

## **Appendix B: Q1 2024/25 Planning Service Performance Data – report to Strategic Planning Committee on 16 September 2024**

This appendix sets out the performance data for the development management service in Somerset provided on a quarterly basis to the Strategic Planning Committee. It includes information on the volume of work received by each of the area teams and the waste and minerals team and reports the information published nationally on a quarterly basis on the meeting of the national targets.

It is important to bear in mind that the Government has three measures of application performance which the Council must remain within the stated thresholds. If we breach these thresholds the Council will be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for planning permission. This would mean that the Council does not get the fee income for that application but is still required to undertake the consultation. In addition the democratic right to determine the application is lost. The current thresholds to be met assessed are assessed against a two-year rolling period and are:

- [Majors applications](#) performance of at least 50%;
- [Minor](#) and [Other applications](#) performance of at least 70%
- Appeals lost (to be below 10% in both categories).

The information provided in this appendix also includes data on the applications and other areas of work not reported in the national statistics in order to provide a more rounded picture of the workload. Information is also included on enforcement complaints. Finally the information provided includes the Five-Year Housing Land Supply and Housing Delivery Test position.

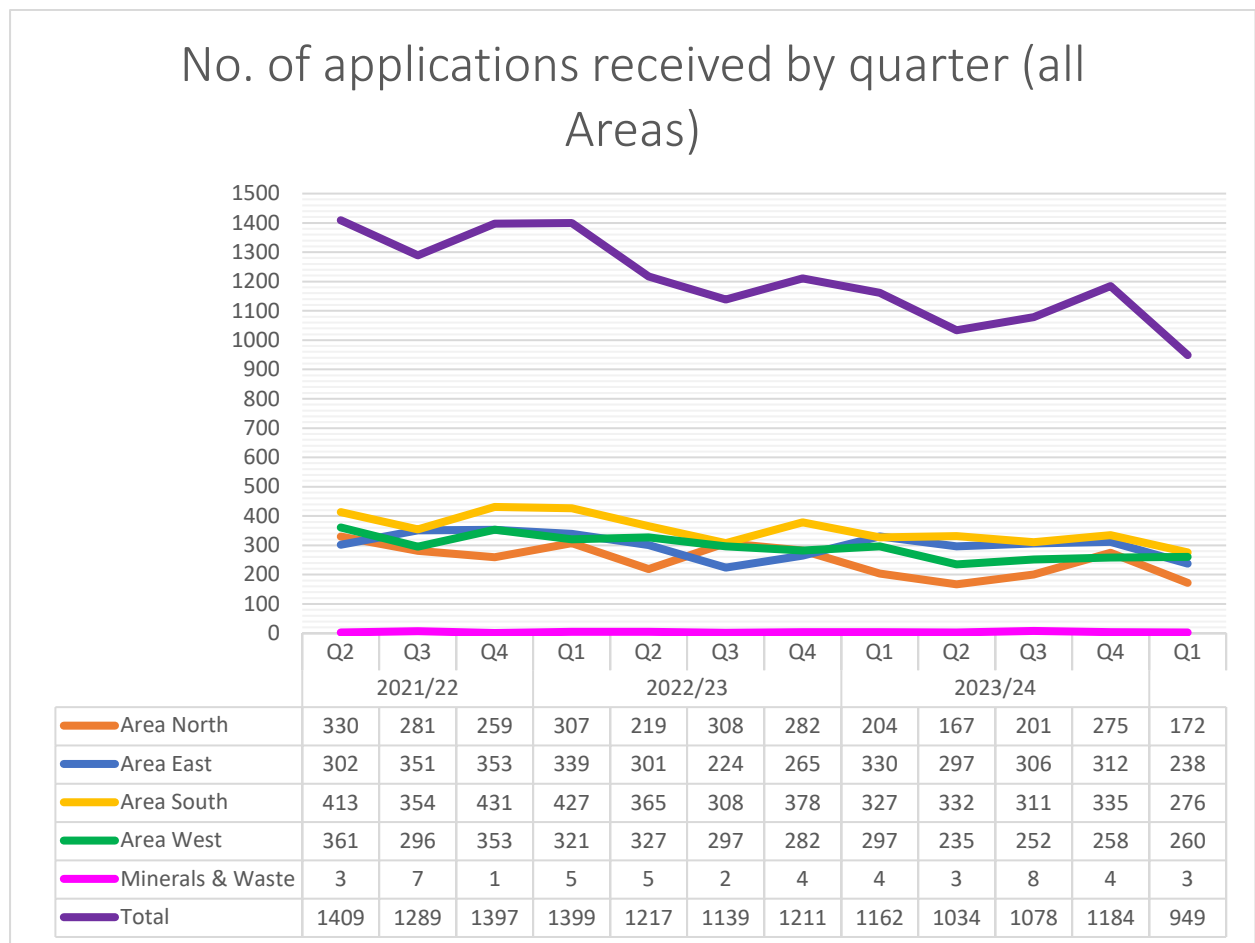
### **1. Number of planning applications received by Somerset Council by area from Q2 2020/21 to Q1 of 2024/25**

- 1.1 The following charts show the total number of planning applications received by quarter from Q2 2021/2022 to Q1 2024/2025 for each of the Area Teams (former district councils) and the Minerals and Waste Team. The data includes only PS1 applications ([Major](#), [Minors](#) and [Other](#) applications) and County Matters applications (Minerals, Waste and Other), which are recorded separately on CPS1 and CPS2 forms and which form the basis of the national data collected on a quarterly basis by Government.
- 1.2 Not included in these returns are other applications and processes which form a substantial volume of work. The data does not include discharge of conditions, approval of details, tree applications, non-material amendments (NMAs); pre-application enquiries, scoping and screening enquiries, post application work on Section 106 agreements.

Table 1: Number of planning applications received by quarter and included in the government returns from Q2 of 2020/21 to Q1 of 2024/25 by area team.

	2021/22					2022/23					2023/24			
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4
Area North	278	330	281	259	1148	307	219	308	282	1116	204	167	210	275
Area East	388	302	351	353	1394	339	301	224	265	1129	330	297	306	312
Area South	482	413	354	431	1680	427	365	308	378	1478	327	332	311	335
Area West	431	361	296	353	1441	321	327	297	282	1227	297	235	252	258
Minerals & Waste	11	3	7	1	22	5	5	2	4	16	4	3	8	4
<b>Total</b>	<b>1590</b>	<b>1409</b>	<b>1289</b>	<b>1397</b>	<b>5685</b>	<b>1399</b>	<b>1217</b>	<b>1139</b>	<b>1211</b>	<b>4966</b>	<b>1162</b>	<b>1034</b>	<b>1078</b>	<b>1184</b>

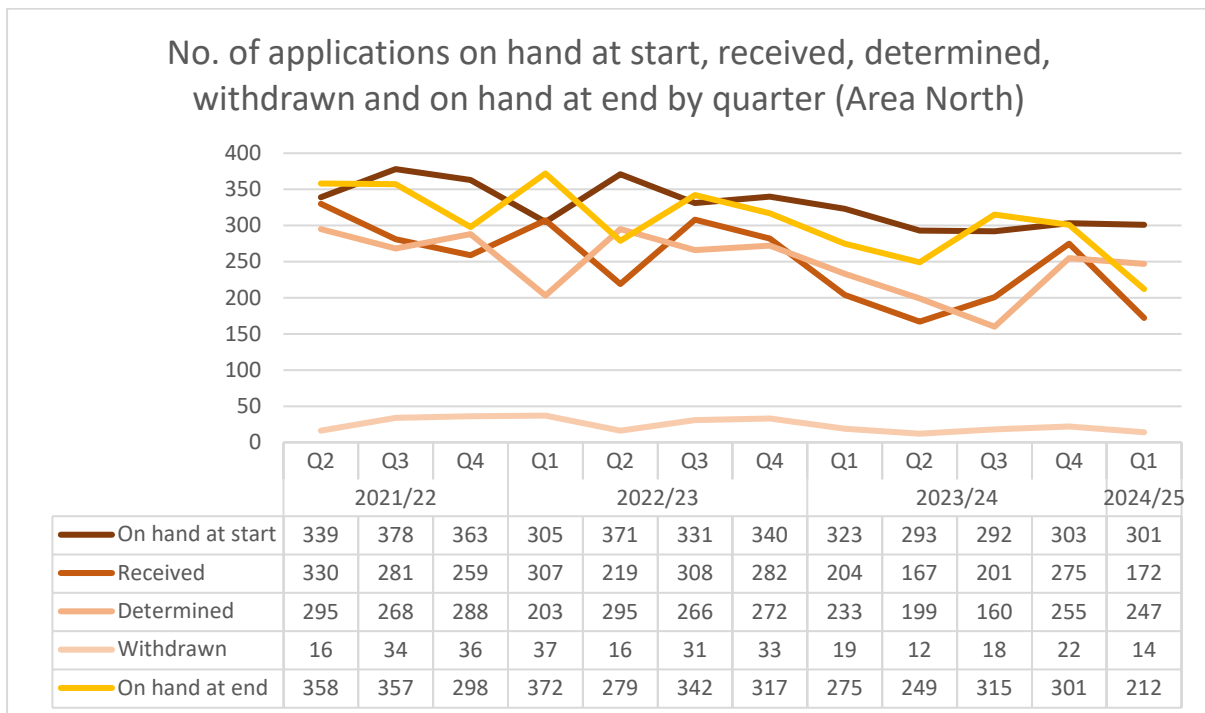
Chart 1: Number of planning applications received by quarter for the area teams from Q2 of 2021/22 to Q1 of 2024/25



**2. Number of applications on hand at the start, received, determined and on hand at the end of each quarter by area team from Q2 of 2021/22 to Q1 of 2024/25**

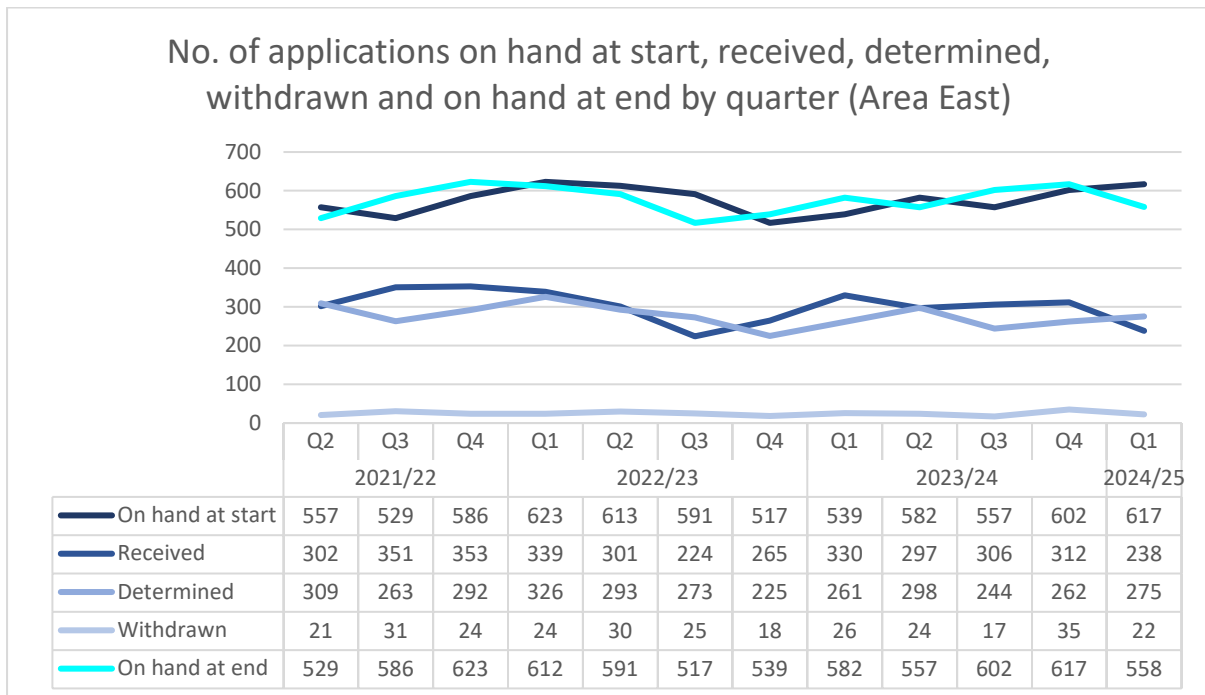
2.1. The data for each of the area teams below shows the number of applications on hand at start of each quarter, those received, determined, withdrawn and on hand at the end from Q2 of 2021/22 to Q1 of 2024/25. Noting that this is only those applications included in the PS returns to government (PS1)<sup>1</sup> and therefore only a partial picture this information is useful because it shows how the teams are managing the volume of work. If the number of applications on hand at the end of each quarter is greater than the number of applications received then there is evidence of a backlog of applications and by looking over a period of time it is possible to ascertain trends.

*Chart 2: Number of applications on hand at start, received, determined and on hand for each quarter for Area North from Q2 of 2021/22 to Q1 of 2024/25*

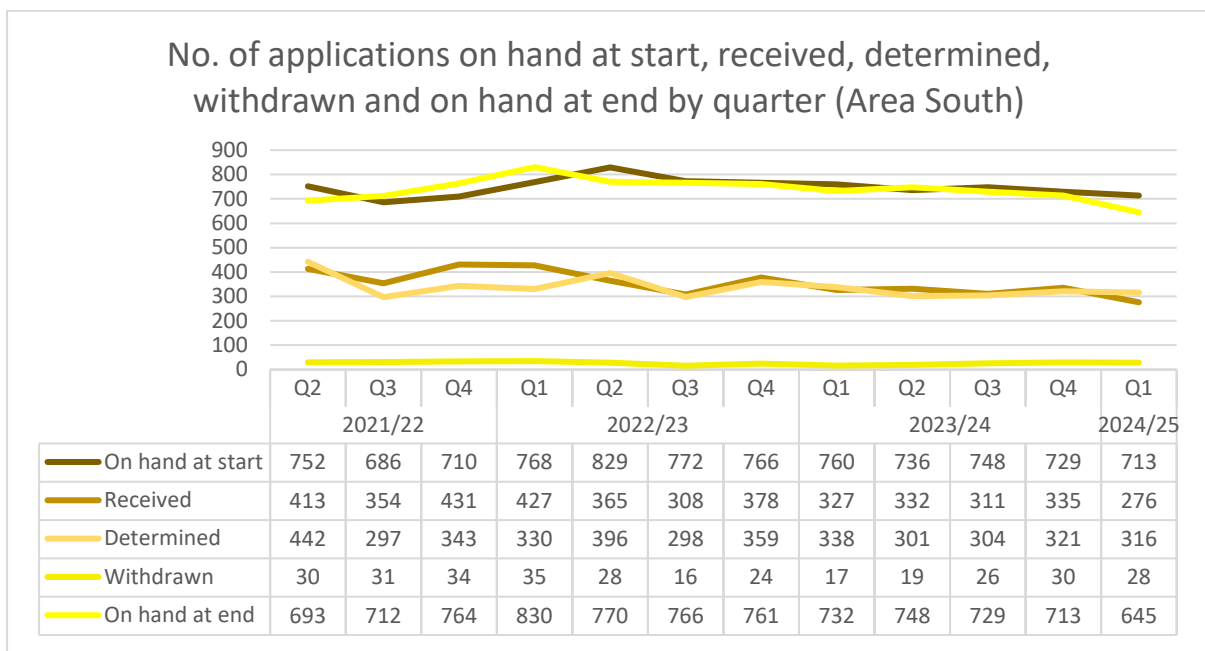


<sup>1</sup> PS1 applications include applications for planning permission, S73, listed building consent, adverts but do not include non material amendments, discharge of conditions, trees, prior approvals, hazardous substance consents, certificates of lawful development, screening and scoping opinions

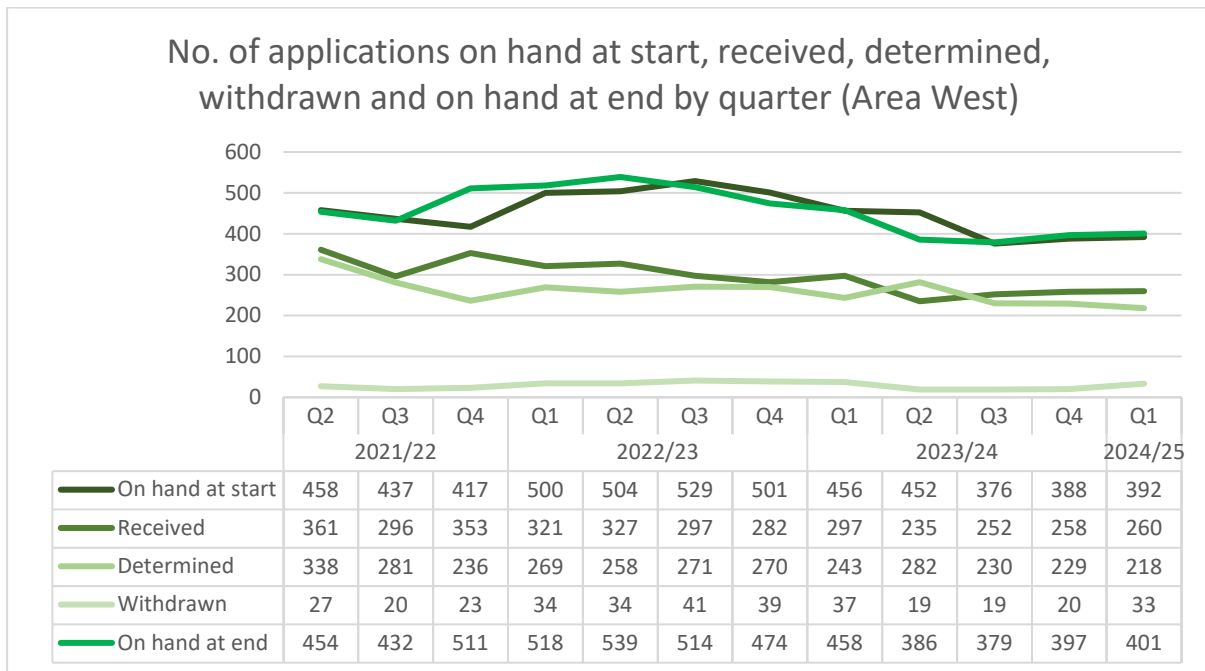
**Chart 3: Number of applications on hand at start, received, determined and on hand for each quarter for Area East from Q2 of 2021/22 to Q1 of 2024/25**



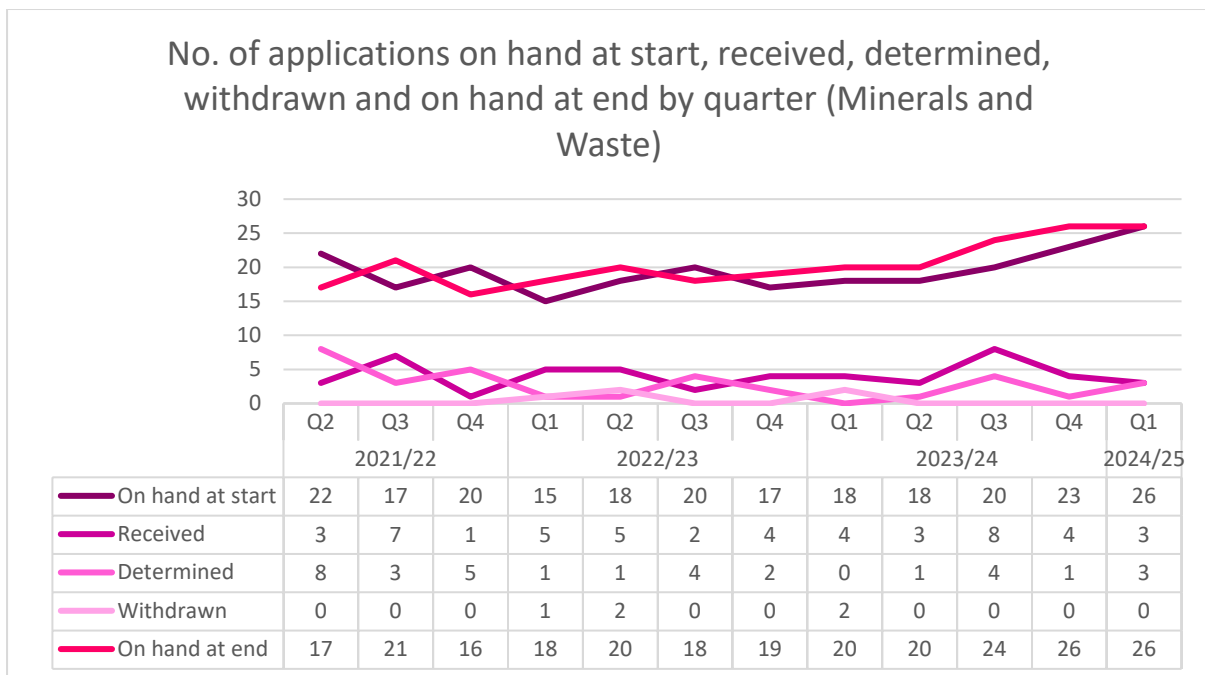
**Chart 4: Number of applications on hand at start, received, determined and on hand for each quarter for Area South from Q2 of 2021/22 to Q1 of 2024/25**



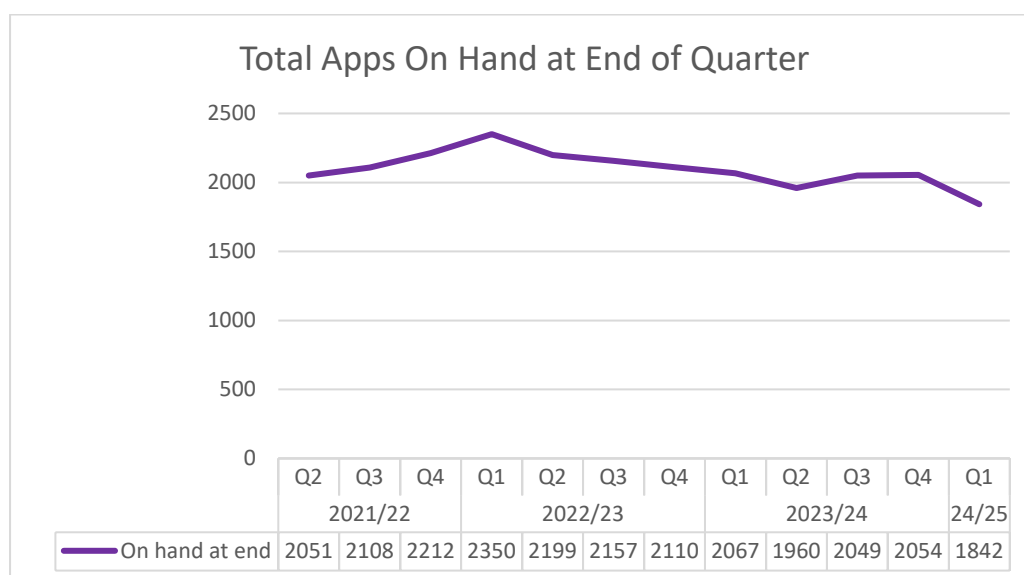
**Chart 5: Number of applications on hand at start, received, determined and on hand for each quarter for Area West from Q2 of 2021/22 to Q1 of 2024/25**



**Chart 6: Number of applications on hand at start, received, determined and on hand at end for each quarter for Minerals and Waste from Q2 of 2021/22 to Q1 of 2024/25**



**Chart 7: Total number of applications on hand at the end of the quarter from Q2 of 2021/22 to Q1 of 2024/25**



This allows us to track the number of applications awaiting decisions each quarter to track trends.

### **3. Number of major, minor and other applications and percentage of decisions determined within the national targets**

3.1 The performance of local authorities in determining applications is measured nationally and reported quarterly via statistical returns to MHCLG. The data reported records the extent to which planning applications are determined within the targets and includes those subject to bespoke timetables set through Planning Performance Agreements and/or extension of time agreements. The Government has set targets for the determination of planning applications as follows:

- Determine 65% of [major applications](#)<sup>2</sup> within 13 weeks (or 16 weeks in the case of EIA development);
- Determine 75% of [minor applications](#)<sup>3</sup> within eight weeks;
- Determine 85% of [other applications](#)<sup>4</sup> within eight weeks

3.2 Where the local planning authority are not adequately performing in relation to the determination of major<sup>5</sup> and non major<sup>5</sup> development the authority can be designated. For unitary authorities both district and county matter applications will be assessed separately. The Government’s approach to measuring the performance of authorities was introduced by the Growth and Infrastructure Act

<sup>2</sup> Major applications – 10 or more dwellings, site area of 0.5 hectares or more, floorspace of 100sq metres or more or development on a site having an area of 1 hectare or more

<sup>3</sup> Minor applications – 1- 9 dwellings, floorspace is less than 1,000 square metres

<sup>4</sup> Other applications – householder development

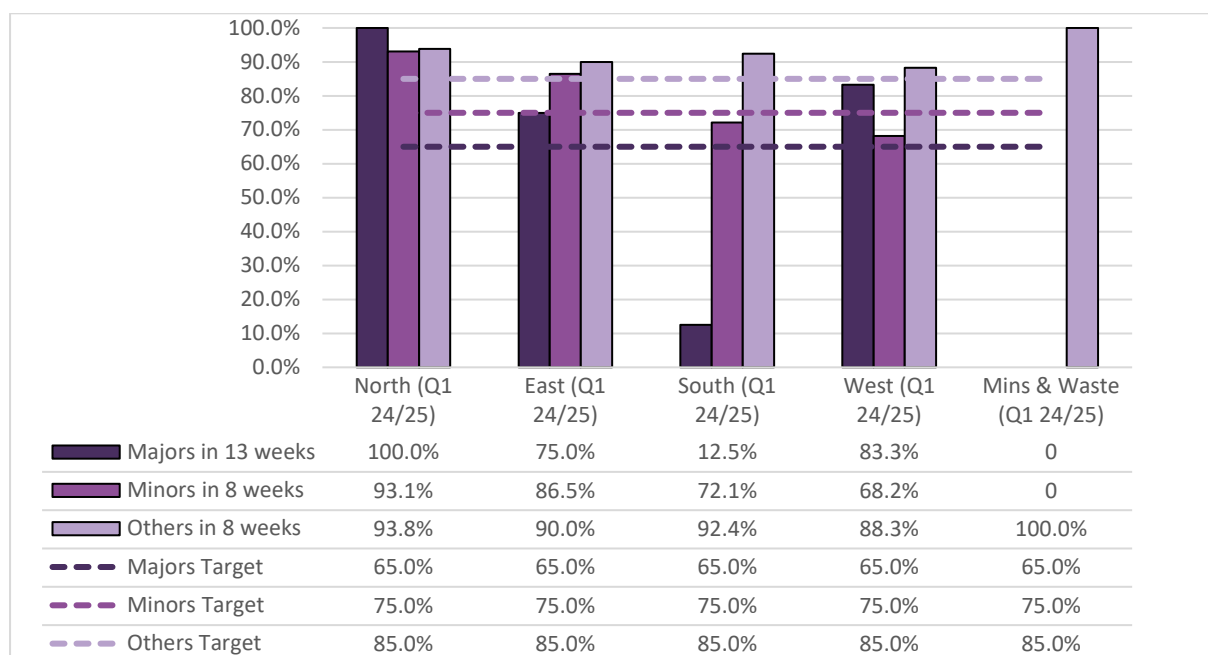
<sup>5</sup> Major (district) and non-major development definition: [Planning Applications \(s62A\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/planning-applications-s62a)

2013 and is based on assessing performance on the speed and quality of their decisions on applications for major and non-major development. Where an authority is designated as underperforming applicants have the option of submitting their applications directly to the Planning Inspectorate for determination.

3.3 The data for percentage of decisions in time against national targets displayed below is separated into Major, Minor and Other decisions and based on the national targets and should be considered against the target of 65% of major applications determined within 13 weeks for Major applications (or with an extension of time or agreed planning performance agreement) and a target of 75% of minor applications within 8 weeks (or with agreed extension of time) and 85% of other applications within 8 weeks (or with agreed extension of time).

3.4 The data below for majors determined within 13 weeks includes applications with an EIA, which are determined within a longer timeline of 16 weeks.

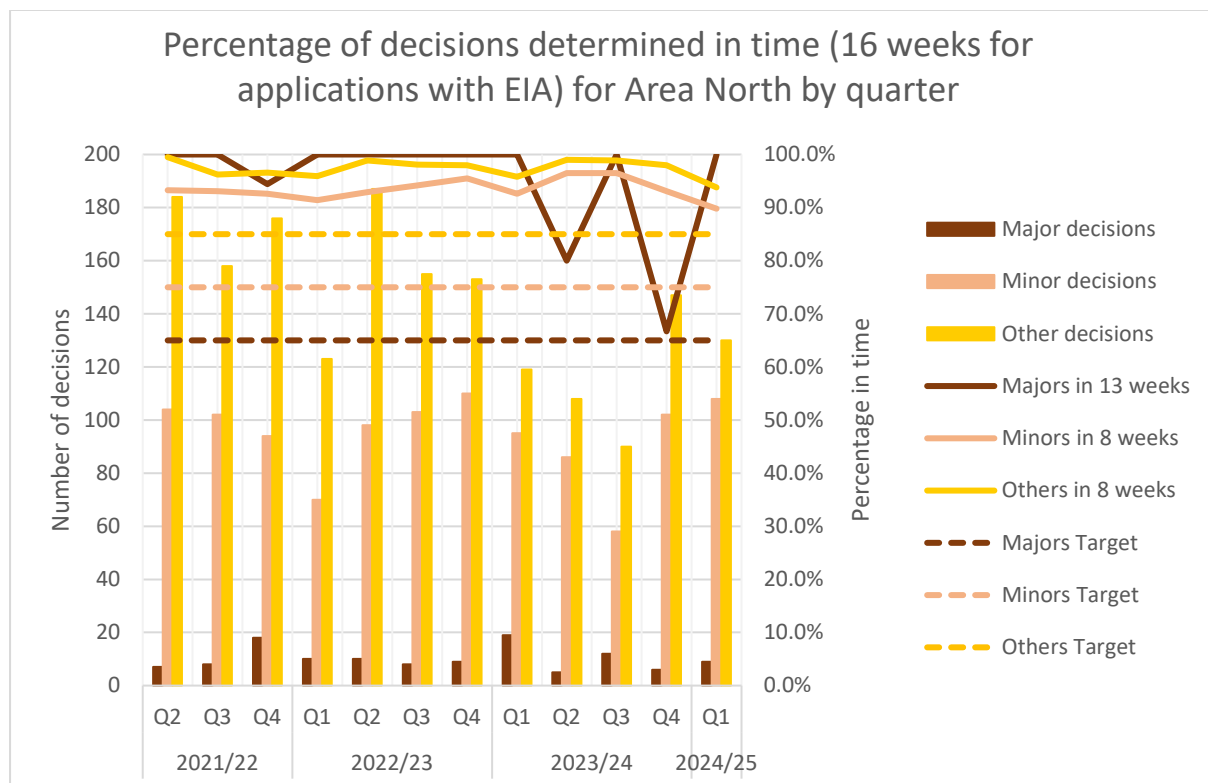
*Chart 8 Data for Q1 of 2024/25 for all Areas showing percentage of applications determined in-time compared to the national targets*



**Table 2: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area North from Q2 of 2021/22 to Q1 of 2024/25**

	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Major decisions	7	8	18	46	10	10	8	9	37	19	5	12	6	42	9
Major decisions % in 13 weeks	100	100	94.4	97.8	100	100	100	100	100	100	80	100	66.7	92.9	100
Minor decisions	104	102	94	396	70	98	103	110	381	95	86	58	102	341	108
Minor decisions % in 8 weeks	93.3	93.1	92.6	93.4	91.4	92.9	94.2	95.5	93.7	92.6	96.5	96.5	93.1	94.4	89.8
Other decisions	184	158	176	674	123	187	155	153	618	119	108	90	147	464	130
Other decisions % in 8 weeks	99.5	96.2	96.6	96.6	95.9	98.9	98.1	98	97.9	95.8	99	98.9	98	97.8	93.8

**Chart 9: Number of major, minor and other decisions and percentage meeting the national targets for Area North from Q2 of 2021/22 to Q1 of 2024/25 by quarter**





**Table 3: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area East from Q2 of 2021/22 to Q1 of 2024/25**

	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Major decisions	14	8	3	<b>34</b>	11	8	7	9	<b>35</b>	6	10	11	7	<b>34</b>	4
Major decisions % in 13 weeks	92.9	87.5	100	<b>76.5</b>	100	100	57.1	100	<b>91.4</b>	100	100	100	100	<b>100</b>	75
Minor decisions	86	64	82	<b>329</b>	97	92	98	85	<b>372</b>	88	97	90	91	<b>366</b>	111
Minor decisions % in 8 weeks	80.2	81.3	86.6	<b>80.2</b>	86.6	87	84.7	88.2	<b>86.6</b>	80.7	94	91.1	90.1	<b>89.1</b>	86.5
Other decisions	209	191	207	<b>822</b>	218	193	168	131	<b>710</b>	167	191	143	164	<b>665</b>	160
Other decisions % in 8 weeks	94.7	96.9	93.2	<b>94</b>	88.5	87.6	88.1	85.5	<b>87.6</b>	86.2	86.4	90.2	88.4	<b>87.5</b>	90

**Chart 10: Number of major, minor and other decisions and percentage meeting the national targets for Area East from Q2 of 2021/22 to Q1 of 2024/25 by quarter**

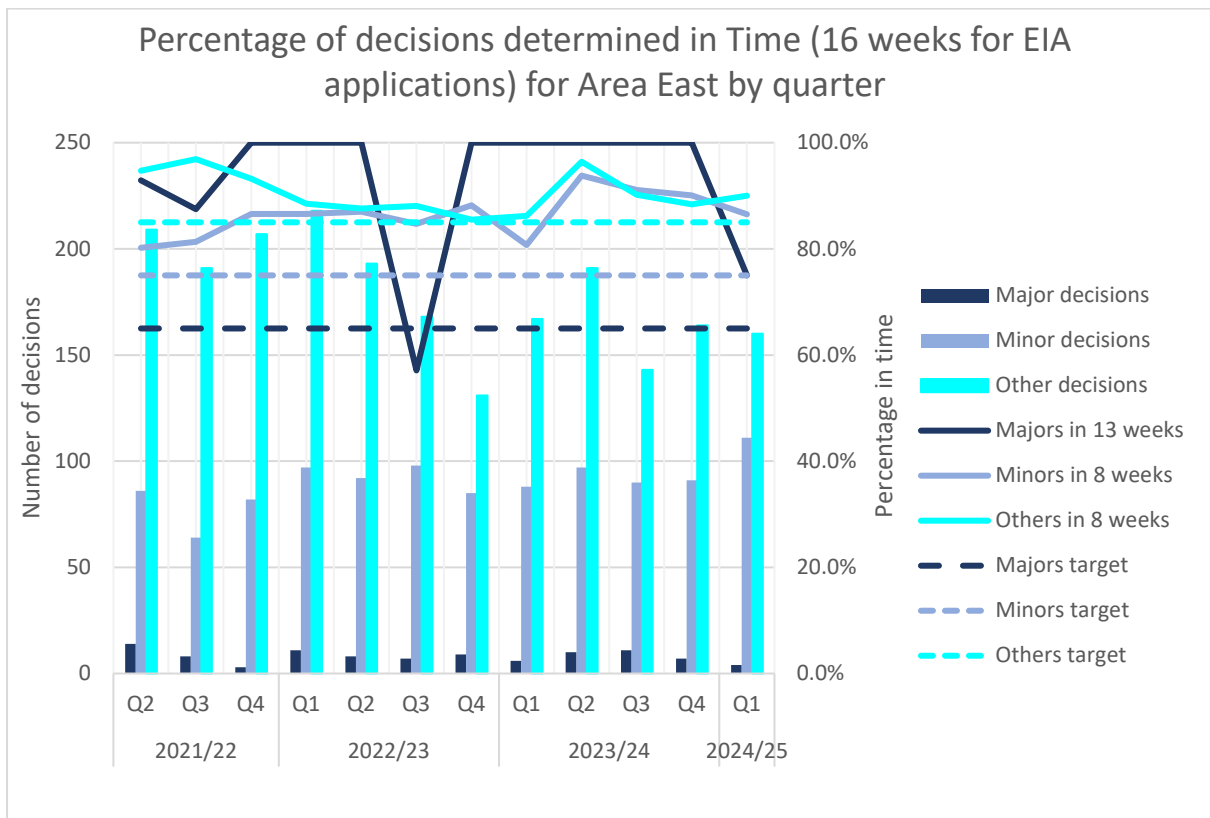
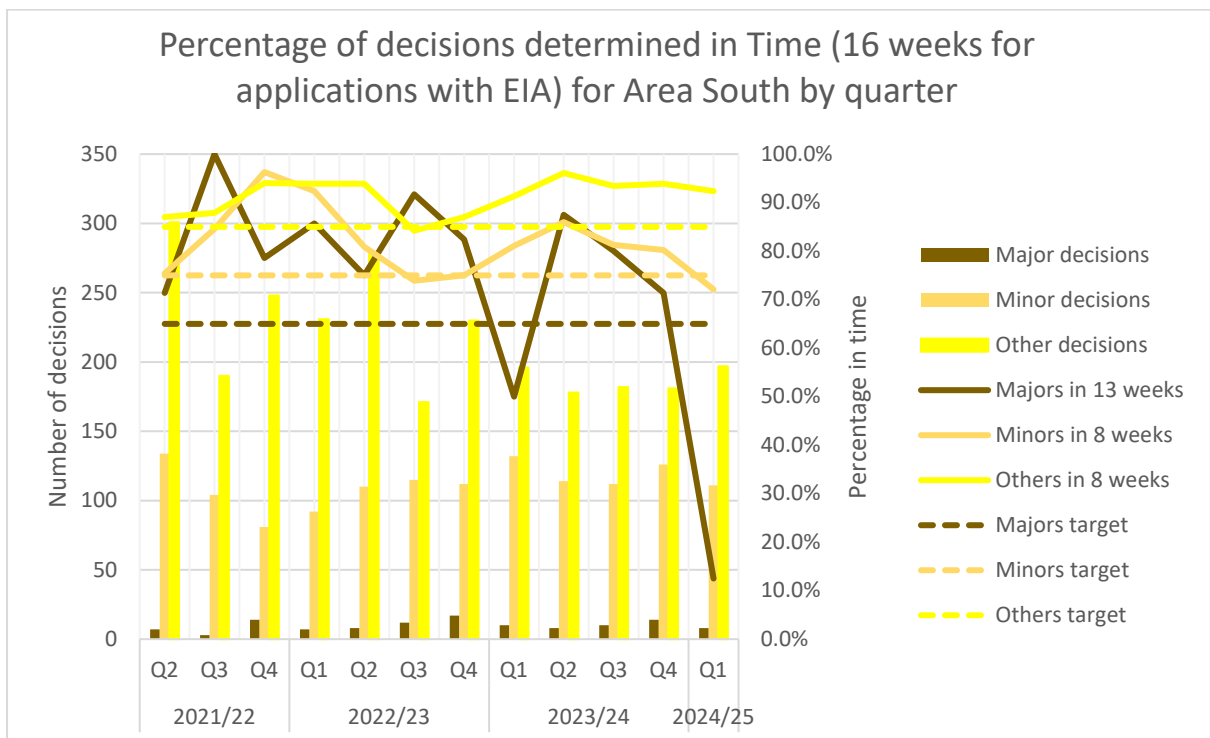


Table 4: Number of major, minor and other decisions and percentage meeting the national targets in Area South from Q2 of 2021/22 to Q1 of 2024/25

	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Major decisions	7	3	14	31	7	8	12	17	44	10	8	10	14	42	8
Major decisions % in 13 weeks	71.4	100	78.6	83.9	85.7	75	91.7	82.4	84.1	50	88	80	71.4	71.4	12.5
Minor decisions	134	104	81	429	92	110	115	112	429	132	114	112	126	429	111
Minor decisions % in 8 weeks	75.4	84.6	96.3	80.7	92.4	80.9	73.9	75	80	81.1	86	81.3	80.2	92.5	72.1
Other decisions	301	190	248	963	231	278	171	230	910	196	178	182	181	737	197
Other decisions % in 8 weeks	87	87.9	94	88.8	93.9	93.9	84.2	87	90.3	91.3	96.1	93.4	93.9	93.6	92.4

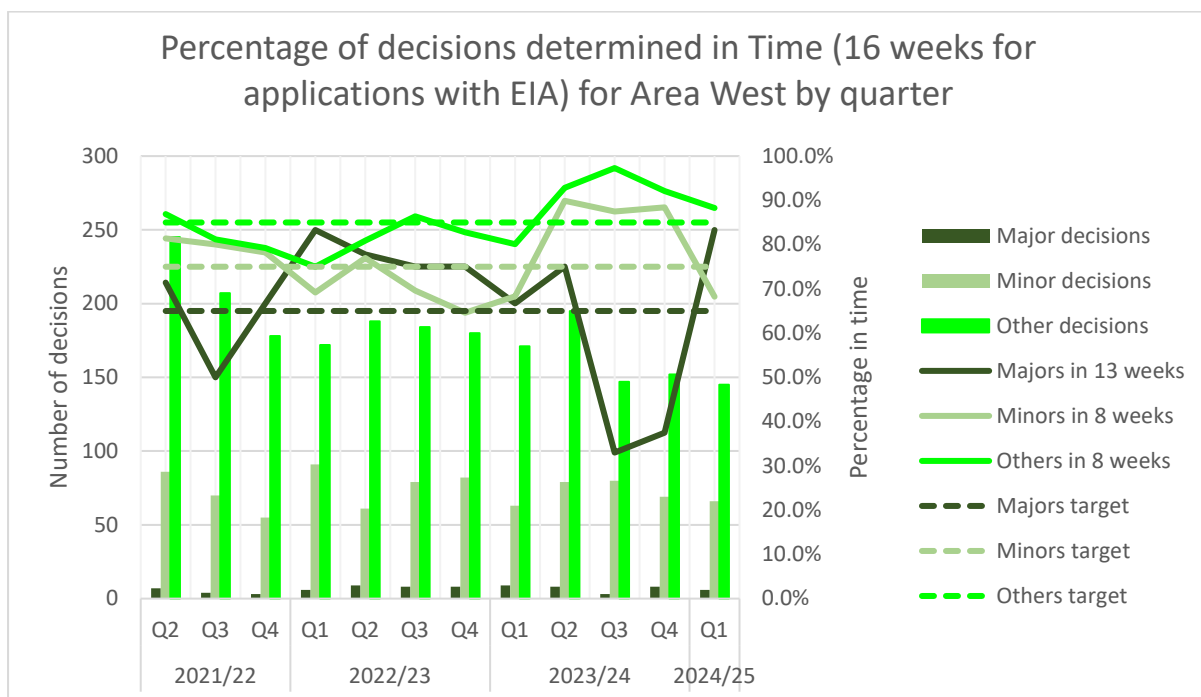
Chart 11: Number of major, minor and other decisions and percentage meeting the national targets for Area South from Q2 of 2021/22 to Q1 of 2024/25 by quarter



**Table 5: Percentage of decisions meeting the national targets for Major, Minor and Other decisions in Area West from Q2 of 2021/22 to Q1 of 2024/25**

	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Major decisions	7	8	18	<b>46</b>	10	10	8	9	<b>37</b>	19	5	12	6	<b>42</b>	6
Major decisions % in 13 weeks	100	100	94.4	<b>97.8</b>	100	100	100	100	<b>100</b>	100	80	100	66.7	<b>92.9</b>	83.3
Minor decisions	104	102	94	<b>396</b>	70	98	103	110	<b>381</b>	95	86	58	102	<b>341</b>	66
Minor decisions % in 8 weeks	93.3	93.1	92.6	<b>93.4</b>	91.4	92.9	94.2	95.5	<b>93.7</b>	92.6	96.5	96.5	93.1	<b>94.4</b>	68.2
Other decisions	184	158	176	<b>674</b>	123	187	155	153	<b>618</b>	119	108	90	147	<b>464</b>	145
Other decisions % in 8 weeks	99.5	96.2	96.6	<b>96.6</b>	95.9	98.9	98.1	98	<b>97.9</b>	95.8	99	98.9	98	<b>97.8</b>	88.3

**Chart 12: Number of major, minor and other decisions and percentage meeting the national targets for Area West from Q2 of 2021/22 to Q1 of 2024/25 by quarter**



*Table 6: Percentage of decisions for major applications in time with national targets for County Matters on a two-year rolling average compared to England average*

<b>Majors Determined</b>	<b>Two year rolling figure: 24 months to the end of March 24</b>
England	92.2
Somerset Minerals and Waste	87.5

3.5 The two-year rolling figures for percentage of decisions determined within the national target or agreed time are shown in Table 7 for all Areas and for County Matters. The data reflects the previous 24 months up to the end of March – the data for the former Districts is no longer published nationally so this has been prepared for internal purposes only. The published data is now Somerset wide and is for the first quarter of 2023/24 only and so does not reflect the previous 24 months and will not do so the first quarter of 2025/26. The threshold for designation by government is not making 50% or more decisions on major applications in time or 70% of minor or other applications in time.

*Table 7: Two-year rolling period figure vs. England average for decisions determined within national target or agreed time to end of March 2024*

<b>All Areas rolling annual % vs. rolling annual % for England for 24 months to end of March 2024</b>	<b>Major decisions (% within 13 weeks or within agreed time)</b>	<b>Minor decisions (% within 8 weeks or within agreed time)</b>
<b>England</b>	88.3	87.5
Somerset (Starting April 23)	81.6	90.6
Area East (Mendip – Historic only to end March 23)	88.6	87.5
Area North (Sedgemoor – Historic only to end March 23)	100.0	96.6
Area West (Somerset West and Taunton – Historic only to end March 23)	77.4	78.8
Area South (South Somerset – Historic only to end March 23)	84.1	86.9

#### **4. Number of prior approval applications and other applications not included in the national performance data**

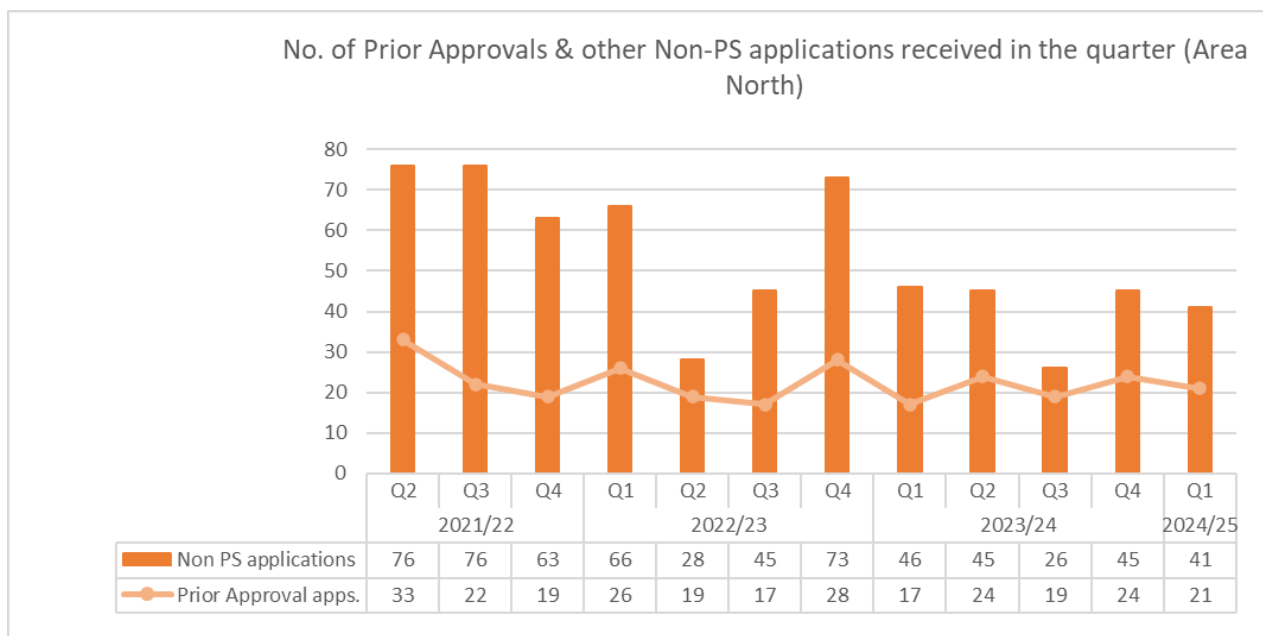
4.1 Due to differing computer systems in operation and differences in the recording of applications for the discharge of conditions, this data is not included in the information in order to ensure consistency. The applications in this data set therefore relate the non PS1 data including adverts and tree applications.

4.2 The data in the tables below set out Prior Approval and other applications received by Area and not included in the government returns. This data set is not relevant for Minerals and Waste.

**Table 8: Number of Prior Approvals and other applications received by quarter for Area North from Q2 of 2021/22 to Q1 of 2024/25**

	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Prior Approval apps.	33	22	19	108	26	19	17	28	90	17	24	19	24	84	21
Non-PS applications (inc. adverts and tree applications)	76	76	63	301	66	28	45	73	212	46	45	26	45	162	41

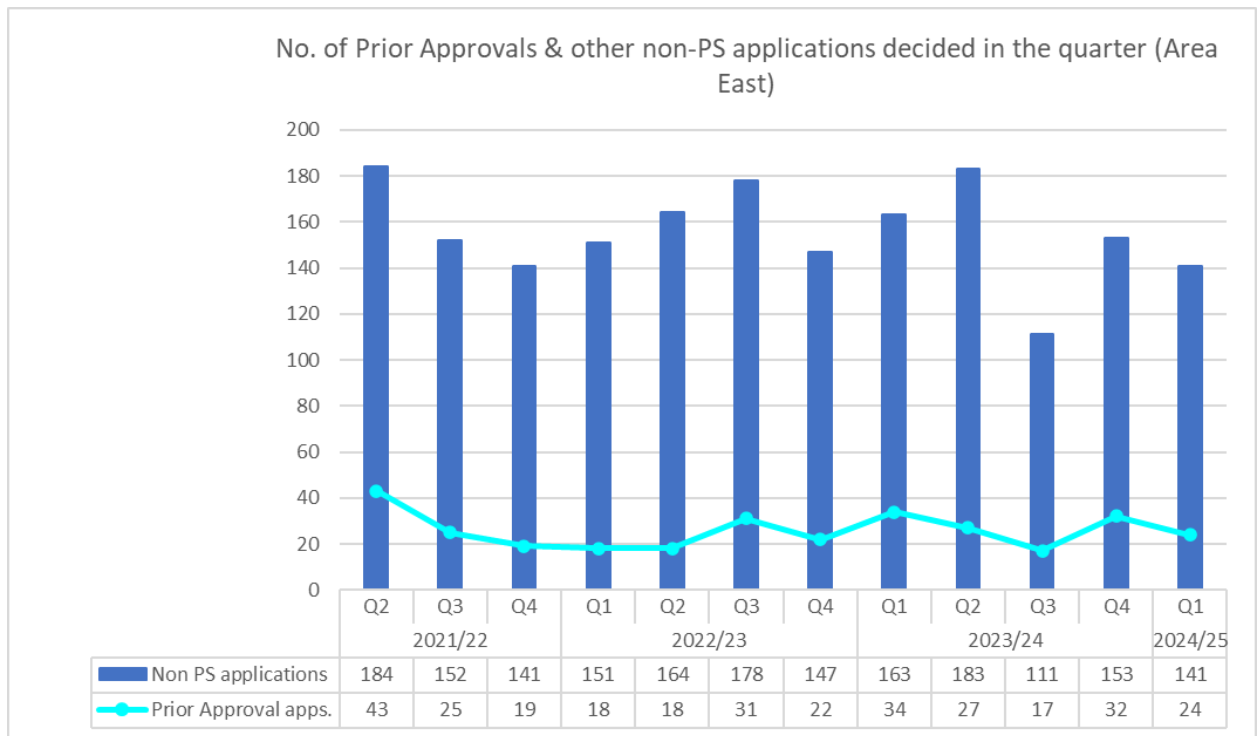
**Chart 13: Number of Prior Approvals and other Non-PS applications received by quarter for Area North from Q2 of 2021/22 to Q1 of 2024/25**



**Table 9: Number of Prior Approvals and other applications received by quarter for Area East from Q2 of 2021/22 to Q1 of 2024/25**

	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Prior Approval apps.	184	25	19	121	18	18	31	22	89	34	27	17	153	110	24
Non-PS applications (inc. adverts and tree applications)	43	152	141	667	151	164	178	147	640	163	183	111	32	610	141

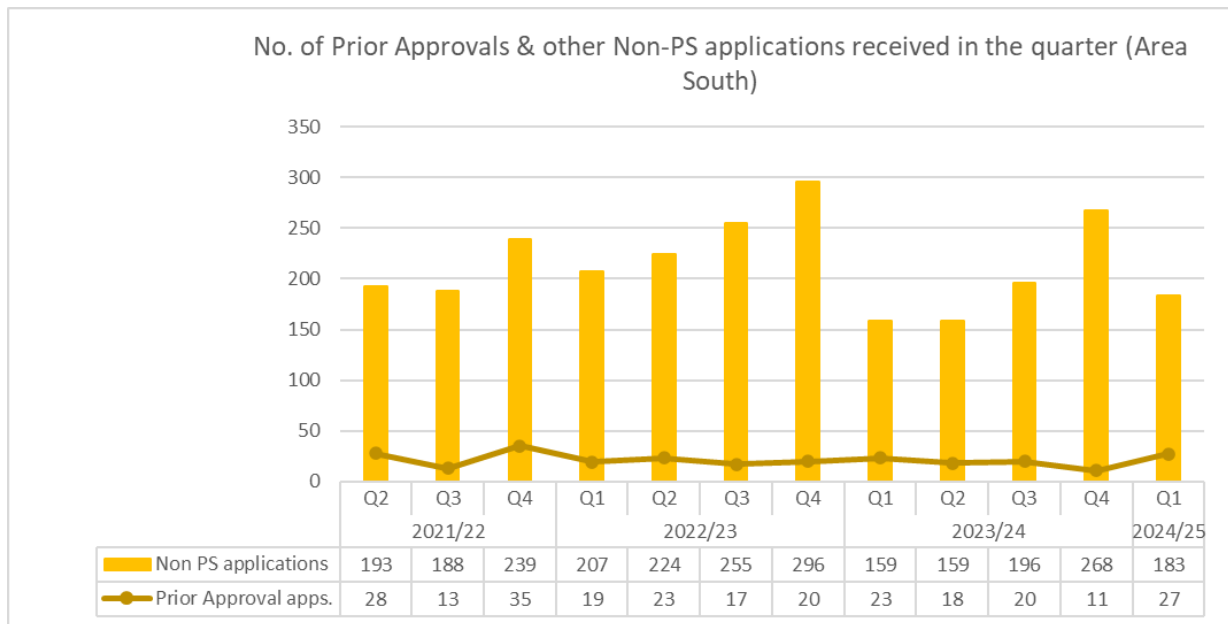
**Chart 14: Number of Prior Approvals and other non-PS applications received by quarter for Area East from Q2 of 2021/22 to Q1 of 2024/25**



**Table 10: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q2 of 2021/22 to Q1 of 2024/25**

	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Prior Approval apps.	28	13	35	100	19	23	17	20	79	23	18	20	11	72	27
Non-PS applications (inc. adverts and tree applications)	193	188	239	824	207	224	255	296	982	159	159	196	268	782	183

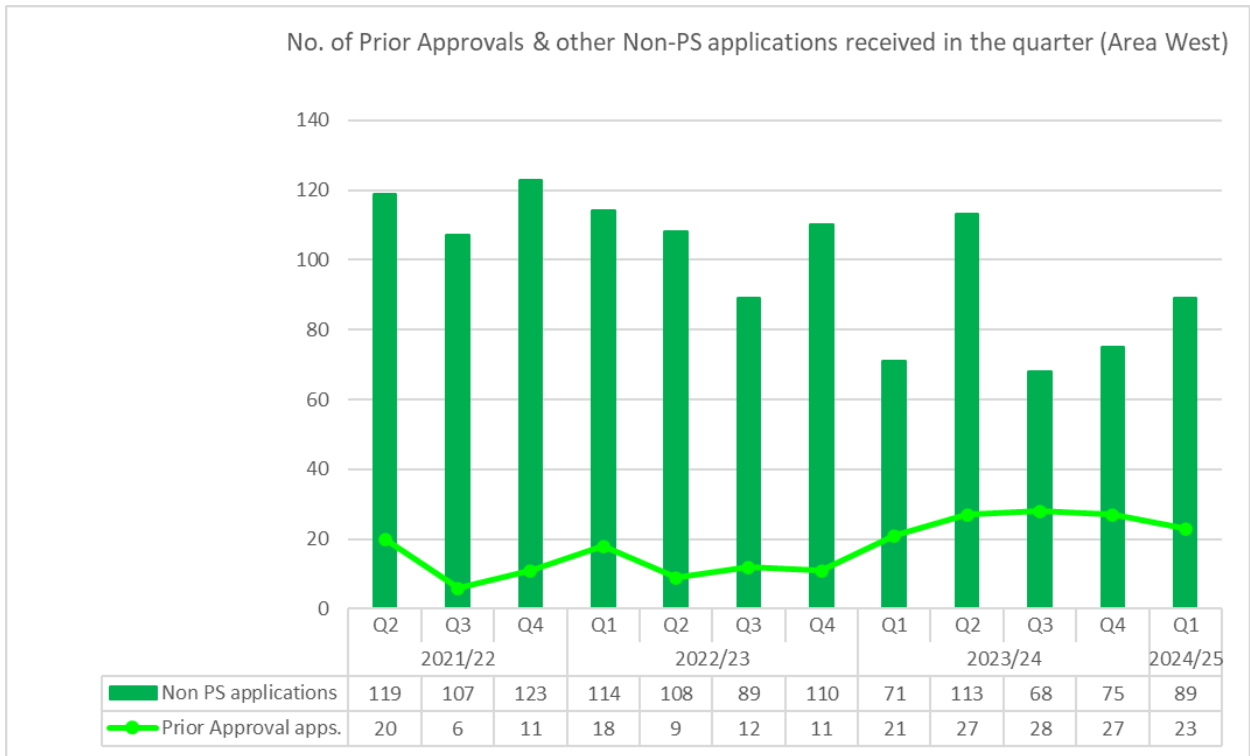
**Chart 15: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q2 of 2021/22 to Q1 of 2024/25**



**Table 11: Number of Prior Approvals and other non-PS applications received by quarter for Area West from Q2 of 2021/22 to Q1 of 2024/25**

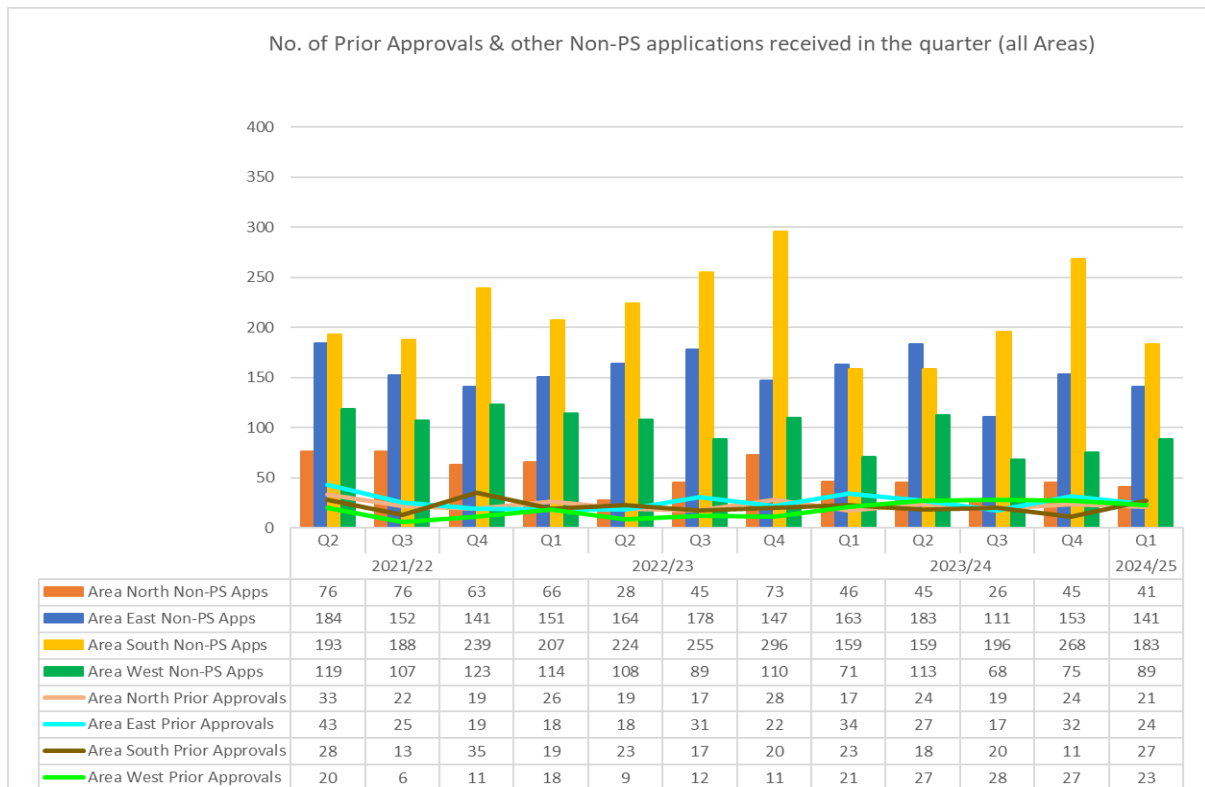
	2021/22				2022/23					2023/24					2024/25
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1
Prior Approval apps.	20	6	11	46	18	9	12	11	50	21	27	28	27	103	23
Non-PS applications (inc. adverts and tree applications)	119	107	123	453	114	108	89	110	421	71	113	68	75	327	89

**Chart 16: Number of Prior Approvals and other non-PS applications received quarter for Area West from Q2 of 2021/22 to Q1 of 2024/25**

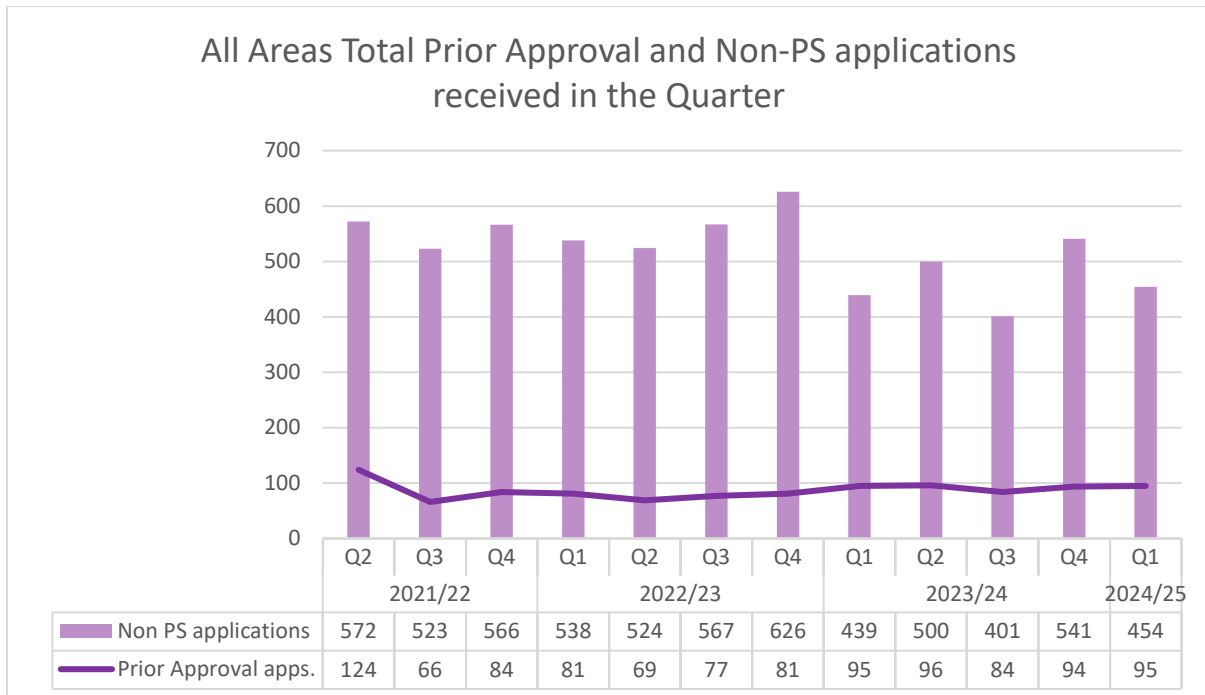




**Chart 17: Number of Prior Approvals and other non-PS applications received quarter for all Areas from Q2 of 2021/22 to Q1 of 2024/25**



**Chart 18: Total Number of Prior Approvals and other non-PS applications received quarter for all Areas from Q2 of 2021/22 to Q1 of 2024/25**



## 5. Number of pre-application enquiries

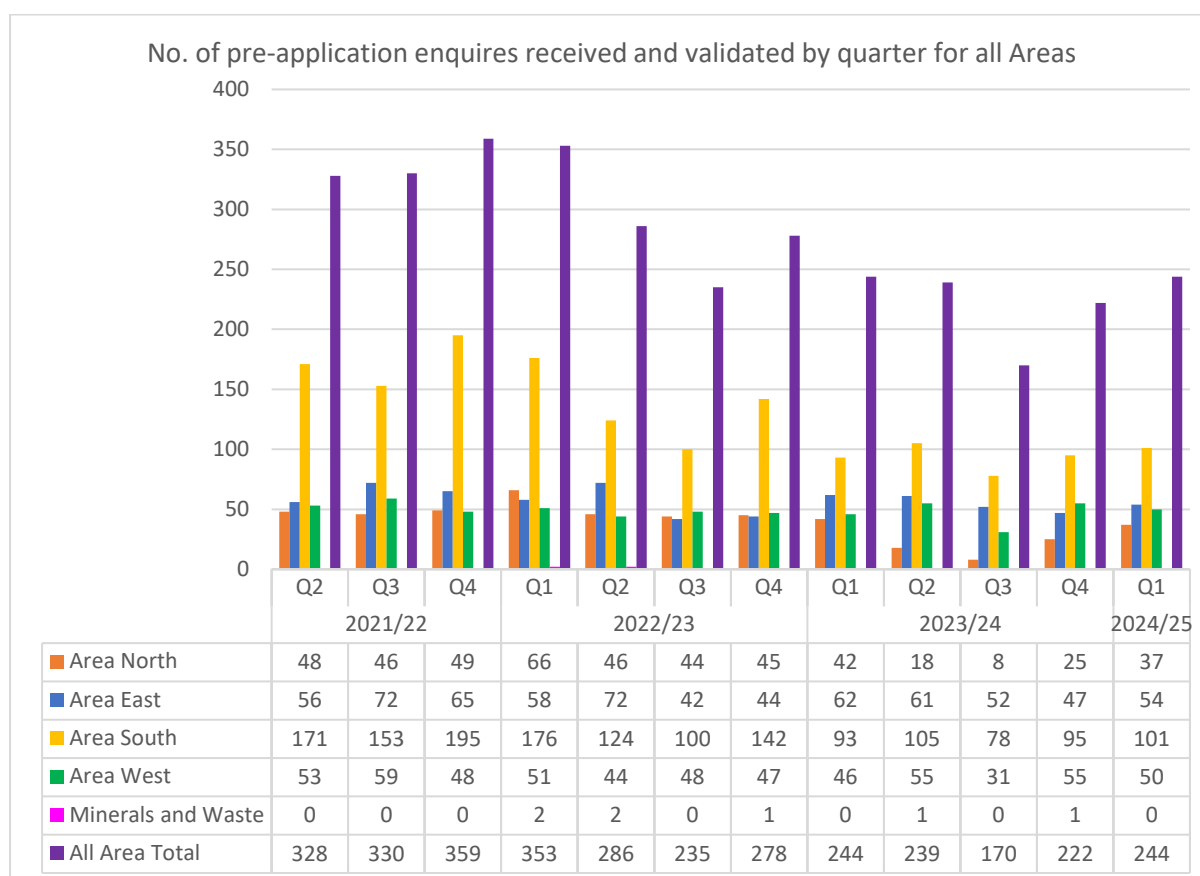
5.1 The data sets out pre-application enquiries received by Area and for Minerals and Waste. This is set out in Table 12 below.

5.2 Data includes pre-applications received and valid as this reflects the volume of work. The data does not include 'DO I' for Area West which operated a service for simple requests to advise as to whether planning permission was required.

*Table 12: Number of pre-applications received by quarter for all Areas from Q2 of 2021/22 to Q1 of 2024/25*

	2021/22			2022/23				2023/24				2024/25
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Area North	48	46	49	66	46	44	45	42	18	8	25	37
Area East	56	72	65	58	72	42	44	62	61	52	47	54
Area South	17	15	19	17	12	10	14		10			101
	1	3	5	6	4	0	2	93	5	78	95	
Area West	53	59	48	51	44	48	47	46	55	31	55	50
Minerals and Waste	0	0	2	2	0	1	0	1	0	1	0	2
All Area Total	32	33	35	35	28	23	27	24	23	17	22	
	8	0	9	3	6	5	8	4	9	0	2	244

**Chart 19: Number of pre-applications received for all Areas by quarter from Q2 of 2021/22 to Q1 of 2024/25**



**6. Total number of appeal decisions and percentage of appeals where the decision was allowed by the Planning Inspectorate**

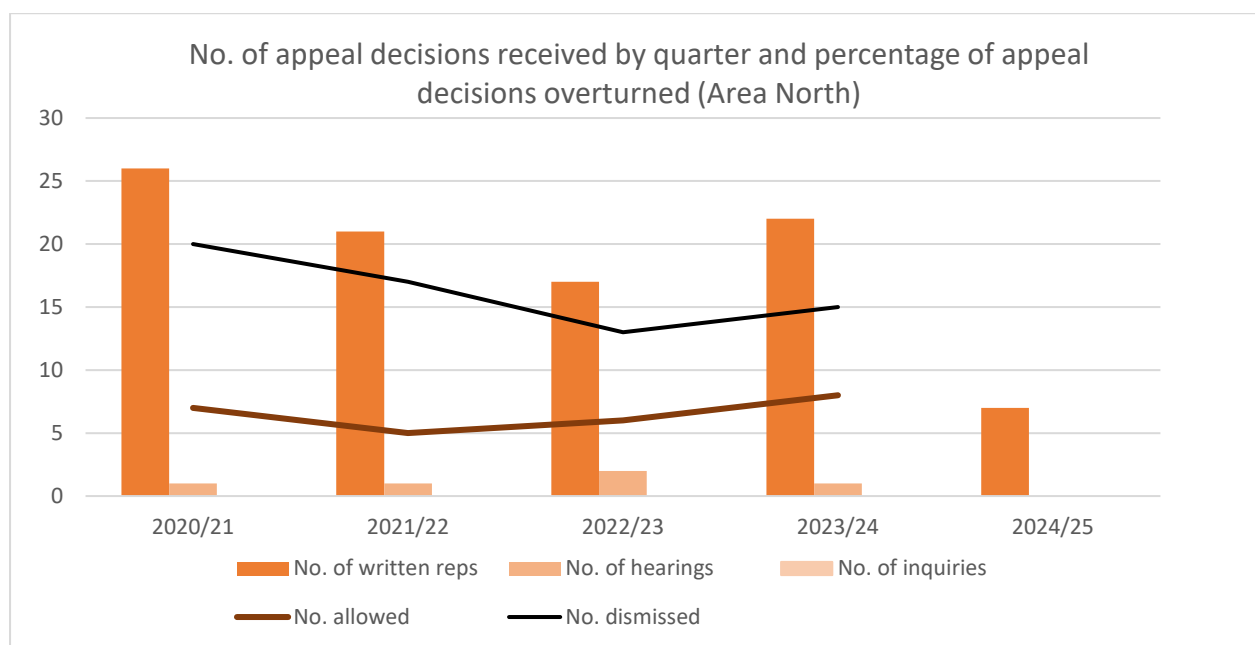
6.1 This section sets out the total number of appeal decisions received on an annual basis and the percentage that have been dismissed/allowed. The data below provides details on the number of appeals heard by way of written representatives, hearings and inquiries.

6.2 For context, the overall national average is 61% dismissed calculated using [National Government’s Casework Database](#) by dividing the number of appeals dismissed by the total number of appeals. Figures for percentage dismissed higher than 61% are therefore exceeding the national average. Those cases dismissed are where the Inspector agrees with the Council’s decision meaning that officer and member decisions are being supported.

*Table 13: Total appeal decisions split by number of written reps, hearings, inquires and the percentage dismissed/allowed on an annual basis for Area North*

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
2020/21	26	1	0	20	74.07%	7	25.93%	<b>27</b>
2021/22	21	1	0	17	77.27%	5	22.73%	<b>22</b>
2022/23	17	2	0	13	68.42%	6	31.58%	<b>19</b>
2023/24	22	1	0	15	65.22%	8	34.78%	<b>23</b>
2024/25 (Q1 only)	7	0	0	6	85.71%	1	14.29%	<b>7</b>

*Chart 20: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area North annually from 2020/21 to 2024/25*



*Table 14: Total appeal decisions split by number of written reps, hearings, inquires and the percentage dismissed/allowed on an annual basis for Area East*

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
2020/21	54	3	0	29	50.88%	28	49.12%	<b>57</b>
2021/22	23	5	1	15	51.72%	14	48.28%	<b>29</b>
2022/23	18	4	2	14	58.33%	10	41.66%	<b>24</b>
2023/24	23	5	6	18	52.94%	16	47.06%	<b>34</b>
2024/25 (Q1 only)	4	0	0	3	75.00%	1	25.00%	<b>4</b>

**Chart 21: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area East annually from 2020/21 to 2024/25**

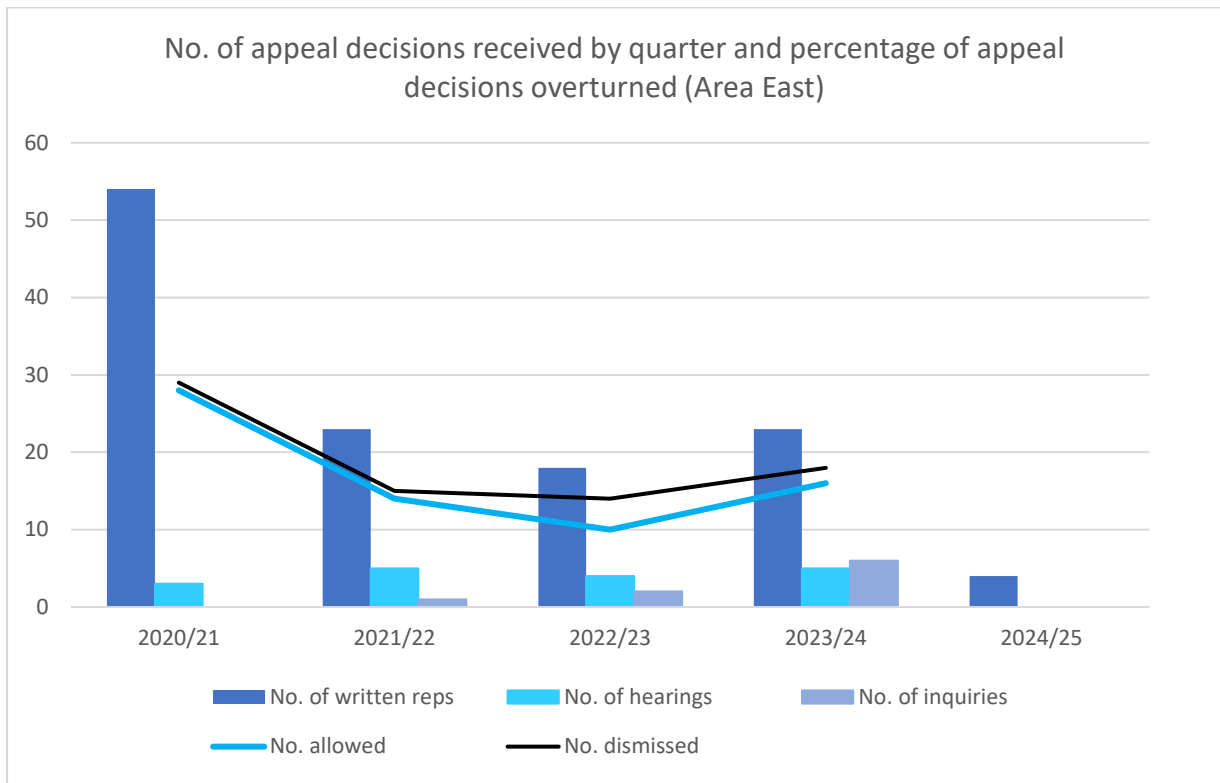
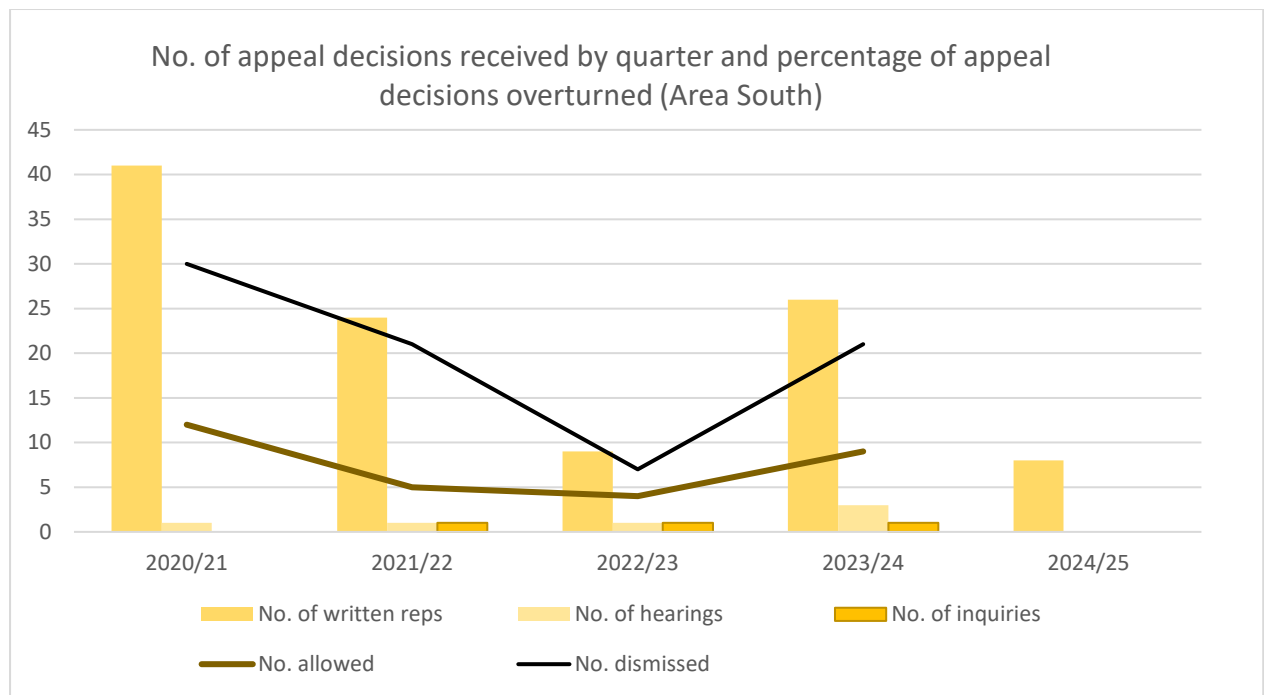


Table 15: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed on an annual basis for Area South

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
<b>2020/21</b>	41	1	0	30	71.43%	12	28.57%	<b>42</b>
<b>2021/22</b>	24	1	1	21	80.77%	5	19.23%	<b>26</b>
<b>2022/23</b>	9	1	1	7	63.64%	4	36.36%	<b>11</b>
<b>2023/24</b>	26	3	1	21	70.00%	9	30.00%	<b>30</b>
<b>2024/25 (Q1 only)</b>	8	0	0	3	37.50%	5	62.50%	<b>8</b>

Chart 22: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area South annually from 2020/21 to 2024/25



*Table 16: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed on an annual basis for Area West*

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
2020/21	48	4	0	27	51.92%	25	48.08%	<b>52</b>
2021/22	57	1	2	26	43.33%	34	56.67%	<b>60</b>
2022/23	27	1	2	20	66.67%	10	33.33%	<b>30</b>
2023/24	23	0	1	20	83.33%	4	14.29%	<b>24</b>
2024/25 (Q1 only)	8	0	0	2	25.00%	6	75.00%	<b>8</b>

*Chart 23: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area West annually from 2020/21 to 2024/25*

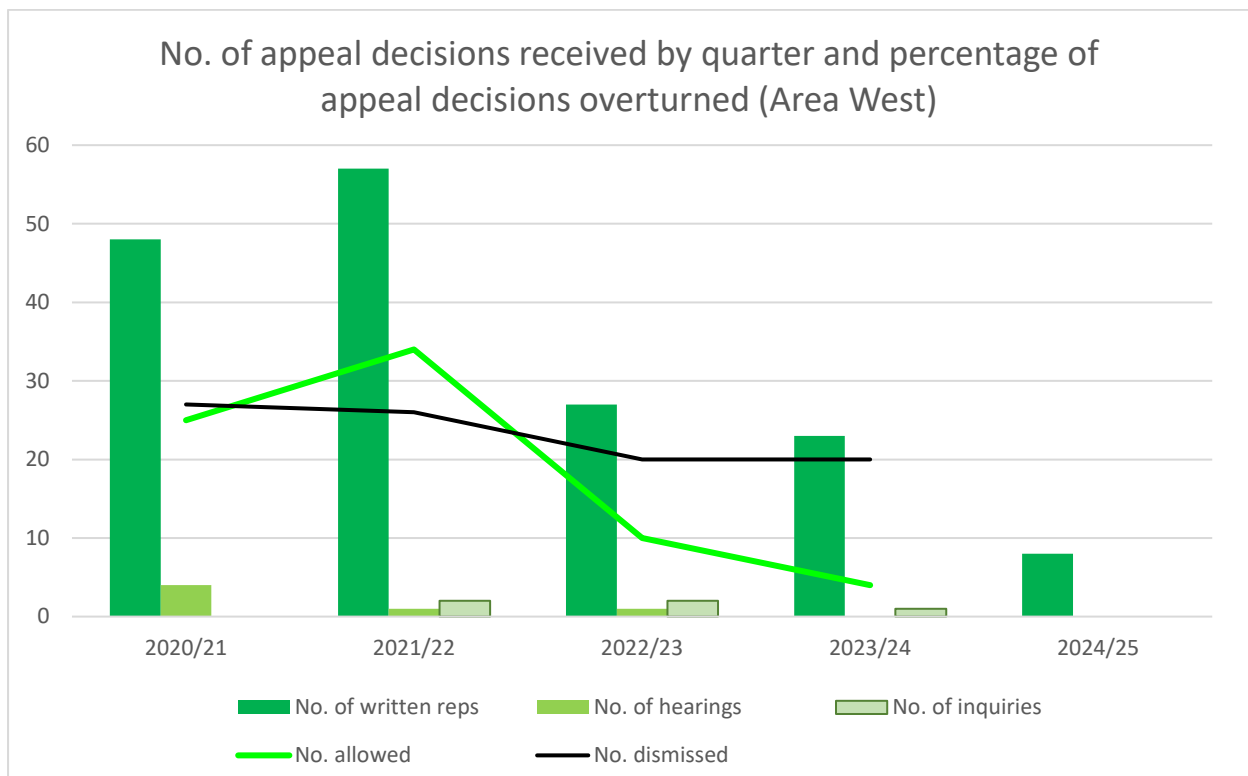
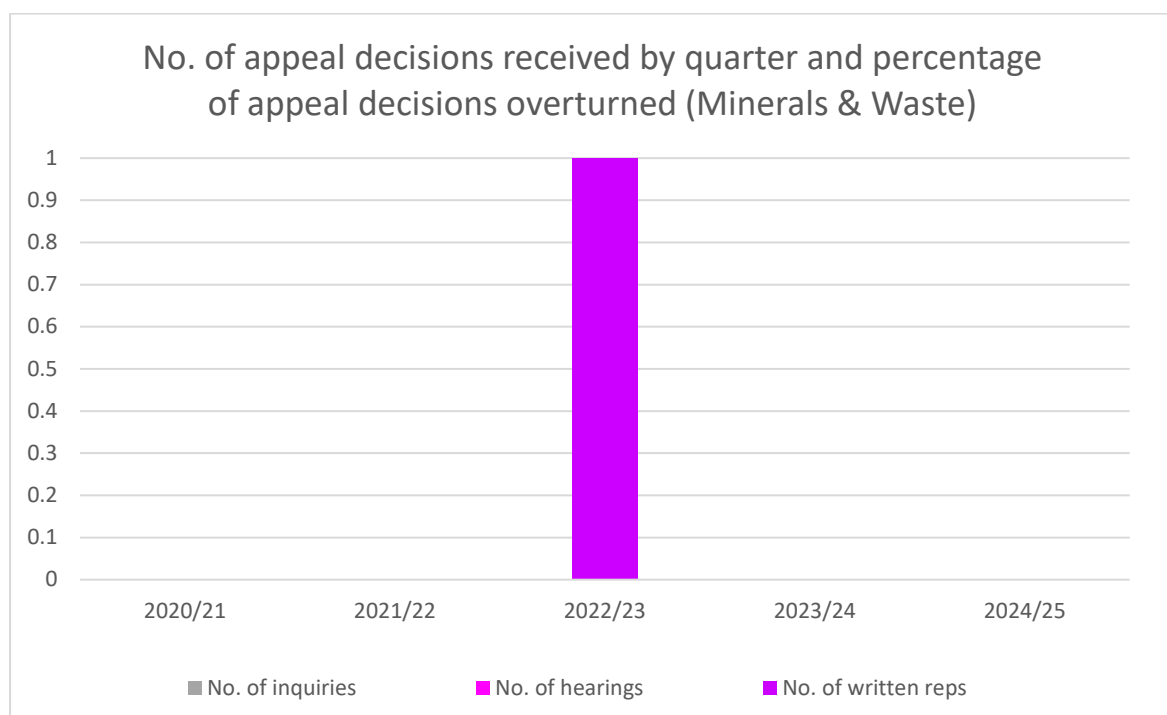


Table 17: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed annually for Minerals & Waste

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total Decisions
2020/21	0	0	0	0	0.00%	0	0.00%	0
2021/22	0	0	0	0	0.00%	0	0.00%	0
2022/23	1	0	0	1	100.00%	0	0.00%	1
2023/24	0	0	0	0	0.00%	0	0.00%	0
2024/25	0	0	0	0	0.00%	0	0.00%	0

Chart 24: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Minerals & Waste annually from 2020/21 to 2024/25



6.3 Minerals and Waste have only received one appeal since 2020/21 which was dismissed.

## 7. Enforcement

7.1 Local Planning Authorities have a discretionary power to take enforcement action where unauthorised development has taken place and it is considered expedient to do so. The Government advice urges negotiation in the first instance to try to resolve enforcement issues except in the most serious cases and local planning authorities are advised to act in a proportionate way appropriate to the level of harm caused by the development. The Council recognises that effective enforcement is an important means of maintaining integrity and public confidence of the development management process. In February 2023 the Council adopted an enforcement policy [SCC - Public - Somerset Planning Enforcement Policy.pdf - All Documents \(sharepoint.com\)](#). This sets out the priority level that will be given



to complaints and is essential given the high number of allegations of breaches of planning control received each year. Some complaints will require no further investigation because we identify that planning permission already exists for the work, that planning permission was not required or that enforcement action is not proportionate to the level of harm caused by the breach.

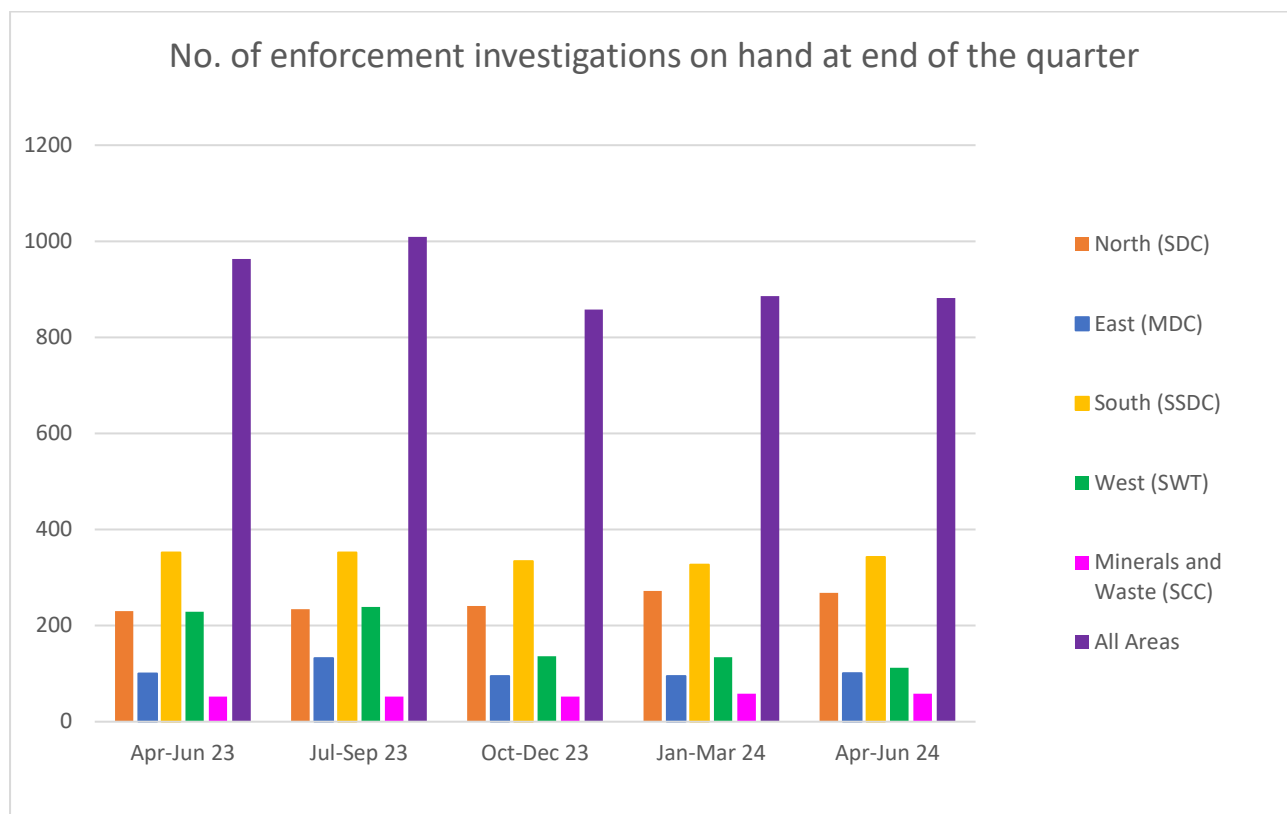
**Enforcement cases on hand at the end of each quarter and cases resolved/closed in each quarter**

7.2 For the purposes of this report the figures for number of cases on hand at the end of each quarter are the number that were on hand from the date the report was run as at 30<sup>th</sup> June 2024.

*Table 18: Number of enforcement cases on hand at the end of the quarter for all Areas as at 30<sup>th</sup> June 2024*

	<b>30 Jun 23</b>	<b>30 Sep 23</b>	<b>31 Dec 23</b>	<b>31 Mar 24</b>	<b>30 Jun 24</b>
Area North	230	234	241	272	268
Area East	100	132	95	95	101
Area South	352	352	334	327	343
Area West	229	239	136	134	112
Minerals and Waste	52	52	52	58	58
<b>Total</b>	<b>963</b>	<b>1009</b>	<b>858</b>	<b>886</b>	<b>882</b>

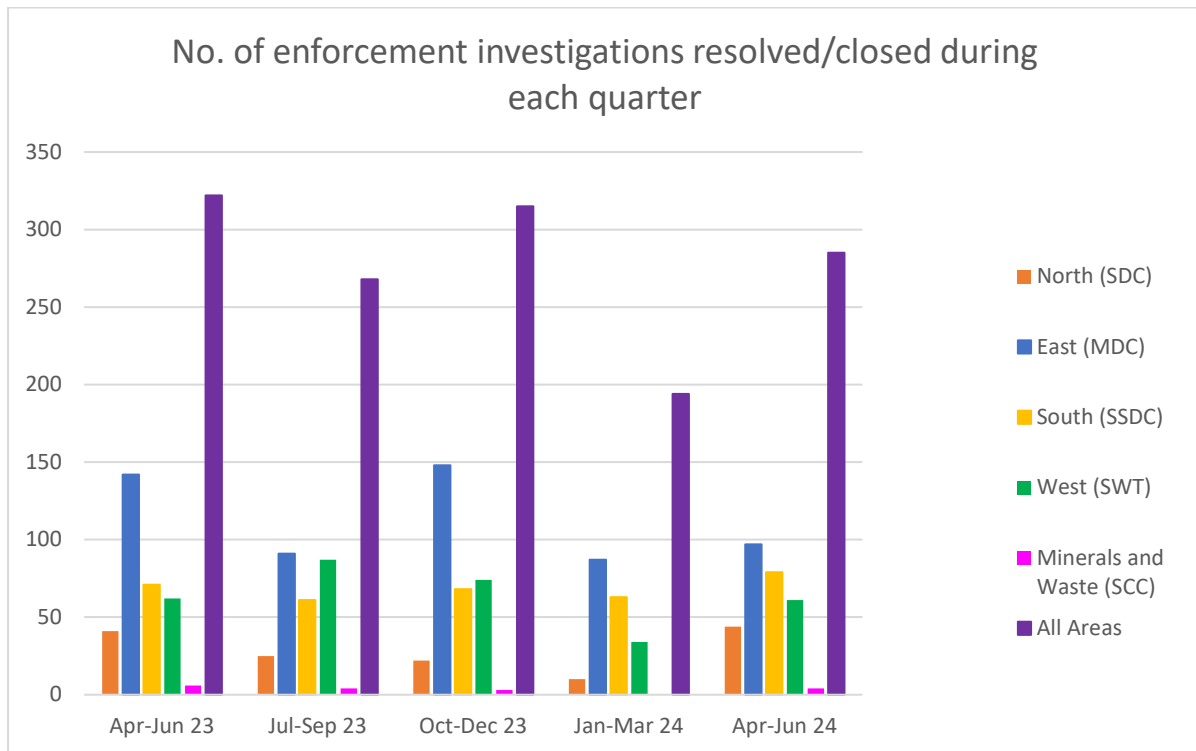
*Chart 25: Number of enforcement cases on hand at the end of the Q1 of 2024/25 for all Areas i.e. 30<sup>th</sup> June 2024*



*Table 19: Number of enforcement cases resolved/closed during each quarter for all Areas from April 2023 to June 2024*

	<b>Apr-Jun 23</b>	<b>Jul-Sep 23</b>	<b>Oct-Dec 23</b>	<b>Jan-Mar 24</b>	<b>Apr-Jun 24</b>
Area North	41	25	22	10	44
Area East	142	91	148	87	97
Area South	71	61	68	63	79
Area West	62	87	74	34	61
Minerals & Waste	6	4	3	0	4
<b>Total</b>	<b>322</b>	<b>268</b>	<b>315</b>	<b>194</b>	<b>285</b>

**Chart 26: Number of enforcement cases resolved/closed during each quarter for all Areas from April 2023 to Jun 2024**



## 8. Five Year Housing Land Supply and Housing Delivery Test results

8.1 Somerset Council sets out the Five Year Housing Land Supply (5YHLS) by the former District Council Local Planning Authority areas in Table 20 below with Area West split into the former Taunton Deane and West Somerset areas as these are the relevant adopted local plans.

8.2 The 5YHLS calculation (number of years supply) is based on the 'Total Deliverable dwellings' divided by the annual average '5 Year Requirement' rate. In accordance with Paragraph 73 of the NPPF the Council is required to identify and update annually a supply of specific deliverable sites with an appropriate buffer. The purpose of the 5 year housing land supply (5YHLS) is to provide an indication of whether there are sufficient sites available to meet the housing requirement. As the planning policy which covers the former Somerset West Area is more than 5 years old the Local Housing Requirement is calculated based on the Standard Method with a buffer set by the Housing Delivery Test Measurement results.

Table 20: Five Year Housing Land Supply Calculations by Area

Combined Five Year Housing Land Supply Calculation	Years
Area North (Sedgemoor) - 2023	6.28*
Area East (Mendip) - 2023	3.24
Area South (South Somerset) - 2024	2.85-2.96 <sup>+</sup>
Area West (Taunton Deane) - 2024	6.06
Area West (West Somerset) - 2024	9.92

\* Revised for appeal in April 2024

+ Revised for appeal in December 2023

Chart 27: Five-Year Housing Land Supply results by Area with target

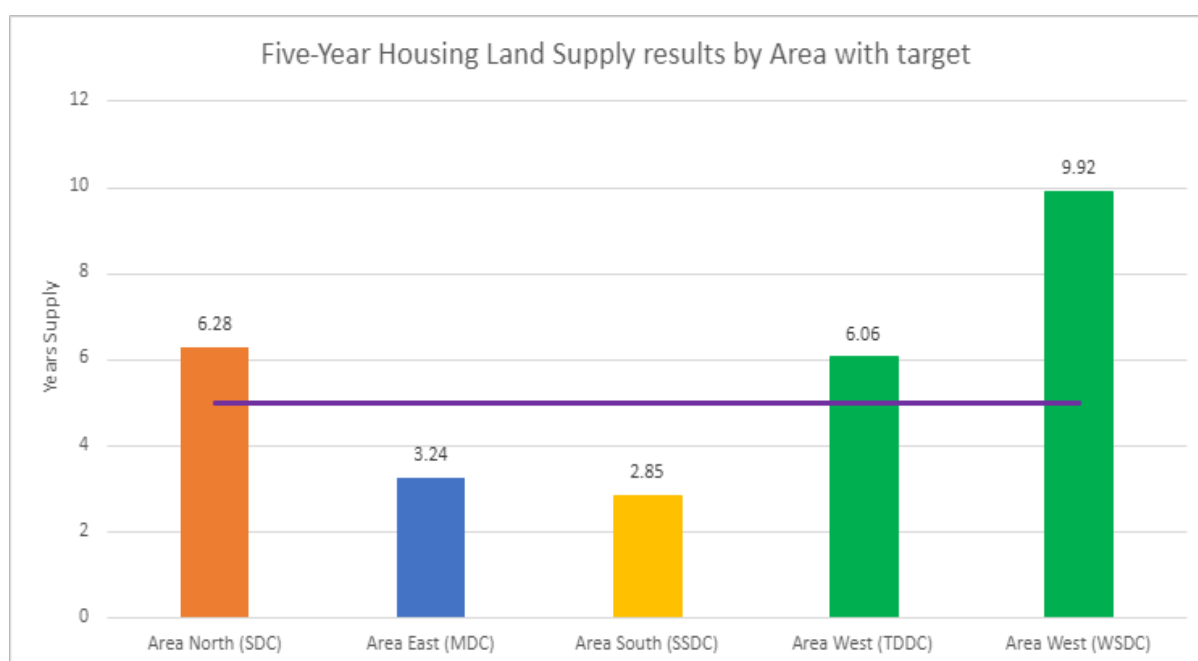


Table 21: Area North Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from April 2024
5 Year Requirement (no buffer)	3,732
Total Deliverable Supply	4686
5 Year Requirement - annual average (a)/5	746.3
No. of Years Supply (c)/(b)	<b>6.28</b> (5144/755)

\* Appeal site at Pawlett, April 2024 APP/V3310/W/22/3303992 and updated affordability ratios April 2024

Table 22: Area East Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2023
5 Year Supply Requirement (including buffer)	3314
Total Deliverable dwellings	2213
5 Year Requirement (annual rate)	683
No. of Years Supply	<b>3.24</b> (2213/683)

Table 23: Area South Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2023*
5 Year Supply Requirement (including buffer)	3,545
Total Deliverable dwellings	2,018-2,096
5 Year Requirement (annual rate)	709
No. of Years Supply	<b>2.85-2.96</b> (2,018/709 or 2,096/709)

\* Appeal site at Mudford, December 2023 APP/E3335/W/23/3328322

Table 24: Area West (Taunton Deane) Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2024
5 Year Requirement (nobuffer)	2,895
Total Deliverable Supply	3,509
5 Year Requirement - annual average (a)/5	579
No. of Years Supply (c)/(b)	<b>6.06</b> (3509/579)

Table 25: Area West (West Somerset) Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2024
5 Year Requirement (no buffer)	555
Total Deliverable Supply	1,102
5 Year Requirement - annual average (a)/5	111
No. of Years Supply (c)/(b)	<b>9.92</b> (1,102/111)

Local Housing Requirement vs. predicted delivery over next five years	
Area	Shortfall/surplus including Buffer
Area North (Sedgemoor) – data for 2021 to 2026	5 year supply of deliverable sites 4,686 minus LHR 3,732 = <b>+954 dwellings (surplus)</b>
Area East (Mendip) – data for 2022 to 2027	5year supply of deliverable sites 2,213 minus LHR 3,314 = - <b>1,101 dwellings (shortfall)</b>
Area South (South Somerset) – data for 2022 to 2027	5year supply of deliverable sites 2,018-2,096 minus LHR 3,545 = <b>-1,527-1,449 dwellings (shortfall)</b>
Area West (Taunton Deane) – data for 2023/24 to 2028/29*	5year supply of deliverable sites 3,509 minus LHR 2,895 = <b>+614 dwellings (surplus)</b>
Area West (West Somerset) – data for 2023/24 to 2028/29*	5year supply of deliverable sites 1,102 minus LHR 555 = <b>+547 dwellings (surplus)</b>

### Housing Delivery Test

8.3 The Housing Delivery Test is an annual measurement of housing delivery in the area of relevant plan making authorities published by DLUHC. The latest test results were published in December 2023 for the period up to 2021/22. . Data shown therefore based on local authority monitoring through the Housing Flow Reconciliation and assumes there will be no change in the current national calculation.<sup>6</sup>

8.4 The Housing Delivery Test compares the net homes delivered over 3 years to the homes required over the same period. Housing requirements are set by the Local Plan where less than five years old from adoption, or the national standard method in the NPPF. From the day following the publication of the Housing Deliver Test measurement where delivery of housing has fallen below the housing requirement the following consequences apply:

- Below 95% - publish an action plan,
- Below 85% - 20% buffer on housing requirement in 5YHLS and publish an action plan,
- Below 75% - application of presumption in favour of sustainable development<sup>7</sup>, 20% buffer on housing requirement in 5YHLS and publish an action plan.

8.5 The following data summarises the number of homes delivered and Housing Delivery Test result for each Area.

<sup>6</sup> [Housing Delivery Test rule book.](#)

<sup>7</sup> Paragraph 11 of the National Planning Policy Framework

*Table 26: Housing Delivery Test results 2017-2021 for Area North*

Year	No. of homes delivered	Housing Delivery Test
2017/2018	508	102%
2018/2019	1,013	122%
2019/2020	594	116%
2020/2021	529	128%
2021/2022	712	110%

*Table 27: Housing Delivery Test results 2017-2021 for Area East*

Year	No. of homes delivered	Housing Delivery Test
2017/2018	685	124%
2018/2019	510	127%
2019/2020	384	126%
2020/2021	321	98%
2021/2022	344	76%

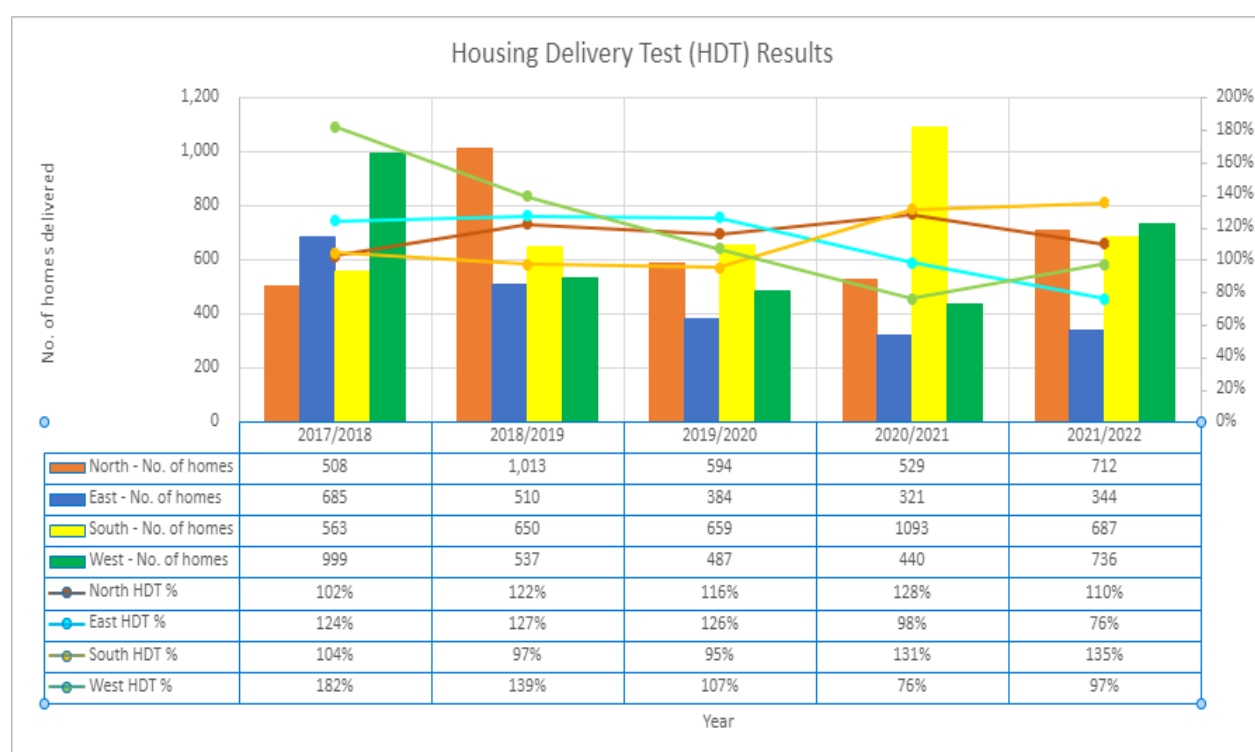
*Table 28: Housing Delivery Test results 2017-2021 for Area South*

Year	No. of homes delivered	Housing Delivery Test
2017/2018	563	104%
2018/2019	650	97%
2019/2020	659	95%
2020/2021	1093	131%
2021/2022	687	135%

*Table 29: Housing Delivery Test results 2017-2021 for Area West*

Year	No. of homes delivered	Housing Delivery Test
2017/2018	999	182%
2018/2019	537	139%
2019/2020	487	107%
2020/2021	440	76%
2021/2022	736	97%

Chart 28: Housing Delivery Test results 2017-2022 for all Areas



### Housing Delivery Test Action Plans

8.6 Where an LPA's HDT measurement falls below 95% they are required to produce an Action Plan. The purpose of the Action Plan is to identify the reasons for under delivery, to explore ways to reduce future risk and set out measures to improve delivery.

8.7 The last [Planning West area HDT Action Plan was published in December 2022](#). It analysed the former West Somerset Council LPA and former Taunton Deane Borough Council LPA. These are very different housing market areas.

8.8 The fall in delivery in the former West Somerset LPA correlated with a year immediately following the completion of 5 medium/large sites and a lag before construction commenced on new sites. In addition, the former West Somerset Council LPA has a low local housing requirement. As such a small reduction or increase in the number of dwellings delivered has a greater statistical effect on the HDT Measurement.

8.9 The fall in delivery in the former Taunton Deane Borough Council LPA was triggered by the August 2020 letter from Natural England about high levels of phosphates in the Somerset Levels & Moors Special Protection Area (SPA), which has caused delays to the granting of planning permission. Since 2020 significant work around legal advice, guidance, technical tools, and solutions has enabled small and medium sites to progress. In addition, a number of strategic development sites have secured on-site mitigation solutions or are in advance discussions on an agreed solution with Natural England.



8.10 Area West does not need to produce a new Action Plan as the HDT measurement was above the 95% threshold.

8.11 Area East will be producing an Action Plan in 2024 as the published HDT measurement in December 2023 was 76%.

## **Definitions**

### **Major Development**

10+ dwellings / over half a hectare / building(s) exceeds 1000m<sup>2</sup>

Office / light industrial - 1000+ m<sup>2</sup> / 1+ hectare

General industrial - 1000+ m<sup>2</sup> / 1+ hectare · Retail - 1000+ m<sup>2</sup>/ 1+ hectare

Gypsy/traveller site - 10+ pitches

Site area exceeds 1 hectare

### **Minor Development**

1-9 dwellings (unless floorspace exceeds 1000m<sup>2</sup> / under half a hectare

Office / light industrial - up to 999 m<sup>2</sup>/ under 1 hectare

General industrial - up to 999 m<sup>2</sup>/ under 1 Hectare

Retail - up to 999 m<sup>2</sup>/ under 1 hectare

Gypsy/traveller site - 0-9 pitches

### **Other Development**

Householder applications

Change of use (no operational development)

Adverts

Listed building extensions / alterations

Listed building demolition

Application for relevant demolition of an unlisted building within a Conservation Area

Certificates of Lawfulness (191 and 192)

Notifications

Permissions in Principle (PiP) and Technical Detail Consent (TDC)

### **PS2 Applications**

Full Planning Permission Applications (including Householder applications)

Outline Planning Permission Applications

Reserved Matters Planning Permission Applications

Listed Building Alterations Applications

Listed Building Demolitions Applications

Conservation Area Consent for Demolition Applications

Permission in Principle Planning Applications

Technical Details Consent Applications (these follow on from Permission in Principle Applications)

Advertisement Consent Applications

Telecommunications Full Planning Applications (these are Full Telecommunications

Planning applications, not to be confused with Telecommunications

Notifications/Prior Approvals) – others may include this within Full Planning

Permission Applications

### **Non-PS Application types**

Removal of Hedgerows

Works to Trees  
Works to Trees in a Conservation Area  
High Hedges Applications  
Hazardous Substances Consent  
Hazardous Substances Deemed Consent  
Modification/Discharge of Planning Obligations  
Non Material Amendments  
Scoping Opinions  
Screening Opinions  
Discharge of Conditions (but we cannot quantify these)