

Appendix 1: Planning Services Performance in Somerset Council – report to Strategic Planning Committee on 18 January 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 2020/21 to Q2 of 2023/24

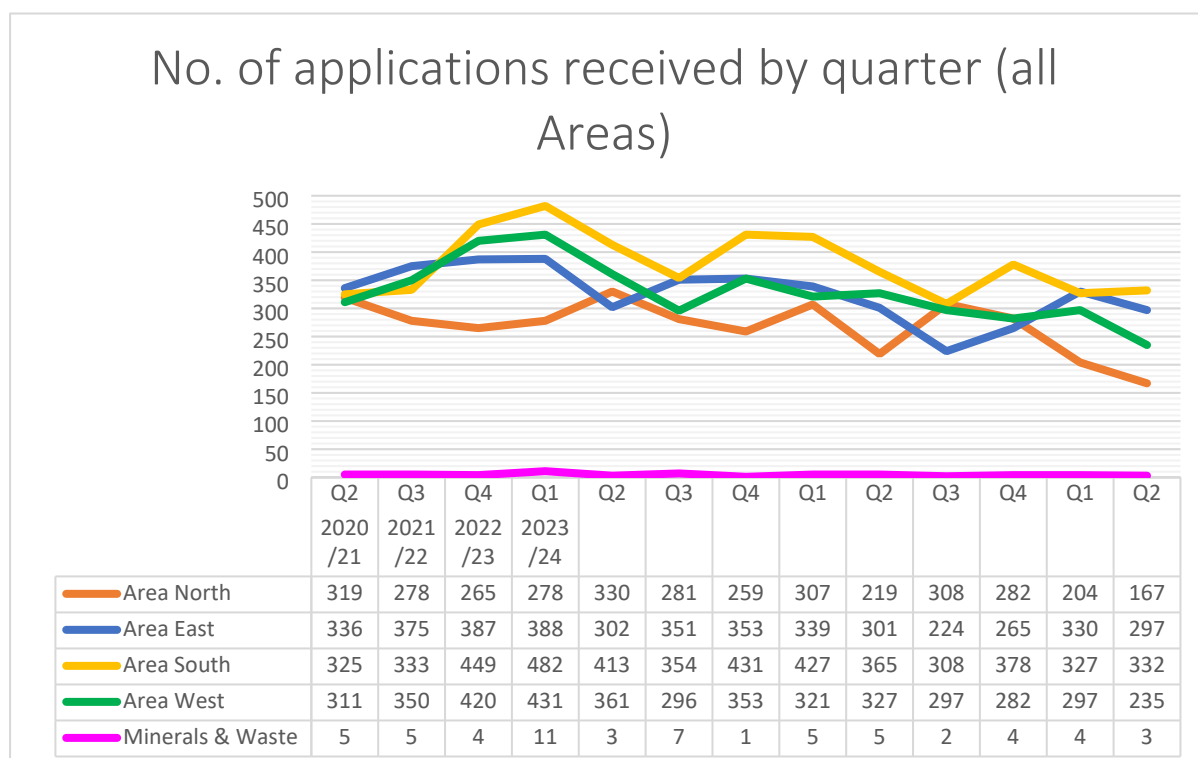
1.1 The following charts show the total number of planning applications received by quarter from Q2 2020/2021 to Q2 2023/2024 for each of the Area Teams (former district councils) and the Minerals and Waste Team. The data includes only PS1 applications ([Major](#), [Minors](#) and [Other](#) applications) 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 2020/21 to Q1 of 2023/24 by area team

	2020/21					2021/22					2022/23					2023/24				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Area North	245	319	278	265	1107	278	330	281	259	1148	307	219	308	282	1116	204	167			371
Area East	302	336	375	387	1400	388	302	351	353	1394	339	301	224	265	1129	330	297			627
Area South	401	325	333	449	1508	482	413	354	431	1680	427	365	308	378	1478	327	332			659
Area West	331	311	350	420	1412	431	361	296	353	1441	321	327	297	282	1227	297	235			532
Minerals & Waste	5	5	5	4	19	11	3	7	1	22	5	5	2	4	16	4	3			7

Chart 1: Number of planning applications received by quarter for the area teams from Q2 of 2020/21 to Q2 of 2023/24



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 2020/21 to Q2 of 2023/24

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 2020/21 to Q2 of 2023/24. Noting that this is only those applications included in the PS returns to government (PS1)¹ 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 2020/21 to Q2 of 2023/24

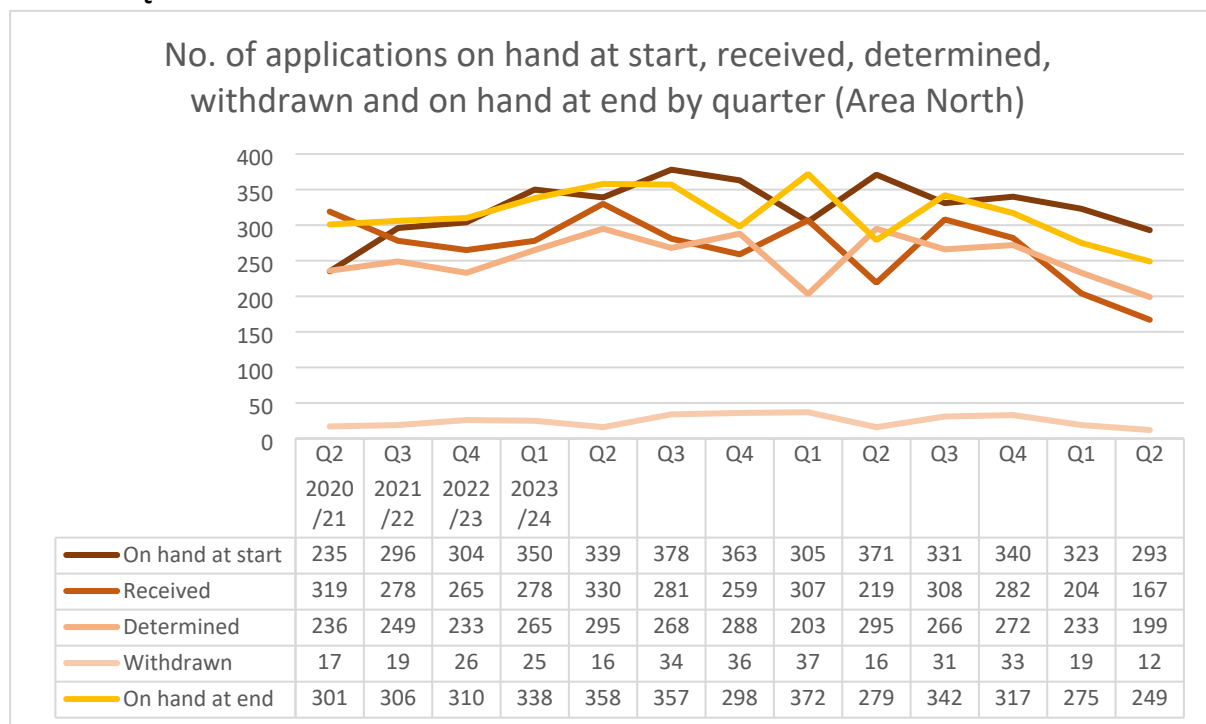


Chart 3: Number of applications on hand at start, received, determined and on hand for each quarter for Area East from Q2 of 2020/21 to Q2 of 2023/24

¹ 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

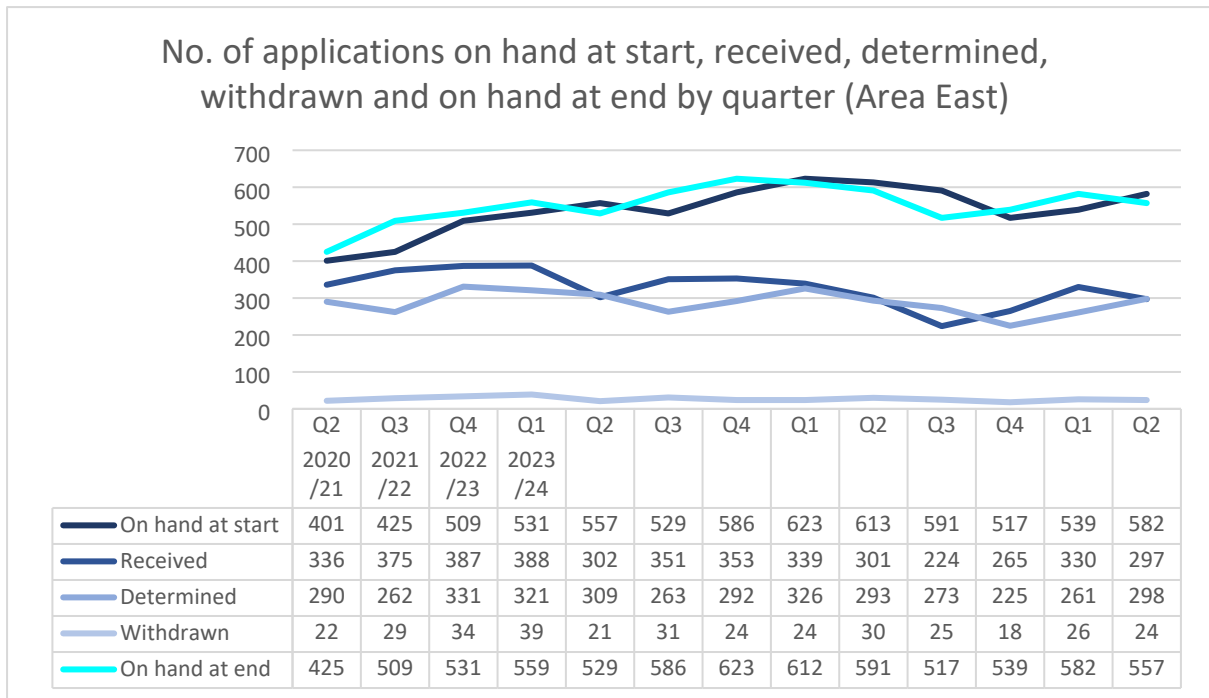


Chart 4: Number of applications on hand at start, received, determined and on hand for each quarter for Area South from Q2 of 2020/21 to Q2 of 2023/24

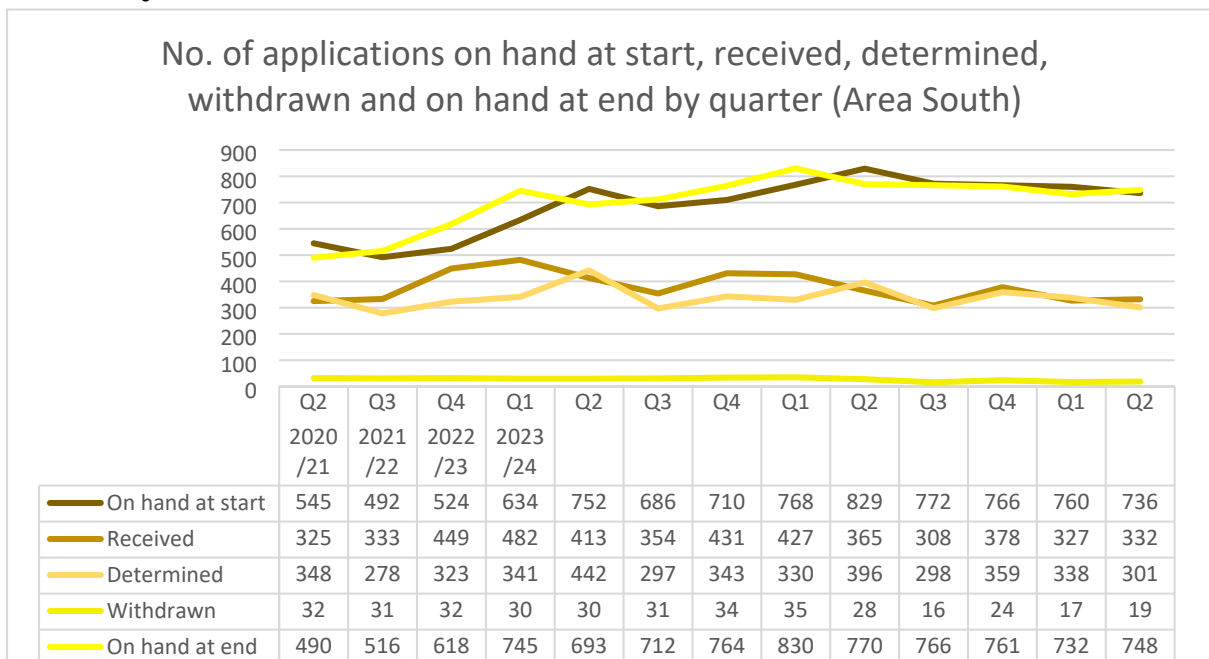


Chart 5: Number of applications on hand at start, received, determined and on hand for each quarter for Area West from Q2 of 2020/21 to Q2 of 2023/24

No. of applications on hand at start, received, determined, withdrawn and on hand at end by quarter (Area West)

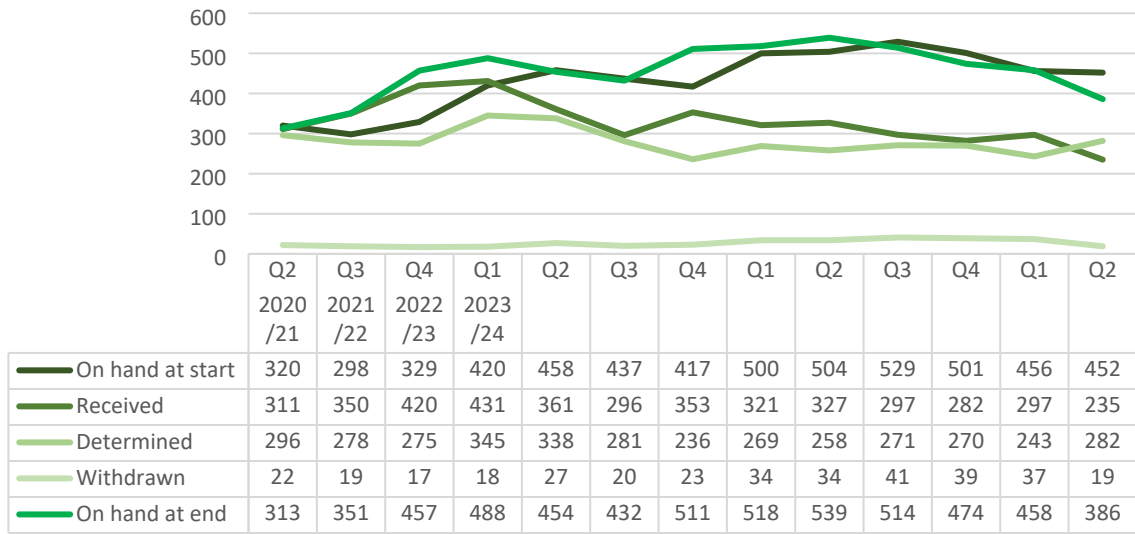
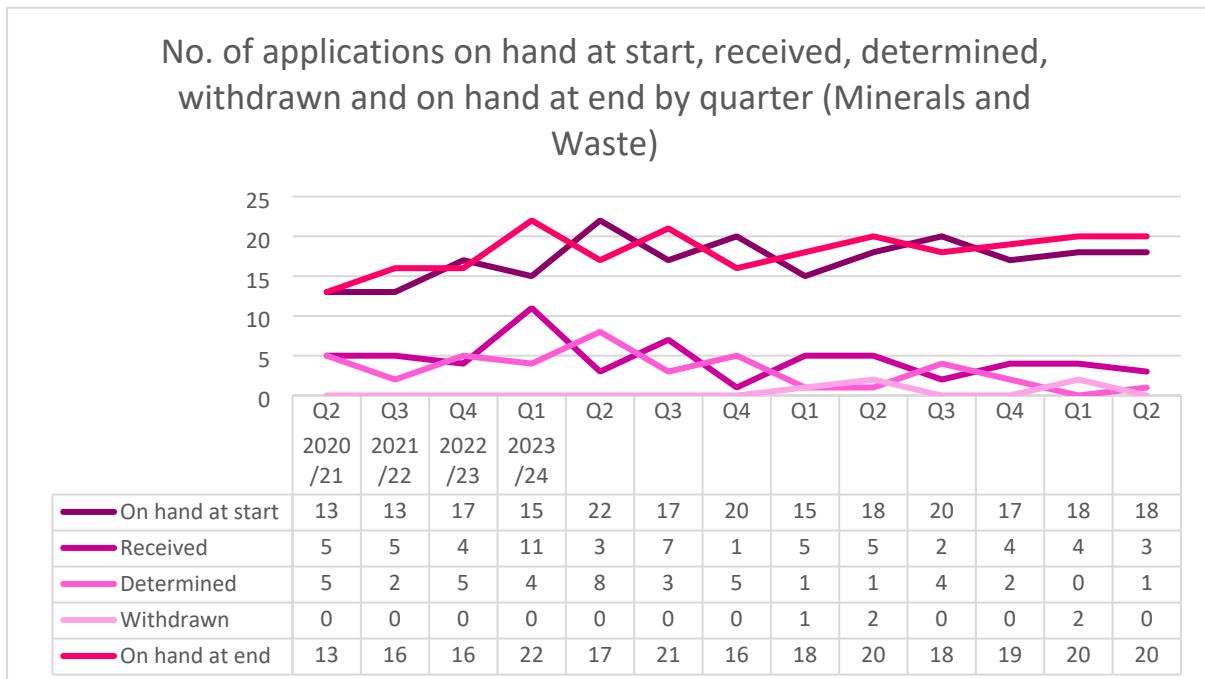


Chart 6: Number of applications on hand at start, received, determined and on hand at end for each quarter for Minerals and Waste from Q2 of 2020/21 to Q2 of 2023/24



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 the Department for Levelling Up, Housing and Communities. 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](#)² within 13 weeks (or 16 weeks in the case of EIA development);
- Determine 75% of [minor applications](#)³ within eight weeks;
- Determine 85% of [other applications](#)⁴ within eight weeks

3.2 Where the local planning authority are not adequately performing in relation to the determination of major⁵ and non major⁵ 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 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).

² 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

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

⁴ Other applications – householder development

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

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 7 Data for Q2 of 2023/24 for all Areas showing percentage of applications determined in-time compared to the national targets

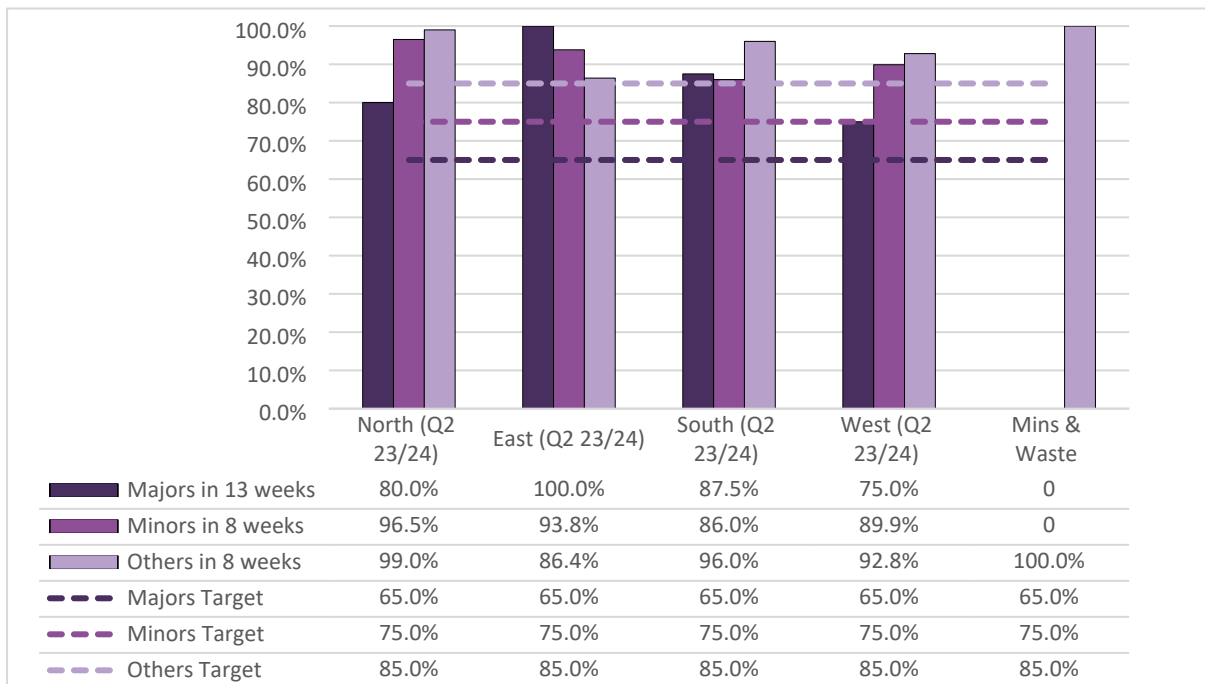


Table 2: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area North from Q2 of 2020/21 to Q2 of 2023/24

	2020/21				2021/22					2022/23				2023/24			
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Major decisions	10	6	11	27	13	7	8	18	46	10	10	8	9	37	19	5	24
Major decisions % in 13 weeks	100	100	100	100	100	100	100	94.4	97.8	100	100	100	100	100	100	80	95.8
Minor decisions	90	87	80	257	96	104	102	94	396	70	98	103	110	381	95	86	181
Minor decisions % in 8 weeks	96.7	94.3	92.5	94.6	94.8	93.3	93.1	92.6	93.4	91.4	92.9	94.2	95.5	93.7	92.6	97	94.5
Other decisions	136	156	142	434	156	184	158	176	674	123	187	155	153	618	119	108	227
Other decisions % in 8 weeks	94.9	93.6	84.5	91.0	93.6	99.5	96.2	96.6	96.6	95.9	98.9	98.1	98	97.9	95.8	99	97.4

Chart 8: Number of major, minor and other decisions and percentage meeting the national targets for Area North from Q2 of 2020/21 to Q2 of 2023/24 by quarter

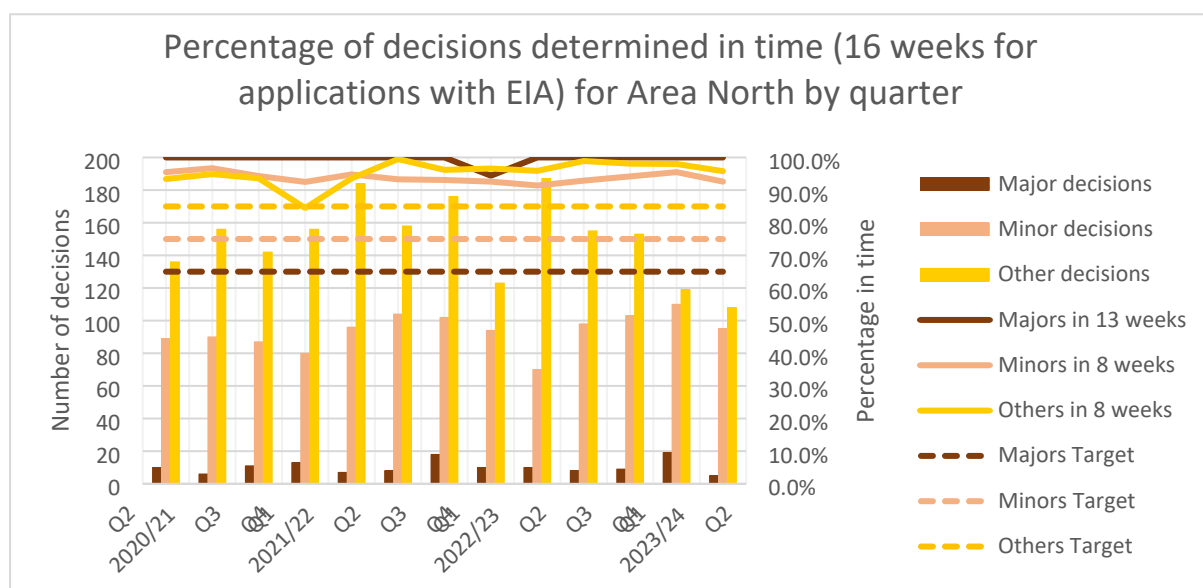


Table 3: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area East from Q2 of 2020/21 to Q2 of 2023/24

	2020/21				2021/22					2022/23					2023/24		
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Major decisions	14	7	13	34	9	14	8	3	34	11	8	7	9	35	6	10	16
Major decisions % in 13 weeks	92.9	100	76.9	88.2	33.3	92.9	87.5	100	76.5	100	100	57.1	100	91.4	100	100	100
Minor decisions	99	74	104	277	97	86	64	82	329	97	92	98	85	372	88	97	185
Minor decisions % in 8 weeks	69.7	73	69.2	70.4	74.2	80.2	81.3	86.6	80.2	86.6	87	84.7	88.2	86.6	80.7	94	87.6
Other decisions	177	181	214	572	215	209	191	207	822	218	193	168	131	710	167	191	358
Other decisions % in 8 weeks	90.4	89.5	93	91.1	91.6	94.7	96.9	93.2	94	88.5	87.6	88.1	85.5	87.6	86.2	86	86.3

Chart 9: Number of major, minor and other decisions and percentage meeting the national targets for Area East from Q2 of 2020/21 to Q2 of 2023/24 by quarter

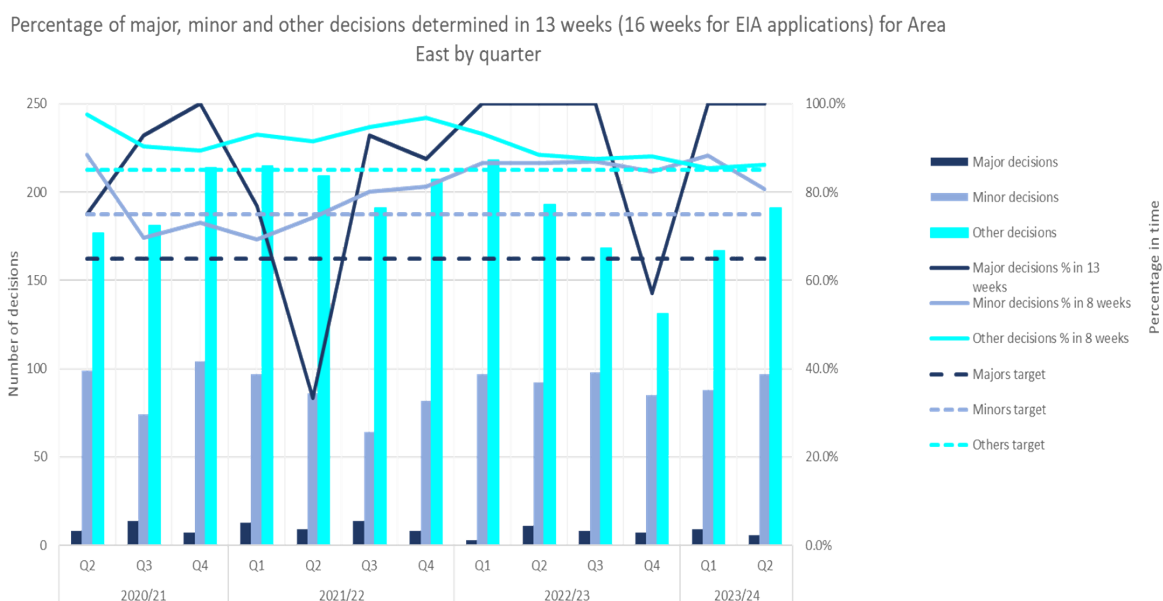


Table 4: Number of major, minor and other decisions and percentage meeting the national targets in Area South from Q2 of 2020/21 to Q2 of 2023/24

	2020/21				2021/22					2022/23					2023/24		
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Major decisions	14	6	15	34	7	7	3	14	31	7	8	12	17	44	10	8	18
Major decisions % in 13 weeks	100	83.3	60	82.4	100	71.4	100	78.6	83.9	85.7	75	91.7	82.4	84.1	50	88	66.7
Minor decisions	150	94	95	339	110	134	104	81	429	92	110	115	112	429	132	114	246
Minor decisions % in 8 weeks	91.3	88.3	83.2	88.2	71.8	75.4	84.6	96.3	80.7	92.4	80.9	73.9	75	80	81.1	86	83.3
Other decisions	184	178	213	575	224	301	190	248	963	231	278	171	230	910	196	178	374
Other decisions % in 8 weeks	94.6	93.3	91.1	92.9	86.2	87	87.9	94	88.8	93.9	93.9	84.2	87	90.3	91.3	96	93.6

Chart 10: Number of major, minor and other decisions and percentage meeting the national targets for Area South from Q2 of 2020/21 to Q2 of 2023/24 by quarter

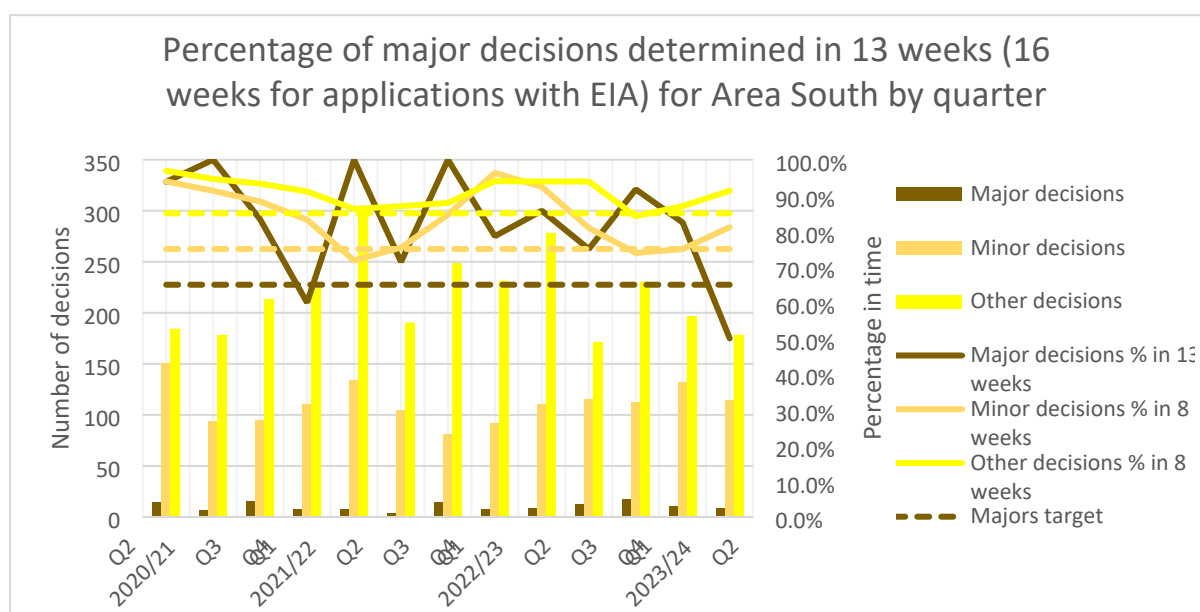


Table 5: Percentage of decisions meeting the national targets for Major, Minor and Other decisions in Area West from Q2 of 2020/21 to Q2 of 2023/24

	2020/21				2021/22					2022/23					2023/24		
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Major decisions	11	5	9	25	5	7	4	3	19	6	9	8	8	31	9	8	17
Major decisions % in 13 weeks	72.7	40	100	76.0	100	71.4	50	66.7	73.7	83.3	77.8	75	75	77.4	66.7	75	70.6
Minor decisions	97	72	73	242	76	86	70	55	287	91	61	79	82	313	63	79	142
Minor decisions % in 8 weeks	77.3	83.3	80.8	80.2	80.3	81.4	80	78.2	80.1	69.2	77	69.6	64.6	69.6	68.3	90	80.3
Other decisions	188	201	193	582	264	245	207	178	894	172	188	184	180	724	171	195	366
Other decisions % in 8 weeks	83.5	90	91.7	88.5	90.2	86.9	81.2	79.2	85	75	80.9	86.4	82.8	81.4	80.1	93	86.9

Chart 11: Number of major, minor and other decisions and percentage meeting the national targets for Area West from Q2 of 2020/21 to Q2 of 2023/24 by quarter

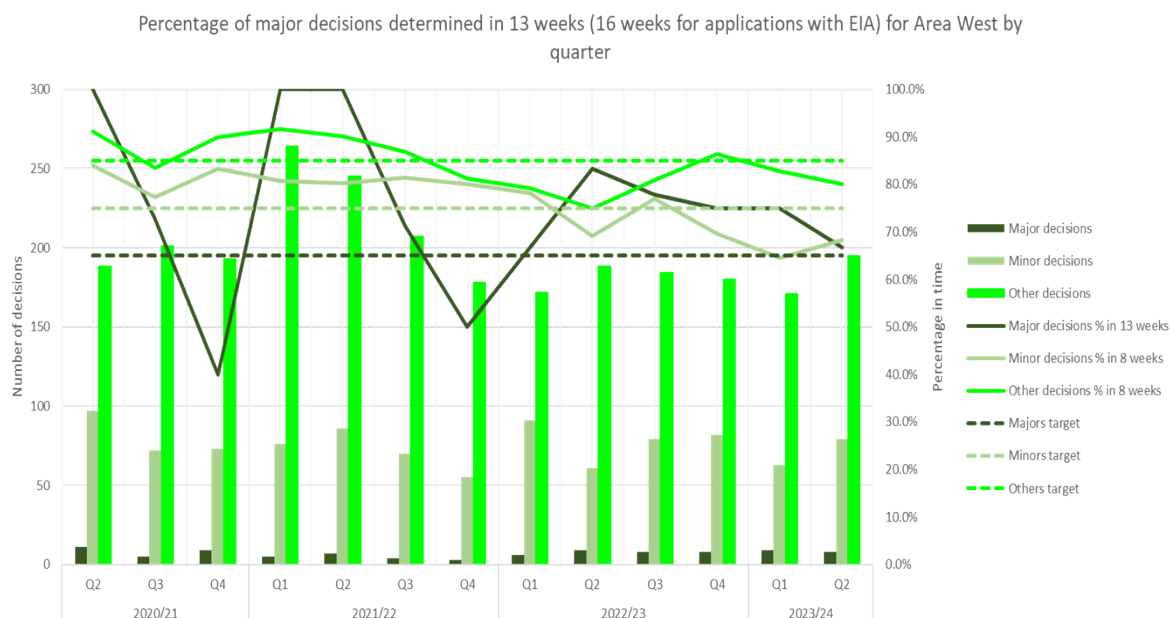


Table 6: Percentage of decisions for major applications in time with national targets for County Matters on a two-year rolling average compared to England average

Majors Determined	Two year rolling figure: 24 months to the end of September 2023
England	91.3
Somerset Minerals and Waste (New Data – Quarter 1 only)	100

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 June 2023 – 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 September 2023

All Areas rolling annual % vs. rolling annual % for England for 24 months to end of September 2023	Major decisions (% within 13 weeks or within agreed time)	Minor decisions (% within 8 weeks or within agreed time)
England	87.2	86.1
Somerset (New Data – Quarters 1 & 2 only)	84.2	89.3
Area East (Mendip – Historic only to end March 23)	89.1	89.2
Area North (Sedgemoor – Historic only to end March 23)	98.4	96.4
Area West (Somerset West and Taunton – Historic only to end March 23)	73.7	80.2
Area South (South Somerset – Historic only to end March 23)	82.0	87.9

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 Q2 of 2023/24

	2021/22				2022/23					2023/24		
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Prior Approval apps.	33	22	19	74	26	19	17	28	90	17	24	41
Non-PS applications (adverts and tree applications)	76	76	63	215	66	28	45	73	212	46	45	91

Chart 12: Number of Prior Approvals and other Non-PS applications received by quarter for Area North from Q2 of 2021/22 to Q2 of 2023/24

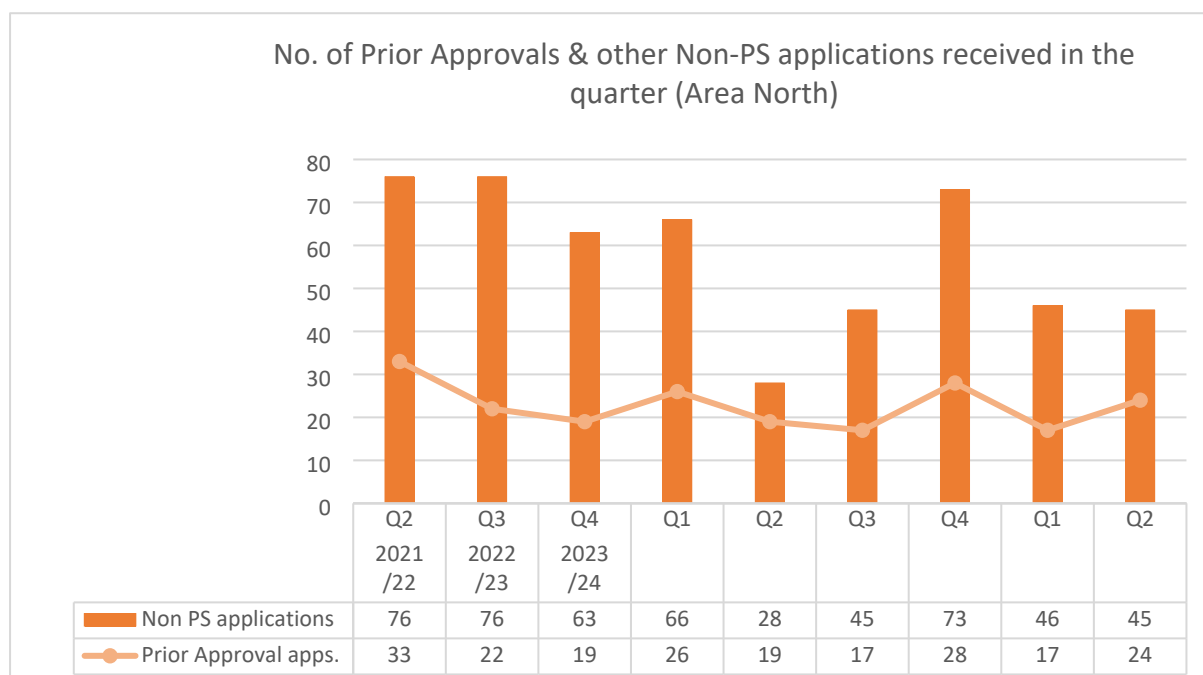


Table 9: Number of Prior Approvals and other applications received by quarter for Area East from Q2 of 2021/22 to Q2 of 2023/24

	2021/22				2022/23				2023/24			
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Prior Approval apps.	43	25	19	87	18	18	31	22	89	34	27	61
Non-PS applications (adverts and tree applications)	184	152	141	477	151	164	178	147	640	163	183	346

Chart 13: Number of Prior Approvals and other non-PS applications received by quarter for Area East from Q2 of 2021/22 to Q2 of 2023/24

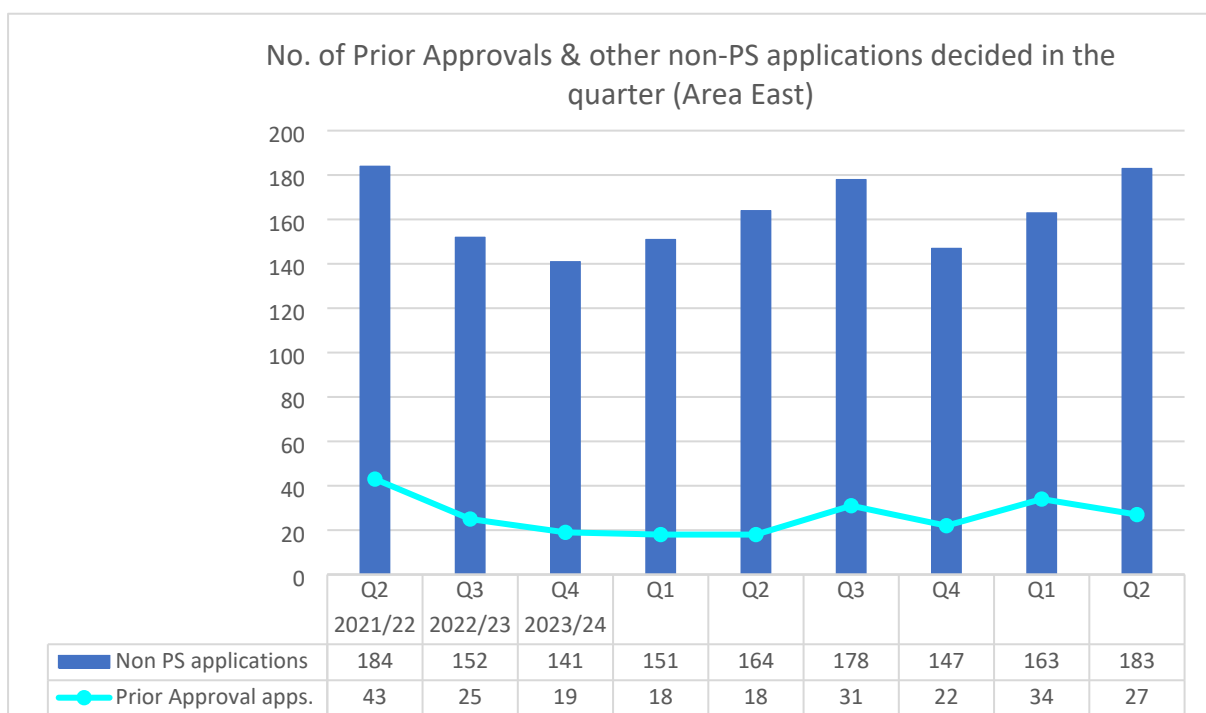


Table 10: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q2 of 2021/22 to Q2 of 2023/24

	2021/22				2022/23				2023/24			
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Prior Approval apps.	28	13	35	76	19	23	17	20	79	23	18	41
Non-PS applications (including adverts and tree applications)	193	188	239	620	207	224	255	296	982	159	159	318

Chart 14: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q2 of 2021/22 to Q2 of 2023/24

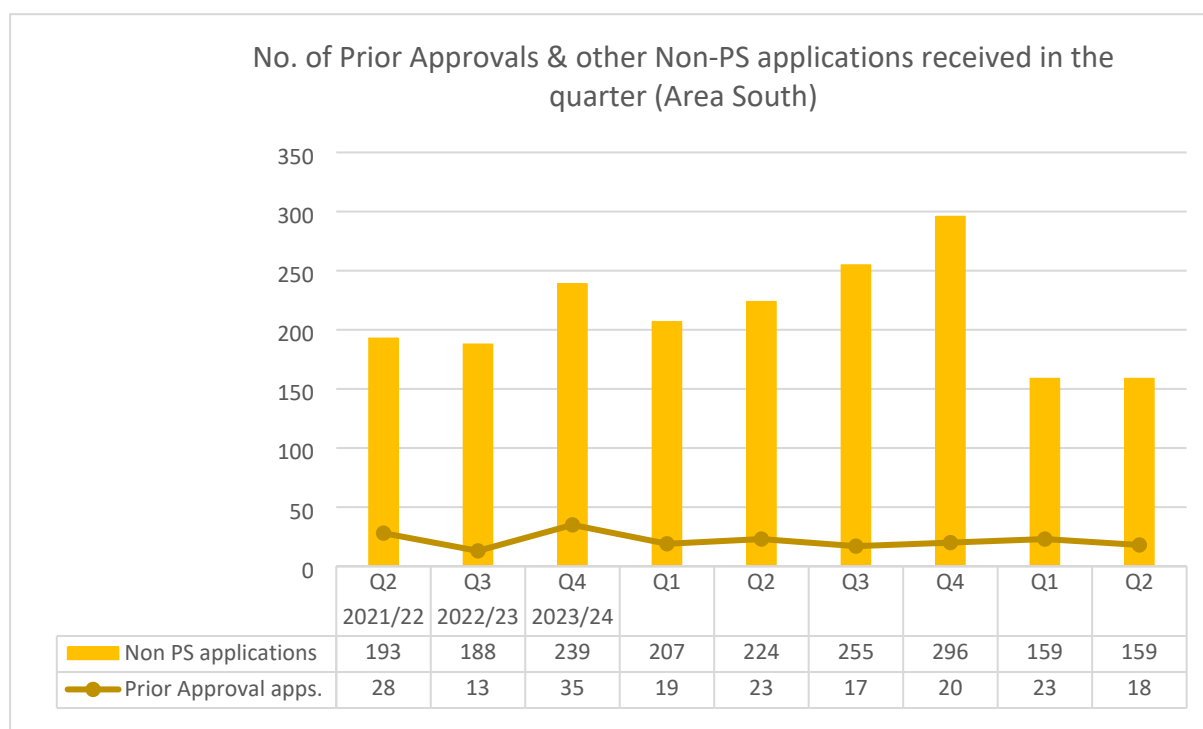


Table 11: Number of Prior Approvals and other non-PS applications received by quarter for Area West from Q2 of 2021/22 to Q2 of 2023/24

	2021/22				2022/23					2023/24		
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Prior Approval apps.	20	6	11	37	18	9	12	11	50	21	27	48
Non-PS applications (listed buildings, adverts and tree applications)	119	107	123	349	114	108	89	110	421	71	113	184

Chart 15: Number of Prior Approvals and other non-PS applications received quarter for Area West from Q2 of 2021/22 to Q2 of 2023/24

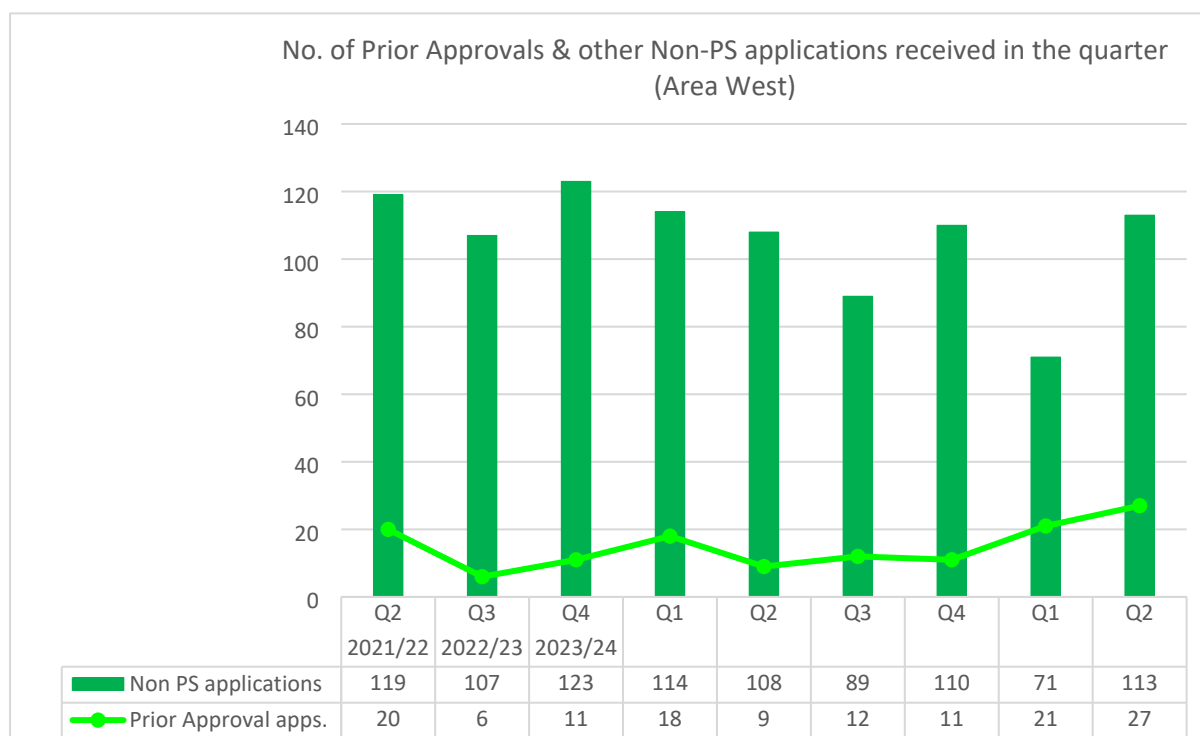
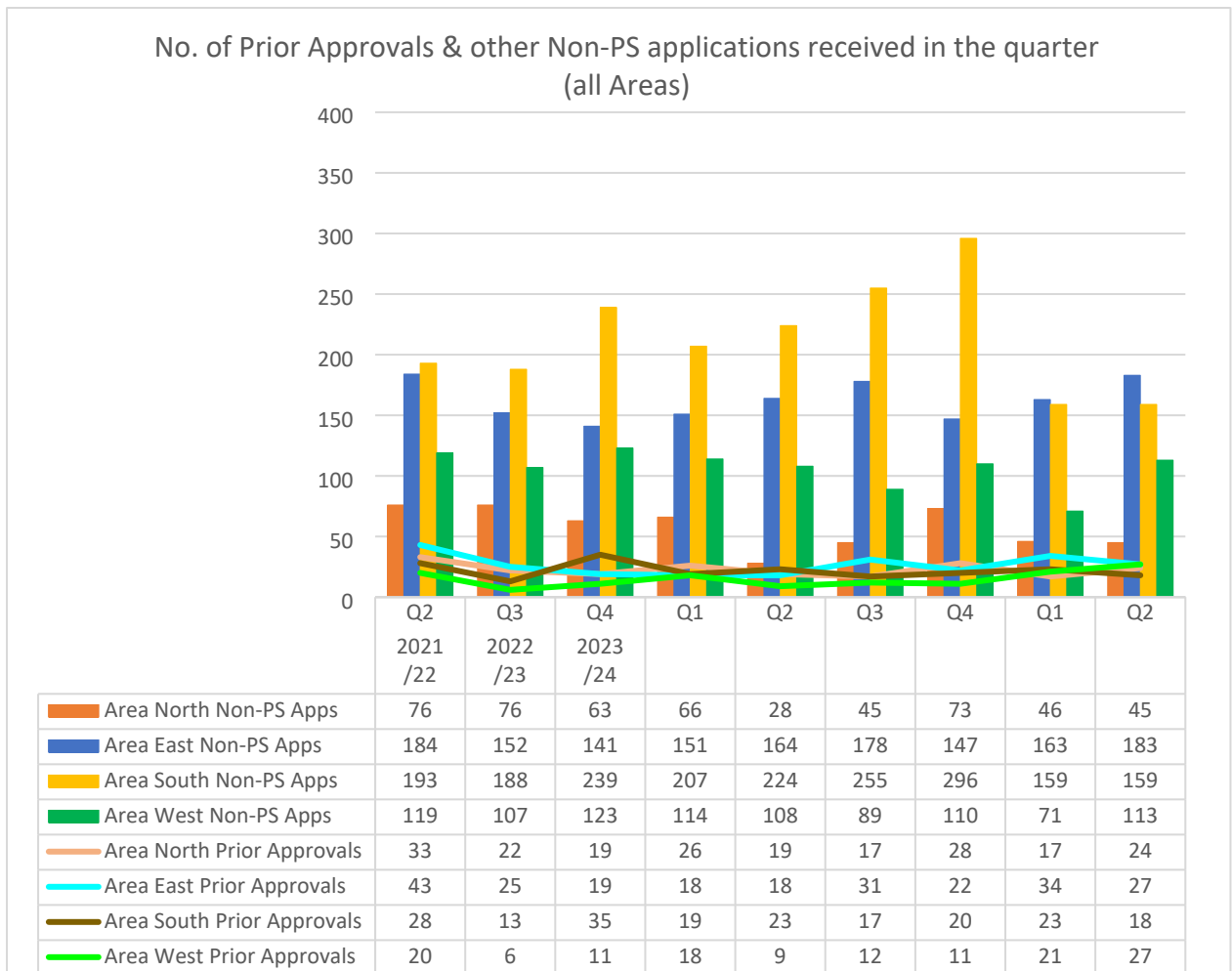


Chart 16: Number of Prior Approvals and other non-PS applications received quarter for all Areas from Q2 of 2021/22 to Q2 of 2023/24



5. Number of pre-application enquiries

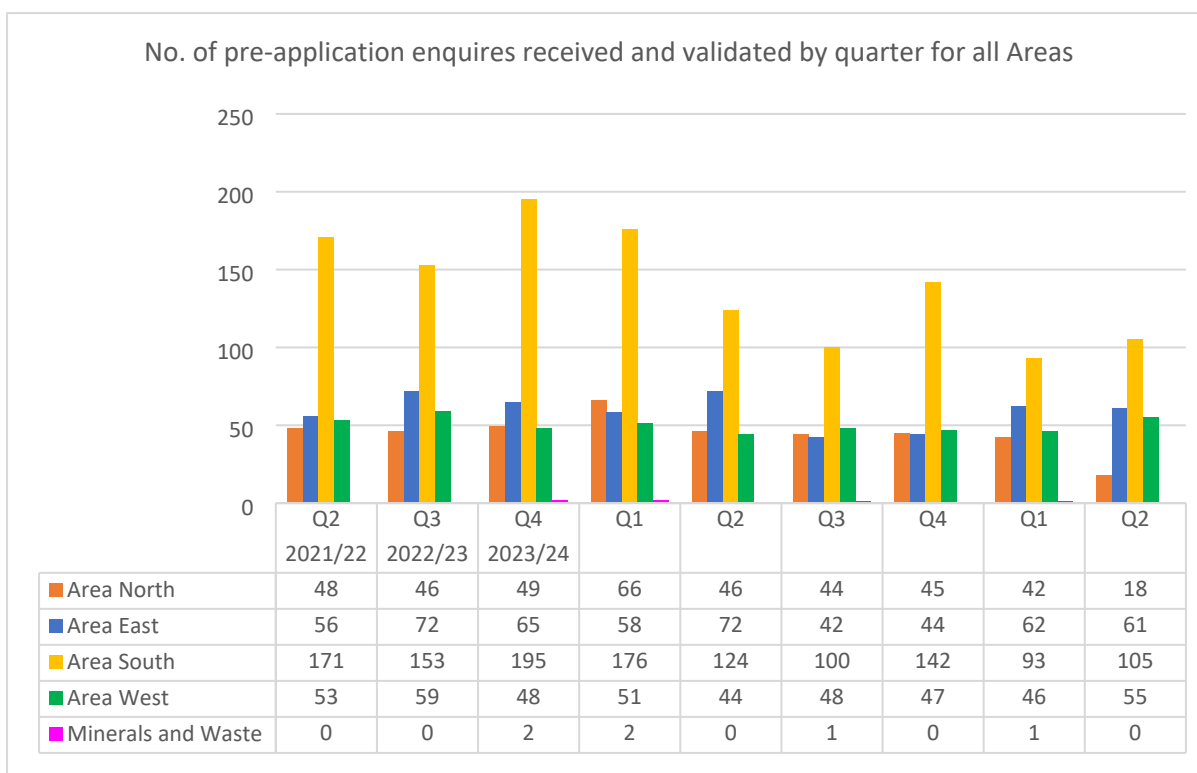
5.1 The data sets out pre-application enquiries received by Area and for Minerals and Waste. This is set out in Table 12 below.

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 Q2 of 2023/24

	2021/22				2022/23					2023/24		
	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Total
Area North	48	46	49	143	66	46	44	45	201	42	18	60
Area East	56	72	65	193	58	72	42	44	216	62	61	123
Area South	171	153	195	519	176	124	100	142	542	93	105	198
Area West	53	59	48	160	51	44	48	47	190	46	55	101
Minerals and Waste	0	0	2	2	2	0	1	0	3	1	0	1

Chart 17: Number of pre-applications received for all Areas by quarter from Q2 of 2021/22 to Q2 of 2022/23



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, inquiries 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
2019/20	15	1	0	10	62.50%	6	37.50%	16
2020/21	26	1	0	20	74.07%	7	25.93%	27
2021/22	21	1	0	17	77.27%	5	22.73%	22

2022/23	17	2	0	13	68.42%	6	31.58%	19
2023/24 (Q1 & Q2)	10	0	0	7	70.00%	3	30.00%	10

Chart 18: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area North annually from 2019/20 to Q2 of 2023/24

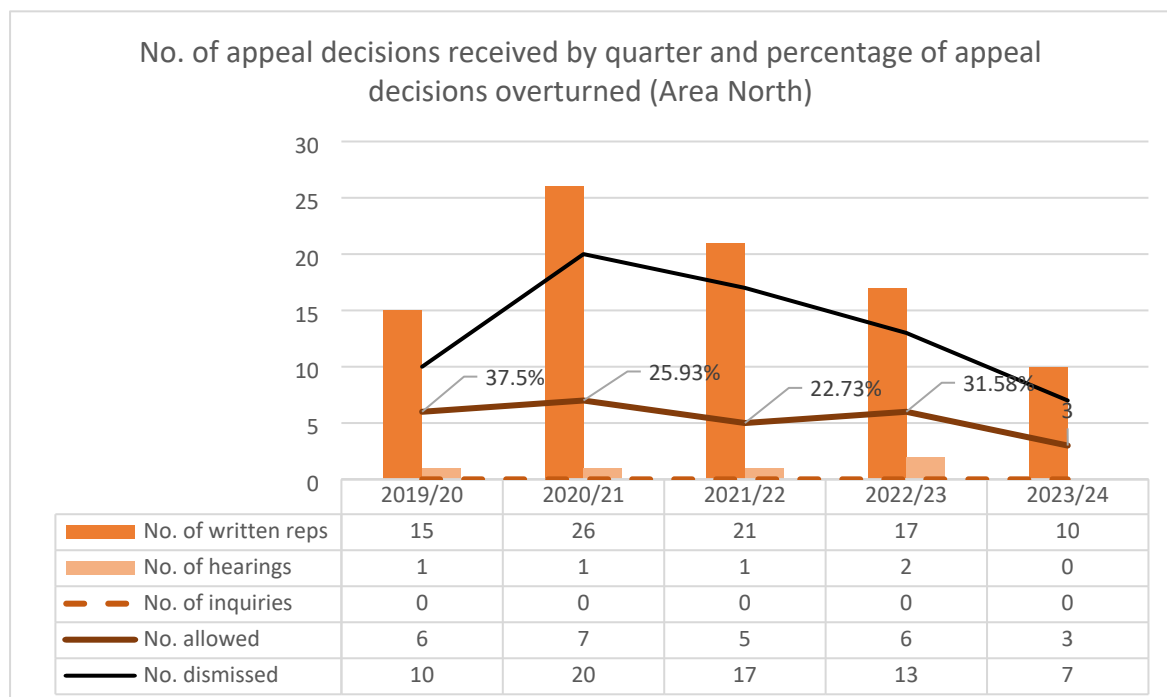


Table 14: Total appeal decisions split by number of written reps, hearings, inquires and the percentage dismissed/allowed on an annual basis for Area East

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
2019/20	48	1	2	28	54.90%	23	45.10%	51
2020/21	54	3	0	29	50.88%	28	49.12%	57
2021/22	23	5	1	15	51.72%	14	48.28%	29
2022/23	18	4	2	14	58.33%	10	41.66%	24
2023/24 (Q1 & Q2)	11	3	3	10	58.82%	7	41.18%	17

Chart 19: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area East annually from 2019/20 to Q2 of 2023/24

No. of appeal decisions received by quarter and percentage of appeal decisions overturned (Area East)

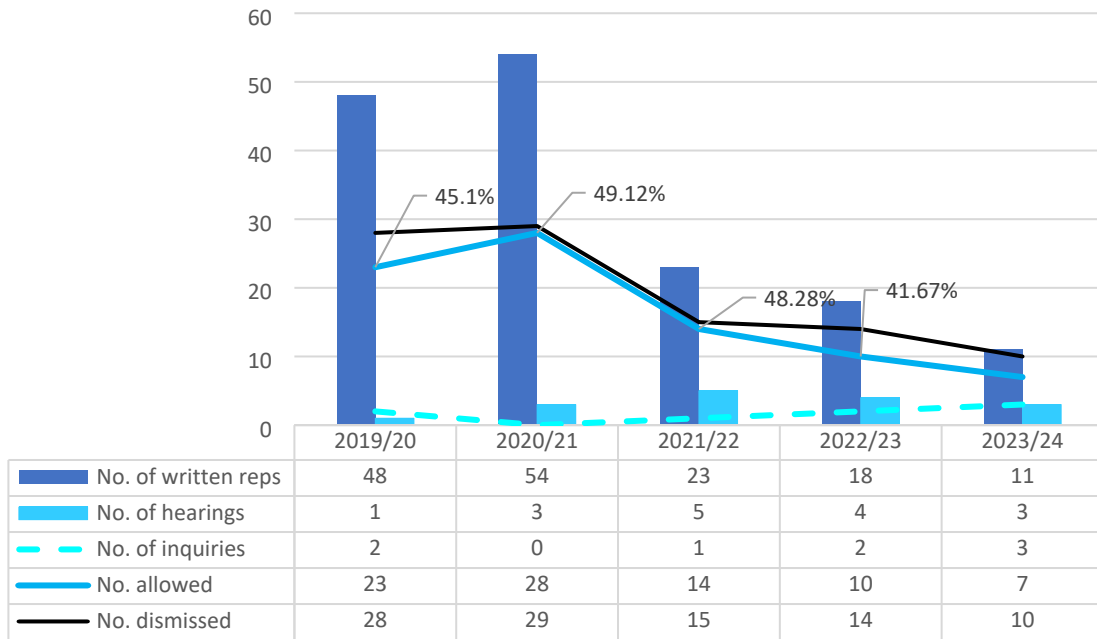


Table 15: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed on an annual basis for Area South

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
2019/20	44	1	0	29	64.44%	16	35.56%	45
2020/21	41	1	0	30	71.43%	12	28.57%	42
2021/22	24	1	1	21	80.77%	5	19.23%	26
2022/23	9	1	1	7	63.64%	4	36.36%	11
2023/24 (Q1 & Q2)	12	0	0	7	58.33%	5	41.67%	12

Chart 20: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area South annually from 2019/20 to Q2 of 2023/24

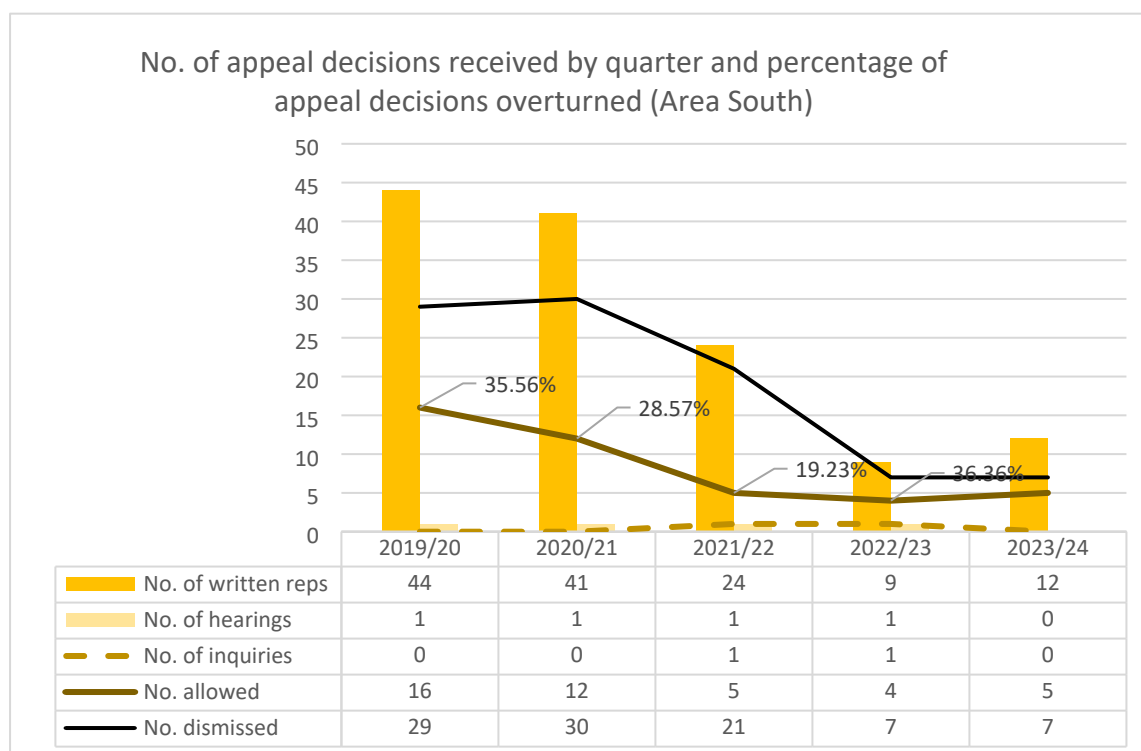


Table 16: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed on an annual basis for Area West

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
2019/20	53	5	1	32	54.24%	27	45.76%	59
2020/21	48	4	0	27	51.92%	25	48.08%	52
2021/22	57	1	2	26	43.33%	34	56.67%	60
2022/23	27	1	2	20	66.67%	10	33.33%	30
2023/24 (Q1 & Q2)	13	0	0	12	92.31%	1	7.69%	13

Chart 21: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area West annually from 2019/20 to Q2 of 2023/24

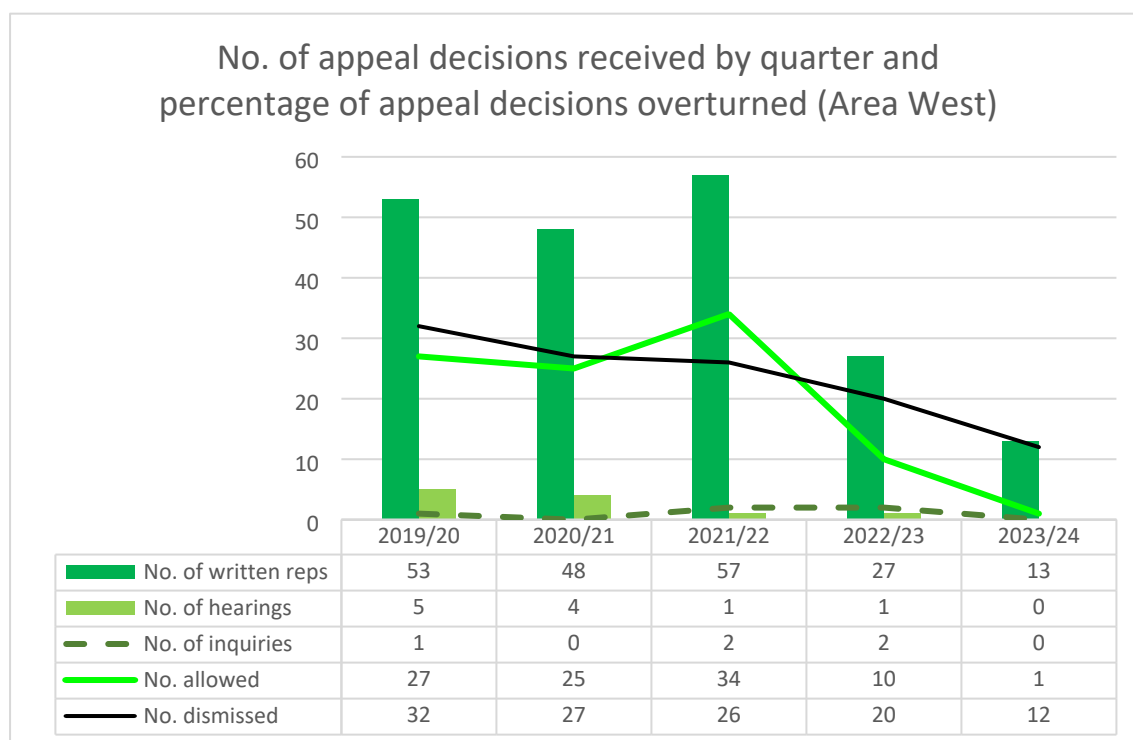
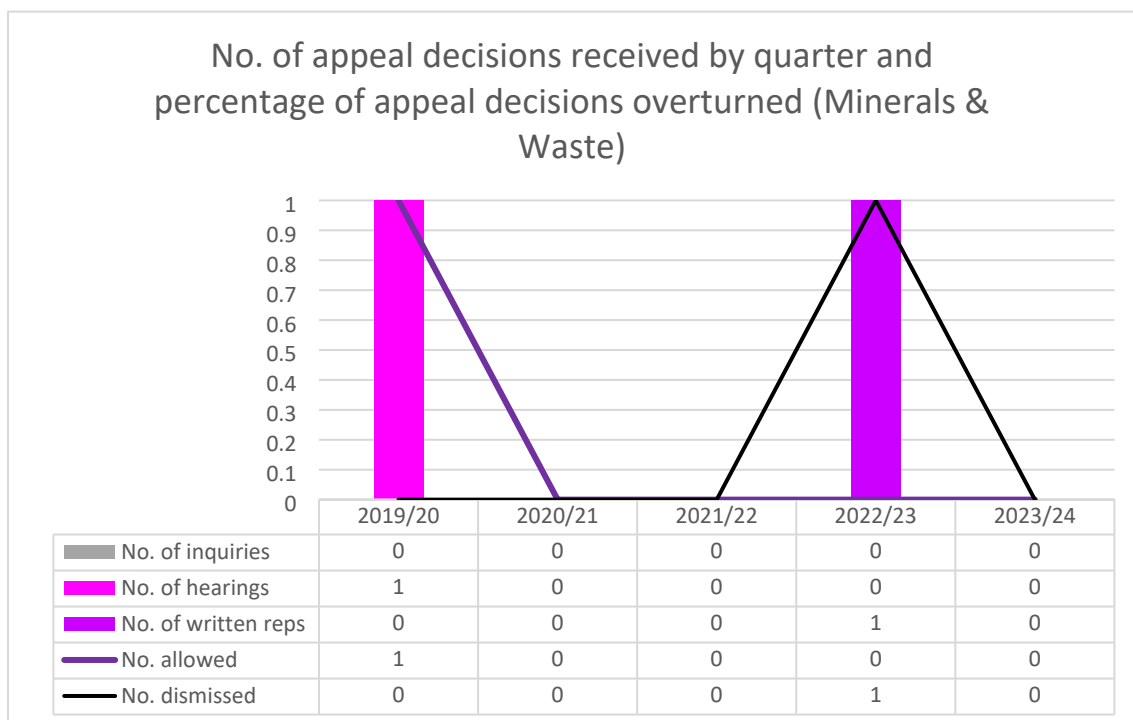


Table 17: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed annually for Minerals & Waste

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total Decisions
2019/20	0	1	0	0	0.00%	1	100.00%	1
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 (Q1 & Q2)	0	0	0	0	0.00%	0	0.00%	0

Chart 22: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Minerals & Waste annually from 2019/20 to Q2 of 2023/24



6.3 Minerals and Waste have only received two appeals since 2019/20 with one allowed and one 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 September 2023.

7.3 The report for enforcement cases on hand can only be run at one point in time. The information cannot be backdated. Future reports will include data for enforcement cases on hand for each quarter as they will have been recorded.

Table 18: Number of enforcement cases on hand at the end of the quarter for all Areas as at 30 September 2023

	30 September 2023
Area North	234
Area East	132
Area South	352
Area West	239
Minerals and Waste	52

Chart 23: Number of enforcement cases on hand at the end of the Q2 of 2023/24 for all Areas i.e 30 September 2023

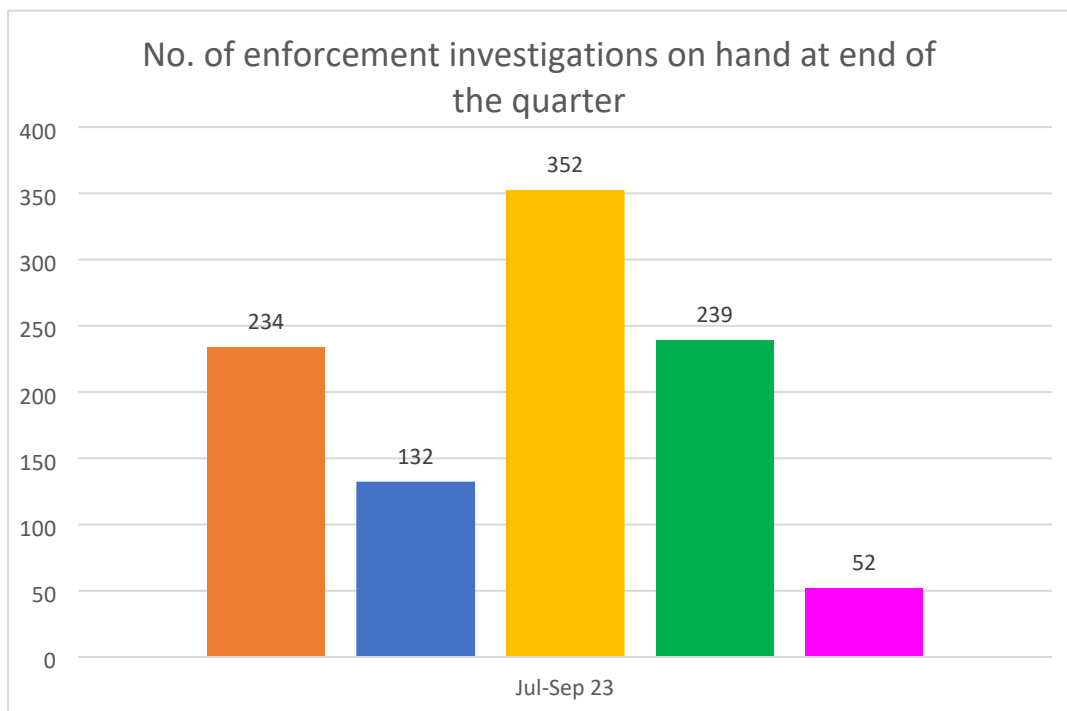
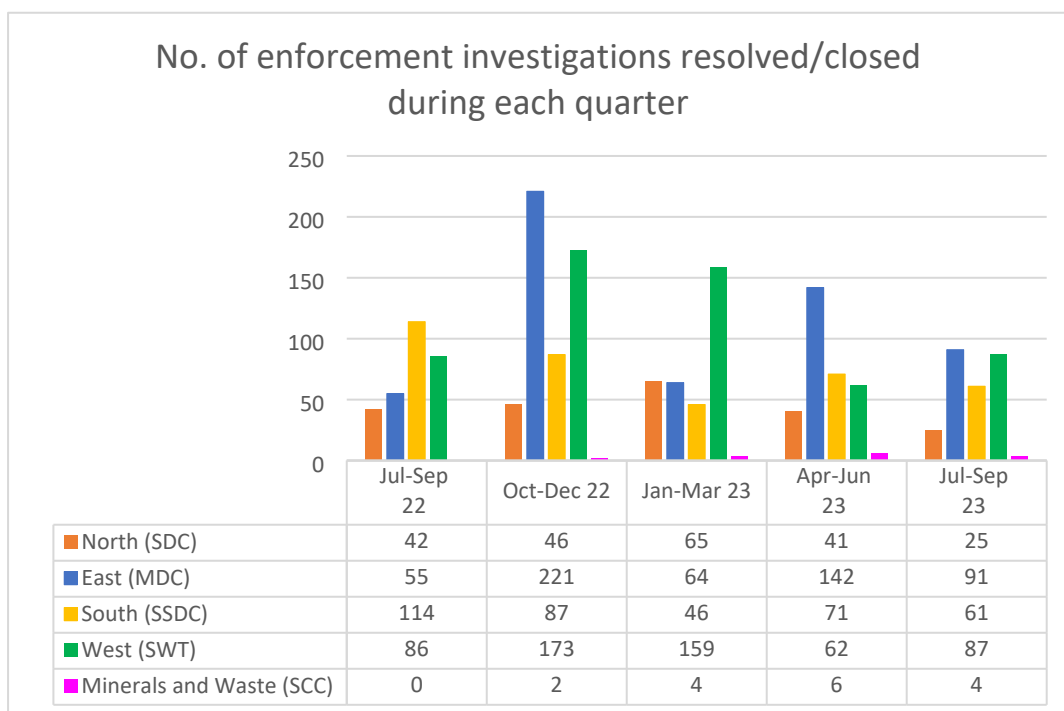


Table 19: Number of enforcement cases resolved/closed during each quarter for all Areas from July 2022 to September 2023

	Jul-Sep 22	Oct-Dec 22	Jan-Mar 23	Apr-Jun 23	Jul-Sep 23
Area North	42	46	65	41	25
Area East	55	221	64	142	91
Area South	114	87	46	71	61
Area West	86	173	159	62	87
Minerals and Waste	0	2	4	6	4

Chart 24: Number of enforcement cases resolved/closed during each quarter for all Areas from July 2022 to September 2023



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

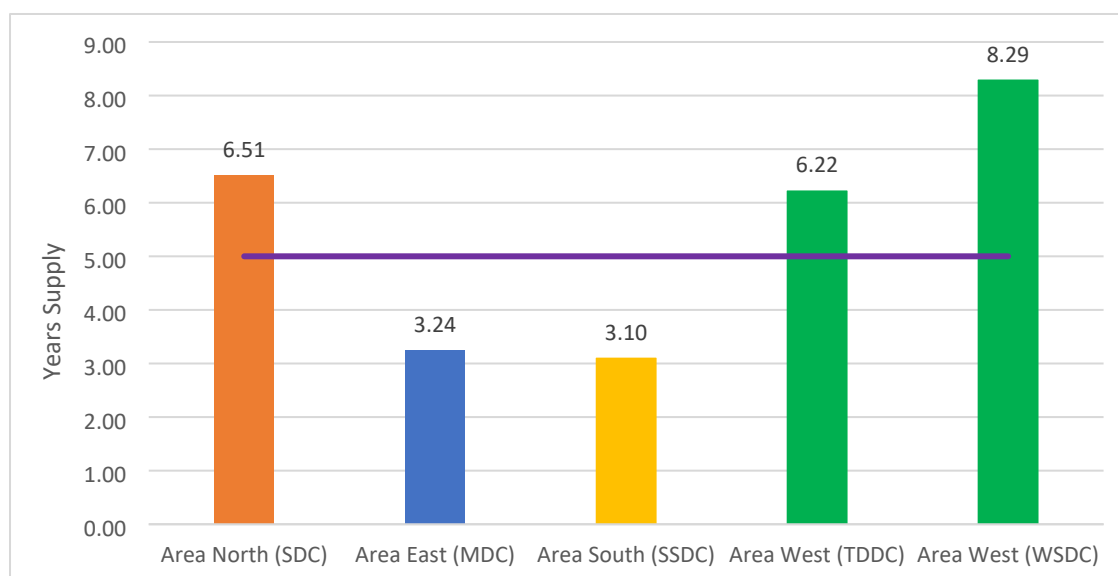
8.1 Somerset Council sets out the Five Year Housing Land Supply (5YHLS) by the former District Council Local Planning Authority areas in Table 20 below with Area West split into the former Taunton Deane and West Somerset areas as these are the relevant adopted local plans.

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	6.51 ⁶
Area East (Mendip) - 2023	3.24 ⁷
Area South (South Somerset) - 2023	2.98-3.10 ⁸
Area West (Taunton Deane) - 2023	6.22 ⁹
Area West (West Somerset) - 2023	8.29 ¹⁰

Chart 25: Five-Year Housing Land Supply results by Area with target



⁶ [5 Year Land Supply Somerset Planning North Area 2023-2028 Position at 1st April 2023](#)

⁷ [Mendip District Statement on Five Year Housing Land Supply – January 2023](#)

⁸ [South Somerset District Council Five-Year Housing Land Supply Paper November 2022](#) and up-coming appeal

⁹ [Strategic Housing & Employment Land Availability Assessment Somerset West and Taunton Area 2023](#) and up-coming appeal

¹⁰ [Strategic Housing Land Availability Assessment Somerset West and Taunton 2023](#)

Note: Area South figure is the upper of the range from Table 23

Table 21: Area North Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2023
5 Year Requirement 2020-2025	3,598
Total Deliverable Supply 2020-2025	4,686
5 Year Requirement - annual average (a)/5	720
No. of Years Supply (c)/(b)	6.51 (4,686/720)

Table 22: Area East Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from Jan 2023
5 Year Supply Requirement (20% buffer)	3,414
Total Deliverable dwellings	2,215
5 Year Requirement (annual rate)	683
No. of Years Supply	3.24 (2,215/683)

Table 23: Area South Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from Jan 2023
Basic Housing Requirement (annualised)	675
Basic Housing Requirement over five year period	3375 (675 x 5)
Total Deliverable Supply 2023-2028	2,018 - 2,096 (range agreed for up-coming planning appeal)
No. of Years Supply	2.98 - 3.10 (2,018/675 and 2,096/675)

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

Housing Supply & Delivery Data	Data from Jan 2023
5 Year Requirement 2020-2025	2,967
Total Deliverable Supply 2020-2025	3,690
5 Year Requirement - annual average (a)/5	594
No. of Years Supply (c)/(b)	6.22 (3,690/594)

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

Housing Supply & Delivery Data	Data from Jan 2023
5 Year Requirement 2020-2025	583
Total Deliverable Supply 2020-2025	970

5 Year Requirement - annual average (a)/5	117
No. of Years Supply (c)/(b)	8.29 (970/117)

Local Housing Requirement vs. predicted delivery over next five years	
<i>Area</i>	<i>Shortfall/surplus including Buffer</i>
Area North (Sedgemoor) – data for 2021 to 2026	5 year supply of deliverable sites 4,686 minus LHR 3,598 = +1,088 dwellings (surplus)
Area East (Mendip) – data for 2023 to 2028	5year supply of deliverable sites 2,319 minus LHR 3,414 = -1,999 dwellings (shortfall)
Area South (South Somerset) – data for 2023 to 2028	5year supply of deliverable sites 2,215 minus LHR 3,717 = -976 dwellings (shortfall)
Area West (Taunton Deane) – data for 2023/24 to 2028/29	5year supply of deliverable sites 3,690 minus LHR 2,967 = +723 dwellings (surplus)
Area West (West Somerset) – data for 2023/24 to 2028/29	5year supply of deliverable sites 970 minus LHR 583 = +387 dwellings (surplus)

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 on 19 December 2022 for the period up to 2021/22. Changes to HDT were published as part of the NPPF consultation in January 2023.

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 development¹¹, 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.

Table 26: Housing Delivery Test results 2017/18-2021/22 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 2017/18-2021/22 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 2017/18-2021/22 for Area South

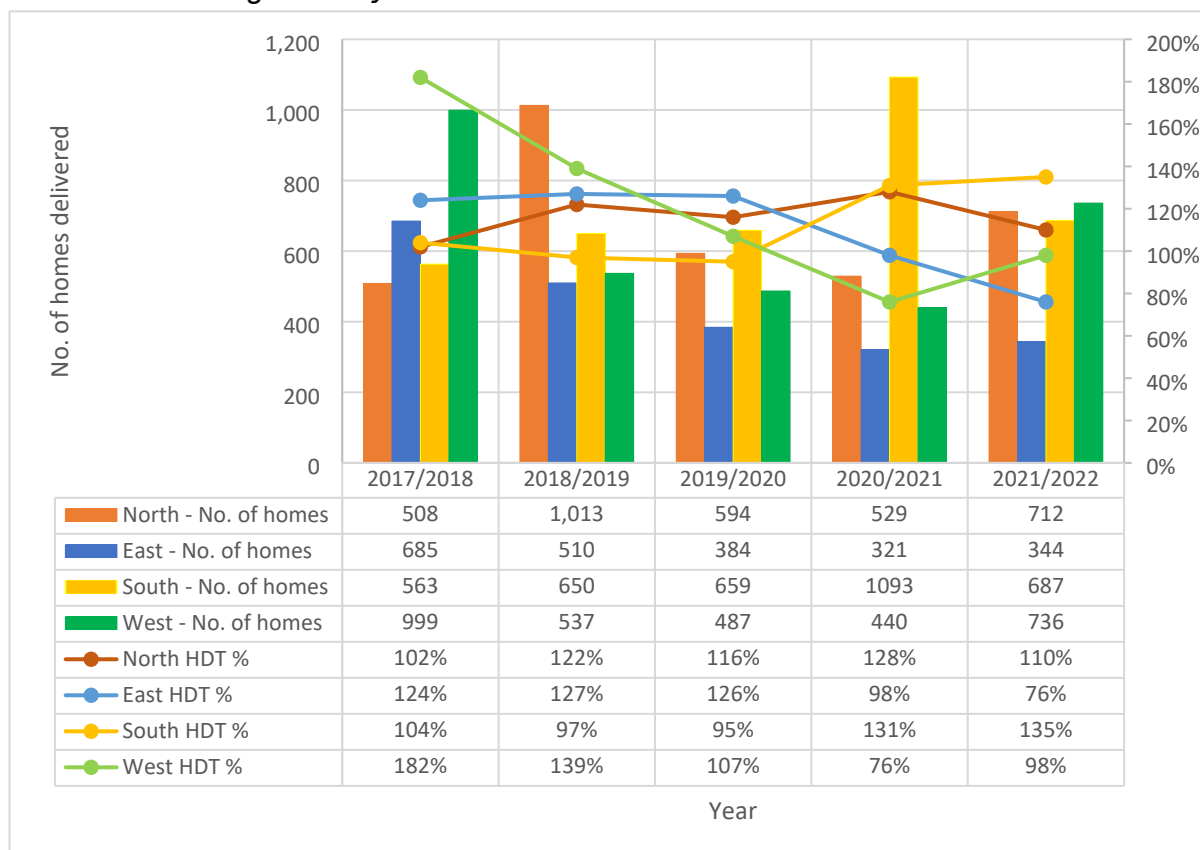
Year	No. of homes delivered	Housing Delivery Test
2017/2018	563	104%
2018/2019	650	97%
2019/2020	659	95%
2020/2021	1093	131%
2021/2022	687	135%

Table 29: Housing Delivery Test results 2017/18-2021/22 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	98%

¹¹ Paragraph 11 of the National Planning Policy Framework

Chart 26: 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 Under-delivery in Somerset East reflects the impact on phosphate requirements and lack of any mitigation solutions until early 2023. Phosphate constraints have delayed implementation of major allocations and rural windfall. The overall level of supply has fallen as development sites agreed pre-phosphates constraints have been built out. An Action Plan for Area East will be produced in due course.

Definitions

Major Development

10+ dwellings / over half a hectare / building(s) exceeds 1000m²
Office / light industrial - 1000+ m² / 1+ hectare
General industrial - 1000+ m² / 1+ hectare · Retail - 1000+ m² / 1+ hectare
Gypsy/traveller site - 10+ pitches
Site area exceeds 1 hectare

Minor Development

1-9 dwellings (unless floorspace exceeds 1000m² / under half a hectare
Office / light industrial - up to 999 m² / under 1 hectare
General industrial - up to 999 m² / under 1 Hectare
Retail - up to 999 m² / 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)