

Flintshire County Council

PLANNING ANNUAL PERFORMANCE REPORT (APR) 2017

Data relates to the year 2016/17

CONTEXT

Flintshire occupies a unique border location in the North East of Wales, serving as the gateway to North Wales and performing a central role in the operation of the sub-region. Characterised by diversity, Flintshire boasts a significant and prosperous industrial heartland, a thriving pattern of settlements supporting a growing population, an effective transport network, and a broad range of landscapes, environments, habitats and species, some of internationally recognised importance.

With such diversity comes significant and potentially conflicting pressures - for growth, expansion and development on the one hand, and for conservation, protection and enhancement on the other. The Planning System and in particular the Flintshire Unitary Development Plan (UDP), has a key role to play in facilitating the correct balance to ensure that where development takes place, it is carried out in a sustainable manner which maximises the nature and quality of the development, and minimises the negative impact it has.

The Unitary Development Plan (UDP) for Flintshire was adopted on 28th September 2011 and covers the period from 2000 to 2015. The UDP replaced the Clwyd County Council Structure Plan (which covered the period 1996-2011); the Delyn Local Plan (which covered the period 1986-1996) and the Alyn and Deeside Local Plan (1993 to 2003).

Flintshire's Community Strategy which was approved in June 2004 aims to develop an agreed vision between a partnership of public service providers and the community of Flintshire for the period 2004 to 2020. The approved strategy is a 'live' document involving rolling 4 year action plans to deliver the service priorities agreed as well as an annual review and reporting back to the community and partners. The strategy seeks to bring about a number of key themes: learning and creative communities; healthy and caring communities; active communities; safe communities and thriving and modern communities, through the application of a number of core principles which are sustainability, social inclusion, equal opportunity and Welsh language.

The UDP plays a role in supporting and delivering the Community Strategy. The UDP however, will have a specific spatial role in relation to the Community Strategy, as the majority of physical change and development that takes place within Flintshire's communities, is either as a direct result of proposals in the UDP, or is guided and controlled by its policies.

The strategic aims of the UDP encompass a broad range of social, economic, and environmental issues relating to Flintshire's communities, and these are compatible with the Community Strategy themes. Sustainability and social inclusion are two of the four main themes that underpin the UDP, and which go to the heart of the Plan and its policies.

The UDP also works hand in hand with other corporate plans and strategies to achieve sustainable outcomes. Many of these strategies share a common sustainability agenda, and

equally all have a role and relationship to the Council's emerging Council Plan which will be adopted in 2017. Some of these key strategies include:

- Local Transport Plan
- Economic Development Strategy
- Biodiversity Action Plan
- Countryside Strategy
- Local Housing Strategy

Flintshire, located in the north eastern corner of Wales, is one of the six unitary authorities covering North Wales, and the largest in population (148,600). Due to its border location with England, it is affected by the socio - economic activities of the North West region, which has the second largest population in England outside the South East. Urban development is concentrated in the coastal areas on the Dee Estuary, which has traditionally been a location for industrial development. With the expansion of Deeside Industrial Park, the County has become a significant focus for sub-regional employment generation. Away from the urbanised coastal strip, the County is predominantly rural in nature with a dispersed settlement pattern of market towns and village communities situated in attractive rolling countryside.

Flintshire lies between the Clwydian Hills and the Dee Estuary. The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) which partly covers the north of western areas of the County. The Dee Estuary has several ecological designation including as a Ramsar site under the Convention on Wetlands of International Importance and Special Protection Area (SPA) under the European Community Birds Directive due to its importance as a wintering site for significant populations of migratory waders and wildfowl. The Estuary is also a Site of Special Scientific Importance (SSSI) Significance and a Special Area of Conservation.

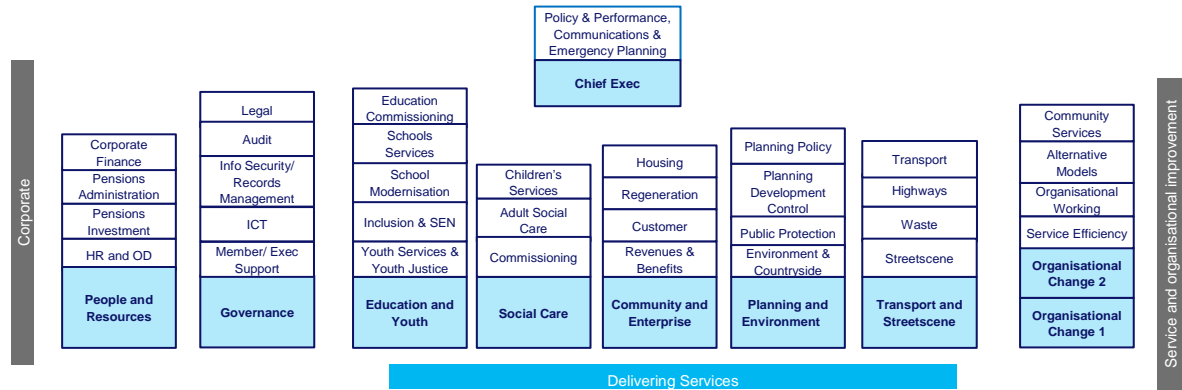
The industrial areas along the Dee Estuary with the Enterprise Zone at Deeside Industrial Park at its heart and the predominantly agricultural areas to the west in the foothills of the Clwydians provide a unique urban / rural mix. Whilst the administrative centre lies in Mold, the County is made up of a series of other main towns (Holywell, Buckley, Connah's Quay, Flint, Shotton, Saltney and Broughton).

Population growth in Flintshire is slowing down in comparison to historical trends (the last 30 years). The 2011 census based WG projections indicate that Flintshire's population is only likely to grow by 2% over the plan period for the LDP. This is due to a combination of changes in the trends for both components of population change i.e. natural change (births and deaths) and migration. Positive natural change is slowing down (more births than deaths) and migration change is neutral. These projections however may be an underestimate as they used recession period trends with which to project forwards. Flintshire's population age structure is ageing which will have implications on the demand for new housing as well as more specialised types of housing need. In terms of housing provision, the UDP plan period covered the years 2000 to 2015 and that Plan set out to

provide a housing requirement of 7,400 homes or 493 homes per annum. That requirement has not been met and is unlikely to be as we approach the end of the Plan period. This will have implications for the Local Development Plan housing requirement figure.

PLANNING SERVICE

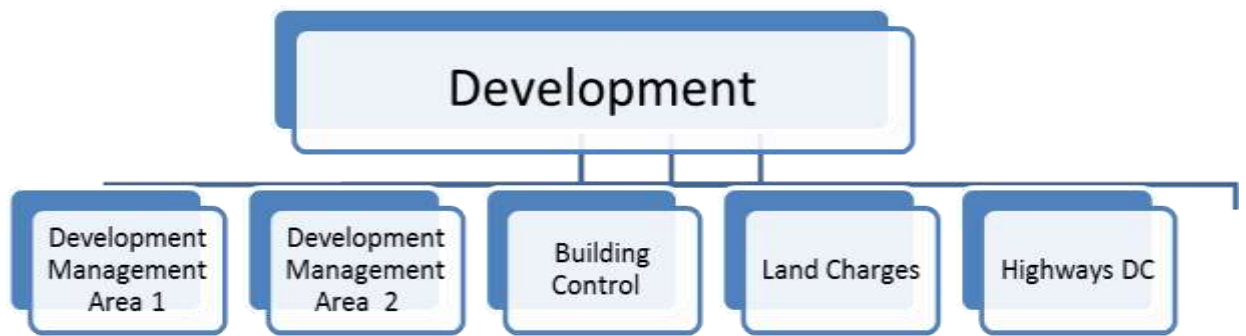
The statutory planning function sits within the wider Planning and Environment Portfolio, established following restructuring at Directorate level in June 2014. The Chief Officer (Planning and Environment) reports directly to the Chief Executive and is one of eight Chief Officers in Flintshire. This structure is shown below:



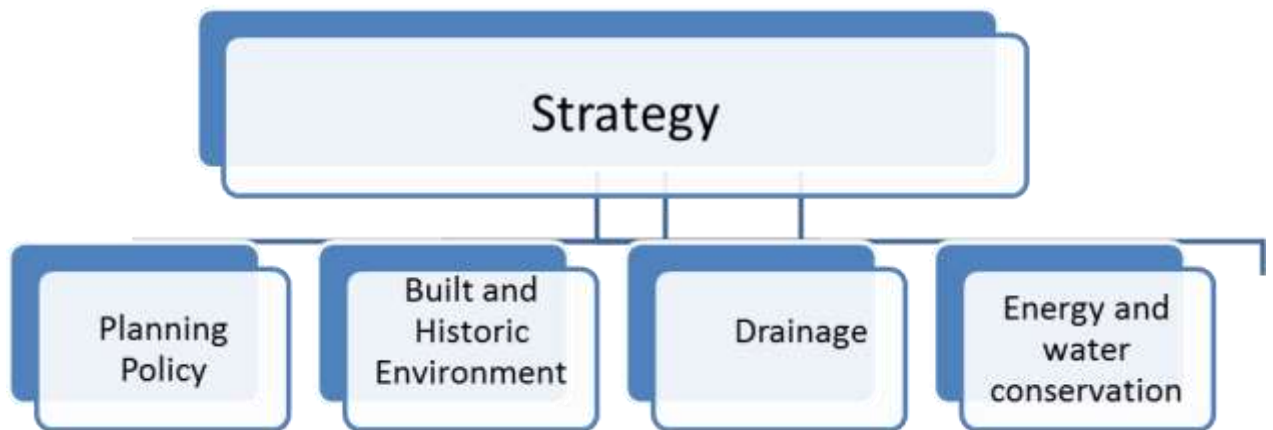
The Planning Strategy and Development Management functions are led by separate managers located within County Hall, Mold. They form part of a Portfolio Management Structure of six Service Managers as shown below:



The Development Management function is split into five teams as shown below:



- The Planning Policy team sits with three other teams, covering the following service areas:



The planning service was the subject of a Value for Money review in 2013/14 which sought to recover £456,000 of efficiencies from its budget. This was successfully achieved. In 2014/15 a further target was placed on all operational services to recover a further 30% in total over the forthcoming three financial years. The Portfolio's budget for 2015/16 was £5,561,000. The annual savings targets are delivered through the Portfolio Business Plan and overseen by the Programme Board – made up of Cabinet Members and lead officers from the portfolio. The Planning and Environment Portfolio will seek to achieve the following savings :

- 2015/16 - £874,838 (16.62 % of overall budget)
- 2016/17 - £365,272 (7.4% of overall budget)
- 2017/18 - £269,579 (5.7% of overall budget)

Whilst the overall budget provided to the Planning function has reduced over the past three years up until 2016/17, income has risen. The primary source of income is from planning application fees, but the portfolio also receives income from land charges, publications and as part of the shared service initiative for the North Wales Minerals and Waste service. The figures below show income from planning applications and land charges over the past six

years. Following the global financial crisis in 2008, the budgeted income figures from both planning applications and land charges were revised downwards for 2010/11, with minor increases thereafter. The budgeted rise in 2016/17 was significant reflecting a forecast that the economic recovery would continue. The budgeted income target was not achieved on planning application fees alone, but income from pre-application discussions did help to address the shortfall. The income trend will be closely monitored.

Planning application fees income against budget

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Budgeted income	732 058	587 302	663 994	675 465	675 465	918 994	1 019 994
Actual income	615 863	556 740	706 324	676 604	750 532	767 900	672 541

Land charges fees income against budget

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Budgeted income	132 826	135 696	150 071	170 071	170 071	170 071	170 071
Actual income	134 708	160 516	153 238	179 965	179 921	185 728	160 565

The Development Management team has had two Team Leaders in 2015/16, one leading the minor applications team and the other leads the enforcement workload. The major applications Team Leader post was vacant throughout 2015/16 and the planned move to two area Team Leaders will allow the vacant post to be surrendered as a saving. This reflects a general trend across the Council to reduce the numbers of middle managers within the organisation whilst protecting frontline staff. There are four senior planning officers and four planning officers which will be split equally into the two area teams. Staff within the enforcement team will be assimilated into the two area teams.

Between 2015/16 and 2016/17 the number of planning applications determined went up slightly from 1222 to 1287 which reflected the forecast that numbers would increase as the building industry recovers. However, it is clear that the major applications, which command a larger fee, have generally not been forthcoming and the amount of fees generated fell well below the anticipated income target.

It is acknowledged that staff development is key to the portfolio's future success and training and development budgets have been retained in 2016/17 at the same level as 2015/16. Staff appraisals and one to ones are consistently undertaken. The Portfolio has supported staff through ILM qualifications and through formal qualification to become Royal Town Planning Institute members. The Council no longer pays for employees' membership of professional bodies. In addition, five training and development sessions per year were provided in-house to both staff and Members. This equates to three days of Continual Professional Development if all sessions are attended.

YOUR LOCAL STORY

Performance against most of the P.I.s has been maintained during the year with the exception of those related to enforcement activities. This will be our primary area of focus for improvement in 2017/18.

The time expiry of the Unitary Development Plan and the associated decision to impose a deemed zero supply of housing land as a result, has encouraged the development industry to submit residential development applications on unallocated sites to address the lack of need. Handling these applications has been a significant drain on resources across the service. Inevitably these applications are of a scale to be determined by Planning Committee and a number have also resulted in appeals. Such a scenario does not lend itself to good planning.

A similar number of planning applications being submitted in 2016/17 compared to 2015/16 meant the number of cases each planning officer was dealing with stabilised at 204 each. This compares to 185 applications per officer in 2014/15 and 168 applications dealt with in 2013/14.

The introduction of charges for pre-application advice has proved popular with developers with this area over-recovering against target.

This year saw the proposed changes identified in the previous Service Plan introduced, which included the introduction of improved mobile working, a restructured Enforcement team, realigned Support Services and an office move so all staff are now on the same floor in the same building has been completed.

These structural changes are, to a large extent, linked to the corporate Business Plan and the identified need for efficiencies. The rationalisation of the Council's accommodation and the relocation of the Planning Service from its existing office space has been carefully managed, as the difficulties with the Authority's external software provider and the knock-on effect in relation to the Council's own ITC service result in us still having to rely on paper files. These difficulties are being addressed, but in addition to this, further significant changes will be required to adapt our software systems to the capture and monitoring of the additional information required by Welsh Government's new range of performance indicators.

Officers have been equipped with the technology to allow them to work remotely and they are encouraged to spend at least a day a week out of the office (in a structured manner) as a precursor to full mobile working.

This year saw the commissioning of an internal audit of the Council's planning enforcement service which will address the shortcomings in performance which this APR highlights. The audit will be published in 2017 with an action plan to accompany it.

The Council continues to be active members of Planning Officers' Society Wales; chairs the North Wales Planning Officers' Group and contributes to all regional sub groups including Development Management, Policy and Enforcement.

The Chief Officer is sponsor of the North Wales Historic Built Environment project and the Council is involved in the Natural Environment project too.

In relation to the Local Development Plan, the Council is progressing the Plan in line with the various stages set out in the Council's Delivery Agreement, which has recently been amended and agreed with Welsh Government to reflect a more realistic and deliverable LDP timetable. A summary of progress to date is set out below:

- undertook a Call for Candidate Sites and published a Register of all valid site submissions
- undertook a Candidate Site Assessments of the 734 sites involving internal and external consultations on the candidate sites as part of the on-going assessment
- adopted a suite of 18 Topic Papers on a range of topics and issues and published amended versions where changes made
- undertook with Wrexham CBC a joint Local Housing Market Assessment by Arc4 consultants which has been published
- undertook a Housing Occupancy Survey on all properties constructed / converted in the last 5 years to gain a better understanding of the local housing market
- produced a Gypsy and Traveller Needs Assessment
- produced with Wrexham CBC an Employment Land Needs Study which will be published shortly. Follow up work on forecasting economic and jobs based growth scenarios has also been commissioned and this will feed into population and household modelling work
- appointed consultants jointly with Wrexham to undertake initial viability work on development sites
- held the meetings of the Key Stakeholder Forum which will act as a sounding board at key stages in the Plans preparation and has considered the Plan's vision and objectives
- appointed Hyder Consulting to undertake a Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulations Assessment and the draft SA Scoping Report has been consulted upon.
- Commenced a range of other studies including green barrier review, urban capacity study, Welsh Language Assessment and Strategic Flood Consequences Assessment
- Appointed COFNOD to undertake biodiversity mapping in relation to the County's main towns and settlements within areas of development pressure

- Undertook an assessment of settlement services and facilities and consulted with Town & Community Councils
- The Council consulted on a range of strategic options relating to the amount of growth the Plan should cater for, and how this should be distributed.
- The Council worked with Planning Aid Wales and has carried out extensive stakeholder and Town and Community Council engagement in order to build consensus towards the options and guide Members in subsequently selecting a preferred strategy for the LDP.

The website provides a range of information about various aspects of the LDP including the current consultation, as well as any completed studies and can be found at the following web address: <http://www.flintshire.gov.uk/en/Resident/Planning/Flintshire-Local-Development-Plan.aspx>

The Council is presently working towards preparing and consulting upon the Pre-Deposit Consultation Draft Plan which will set out the Council's Preferred Strategy i.e. the amount of growth to be provided by the Plan and how that growth is to be distributed spatially across the County. This is progressing in line with the revised Delivery Agreement.

- Current projects. .

Working with the Council's developer partner (Wates) to delivery the Council's Strategic Housing and Regeneration Programme (SHARP) ambition of building 500 affordable homes on Council land over the next 5 years..

Progressing negotiations to bring forward the strategic Northern Gateway site following Welsh Government investment in essential flood risk and road infrastructure.

Working with our Mersey Dee Alliance partners to develop a mutual growth strategy for the sub region, promoting the job growth and housing development potential of the area, as well as its key strategic location from an investment and infrastructure development perspective.

Support the Council in relation to developing the Deeside Masterplan and Northern Gateway strategic development site.

Supporting the North Wales Region in relation to its aspirations as part of the North Wales Growth bid

- Local pressures.

Following the adoption of TAN1 methodology to calculate land supply on the residual method only (rather than completions method, as previously) Flintshire has found itself with a sub 5 year supply – most recently calculated at 3.7 years in 2014. With a UDP expired at the end of 2015, the Council has produced and consulted upon a Speculative Development Statement to set out its position in relation to planning applications that may be submitted by developers to address the shortfall in housing supply. Flintshire is now unable to demonstrate it has a five year land supply as per the revised TAN1, and will not be able to do so until it adopts the LDP. Significant pressure is now being experienced from speculative development, as is the case across Wales, and the Council maintains its long held position that the TAN is not fit for purpose and requires further review.

Against the national benchmarks, Flintshire continues to compare poorly in relation to indicators 9 and 10 (decisions against officer recommendation and appeals dismissed respectively). In relation to indicator 9, a review has been undertaken of our procedures in relation to members' overturn of an officer's recommendation, with a view to an increasing use of "cooling off" periods when applications are refused against officer recommendation (historically "cooling off" has generally been used when items are granted against officer recommendation). In relation to indicator 10 a thorough review of appeal decisions will again be undertaken with officers and Councillors to ensure that lessons can be learnt from those decisions where permission has been granted on appeal.

Other than appeal performance, our focus in 2016/17 will be on the enforcement function. A new enforcement policy setting out how we identify our priorities and allocate our resources will be adopted in 2017/18.

2016/17 will be a key year for the Planning Policy team bringing together extensive evidence into a Key Messages document and beginning our public engagement on our Preferred Strategy for the LDP.

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 340 people, 17% of whom submitted a whole or partial response. The majority of responses (54%) were from members of the public. 11% 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.

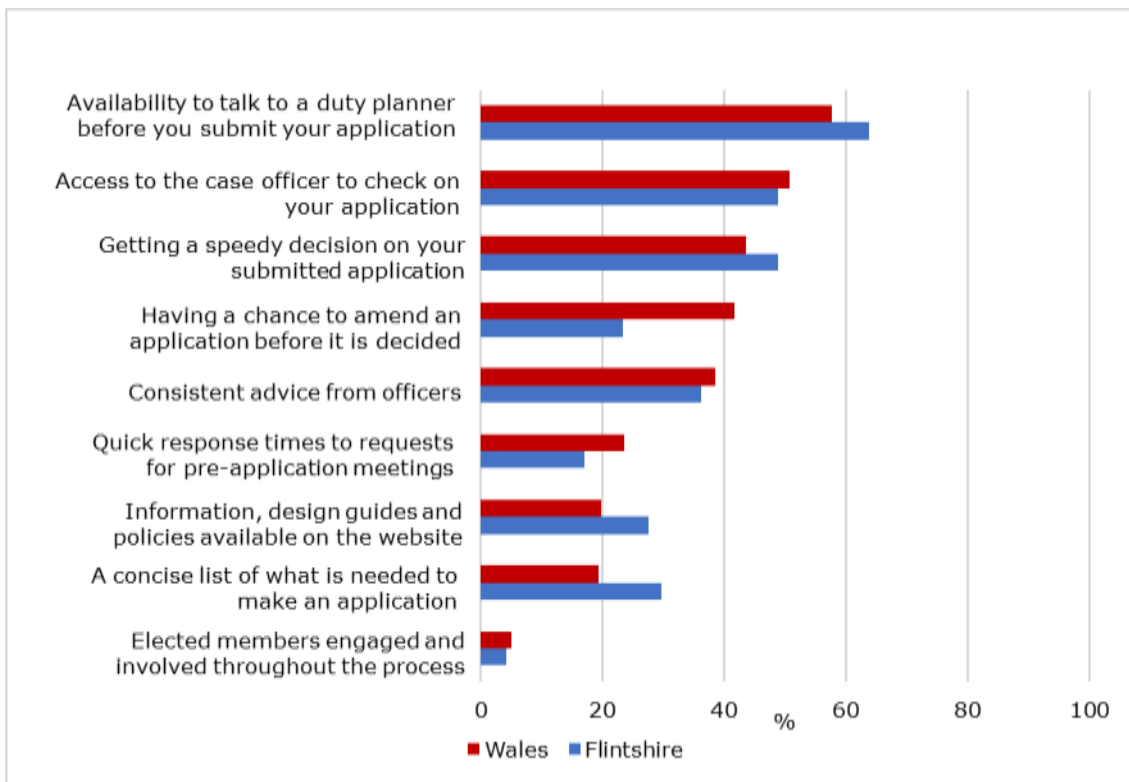
Table 1 shows the percentage of respondents that selected either 'tend to agree' or 'strongly agree' for each statement for both our planning authority and Wales.

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

	%	
	Flintshire LPA	Wales
Percentage of respondents who agreed that:		
The LPA enforces its planning rules fairly and consistently	52	52
The LPA gave good advice to help them make a successful application	62	62
The LPA gives help throughout, including with conditions	44	52
The LPA responded promptly when they had questions	58	61
They were listened to about their application	70	59
They were kept informed about their application	45	51
They were satisfied overall with how the LPA handled their application	67	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, 'the availability to talk to a duty planner before submitting an application' was the most popular choice.

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



Comments received include:

- “Having direct access to the planning officer was a great help in producing the right information for the application.”
- “Please do not change anything of the current LPA at Flintshire Council, the whole process is assisted in such a way that gives the applicant the confidence that the people on the receiving end of the application really do know what they're doing, very approachable people to deal with and surprisingly a pleasurable experience! Flintshire County Council really should recognise when they have got something spot on.”
- “More public information and more frequent updates about how the new Local Plan is progressing would be very helpful.”

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

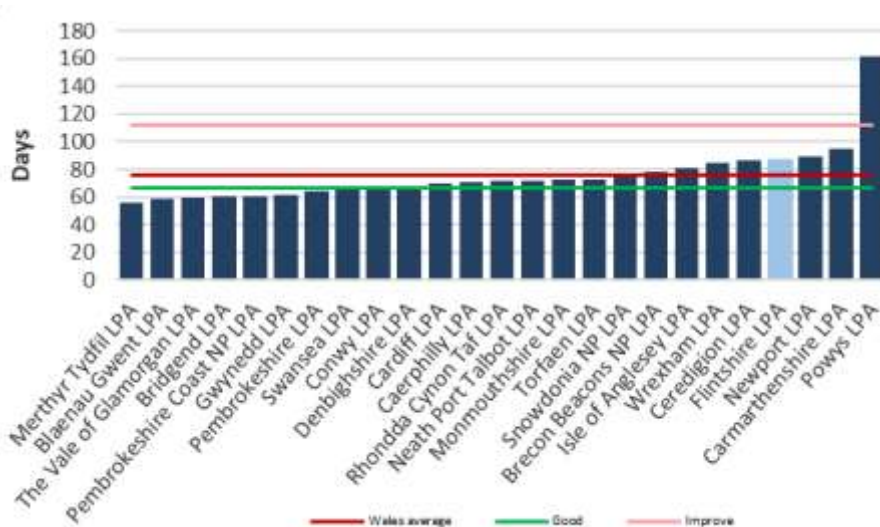
As at 31 March 2017, we were one of 22 LPAs that had a current development plan in place.

During the APR period we had 0 years of housing land supply identified, making us one of 19 Welsh LPAs without the required 5 years supply.

Efficiency

In 2016-17 we determined 1103 planning applications, each taking, on average, 87 days (12 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.

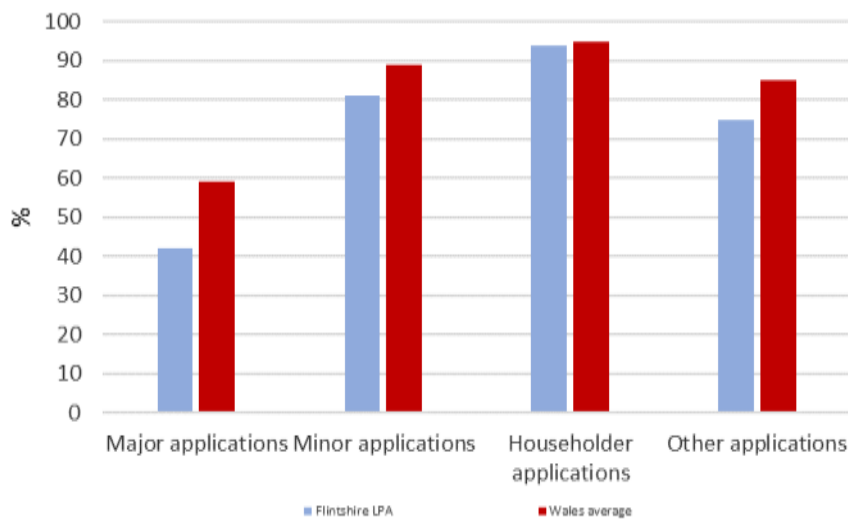
Figure 2: Average time taken (days) to determine applications, 2016-17



78% of all planning applications were determined within the required timescales. This represented a marginal improvement from 2015/16 when 77% were determined within the required timescales. 78% represents the third lowest percentage in Wales and was just below the 80% target. 20 out of 25 LPAs met the 80% target.

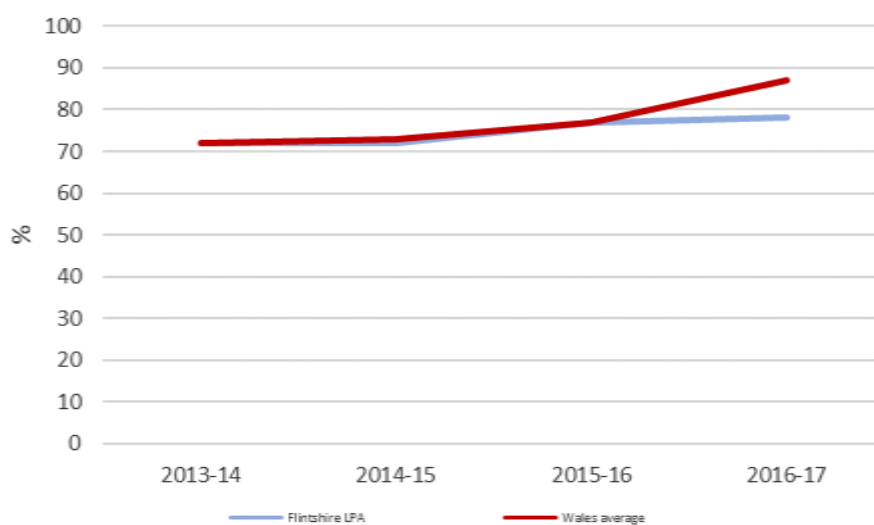
Figure 3 shows the percentage of planning applications determined within the required timescales across the four main types of application for our LPA and Wales. It shows that we determined 94% of householder applications within the required timescales, an increase from last year's 92% and continuing a trend since 2014/15 of 89%. Performance for major and minor applications also saw improvements since last year with the former increasing over 10% points from 28% to 42%.

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 77%. Wales also saw an increase this year.

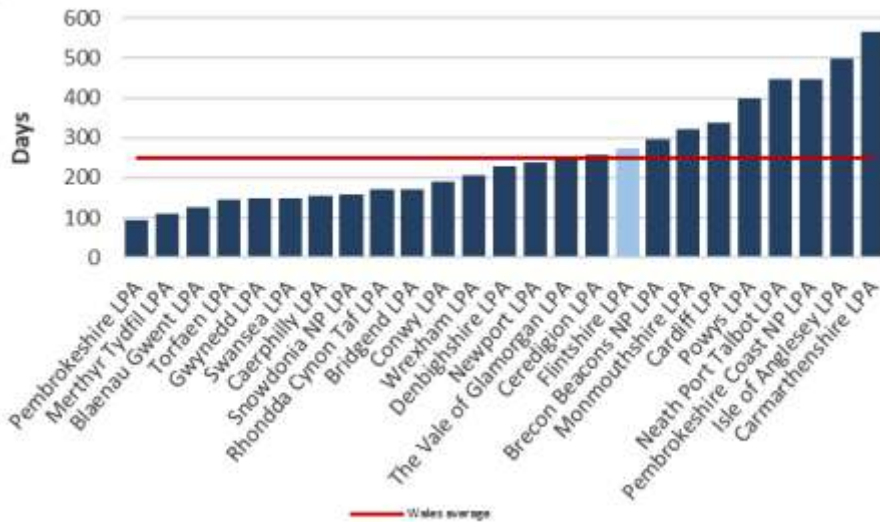
Figure 4: Percentage of planning applications determined within the required timescales



Major applications

We determined 38 major planning applications in 2016-17, none of which were subject to an EIA. Each application took, on average, 272 days (39 weeks) to determine. As Figure 5 shows, this was longer than the Wales average of 250 days (36 weeks).

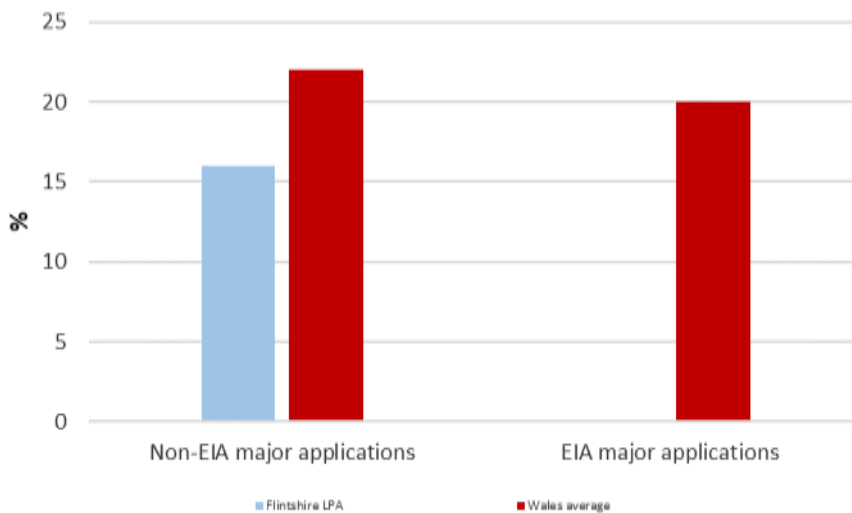
Figure 5: Average time (days) taken to determine a major application, 2016-17



42% of these major applications were determined within the agreed timescales, compared to 59% across Wales and 29% in 2015/16.

Figure 6 shows the percentage of major applications determined within the required timescales by the type of major application. 16% of our 'standard' major applications i.e. those not requiring an EIA, were determined within the statutory 8 week deadline.

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

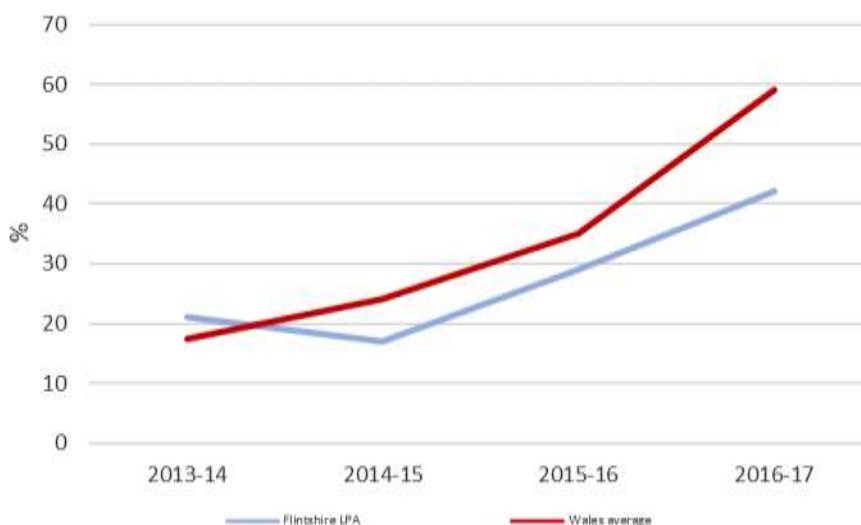


In addition, we determined 67% of major applications that were subject to a PPA within the agreed timescales during the year.

Since 2015-16 the percentage of major applications determined within the required timescales had increased from 29%. In contrast, the number of major applications determined decreased as had the number of applications subject to an EIA determined during the year.

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

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



Over the same period:

- The percentage of minor applications determined within the required timescales increased from 80% to 81%;
- The percentage of householder applications determined within the required timescales increased from 92% to 94%; and
- The percentage of other applications determined within required timescales decreased from 79% to 75%.

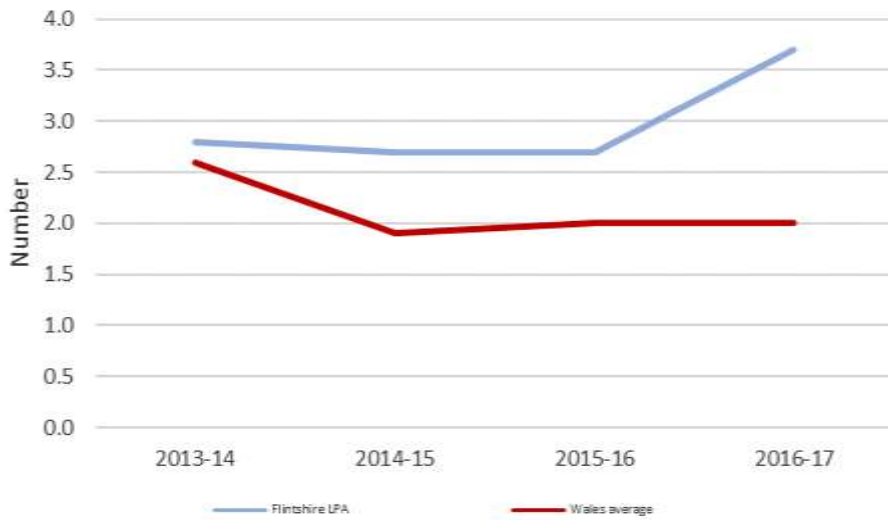
Quality

In 2016-17, our Planning Committee made 55 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.

In 2016-17 we received 46 appeals against our planning decisions, which equated to 3.7 appeals for every 100 applications received. This was the third highest ratio of appeals to applications in Wales. Figure 8 shows how the volume of appeals received has changed since 2015-16 and how this compares to Wales.

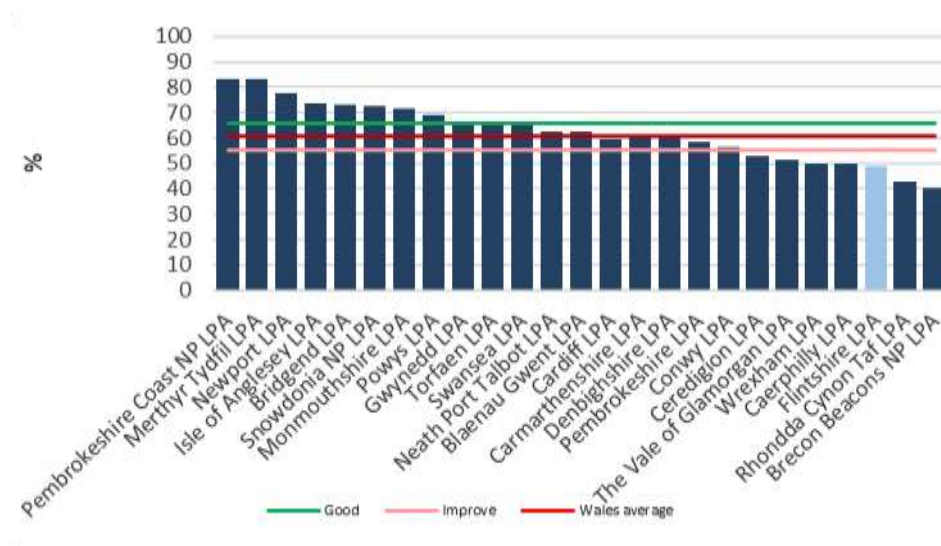
Figure 8: Number of appeals received per 100 planning applications



In 2016-17 we approved 89% of planning applications. This compares to 91% across Wales but is an increase since 2015-16 when 88% were approved.

Of the 47 appeals that were decided during the year, 49% were dismissed. As Figure 9 shows, this was the third lowest percentage of appeals dismissed in Wales and was below the 55% threshold.

Figure 9: Percentage of appeals dismissed, 2016-17



During 2016-17 we had 2 applications for costs at a section 78 appeal upheld, making us one of the 11 LPAs to have at least one such application upheld in the year.

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, 62% 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

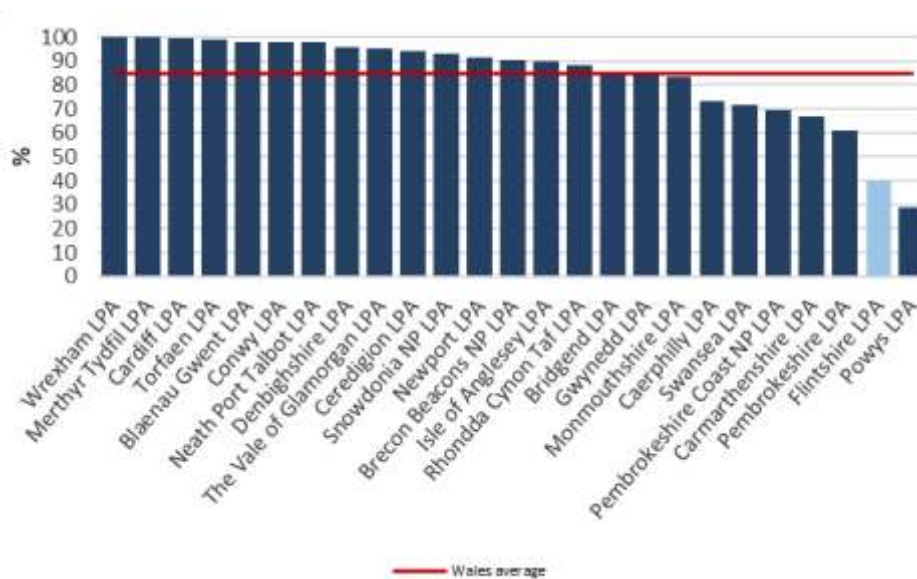
Percentage of respondents who agreed that:	%	
	Flintshire LPA	Wales
The LPA gave good advice to help them make a successful application	62	62
They were listened to about their application	70	59

Enforcement

In 2016-17 we investigated 98 enforcement cases, which equated to 0.6 per 1,000 population. This was the second lowest rate in Wales. We took, on average, 202 days to investigate each enforcement case.

We investigated 40% 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.

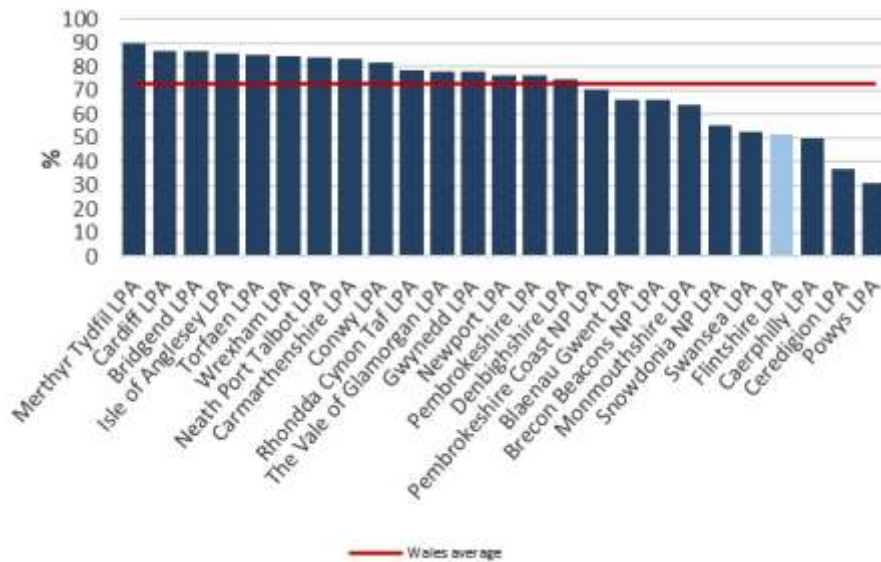
Figure 10: Percentage of enforcement cases investigated within 84 days, 2016-17



Over the same period, we resolved 103 enforcement cases, taking, on average, 225 days to resolve each case.

51% of this enforcement action was taken within 180 days from the start of the case. As Figure 11 shows this was the fourth lowest percentage in Wales

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



ANNEX A - PERFORMANCE FRAMEWORK

OVERVIEW

MEASURE	GOOD	FAIR	IMPROVE	WALES AVERAGE	Flintshire LPA LAST YEAR	Flintshire 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	0	0
Efficiency						
Percentage of "major" applications determined within time periods required	Not set	Not set	Not set	59	29	42
Average time taken to determine "major" applications in days	Not set	Not set	Not set	250	178	272

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	Flintshire LPA LAST YEAR	Flintshire LPA THIS YEAR
87	77	78
76	72	87
11	12	10
61	54	49
0	1	2
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	Flintshire LPA LAST YEAR	Flintshire LPA THIS YEAR
Yes	Yes	Yes
85	78	40
74	115	202
73	84	51
201	115	225

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	No
<p>The Unitary Development Plan time expired in 2015. Relevant policies are still used for Development Management purposes. Work is progressing on the Local Development Plan as outlined in Section 3.</p>	

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	Fair
There has been slippage in the LDP’s preparation and a revised Delivery Agreement has been prepared with Welsh Government officials.	

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

Authority’s performance	N/A
Not prepared as no adopted LDP in place.	

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	0
Deemed to have "zero" supply with the expiration of the UDP. A Speculative Development Guidance Note has been prepared to aid the submission and assessment of applications submitted in response to the supply situation.	

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	42
<p>This represents a significant improvement on 2015/16 when 28% of applications were determined within the time period. Improved case management and a more formal pre-application service have enabled this improvement.</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	272 days
<p>This represents a significant increase in the average time taken to determine a major application with these taking nearly two months more on average when compared to last year. Flintshire is now significantly above the Welsh average of 213 days.</p> <p>Improved case management in 2017/18 would seek to reduce this figure to below the Welsh average.</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	78
<p>This represents a 6% improvement on 2015/16. Improved case management and a more formal pre-application service have enabled this improvement and in 2017/18 we will actively seek to achieve the 80% target.</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	87
<p>Our average time to determine applications increased to above the Welsh average of 80 days to 87 days. Improved case management in 2016/17 and a more formal pre-application service means that we will continue to aspire to the target of 67 days.</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>This represents a decrease of 2% since 2015/16. Despite an increasing preponderance of speculative developments being submitted since the UDP time expired.</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	49
<p>This represents a 5% fall since 2015/16 and we continue to make appeal success rate one of our improvement priorities. A training programme is in place for Councillors and officers and all appeal decisions are reported to planning committee with an annual appeals report and detailed analysis provided to Planning Strategy Group.</p>	

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

Authority’s performance	2
A 100% improvement on the year 2015/16. We work hard to avoid costs and review all decisions for matters which can improve upon.	

SECTION 4 – ENGAGEMENT

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

Authority’s performance	Yes
<p>This has been in place since 2010 and is reviewed every two years to refine it.</p>	

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

Authority’s performance	Yes
<p>This has been a clear priority for us and has reflected in customer satisfaction levels above the Welsh average.</p>	

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

Authority's performance	Yes
<p>The website holds details of the stage which an application has reached. Both delegated and Committee reports can be sourced from the website. We are working to improve our website so that consultation responses can be found here.</p>	

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	40
<p>A significant fall in performance of 38% since 2015/16 and the Council still performs well below the Welsh average of 66%. The enforcement service will be subject of an audit in 2017 which will bring forward a series of improvements to be undertaken which will improve performance in 2107/18.</p>	

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	202
<p>This represents a significant increase since 2015/16 when the average time was 115 days. The increase in average time is significant and is being analyzed to ensure that recording is accurate. The Council’s enforcement policy is being revised which will clarify enforcement priorities and manage customer expectations. The enforcement service will be subject of an audit in 2017 which will bring forward a series of improvements to be undertaken which will improve performance in 2107/18.</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	51
<p>The percentage decreased from 84% in 2015/16. The introduction of the new enforcement policy will ideally see this figure increase. The enforcement service will be subject of an audit in 2017 which will bring forward a series of improvements to be undertaken which will improve performance in 2107/18.</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	225
<p>This is a significant fall in performance from 2015/16 when the average time was 115 days. The introduction of the new enforcement policy will ideally see this figure reducing further along with an audit of the enforcement service being undertaken in 2017.</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	
SD6 is not reported on	

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	1,779

Refused (square metres)	
Authority's data	0

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Indicator	SD2. Planning permission granted for renewable and low carbon energy development during the year.
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Granted permission (number of applications)	
Authority's data	2

Granted permission (MW energy generation)	
Authority's data	5.9MW

Two permissions were for a 10 hectare solar farm in Leeswood and a 78m high wind turbine for Kingspan in Greenfield.

Indicator	SD3. The number of dwellings granted planning permission during the year.
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Market housing (number of units)	
Authority's data	173

Affordable housing (number of units)	
Authority's data	54

This is a significant contribution to the provision of affordable housing and in particular as over 100 of the units permitted are as part of the Council's own Strategic Housing and Regeneration Programme (SHARP) comprising sites in Flint and Connaught's Quay. Whilst the number of affordable units may be low, generally these are "gifted" units, the Council has 100% control over the property. Effectively each gifted unit is worth three times an affordable property where the price is 30% less than market value.

Indicator	SD4. Planning permission granted and refused for development in C1 and C2 floodplain areas during the year.
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Number of residential units (and also hectares of non-residential units) that DID NOT meet all TAN 15 tests which were GRANTED permission	
Authority's data	0

Number of residential units (and also hectares of non-residential units) that did not meet all TAN 15 tests which were REFUSED permission on flood risk grounds	
Authority's data	4

Number of residential units (and also hectares of non-residential units) that MET all TAN 15 tests which were GRANTED permission	
Authority's data	19

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Indicator	SD5. The area of land (ha) granted planning permission for new development on previously developed land and greenfield land during the year.
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Previously developed land (hectares)	
Authority's data	2

Greenfield land (hectares)	
Authority's data	0

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

Open space gained (hectares)	
Authority's data	0

Not recorded

Indicator	SD7. The total financial contributions (£) agreed from new development granted planning permission during the quarter for the provision of community infrastructure.
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Gained via Section 106 agreements (£)	
Authority's data	180,473

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

The Council does not have a Community Infrastructure Levy in place.