

Newport LPA

PLANNING ANNUAL PERFORMANCE REPORT (APR) – 2016-17

PREFACE

I am delighted to introduce the third Annual Performance Report for Newport City Council's Development Services. Last year, the APR reported the highest housing completions in Newport for over 25 years. This year, that record figure has been surpassed, with Newport recording completions of 952 homes in 2016/17. This is a clear indication of the continued commitment of planning colleagues to encouraging sustainable growth and enabling investment in the City.

Across the City significant employment development has also taken place. The retail giant Amazon has recently occupied a brand new warehouse at the Celtic Business Park, thus demonstrating confidence in Newport as a place to do business. A major train manufacturer CAF is building a new plant at Celtic Business Park which is expected to create 300 high skilled engineering jobs. In addition, a brand new primary school has recently opened, serving the new housing being built on the former aluminium factory site at Jubilee Park.

The balance between housing, community facilities and employment land is fundamental to creating a sustainable City. We are, of course, committed to continuous improvement across the Service, and this performance report provides excellent evidence of this. Newport is very much a City on the rise!

Cllr Jane Mudd, Cabinet Member for Regeneration and Housing

CONTEXT

Standing at the gateway between England and Wales, Newport covers a geographical area of almost 74 square miles and has a population of approximately 145,700. It is a multi-cultural city with its own unique atmosphere, where traditional industries sit alongside new high-tech and finance companies. The large labour market pool is one of Newport's major strengths and its physical and digital connectivity make it an attractive place to locate for business.

Following a decline in heavy industry in the late 20th Century, the economic makeup of Newport changed. However, rather than dwell on economic decline, the existence of empty industrial sites presented a huge opportunity for sustainable locations for new housing, employment and community facilities; an opportunity that Newport has seized.

By 2026, Newport will have created an additional 10,350 new homes predominantly on brownfield sites. In order to support sustainable growth, the City will also create an additional 7,400 jobs. These are the key

overall aims of the Newport Local Development Plan 2011-2026, which allocates sufficient land to ensure these ambitious but realistic objectives are achieved.

The Newport Local Development Plan (LDP) was adopted in January 2015. Sustainability is at the heart of the Plan and Newport is very keen to support development, but it is crucial that it is the right development in the right location. The policies within the Plan will help to ensure this is achieved.

The foundations for many of the regeneration projects that are now coming to fruition in the City were set out in the Newport Unitary Development Plan 1996 -2011. The redevelopment of the Llanwern Steelworks site is evidence of this. The Unitary Development Plan allocated the site as part of the Eastern Expansion Area, and the LDP continues to promote this site as a key element in delivering the city's growth strategy.

The Newport Community Strategy covers a ten year period from 2010-2020. It contains the visions and objectives for improving the City and is very much a living document, which has, and will continue to be, shaped through consultation with citizens and groups across Newport. The Community Strategy sets out a number of priority outcomes which the planning department and the LDP are ideally placed to help deliver. The Community Strategy Priority outcomes focus on four main themes:

- To be a prosperous and thriving city
- To have a better quality of life
- To have vibrant and safe communities
- To deliver better public services

Prosperous and thriving city – The LDP seeks to enhance Newport's role as a major economic hub in the region by providing new sites for housing and employment use. The LDP targets an increase of 7,400 new jobs by 2026, which is a 9% increase on 2011 levels. The Plan ensures that adequate employment land is available to support job growth. In addition, the Plan is very much supportive of city centre investment and regeneration which will significantly contribute to the long term prosperity of Newport.

Better quality of life – The LDP will help to create a better quality of life for people in a number of ways. Many of the factors that contribute to health and well-being have some basis in the planning system which can contribute to a better quality of life. These include locating development near safe, accessible and sustainable travel routes; being mindful of air quality issues; designing out crime; and enhancing access to green spaces and the wider natural environment.

Vibrant and safe communities – The LDP will aim to create developments where people feel safe and secure. Mixed housing will help to enhance social cohesion and promote interaction between different groups and ages of people, which is important to developing safer communities. The LDP will also promote good design which will help to deliver safer communities.

Better public services – The planning service will do its part in helping to improve the delivery of public services. Officers liaise closely with other departments to understand their needs when delivering development. The LDP supports the development of additional community facilities in sustainable locations and where possible, protects existing facilities.

In addition to the Community Strategy, Newport Council has its own Corporate Plan which sets out the plans the Council wants to achieve over the next three years. The Newport Corporate Plan has five objectives which focus on creating a:

- Caring City
- Fairer City
- Learning and Working City
- Greener and Healthier City
- Safer City

Caring City – Careful planning and design will enable communities to form where people want to live and belong and where people trust and respect each other.

Fairer City – The LDP will help meet the city’s housing need by providing additional affordable housing. It will reduce social exclusion by promoting accessibility to key services and inequalities will be reduced through significant regeneration projects.

Learning and Working City – The LDP allocates large areas of land for employment purposes that will create significant numbers of jobs. Housing delivery will generate widespread jobs in the construction market. Land for schools is also allocated in the LDP.

Greener and Healthier City – The LDP focuses development on previously developed land which helps in the protection of the countryside and other green spaces. The protection of green spaces will contribute to the visual character of an area, helping to provide recreational areas, including routes for walking and cycling.

Safer City – The LDP will help to create safe and secure developments through its design based policies.

The LDP also works in conjunction with other Council plans and strategies, many of which share common goals and objectives. Some of the key strategies include:

- Local Transport Plan
- Economic Development Strategy
- Single Integrated Plan

Existing and previous major influences on land use

The industrial revolution of the late 18th Century and 19th Century saw Newport prosper. The City grew substantially, firstly with the development of the canal network and then with the railways, enabling vast quantities of coal to be exported along with iron and steel products. In the 20th Century, steelmaking was a mainstay of the economy along with the port.

Following a decline in heavy industry in the latter years of the 20th Century, the economic makeup of Newport changed. The existence of large empty former industrial sites, such as the former Llanwern Steelworks and former Novelis Aluminium factory offered strong sustainable locations for new communities to be developed. Regeneration of industrial sites is a key focus of the LDP with 82% of housing in the LDP being allocated on brownfield sites.

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

During the Victorian reign, Newport became the principal town of the region. Many of the fine Victorian buildings constructed in that period remain to this date, giving Newport a character which many other towns and cities have lost. In other areas, the built environment goes back to Roman and Medieval times with important remains surviving both above and below present ground level. Recognising and preserving the historic landscape is an important part of the LDP, with 15 designated Conservation Areas located within the authority.

In terms of the natural environment, Newport has an important natural heritage rich in diversity and recognised at the international, national and local level, including the River Usk, the Gwent Levels, rolling hills, woodlands and hedgerows.

The River Usk has been important to Newport's growth throughout history and remains key in today's society, particularly with respect to environmental factors. The River is a Special Area of Conservation along with the Severn Estuary, which is also a Special Protection Area and a Ramsar site. A network of Sites of Special Scientific Interest (SSSI) is also present in Newport, the Gwent Levels probably the most famous of these.

Urban rural mix and major settlements

Although Newport is often considered urban, the urban form within the city boundary is relatively compact, with 70% of the city classified as rural. The majority of the urban settlement is confined to the main city area with a handful of villages surrounding this. The Council recognises the importance of protecting the countryside both for its own sake and because it provides a vital landscape setting for the urban area and transport corridors.

Population change and influence on LDP/forthcoming revisions

The Welsh Government 2011 Census projections predict a population increase of 15,588 in Newport between 2011 and 2026. This is in accordance with evidence submitted to support the LDP. However, the LDP housing projections are more ambitious than the Welsh Government (WG) 2011 Census projections. The WG 2011 Census household projections are based upon a continuation of conditions that were experienced during the recession, and fail to reflect the WGs objectives in respect of increasing the supply of housing. Newport has based its LDP housing projections with an assumption of economic growth rather than recession. Therefore, at LDP examination, the Planning Inspector and Welsh Government Plans Branch confirmed that the Newport housing requirement of 10,350 dwellings over the Plan period remains the most robust basis for planning for future housing demand in Newport.

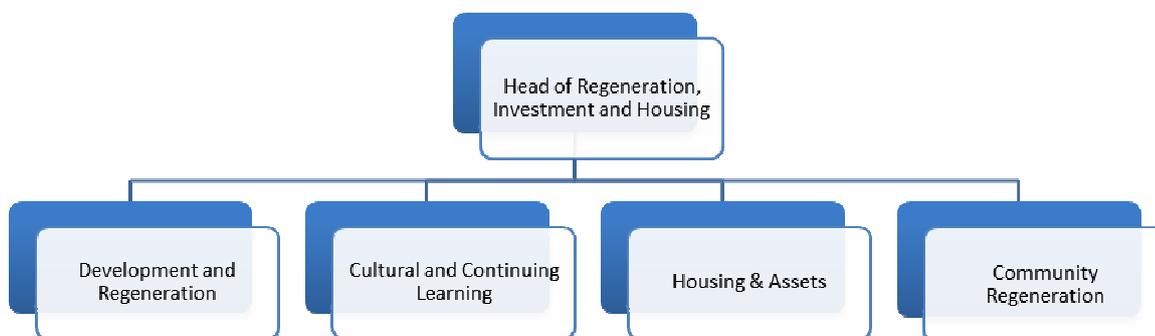
PLANNING SERVICE

Setting within wider organisation

The statutory planning function in Newport sits within the Development and Regeneration section. The Development and Regeneration section is one of four business units within the Regeneration, Investment and Housing service; namely Development and Regeneration, Cultural and Continuing Learning, Housing and

Assets, and Community Regeneration. The Development and Regeneration Manager reports to the Head of Regeneration, Investment and Housing. This structure is shown in table 1 below.

Table 1 – Position of Development and Regeneration Manager within the Regeneration, Investment and Housing Service

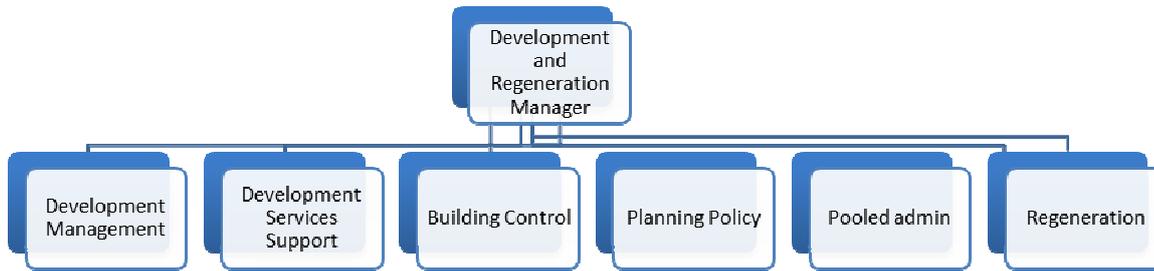


There are two Strategic Directors that report to the Chief Executive; Strategic Director for People and Strategic Director for Place. The Head of Regeneration, Investment and Housing is one of 8 Heads of Services across the Council and one of three that report to the Strategic Director for Place. This structure is shown in table 2 below.

Table 2 – Council structure

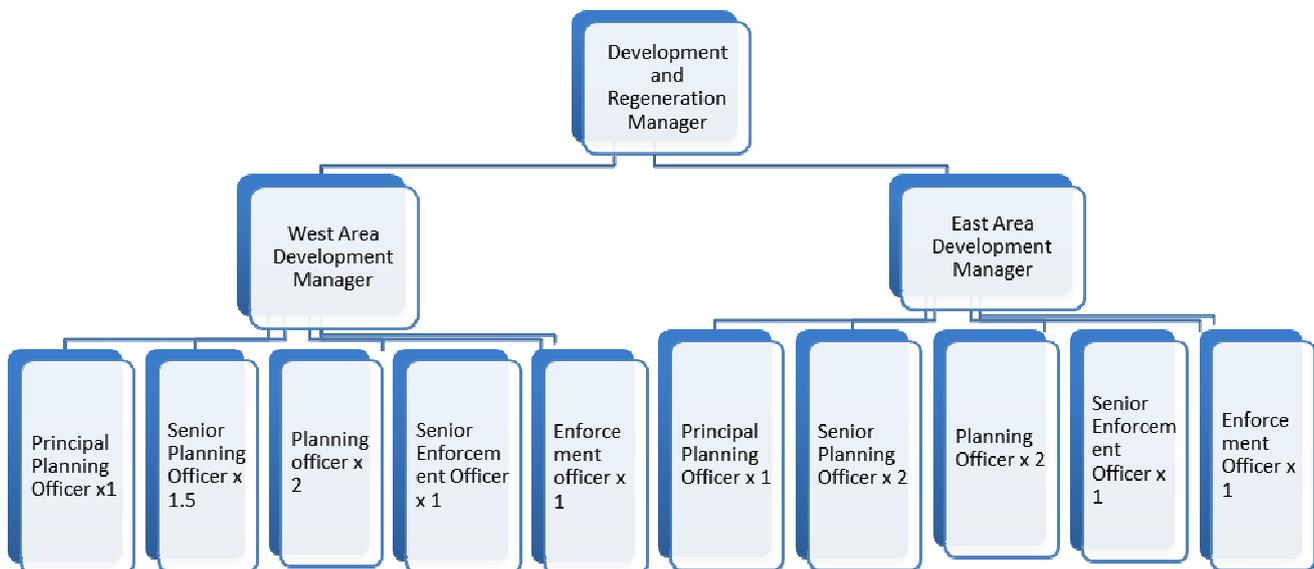


The Development and Regeneration Service comprises Development Management, Development Management Support (Technical Services), Pooled admin, Planning Policy, Building Control, Regeneration and Economic Development. The section has a total of 42.1 Full Time Equivalent (FTE) staff, of which Development Management has 20.7 (including Tech Support), Building Control has 6 (including Tech Support), Planning Policy 4.6, Pooled Admin has 3 FTE staff, Regeneration 7.8 (including Economic Development). This structure is shown in table 3 below.



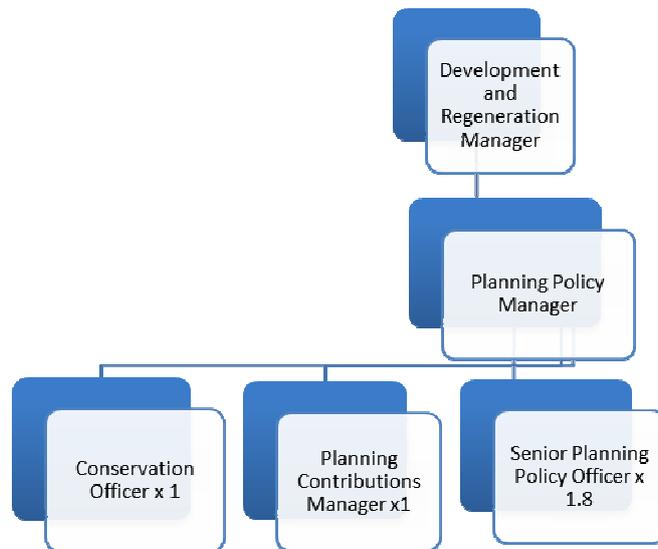
The Development Management Team is responsible for processing planning applications, appeals and exercising the planning enforcement function. It is split into two area teams headed up by two Area Managers that report to the Development and Regeneration Manager. Within each area team, there is 1 Principal Planning Officer, 2 Senior Planning Officers and 2 Planning Officers that deal with planning applications and their own appeals. There is also a Senior Enforcement Officer and an Enforcement Officer within each team. The structure is shown in table 4 below.

Table 4 – Development Management



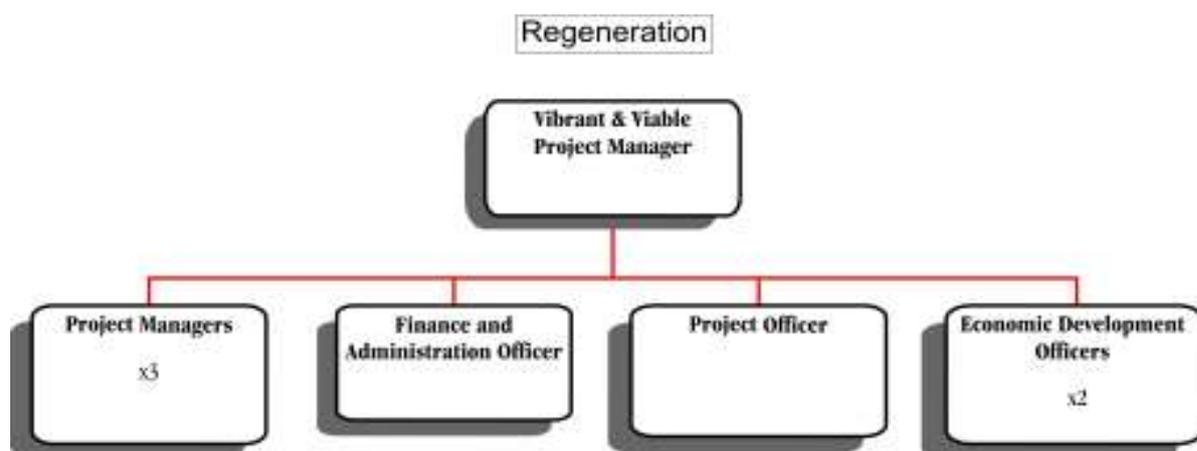
Planning Policy is headed up by a Planning Policy Manager whom also reports to the Development and Regeneration Manager. Planning Policy are responsible for the formulation and review of the Council’s Development Plan and other local planning policy, historical building conservation, and Section 106 agreements. Reporting to the Planning Policy Manager are 1.8 senior policy officers, a conservation officer and the planning contributions manager. The structure is shown in table 5 below.

Table 5 – Planning Policy



The Regeneration Team has a slightly different structure compared to the other teams in the Service. Two Economic Development officers report directly to the Development and Regeneration Manager. Their goal is to support and promote existing businesses as well as attracting inward investment to the City, with the overall objective of increasing economic prosperity and job numbers within Newport. A Regeneration Manager reports directly to the Development and Regeneration Manager, and in turn, a small project team report directly to the Regeneration Manager. The structure is shown in table 6 below.

Table 6 – Regeneration



Wider organisational activities impacting on the service

The Department is continuously looking at efficiency and implementing new ways of working. These new innovations have principally involved the introduction of new IT systems including document management

and bespoke Development Management systems. The Department works closely with other Sections to share information and avoid duplication of tasks and duties; for example Environmental Health Officers enforcing hours of work on construction sites rather than through the planning process, and sharing information regarding Gypsies and Travellers with the Housing and Assets Team.

Newport has not progressed any collaborative working with other Authorities in respect of Development Management but we do contribute to Strategic Policy and currently host the South East Wales Strategic Planning Group (SEWSPG). This group provides a vehicle for cross boundary collaboration between the 10 local authorities of South East Wales and the Brecon Beacons National Park. We also contribute to the South East Wales Regional Working Group and South Wales Regional Aggregates Working Party which relates to cross boundary minerals and waste issues. Newport has also set up a joint venture with Norse to deliver asset management and maintenance on behalf of the Council. A potential application for a tidal lagoon between Cardiff and Newport will facilitate collaborative working between both Authorities.

Operating budget

The Development Management budget has decreased year on year over the last 4 years to the extent that the 2016/17 budget is approximately £141,000 less than the budget in 2013/14. The biggest budget savings have been derived through employee expenditure as well as a smaller decrease in the budget for supplies and services. In comparison, fee income has remained relatively consistent with only a slight shortfall of £8,000 compared to the target income figure. The Planning Policy budget increased by £30,000 between 2013 and 2015 in response to the LDP adoption timetable. Post LDP adoption there has been a decrease in budget.

Fee income is retained by the Development Management Section and we use a fairly robust method of predicting fee income which tends to result in minimal or no shortfall from the figures predicted. Income does not influence future budgets as the expenditure to operate the Development Management and Policy Section is fixed by staff, supplies and services costs. However, any surplus income which exceeds what has been spent at the end of the financial year can be pooled to offset budget pressures elsewhere within the department and wider Authority.

Staff issues

The current structure of the Development Management Team was established following a restructure in 2012 which resulted in the loss of one enforcement officer post and a reduction in the number of managers. The service used to offer 2 student placement positions each year via the local University, but this is no longer the case due to budget pressures. The Development Services Manager post was also revised in 2016 when the regeneration and business support functions were added to the portfolio.

There is a training budget allocated each year to develop staff. Annual reviews of staff help assess performance and identify training needs. Staff are encouraged to attend relevant training courses and conferences in order to broaden and develop their skills and knowledge. The Service is also contributing towards the costs of post graduate qualifications.

As with all Authorities, Newport is under pressure to make savings and reduce budgets and it is possible that the Section will be subject to further review of processes and structures at some point in the near future.

YOUR LOCAL STORY

Workload

Newport is continuing to witness significant growth. In 2015/16, Newport delivered the highest housing completion figures when compared to all local planning authorities in Wales. The 908 homes delivered represented over 11% of the total housing built in Wales in 2015/16. Considering Newport is only the seventh largest authority in terms of population out of the 25 local planning authorities in Wales, to be the highest provider of housing is a strong achievement. In 2016/17, Newport has delivered 952 new homes, which is very much expected to be one of the highest in Wales, if not the actual highest again. Newport is significantly helping to address the national housing shortage in the UK and Wales more specifically.

As a result of this activity, the caseload for a DM planning officer would typically be in the region of 45 applications at any given time, approximately 30 applications for senior officers and around 24 applications for a principal planning officer.

Enforcement officers carry a larger individual caseload, varying from 60-80 per officer. Whilst caseloads are noticeably more than planning officers, cases are not comparable. Some enforcement cases can be closed following an initial site visit if no breach is found. However, Newport has historically dealt with, and continues to deal with a heavy caseload of enforcement cases, compared to many other Welsh authorities.

Economic viability continues to be a significant obstacle in getting legal agreements signed or developments delivered, especially on large sites. The Council has had to employ the services of the District Valuer on several occasions in order to assess the viability of the larger more complicated schemes. In terms of the smaller sites, the Council has started to gain more success in achieving affordable housing contributions following a review of the sums sought in the Affordable Housing SPG.

In terms of the LDP, the Newport LDP was adopted in January 2015. The Council has just completed its second AMR, which has concluded the LDP is functioning well and there is no requirement for a review at this stage.

Annual Monitoring Report

The Council has submitted its second AMR to Welsh Government. It can be viewed from 31 October 2017 at www.newport.gov.uk/ldp

In summary, the AMR has reported that significant progress is being made. As noted above, housing completion rates are at a record high. There has also been reasonable progress with employment land being delivered. Further training and research is required in a small number of areas, but no indicators were recorded as triggering a policy review or plan review. Following consideration of the evidence gathered, the AMR concluded there is no need for a full or partial review of the LDP at this stage.

Current Projects

The Council is no longer actively pursuing a Community Infrastructure Levy (CIL). Following the UK Government led review and the announcement that CIL is going to be a devolved function, the Council has decided to pause the adoption of CIL and await the Welsh Government's decision on the future of CIL. The Council will continue to seek justified planning contributions using the Section 106 procedure.

In terms of other projects, the Council is currently in the process of devising an Air Quality SPG and also a Special Landscape Area SPG. Air quality is becoming more and more of an issue and the Council's SPG will aim to curb the impact that new development will have on our designated Air Quality Management Areas.

Together with our regional partners, the Council is also working on aspects of the Cardiff Capital Region City Deal. Increasing housing delivery is one such priority, and the Council plays its role in a regional group looking at new mechanisms to deliver more housing across South East Wales.

The Local Development Order which was introduced in August 2015 has granted two LDO certificates of conformity to date, but unfortunately no LDO applications have been received in over a year. The LDO is in place for a three year period and then the Council can choose whether to extend it or rescind it. There are a number of grant funded projects which could benefit from the LDO process and it is hoped that the number of LDO applications will increase in the forthcoming year.

Local pressures

Flooding

Dealing with applications in flood risk areas remains a significant local pressure. With large proportions of Newport within C1 and C2 flood risk areas, flood consequence assessments are regularly required as supporting documents with planning applications. The balance between an area in need of desperate regeneration and being in a flood risk area is one that planning officers often have to deal with.

Poor Design

This is a problem particularly with the volume housebuilders who very often provide 'off the shelf' designs. With no 'in-house' architect or design experts, it is difficult to make a stance. On the occasions a stance has been made and applications have been refused on design grounds, we are often not supported by the Planning Inspectorate. Reference to viability issues is the usual response for not improving design. Schemes have been referred to the Design Council for Wales in the past, but developers are often reluctant to engage as they consider that this incurs delays. Without the engagement of the developer, this process is not as effective.

Solar Energy

A view from Welsh Government on whether a solar farm is to be classified as temporary development and the consequences for the best value agricultural land would be helpful in order to prevent inconsistent planning decisions. Officer opinion within Welsh Government is that high grade agricultural land should be protected from development but Inspectors accept the argument that the use is temporary, even for a period of 25 years. Further guidance would therefore be useful.

Air Quality

As noted above, air quality is becoming a bigger issue. There is currently a lack of national guidance from Welsh Government when it comes to traffic generating development within (or affecting) an Air Quality Management Area and what the appropriate mitigation measures might be.

Unauthorised gypsy/traveller encampments

This is becoming more of an issue in areas such as the Gwent Levels. Procedures to deal with the sites are in place, but processes are cumbersome. Local communities expect swifter action and better enforcement powers.

Section 106 Viability Issues

Almost all major schemes are now subject to a viability assessment. The Council has a Section 106 Manager who is able to perform viability assessments to a certain level, but the more complicated and larger schemes will often require the services of the District Valuer. The Authority seek to recover the cost of the District Valuer from the applicant, but in some cases this financial pressure is borne by the Council.

Major schemes

The new M4 relief road will have a significant impact on the Newport Docks. Any redevelopment proposals for the Docks will require significant resource to deal with applications. Additional resource may also be required for other major schemes such as the possible tidal lagoon schemes.

Regional working

At present, there are very few details regarding how a planning service will operate at a regional level. In order for regional planning to be a success, then officers and members will need to work truly as a region and represent the region, rather than simply working within a larger group of people but ultimately continuing to represent their individual authorities. This will be difficult to achieve and will require strong leadership to establish. It will be interesting to see proposals on how a regional planning service might be formed and how it will work.

Service improvement

The Regeneration, Investment and Housing Service Plan (2016/17) identified the following planning related outcomes:

1) Newport grows in a sustainable manner

Key regeneration sites are well underway including Jubilee Park, Glan Llyn and Monbank Sidings. Construction has also started on the International Convention Centre at the Celtic Manor Resort. The Development Management Team provide pre-application advice for developers which helps identify issues early on and helps to shape future development.

The adopted Local Development Plan is supported by a suite of Supplementary Planning Guidance which collectively provides detailed guidance and advice on where development should be located and how to maximise quality whilst minimising impact. Four new guidance documents have been approved relating to:

- Trees, Woodland, hedgerows and Development Sites
- Housing in Multiple Occupation (amended version)
- Minerals Safeguarding
- Outdoor Play Space Provision

2) Continued regeneration and growth of the city centre and wider city areas, delivering opportunities for investment through an excellent economic environment.

- 99.9% of all new housing (on sites of 10 or more units) has been built on brownfield land.
- 3649 new dwellings have been provided since the start of the Local Development Plan period in 2011.
- Following the opening of Friars Walk in 2015 and the completion of regeneration works on Commercial Street, vacancy rates for the City centre have fallen in some areas, including the Kingsway Shopping centre.
- No new retail developments outside of the City Centre have been approved which are not in accordance with tests outlined in national and local policy.
- In 2016 61% of residents considered Newport to be a good place to live and 71% considered that Newport is becoming a better place to live.

Key actions from the 2016/17 Service Plan which have been completed include:

- Minimum of 80% of all housing completions delivered on brownfield land;
- Sufficient planning contributions are secured to enable appropriate infrastructure delivery to support growth;
- 72% of all planning applications determined within 8 weeks;
- 70% of enforcement cases resolved within 12 weeks;
- Community Infrastructure Levy is judged to be sound by Planning Inspectorate (but Council decision not to adopt);
- A 5 year supply of land for residential development is maintained;
- A 5 year supply of land for employment uses is maintained.

PERFORMANCE FRAMEWORK

On the basis of the performance indicators currently set, the Authority is performing well. The following summary highlights those areas where Newport is doing well and meets performance expectations:

Plan Making:

- Newport has an Adopted Local Development Plan
- The second Annual Monitoring Report has been completed and confirms that the LDP is performing well and enabling growth in sustainable locations.
- Newport had a 5.9 year Housing Land Supply during the Review period.

Efficiency:

- The percentage of major applications determined within required timescales has increased from 14% to 50% and is now comparable to the Wales average of 59%.
- Average number of days taken to determine major applications remains below the Wales average.
- 83% of all applications were determined 'within time' representing an improvement of 10% since the last Annual Monitoring Report and is comparable to the Wales average of 87%.

Quality:

- 78% of all appeals were dismissed, representing the third best appeals success rate in Wales.
- Zero applications for costs were awarded against the Council in connection with planning appeals.

Engagement:

- Newport welcomes public speaking at Planning Committee.
- Newport provides a duty officer service to the public.
- Newport provides an online register of planning applications which allows members of the public to view and track the progress of planning applications.

Enforcement:

- 92% of enforcement cases were investigated within 84 days, exceeding the Wales average of 85%.
- Newport took an average of 61 days to investigate enforcement cases, compared to the Wales average of 74 days.
- Enforcement action was taken in a timely manner in 77% of all cases (Wales average was 73%).
- Whilst the average time taken to take enforcement action increased by 29 days since the last Annual Monitoring Report, Newport is still performing below the Wales average of 201 days.

Whilst the Authority has performed well against national indicators, there remain areas for improvement, particularly in the Efficiency category and to a more limited extent, in the Quality category. These are summarised below:

- The speed at which applications are determined (Efficiency).
- The percentage of decisions made by Members against Officer advice (Quality).

Whilst the Team is meeting performance standards in respect of the percentage of all applications determined within required time periods, it is noted that, on average, it has taken us longer to determine applications or process enforcement complaints. The Authority is taking steps to address timeliness but due to budget pressures, this will not involve the recruitment of staff. Instead we are continually looking at efficiency and putting mechanisms in place to enable Officers and Area Managers to be fully aware of issues early on in the process and to meet target deadlines. New technology is also being used to improve efficiencies; the latest innovation will allow Officers to access their files on site and contemporaneously input site notes and photos into the back office IT system.

Whilst the Authority would like to improve the percentage of applications, particularly major applications, determined within time, the Authority deals with a number of very large strategic schemes with significant constraints or very controversial schemes. Such schemes have included the new Welsh Medium Secondary School in a flood zone and the provision of a permanent Gypsy and Traveller Residential comprising 35

pitches. Furthermore, and as previously mentioned, Newport is environmentally constrained by SSSI's, a Special Area of Conservation, a National Nature Reserve, a number of Scheduled Ancient Monuments, large areas designated as Green Belt, Special Landscape and Archaeologically Sensitive. Not least are the constraints and challenges posed to supporting growth within a City which has large areas within flood zones C1 and C2.

It is hoped that changes to pre application consultation for major applications and increased participation with the pre-application advice service will assist both applicants and Officers in identifying issues earlier in the process. Whilst there has been some general reluctance to pay for advice which was historically provided free of charge, applicants are beginning to recognise the value of early engagement with statutory consultees and appreciate the quality of advice provided by Officers in Newport.

In respect of the percentage of decisions made by Members against Office advice, we have seen an increase in the total number since the last Annual Performance Report and we are looking into the specific reasons for this. Whilst Newport's performance in this respect is below the national average, it nonetheless represents a change which needs to be understood. Member training is provided on a quarterly basis for specific topics such as Affordable Housing and Section 106 Agreements and training will be tailored to suit any identified need.

Future Pressures

In respect of Enforcement, the Authority continues to outperform the national average in all categories. However previous staffing problems within the Enforcement Team resulted in there being a large backlog of cases which could affect future performance statistics. However, the Enforcement Section are fully staffed and committed to delivering an efficient and effective enforcement service.

A number of controversial and strategic planning applications are likely to be determined within the next monitoring period, including 529 new residential units on the former Whiteheads site and the redevelopment of the former Caerleon University Campus site where traffic and air quality are key issues.

The Authority will also need to consider introducing a new back office IT system before the end of the current financial year. Whilst we are considering the use of a system which is already used by a number of our neighbouring Authorities, the transition between software systems will nevertheless be a huge task and there is potential for performance to slip during the transition phase. Maintaining access to the online register of planning applications is essential to the Service and will be a priority throughout the process.

Another pressure on the service relates to the Authority's duty under the Welsh Language Act and the need to have all correspondence and press notices translated into Welsh. There is very limited demand for Welsh translations and correspondence in Newport and certainly Welsh has not historically featured in the top 5 languages spoken within the City. Nonetheless the Act places a duty on the Authority and time delays for having press notices translated into Welsh will continue to be factored into timescales which have very little capacity for extra delays. The Welsh translation requirement for press notices has also placed an £8,000 budget pressure on the Service and increased the total cost of publicity by 33% compared to the previous year.

Continual reviews of legislation by Welsh Government and the numerous subsequent consultations sent to Local Authorities represent a very real pressure on resources. Consultations are dealt with by more senior officers within the Planning teams who are responsible for performance management and the larger, more strategic developments. Such additional duties represent a noticeable draw on their time.

Whilst meeting targets is challenging, the future of Newport is positive. The City has undergone a period of significant transformation with multi million pound regeneration projects being delivered and significant growth in the housing sector. Officers are committed to continuing this journey and will endeavour to provide an efficient and effective service.

WHAT SERVICE USERS THINK

In 2016-17 we conducted a customer satisfaction survey aimed at assessing the views of people that had received a planning application decision during the year.

The survey was sent to 334 people, 13% of whom submitted a whole or partial response. The majority of responses (60%) were from local agents. 21% were from members of the public. 36% of respondents had their most recent planning application refused.

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

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

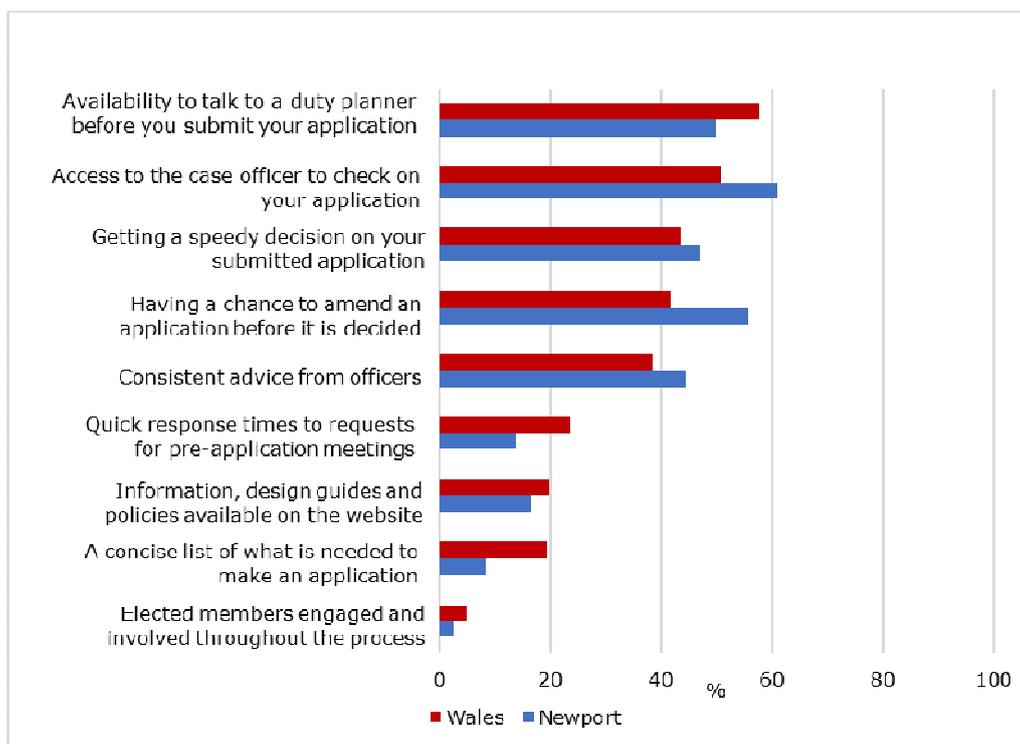
Table 1 shows the percentage of respondents that selected either ‘tend to agree’ or ‘strongly agree’ for each statement for both our planning authority and Wales.

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

	%	
	Newport LPA	Wales
Percentage of respondents who agreed that:		
The LPA enforces its planning rules fairly and consistently	34	52
The LPA gave good advice to help them make a successful application	42	62
The LPA gives help throughout, including with conditions	39	52
The LPA responded promptly when they had questions	59	61
They were listened to about their application	49	59
They were kept informed about their application	47	51
They were satisfied overall with how the LPA handled their application	37	61

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

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



Comments received include:

- “Newport City Planners were most helpful at all times through the planning process.”
- “We have found Newport City Council really good to deal with. Providing clear and consistent advice throughout the application process.”
- “I received poor service at pre-app stage and the admin department would not allow me to speak to a qualified case officer which I found frustrating.”

OUR PERFORMANCE 2016-17

This section details our performance in 2016-17. It considers both the Planning Performance Framework indicators and other available data to help paint a comprehensive picture of performance. Where appropriate we make comparisons between our performance and the all Wales picture.

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

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

Plan making

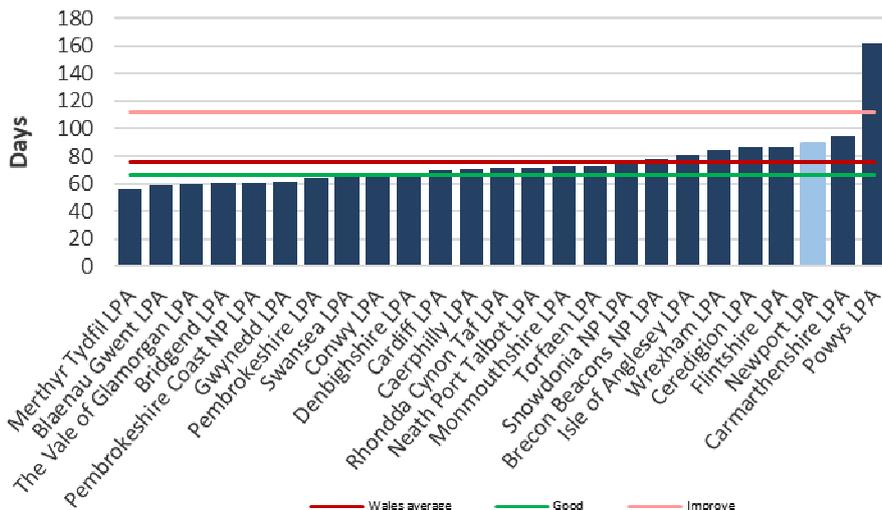
As at 31 March 2017, we were one of 22 LPAs that had a current development plan in place.

During the APR period we had 5.9 years of housing land supply identified, making us one of 6 Welsh LPAs with the required 5 years supply.

Efficiency

In 2016-17 we determined 1021 planning applications, each taking, on average, 90 days (13 weeks) to determine. This compares to an average of 76 days (11 weeks) across Wales. Figure 2 shows the average time taken by each LPA to determine an application during the year.

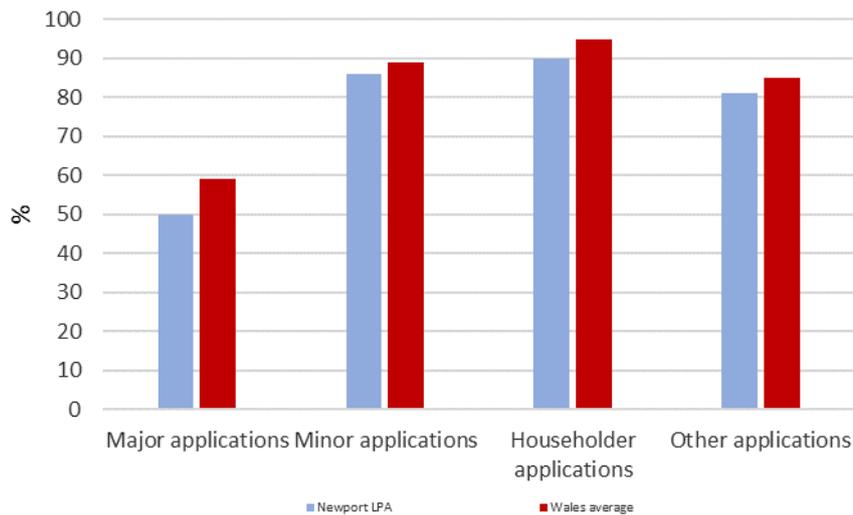
Figure 2: Average time taken (days) to determine applications, 2016-17



83% of all planning applications were determined within the required timescales. This compared to 87% across Wales and we were one of 20 LPAs that had reached the 80% target.

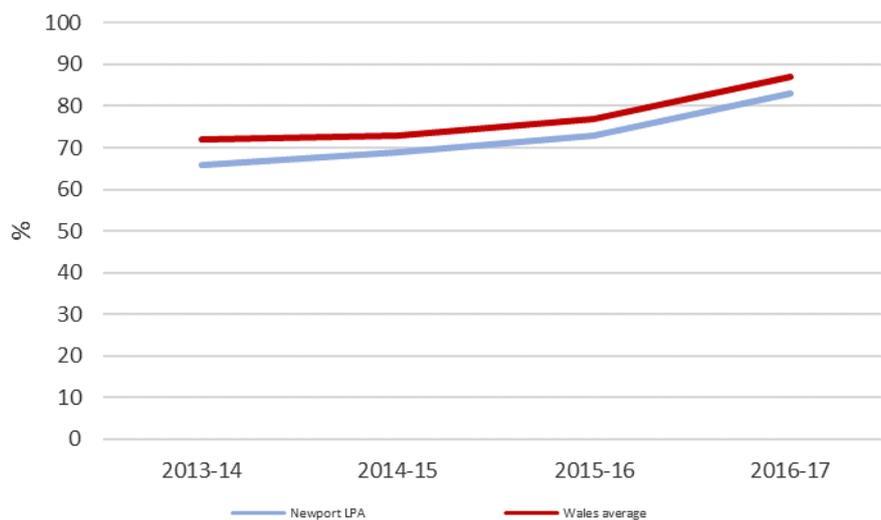
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 90% of householder applications within the required timescales.

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



Between 2015-16 and 2016-17, as Figure 4 shows, the percentage of planning applications we determined within the required timescales increased from 73%. Wales also saw an increase this year.

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



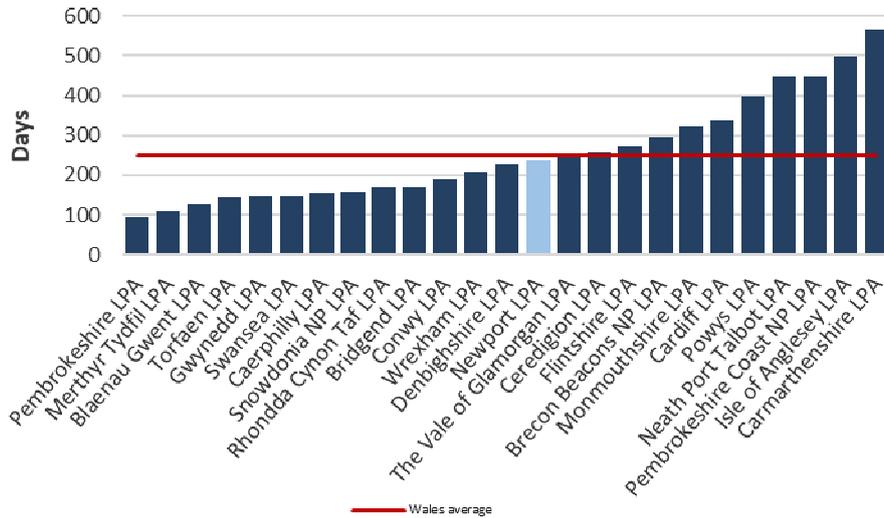
Over the same period:

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

Major applications

We determined 36 major planning applications in 2016-17, none of which were subject to an EIA. Each application took, on average, 239 days (34 weeks) to determine. As Figure 5 shows, this was shorter than the Wales average of 250 days (36 weeks).

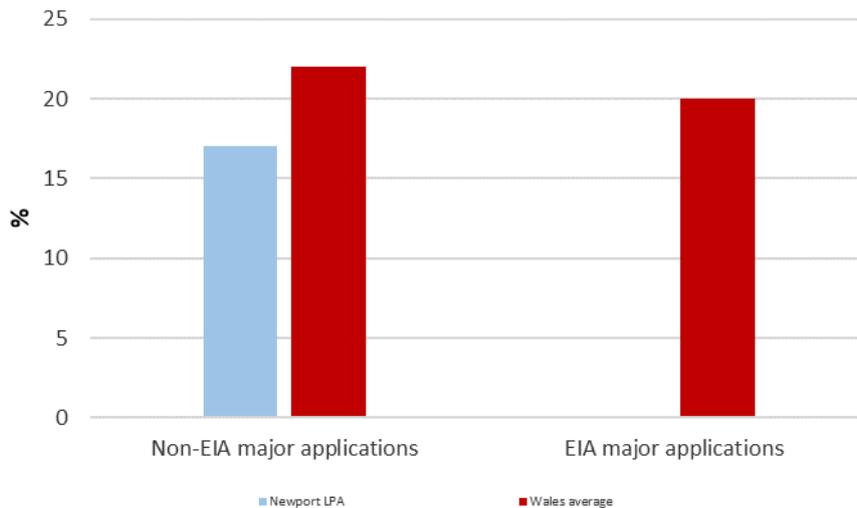
Figure 5: Average time (days) taken to determine a major application, 2016-17



50% of these major applications were determined within the agreed timescales, compared to 59% across Wales.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 17% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the statutory 8 week deadline.

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

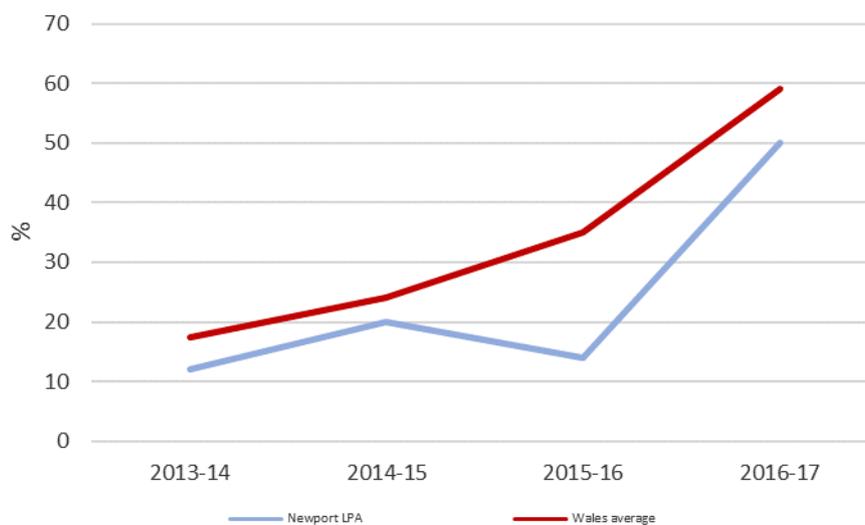


In addition we determined 75% of major applications that were subject to a PPA in the agreed timescales during the year.

Since 2015-16 the percentage of major applications determined within the required timescales had increased from 14%. In contrast, the number of major applications determined stayed the same while the number of applications subject to an EIA determined during the year decreased.

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

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



Over the same period:

- The percentage of minor applications determined within the required timescales increased from 74% to 86%;
- The percentage of householder applications determined within the required timescales increased from 79% to 90%; and
- The percentage of other applications determined within required timescales increased from 75% to 81%.

Quality

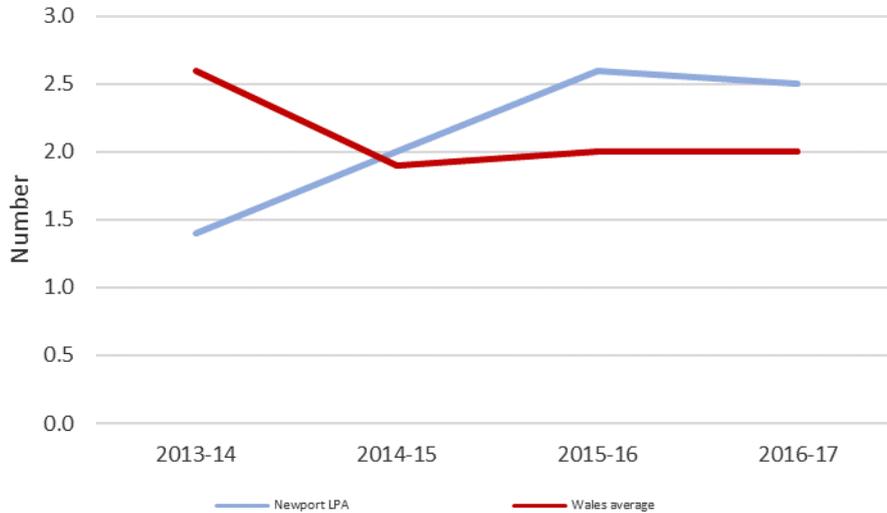
In 2016-17, our Planning Committee made 49 planning application decisions during the year, which equated to 5% of all planning applications determined. Across Wales 6% of all planning application decisions were made by planning committee.

10% of these member-made decisions went against officer advice. This compared to 11% of member-made decisions across Wales. This equated to 0.5% of all planning application decisions going against officer advice; 0.7% across Wales.

In 2016-17 we received 29 appeals against our planning decisions, which equated to 2.5 appeals for every 100 applications received. Across Wales 2 appeals were received for every 100 applications.

Figure 8 shows how the volume of appeals received has changed since 2015-16 and how this compares to Wales.

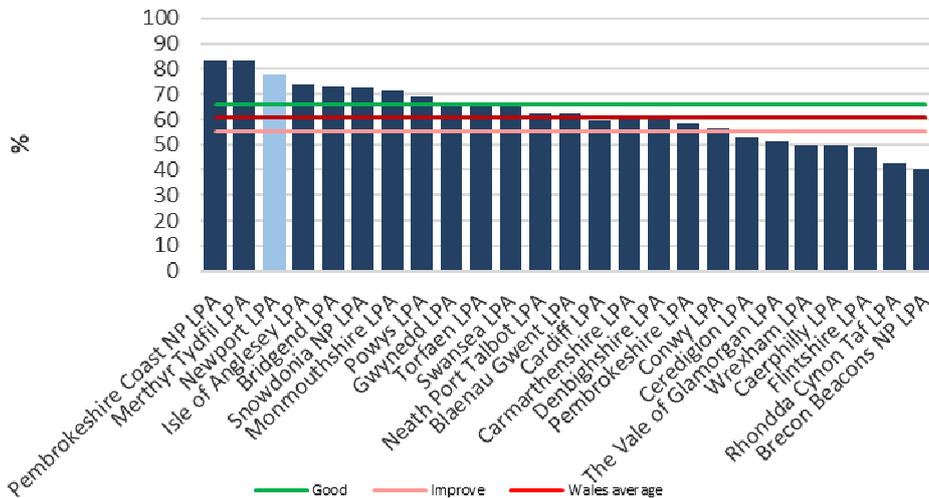
Figure 8: Number of appeals received per 100 planning applications



In 2016-17 we approved 82% of planning applications. This compares to 91% across Wales.

Of the 27 appeals that were decided during the year, 78% were dismissed. As Figure 9 shows, this was the third highest percentage of appeals dismissed in Wales and we were one of 10 LPAs that reached the 66% target.

Figure 9: Percentage of appeals dismissed, 2016-17



During 2016-17 we had no applications for costs at a section 78 appeal upheld.

Engagement

We are:

- one of 24 LPAs that allowed members of the public to address the Planning Committee; and

- one of 20 LPAs that had an online register of planning applications.

As Table 2 shows, 42% of respondents to our 2016-17 customer satisfaction survey agreed that the LPA gave good advice to help them make a successful application.

Table 2: Feedback from our 2016-17 customer satisfaction survey

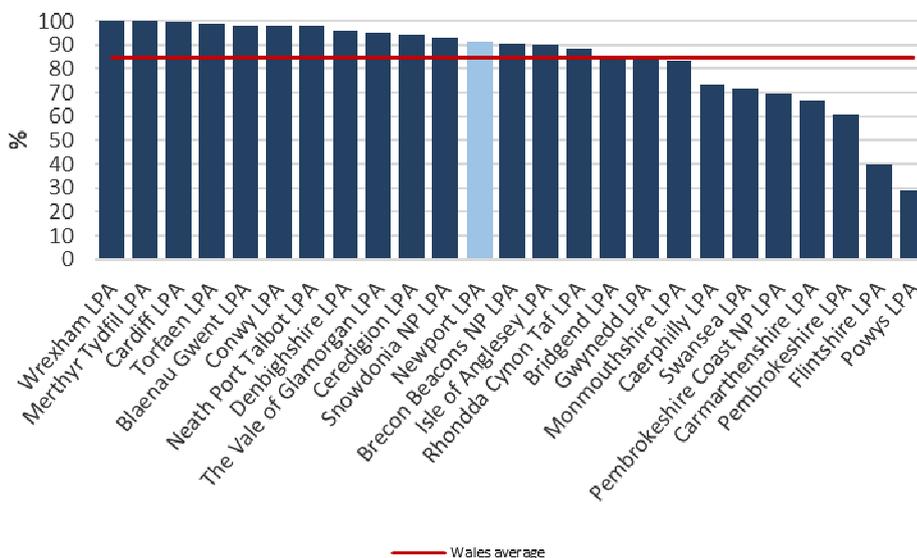
Percentage of respondents who agreed that:	%	
	Newport LPA	Wales
The LPA gave good advice to help them make a successful application	42	62
They were listened to about their application	49	59

Enforcement

In 2016-17 we investigated 454 enforcement cases, which equated to 3 per 1,000 population. This compared to 1.9 enforcement cases investigated per 1,000 population across Wales. We took, on average, 61 days to investigate each enforcement case.

We investigated 92% of these enforcement cases within 84 days. Across Wales 85% were investigated within 84 days. Figure 10 shows the percentage of enforcement cases that were investigated within 84 days across all Welsh LPAs.

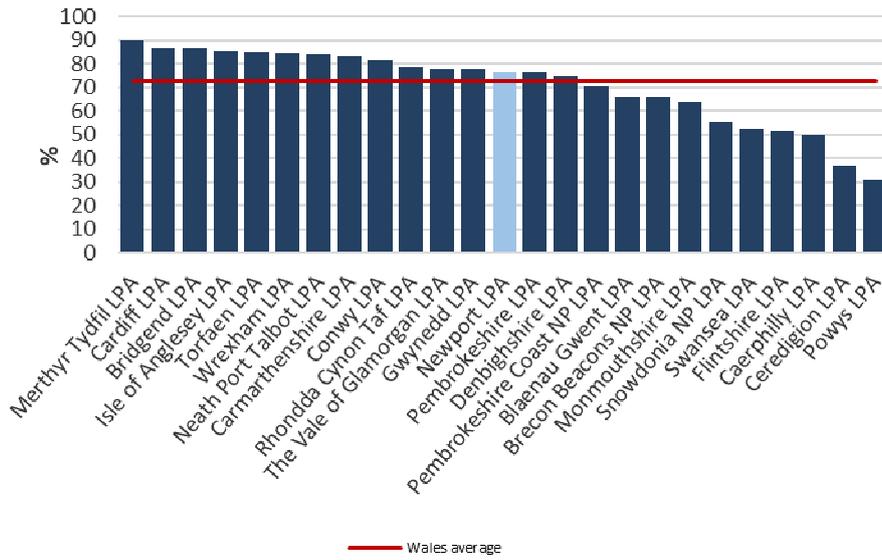
Figure 10: Percentage of enforcement cases investigated within 84 days, 2016-17



Over the same period, we resolved 537 enforcement cases, taking, on average, 180 days to resolve each case.

77% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this compared to 73% of enforcement cases resolved within 180 days across Wales.

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



ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Newport LPA LAST YEAR	Newport LPA THIS YEAR
Plan making						
Is there a current Development Plan in place that is within the plan period?	Yes		No	Yes	Yes	Yes
LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	<12	13-17	18+	58	N/A	N/A
Annual Monitoring Reports produced following LDP adoption	Yes		No	Yes	N/A	N/A
The local planning authority's current housing land supply in years	>5		<5	2.9	6.3	5.9
Efficiency						
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set	59	14	50
Average time taken to determine "major" applications in days	Not set	Not set	Not set	250	229	239

MEASURE	GOOD	FAIR	IMPROVE
Percentage of all applications determined within time periods required	>80	60.1-79.9	<60
Average time taken to determine all applications in days	<67	67-111	112+
Quality			
Percentage of Member made decisions against officer advice	<5	5.1-8.9	9+
Percentage of appeals dismissed	>66	55.1-65.9	<55
Applications for costs at Section 78 appeal upheld in the reporting period	0	1	2+
Engagement			
Does the local planning authority allow members of the public to address the Planning Committee?	Yes		No
Does the local planning authority have an officer on duty to provide advice to members of the public?	Yes		No

WALES AVERAGE	Newport LPA LAST YEAR	Newport LPA THIS YEAR
87	73	83
76	76	90
11	5	10
61	90	78
0	0	0
Yes	Yes	Yes
Yes	Yes	Yes

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

WALES AVERAGE	Newport LPA LAST YEAR	Newport LPA THIS YEAR
Yes	Yes	Yes
85	92	92
74	35	61
73	79	77
201	151	180

SECTION 1 – PLAN MAKING

Indicator	01. Is there a current Development Plan in place that is within the plan period?	
"Good"	"Fair"	"Improvement needed"
A development plan (LDP or UDP) is in place and within the plan period	N/A	No development plan is in place (including where the plan has expired)

Authority's performance	Yes
Local Development Plan was adopted January 2015 and is compliant and compatible with the policies within Planning Policy Wales.	

Indicator	02. LDP preparation deviation from the dates specified in the original Delivery Agreement, in months	
"Good"	"Fair"	"Improvement needed"
The LDP is being progressed within 12 months of the dates specified in the original Delivery Agreement	The LDP is being progressed within between 12 and 18 months of the dates specified in the original Delivery Agreement	The LDP is being progressed more than 18 months later than the dates specified in the original Delivery Agreement

Authority's performance	N/A
n/a	

Indicator	03. Annual Monitoring Reports produced following LDP adoption	
"Good"	"Fair"	"Improvement needed"
An AMR is due, and has been prepared		An AMR is due, and has not been prepared

Authority's performance	Second AMR completed
A second AMR has been completed and confirms that Newport continues to make significant progress, especially with regard to house building rates. Further training and research is suggested with regard to a small number of policies, but overall, the AMR concludes that the LDP is performing well and enabling growth in sustainable locations. Following consideration of the evidence gathered, there is no need for a full or partial review of the LDP at this stage.	

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

Authority's performance	5.9
Newport continues to identify and supply an adequate supply of housing land to meet the City's growth requirement.	

SECTION 2 - EFFICIENCY

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

Authority's performance	50%
<p>A total of 36no. major applications were determined during 2016-2017, 50% of which were within the required time periods. Whilst the number of major applications determined has not changed, compared to the previous year, the number of applications determined within the required timescales has increased from 14% to 50%. This is partly due to the change in regulations regarding extensions of time but also reflects the efforts made by the Team to improve performance.</p> <p>The Authority has dealt with some particularly challenging applications within the Review period including a new Welsh Medium Secondary School located within a flood zone, a new permanent Gypsy and Traveller residential site comprising 35 pitches, new multi storey office building in the City Centre and over 800 new dwellings. Such large and controversial applications have been a significant drain on resources and goes some way to explain the drop in overall performance. In comparison to the Wales average of 59%, Newport's performance falls slightly below. However, to give a little context to these figures, the Wales average in 2015-16 was 35% which shows that performance is generally improving across Wales, and this is the situation in Newport. However it is necessary to re-affirm the point that caseloads between Authorities vary across Wales and the type of application processed by Newport is significantly different to many other Authorities. The next review period will be equally as challenging as a number of redevelopment schemes come forward including the redevelopment of the former Whiteheads site (500+ residential units), former Caerleon University Campus (200+ residential units) and new inward investment opportunities including a new train manufacturing plant and semi-conductor development.</p>	

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

Authority's performance	239 days
<p>Whilst the Team continue to deal with all applications in an efficient and timely manner, in comparison to the Wales average (250 days) and other authorities who deal with comparable development pressures, such as Cardiff (388 days) and Swansea (148 days), Newport is performing well.</p>	

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

Authority's performance	83%
<p>There has been an improvement in performance year on year; 2013/14 (66%), 2014/15 (69%) 2015/16 (73%) and demonstrates Officer's commitment to improving performance. The Wales average for the same period is 87% and Newport has made positive progress in improving performance over recent years.</p>	

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

Authority's performance	90 days
<p>Represents a slight movement from last year but is comparable to the Wales average (76 days). The slight delay is attributable to Officers seeking to providing applicants with an opportunity to amend unacceptable schemes or negotiate improvements to schemes. However this has been identified as an area for improvement.</p>	

SECTION 3 - QUALITY

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

Authority's performance	10%
<p>Represents an increase of 5% from the previous year but is comparable to the Wales average of 11%. Such decisions included the new Welsh Medium Secondary School which was recommended to be refused due to its location within a flood zone. However a meeting of the full Council considered the need for the facility and the betterment it afforded to the existing school in terms of flooding mitigation outweighed Officer and Natural Resource Wales' objections to proposal. Another scheme involved a new bed and breakfast facility in an existing dwelling within a predominantly residential area. Members felt the increase in traffic and noise associated with the use would be unacceptable. Officers noted these as potential issues but considered the imposition of conditions restricting the intensity of the use would address potential issues. At appeal an Inspector concluded that the use would be harmful to the amenities of existing residents and dismissed the appeal. Therefore in this case, Members made the right decision.</p> <p>Decisions taken by Planning Committee can be subject to persuasion from public speakers and other Ward Members who have a personal knowledge of development proposals and the impact it can have on residents and the locality. This in no way infers that decisions made contrary to officer recommendations are incorrect; it is merely reflective of a difference in weight afforded to issues.</p> <p>Committee Members are provided with appropriate training sessions on a quarterly basis to ensure that they have a full understanding of Planning procedures and topics. Members are also well supported by Officers at the Planning Committee and the reasons for making a decision contrary to recommendation are fully discussed before a final decision is made.</p>	

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

Authority's performance	78%
<p>Represents a decrease in success since last year (90%) and significantly better than the Wales average which stands at 61%. However the Authority has continued to meet and noticeably exceed the Welsh Government indicator of 66%, as well as having the 3rd best appeals performance in Wales (a movement of only one place since last year).</p>	

Of the appeals allowed there have been instances where the decision has surprised Officers, including one decision to allow a new residential site for a person claiming Gypsy status. The Authority has also raised concerns with the Planning Inspectorate regarding a lack of consistency in applying TAN 15. Whilst the Inspectorate are unwilling to engage on specific decisions, it is hope that the comments made by an Authority with a good track record of making robust planning decisions is being taken on board.

Overall it is fair to say that whilst Newport is not necessarily the quickest to determine applications, the Authority endeavours to make robust and sound planning decisions which can be defended at appeal. A success rate over and above the Wales national average is testament to the quality of decision continuing to be made in Newport.

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

Authority’s performance	0
Similarly to factor 10 above, Newport seeks to make sound and robust planning decisions and have not had an award of costs against the Council.	

SECTION 4 – ENGAGEMENT

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

Authority’s performance	Yes
The Authority has allowed members of the public and applicants to address the Planning Committee since March 2005.	

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

Authority's performance	Yes
A duty planning officer service is provided with no prior appointment necessary. All Officers are also accessible by telephone and email.	

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

Authority's performance	Yes
All application documents, responses and Officer reports are able to view online. Customers are able to search via an address, application number via a map based system called iShare. The Adopted Local Development Plan, Annual Monitoring Report and all Supplementary Planning Guidance is also available to view online. The Authority also broadcast Planning Committee meetings live on the website.	

SECTION 5 – ENFORCEMENT

Indicator	15. Percentage of enforcement cases investigated (determined whether a breach of planning control has occurred and, if so, resolved whether or not enforcement action is expedient) within 84 days	
"Good"	"Fair"	"Improvement needed"
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority's performance	92%
The Authority's performance is maintained compared to last year. With the Wales average being 85%, Newport is continuing to perform extremely well.	

Indicator	16. Average time taken to investigate enforcement cases	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	61 days
<p>Whilst the average time taken to investigate enforcement cases increased compared to last year, the Wales average is 74 days and Newport is therefore performing very well in comparison.</p>	

Indicator	17. Percentage of enforcement cases where enforcement action is taken or a retrospective application received within 180 days from the start of the case (in those cases where it was expedient to enforce)	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	77%
<p>Performance is comparable to last year (79%), this demonstrates that Newport’s enforcement team are still delivering an efficient service and better than the Wales average of 73%.</p>	

Indicator	18. Average time taken to take enforcement action	
“Good”	“Fair”	“Improvement needed”
Target to be benchmarked	Target to be benchmarked	Target to be benchmarked

Authority’s performance	180 days
<p>The Authority takes, on average, 180 days to resolve enforcement cases. This represents a slight increase in time taken since the last review period (151 days) but Newport is still 14% quicker than the Wales average of 210 days.</p>	

SECTION 6 – SUSTAINABLE DEVELOPMENT INDICATORS

The purpose of the Sustainable Development Indicators is to measure the contribution the planning system makes to sustainable development in Wales.

The Sustainable Development Indicators will be used to measure the progress against national planning sustainability objectives, set out in Planning Policy Wales, and can be used to demonstrate to our stakeholders the role and scope of the planning system in delivering wider objectives. The information will also be useful to local planning authorities to understand more about the outcomes of the planning system and help inform future decisions.

Authority's returns	Full responses provided.
In quarter 1 we provided a full response In quarter 2 we provided a full response In quarter 3 we provided a full response In quarter 4 we provided a full response	

Indicator	SD1. The floorspace (square metres) granted and refused planning permission for new economic development on allocated employment sites during the year.
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Granted (square metres)	
Authority's data	11,500 sqm

Refused (square metres)	
Authority's data	0 sqm

Permission has been granted for an extension to an existing steel processing facility at Newport Docks (Allocation EM2). In addition just over one hectare of land has been developed during the review period on employment sites allocated in the LDP; 1 hectare at EM1(iv) Solutia and 0.08 hectares at EM2 Newport Docks.

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

Granted permission (number of applications)	
Authority's data	0

Granted permission (MW energy generation)	
Authority's data	0

No permissions issued.

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

Market housing (number of units)	
Authority's data	491

Affordable housing (number of units)	
Authority's data	218

Newport is continuing to witness significant growth. The total number of private market dwellings approved for 2016-2017 represents a significant increase compared to the previous year (183). Together with Newport's 5.9 year Housing Land Supply and highest housing completions in Wales for 2015/16, Newport is significantly helping to address the national housing shortage in the UK and Wales more specifically.

Of the total number of dwellings granted, 218 units (44%) were classified as affordable housing. This percentage has doubled since the last Annual Performance Report and demonstrates the Council's commitment to securing and delivering affordable housing to meet an identified local need.

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

Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission	
Authority's data	0 units and 18.27 hectares

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

Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission	
Authority's data	820 units and 4.36 hectares

No new dwellings have been granted in C1 or C2 floodplain areas which did not meet all the TAN 15 tests. Of the non-residential land which was granted planning permission but did not meet all of the TAN 15 tests, this related to the new Welsh Medium Secondary School in Duffryn. This application was recommended for refusal by Officers but was granted by Members at a meeting of the Full Council.

The figures above demonstrate that the Authority determines applications for new residential development in accordance with national policy.

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

Previously developed land (hectares)	
Authority's data	43 hectares

Greenfield land (hectares)	
Authority's data	0.01 hectares

These figures demonstrate that the Authority seeks the development of previously developed land in preference to greenfield land. This aligns with adopted local and national policy.

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

Open space lost (hectares)	
Authority's data	0

Open space gained (hectares)	
Authority's data	0

n/a

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

Gained via Section 106 agreements (£)	
Authority's data	£668,312

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

The Council is no longer actively pursuing a Community Infrastructure Levy (CIL). Following the UK Government led review and the announcement that CIL is going to be a devolved function, the Council has decided to pause the adoption of CIL and await the Welsh Government's decision on the future of CIL.

In respect of Section 106 Agreements, whilst a decrease in the total value of contributions secured in the previous year, over £600,000 is seen as positive and enables the Authority to continue delivering required infrastructure projects.