDP allocated sites and renewable energy schemes coming forward.

The pre-application process has been the subject of a review and, together with a statutory pre-app service that came into force from 16th March 2016, an updated charging regime for pre-application advice has been in place since June 2016. Fees have increased by approximately £3.5k to £29,985 for the period 2017-2018 from a figure of £26,216 in the previous year.

The LDP was adopted in 2013 and is currently under review. There also remains considerable work in the ongoing review and adoption of supplementary planning guidance (SPG) such as Affordable Housing, Retail Frontages and Open Space and the production of Development Briefs such as Porthcawl Harbourside Regeneration Area. This has been identified as a particular work pressure and alternative methods of delivering the service may need to be considered.

The impact of further financial constraints will be influenced by the corporate spending plans for the period up to 2021. The Welsh Government settlement figure for Bridgend for 2019/20 is not encouraging and there is considerable pressure on the Communities Directorate to seek further funding cuts to its service areas including Planning. Despite the changes made to date, the Council still has to make a further £35 million saving by 2023, which is currently 13.5% of the Council's net budget. Whilst it is not anticipated that there will be any further reductions in the planning service in the short term as with any other Council service, much will depend upon future corporate spending priorities.

All service areas have already experienced severe cuts, which has had a profound effect on their deliverability. There is a fear that unless an alternative way of funding can be found that some key service areas may disappear altogether.

In view of the reduction in planning fee income over the last 5 years, a realignment of the planning budget and projected income going forward will be required. With no prospect of any national fee increase within the immediate future, this could place greater pressure on already stretched resource. The LPA supports the principal of full cost recovery to make services more financially self-sufficient and would welcome any commitment on behalf of Welsh Government in taking this forward. Unfortunately, without any change in the fee structure or national funding even statutory local government functions (including planning) could potentially fail in the near future.

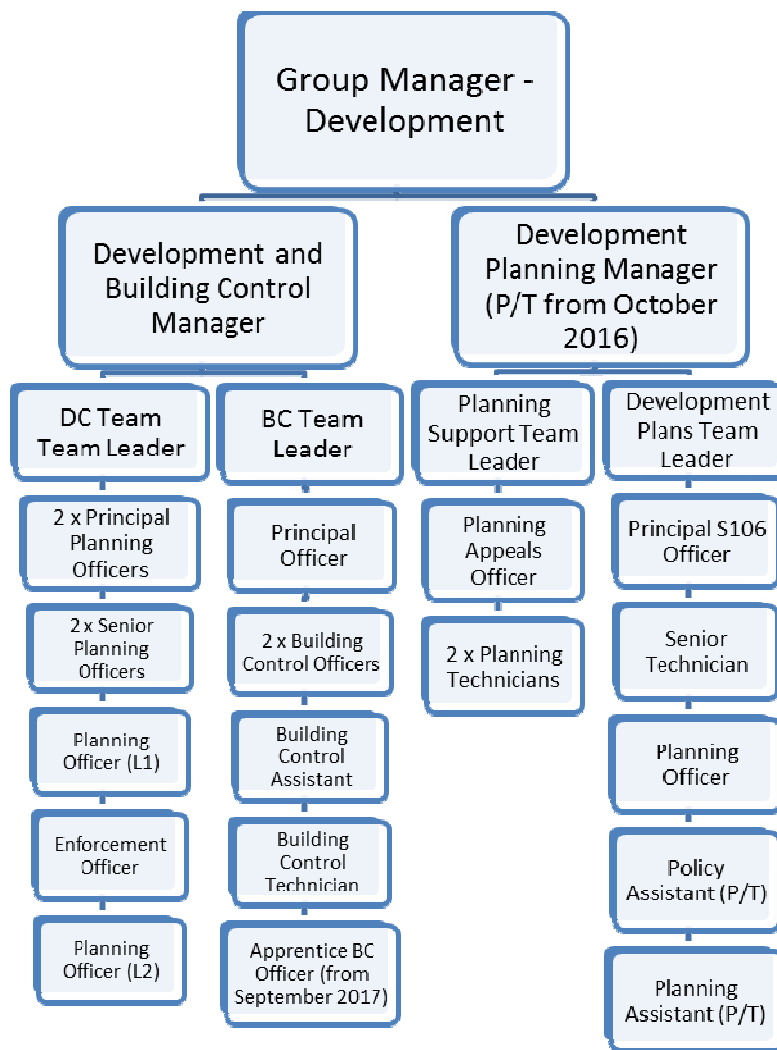
Staffing

The Service is proud of the commitment and professionalism of its officers, which is considered as an important asset. The LPA takes advantage of many free training sessions and conferences and

Officers attend and contribute to DC Committee Member Development/Training sessions prior to every DC Committee meeting.

The Development Section comprises 28 members of staff including the Group Manager, which is around half the size of the section in 2010. There has been a corresponding loss of experience and specialist knowledge particularly with regard to development planning, minerals, urban design, GIS and trees. The current staffing structure chart is illustrated below:

Staffing Structure 2017-2018



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 implemented a comprehensive job evaluation scheme, which has replaced the national local government pay and grading structure.

This has resulted in an overhaul of job descriptions and person specifications with more senior professional planners having to take on more managerial responsibility, which in turn detracts from their main planning function. However, on the more positive side, 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 and responsibilities. Nevertheless the aim remains to develop a well-trained, knowledgeable staff base, capable of multiple tasks and able to operate in an agile capacity. It is also imperative to move towards a different model of service provision and a review is continuously being undertaken as to the level of service that can realistically be provided now and in the future and what impact there will be on staffing structures.

Like many other LPAs, the Planning Service will continue to look outside for assistance on more specialist types of applications such as mineral schemes and renewable energy projects including quarry monitoring where the services of Carmarthenshire Minerals and Waste team are utilised.

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 in previous APRs, 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 charged for preliminary enquiry service became operational in 2011, which was updated in June 2016.

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

Performance as measured against the Welsh Government's (WG) development control performance indicators was maintained at a consistently high level during the financial year 2017-2018. For example, the four quarterly returns for the LPA's 8 week performance produced an average of 88% across the year as follows:

Q1 (Apr-June 2017)	–	90% (83% in the same period last year)
Q2 (July-Sept 2017)	–	90% (82%)
Q3 (Oct-Dec 2017)	–	87% (78%)
Q4 (Jan-Mar 2018)	–	85% (81%)

The BCBC Local Development Plan was adopted on 18th September 2013. The fourth Annual Monitoring Report has been issued to Welsh Government and is available online shortly here: <https://www.bridgend.gov.uk/residents/planning-and-building-control/development-planning/existing-bridgend-local-plan-2013/annual-monitoring-report-for-the-bridgend-local-development-plan-ldp-2006-2021/>

Workload

As was the case in 2016/2017, during 2017/18 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 processed a range of preliminary enquiries as part of the formal and charged for pre-application advice service. The team has been relatively stable over this period in comparison to the previous year when the LPA recruited replacement Principal Planning, Senior Planning and Planning Officers within the development control /management function.

A number of Officers in the Development Planning team had reduced their working hours in 2017/2018 and this allowed for the recruitment of an additional Development Planning Officer. This officer has been active in bringing forward new or updated SPG as well as providing observations to DC officers. Whilst this essential additional post has provided some relief and support to other staff members, workloads in the policy team remains high and there will be continuing pressure in the coming months, particularly from regional work commitments and the

review of the LDP. The recent restructure of the development planning team should improve its resilience in the short/medium term.

Decision Making

Bridgend has a comprehensive scheme of delegation, which results in around 93% of all 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. Following the Council Elections in May 2017, around 75% of the DC Committee membership changed and a hastily arranged but comprehensive Member Training/Induction process was undertaken to allow the new Members to partake in the next DC Committee meeting on 25th May, 2017.

Site visits are carried out the day before the committee meeting – Officers select the sites to be visited by identifying the most contentious applications and the ones which are most likely to be of concern or interest 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’ site visit which is made up of the Chair, Vice Chair and a third member or a ‘Full Committee’ site visit, where all committee members attend.

The Committee Protocol dictates that, where members are minded to go against the Officer’s recommendation, the application is automatically deferred to the next meeting. This ‘cooling off’ period allows for refusal reasons (or planning conditions) 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 (0 decisions against Officer recommendation in 2017/2018) and this is attributable in part to the continuous Member training programme and providing comprehensive and relevant planning advice within the Committee report and at the meeting itself.

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 2017-2018, the committee continued to meet on a 6 weekly cycle resulting in, occasionally, longer agendas and increased determination times. However, the scope to agree time extensions with the applicant has limited this impact. In September 2017, the meetings moved from an afternoon slot (2pm) to a morning slot (10am). However this has proved to be unpopular with Members and Officers alike and it is expected that the meetings will revert back to an afternoon slot in 2018 with scope to experiment holding the site visits, pre-agenda meeting with the Chair and Vice Chair and Member Training, as well as the meeting, on the same day.

Webcasting of Council meetings including the Development Control Committee commenced in early 2016. Whilst there was some initial concern over webcasting it has not presented any

significant technical issues and has proved popular with interested parties such as local residents, developers and agents, who now no longer need to make the journey to the Council Chamber to observe meetings. The Development Control Committee enjoys the highest 'watched' figures for the authority. However, due to the costs associated with hosting, not all meetings are currently webcast and going forward this service is likely to be reserved for meetings where there is likely to be a higher than normal level of public interest.

Member Training and Development

As well as the initial new Member Induction Training by Trevor Roberts Associates in May 2017, Bridgend has also advanced with its Development Control Committee Member Development programme with training sessions on relevant subjects in 2017/2018.

Sessions included "Development Control Committee Code of Conduct" and "LDP Review Process" workshops, presentations from the Highways section regarding "Active Travel Plans" and "Traffic Regulations/Orders," training on "Planning Enforcement" and "Advertisement Control," a presentation from the Conservation and Design Team and Glamorgan Gwent Archaeological Trust on the "Review of Historic Environment Records in Wales Guidance," and a presentation from Vaughan Lewis of Steve Ambler Tree Services on "Trees and Development." As can be seen from the above list, occasionally we invite outside speakers and specialists to present to Members.

The LPA also provides an "End of Year Performance Report" to DC Committee Members which covers matters such as Section 106 Monies secured over the year, Appeals Statistics and Performance, Enforcement Statistics and Performance (including Prosecutions), Building Control statistics, the results of a Customer Satisfaction Survey by the Welsh Data Unit, statistics from the Development Management Quarterly Survey returns to the Welsh Government and the Performance Framework as well as data from our handling of Complaints to the LPA.

For 2018-2019, following specific requests from the DC Committee Members, it is planned that Members will receive presentations/training on "Community Transport", "S106 Legal Agreements – Basics and Limitations," "Houses in Multiple Occupation," "Section 215 Notices and Procedures," "Sustainable Drainage Systems and SuDS Approving Bodies – The New System" and "Education Contributions and Surplus Spaces in 21st Century School."

Roisin Willmott, Director, RTPI Cymru addressed the Committee to present the "Value of Planning Study" and the wider remit of the RTPI to Members.

A visit to Cenin Renewables Ltd. At Stormy Down, allowed members to view modern renewable energy sources such as wind turbines, solar panels, anaerobic digestion and battery power banks.

Member training usually consists of an hour long session immediately prior to a committee meeting and all Members of the Council, not just Members of the DC Committee, are able to attend.

As mentioned above, following the local government elections in 2017, the Development Control Committee received an influx of new members. It was considered opportune and expedient to carry out basic planning committee member development training and this was delivered by an

external consultant over the course of day with ongoing follow up sessions for individual and new or replacement members as required.

The training followed the WLGA 'syllabus' and is essential for new committee members as well as providing important refresher training for more experienced members.

DC Committee Members in Bridgend continue to play an active role in the development and formulation of supplementary planning guidance (SPG). To date there has been member involvement with the review of the householder development guide and a new Open Space SPG. 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. Going forward it is intended that the Council will update SPG17: Parking Guidelines.

Use of Information Technology

A new Planning Application back office IT system was procured and implemented during Summer/Autumn 2016. The new system covers both development control and building control functions and internal funding has been secured to procure additional development planning databases from the same software supplier. In tandem with this, the use of technology to improve service delivery will be explored as well as greater use of online services in accord with Corporate Priorities. The current Council website, including the Planning pages, will be updated and modernised in April 2018.

The planning service holds the largest amount of public documents of all Council functions on the website. This includes the LDP and all background documents as well as SPGs, development briefs and design guides. These documents are graphic intensive and highly technical. There is concern that the cost of translating these documents in order to comply with the requirements of the Welsh Language Commissioner will be significant and may, as a consequence, lead to a reduction in materials being made available online.

Similarly with regard to new SPG and LDP documents, the cost of translation will need to be factored into any preparation costs and this could be quite significant but out of proportion to the likely public benefit as there are very few recorded hits on translated versions of published documents online. The decision to remove essential SPG and development plan documents from the public website will be a retrograde step and will require careful consideration and the cost of translation must be balanced against the risk of a fine imposed by the Welsh Language Commissioner and the wider public benefit.

Operational and financial constraints

Following the disposal of building assets, the Council is committed, through its transformation agenda, to adopting an agile working environment. The continued rationalisation of office space will eventually result in the need to desk share on a 3:2 ratio 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.

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. 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 latest Communities budget was prepared against a background of further significant cuts in funding for public services, with the Directorate facing a nett cash reduction over the previous year's budget the settlement from Welsh Government is not looking promising and further cuts are anticipated. Consequently, the planning fee surplus built up for the previous year was lost to other savings in order to protect front line services. Planning fee income was down in 2018 and the section is facing a significant overspend not helped by having to fund a re-structure of the Development Planning Team to implement the LDP Review Process. Further financial challenges are expected.

It is clear that in order to protect vital planning services both in Bridgend and nationally, a move towards full cost recovery is required and any income will need to be ring fenced to the service areas. Despite planning being a key statutory function there is no guarantee of immunity from wider authority cuts.

Despite having one of the smallest planning teams in Wales, Bridgend has been one of the top performing planning authorities providing an excellent "value for money" service to its customers. Whilst the number of planning staff has reduced by almost half in recent times the number of planning applications (1002) has remained relatively consistent with the previous year (1029).

For the period 2017-2018, 55% of appeals were dismissed (the Wales Average is 63%). There were 27 appeal decisions (5 were withdrawn), of the 22 remaining decisions, 12 were dismissed, 9 were allowed and one Enforcement Appeal was upheld.

There has been a change in customer satisfaction. In 2016/2017, 62% of survey respondents thought that Bridgend gave good planning advice against a Welsh average of 62%. This year (2017/2018) that figure has decreased to 55% with a Welsh average of 60%. This is likely to be the result of a reduced number of respondents to the survey but also the fact that Bridgend's planning service had already lost its public facing information function when a corporate customer service centre was established in 2009.

The use of an automated message directing members of the public calling the general number to the website for more information or to email their query, was introduced and has proven to be more manageable. Notwithstanding some early issues, the system has settled down and technical

staff are receiving far fewer unsolicited phone calls. Call Centre staff were provided with a guidance note to be able to inform members of the public where to find relevant advice on the website and this initiative has proved to be successful in the main. Applicants continue to have access to case officer's direct lines and urgent calls can still be directed via the call centre.

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 relatively recent reduction in staffing levels (particularly in the admin/technical support team). There is also increasing concern regarding receiving timely responses from statutory consultees such as the Highway Authority and NRW etc.

Individual workloads have increased and there are continuing pressures in adapting to new secondary legislation as a result of the Planning (Wales) Act 2015, the changes to Development Management procedures and the continual need to provide statistics on the performance of the LPA, the amount of time expended on responding to WG Consultations (e.g. the Draft Planning Policy Wales (Edition 10) and the Law Commission's consultation on the Codification of Planning Law in Wales) and the reliance on timely statutory consultee responses.

The formalisation of discharge of conditions and non-material amendment procedures and the need to update and issue live decision notices has also created additional administrative burdens in an environment with limited resources. Similarly, the new PAC procedures has led to increased correspondence and interest from the public prior to the submission of a planning application, this in turn has required officers to respond to the queries, deflecting them from more essential work.

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.

This usually involves intensive monitoring of sites, often during unsocial hours, the collation of evidence and court appearances. It is becoming increasingly apparent that there is difficulty in managing the expectations of the public and elected officials where breaches of consent or conditions occur. The planning service is expected to be able to act quickly or to immediately intervene to stop operations, whereas the reality is that the enforcement process can be slow, heavily evidence based, open to challenge and does not always result in significant penalties. This tends to garner a public perception that the authority is ineffective and this places greater pressure on the service to deliver results.

Following a number concerns raised by MPs, AMs and Members regarding the effectiveness of the planning enforcement system in controlling major polluting activities that raise significant amenity issues, Members requested that Officers compile a list of potential improvements to the system and produce a report with a view to sending a letter to the Welsh Assembly Cabinet Secretary for Energy, Planning and Rural Affairs and Bridgend based Assembly Members requesting that a surcharge be applied to retrospective planning applications.

In December 2017, Officers reported a paper titled "Suggested Changes to the Planning Enforcement System in Wales" to the DC Committee which outlined the proposal to apply a

surcharge to retrospective applications along with other suggested changes to the Enforcement system. The report provided an outline of the current enforcement system and suggested a number of changes and improvements to the current system of planning enforcement grouped under the following headings:-

- Principle of enforcement action – criminal and proportionate?
- Fiscal measures
- Role of Welsh Government
- Enforcement Appeals
- Relationship between Planning and other Environmental Agencies
- Advertisement Controls
- Other areas for improvement

Members approved the report and a letter was sent to the Cabinet Secretary (copied to Bridgend AMs) as a discussion document. A meeting between Officers and key Members and the Cabinet Secretary, Ogmere AM and an official from the Welsh Government Planning Division took place in summer, 2018 and it was agreed that further investigation is necessary at a national level involving the regulatory agencies. A meeting, arranged by Welsh Government is due to be held in autumn 2018

In 2016 the planning service updated its paid pre-application service first introduced in 2011 to coincide with the implementation of the Welsh Government national statutory scheme. For the first time a charge is now levied for householder enquiries and the scale of charges was amended to reflect the WG scheme. Under the new scheme, Bridgend offers a free scoping meeting for major development, where a potential developer can present their scheme to officers. No formal opinion is offered at this stage, but a developer will be provided with a quote for a detailed pre-application response tailored to suit the proposal with full costings and timescales.

The developer may either choose to take up the Council service or instead use the statutory scheme. So far the response from developers has continued to be positive. The service will continue to be promoted and has been reviewed in 2018. Although the principle of the scheme appears to be sound additional categories of development and permitted development enquiries are now included to further tailor the advice and offer a more focused service.

RTPI Cymru - Value of Planning Toolkit

Following the technical launch of the Value of Planning Toolkit RTPI Cymru provided the toolkit for Bridgend.

The toolkit enables LPAs to demonstrate the value their planning services provide to the Authority area and its communities year on year as well as providing evidence to support investment in the planning and related services.

In this case the value of planning to Bridgend in 2016/17 was calculated to be £89.5 million, which is considered to be a substantial uplift. The tool kit allows the authority to review this figure annually and it is intended to make this a regular feature of subsequent APRs.

A breakdown of the calculation is provided in the diagram below-

Value of Planning in Bridgend 2016/17

Planning service key data



19 FTE jobs in planning service



933 applications handled



£0.6m collected in fees

LDP Land Safeguarded



0 ha Special Landscape Area
0 ha Green Wedge
0 ha Local Nature Reserve



0 ha open space
0 ha minerals



Residential
280 ha



Retail & leisure
2 ha



Commercial
108 ha



Waste
0 ha

LDP Value

£2.4m uplift value

(based on land allocated for whole plan period)

Value adding policies ✓ 89%

Applications

28 major
653 minor
252 other

■ Statutory ■ Discretionary

0 DCOs dealt with
0 DNS dealt with
26 LBC applications granted
24 refusals appealed
0 judicial reviews

Decisions

✓ 715 approvals (77%)
x 89 refusals (10)
0 subject to pre-app

Refusals

■ Delegated ■ Committee

Approvals

■ Delegated ■ Committee

Permissions



Residential
1,028 units
£32.0m uplift value
15% affordable



Retail & leisure
2,942 m²
£0.2m uplift value



Tourism
0 bedspaces
0 self catering units

Permissions

■ Consistent with local plan
■ Departures from local plan



Commercial
3,685 m²
£0.0m uplift value



Renewables & other
3 MW
0 tonnes waste
0 tonnes minerals
0 ha remediation
4 ha formal open space

Contributions

Section 106 income

£1.7m

Breakdown

- Training and employment
- Sports and leisure
- Environmental
- Community/cultural
- Formal open space
- Primary health
- Education
- Infrastructure
- Active travel
- Highways
- Affordable housing

CIL income



£0 total value

Completions



Residential
406 units
23% affordable
£51.7m uplift value
£0.5m council tax p.a



Retail & leisure
1,475 m²
£0.7m uplift value
42 gross FTE jobs
£0.1m business rates p.a



Commercial
2,120 m²
£2.3m uplift value
48 gross FTE jobs
£0.1m business rates p.a



Renewables
30 MW
£150,000 community benefit



Tourism
0 bedspaces 0 FTE jobs
0 self catering units

Enforcement

309 enforcement complaints
18 planning contraventions
1 enforcement notices
3 breach of condition notices
0 stop notices
1 section 125 notices



Wider indicators



£9,000 spend on consultancy fees



18 internal consultees

0 Energy statements
0 EqIAs
1 Environmental statements



£20,000 health benefits of affordable housing provision p.a



£130,000 recreational benefits from open space created p.a

13 Travel plans
0 HIAs
10 Transport assessments

In 2016/17 the total value of planning was

£89.5m

SOURCE: Planning function outputs (LPA survey). Land and property value data (JLL estimates), business rates valuations (Valuation Office Agency), employment densities (English Homes & Communities Agency), Council tax rates (StatsWales). Health benefits from Affordable Housing (Department for Communities and Local Government Appraisal Guide, based on various studies outlined in a appraisal databook). Community benefit from renewables (Renewables UK Cymru). Some of the calculations require high level assumptions to convert between units/m²/ha. Where possible, benchmarks have been employed otherwise reasonable assumptions have been used. Business rate, council tax and gross FTE job estimates based on assumption of 100% occupancy and do not factor in any displacement. Numbers of applications and decisions are unlikely to match up as these can take place in different financial years for any given application. 'Value adding policies' refers to the proportion of policies the team has identified as adding 'intangible value' that are included in local plans. Approvals and refusals do not sum to 100% due to applications carry across years. The total value of planning only incorporates some of the metrics presented in the dashboard.



ARUP



Regional Working and Collaboration

The prospect of large scale local government reorganisation would appear to have been withdrawn by Welsh Government although there is an expectation of more structured collaboration between authorities in delivering their functions, particularly at a strategic level.

In terms of planning, it is clear that Welsh Government views collaboration initiatives as the answer to address diminishing resources within LPAs. In late 2017, the Cabinet Secretary urged some LPAs to give serious consideration to producing Joint Local Development Plans (JLDPs). The suggestion was considered by the relevant LPAs and unanimously rejected for operational and geographical reasons. No further proposals or suggestions have been put forward by Welsh Government and perhaps there is an opportunity for practitioners to take the initiative. Bridgend has been in discussion both with its neighbouring authorities and regionally to look at how collaboration or shared services could work.

In particular a collaborative Building Control service, to overcome resilience issues and to address an ageing workforce, was explored between Bridgend and other neighbouring Authorities during 2017/2018. Examples of successful collaborative services currently operating in England provided some incentive to explore this option, however, it is clear that the formal merging of individual services comes at a price in terms of transferring staff and negotiating terms and conditions and ensuring continuity of back office, legal and human resource services.

The process could take a number of years and would require the diversion of a number of key staff from operational duties. The engagement of an outside consultant to oversee the merger would result in a considerable cost to the component authorities and would severely impact the benefits resulting from any merger. Therefore, the matter has been put on hold and Bridgend has secured a Building Control Apprentice to develop resilience from within.

With regard to development control/management, it is considered that service levels have reduced to the extent that a collaborative approach may not be able to deliver any tangible improvements in delivery or resilience. In real terms, planning teams are already working to capacity and management structures have already been stripped out. This, coupled with the somewhat localised nature of the function, would suggest that, other than dealing with some peaks and troughs, the prospect of merged DC/DM teams are unlikely to deliver any real service improvements. Nevertheless, Bridgend will continue to seek out collaborative initiatives both formal and informal with a view to maintaining continuity of service. One such collaboration could involve seeking specialist Urban Design advice from Swansea CC.

In terms of development planning, Bridgend is committed, along with other partner authorities to working on Cardiff Capital Region City Deal projects including the Housing theme group whilst continuing to work regionally through active participation with regional associations i.e. SEWSPG, Pathfinder and POSW/POS-SE.

Bridgend is committed to investigating and contributing to collaborative initiatives and has had proactive discussions with neighbouring LPAs regarding the preparation of a shared LDP evidence base and joint methodologies. There is also the opportunity to investigate the possibility of a joint LDP examination. The joint regional work on the CCR SDP has provided an indication of willingness

amongst the CCR LPAs to embrace a spirit of collaboration on strategic planning matters and regardless of the outcomes of the SDP, there is scope to carry this work forward either as individual authorities or as collective strategic planning unit.

Bridgend is also represented on the Llanilid Project Board, which is a joint initiative led by Rhondda Cynon Taf Council and comprising public and private sector organisations. The Llanilid Strategic Opportunity Area is based around a restored former opencast site and is located in a strategically important site at the convergence point of three LPA areas close to the M4 motorway. The site has the potential to deliver a major mixed use development including up to 500 new dwellings, leisure and business uses and a new junction on the M4. The overall objective of the Board is to steer the strategic delivery of the 'Llanilid on the M4' area with maximum economic regeneration impact as its fundamental principle. Its main function is to maximise the investment potential of this regionally important site and to take responsibility for its strategic direction. The Strategic Board represents the high-level interests of Rhondda Cynon Taf County Borough Council, Welsh Government, Bridgend County Borough Council, Vale of Glamorgan Council and major landowners/developers. One of the principle area of work is to develop a masterplan of how the site could be developed and any essential infrastructure requirements.

In terms of more specialist planning related service areas such as heritage, and conservation and ecology, these important areas are also viewed as being vulnerable and further work on potential collaboration is currently being undertaken on a regional and national basis.

As mentioned above, Bridgend has initiated a national discussion on potential improvements to the planning enforcement process by producing a paper entitled 'Suggested Changes to the Planning Enforcement System in Wales'. The paper was prepared following consultation with the regional enforcement groups and POSW and has gained some political support. It is hoped that a meeting with the Cabinet Secretary will result in a proposal for a national working group/task force comprising planners and other enforcement agents to develop the ideas further.

Bridgend has also collaborated with other LPAs on an informal or quid pro quo basis by providing cover, independent advice and responses to complaints, attendance on interview panels and as a critical friend.

The aspiration with the collaboration agenda is to share resources, skills and expertise, whilst providing essential statutory services with decreasing financial resources. Welsh Government's active support will be crucial in developing any future projects.

Areas of innovation

- Bridgend's Planning Service has overhauled its customer interface with a greater emphasis on internet based services. This has been driven by a reduced public facing staff but also to meet a growing demand for online communication and resources. While this process was carried out in advance of new Corporate ICT policies and improved website introduced in 2018, the policy has allowed staff to focus on core planning functions and encouraged uses of the service to be more independent when engaging with the planning system. Nevertheless it is recognised that some members of the community may not be able to

readily access online services and arrangements are in place to ensure that all users are represented. Similarly, applicants are still able to have a direct dialogue with case officers.

- The smart use of ICT has allowed Building Control officers to work semi-independently through the use of connected 'tablet' devices, resulting in timesaving and more agility.
- The use of a 'dashcam' device has resulted in significantly reduced officer time in carrying out survey and monitoring work. Images from the camera are analysed following the site visit. This has proved particularly useful when carrying out the annual retail survey without the need to visit each premises.
- The Planning Service has recently reviewed it's successful paid pre-application service to include more categories and further refine the process to ensure smarter use of resources and a more focussed and bespoke service. This has also provided a small additional income stream, that it is hoped can be re-invested into the service.

The priorities for the planning service in the coming year will be:-

- To carry out a full review of the Local Development Plan in accordance with the approved delivery agreement.
- To continue to investigate the rationalisation and streamlining of the services provided to the public as a result of restructuring and ongoing budget constraints.
- To investigate and carry forward upskilling initiatives of planning and building control staff to provide resilience within the teams.
- To effectively incorporate a new service area and promote the new Planning and Development Services Team.
- To continue to investigate alternative means of service delivery including the greater use of technology and collaborative working.
- To continue to contribute effectively to regional working.
- To continue to review, update and implement Supplementary Planning Guidance.
- To promote and review the non-statutory paid pre-application advice service.
- To meet the challenge of adapting to an agile working environment.
- To meet challenges imposed by other legislation, such as the implementation of Schedule 3 of the Flood and Water Management Act 2010 in Jan 2018, that may have an impact on service delivery.

5. WHAT SERVICE USERS THINK

In 2017-18 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 425 people, 14% of whom submitted a whole or partial response. The majority of responses (42%) were from members of the public. 3% of respondents had their most recent planning application refused.

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

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

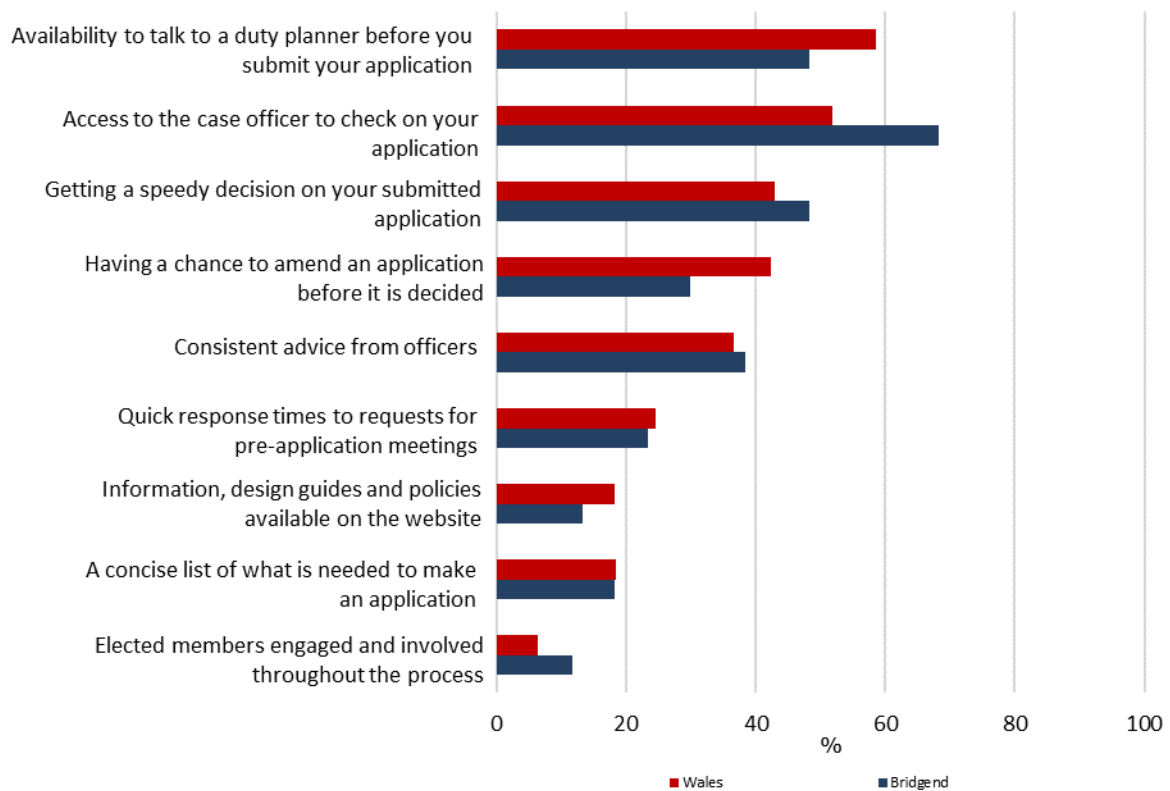
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

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

Respondents who agreed that:	Bridgend LPA %	Wales %
The LPA applies its planning rules fairly and consistently	60	55
The LPA gave good advice to help them make a successful application	55	60
The LPA gives help throughout, including with conditions	60	52
The LPA responded promptly when they had questions	61	62
They were listened to about their application	59	60
They were kept informed about their application	53	52
They were satisfied overall with how the LPA handled their application	63	63

We also asked respondents to select three planning service characteristics from a list that they thought would most help them achieve successful developments. Figure 1 shows the percentage of respondents that chose each characteristic as one of their three selections. For us, 'having access to the case officer to check on applications' was the most popular choice.

Figure 1: Characteristics of a good planning service, 2017-18



Comments received include:

- “Very helpful consistent approach by officers.”
- “They seem a good Planning Authority. No problems or complaints.”
- "Very satisfied, but there is always room for improvement.”

6. OUR PERFORMANCE 2017-18

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.

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

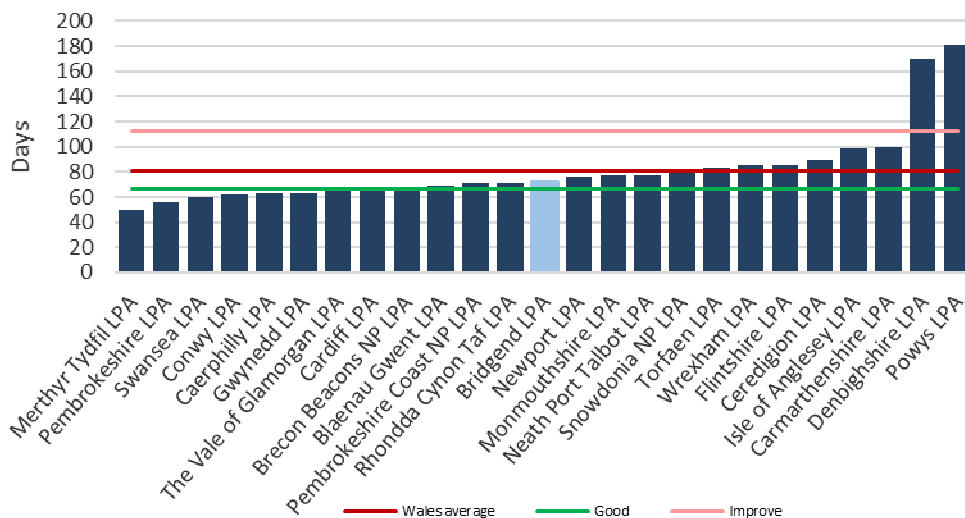
As at 31 March 2018, we were one of 22 LPAs that had a current development plan in place. We are required to submit an Annual Monitoring Report in October 2018. This document has been prepared.

During the APR period we had 4 years of housing land supply identified, making us one of 18 Welsh LPAs without the required 5 years supply.

Efficiency

In 2017-18 we determined 987 planning applications, each taking, on average, 72 days (10 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.

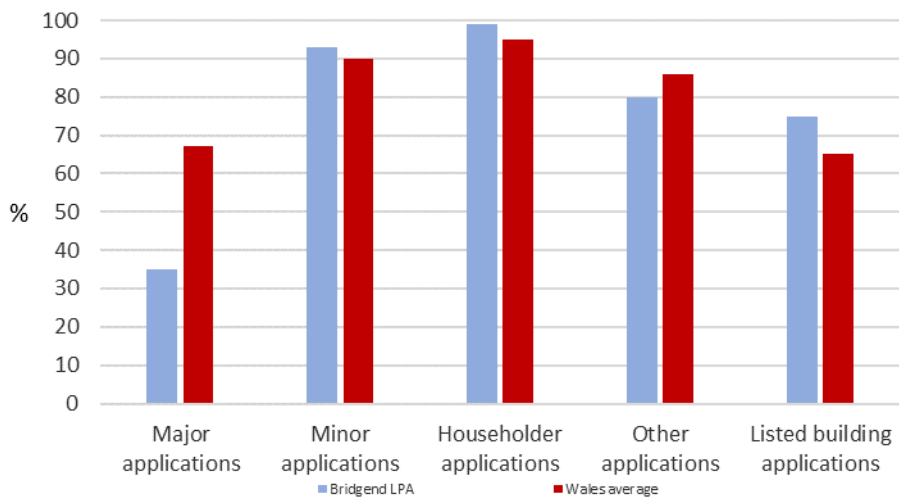
Figure 2: Average time taken (days) to determine applications, 2017-18



88% of all planning applications were determined within the required timescales. This compared to 89% across Wales and we were one of 22 LPAs that had reached the 80% target.

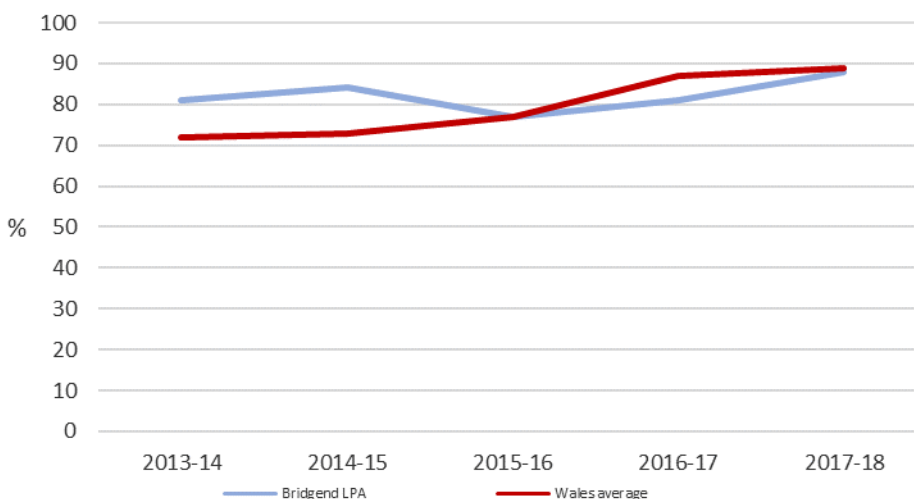
Figure 3 shows the percentage of planning applications determined within the required timescales across the main types of application for our LPA and Wales. It shows that we determined 99% of householder applications within the required timescales. We also determined 75% of Listed Building Consent applications within the required timescales.

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



Between 2016-17 and 2017-18, 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:

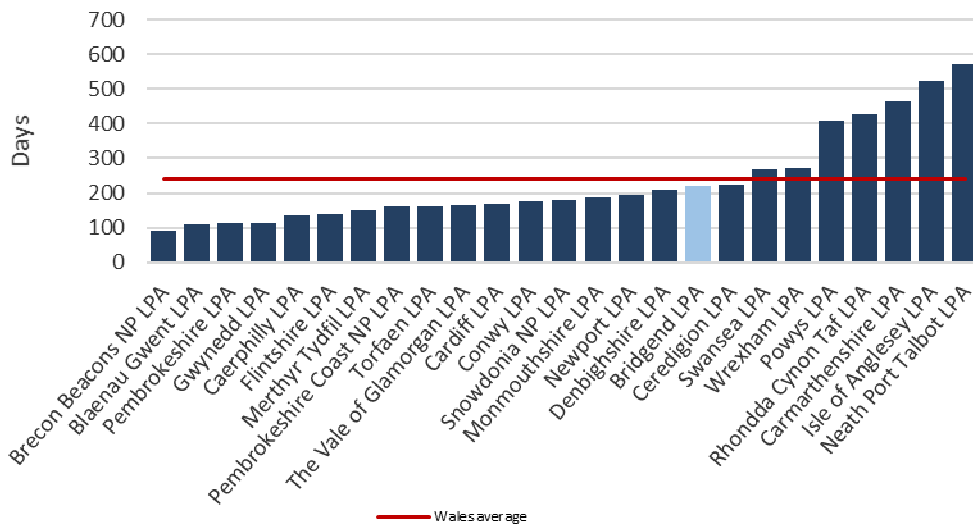
- The number of applications we received decreased;
- The number of applications we determined increased; and

- The number of applications we approved increased.

Major applications

We determined 20 major planning applications in 2017-18, 5% (1 application) of which were subject to an EIA. Each application (including those subject to an EIA) took, on average, 221 days (32 weeks) to determine. As Figure 5 shows, this was shorter than the Wales average of 240 days (34 weeks).

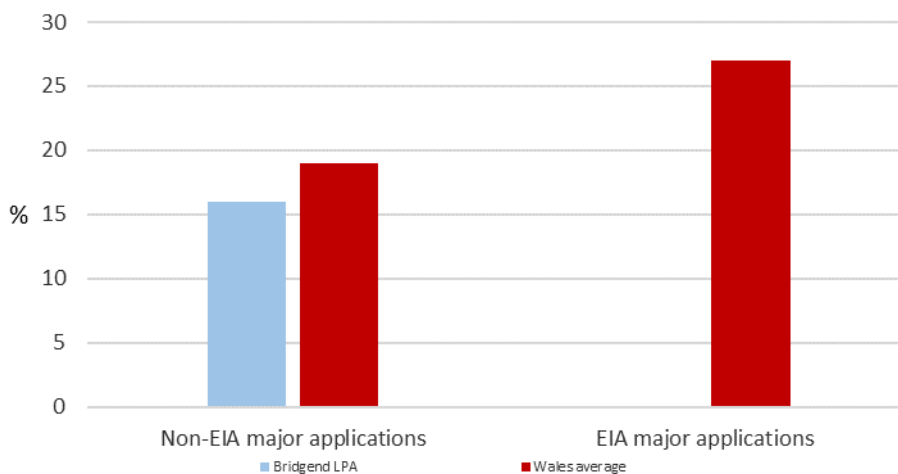
Figure 5: Average time (days) taken to determine a major application, 2017-18



35% of these major applications were determined within the required timescales, compared to 69% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 16% 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

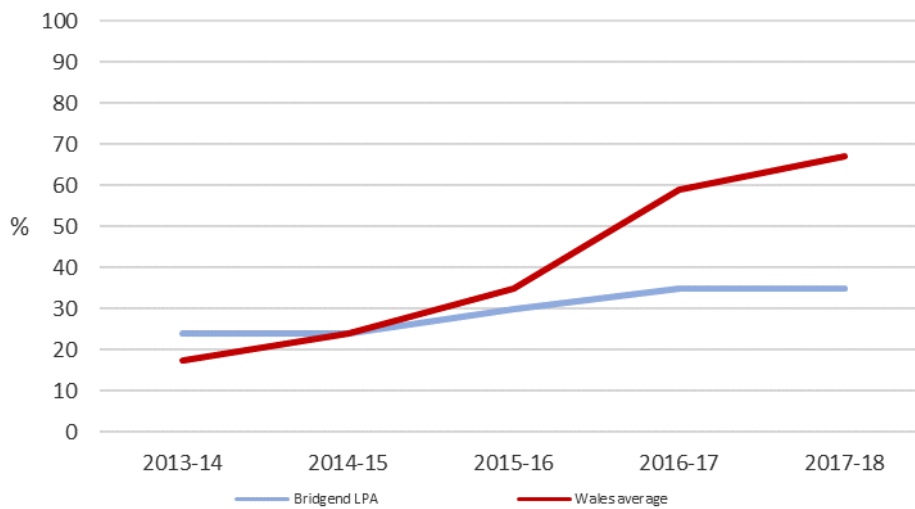


In addition, we determined 4 major applications that were subject to a PPA in the required timescales during the year.

Since 2016-17 the percentage of major applications determined within the required timescales had stayed the same at 35%. In contrast, the number of major applications determined decreased while the number of applications subject to an EIA determined during the year increased.

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 86% to 93%;
- The percentage of householder applications determined within the required timescales increased from 96% to 99%; and
- The percentage of other applications determined within required timescales increased from 75% to 80%.

Quality

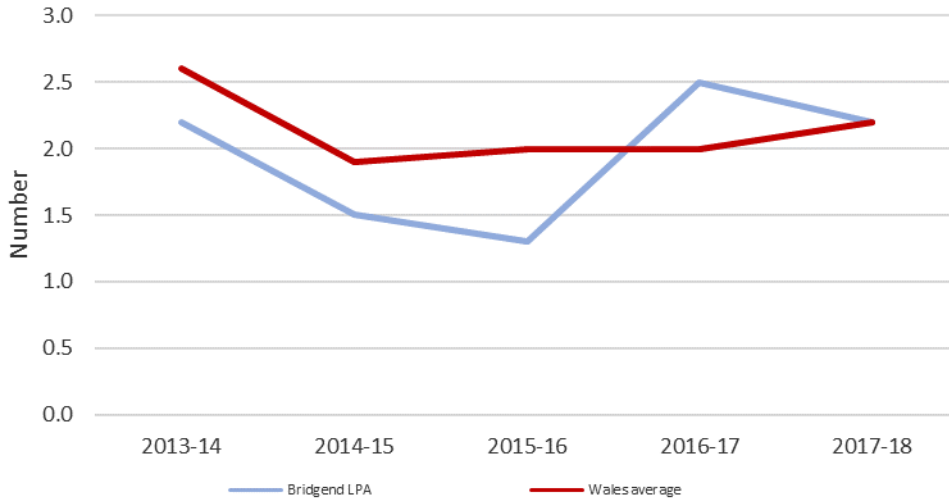
In 2017-18, our Planning Committee made 24 planning application decisions during the year, which equated to 2% of all planning applications determined. Across Wales 7% of all planning application decisions were made by planning committee.

0% of these member-made decisions went against officer advice. This compared to 9% of member-made decisions across Wales. This equated to 0% of all planning application decisions going against officer advice; 0.6% across Wales.

In 2017-18 we received 22 appeals against our planning decisions, which equated to 2.2 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.

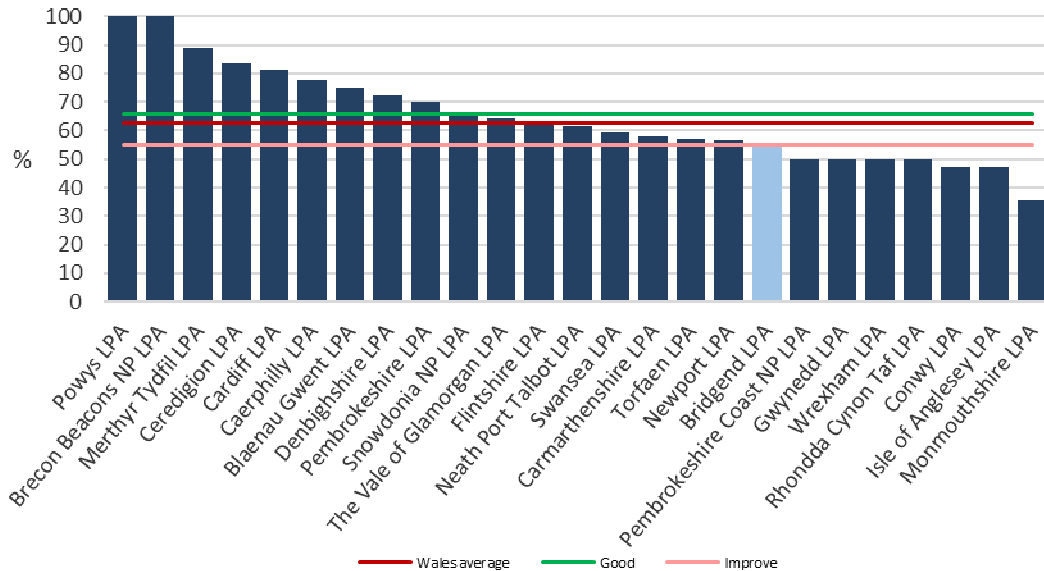
Figure 8: Number of appeals received per 100 planning applications



Over the same period the percentage of planning applications approved stayed the same at 77%.

Of the 20 appeals that were decided during the year, 55% were dismissed. 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



During 2017-18 we had no applications for costs at a section 78 appeal upheld.

Engagement

We are:

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

As Table 2 shows, 55% 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

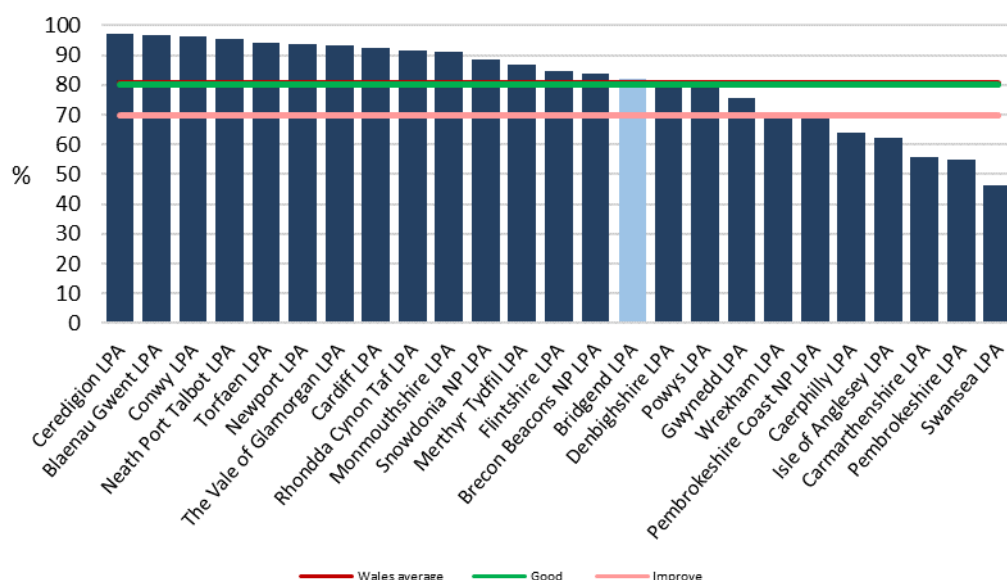
Respondents who agreed that:	Bridgend LPA %	Wales %
The LPA gave good advice to help them make a successful application	55	60
They were listened to about their application	59	60

Enforcement

In 2017-18 we investigated 277 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 investigated 82% 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



The average time taken to pursue positive enforcement action was 32 days.

ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	67	N/A	N/A
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes
The local planning authority's current housing land supply in years	>5		<5	7 of 25	5.1	4
Efficiency						
Percentage of "major" applications determined within time periods required	>60	50-59.9	<50	67.4	35	35
Average time taken to determine "major" applications in days	Not set	Not set	Not set	240.1	171	221
Percentage of all applications determined within time periods required	>80	70-79.9	<70	88.5	81	88
Average time taken to determine all applications in days	<67	67-111	112+	80.7	60	72
Percentage of Listed Building Consent applications determined within time periods required	Not set	Not set	Not set	65.4	-	75
Quality						
Percentage of Member made decisions against officer advice	<5	5-9	9+	8.6	0	0
Percentage of appeals dismissed	>66	55-65.9	<55	62.6	73	55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	0	0	0
Engagement						
Does the local planning authority allow members of the public to	Yes		No	Yes	Yes	Yes

MEASURE	GOOD	FAIR	IMPROVE
address the Planning Committee?			
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
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	>80	70-79.9	<70
Average time taken to take positive enforcement action	Not set	Not set	Not set

WALES AVERAGE	Bridgend LPA LAST YEAR	Bridgend LPA THIS YEAR
Yes	No	No
Yes	Yes	Yes
80.6	85	82
184.6	82	32

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. The LDP will be reviewed in line with the Delivery Agreement from 2018 onwards.	

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"		"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority's performance	Yes
The fourth AMR is in the process of being prepared and reported to the DC Committee before being submitted to the WG.	

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

Authority's performance	4
Whilst the LPA has a Housing Land Supply of less than 5 years, there is sufficient supply for the remainder of the Plan Period (up to 2021).	

SECTION 2 - EFFICIENCY

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

Authority's performance	35
This is consistent with the previous year.	

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	221
Whilst this is higher than last year (171 days) it is still below the Wales average of 240 days.	

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 70% and 80% of applications are determined within the statutory time period	Less than 70% of applications are determined within the statutory time period

Authority's performance	88
This is an improvement on last year's performance (81%) although it is marginally below the Wales average (89%).	

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

Authority's performance	72
Whilst this is longer than last year (60) it is still below the Wales average (81).	

Indicator	08a. Percentage of Listed Building Consent 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	75

SECTION 3 - QUALITY

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

Authority's performance	0
<p>This continues to illustrate that the LPA's recommendations are sound and Members benefit from the regular training sessions provided.</p>	

Indicator	10. Percentage of appeals dismissed	
"Good"	"Fair"	"Improvement needed"
More than 66% (two thirds) of planning decisions are successfully defended at appeal	Between 55% and 66% of planning decisions are successfully defended at appeal	Less than 55% of planning decisions are successfully defended at appeal

Authority's performance	55
<p>This is considerably lower than last year (73%) and is below the Wales average. The relatively low number of appeals lodged in this period and the continuing trend for PINS to allow more appeals (particularly for new dwellings) will skew the results. However, the LPA will review its decision making processes in the coming year.</p>	

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

Authority’s performance	0

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
<p>BCBC were one of the first LPAs in Wales to introduce public speaking at Development Control Committee meetings (2005).</p>	

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

Authority’s performance	No
<p>Due to limited resources and staffing levels, there is no scope to offer this service. However, the LPA invites emailed queries and these are responded to in a timely fashion.</p> <p>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 offices are 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 or applicants/agents/neighbours can contact the Officer directly by phone. General queries are dealt with via email and the Customer Service Centre has been provided with an information sheet directing callers to relevant parts of the website. The future provision of a ‘duty officer’ is not likely to be possible given reductions in staff and financial resources, the preference to deal</p>	

with queries via email and the fact that we now have an established charged for pre-application advice system.

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”
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	82

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	32

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	
Full returns	

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

Granted (square metres)	
Authority's data	86,310

Refused (square metres)	
Authority's data	72

--	--

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

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

Granted permission (MW energy generation)	
Authority's data	1

--	--

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

Market housing (number of units)	
Authority's data	489

Affordable housing (number of units)	
Authority's data	67

--	--

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) which were GRANTED permission	
Authority's data	8

Number of residential units (and also hectares of non-residential units) which were REFUSED permission on flood risk grounds	
Authority's data	1

--	--

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	16

Greenfield land (hectares)	
Authority's data	5

--	--

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

Open space lost (hectares)	
Authority's data	0

Open space gained (hectares)	
Authority's data	3

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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.
------------------	---

Gained via Section 106 agreements (£)	
Authority's data	3,288,734

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

BCBC do not operate a CIL charging regime.