



Llywodraeth Cymru
Welsh Government

All Wales Planning Annual Performance Report 2016/17



INTRODUCTION

Lesley Griffiths AM – Cabinet Secretary for Energy, Planning and Rural Affairs

I am pleased to once again publish this Annual Performance Report, setting out the way in which the Welsh planning system has delivered on its objective to direct sustainable development to the most appropriate locations.

Sustainability and prosperity are core principles for the Welsh Government's programme of work, set out in "Taking Wales Forward", and "Prosperity for All", gives the planning system the prominence it deserves as the land use tool for the achievement of sustainability and prosperity in Wales.

In order to deliver sustainability and prosperity, we must have a planning system which is ready to play its part in shaping new development, and in steering development to the appropriate places. The modernisations to the planning system introduced by the Planning Act have already made headway in providing a clearer, more cohesive system, enabling policy and decisions to be made at the right level. We must, however, also have a planning system which stands ready to deliver quality, timely and effective local services.



This year's Annual Performance Reports highlight areas of innovation and collaboration which demonstrate the creativity and commitment of planning officers working within Local Government, and I am pleased by the effort undertaken across Wales to strive for quality local services, despite decreasing resources. I am also pleased to see progress is being made on adoption of Local Development Plans, and I commend Local Planning Authorities for their pursuit of quality planning decisions as well as timely ones.

There remains however, significant scope for Local Planning Authorities to achieve more by working closely together, and limited progress has been made in this area. We are preparing to introduce Strategic Development Plans, and a number of Local Development Plans have already been prepared using common evidence sources and research. Specialist and technical resources are being shared across Local Government, and regional groupings of officers routinely collaborate on working practices. As a consequence I expect the planning service to embrace the change required from Local Government reform, and believe the planning system is well placed to be at the vanguard of quality public services.

Lesley Griffiths AM
Cabinet Secretary for Energy, Planning and Rural Affairs
January 2018

1 – CONTEXT

Annual Performance Reports – Background

This is the third all-Wales Annual Performance Report (APR), covering the period April 2016 to March 2017, based on the APRs submitted to Welsh Government by Local Planning Authorities in October 2017. This All-Wales APR focuses on the performance trend over the duration for which we have been collecting Performance Framework data, in order to inform the future direction of service delivery. For the first time, the Annual Performance Report also considers the role of statutory consultees in the operation and delivery of planning services.

The Planning Performance Framework emerged from the [Positive Planning Consultation](#), published in 2013, which proposed the introduction of a consistent suite of performance indicators, and the introduction of an annual report upon them. The Performance Framework consists of three components:

- A performance table, listing the indicators and targets agreed with Local Planning Authorities and each Authority's performance against them;
- The Annual Performance Report which is prepared by each Local Planning Authority, reflecting on its performance over the previous financial year, and identifying areas of best practice improvement; and
- An All-Wales APR, prepared by the Welsh Government. The All-Wales APR seeks to provide a holistic view on the operation of the system, and identify any need for legislative or operational change based on the performance of the planning service over a 12 month period.

The production of an all-Wales APR enables the Welsh Government to give a clear picture of the way in which the planning service currently operates in Wales. The All-Wales APR enables the Welsh Government to take a strategic view on the issues and pressures being faced by Local Planning Authorities (LPAs). It is also intended to offer an insight into the operational pressures on local planning services, and the impact of legislative and policy changes introduced by Welsh Government.

Further information

More information on the Planning Performance Framework is available from the following sources:

- The Performance Framework table for the period 2015-16 is at **Annex A**. An index of published Local Planning Authority APRs is at **Annex B**.
- Our [Planning Performance Framework webpage](#) sets out current targets and the latest published reports on performance.
- Our [APR webpage](#) contains the performance indicators and targets to be reported upon, guidance on the format and production of APRs, and hosts APRs from previous years.

2 – PLANNING SERVICES DELIVERED BY WELSH GOVERNMENT

The business of the Welsh Government’s Planning Directorate

The Planning (Wales) Act 2015 was the major factor in setting the work in the 2015-16 reporting period, and the 2015 Act continued to set the pace for much of the work undertaken by Planning Directorate in the earlier part of this reporting period also.

“Prosperity for all”, the Welsh Government’s national strategy, highlights the need for the Welsh planning system to play a crucial role in delivering the outcomes which Wales needs. The changes introduced to planning legislation and policy throughout the reporting period reflect the focus on delivery set out in “Prosperity for all”, and work continues on achieving the intent of the national strategy.

- Planning Directorate responded to proposals set out in the **Wales Act 2017**, including detailed and extensive consideration of the interlinkage between planning and energy consenting for devolved and non-devolved projects, as well as seeking to ensure the devolution settlement gave clarity on the decision making process for associated and ancillary development for projects subject to Development Consent Orders. Planning Directorate also worked on provisions in the 2017 Act relating to the Community Infrastructure Levy, compulsory purchase and consenting regimes for rail infrastructure and associated development, electricity transmission lines.
- The Directorate has worked intensively with the Law Commission on a **review of the planning code for Wales**, which will ultimately lead to the introduction of a new Planning Bill, seeking to rationalise and consolidate Welsh planning legislation in one place. This will significantly improve accessibility to the law for Welsh citizens and businesses.
- The Directorate continues its efforts to increase **resilience in local planning services**. The information provided by Local Planning Authorities in last year’s round of APRs was instrumental in informing the Directorate’s work on “Reforming local government: resilient and renewed”, the Welsh Government’s consultation paper on proposals for local government reform. Planning Directorate carefully considered the responses to the consultation in January 2017, and has used these to inform work with colleagues on development and refinement for proposals to be included in the forthcoming Local Government Bill.
- The Directorate has implemented new procedures relating to the consideration of applications for **Developments of National Significance**, and oversaw the operation of the DNS case handling system operated by the Planning Inspectorate, and the development of associated guidance.
- Section 2 of the 2015 Act came into force on 1 April 2017 and introduced a **statutory purpose for the planning system**, which is to deliver sustainable development; Section 2 enshrines the link between the 2015 Act and the Wellbeing of future Generations (Wales) Act 2015. More detail on the Planning (Wales) Act 2015 and associated work, is set out in our [Positive Planning Implementation Plan](#).

- Work has begun on the preparation of a **National Development Framework for Wales**. We undertook a call for evidence between December 2016 and March 2017, and reported upon the responses received, later in the year.
- The Directorate published **Edition 9 of Planning Policy Wales** (PPW), which incorporated policy changes relating to retail and town centres and the historic environment, and consulted on a new draft Technical Advice Note on the historic environment.
- The Directorate provided support and assistance to Local Planning Authorities in the preparation and adoption of their **Local Development Plans** (LDPs), and informed work in those Local Planning Authorities undertaking a review of adopted plans.
- The **Development Management Manual** has been introduced to consolidate and centralise technical advice and guidance for processing and determining planning applications into a single document, and has enabled the cancellation and withdrawal of a series of older circulars. This has eased the access of relevant technical guidance for planning officers. The first edition of the Development Management Manual was published in December 2016 and a first revision was also implemented in May 2017.
- The Planning (Wales) Act 2015 (Commencement No. 4 and Transitional Provisions) Order 2017 was made in April 2017, implementing provisions in the 2015 Act relating to the **size and composition of planning committees**, and changes to the processing of planning appeals. Subordinate legislation setting out the detail of how these changes would be implemented were also laid at the same time.
- Planning Directorate's Construction Unit updated **Approved Documents A** (Structure), B (Fire Safety) and C (Site preparation and resistance to contaminants and moisture), as well as undertaking a review of Part L (Conservation of fuel and power).
- Officials worked with stakeholders from within local government and the private sector to identify a specification, and to select a successful bidder, for the contract for a new **online planning application service** for Wales. The tender process was concluded and a successful bidder was selected in December 2016. Development work on the new service has commenced, and it will launch in April 2018.
- The Directorate has also engaged with stakeholders to ensure the **Planning Performance Framework** continues to accurately reflect the operation of the planning service, and has worked with the Planning Officers Society for Wales to review and revise performance indicators and targets, set out in this report.

Planning decisions made by the Welsh Government

Case Type	Target	2015/16		2016/17	
		80% or more		60% - 80%	
		Less than 60%			
Award of Costs cases	within 84 days	100%	100%	100%	100%
Decisions whether or not to call in applications	within 21 days	3 of 3	4 of 4	95%	89%
Notification Direction cases	within 21 days	38 of 40	25 of 28	100%	60%
Recovered Appeals and Called In cases	within 84 days	(7 of 7)	3 of 5	62%	0%
Compulsory Purchase Order Confirmations	within 84 days	5 of 8	0 of 5	100%	100%
EIA Screening requests	within 21 days	3 of 3	4 of 4	86%	88%
Listed Building Consent and Conservation Area Consent Confirmations	within 84 days	19 of 22	8 of 9	93%	100%
Transport and Works Act applications	within 112 days	28 of 30	26 of 26	N/A	N/A
		0 of 0	0 of 0	0 of 0	0 of 0

Fig 1 – Welsh Government Caseload Performance Statistics

The Planning Directorate determined 70 of its 81 cases within target, representing an average percentage rate of 87%, against a target of determining 80% of applications/appeals within the prescribed period. The timeliness for determining these cases overall broadly met the set targets, although we acknowledge delays in processing a small number of high profile and complex cases, due to their technical complexity, has had an adverse effect on the small sample size of certain types of cases.

We will continue to revise working practices which will further streamline the case work handling process and should lead to an improvement in the way applications/appeals are processed and we will seek to improve our performance in 2017-2018 against the 2016-2017 indicators, particularly in those areas where targets have not been met.

Planning decisions made by the Planning Inspectorate (Wales), on behalf of the Welsh Government

Planning Inspectorate Wales makes decisions which are informed by policies formulated and adopted in Wales. It administers the appeal process on behalf of the Welsh Ministers, basing its decisions and recommendations on local and national policies formulated in Wales. Planning Inspectorate Wales is key to the delivery of its planning reform agenda. The second annual Stakeholder event held by Planning Inspectorate Wales in September 2016 provided a platform for changes to the appeal system to be discussed.

Welsh Ministers set performance targets for the Planning Inspectorate's work. This work includes;

- examining LDPs,
- overseeing housing land availability studies,
- listed building consents,
- environmental permitting casework
- rights of way,
- commons and
- compulsory purchase orders.

Case Type	Target	2015/16	2016/17
Planning Written (Part 2)	85% in 16 weeks	94.91%	96.03%
Planning Written (Part 1)	85% in 12 weeks	95%	97.62%
Planning Hearings	85% in 22 weeks	92.42%	91.84%
Planning Inquiries	85% in 30 weeks	100%	72.73%
Enforcement Written	85% in 29 weeks	100%	100.00%
Enforcement Hearings & Inquiries	85% 41 Weeks	88.89%	81.62%

Fig 2 – Planning Inspectorate Wales Caseload Performance Statistics

As in previous years, the Inspectorate's performance against the targets in 16/17 was positive, meeting all targets except for the targets for oral cases in both Planning and Enforcement appeal casework. Small numbers of these cases are reported as a contributory factor to the failure to meet the target.

The standard of quality of the Planning Inspectorate Wales' work also remains high, achieving 99.84% against a target 99%, for decisions issued error free, whilst 99.35% of casework was free from administrative error.

Planning Inspectorate Wales' workload for 2016-2017 was slightly up on the previous year. There were no development plans submitted but three examinations were ongoing at year end. An application for a Development of National Significance was submitted and proceeded to examination.

3 – PERFORMANCE OF STATUTORY CONSULTEES

Section 3 considers the performance of statutory consultees in facilitating the smooth operation of the planning system in Wales.

Statutory consultees are identified in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) as those organisations which should be notified of development proposals at pre-application and post application stages, in order to take account of their specialist expertise in specific aspects of proposals. The responses of statutory consultees can carry significant weight in the determination of planning applications.

The Planning (Wales) Act 2015 placed a duty on statutory consultees to report upon their timeliness in responding to pre-application enquiries, and to statutory consultation on planning applications, in July of each year. This is the first year in which statutory consultees have reported upon their performance.

While we welcome the efforts of most consultees who have embraced the new monitoring arrangements, it is disappointing less than half of local highway authorities have complied with their reporting duty. 38 statutory consultees provided performance data, with 23 failing to fulfil this legal duty, including 5 Local Planning Authorities and 16 Highways Authorities.

PRE-APPLICATION CONSULTATIONS

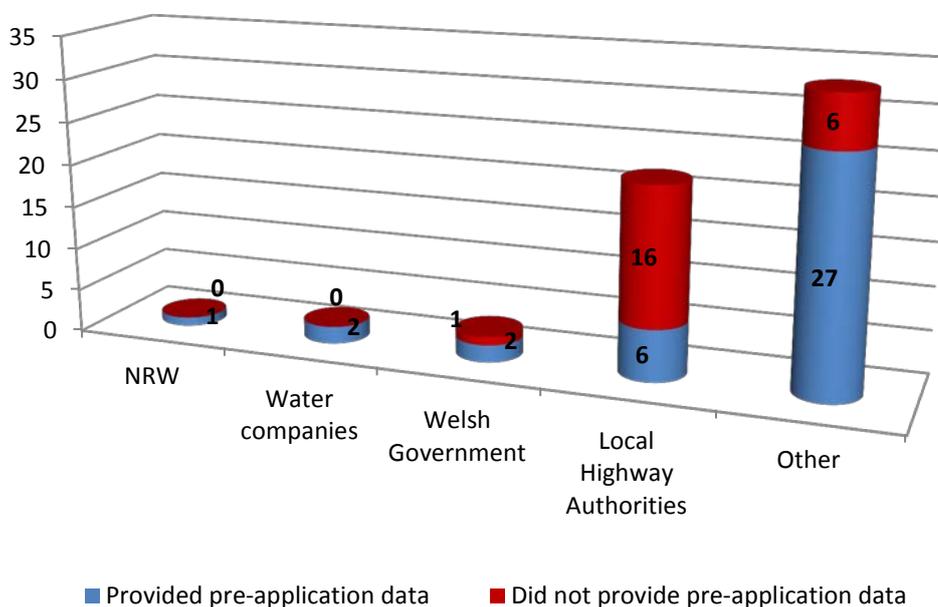


Fig 3 – Number of statutory consultees which provided data on pre-application consultations

Fig 3 above displays the number of statutory consultees provided data on responding to statutory pre-application consultations by developers.

The Welsh Government expects all developers to engage with the public and statutory consultees prior to submitting a planning application. This is a statutory requirement in situations where developers intend to undertake major development, which has a

corresponding duty for statutory consultees to provide a substantive response when consulted.

Natural Resources Wales received the most pre-application consultations at just under 900. Natural Resources Wales has been unable to disaggregate statutory and non-statutory consultation requests. The above figure therefore overestimates the number of statutory requests relating to major development.

Water companies are likely to be the second largest consultee, however precise figures for this sector are also not available, as Severn Trent Water is unable to disaggregate its figures for England and Wales. Dwr Cymru Welsh Water received 144 consultations during this period.

Only 6 highway authorities reported on pre-application consultations, providing a range of workload from 72 consultations down to one per authority. This is likely to be symptomatic of a wider failure of local highway authorities to engage with development at an early stage to influence design, and avoid problems later.

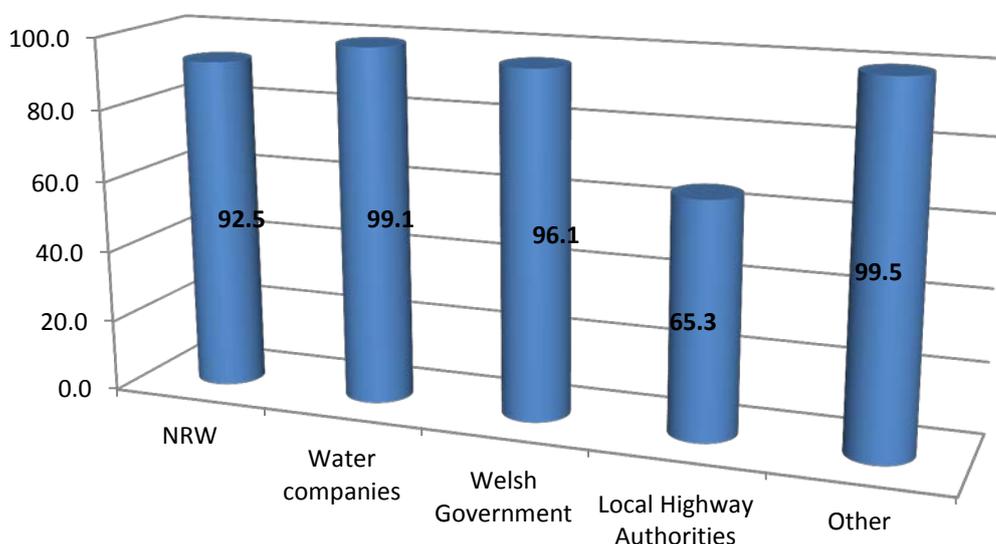


Fig 4 – Percentage of pre-application consultations responded to within time periods required, by consultee group

Fig 4 shows the average performance across five statutory consultee groupings. With a response rate of 92%, Natural Resources Wales is lower than all the ‘other consultees’ with the exception of Railway Network Operators (86%).

The performance from Local Authority Highways departments is less positive, with an average of 65.3% of pre-application consultations being responded to within the required time periods. This ranges from two highway authorities reporting all substantive responses on time to an authority where none were provided within the statutory timescale. The lack of responses from highway departments also undermines the integrity of this performance standard.

Greater effort needs to be made to gather and report data for this indicator in future, in order to better inform the operational success of pre-application consultation procedures. We intend to undertake targeted engagement with local authority chief executives to

encourage greater corporate responsibility for improving places. There remains an option for the Welsh Ministers to include this performance indicator as a trigger for designating poorly performing authorities at a later date.

CONSULTATIONS ON PLANNING APPLICATIONS

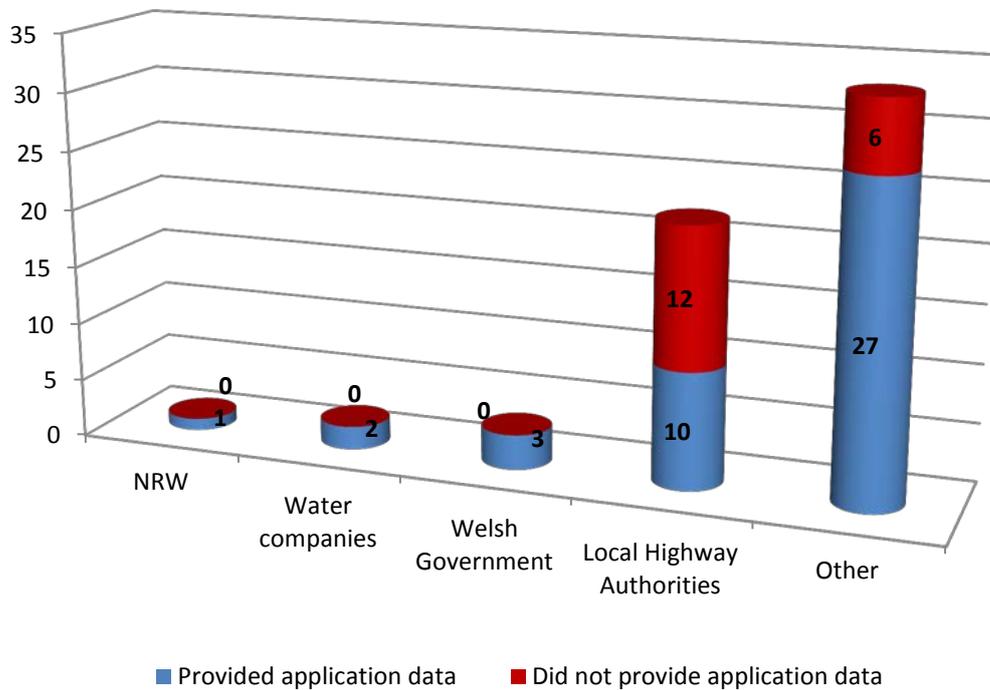


Fig 5 – Number of statutory consultees which provided data on consultations relating to planning applications

As with pre-application consultations, Fig 5 illustrates a disappointing response rate from Local Planning Authorities and Highways Authorities in providing performance statistics for responses to planning applications. An additional four highway authorities (10 in total) responded on this indicator.

The water companies were consulted on the largest combined total of planning applications at over 8000 with the vast majority of these went to Dwr Cymru Welsh Water. Natural Resources Wales responded to almost 7200 applications. Welsh Government was consulted on around 1000 while the Coal Authority commented on 840.

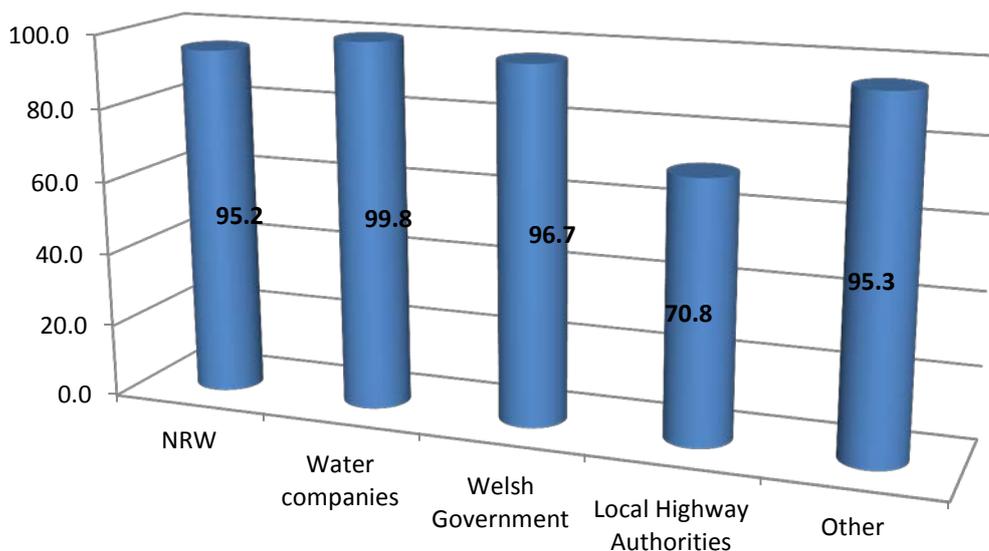


Fig 6 – Percentage of planning application consultations responded to within time periods required, by consultee group

Fig 6 shows Natural Resources Wales has a better response rate to planning applications rather than pre-application consultations at 95%. This is also generally the case for all other consultees. Although better than their pre-application consultation response rate, railway network operators remained the worse performing body in the ‘other’ category.

Local Planning Authorities (acting in their capacity of ‘neighbouring’ authority) and Highways Authorities are least likely to respond to planning applications within the time period required by the 2012 Order. Conversely, Welsh Government departments and other consultees maintain a high performance standard for the percentage of consultation responses provided on time.

A table setting out the full performance statistics for substantive responses to planning applications 2016-17 can be found in Annex C.

CONCLUSION

The statistics above indicate statutory consultees are, in the main, responding to consultation on applications and on pre-application cases within the time periods required by legislation. Local government, however, appears to be lagging behind other statutory consultees in its performance. This evidence confirms comments made in previous APRs regarding budgetary pressures on services adjacent to planning, particularly Highways, impacting on the timeliness for determining applications.

This is an unacceptable position and needs to be urgently addressed by local government to ensure that planning and highways officers work together in a collaborative and timely manner, to support the delivery of sustainable places.

4 – PERFORMANCE OF LOCAL PLANNING AUTHORITIES

Section 4 reviews the performance of the 25 Welsh Local Planning Authorities, as measured by the Planning Performance Framework. The results are drawn from the Performance Framework table published covering the period of April 2016 to March 2017.

The Performance Framework indicators and targets are subject to an annual review. The most recent review meeting took place on 06 June 2017, and a number of revisions to the Performance Framework were agreed with the representatives of the Welsh Local Planning Authorities. Changes introduced for 2017 included the introduction of new performance targets, reflecting performance over the previous 12 months, for:

- Indicator 05 – the percentage of major applications determined on time; and
- Indicator 15 – the percentage of complaints regarding breaches of planning control, which are responded to within 84 days;

As well as the upwards revision of performance banding, for:

- Indicator 07 – the percentage of all planning applications determined on time; the previous threshold for moving from “improve” banding into “fair” banding was 60%, this has now been raised to 70%, to reflect the positive performance in this indicator by Local Planning Authorities.

Following extensive work by Local Planning Authority representatives on the consistency of application of planning enforcement indicators, the following indicators were agreed as not truly representative of the service being provided and are to be discontinued:

- Indicator 16 – the average time to investigate alleged breaches of planning control (although this data will continue to be collected);
- Indicator 17 – the percentage of cases where enforcement action is taken within 180 days of reporting, once a breach has been confirmed; and
- Indicator 18 – the average time taken to take enforcement action.

As with previous years, Local Planning Authorities have shown broad improvement when measuring performance against the majority of indicators and targets. Individual APRs cite effective local performance reporting methods as enhancing awareness of case status, and flagging when cases are likely to be late, so intervention may occur. Some Local Planning Authorities have found the process of performance reporting particularly helpful in identifying process improvements, and in workload and business planning.

Changes to the way in which planning applications were marked as “on time” were agreed in the 2014-15 reporting period. In each reporting period since there has been a growth in the number of planning applications decided outside of statutory time periods, although within an extension of time agreed with the applicant. The effect of this increase is although more applications are being determined “on time”, the average time taken to determine applications is increasing.

Several Local Planning Authorities report implementing more effective case management techniques, highlighting when cases are likely to run over statutory time periods, and more extensions of time being sought as a result. Provided the applicant agrees to the extension, this provides the Local Planning Authority with the additional time it needs to

determine the case. The opportunity to appeal on the grounds of non-determination remains, although it applies to the new time period agreed with the applicant.

The increase in average time was discussed with private sector representatives during “Development Management Conversation” events hosted by the Welsh Government, held between 13 and 17 November 2017. Whilst stakeholders would prefer the determination of applications to be quicker, a common theme emerged, asking for the “right” decision. Representatives appeared content to accept determination of applications taking longer if it resulted in their applications being approved. The extension of time to appeal to the Welsh Ministers, plus a reluctance to antagonise authorities by appealing, were reasons why extensions of time would be agreed. There was significant concern about adjusting indicators to exclude extensions of time, due to fears of an increase in refusals. Having to resubmit applications would be perceived as increasing the length of time development proposals are subject to planning procedures, which increased the costs for developers.

Some Planning Committees adjusted to the changes introduced to Committee procedures by the Planning (Wales) Act 2015, and have embraced the principles of increased delegation to officers for routine and low level applications. 1,610 decisions were made by Committee in the reporting period, compared to 1,737 in the previous year. Conversely, the number of decisions made contrary to officer advice has increased, from 157 to 175. Whilst it is not possible to make a direct link between all Member overturns and appeal decisions, as many decisions contrary to officer advice are approvals and thus not subject to appeal, appeal performance has nevertheless suffered in the same period.

APRs relay positive news about collaboration on the procurement and installation of ICT systems, which will enable Local Planning Authorities to share information more effectively, and also enable them to secure service improvements from suppliers as part of a user collective with common needs.

Whilst APRs submitted in this reporting period do not contain the same level of information on finances and staffing as previous years, there is a common thread of planning departments being required to respond to in-year, or rolling, budget cuts. In the main, planning fees received by planning departments are being retained, although Local Planning Authority funding is typically being reduced to match any fee income, corresponding in no net benefit to planning services.

In order for the planning system to function effectively, it must be sufficiently resourced. It is right for the applicant to bear the cost of the service they receive, although the fees associated with certain application types fall short of the cost of their processing. Conversely, major planning application fees subsidise the services being delivered in some locations.

Understanding the right level of resource for this statutory function is not simple, and the Welsh Government, in partnership with the Welsh Local Government Association, has commissioned the Planning Advisory Service to undertake a study of the cost of delivering planning services. The majority of Local Planning Authorities are working with the Planning Advisory Service to assemble the evidence base for the study, which will undertake a review of the current staffing and overhead levels in Local Planning Authorities, as well as the typical workload and throughput of planning teams.

The study findings will help to establish what an effective and efficient planning service should look like, and what it should cost. This data will in turn be used to assist in any

future consideration of planning fees, and will need to be sufficiently robust to inform a Regulatory Impact Assessment, to underpin any fees legislation brought forward. It is therefore vital for all Local Planning Authorities to support and assist in the production of an accurate evidence base.

Positive work on collaborating to secure more efficient delivery of services continues in this reporting period. The Flintshire and Carmarthenshire joint Minerals and Waste services continue to provide cover on these highly technical and complex policy areas for a great proportion of Wales. The North Wales Planning Officers Group has, with Welsh Government funding support, been working with Natural Resources Wales and external consultants, to standardise procedures and introduce common practices for heritage and ecology services, within the 2017-18 financial year.

OVERVIEW OF WALES AVERAGE PERFORMANCE AGAINST ALL INDICATORS

This chart compares the average performance of Welsh Local Planning Authorities (LPAs) against the 18 Performance Framework indicators, for the periods 2014/15 to 2016/17. A number of these indicators were introduced in November 2014. Comparative data for the earlier periods is not available.

MEASURE	GOOD	FAIR	IMPROVE	2014/15	2015/16	2016/17
Plan making						
1. Is there a current Development Plan in place which is within the plan period?	Yes		No	Yes	Yes	Yes
2. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	47	39	58
3. Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes
4. The Local Planning Authority's current housing land supply in years	5+		<5	4.2	3.9	2.9
Efficiency						
5. Percentage of "major" applications determined within time periods required	60+	60.1-59.9	<50	24	35.3	59
6. Average time taken to determine "major" applications in days				206	212.7	250.2
7. Percentage of all applications determined within time periods required	80+	70.1-79.9	<70	72.7	76.6	86.7
8. Average time taken to determine all applications in days	<67	67-111	112+	76.4	77.2	75.9
Quality						
9. Percentage of Member made decisions against officer advice	<5	5-8.9	9+	10.1	9.0	10.9
10. Percentage of appeals dismissed	66+	55.1-65.9	<55	65.6	66.5	60.9
11. Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2	0	0	0

MEASURE	GOOD	FAIR	IMPROVE
Engagement			
12. Does the Local Planning Authority allow members of the public to address the Planning Committee?	Yes		No
13. Does the Local Planning Authority have an officer on duty to provide advice to members of the public?	Yes		No
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)?	Yes	Partial	No
Enforcement			
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	80+	70.1-79.9	<70
16. Average time taken to investigate enforcement cases			
17. Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)			
18. Average time taken to take enforcement action			

2014/15	2015/16	2016/17
Yes	Yes	Yes
Yes	Yes	Yes
Yes	Yes	Yes
65.8	79.4	85.0
71.1	88.1	74.3
76.8	72.8	73.0
175.5	210.1	139.8

SECTION 1 – PLAN MAKING

Indicator 01 - is there a current Development Plan in place which is within the plan period? Yes (21 out of 25 LPAs)

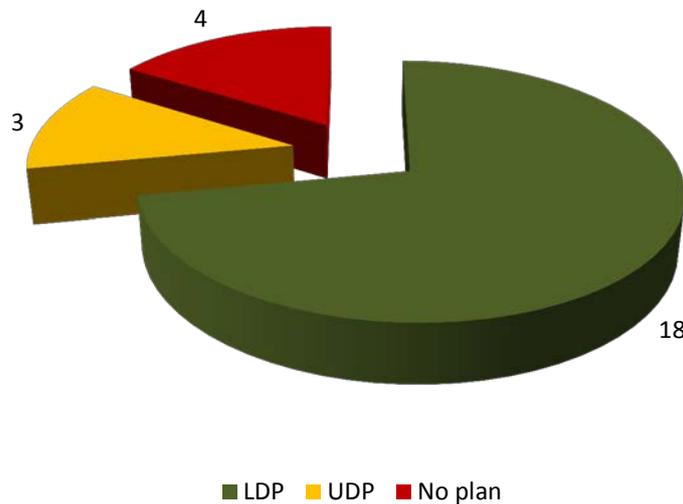


Fig 7 – Local Planning Authorities with an adopted development plan in March 2017

Fig 7 shows four Local Planning Authorities (LPAs) with no adopted and in-date development plan as at March 2017. 18 of 25 Local Planning Authorities had an adopted LDP (72% coverage).

Of the four Local Planning Authorities without an adopted and in-date plan in place, only Isle of Anglesey CC had no adopted plan. Flintshire, the Vale of Glamorgan and Wrexham Councils all had adopted Unitary Development Plans (UDPs) in place although these had exceeded their plan period at the time of reporting, whilst Gwynedd, Powys and Swansea Councils had UDPs in place which were about to exceed their plan period.

LDPs form the basis when making planning decisions as they express planning policy in a local, spatial context. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states planning applications must be determined in accordance with the adopted plan unless material considerations indicate otherwise. The absence of an up-to-date development plan means decision makers are in a more vulnerable position when determining applications, particularly as the evidence base supporting the policies becomes outdated.

Indicator 02 - LDP preparation deviation from the dates specified in the original Delivery Agreement, in months

58 months

Each Local Planning Authority must, at the very start in the process of preparing a Local Development Plan, publish a Delivery Agreement, setting out how it will prepare the plan, including a timeline setting out the key stages of the process. This indicator measures slippage from key milestones set out in the original Delivery Agreement timeline. It applies only to Local Planning Authorities which had not yet adopted their LDP in March 2017.

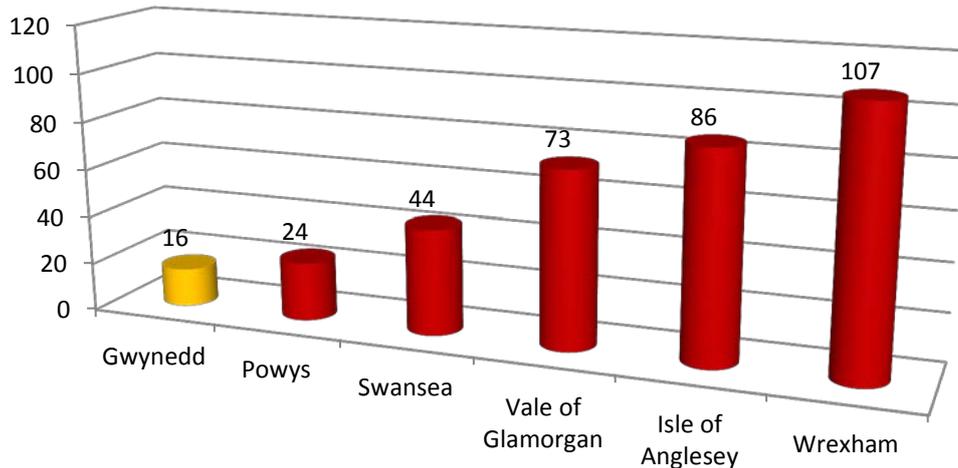


Fig 8 – Delay in LDP preparation, in months

Gwynedd and Isle of Anglesey County Councils are pursuing a joint Local Development Plan, so although six authorities are listed above, there were actually only five LDPs under preparation during the reporting period.

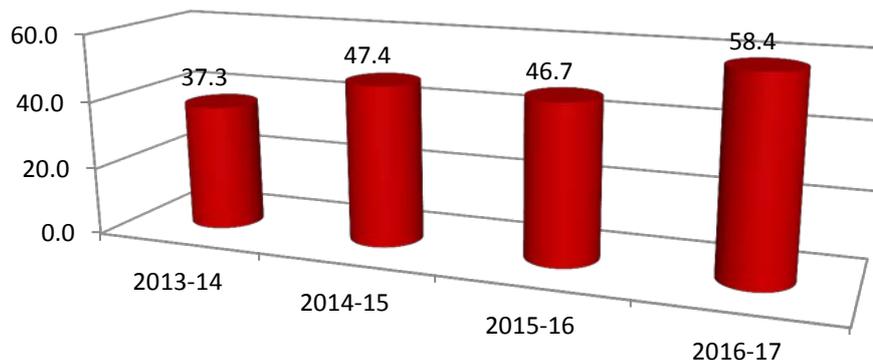


Fig 9 – Year-on-year comparison of average delay in LDP preparation, in months

Fig 9 shows an increase in the delay to prepare a LDP over the last four years. Whilst the adoption of LDPs by three Local Planning Authorities is expected to have a positive effect on performance in the next APR, a significant proportion of the remaining average delay will lie with Wrexham County Borough Council, and with the adoption of the Anglesey and Gwynedd joint LDP, Wrexham County Borough Council will own the majority of the recorded delay in future.

Indicator 03 - Annual Monitoring Reports produced following LDP adoption

Yes (14 out of 14 LPAs)

Annual Monitoring Reports (AMRs) are required by legislation. They report on the progress on delivering on the policies and achieving the objectives and vision of each LDP. AMRs indicate whether or not the LDP's strategy and policies are working as intended. Their context and indicators are agreed as part of the public examination process, prior to adoption of an LDP. Consideration of the findings of an AMR, particularly where there is a trend in the failure to meet targets, can trigger a partial, or full, review of an LDP.

Each Local Authority needs to give careful consideration to whether or not, its policies are being achieved. Where there are shortcomings, remedial action should be taken to rectify any deficiencies promptly. This is particularly important as the evidence base becomes more outdated. All Local Planning Authorities have a statutory duty to review their adopted LDP four years from adoption.

Each Local Planning Authority with an adopted LDP is under a duty to submit an AMR to the Welsh Ministers, reporting on implementation of the LDP's targets. All 14 Local Planning Authorities did so on time in October 2017. The detail of each AMR, and the conclusions reached by the respective authority, can be found on each authority's website.

Indicator 04 - The local planning authority's current housing land supply in years

2.9 years

The planning system is responsible for identifying suitable sites for new housing through the LDP process. Each Local Planning Authority is expected to demonstrate sufficient available and deliverable land within the authority to build housing for the next five years, based on the housing requirements identified in their LDP. The way this policy requirement is monitored is known as the Joint Housing Land Availability Study (JHLAS). Each year Local Planning Authorities conduct these studies and publish the findings.

As at 31 March 2017 six authorities had a housing land supply of five years or more (see Figure 6 below). A shortage of housing land, lack of delivery by the house building industry, or a lack of range and choice of sites, may mean the authority's plan cannot demonstrate a 5 year supply.

Where a Local Planning Authority cannot demonstrate a five-year housing land supply, the need to increase supply should be given considerable weight where there is an application for housing development not identified in the LDP, provided that the development would otherwise comply with development plan and national planning policies. This applies both to the Local Planning Authority in determining the application and where there is an appeal. Local Planning Authorities should consider the reasons for the shortfall in the housing land supply and whether to identify measures to address the shortfall as part of their LDP Annual Monitoring Reports.

The national policy context, is set out in [Planning Policy Wales](#) and [Technical Advice Note 1: Joint Housing Land Availability Studies](#)

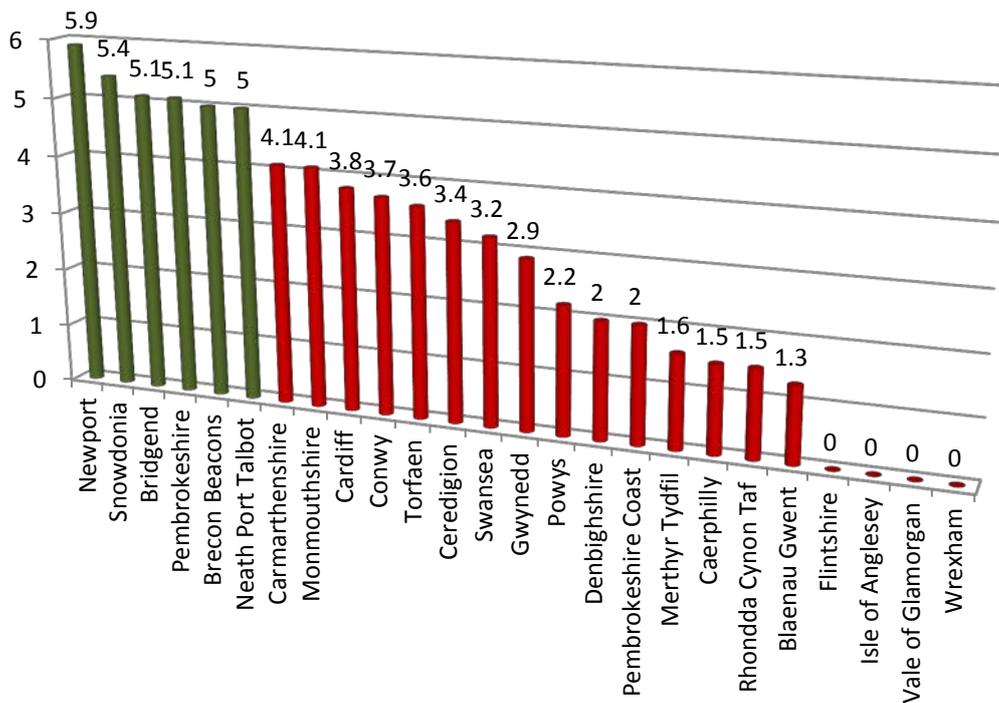


Fig 10 – Number of Local Planning Authorities with a housing land supply of 5 years or more (as at 31 March 2017)

Fig 10 above shows the housing land supply of each Local Planning Authority in Wales as at 31 March 2017. Local Planning Authorities without an adopted LDP (or an adopted UDP still within its plan period at the base date of the JHLAS) are unable to carry out a JHLAS and therefore are considered to have a zero years housing land supply. Consequently, four Local Planning Authorities demonstrate a housing land supply of zero years.

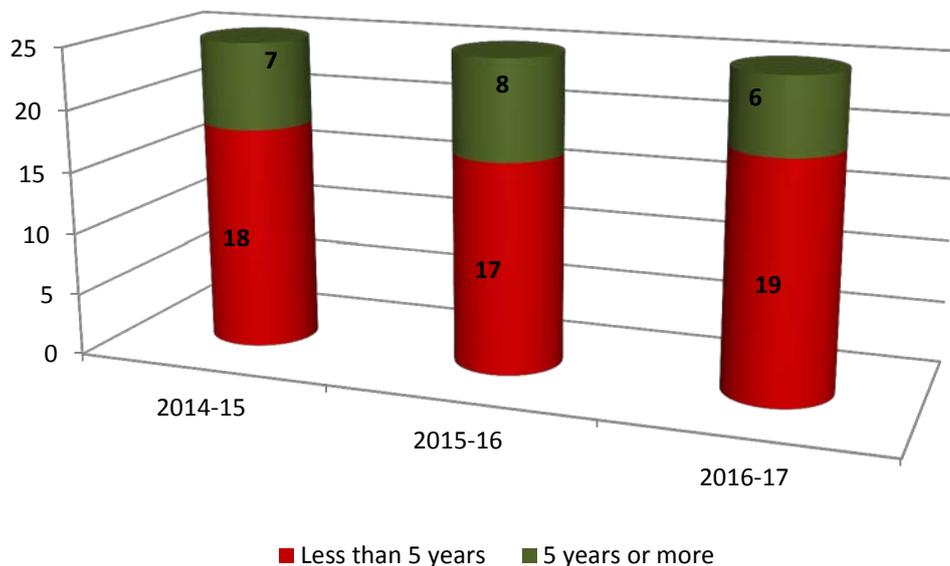


Fig 11 – Number of Local Planning Authorities with a 5 year supply of housing land

Fig 11 above shows the number of Welsh Local Planning Authorities with a 5-year housing land supply has declined slightly in comparison with the first year of the Performance Framework.

Land supply as reported in JHLASs has declined for many Local Planning Authorities, including some with recently adopted LDPs. Research commissioned by the Welsh Government (*Longitudinal viability study of the planning process*) indicates one of the main reasons is the allocation of sites for housing which are essentially undeliverable or only likely to come forward at later stages of the LDP period.

There is increased scrutiny of the willingness of landowners and developers to meet the commitments they make to delivery during examination of LDPs. Landowners and developers appear to be contesting LDP sites through the JHLA process, and stating they are not economically viable and deliverable to build, due to a number of factors such as affordable housing policies.

The research acknowledged there is evidence of a real disconnect between the aspirations of landowner / developers on the one hand and Local Planning Authorities on the other. This has resulted in lower than expected delivery rates on sites allocated in LDPs and is clearly having a detrimental effect on housing land supply across Wales.

This situation highlights the need for a more rigorous assessment of sites prior to allocation in LDPs and for increased engagement in the process on the part of landowners and developers, as recommended in the Arcadis research report.

SECTION 2 - EFFICIENCY

Indicator 05 - Percentage of "major" applications determined within time periods required 59%

Local Planning Authorities have a statutory time period in which they should determine planning applications. If an application is not determined within this statutory time period, the applicant has the right to appeal to the Planning Inspectorate, on the grounds of non-determination. The time period is 16 weeks for an application subject to an Environmental Impact Assessment, due to the technical complexity of the supporting information. For all other applications, the period is 8 weeks.

It is open to a Local Planning Authority to seek a voluntary extension to this time period with the applicant, and this indicator includes cases where an extension is agreed, and the revised timescale met, as "on time".

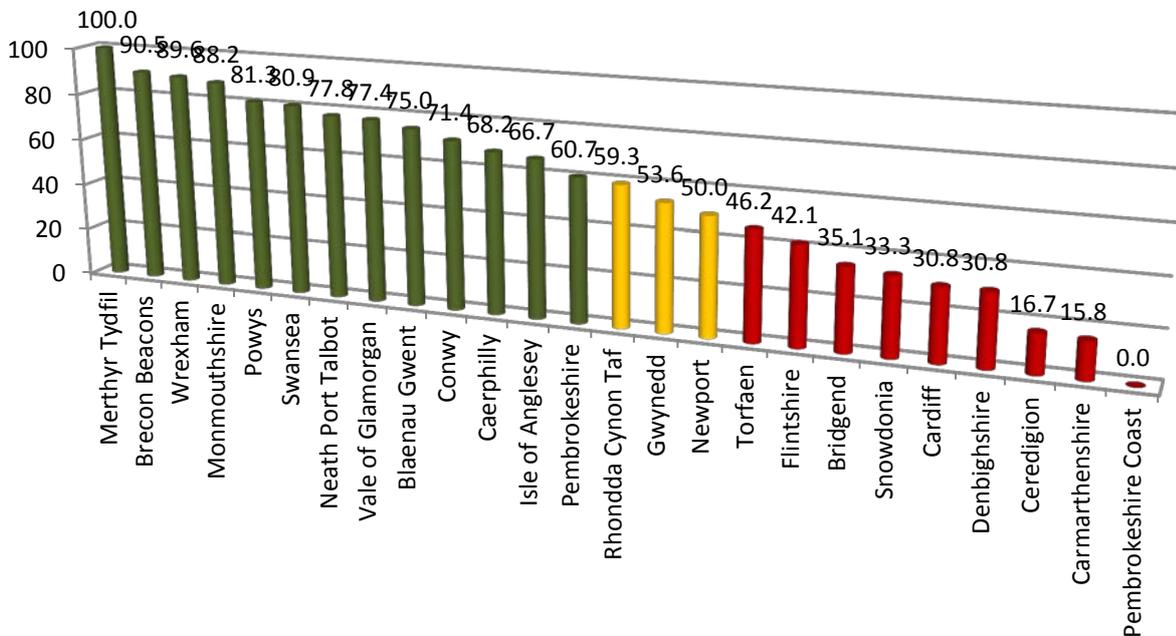


Fig 12 – Comparison of Local Planning Authority performance for determination of major planning applications

Fig 12 shows the individual performance of each Local Planning Authority against this indicator. Overall, performance is significantly improved compared to the previous year. The chart shows an unusual trend, in which smaller authorities with typically a lower workload of major applications teams have performed to the highest standards in terms of timeliness.

Merthyr Tydfil CBC, for example, determined all 10 of its major applications either within the statutory time periods or within an extension of time agreed by the applicant. Brecon Beacons NPA determined 19 of 21 major applications within the statutory time periods, handling an unusually high number of major applications for a National Park Authority.

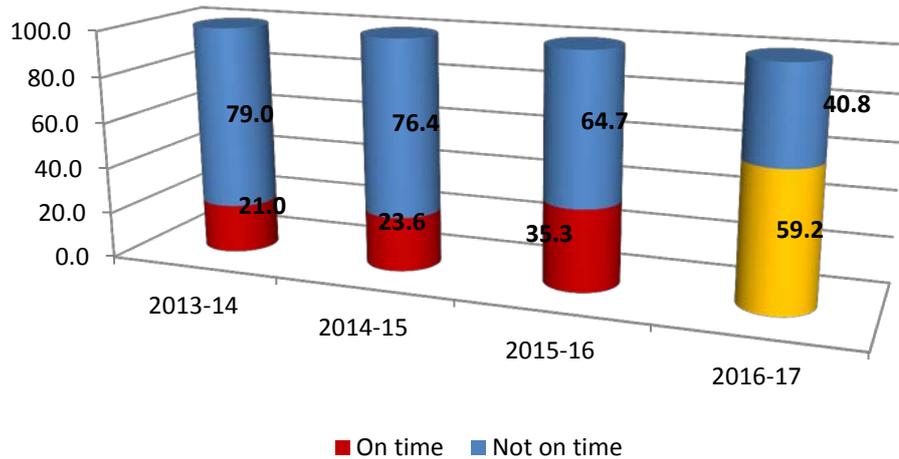


Fig 13 – Year-on-year comparison of percentage of major planning applications determined “on time”

The year-on-year comparison at Fig 13 shows an increasing performance across Wales against this indicator. However, this should be considered in relation to the average time taken to determine planning applications, as set out in indicator 06 below.

The Planning (Wales) Act 2015 introduced a duty to Local Planning Authorities to provide a statutory pre-application service, which came into effect in March 2016. The 2015 Act also placed a duty on developers to undertake statutory pre-application community consultation, which took effect from August 2016.

The intent of both of these changes is to resolve complexities and make revisions to schemes prior to submission, resulting in a smoother and faster consideration of applications. Any positive impact from these improvements to the planning system will have taken effect in the second half of the reporting period, consequently it would be pre-emptive to suggest these changes were responsible for broad improvement against this indicator.

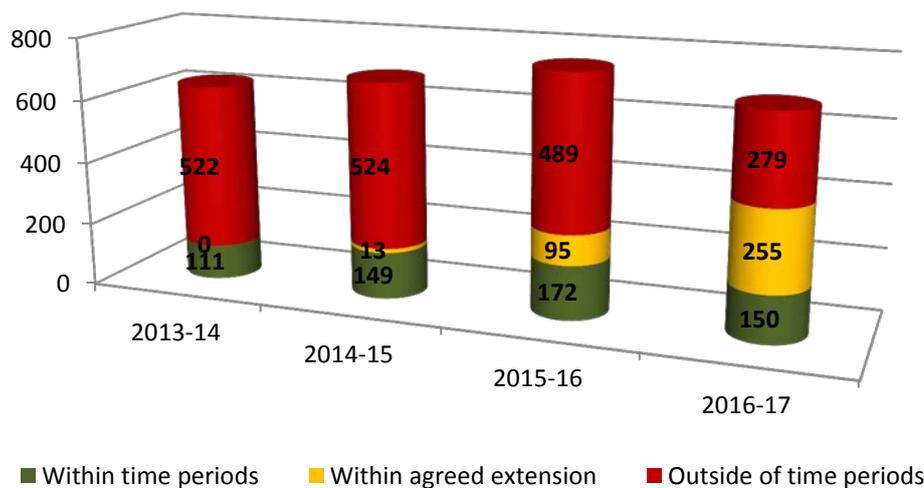


Fig 14 – All major applications determined, by time period for determination

Conversely, Fig 14 above shows whilst the number of major applications has been stable since 2014, the number determined on time has slightly decreased since the previous year.

A refusal to agree an extension would result either in a refusal of consent by the Local Planning Authority (and potentially, a subsequent appeal against refusal) or a failure to determine the application within agreed time, which could lead to a refund of the planning fee or an appeal on the grounds of non-determination.

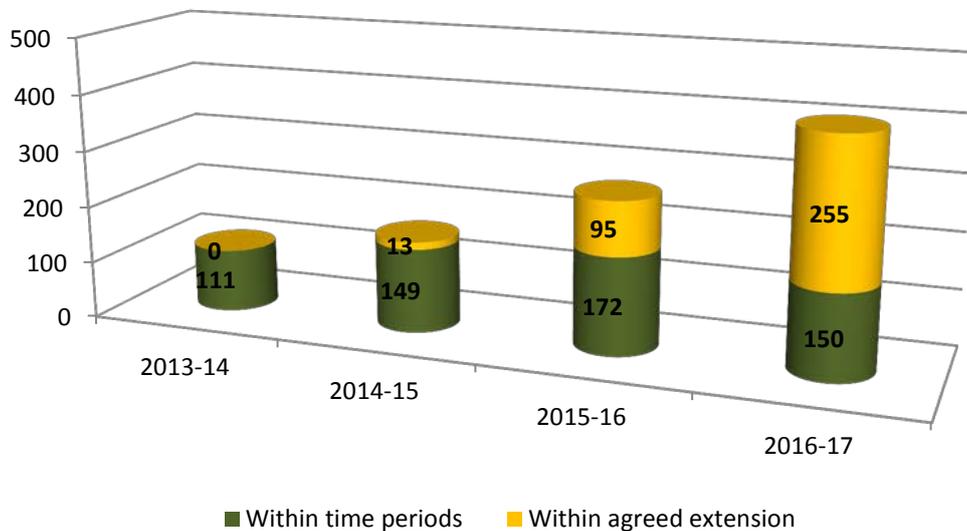


Fig 15 – Proportion of major applications determined “on time” which are subject to an agreed extension of time

As Fig 15 illustrates, 255 (63%) of 405 major applications determined “on time” in the reporting period were actually determined outside of statutory time periods but within an extension of time agreed with the applicant. This compares to 95 (35.6%) of 267 in the previous year. Conversely, less major applications were determined within statutory time periods in 2016-17 (150) than in the previous year (172).

Some Local Planning Authorities have begun automatically requesting an extension of time for the determination of major planning applications; for example, one Local Planning Authority refers in its APR to an automated email being generated by its IT system at week 7 of 8, prompting the case officer to seek an agreement to an extension by the applicant.

These extensions of time must be agreed with the applicant, and so their increased use has to be assumed as the applicant being content to agree the extension. This implies applicants are happy to wait longer for major applications to be determined via negotiation, rather than a receiving a prompt refusal.

It was suggested by planning consultants during the ‘Development Management Conversations’ events held in November 2017, that applicants are agreeing to extensions of time on planning applications in order to avoid developing a negative working relationship with Local Planning Authority officers.

Indicator 06 - Average time taken to determine "major" applications in days

250.2 days

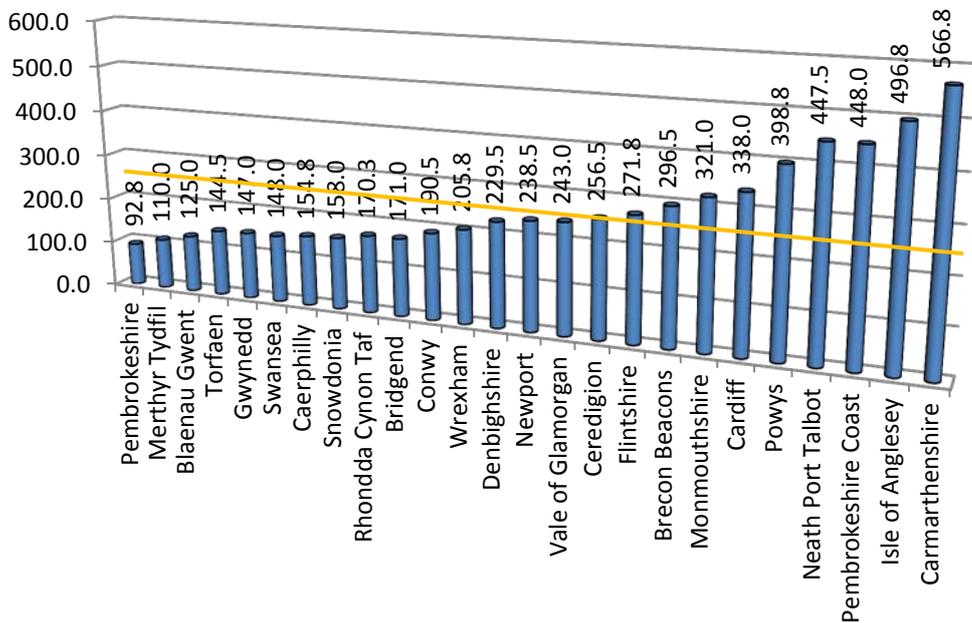


Fig 16 – Comparison of average time taken to determine major planning applications

Fig 16 above displays the average time taken to determine major planning applications in each Local Planning Authority in Wales during the reporting period. The average time taken to determine applications of this kind has increased, and the time taken by each Local Planning Authority already illustrates that, even in the swiftest performing example, applications take 36.8 days longer on average than the statutory time period for determining major applications, which is 56 days (or 8 weeks).

The slowest authority in Wales takes on average 566.8 days (over 18 months) to determine major applications which should typically be determined in 8 weeks.

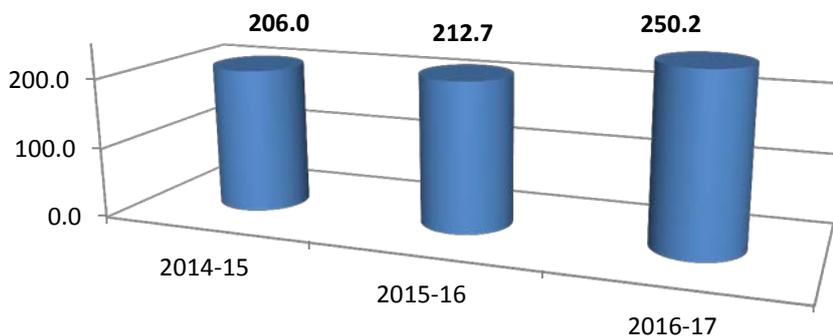


Fig 17 – Year-on-year comparison of average time taken to determine major planning applications, in days

As with the All-Wales APR for 2015-16, this APR shows performance against indicator 05 (percentage of major application determined “on time” has significantly improved, whilst at the same time the actual time taken to determine these applications as shown in indicator 06, has increased by, on average, 37.5 days. However, this section should also be read in

conjunction with the findings under Indicator 05; applicants are agreeing to extensions of time to determine applications.

In the previous APR, we considered the principle of major application time frames, which are set separately in England at 13 weeks. At the time of writing the 2015-16 Report, the Welsh Government was in the process of introducing changes to the way in which major applications are processed, including a statutory pre-application community engagement period. The intent of these changes is to draw out challenges and refine proposals prior to the start of the clock on application process, so these issues might be taken into account in the application subsequently submitted.

It would not be prudent for Welsh Government to consider a revision to these statutory time periods when the changes to the system prior to submission of applications, which are designed to ease and speed up the scrutiny process, have not yet been fully embedded and tested. We will, however, continue to monitor the impact of changes to pre-application procedures to see whether there is a positive impact on timeliness for determining applications.

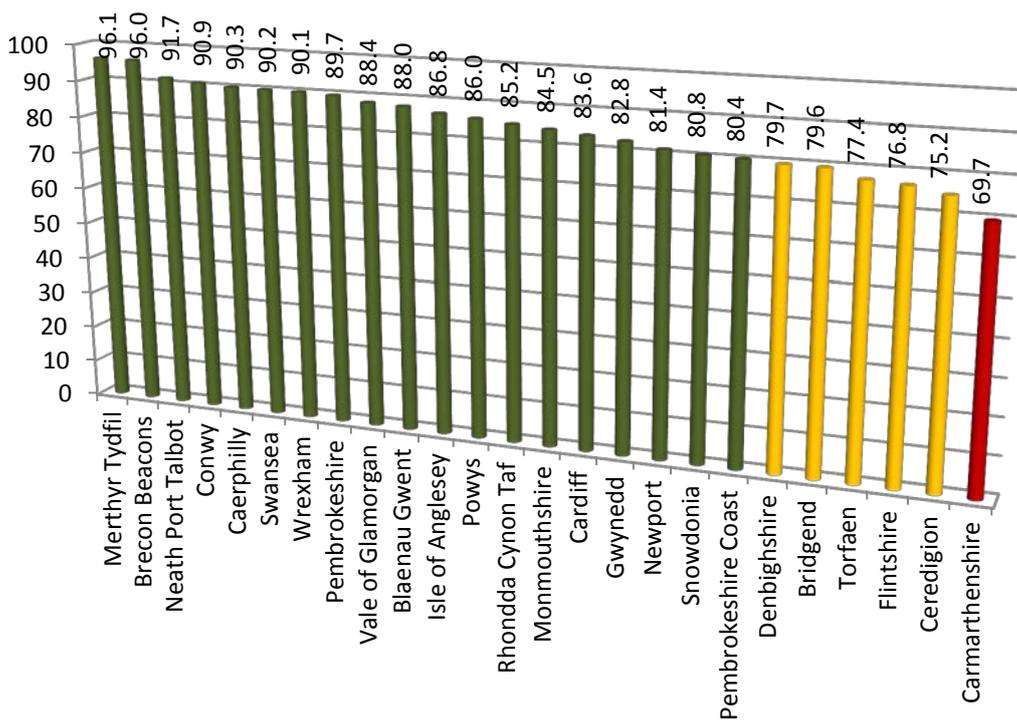


Fig 18 – Year-on-year comparison of percentage of all planning applications determined “on time”

21,674 of 25,008 planning applications determined were decided within the statutory time period in financial year 2016/17; a rate of 86.7%. This is continues improvement shown in previous years, and moves the Wales average for performance against this indicator into the “good” banding.

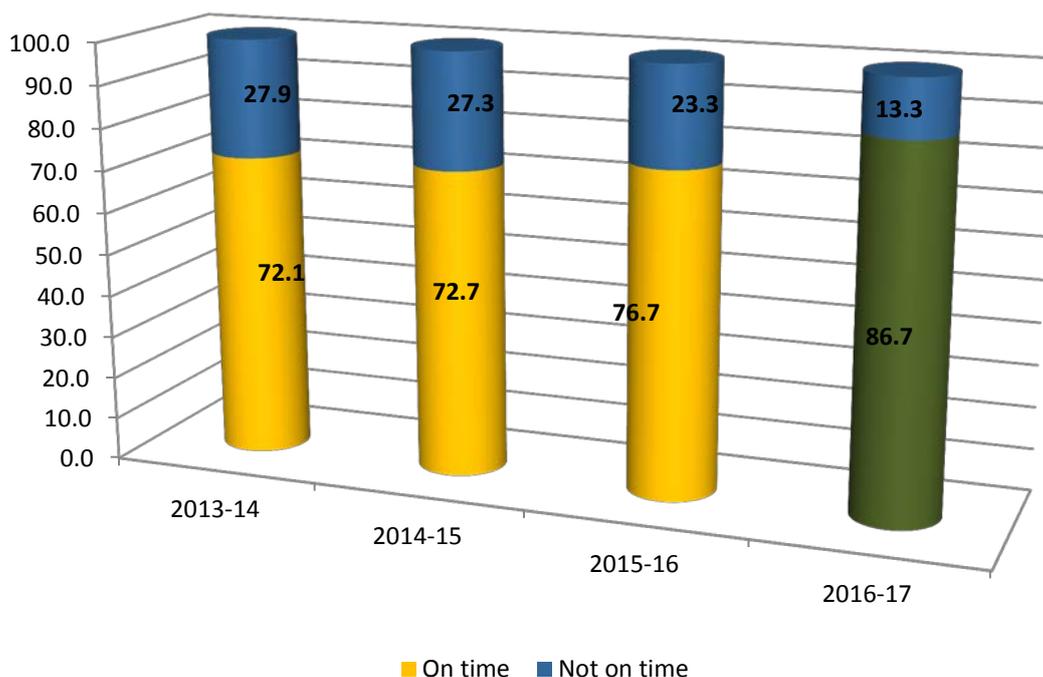


Fig 19 – Comparison of Local Planning Authority performance for determination of all planning applications

Individual Local Planning Authority performance against this standard continues to improve. All but six Local Planning Authorities achieved the “good” performance standard against this indicator, and only one Local Planning Authority resides within the “improve” banding, despite a rise in the performance standard for this banding being agreed in May 2017.

Some Local Planning Authorities are reporting particular success with planning performance agreements or “fast track” schemes for minor and householder developments, guaranteeing decisions within 28 days of submission of a valid application and increasing discretionary fee income for Local Planning Authorities. Given the great majority of planning applications determined fall within this category, improvements to timeliness for handling minor and householder applications will have a broad effect on overall performance reporting. In such cases, delegation arrangements may need to be revised to enable this fast-track approach to smaller schemes.

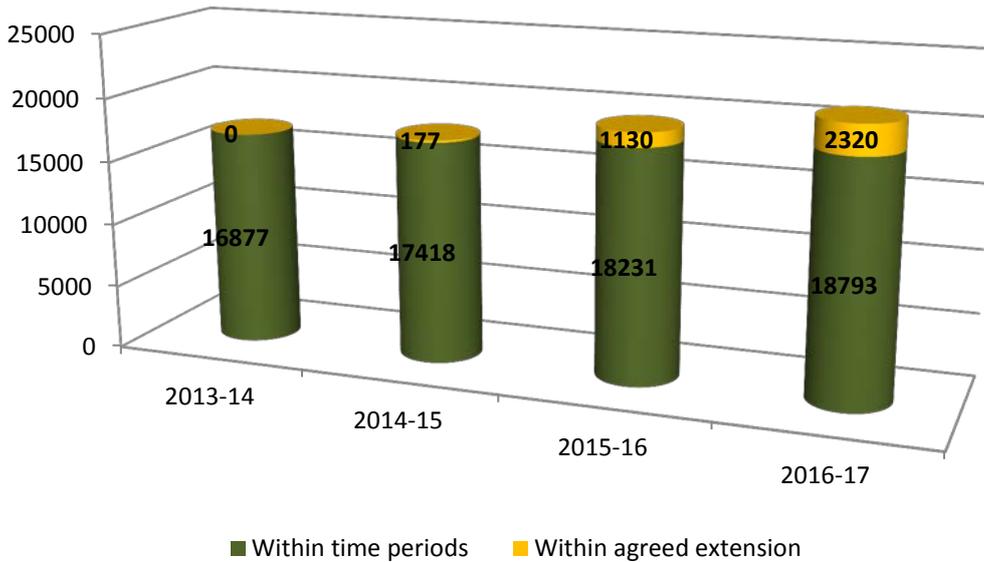


Fig 20 – Use of agreed extensions in determining all planning applications

Fig 20 shows that whilst a number of applications were subject to an agreed extension of time, the proportion of all applications subject to these extensions is relatively small and therefore performance against this indicator is not subject to the same significant variation as that evidenced in indicator 05, and illustrated in Fig 12.

Indicator 08 - Average time taken to determine all applications in days **75.9 days**

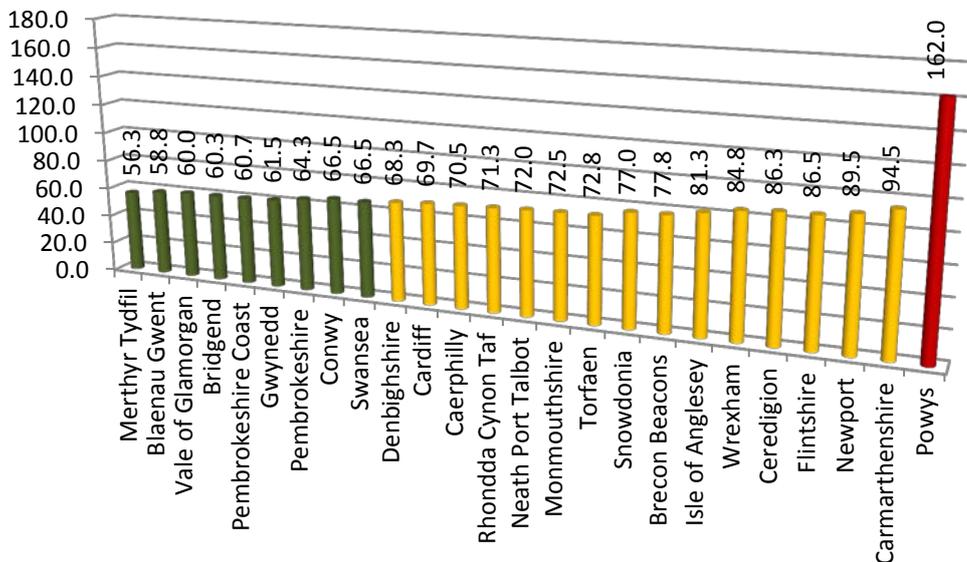


Fig 21 – Comparison of average time taken to determine all planning applications

Fig 21 above shows a comparison of average determination speeds for all application types. On the whole, performance of Local Planning Authorities against this indicator falls

within reasonable expectations, with the exception of one extreme outlier. Powys County Council takes, on average, three times as long as Merthyr Tydfil County Borough Council (its neighbour to the south) to determine planning applications. Powys County Council has cited a number of unusual operational issues which require further investigation, including staff absences and a concentrated effort to resolve historic enforcement cases, as being behind its outlying performance standard against this indicator.

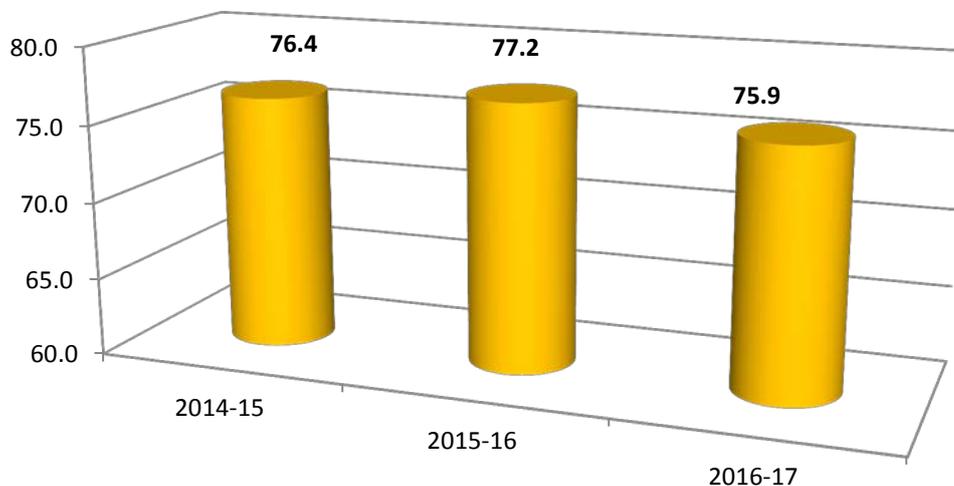


Fig 22 – Year-on-year comparison of average time taken to determine all planning applications, in days

The Welsh average for time taken to determine applications was 75.9 days, down slightly from 77.2 days in the previous year. The removal of the data from the extreme outlier shown in Fig 17 would reduce this further, to 72 days.

SECTION 3 - QUALITY

Indicator 09 - Percentage of Member made decisions against officer advice 10.9%

Local Planning Authorities should determine applications in accordance with the relevant adopted development plan’s policies, unless material considerations lead it to decide otherwise. Consequently, it should be a relatively infrequent occurrence for applications to be determined contrary to those policies. Where applications are determined contrary to plan policies, clear planning reasons should be stated in the decision notice, justifying the departure from the plan. Where an officer’s report is based on clear LDP policies, members’ decisions contrary to that advice should be rare.

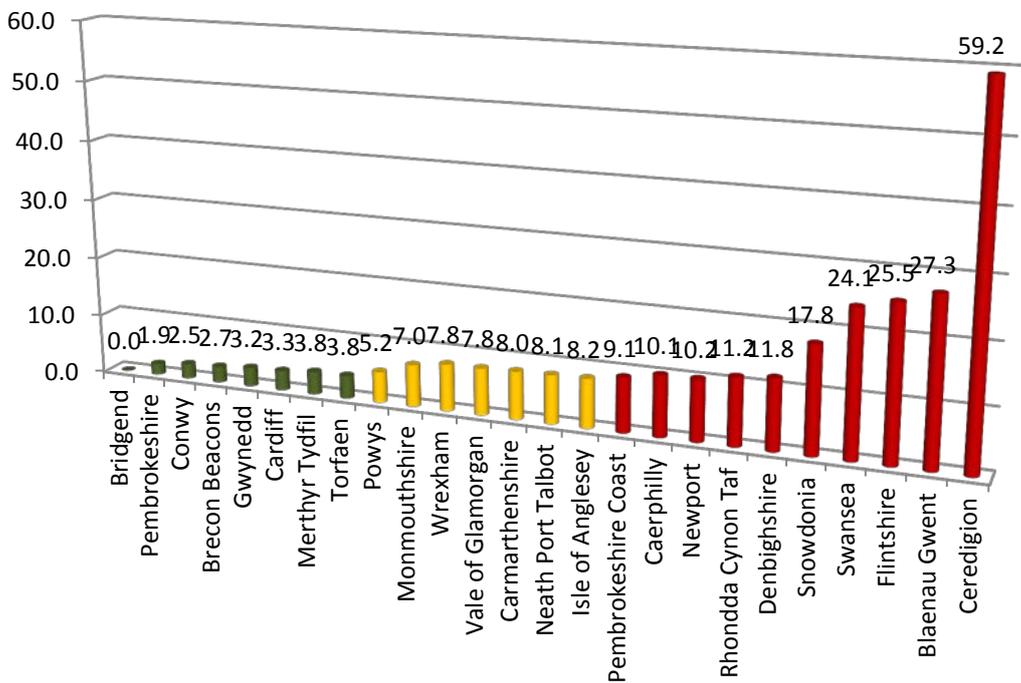


Fig 23 – Percentage of planning applications determined contrary to officer advice

Fig 23 above shows the percentage of applications which were determined contrary to officer recommendation by Planning Committees in Local Planning Authorities, as a percentage of all planning applications determined by the respective Planning Committee.

As with previous years, one Local Planning Authority significantly skews the all-Wales average for this performance indicator. Ceredigion County Council accounted for 45 of 175, or over a quarter, of all overturn decisions in the reporting period. The removal of this extreme outlier would reduce the Wales average by two percentage points.

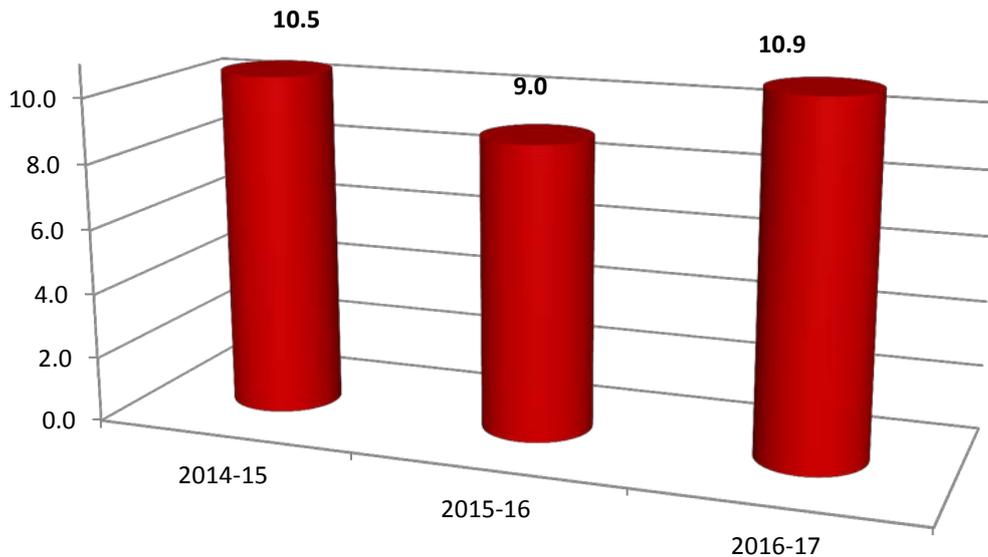


Fig 24 – Year-on-year comparison of percentage of Member decisions made contrary to officer advice

Planning Committees will normally consider larger, more complex or more sensitive applications, with smaller applications to be decided under delegated powers. This directs the time and the effort of the Planning Committee to cases most meriting its attention. It follows that if less, but more contentious, applications are to be determined by Committees then those applications are more likely to be determined contrary to officer recommendation.

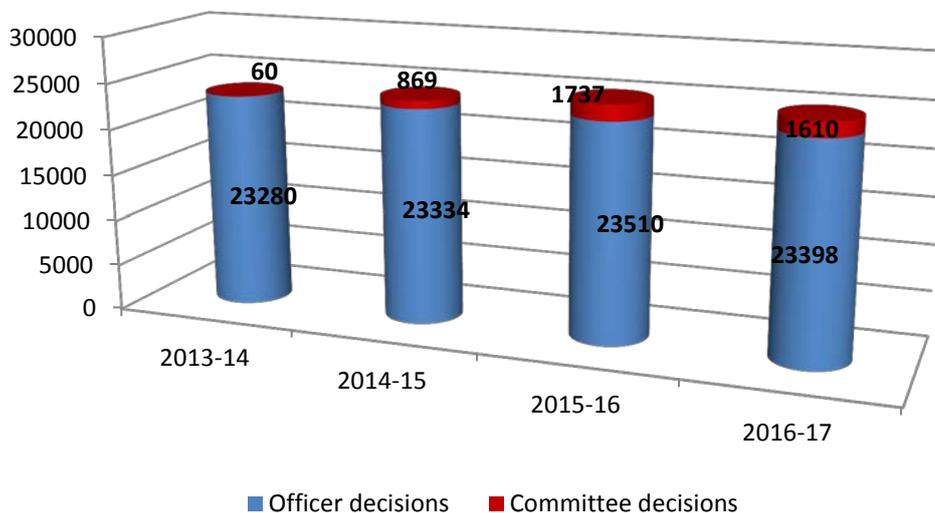


Fig 25 – Number of decisions made at Planning Committee

Fig 25 shows that the number of decisions being made by Planning Committee is broadly the same as the previous year. Consequently there is no reduction in the number of Committee decisions to justify the increase in overturns.

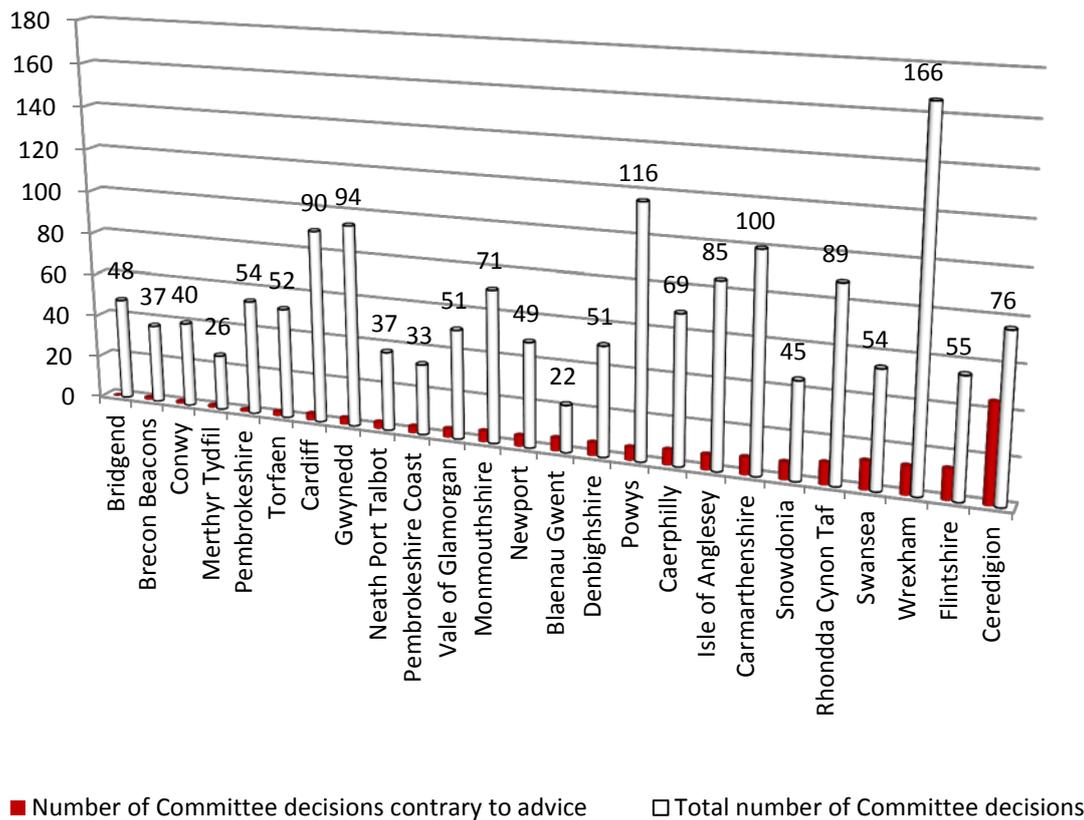


Fig 26 – Number of planning applications determined contrary to officer advice compared against total number of Committee decisions

Fig 26 above compares the number of overturn decisions to the overall number of Committee decisions. The Local Planning Authority with the highest number of overturns also determines a relatively low number of decisions at Committee, and those Local Planning Authorities with a higher proportion of decisions made by Committee, such as Wrexham CBC, do not show an equally high proportion of overturns.

Officer advice on planning applications is based primarily on the policies set out in the relevant adopted development plan, whilst also taking into account any relevant material considerations. Planning law requires the adopted development plan to be the primary consideration. Refusal contrary to development plan policies places a Local Planning Authority’s decision vulnerable at appeal, where the Planning Inspector will also apply the same logic. Refusals contrary to advice, therefore, risk incurring unnecessary work (and cost) at appeal.

Cross referencing poor performance within this indicator and indicator 10 (percentage of appeals dismissed), a high refusal rate against officer advice is expected to correlate with a low rate of appeals dismissed, given the likely divergence of members views from LDP policies. In the case of Ceredigion CC, however, these overturn decisions are in the main granted contrary to advice (42 decisions), rather than refused (3 decisions). There is consequently little causal link between the Council’s overturn performance and appeal performance.

To summarise, no direct link can be made between the number of committee-made (or delegated) decisions and the likelihood of those decisions being overturned. Rather, some Local Planning Authorities are simply more prone to overruling the advice of their officers. This infers either a poor relationship between Members and Officers, or a movement away from the policies set out in the relevant adopted development plan by the respective Members, with the corresponding increased risk of appeal failure where applicants are refused contrary to advice.

Indicator 10 - Percentage of appeals dismissed **60.9%**

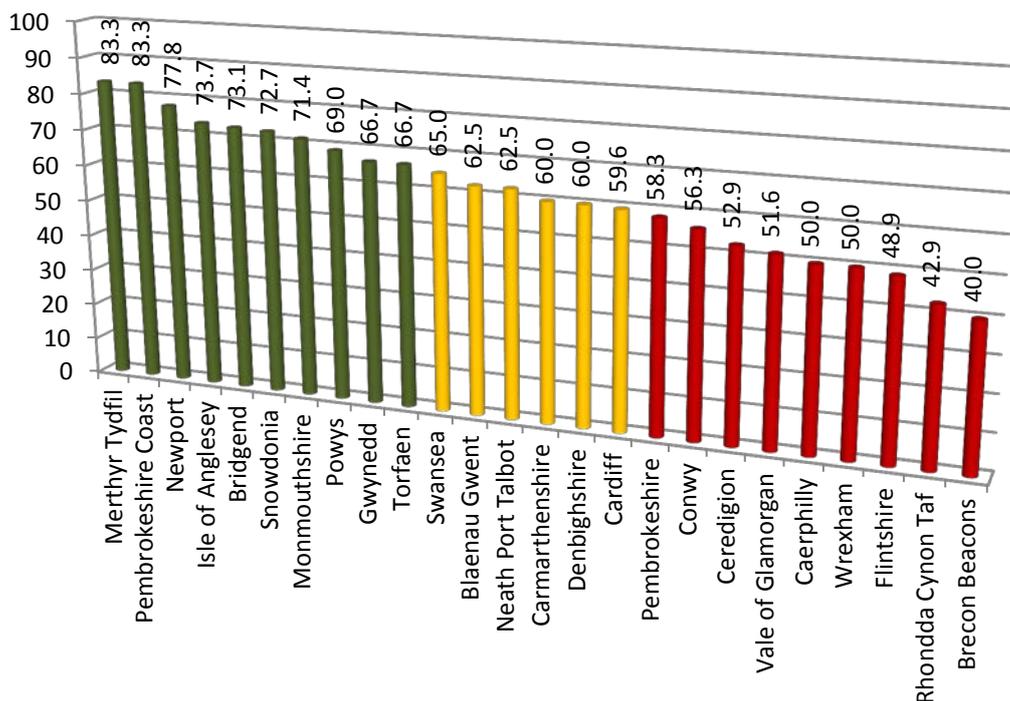


Fig 27 – Percentage of planning appeals dismissed

The chart at Fig 27 shows the comparative performance at appeal of each of the Welsh Local Planning Authorities. The average across Wales for the reporting period sits just inside the “good” performance banding. As with previous years, it is accepted a small sample size may significantly skew the performance reported by some smaller Local Planning Authorities.

Only two of those Local Planning Authorities achieving an “improve” standard of performance were able to demonstrate a 5 year supply of housing land. This emphasises the need to meet the requirements set out in TAN 1 to demonstrate a housing land supply of 5 years, and the vulnerability to appeal decisions if a Local Planning Authority were to be unable to do so.

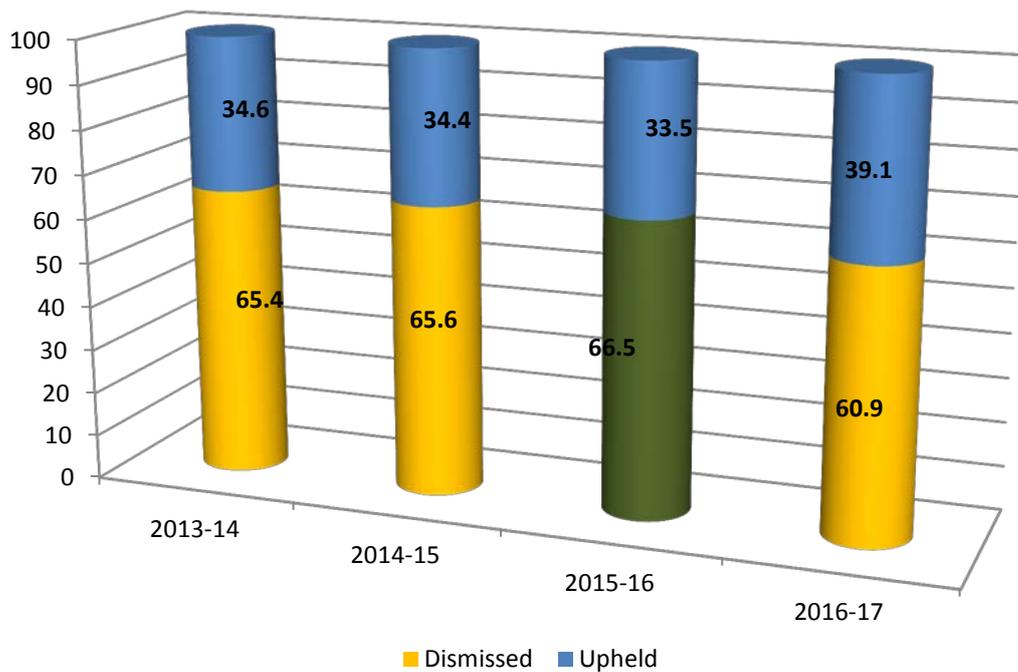


Fig 28 – Year-on-year comparison of percentage of planning appeals dismissed

Fig 28 shows in total, 335 of 550 appeals (60.9%) were dismissed in 2016/17, which is a slight decline on performance from the previous year.

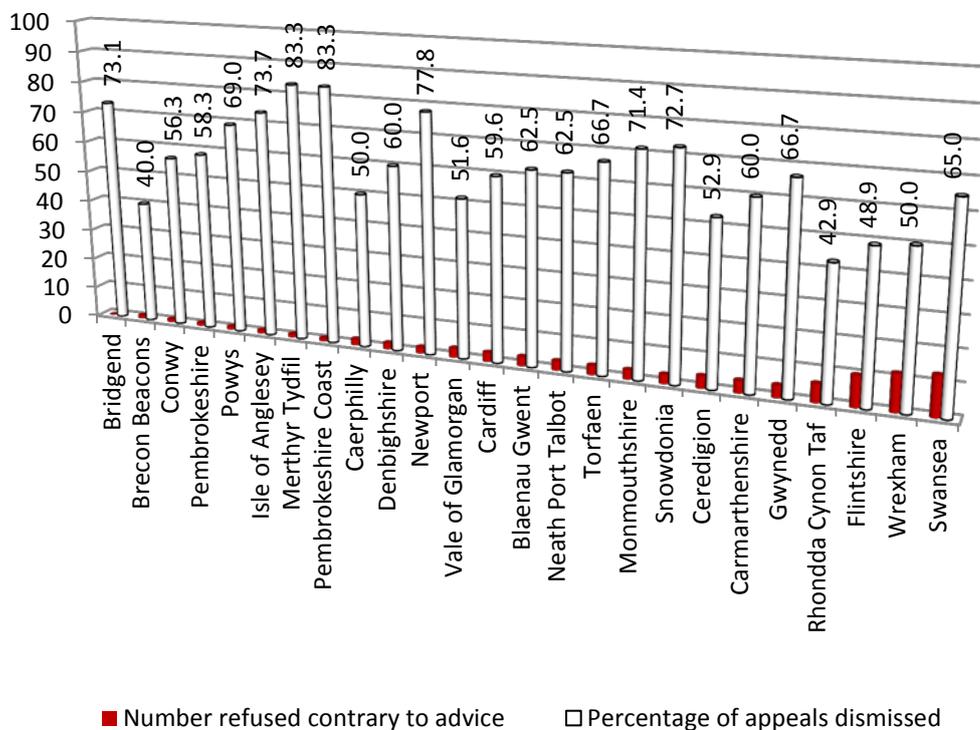


Fig 29 – Comparison of refusal overturns and appeals dismissed

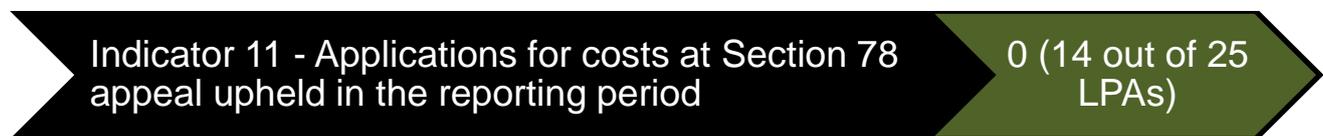
As with the 2015-16 APR, we have compared the number of planning decisions where permission was refused contrary to officer advice, with the overall success rate at appeal.

Whilst there are some Local Planning Authorities which buck the trend, typically Local Planning Authorities which refuse consent on overturn of officer advice do not fare well in performance against this indicator, with the implication being Planning Inspectors are typically not supporting the planning reasons for making these decisions contrary to officer advice.

Refusing permission contrary to officer advice will place the decision vulnerable at planning appeal. Officers will base their advice on development plan policies, and Planning Inspectors will also give great weight to the policies set out in the relevant adopted plan when reaching their decisions. It follows that if Committees take account of the advice of their officers, the resulting decisions are more likely to be successful at appeal.

Planning Officers cannot be asked to defend a decision made by Members against their professional advice and so it falls to Members to defend these decisions at appeal. Occasionally, planning consultants (or even planning lawyers) are hired to take on this activity on behalf of the relevant Local Planning Authority, which can result in significant costs to the Local Planning Authority. Furthermore, where an appellant is successful at appeal, they may seek to recover appeal costs from the Local Planning Authority as part of the appeal process, including the professional fees for a planning consultant or other representative.

Review of appeal decisions can help Planning Committees to avoid repeating mistakes on decisions. Several Local Planning Authorities refer to the practice of reviewing appeal decisions as part of their Member training, with some preparing quarterly reports on appeal performance for Members' consideration.



During an appeal, both the appellant and the relevant authority have the opportunity to seek to recover costs for the appeal process if they believe the other party has acted unreasonably. The costs cover the work and effort required for the appeal to be considered – this can include the time and costs required for officers or agents to give evidence.

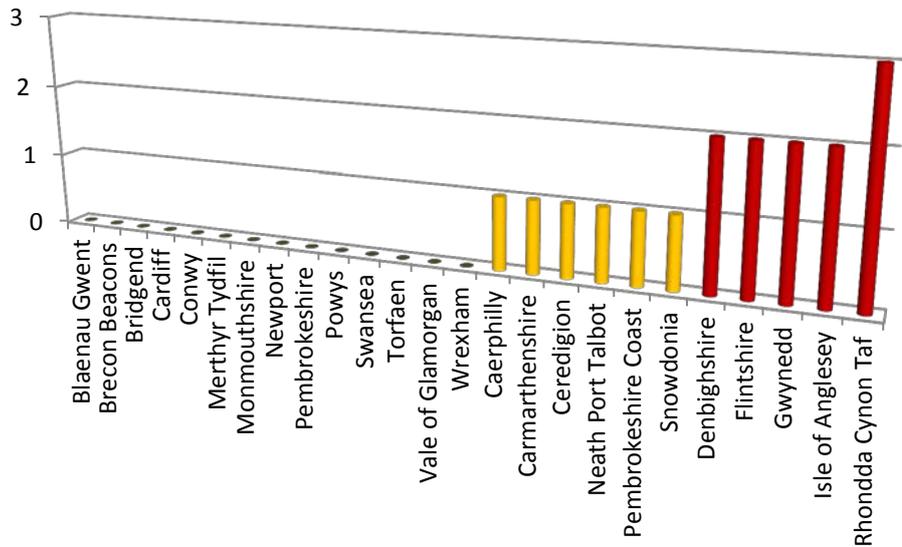


Fig 30 – Number of cases where costs have been awarded against the Local Planning Authority at appeal

Fig 30 above illustrates costs were awarded against Local Planning Authorities in 17 cases – with four authorities being subject to two costs cases, and a further authority being subject to three appeals costs cases in the same reporting period.

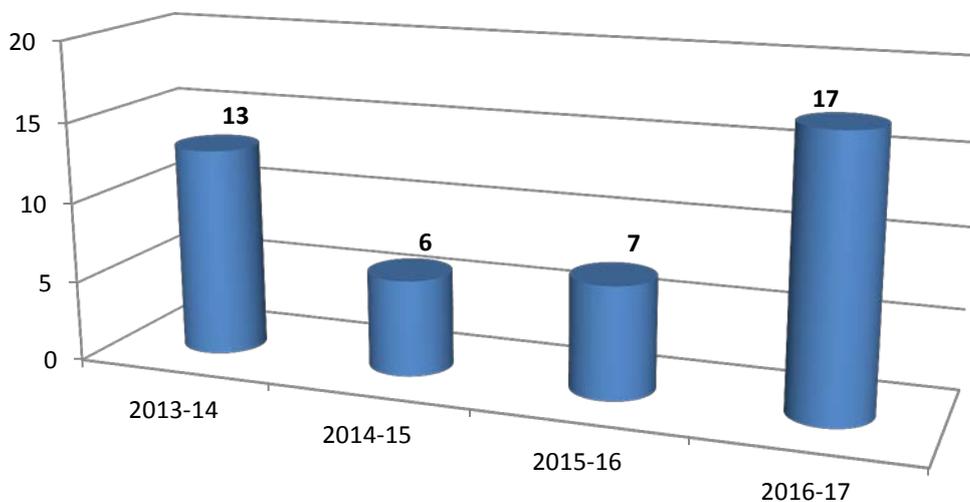


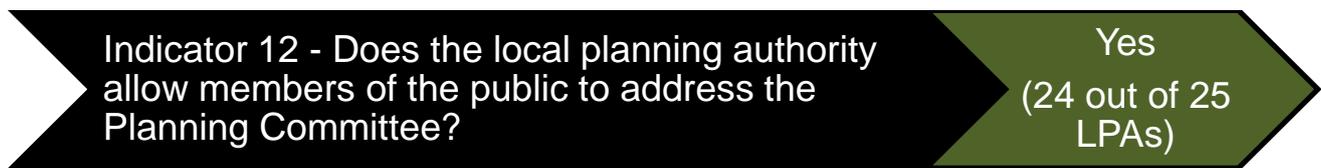
Fig 31 – Year-on-year comparison of number of cases where costs have been awarded against the Local Planning Authority at appeal

Year-on-year comparison indicates a disappointing increase in the number of cases where costs have been awarded against a Local Planning Authority in the reporting period. The award of costs against a Local Planning Authority is a judgement by the Planning Inspector that the Local Planning Authority has not just refused permission without good planning grounds, but has also been unreasonable in doing so.

Some Local Planning Authorities have reported detailed consideration of these cases by Committee Members has helped to deter Members from refusing consent without solid

planning grounds, thereby addressing performance against this indicator in subsequent years.

SECTION 4 – ENGAGEMENT



Planning decisions are a manifestation of democratic process – these decisions are made by elected representatives in the wider public interest, and in order for the planning system to have integrity, there must be faith in the values and judgement applied to those decisions by elected Members. The simplest and most effective way for this to be reinforced is for the public to have access to decisions whilst they are being made.

The ability to address the Planning Committee enables citizens participate in decisions which affect them, and enables them to influence the shape of the places they live and work, increasing the sense of community. This is a core objective of “Prosperity for All”.

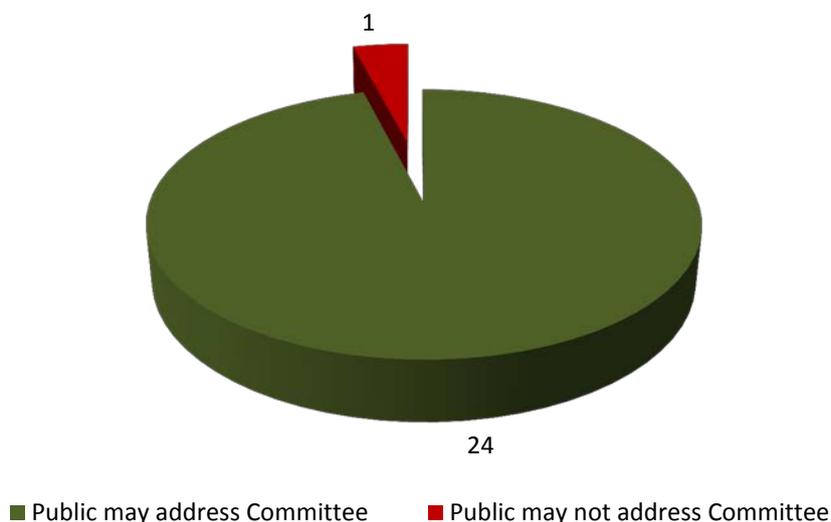


Fig 32 – number of Local Planning Authorities permitting members of the public to address Planning Committee

Fig 32 above shows only one Local Planning Authority in Wales does not permit members of the public to address Committee Members when planning decisions are being made. The remaining Local Planning Authorities understand the value in this participative approach to decision making.

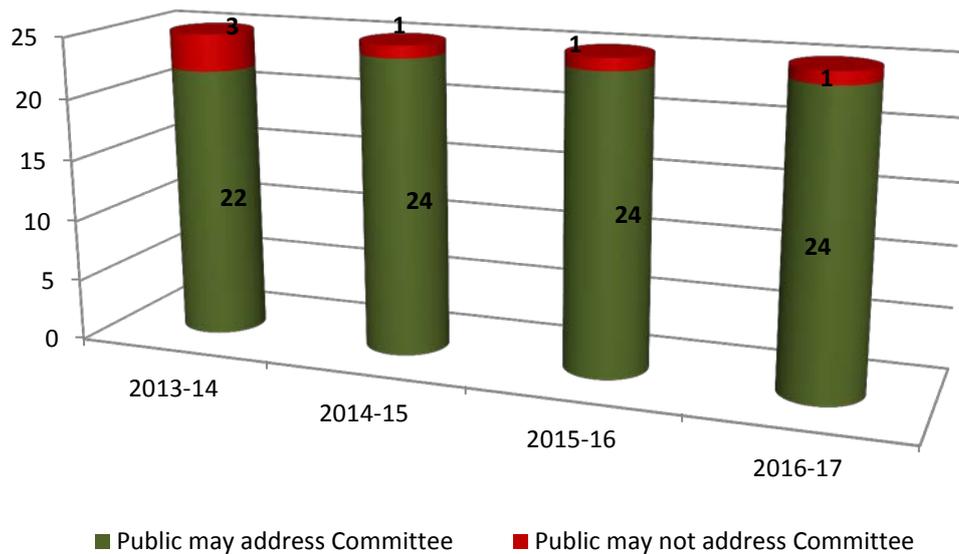


Fig 33 – Year-on-year comparison of the number of authorities which allow members of the public to address Planning Committee

Merthyr Tydfil CBC has, since 2015, remained the only Local Planning Authority which does not allow members of the public to address its Planning Committee. The Council reported in 2016 that it was considering introducing this practice, although no progress has been made since this date.

Indicator 13 - Does the local planning authority have an officer on duty to provide advice to members of the public? **Yes (22 out of 25 LPAs)**

Many Local Planning Authorities offer a “duty officer” service, where members of the public can access a designated officer throughout the working day to resolve queries on planning matters or advice on development proposals and likely policy considerations. In more complex or larger scale cases, pre-application queries may be directed into the more formal statutory or non-statutory pre-application services.



Fig 34 – Number of Local Planning Authorities which operate a duty Officer scheme

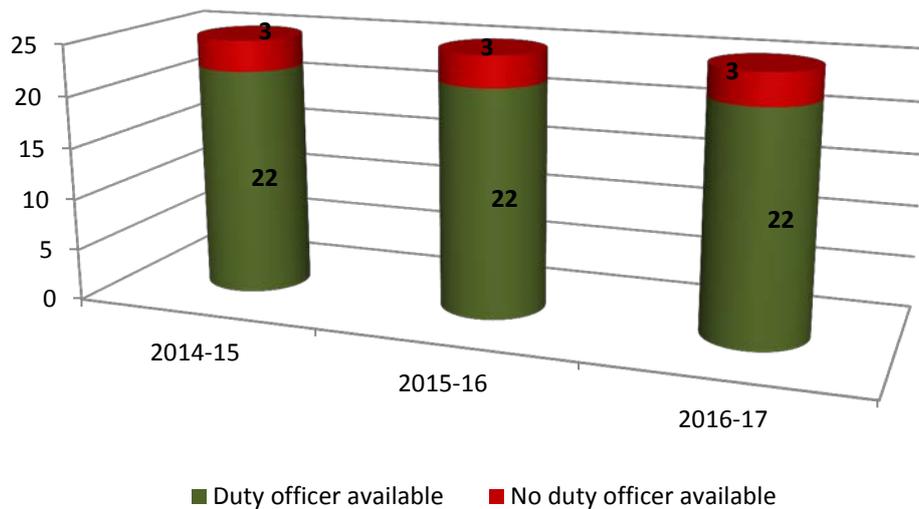


Fig 35 – Year-on-year comparison of number of authorities which provide a “duty officer” service

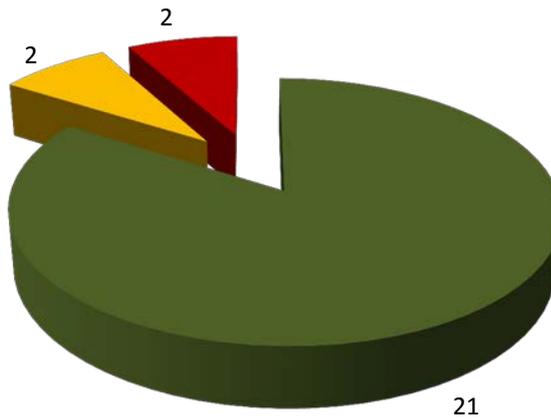
Fig 35 indicates no change in the number of Local Planning Authorities which provide a “duty officer” service over three years. Each of the three remaining Local Planning Authorities which do not offer this service (Bridgend CBC, Ceredigion CC and Gwynedd CC) has considered the need for the service and resolved, according to its own circumstances, not to provide it.

The principle of providing a “duty officer” serves to create an opportunity for developers to seek expert advice on any proposals. The introduction of a statutory pre-application service limits the demand for duty officer advice to a certain extent, particularly where the preference from the developer is for written correspondence. For example, Bridgend CBC advises it sees little need for a duty officer service given the well-established statutory pre-application service it provides.

Indicator 14 - Does the local planning authority have an online register of planning applications?

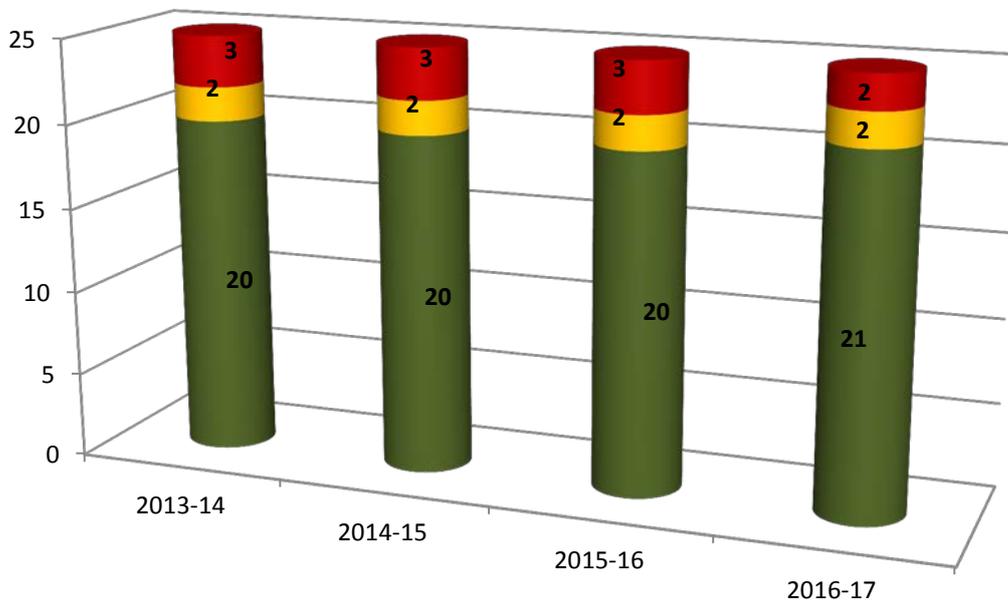
Yes (23 out of 25 LPAs)

The ability to access planning applications and supporting documents on the internet increases opportunities for participation in the decision making process, particularly amongst those who are unable to attend Local Planning Authority offices, due to access, travel or time commitments. Many Local Planning Authorities make use of ICT systems which can publish planning application files and associated content directly to the authority’s website.



■ All details are published
 ■ Partial details are published
 ■ No details are published

Fig 36 – number of Local Planning Authorities offering full, partial, or no planning application details on their web site



■ All details are published
 ■ Partial details are published
 ■ No details are published

Fig 37 – Year-on-year comparison of number of authorities which publish planning application information on their web site

Fig 37 shows 21 Local Planning Authorities provide full access to planning application files on their web site. Of the remaining 4, 2 (Ceredigion CC and Pembrokeshire Coast NPA) provide some level of planning application information and 2 (Blaenau Gwent CBC and Isle of Anglesey CC) provide no details. As with last year there is no change in performance against these standards in the reporting periods, however each of the four Local Planning Authorities not achieving the “good” standard state they are considering enabling increased electronic access to planning documents in the future. Since collection of these statistics, Torfaen CBC has already made improvements to its web service, moving from the “improve” to “good” performance banding.

SECTION 5 – ENFORCEMENT

Indicator 15 - Percentage of enforcement cases investigated within 84 days 85.0%

Third parties can expect alleged breaches of planning control to be investigated within a reasonable time frame. The target of 84 days, or 12 weeks, has been identified as reasonable time to respond to complaints.

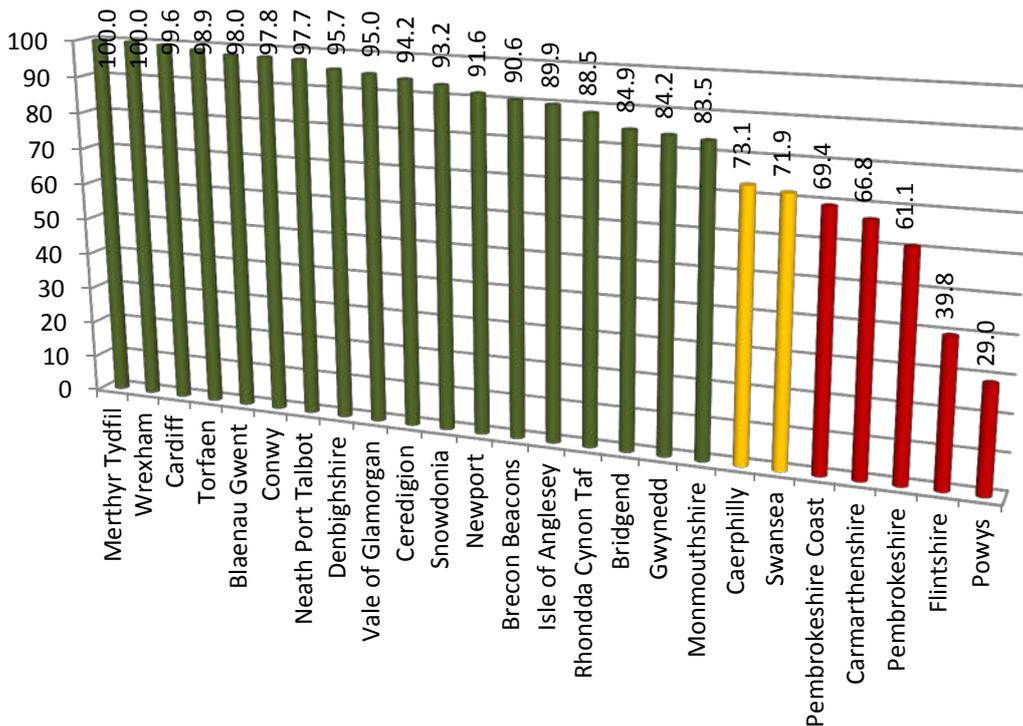


Fig 38 – percentage of enforcement complaints investigated within 84 days

Fig 38 above shows the individual performance of Local Planning Authorities against this indicator. 18 Local Planning Authorities comfortably meet the “good” performance banding. There are significant outliers in performance against this performance indicator.

Powys County Council has reported problems with its ICT system, which the Council believes means it has supplied inaccurate data. The Council also, however, reports understaffing issues in its planning enforcement team, which has hindered efforts to drive up performance standards against enforcement indicators generally.

Flintshire County Council has noted its own performance against this indicator and has committed to undertaking an audit of its enforcement service, in order to review working practices and improve timeliness.

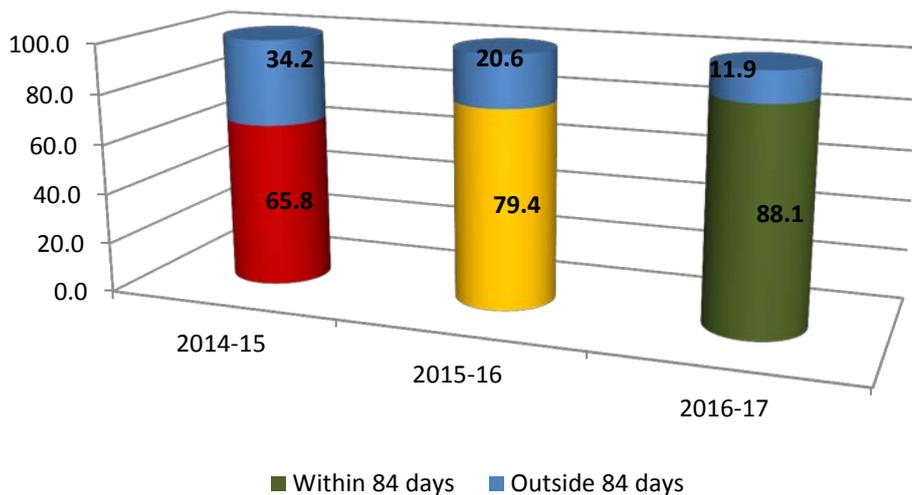


Fig 39 – Year-on-year comparison of the percentage of enforcement cases investigated within 84 days

Fig 39 shows in the majority of cases (88.1%), complaints of breaches of planning control are investigated within the target date of 84 days. The continued progress of performance against this indicator across Wales demonstrates a commitment to achieving good standards of public service even in times of financial restraint.

Indicator 16 - Average time taken to investigate enforcement cases

88.1 days

This indicator is intended as a comparator to the performance of authorities against the 84 day timescale for investigating performance cases, reported above.

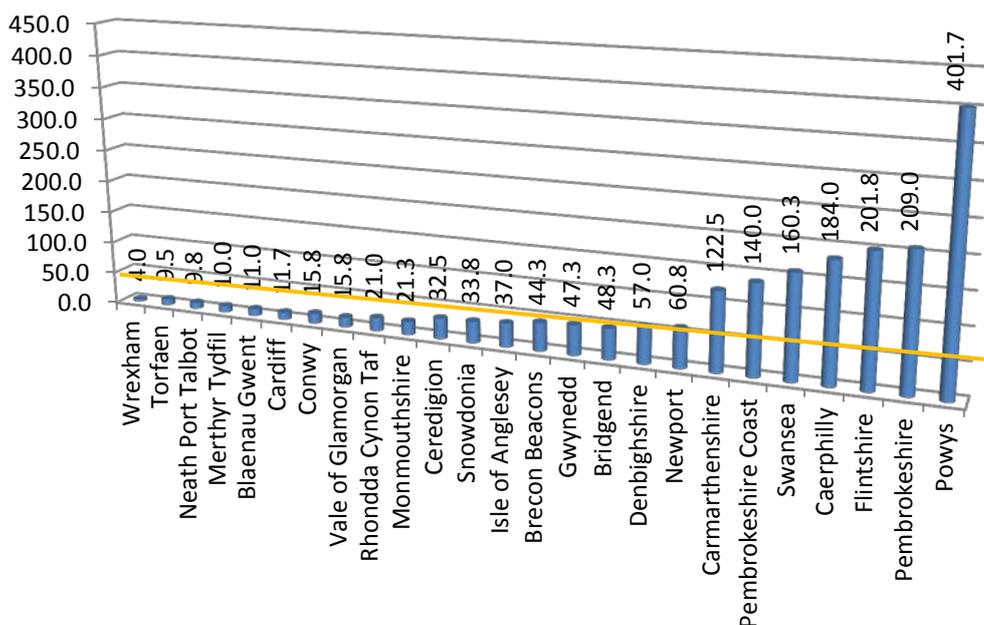


Fig 40 – Average time taken to investigate enforcement cases

Fig 40 above shows the comparison of average times to investigate enforcement cases. There is considerable variation in the performance levels reported, with one extreme outlier in this comparative chart, which alone significantly skews the all-Wales average for performance against this indicator.

Powys County Council reports it has made efforts to address a number of historic enforcement cases during the reporting period, leading to a negative portrayal of its planning service, which it hopes will be corrected in the next reporting period. Conversely, Wrexham CBC, the best performing authority against this indicator, advises it does not have confidence in the way this data is collected, and suspects its own performance is unreasonably positive when compared to peers.

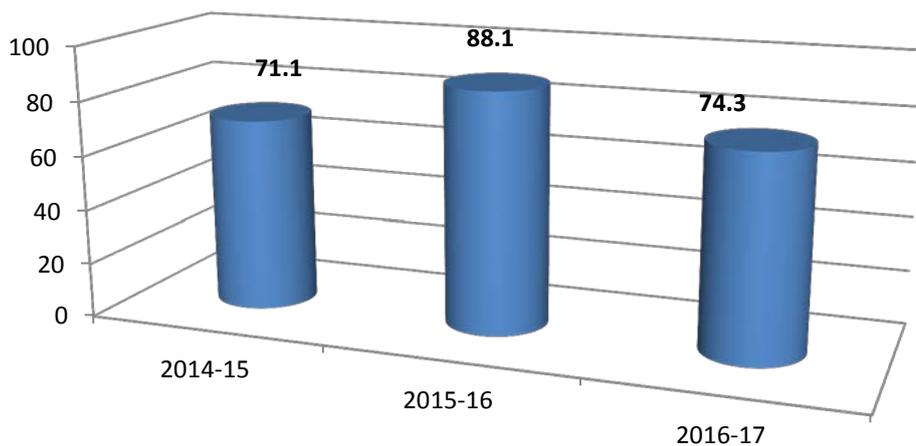


Fig 41 – Year-on-year comparison of average time taken to investigate enforcement cases, in days

Following review of the performance indicators and targets, it was agreed the uncertainty and inconsistency in collection and reporting procedures within Local Planning Authorities for this indicator undermine its inclusion as a top-tier indicator of service performance. This is borne out by some of the comments made by individual Local Planning Authorities in their APRs. Consequently the indicator will be withdrawn from future reports.

Indicator 17 - Percentage of enforcement cases resolved in 180 days	72.8%
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This indicator measures the time between when a complaint of a breach of planning control is received, and when the breach is resolved. The measure has previously been agreed as flawed, as it measures resolution as the cessation of the breach, which includes action (or inaction) by the developer within the ambit of Local Planning Authority performance. Through a variety of means a developer can extend this period of time considerably and it is often beyond the control of Local Planning Authorities when this occurs.

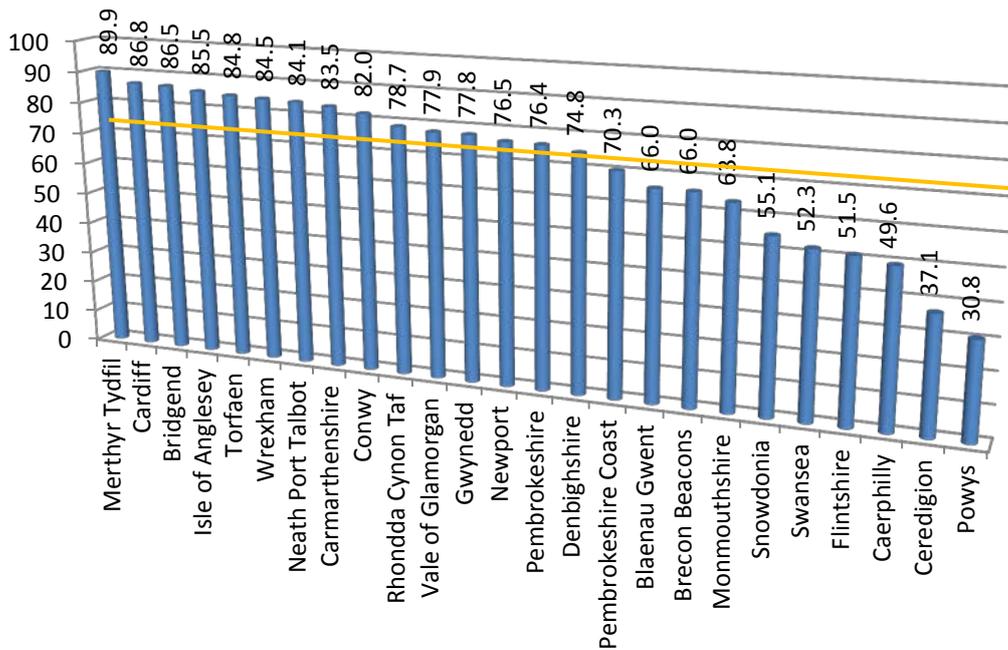


Fig 42 – percentage of enforcement complaints resolved within 180 days

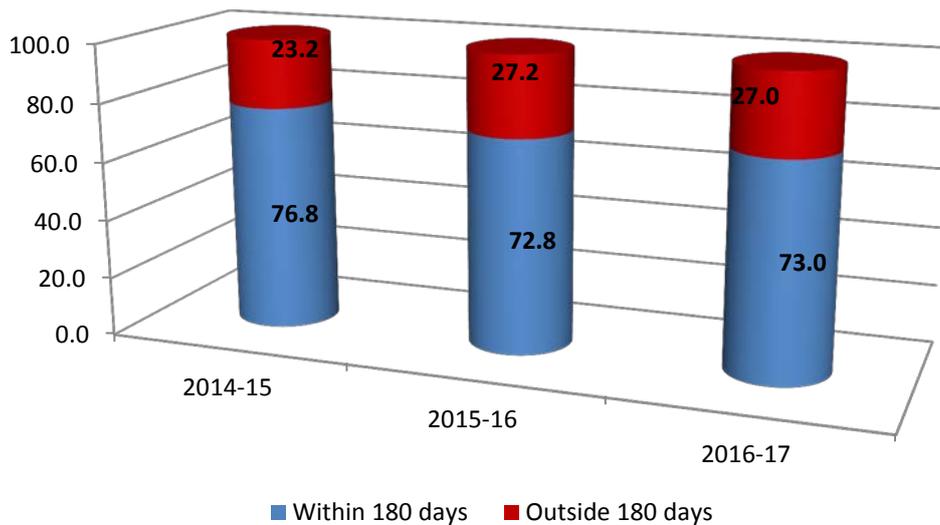


Fig 43 – Year-on-year comparison of percentage of enforcement cases resolved in 180 days

As Figs 42 and 43 illustrate, there is broad variation on reported performance standards against this indicator at local level, although nationally, average performance is stable. As with indicator 16, Welsh Government accepts the argument made by Local Planning Authorities that this indicator is not reflective of the performance of local planning services, and has agreed this indicator also be deleted.

Indicator 18 - Average time taken to resolve enforcement cases

201.1 days

This indicator shows the average time taken for Local Planning Authorities to resolve enforcement complaints, as described in Indicator 17.

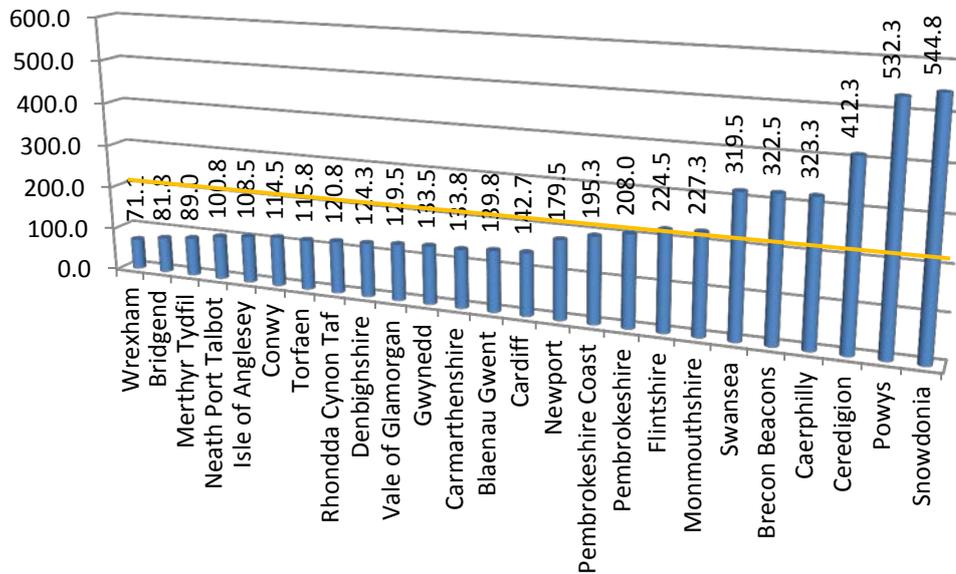


Fig 44 – Average time taken to resolve enforcement cases

As with Indicators 16 and 17 above, Local Planning Authorities report challenges in understanding and interpreting the application of this indicator. This indicator is also particularly vulnerable to action by developers to appeal or avoid prosecution for confirmed breaches of planning control, which results in Local Planning Authorities being measured against this rather than against their own service standards.

However, each of the three authorities listed at the extreme right of Fig 33 above has referred to issues with enforcement casework, including staff absences, resolution of historic cases and service reorganisation.

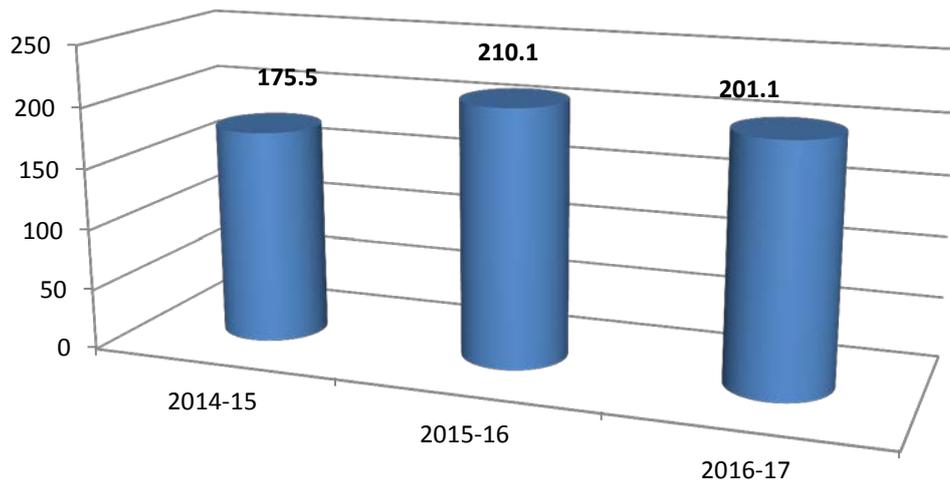


Fig 45 – Year-on-year comparison of average time taken to resolve enforcement cases, in days

Fig 45 shows the overall time taken to resolve enforcement cases, which has reduced slightly.

Following discussion with the Planning Officers Society for Wales in June 2017, the Welsh Government agreed to introduce a revised indicator to capture the time taken by Local Planning Authorities to pursue enforcement action in cases of a confirmed breach of planning control. The new indicator will be the average time taken to take “positive enforcement action”.

“Positive Action” means that, following investigation, it is decided that a breach has occurred, and one of the following outcomes has also occurred:

- i. informal negotiation removes the breach;
- ii. an Enforcement Notice is issued (this shall not include the issuing of an Enforcement Warning Notice or any informal communication sent);
- iii. planning permission is subsequently granted through an application or enforcement appeal;
- iv. prosecution is brought (with the date the case is first heard deemed as the "positive action" date);
- v. direct action by the authority removes the breach of control.

This indicator was developed through extensive engagement with development management and enforcement teams across Wales. For the next reporting period, more accurate measurement of the effectiveness of local enforcement services will be possible.

NEW INDICATOR - Percentage of Listed Building Consent applications determined on time

62.0%

The Welsh Government has collected performance statistics on the handling of Listed Building Consent applications for several years, and a high level analysis of these performance statistics has indicated a lower than anticipated standard of performance on this case type.

Following discussion in the annual performance indicator and review meeting, it was agreed the percentage of Listed Building Consent applications being decided on time was to be adopted as a new indicator in the Performance Framework.

Review of the historical data also enabled discussion of performance targets. These would set performance of 60% or less LBC cases determined on time as within the “improve” banding and 80% or more as within the “good” banding. Whilst these targets would not be initially applied to Local Planning Authorities, they can already be applied at a national level, and set a standard to be considered from April 2018 forwards.

“On time” is interpreted in the same way for LBC applications as for planning applications; within 16 weeks for applications subject to Environmental Impact Assessment, and 8 weeks for all other applications, or within an extension to either of these timescales which has been agreed by the applicant.

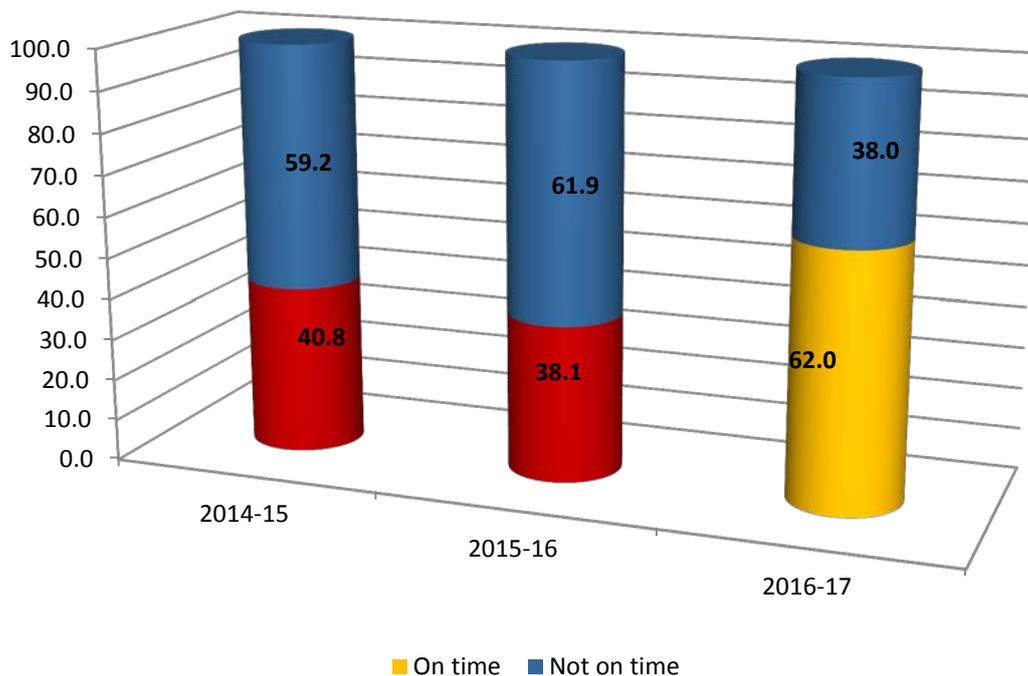


Fig 46 – Year-on-year comparison of percentage of Listed Building Consent applications determined on time

Fig 46 demonstrates the overall performance against this indicator, and the poor performance at a national level illustrates the need to identify this service aspect as worthy of considering as a performance indicator. We anticipate positive trend in future years.

4 – SUSTAINABLE DEVELOPMENT

The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies, including Welsh Ministers, to carry out sustainable development. The Act defines sustainable development as:

“Sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Acting in accordance with the sustainable development principle means a body must act in a manner which seeks to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs.

The planning system is key to the implementation of sustainable development in Wales. It enables the legislative and policy framework for the use, management and development of land in the public interest. It is also a key mechanism to implement the National Strategy, “Prosperity for All”.

The Welsh Government operates a suite of seven key indicators designed to identify how the planning system contributes to the achievement of strategic sustainable development in Wales. They are:

- SD1 Economic Renewal - Economic Development
- SD2 A Low Carbon Economy - Renewable Energy
- SD3 Access to Better Homes – New Homes (including affordable housing)
- SD4 Resilience to Climate Change – Flood Risk
- SD5 Efficient Land Use – Previously Developed Land
- SD6 Open Space – Open Space Lost/Gained
- SD7 Community Infrastructure – Contributions Secured for Community Facilities

The information is collected from Local Planning Authorities (LPAs) following their consideration of planning applications and submitted on a quarterly basis. This is used for cumulative, rather than comparative, analysis.

Provision of the data is necessary to demonstrate the significant role the planning system plays in helping to deliver a range of sustainable development outcomes and the value of planning to society more generally.

The following LPAs submitted complete data in the reporting period:

- Blaenau Gwent County Borough Council
- Brecon Beacons National Park Authority
- Bridgend County Borough Council
- Caerphilly County Borough Council
- Ceredigion County Council
- Conwy County Borough Council
- Denbighshire County Council
- Isle of Anglesey County Council

- Merthyr Tydfil County Borough Council
- Monmouthshire County Council
- Neath Port Talbot County Borough Council
- Newport County Borough Council
- Powys County Council
- Rhondda Cynon Taf County Borough Council
- Snowdonia National Park Authority
- Torfaen County Borough Council
- Vale of Glamorgan County Borough Council

The following Local Planning Authorities submitted partial records in the reporting period:

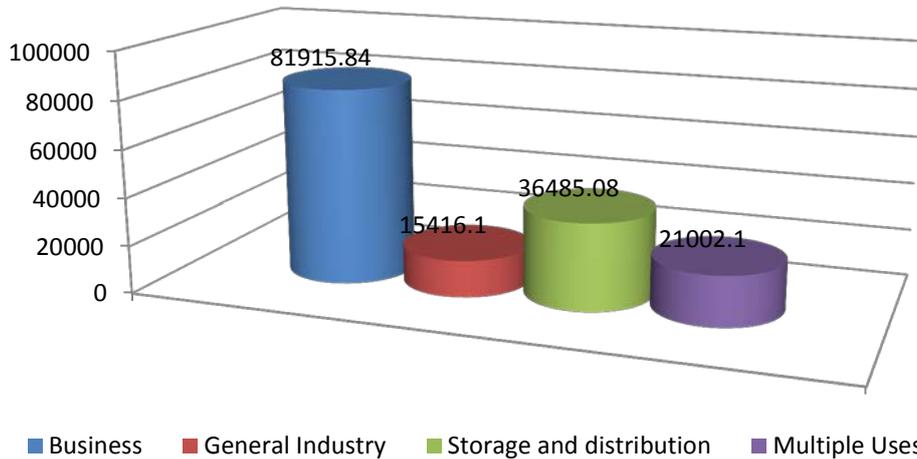
- Cardiff City Council
- Carmarthenshire County Council
- Flintshire County Council
- Gwynedd County Council
- Pembrokeshire County Council
- Pembrokeshire Coast National Park Authority
- City and County of Swansea
- Wrexham County Borough Council

We continue to work towards full coverage of these important datasets, which demonstrate how the planning system can help us move towards a more sustainable Wales.

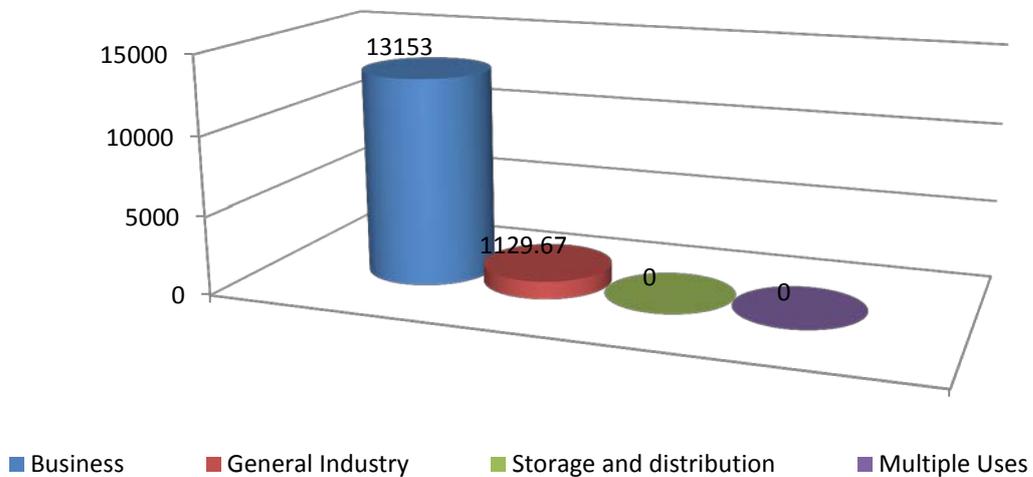
SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year

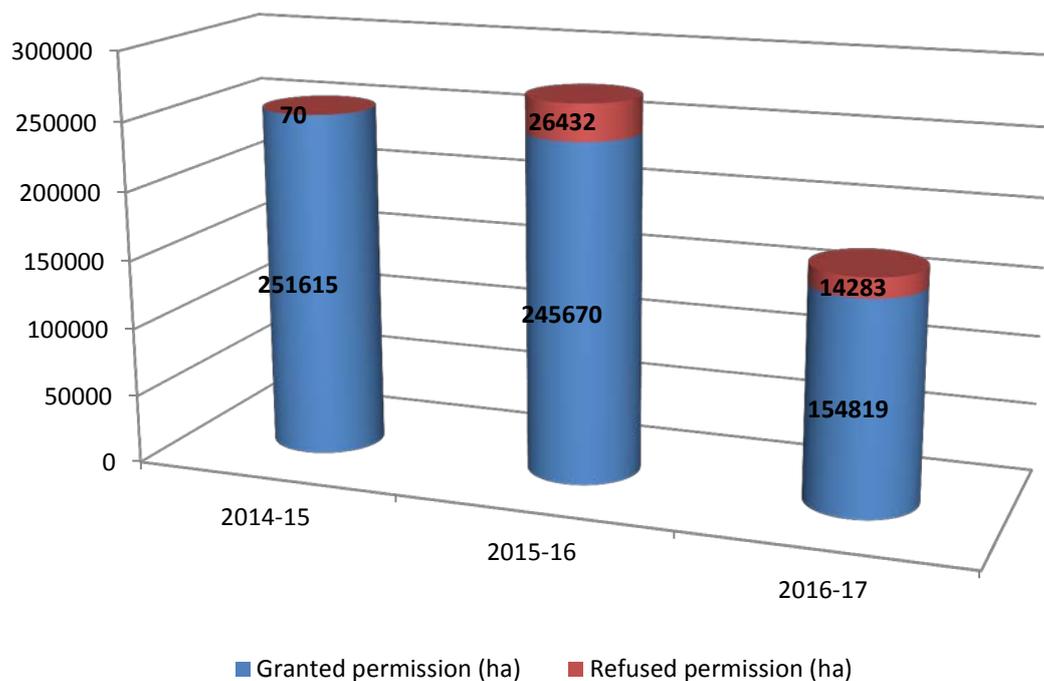
154,819 sqm approved,
14,283 sqm refused

SD1 Business floorspace granted permission (square metres)



SD1 Business floorspace refused permission (square metres)





The planning system must support economic development and steer such development to the most appropriate locations. This indicator provides information on the contribution the planning system is making to delivering traditional economic development on identified employment sites.

Of the Local Planning Authorities who provided data, 154,819 square metres of new floor space for economic development was permitted. This figure is down 63% on last year, when 245,670 square metres of new floor space was granted. The figure reflects a general decline in new floor space for economic development since 2013-14.

This year, business land contributed 52% of the total permitted land (81,915sqm), compared with only 6 % (14,390sqm) in 2015-16 and 27% () in 2014-15. The remaining 48% was spread between the three other sectors (general industry, storage and distribution and multiple uses), with the larger share, 24% (36,485sqm), being storage and distribution.

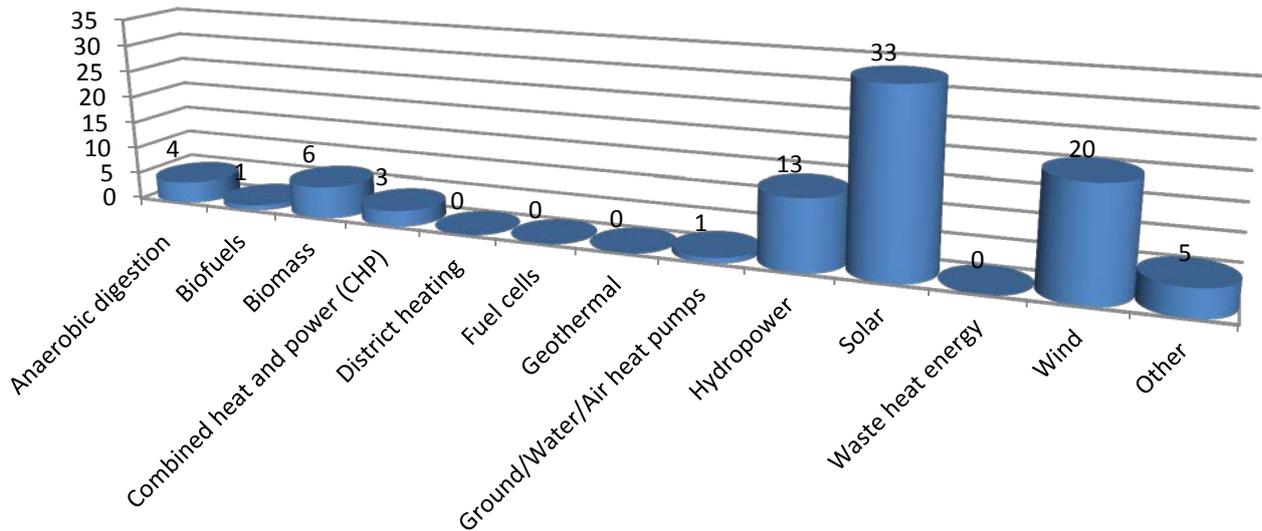
A total of 14,283 square metres of new floor space for economic development was refused in 2016-17, which is a fall of 54% compared with 2015-16, when 26,432 square metres was refused. This year, business made up the majority of refusals at 92% (13,153sqm), whilst last year all refusals were under storage and distribution.

The APRs have indicated the take-up rate of employment land in some parts of Wales has been limited because of low levels of demand. However, the business results suggest there has been some development interest in this sector, with permitted and refused floorspace making up 56% of total proposed floorspace. The largest gains were made in Powys and Wrexham.

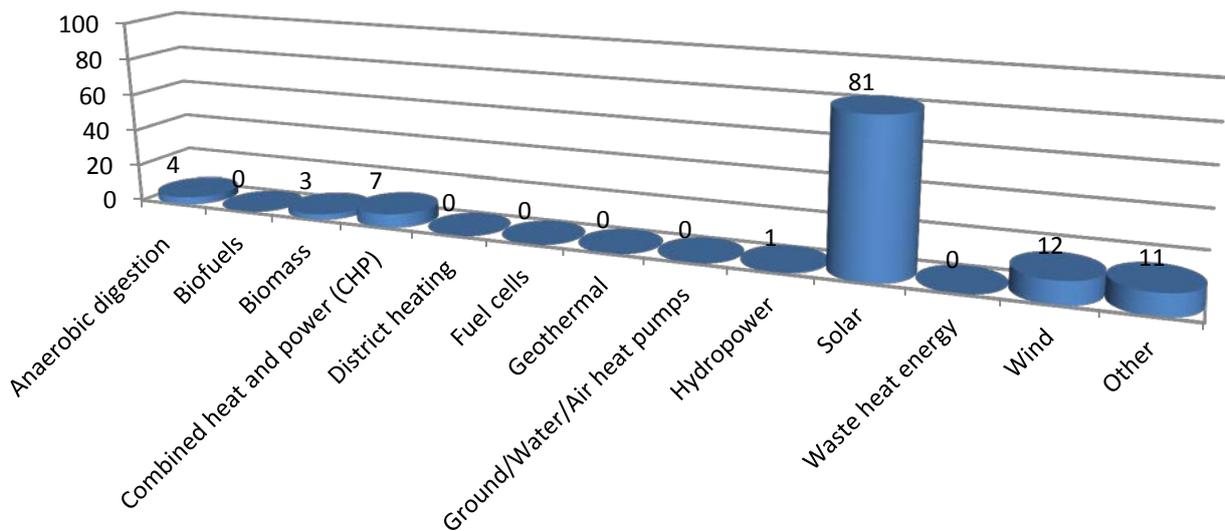
SD2. Planning permission granted for renewable and low carbon energy development during the year

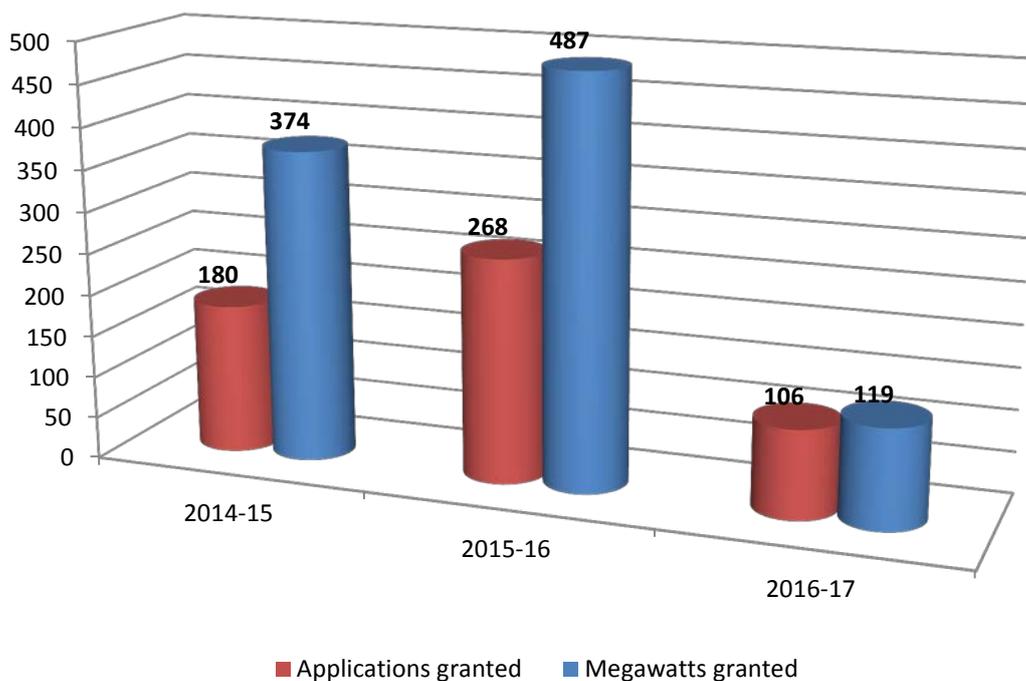
**106 applications,
119 Megawatts**

SD2 Number of applications for renewable and low carbon energy development granted planning permission



SD2 Energy output capacity of renewable and low carbon energy development granted planning permission (MW)





The planning system can facilitate renewable and low carbon energy generation. This indicator tells us the contribution the planning system is making to delivering renewable and low carbon energy generation and moving towards a low carbon economy.

The data shows the planning system is facilitating a mix of renewable and low carbon energy development. However, compared to previous years, there has been a significant reduction in the number of approvals and the energy generating capacity of those schemes.

The technologies with the greatest number of approvals are solar, wind and hydropower. Solar energy schemes are contributing by far the greatest energy capacity, although still below the levels of the previous year. There has been a significant drop in approved wind and biomass schemes, with those approved also smaller in scale.

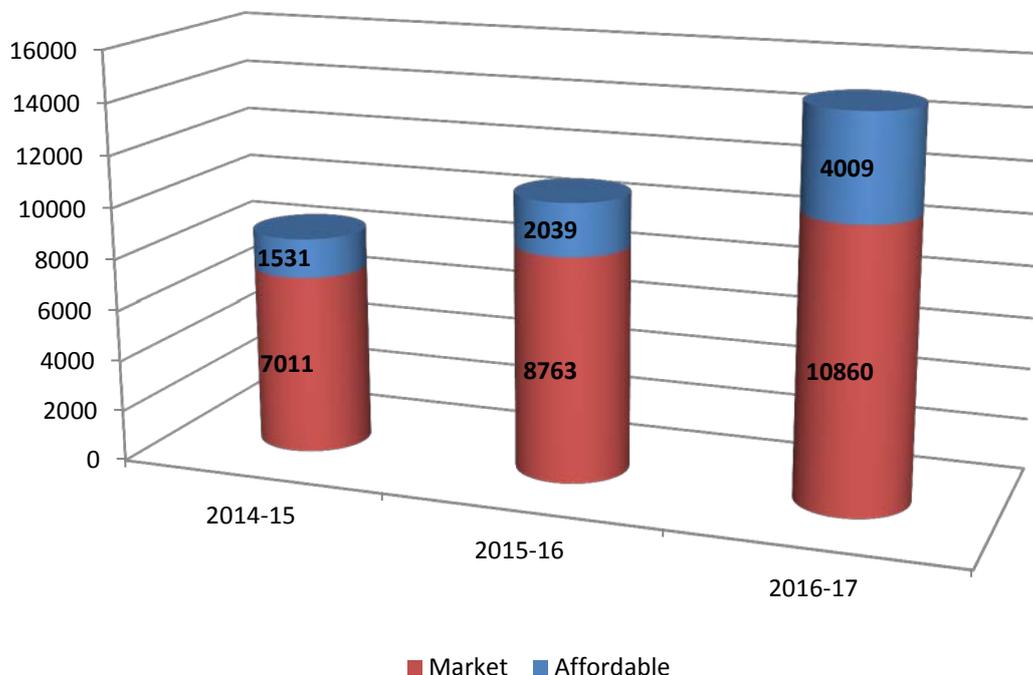
The drop in permissions is likely to be as a result of UK Government cuts to the renewable energy subsidy regime. In the previous year (2015/16), there was a peak in permissions, which was likely to have been as a result of developers seeking to obtain planning permission prior to the subsidy changes coming into force. The data for 2016/17 shows there has been a subsequent drop since the subsidy changes. This pattern is also reflected in data the Welsh Government collects to monitor the status of on-shore wind farm development in Wales¹, which found that there were no new planning applications submitted for on-shore wind farms (over 5MW) in 2016/17.

Overall, the data shows there is a slowing down of renewable energy schemes being brought forward and obtaining consent in Wales. The Welsh Government is committed to increasing renewable energy and has set a target for Wales to generate 70 per cent of its electricity consumption from renewable energy by 2030. We will continue to monitor this situation and ensure national planning policy provides a framework to optimise renewable energy development.

¹ [Welsh Government \(2017\) Technical Advice Note \(TAN\) 8 Database 2017 - Review of On-shore Wind Farm Development](#)

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

**10,860 market,
4009 affordable**



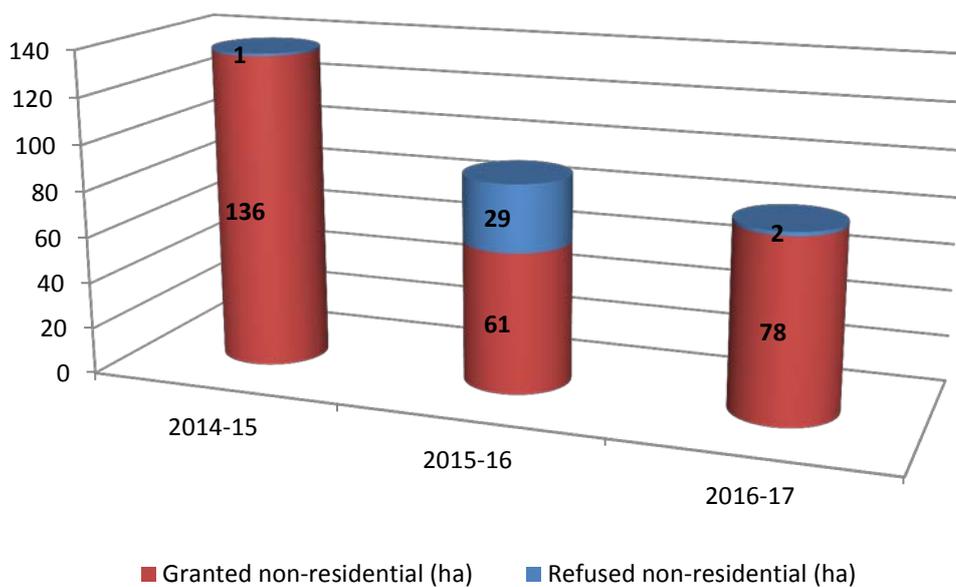
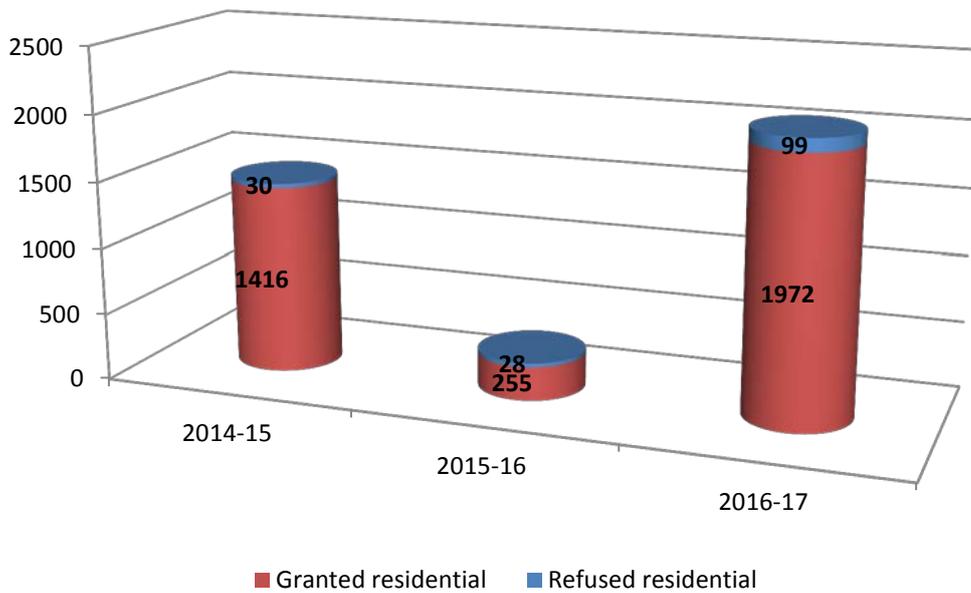
The planning system facilitates the provision of market and affordable housing to meet the local housing requirements identified by Local Planning Authorities in their development plans. This indicator provides information on the contribution of the planning system to delivering new housing in the form of planning permissions granted for market and affordable housing. As such, this indicator is not comparable with the Welsh Government statistics on 'Affordable Housing Provision' and 'New house building', both of which primarily collect data on housing completions.

The data shows that 14,869 dwellings have been granted planning permission in 2016/17. However, as some Local Planning Authorities have not provided data, the actual number is likely to be higher. Based on the data provided, there has been an increase of 4,067 in the number of dwellings granted planning permission compared with the data for the previous year.

The data shows that 4,009 affordable dwellings (as defined in Technical Advice Note 2, *Planning and Affordable Housing*) have been granted planning permission. This is an increase of 1,970 affordable dwellings compared with the previous year. The affordable housing permissions for 2016/17 represent 27% of the total number of dwellings granted planning permission, an increase of 8% compared with last year's data.

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

1972 dwellings and 99 hectares approved, 3137 dwellings and 2 hectares refused



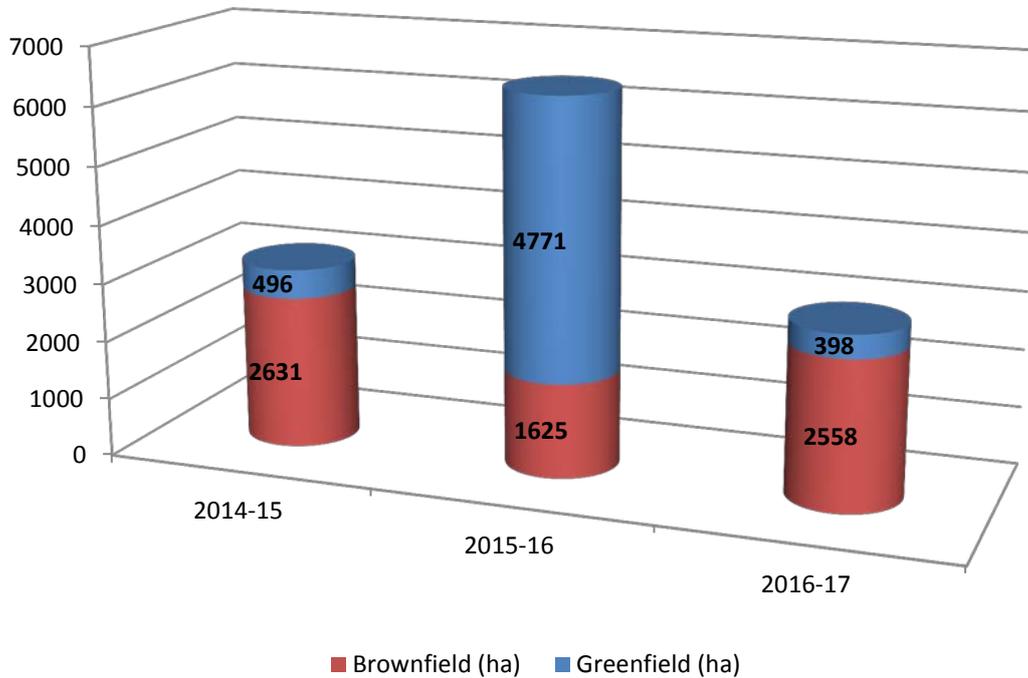
The planning system has an important role in ensuring new development is not exposed unnecessarily to flooding and accordingly it seeks to guide development to locations at little or no risk from flooding. This indicator provides information on how planning applications for development in flood risk areas are being managed. Overall, the results show a concerning increase in the amount of development approved in flood risk areas in 2016-17, in comparison to previous years.

The results show 217 residential dwellings were approved in the C2 flood zone. In the C1 flood zone, where residential development is not opposed in principle, subject to TAN 15 tests being satisfied, a further 1,754 dwellings were granted permission. Of these, 674 did not meet all TAN 15 tests. One development – a conversion of an existing building into student flats - accounted for 441 of those approved dwellings, however these returns are worrying. Overall, 1,754 more dwellings were approved in the combined C1 zone than in 2015/16

Most types of non-residential developments are classed as less vulnerable to flooding in TAN 15. Over 660 hectares of land was approved for development where the TAN 15 tests were met, with only 27.5 hectares approved for development where the tests were not met. In 2015-16, by comparison, over 1,800 hectares were approved for non-residential development.

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

2,558 (previously developed)
398 (greenfield)



The planning system can ensure, wherever possible, previously developed land is used in preference to greenfield sites, particularly those of high agricultural or ecological value. This indicator tells us whether the planning system is directing new development to previously developed land.

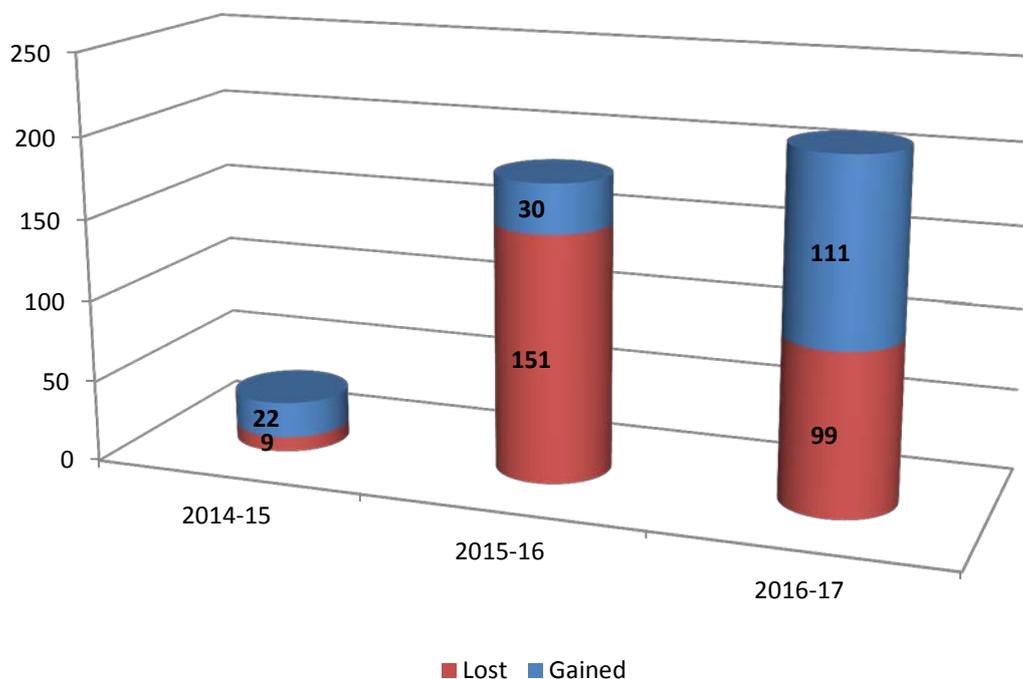
In 2016/17, the planning system directed new development primarily to previously developed land. From the data provided, 87% of new development was approved on previously developed land. There are regional differences, with Local Planning Authorities in rural areas having higher levels of development on greenfield land.

This year's data is similar to the 2014/15 data, however contrasts significantly with the 2015/16 data. The APRs for 2015/16 suggest this anomaly was as a result of the approval of several strategic sites, which were allocated for development in LDPs, and a large number of solar and wind farms approved that year.

Although there are only three years of data to compare, it appears this year's data is reflective of how the planning system is primarily directing new development to previously developed land. However, it also highlights that this is not always possible and that Local Planning Authorities are allowing development on greenfield land where there are no alternative brownfield sites.

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

**99 ha lost
111 ha gained**

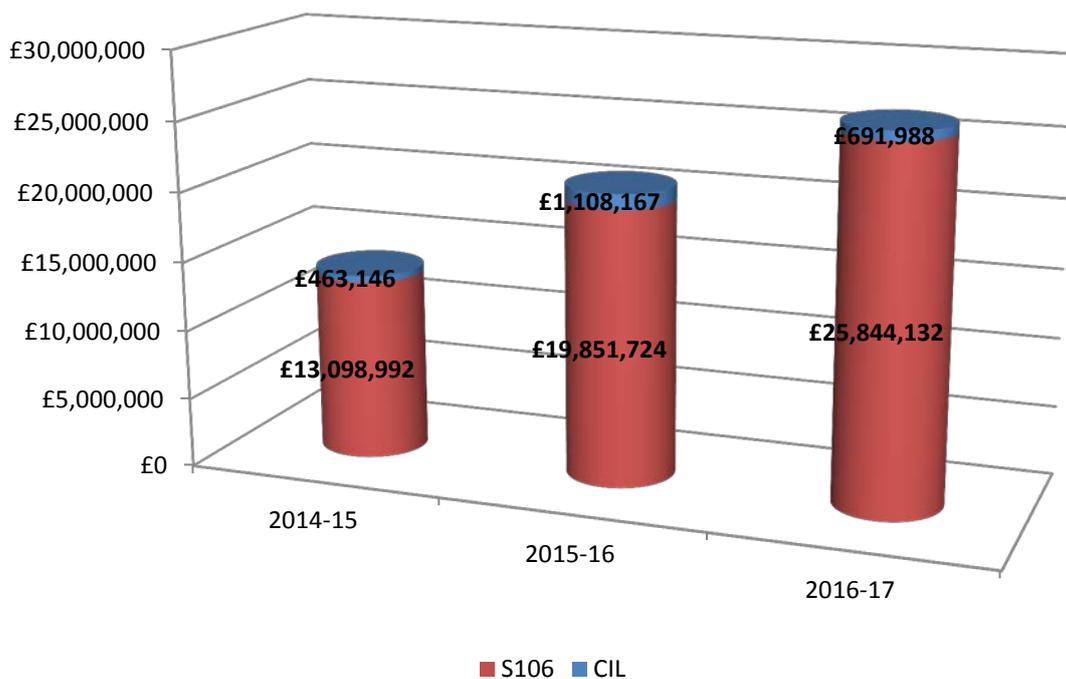


Open spaces provide recreational, amenity and environmental value as well as having a role in climate protection and adaptation to the impacts of climate change. This indicator measures how the planning system is protecting existing, and facilitating the provision of new, open spaces.

The data shows more open space gained than was lost during the year. The figures are a significant improvement on last year, when there was a net loss of open space. Planning policy only allows open space to be lost where it is replaced by an equivalent or better quality facility, or where there is no longer a need for the space. This is reflected in the APR responses, which highlight, where open space has been lost, it has enabled an improvement in facilities elsewhere.

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

**£25,844,132
(Section 106)
£691,988
(CIL)**



Financial contributions can be used to fund the provision of community infrastructure required to support sustainable development. This indicator measures the level of financial contributions agreed for the provision of community infrastructure.

The data shows the Local Planning Authorities who have provided returns have secured a significant amount of financial contributions to fund community infrastructure, primarily through Section 106 Agreements.

In comparison to last year's data, there has been an increase of £5,992,408 in Section 106 Agreements, however, there has been a £416,179 decrease in the collection of CIL contributions. Overall there has been an increase of £5,576,229 in financial contributions. The average collection of Section 106 contributions per local authority is £1,033,765, with Cardiff (£12,481,326), Vale of Glamorgan (£5,349,489) and Bridgend (£1,742,377) the highest contributors. Eight authorities (Blaenau Gwent, Carmarthenshire, Ceredigion, Gwynedd, Isle of Anglesey, Pembrokeshire Coast NPA, Snowdonia NPA and Swansea) reported no collections. Only three authorities reported CIL contributions; Caerphilly (£565,134), Rhondda Cynon Taf (£122,952) and Merthyr Tydfil (£3,900).

Of the authorities that provided comments in their APR, small scale and low levels of development were cited as reasons for a lack of Section 106 contributions in certain areas. One authority highlighted the benefits of having an adopted Supplementary Planning Guidance on planning obligations.

Many authorities do not operate a CIL charging schedule, or are awaiting confirmation that CIL will continue in Wales when the Wales Act 2017 comes into force, before taking further action.

5 – CONCLUSION

The most significant changes to the Welsh planning system introduced by the Planning (Wales) Act 2015 are now in full effect, and we anticipate the next reporting period will provide the evidence base to understand the impact of the introduction of the new Developments of National Significance tier of decision making.

Whilst the content of each APR received this year is less fulsome than the last, the core message of each is strong. As with previous years, local planning teams continue to face a shortage of resources whilst national and local policy initiatives to create prosperity seek to achieve spatial implementation through the planning system. Budget challenges and staff shortages continue to be met with creative, albeit relatively low scale, responses.

Whilst many Local Planning Authorities refer to potential benefits from closer collaborative working, few have demonstrated a real effort to tackle resilience issues by closer collaborative working or sharing of resource. Whilst work continues in North Wales on aligning internal administrative practices and ensuring work with adjoining Welsh Government sponsored bodies such as Natural Resources Wales, does not overlap effort, this collaborative approach stops short of actual sharing of resource or expertise.

This picture of diminishing resources coupled with increasing expectations for the planning service emphasises the need for planning to be at the forefront of broader local government reform. We consider the proposals set out in the “Reforming local government: resilient and renewed” White Paper will help to address the operational challenges being faced by local government in delivering planning services.

Local Government reform raises new challenges in terms of the need for LDP review. Whilst some Local Planning Authorities have already reported success in assembling a joint evidence base for LDPs, with any form of reorganisation, there is a necessity for current LDPs to be considered for review on a joint basis with neighbouring authorities. This will require improved flexibility and a collaborative approach in order to implement.

PLANNING PERFORMANCE FRAMEWORK TABLE - JANUARY TO MARCH 2017																														
Version: 5														Date: 22/02/2018																
MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Blaenau Gwent	Brecon Beacons National Park	Bridgend	Caerphilly	Cardiff	Cardiganshire	Ceredigion	Conwy	Denbighshire	Fflintshire	Gwynedd	Isle of Anglesey	Mearthyr Tydfil	Monmouthshire	Neath Port Talbot	Newport	Pembrokeshire	Pembrokeshire Coast National Park	Powys	Rhondda Cynon Taf	Snowdonia National Park	Swansea	Torfaen	Vale of Glamorgan	Wrexham	
Plan making																														
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	58											16	86							24			44		73	107	
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	Yes	Yes	Yes	Yes			Yes	Yes	Yes				Yes	Yes				Yes	Yes		Yes	Yes				
The local planning authority's current housing land supply in years	5+		<5	2.9	1.3	5	5.1	1.5	3.8	4.1	3.4	3.7	2	0	2.9	0	1.6	4.1	5	5.9	5.1	2	2.2	1.5	5.4	3	3.6	0	0	
Efficiency																														
Percentage of "major" applications determined within time periods required				59	75	90	35	68	31	16	17	71	31	42	54	67	100	88	78	50	61	0	81	59	33	81	46	77	90	
Average time taken to determine "major" applications in days				405 of 684	3 of 4	19 of 21	13 of 37	15 of 22	20 of 65	6 of 38	2 of 12	15 of 21	8 of 26	16 of 38	15 of 28	12 of 18	10 of 10	15 of 17	21 of 27	18 of 36	17 of 28	0 of 3	52 of 64	16 of 27	1 of 3	38 of 47	6 of 13	24 of 31	43 of 48	
Percentage of all applications determined within time periods required	80+	60.1-79.9	<60	86.7	94.8	96.9	80.9	91.0	83.6	69.9	75.2	92.8	79.7	78.1	82.8	91.3	99.2	89.8	95.8	82.8	90.0	80.4	92.3	89.7	80.8	96.6	78.7	91.1	93.1	
Average time taken to determine all applications in days	<67	67-111	112+	21674 of 25008	309 of 326	588 of 607	755 of 933	853 of 937	2356 of 2819	989 of 1414	708 of 942	916 of 987	712 of 893	861 of 1103	823 of 994	815 of 893	359 of 362	976 of 1087	783 of 817	845 of 1021	781 of 868	389 of 484	1188 of 1287	1050 of 1171	428 of 530	1806 of 1870	380 of 483	1166 of 1280	838 of 900	
Quality																														
Percentage of applications determined under delegated powers				93.6	93.3	93.9	94.9	92.6	96.8	92.9	91.9	95.9	94.3	95.0	90.5	90.5	92.8	93.5	95.5	95.2	93.8	93.2	91.0	92.4	91.5	97.1	89.2	96.0	81.6	
Percentage of Member made decisions against officer advice	<5	5-9	9+	10.9	27.3	2.7	0.0	10.1	3.3	8.0	59.2	2.5	11.8	25.5	3.2	8.2	3.8	7.0	8.1	10.2	1.9	9.1	5.2	11.2	17.8	24.1	3.8	7.8	7.8	
Percentage of appeals dismissed	66+	55.1-65.9	<55	60.9	62.5	40.0	73.1	50.0	59.6	60.0	52.9	56.3	60.0	48.9	66.7	73.7	83.3	71.4	62.5	77.8	58.3	83.3	69.0	42.9	72.7	65.0	66.7	51.6	50.0	
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+	335 of 550	5 of 8	2 of 5	19 of 26	7 of 14	28 of 47	15 of 25	9 of 17	9 of 16	9 of 15	23 of 47	14 of 21	14 of 19	5 of 6	10 of 14	5 of 8	21 of 27	7 of 12	5 of 6	20 of 29	12 of 28	8 of 11	52 of 80	4 of 6	16 of 31	16 of 32	
Engagement																														
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
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	Yes	No	Yes	Yes	Yes	Yes	Yes	Partial	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Partial	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
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				85.0	98.0	90.6	84.9	73.1	99.6	66.8	94.2	97.8	95.7	39.8	84.2	89.9	100.0	83.5	97.7	91.6	61.1	69.4	29.0	88.5	93.2	71.9	98.9	95.0	100.0	
Average time taken to investigate enforcement cases				74.3	11.0	44.3	48.3	184.0	11.7	122.5	32.5	15.8	57.0	201.8	47.3	37.0	10.0	21.3	9.8	60.8	209.0	140.0	401.7	21.0	33.8	160.3	9.5	15.8	4.0	
Percentage of cases where an enforcement notice is complied with or retrospective planning permission is granted within 180 days from the start of the case (in those cases where it was expedient to enforce)				73.0	66.0	66.0	86.5	49.6	86.8	83.5	37.1	82.0	74.8	51.5	77.8	85.5	89.9	63.8	84.1	76.5	76.4	70.3	30.8	78.7	55.1	52.3	84.8	77.9	84.5	
Average time taken to take enforcement action				201.1	139.8	322.5	81.8	323.3	142.7	133.8	412.3	114.5	124.3	224.5	133.5	108.5	89.0	227.3	100.8	179.5	208.0	195.3	532.3	120.8	544.8	319.5	115.8	129.5	71.1	

Annex B

List of links to Local Planning Authority Annual Performance Reports for 2016-17

Below is a list of web links, where available, to the APRs of each Local Planning Authority.

[Blaenau Gwent County Borough Council](#)
[Brecon Beacons National Park Authority](#)
Bridgend County Borough Council
Caerphilly County Borough Council
[The City of Cardiff Council](#)
[Carmarthenshire County Council](#)
Ceredigion County Council
[Conwy County Borough Council](#)
[Denbighshire County Council](#)
[Flintshire County Council](#)
Gwynedd Council
Isle of Anglesey County Council
Merthyr Tydfil County Borough Council
[Monmouthshire County Council](#)
[Neath Port Talbot County Borough Council](#)
[Newport City Council](#)
[Pembrokeshire Coast National Park Authority](#)
Pembrokeshire County Council
Powys County Council
[Rhondda Cynon Taf County Borough Council](#)
Snowdonia National Park Authority
[City and County of Swansea](#)
Torfaen County Borough Council
[Vale of Glamorgan Council](#)
[Wrexham County Borough Council](#)

Annex C

Statutory consultees performance statistics for substantive responses to planning applications 2016-17

name	Type	number of times consulted	Number of times responded	On time responses	Late responses
Railway network operators	Other	283	259	232	27
Road concessionaires	Other				
The Canal & River Trust	Other	47	47	46	1
The Coal Authority	Other	840	840	840	0
The Health and Safety Executive	Other	153	153	153	0
The Office for Nuclear Regulation	Other	0	0	0	0
The Sports Council for Wales	Other	19	19	19	0
The Theatres Trust	Other	0	0	0	0
Anglesey LPA	Other	4	4	4	0
Blaenau Gwent LPA	Other	6	6	3	3
Brecon Beacons NPA LPA	Other	49	39	32	7
Bridgend LPA	Other	12	10	7	3
Caerphilly LPA	Other	6	6	3	3
Cardiff LPA	Other	10	9	4	5
Carmarthenshire LPA	Other				
Ceredigion LPA	Other				
Conwy LPA	Other	13	5	-3	8
Denbighshire LPA	Other	0	0	0	0
Flintshire LPA	Other				
Gwynedd LPA	Other	0	0	0	0
Merthyr LPA	Other	1	1	1	0
Monmouthshire LPA	Other	7	7	6	1
Newport LPA	Other	0	0	0	0
NPT LPA	Other	3	2	1	1
Pembrokeshire Coast NPA LPA	Other	20	18	12	6
Pembrokeshire LPA	Other	0	0	0	0
Powys LPA	Other	0	0	0	0
RCT LPA	Other				
Snowdonia LPA	Other	12	0	0	0
Swansea LPA	Other	1	1	1	0
Torfaen LPA	Other				
Vale LPA	Other	12	11	8	3
Wrexham LPA	Other	0	0	0	0
Anglesey Highways	Highways				
Blaenau Gwent Highways	Highways	435	435	434	1
Bridgend Highways	Highways	320	320	133	187
Caerphilly Highways	Highways				
Cardiff Highways	Highways				
Carmarthenshire Highways	Highways				
Ceredigion Highways	Highways	617	617	558	59
Conwy Highways	Highways				
Denbighshire Highways	Highways				
Flintshire Highways	Highways				
Gwynedd Highways	Highways				
Merthyr Highways	Highways	186	186	186	0
Monmouthshire Highways	Highways	399	399	269	130
Newport Highways	Highways	687	687	603	84
NPT Highways	Highways	947	947	822	125
Pembrokeshire Highways	Highways				
Powys Highways	Highways	1247	1247	386	861
RCT Highways	Highways	632	601	570	31
Swansea Highways	Highways				
Torfaen Highways	Highways				
Vale Highways	Highways	262	262	77	185
Wrexham Highways	Highways				
Natural Resources for Wales	NRW	7193	7093	6750	343
Dwr Cymru / Welsh Water	Water companies	7387	7328	7321	7
Seven Trent Water	Water companies	654	654	646	8
Welsh Government Highways	Welsh Government	422	422	422	0
Welsh Government CADW	Welsh Government	679	650	614	36
Welsh Government Agricultural land	Welsh Government	3	3	3	0