

## **Appendix 2: Planning Services Performance in Somerset Council – report to Strategic Planning Committee on 21 March 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 Q3 of 2023/24**

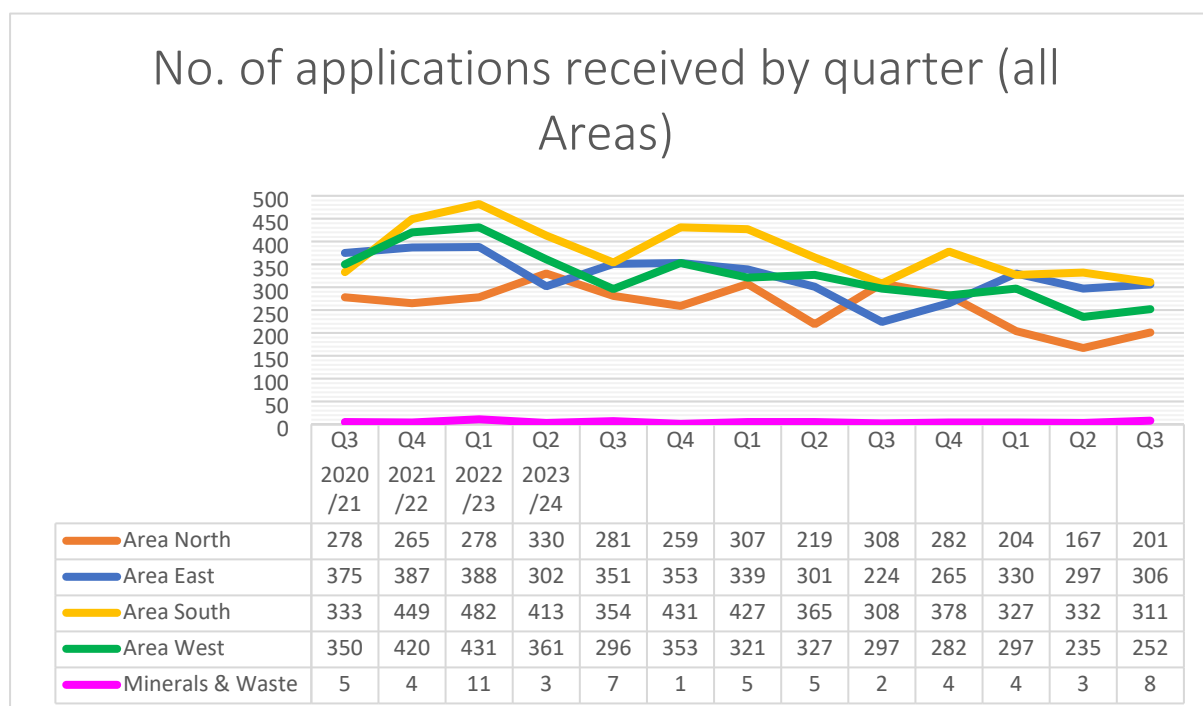
- 1.1 The following charts show the total number of planning applications received by quarter from Q3 2020/2021 to Q3 2023/2024 for each of the Area Teams (former district councils) and the Minerals and Waste Team. The data includes only PS1 applications ([Major](#), [Minors](#) and [Other](#) applications) 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 Q3 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	210		581
Area East	302	336	375	387	1400	388	302	351	353	1394	339	301	224	265	1129	330	297	306		933
Area South	401	325	333	449	1508	482	413	354	431	1680	427	365	308	378	1478	327	332	311		970
Area West	331	311	350	420	1412	431	361	296	353	1441	321	327	297	282	1227	297	235	252		784
Minerals & Waste	5	5	5	4	19	11	3	7	1	22	5	5	2	4	16	4	3	8		15

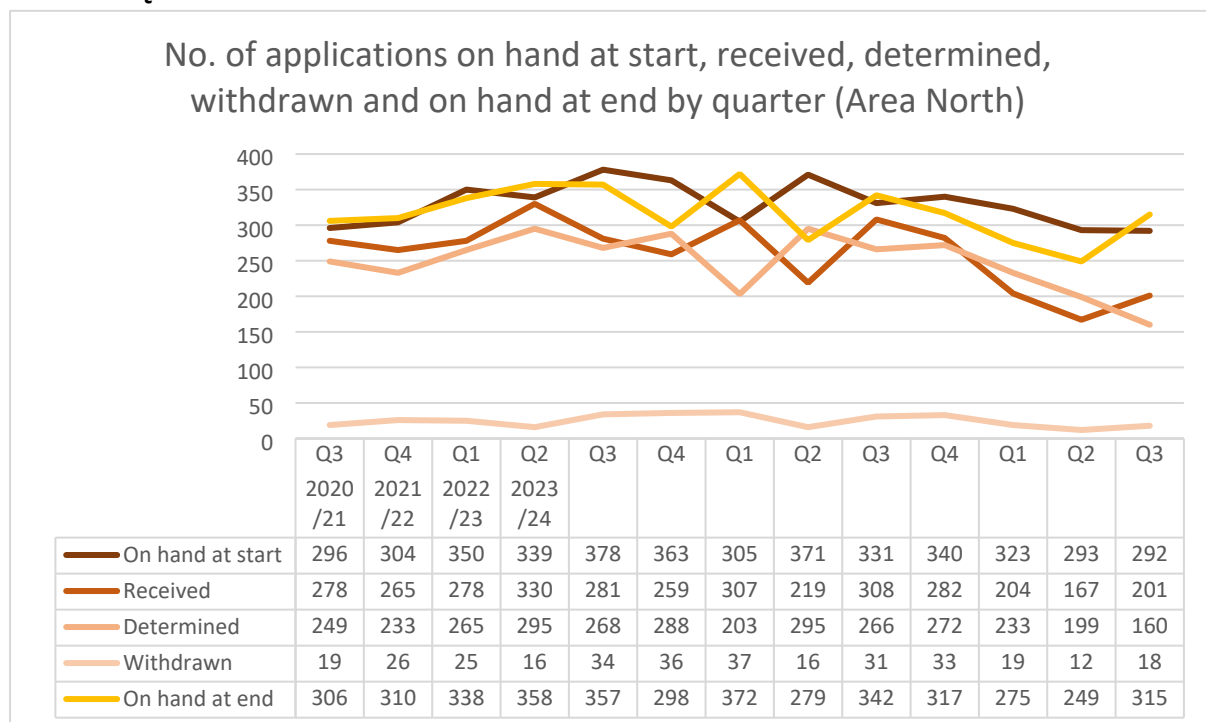
Chart 1: Number of planning applications received by quarter for the area teams from Q3 of 2020/21 to Q3 of 2023/24



## 2. Number of applications on hand at the start, received, determined and on hand at the end of each quarter by area team from Q3 2020/21 to Q3 of 2023/24

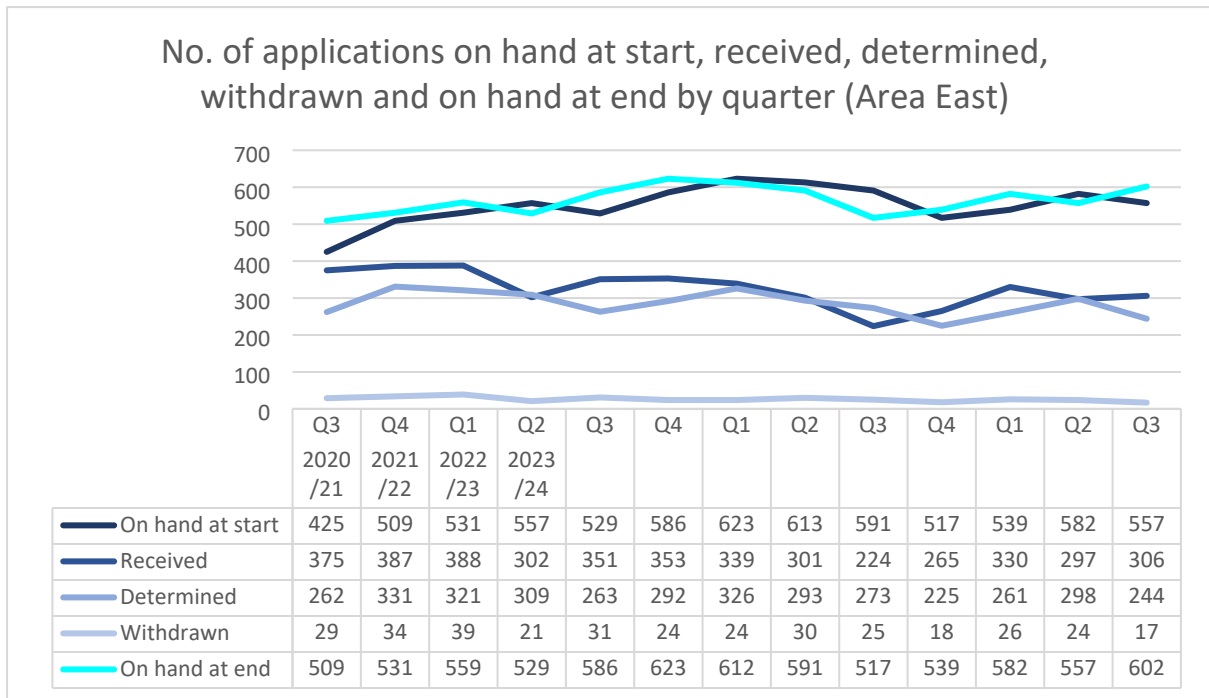
2.1. The data for each of the area teams below shows the number of applications on hand at start of each quarter, those received, determined, withdrawn and on hand at the end from Q3 of 2020/21 to Q3 of 2023/24. Noting that this is only those applications included in the PS returns to government (PS1)<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 Q3 of 2020/21 to Q3 of 2023/24*

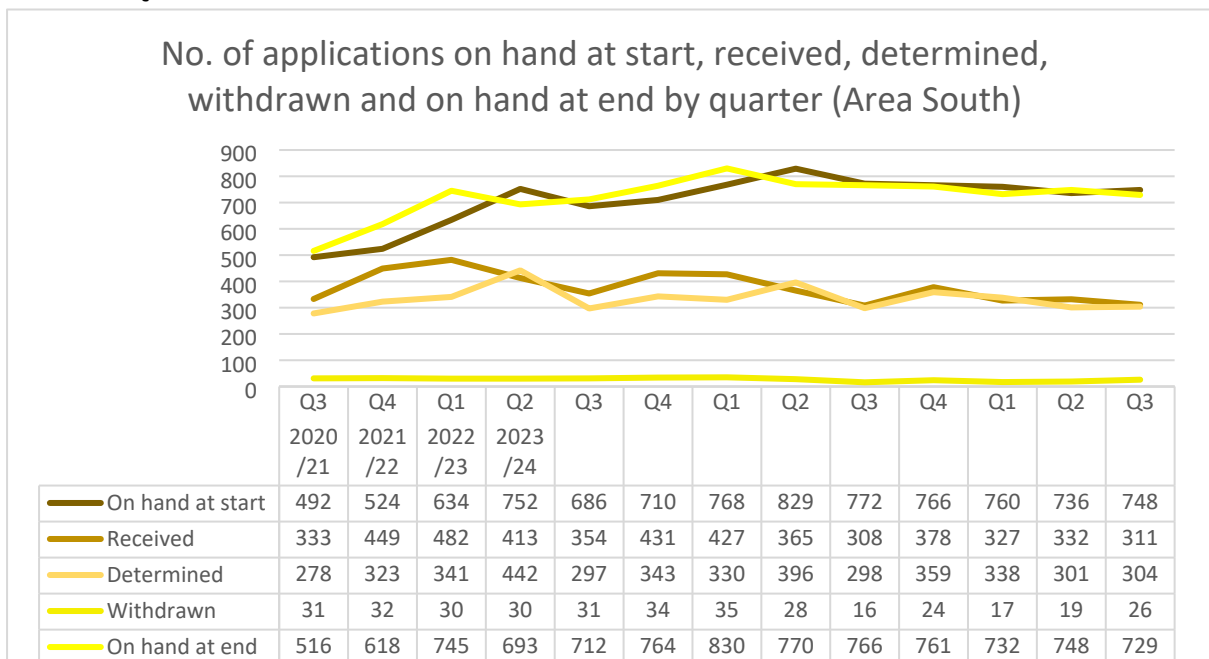


*Chart 3: Number of applications on hand at start, received, determined and on hand for each quarter for Area East from Q3 of 2020/21 to Q3 of 2023/24*

<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 4: Number of applications on hand at start, received, determined and on hand for each quarter for Area South from Q3 of 2020/21 to Q3 of 2023/24**



**Chart 5: Number of applications on hand at start, received, determined and on hand for each quarter for Area West from Q3 of 2020/21 to Q3 of 2023/24**

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

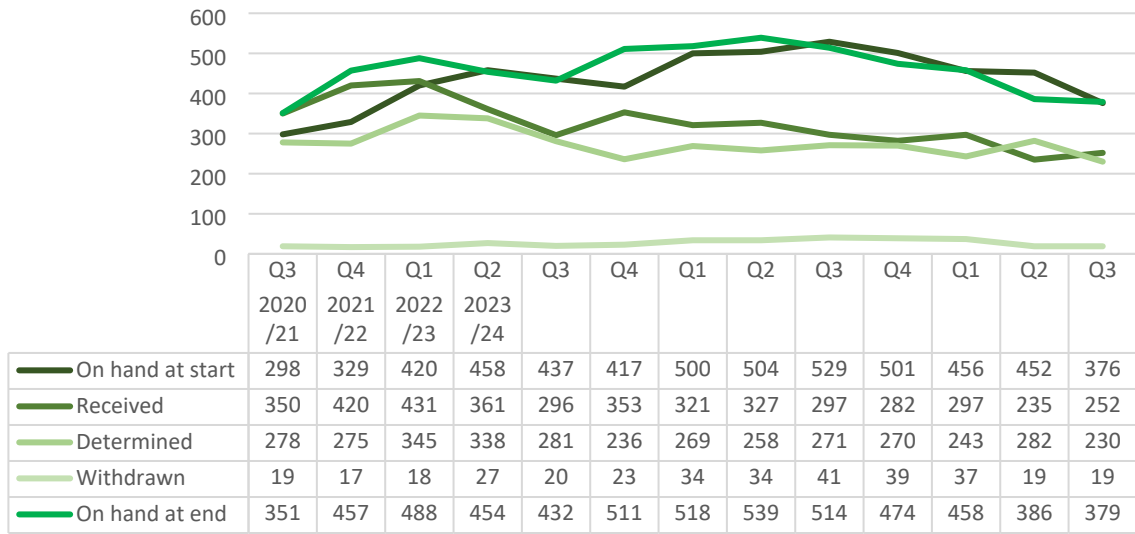
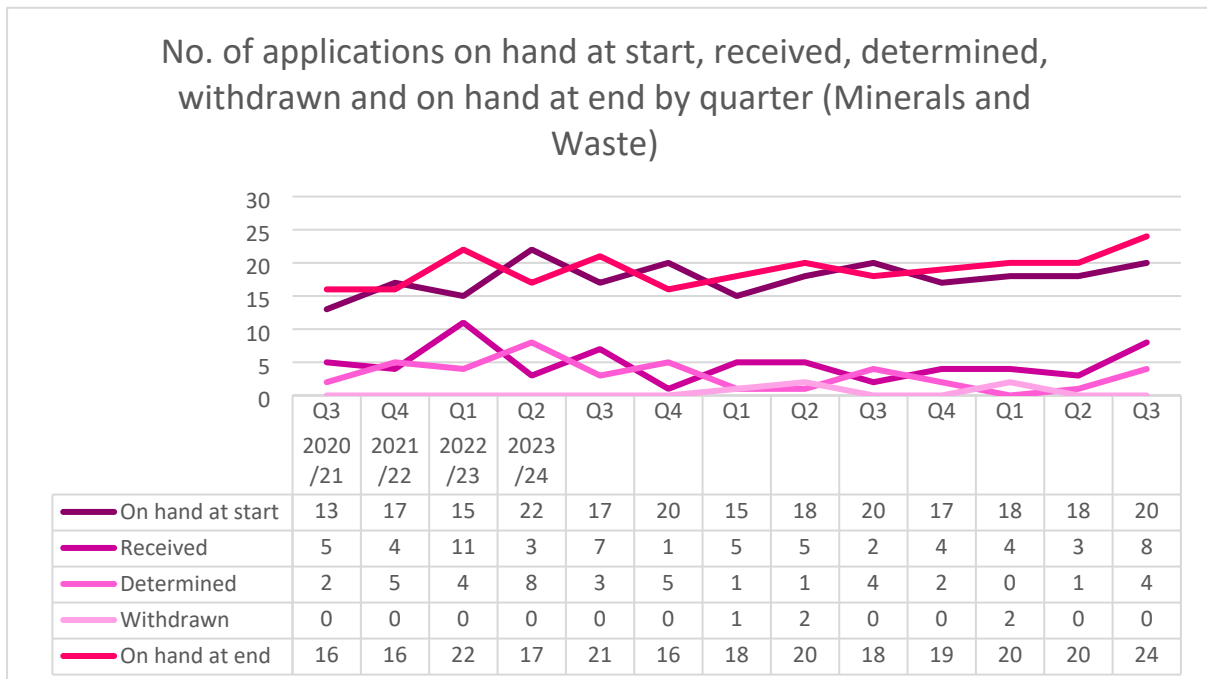


Chart 6: Number of applications on hand at start, received, determined and on hand at end for each quarter for Minerals and Waste from Q3 of 2020/21 to Q3 of 2023/24



### **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](#)<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 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

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<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/uploads/system/uploads/attachment_data/file/282222/Planning_Applications_(s62A)_-GOV.UK.pdf)

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 7 Data for Q3 of 2023/24 for all Areas showing percentage of applications determined in-time compared to the national targets

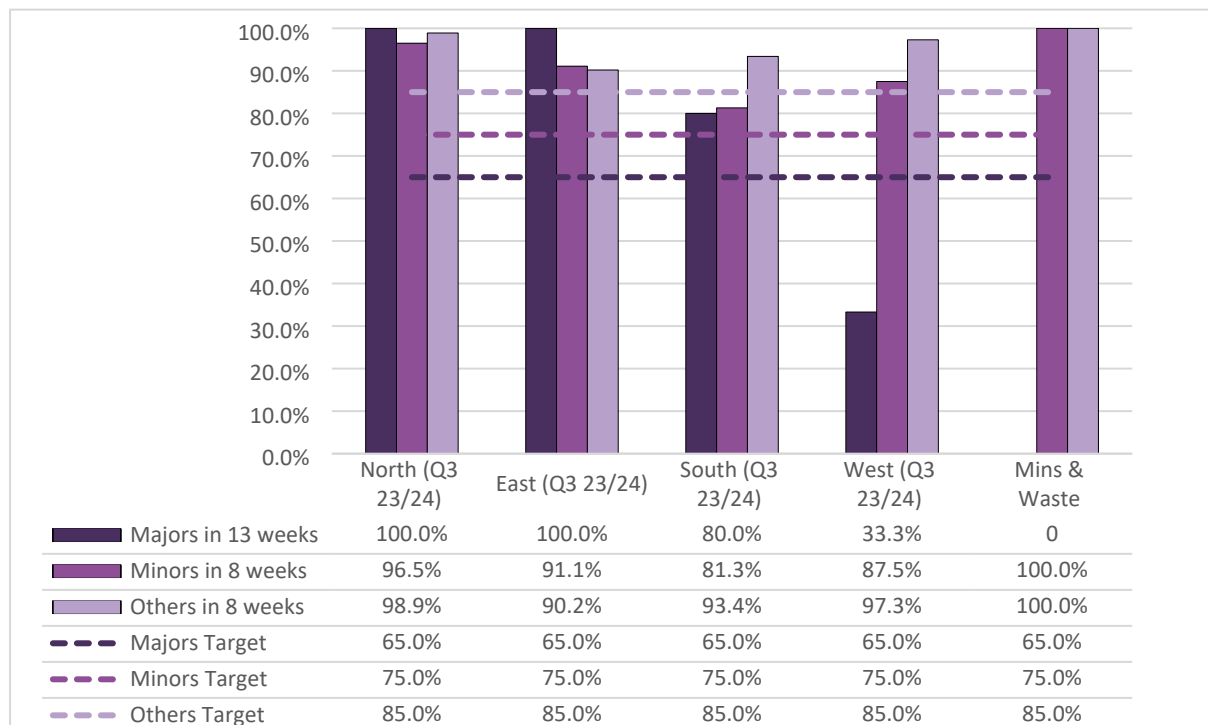


Table 2: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area North from Q3 of 2020/21 to Q3 of 2023/24

	2020/21			2021/22					2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total

Major decisions	6	11	<b>42</b>	13	7	8	18	<b>46</b>	10	10	8	9	<b>37</b>	19	5	12	<b>36</b>
Major decisions % in 13 weeks	100	100	<b>100</b>	100	100	100	94.4	<b>97.8</b>	100	100	100	100	<b>100</b>	100	80	100	<b>97.2</b>
Minor decisions	87	80	<b>346</b>	96	104	102	94	<b>396</b>	70	98	103	110	<b>381</b>	95	86	58	<b>239</b>
Minor decisions % in 8 weeks	94.3	92.5	<b>94.8</b>	94.8	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	<b>95</b>
Other decisions	156	142	<b>556</b>	156	184	158	176	<b>674</b>	123	187	155	153	<b>618</b>	119	108	90	<b>317</b>
Other decisions % in 8 weeks	93.6	84.5	<b>91.5</b>	93.6	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	<b>97.8</b>

Chart 8: Number of major, minor and other decisions and percentage meeting the national targets for Area North from Q3 of 2020/21 to Q3 of 2023/24 by quarter

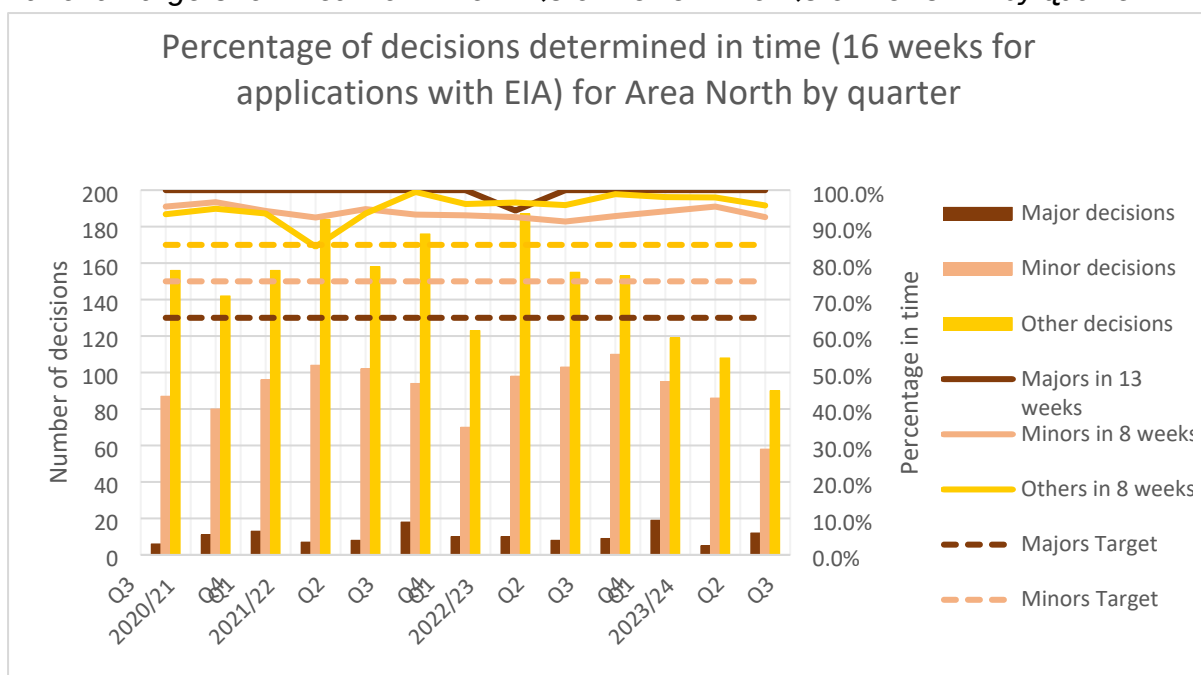


Table 3: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area East from Q3 of 2020/21 to Q3 of 2023/24

	2020/21			2021/22					2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total



Major decisions	7	13	<b>42</b>	9	14	8	3	<b>34</b>	11	8	7	9	<b>35</b>	6	10	11	<b>27</b>
Major decisions % in 13 weeks	100	76.9	<b>87.8</b>	33.3	92.9	87.5	100	<b>76.5</b>	100	100	57.1	100	<b>91.4</b>	100	100	100	<b>100</b>
Minor decisions	74	104	<b>363</b>	97	86	64	82	<b>329</b>	97	92	98	85	<b>372</b>	88	97	90	<b>275</b>
Minor decisions % in 8 weeks	73	69.2	<b>79.4</b>	74.2	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	<b>88.7</b>
Other decisions	181	214	<b>740</b>	215	209	191	207	<b>822</b>	218	193	168	131	<b>710</b>	167	191	143	<b>501</b>
Other decisions % in 8 weeks	89.5	93	<b>89.8</b>	91.6	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	<b>87.4</b>

Chart 9: Number of major, minor and other decisions and percentage meeting the national targets for Area East from Q3 of 2020/21 to Q3 of 2023/24 by quarter

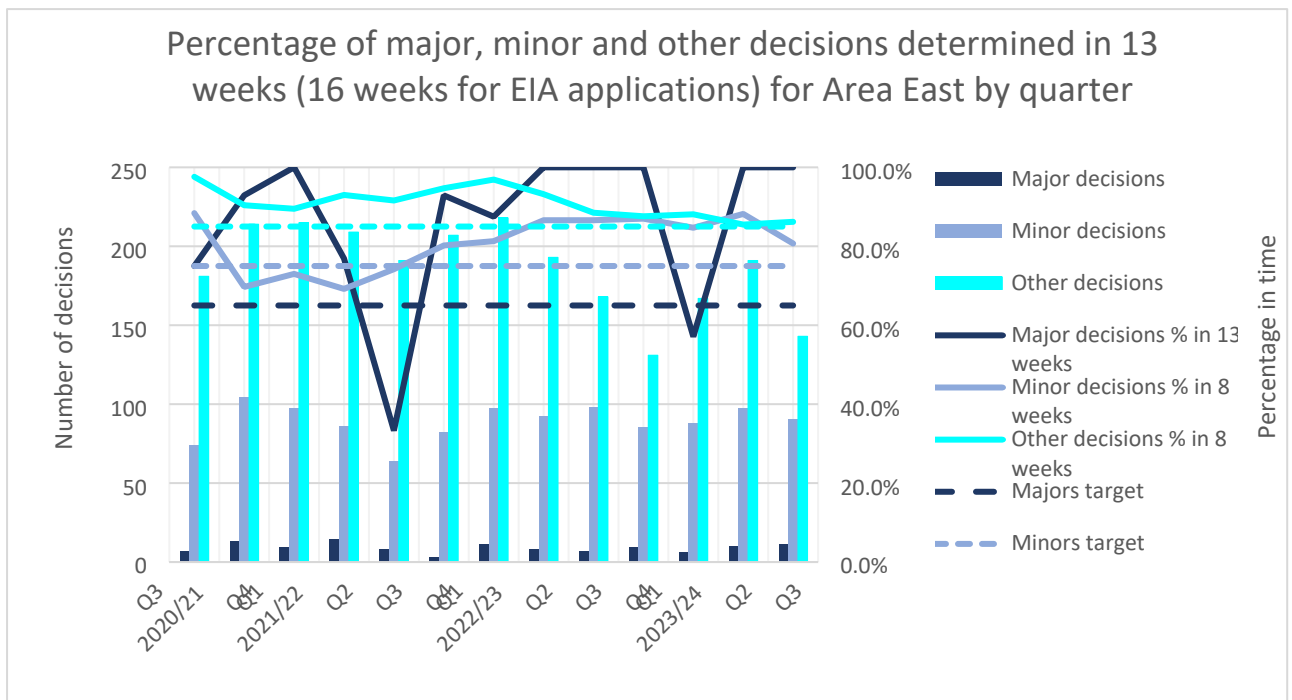
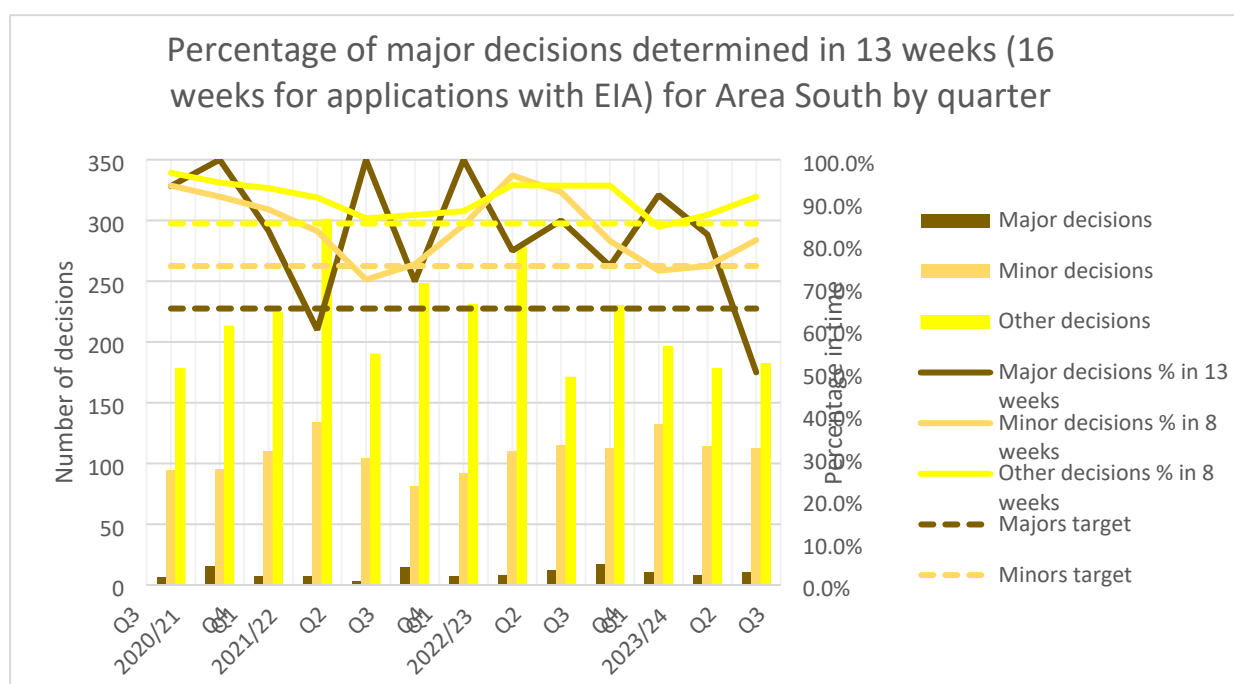


Table 4: Number of major, minor and other decisions and percentage meeting the national targets in Area South from Q3 of 2020/21 to Q3 of 2023/24

	2020/21			2021/22					2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Major decisions	15	15	<b>51</b>	7	7	3	14	<b>31</b>	7	8	12	17	<b>44</b>	10	8	10	<b>28</b>
Major decisions % in 13 weeks	60	60	<b>88.2</b>	100	71.4	100	78.6	<b>83.9</b>	85.7	75	91.7	82.4	<b>84.1</b>	50	88	80	<b>71.4</b>
Minor decisions	95	95	<b>520</b>	110	134	104	81	<b>429</b>	92	110	115	112	<b>429</b>	132	114	112	<b>358</b>
Minor decisions % in 8 weeks	83.2	83.2	<b>91.9</b>	71.8	75.4	84.6	96.3	<b>80.7</b>	92.4	80.9	73.9	75	<b>80</b>	81.1	86	81.3	<b>82.7</b>
Other decisions	213	213	<b>766</b>	224	301	190	248	<b>963</b>	231	278	171	230	<b>910</b>	196	178	182	<b>556</b>
Other decisions % in 8 weeks	91.1	91.1	<b>97.2</b>	86.2	87	87.9	94	<b>88.8</b>	93.9	93.9	84.2	87	<b>90.3</b>	91.3	96.1	93.4	<b>93.5</b>

Chart 10: Number of major, minor and other decisions and percentage meeting the national targets for Area South from Q3 of 2020/21 to Q3 of 2023/24 by quarter

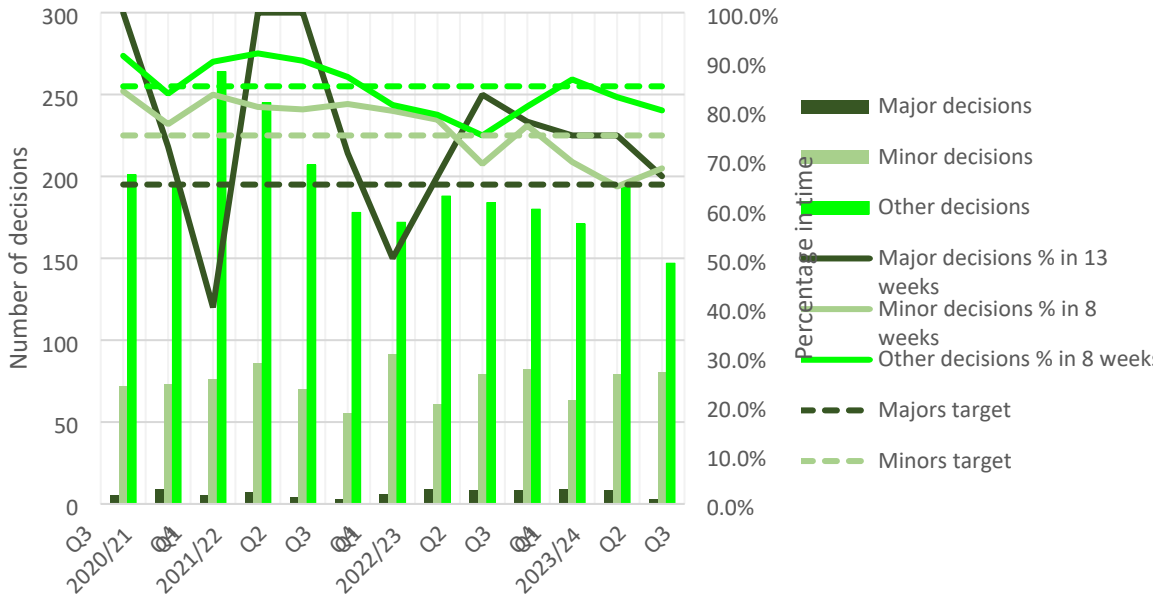


*Table 5: Percentage of decisions meeting the national targets for Major, Minor and Other decisions in Area West from Q3 of 2020/21 to Q3 of 2023/24*

	2020/21			2021/22					2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Major decisions	5	9	<b>32</b>	5	7	4	3	<b>19</b>	6	9	8	8	<b>31</b>	9	8	3	<b>20</b>
Major decisions % in 13 weeks	40	100	<b>75.6</b>	100	71.4	50	66.7	<b>73.7</b>	83.3	77.8	75	75	<b>77.4</b>	66.7	75	33	<b>65</b>
Minor decisions	72	73	<b>317</b>	76	86	70	55	<b>287</b>	91	61	79	82	<b>313</b>	63	79	80	<b>222</b>
Minor decisions % in 8 weeks	83.3	80.8	<b>74.7</b>	80.3	81.4	80	78.2	<b>80.1</b>	69.2	77	69.6	64.6	<b>69.6</b>	68.3	90	87.5	<b>82.9</b>
Other decisions	201	193	<b>753</b>	264	245	207	178	<b>894</b>	172	188	184	180	<b>724</b>	171	195	147	<b>513</b>
Other decisions % in 8 weeks	90	91.7	<b>85</b>	90.2	86.9	81.2	79.2	<b>85</b>	75	80.9	86.4	82.8	<b>81.4</b>	80.1	92.8	97.3	<b>89.9</b>

*Chart 11: Number of major, minor and other decisions and percentage meeting the national targets for Area West from Q3 of 2020/21 to Q3 of 2023/24 by quarter*

### Percentage of major decisions determined in 13 weeks (16 weeks for applications with EIA) for Area West 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 September 2023</b>
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 September 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*

<b>All Areas rolling annual % vs. rolling annual % for England for 24 months to end of September 2023</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>	<b>87.2</b>	<b>86.1</b>
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

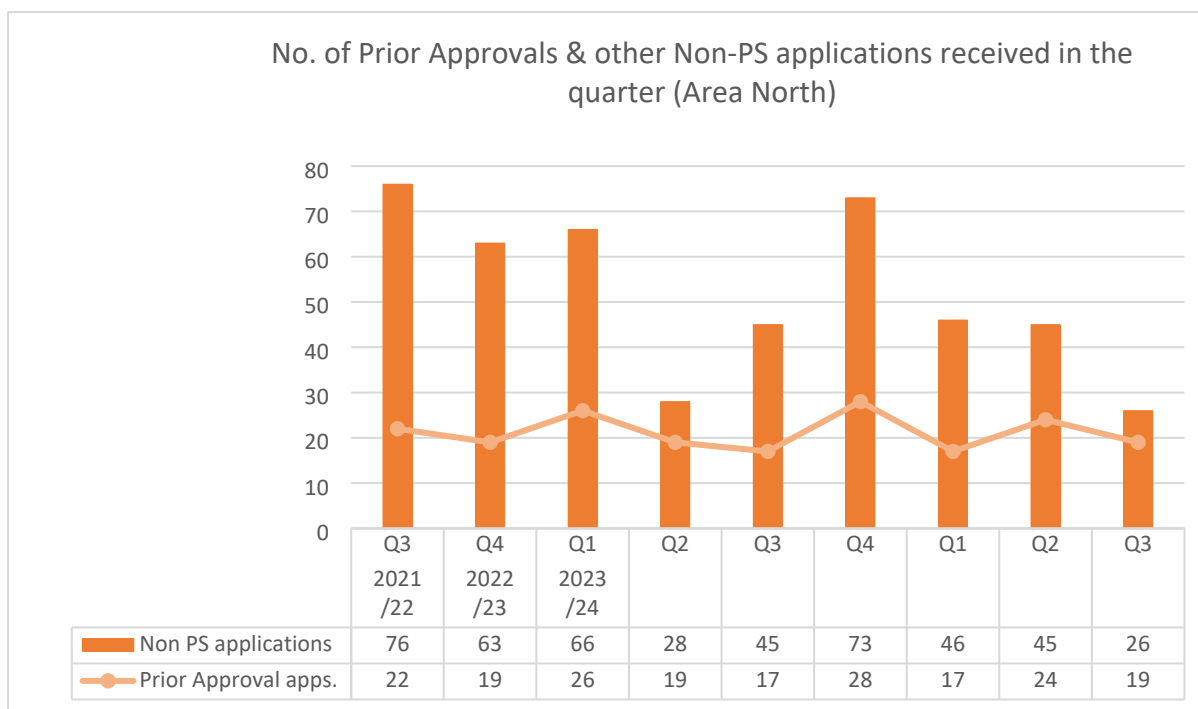
information in order to ensure consistency. The applications in this data set therefore relate the non PS1 data including adverts and tree applications.

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 Q3 of 2021/22 to Q3 of 2023/24*

	2021/22			2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Prior Approval apps.	22	19	<b>108</b>	26	19	17	28	<b>90</b>	17	24	19	<b>60</b>
Non-PS applications (adverts and tree applications)	76	63	<b>281</b>	66	28	45	73	<b>212</b>	46	45	26	<b>117</b>

*Chart 12: Number of Prior Approvals and other Non-PS applications received by quarter for Area North from Q3 of 2021/22 to Q3 of 2023/24*



*Table 9: Number of Prior Approvals and other applications received by quarter for Area East from Q3 of 2021/22 to Q3 of 2023/24*

	2021/22			2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Prior Approval apps.	25	19	<b>121</b>	18	18	31	22	<b>89</b>	<b>34</b>	<b>27</b>	<b>17</b>	<b>78</b>
Non-PS applications (adverts and tree applications)	152	141	<b>700</b>	151	164	178	147	<b>640</b>	<b>163</b>	<b>183</b>	<b>111</b>	<b>457</b>

*Chart 13: Number of Prior Approvals and other non-PS applications received by quarter for Area East from Q3 of 2021/22 to Q3 of 2023/24*

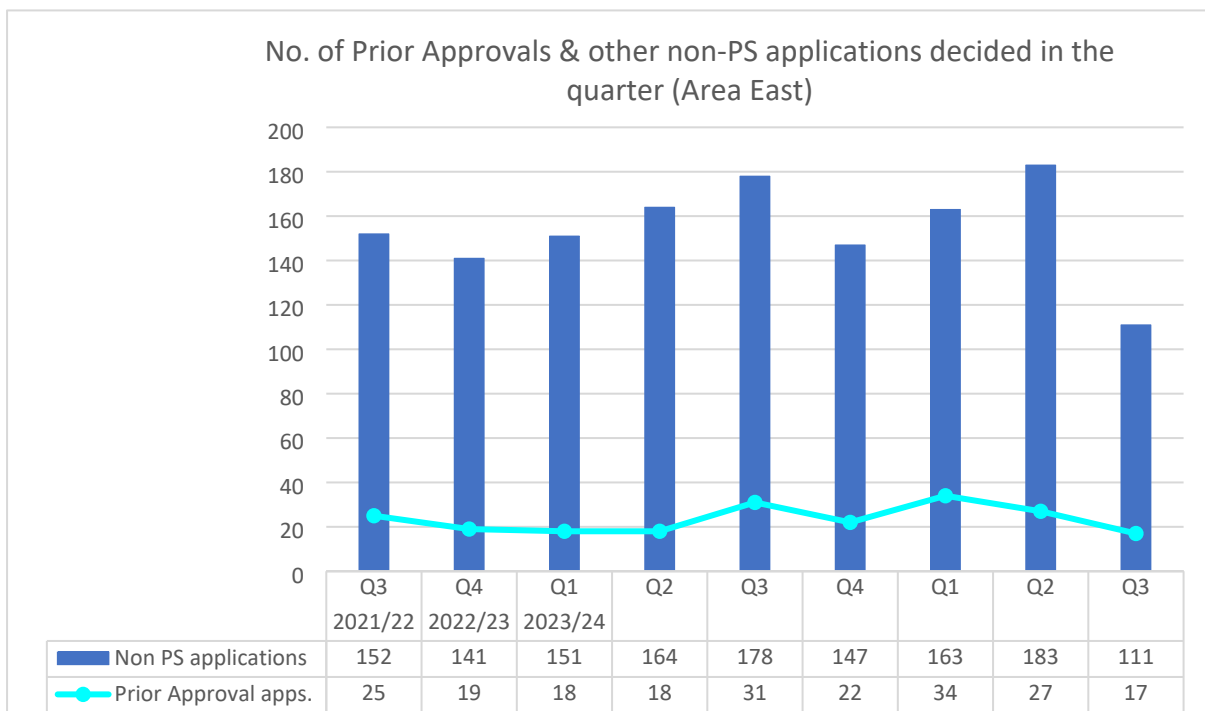


Table 10: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q3 of 2021/22 to Q3 of 2023/24

	2021/22			2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Prior Approval apps.	13	35	<b>100</b>	19	23	17	20	<b>79</b>	23	18	20	<b>61</b>
Non-PS applications (including adverts and tree applications )	188	239	<b>2111</b>	207	224	255	296	<b>982</b>	159	159	196	<b>514</b>

Chart 14: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q3 of 2021/22 to Q3 of 2023/24

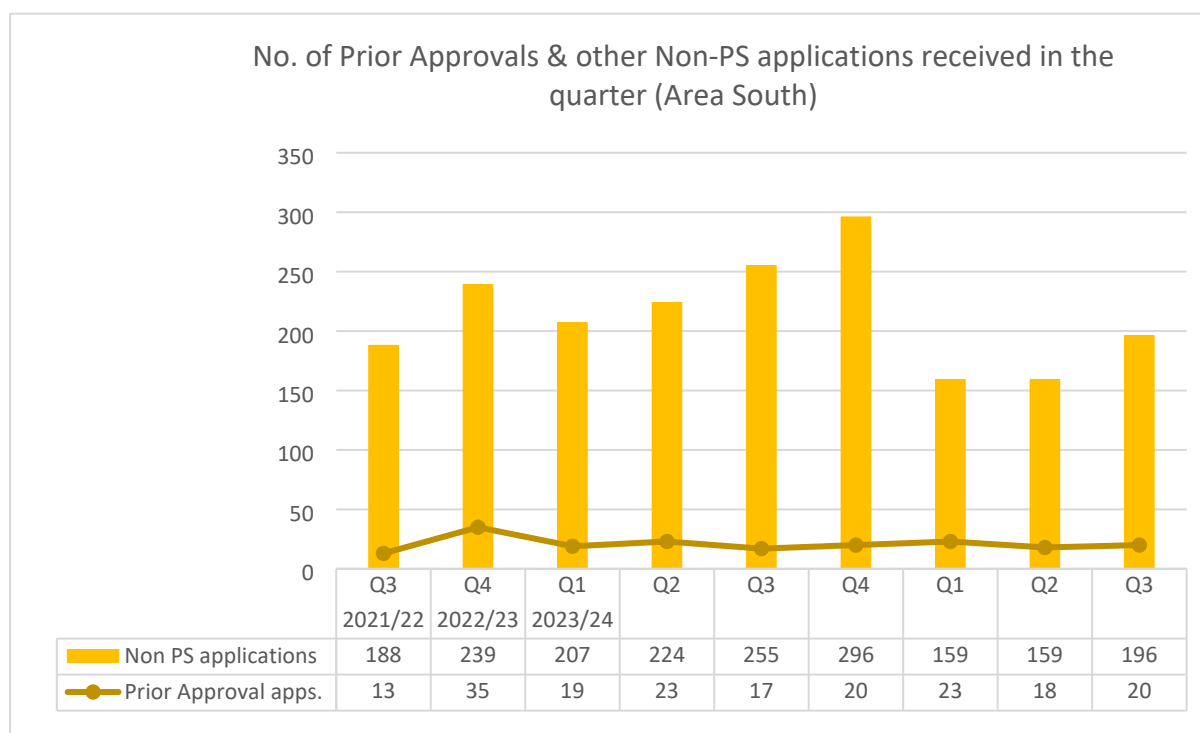
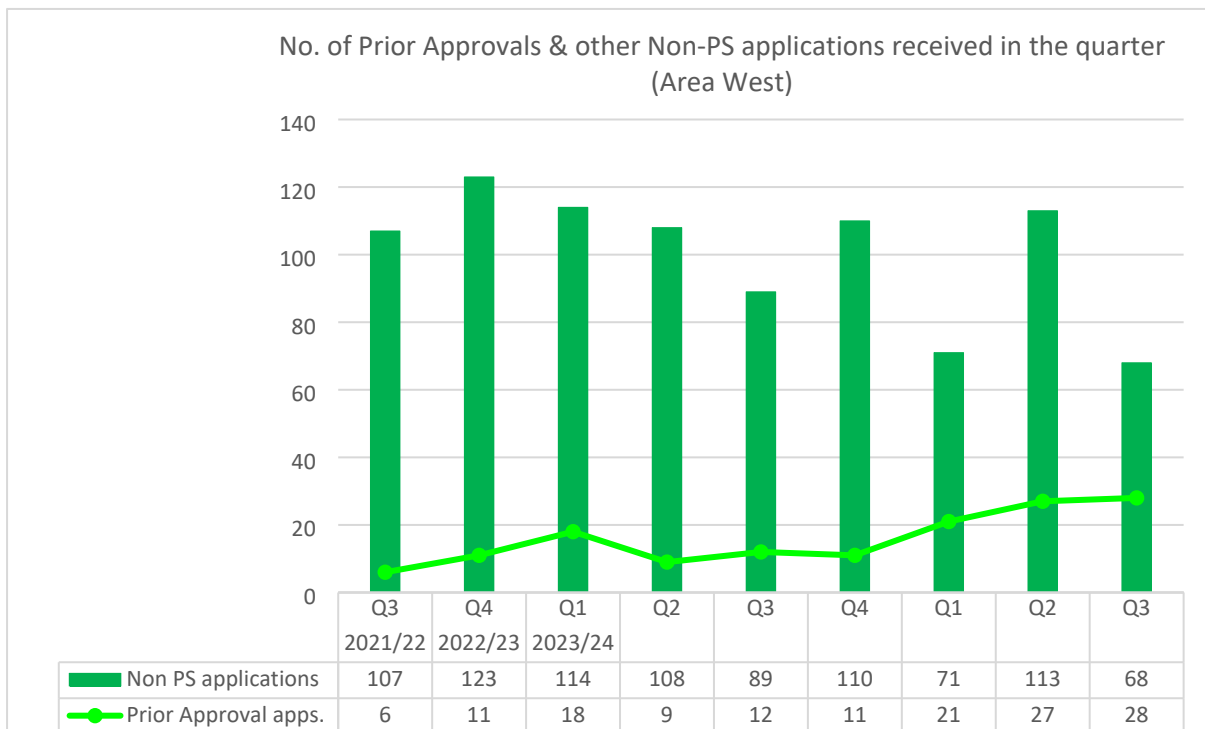




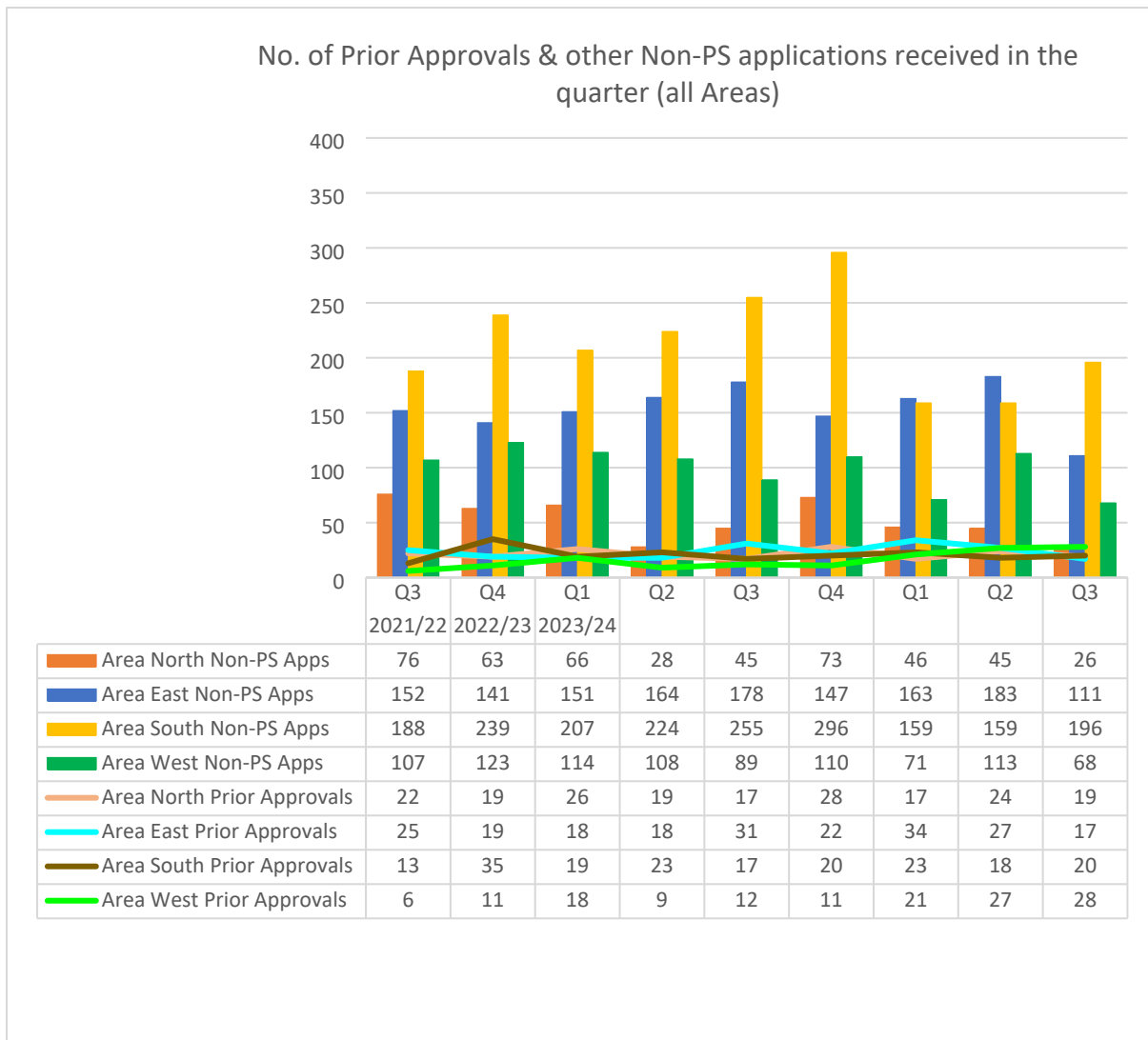
Table 11: Number of Prior Approvals and other non-PS applications received by quarter for Area West from Q3 of 2021/22 to Q3 of 2023/24

	2021/22			2022/23				2023/24				
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Prior Approval apps.	6	11	<b>46</b>	18	9	12	11	<b>50</b>	21	27	<b>28</b>	<b>76</b>
Non-PS applications (listed buildings, adverts and tree applications)	107	123	<b>394</b>	114	108	89	110	<b>421</b>	71	113	<b>68</b>	<b>252</b>

Chart 15: Number of Prior Approvals and other non-PS applications received quarter for Area West from Q3 of 2021/22 to Q3 of 2023/24



**Chart 16: Number of Prior Approvals and other non-PS applications received quarter for all Areas from Q3 of 2021/22 to Q3 of 2023/24**



## 5. Number of pre-application enquiries

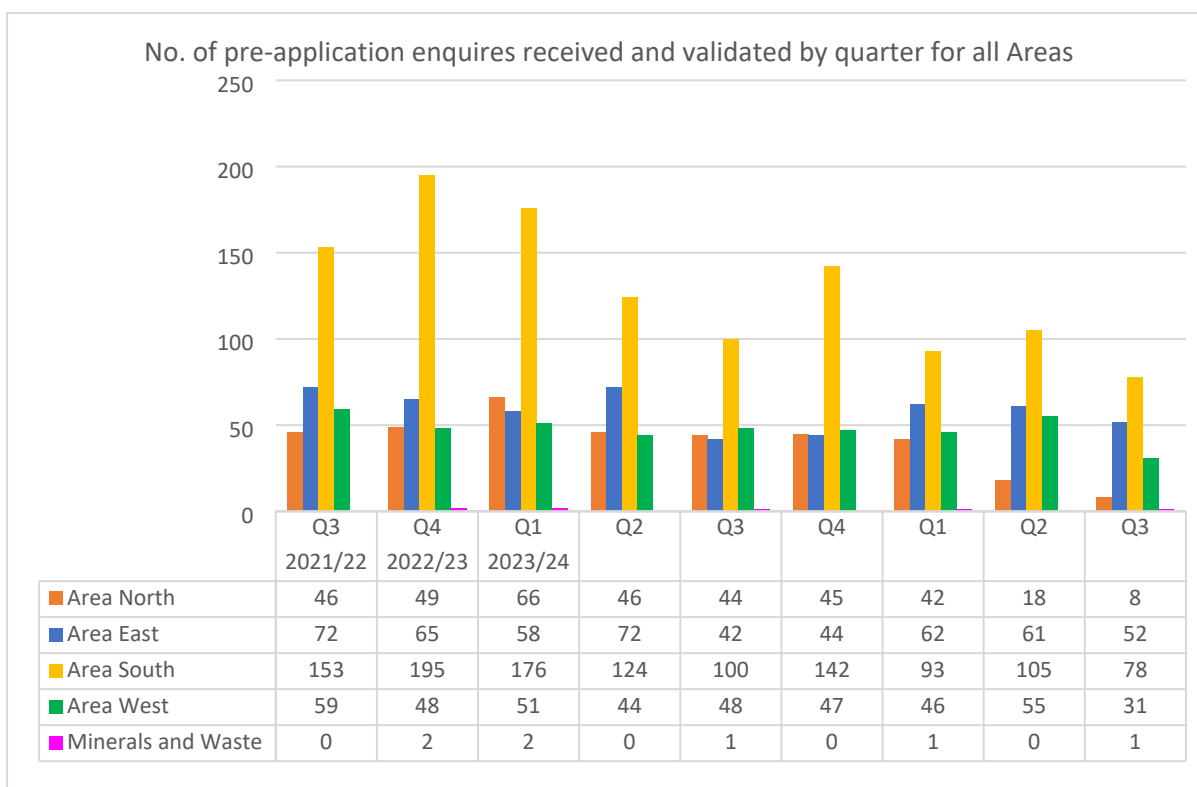
5.1 The data sets out pre-application enquiries received by Area and for Minerals and Waste. This is set out in Table 12 below.

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 Q3 of 2021/22 to Q3 of 2023/24*

	2021/22			2022/23					2023/24			
	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Total
Area North	46	49	<b>143</b>	66	46	44	45	<b>201</b>	42	18	8	<b>68</b>
Area East	72	65	<b>193</b>	58	72	42	44	<b>216</b>	62	61	52	<b>175</b>
Area South	153	195	<b>519</b>	176	124	100	142	<b>542</b>	93	105	78	<b>276</b>
Area West	59	48	<b>160</b>	51	44	48	47	<b>190</b>	46	55	31	<b>132</b>
Minerals and Waste	0	2	<b>2</b>	2	0	1	0	<b>3</b>	1	0	1	<b>2</b>

*Chart 17: Number of pre-applications received for all Areas by quarter from Q3 of 2021/22 to Q3 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%	<b>16</b>
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 (Q1 - Q3)	16	0	0	11	68.75%	5	31.25%	<b>16</b>

Chart 18: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area North annually from 2019/20 to Q3 of 2023/24

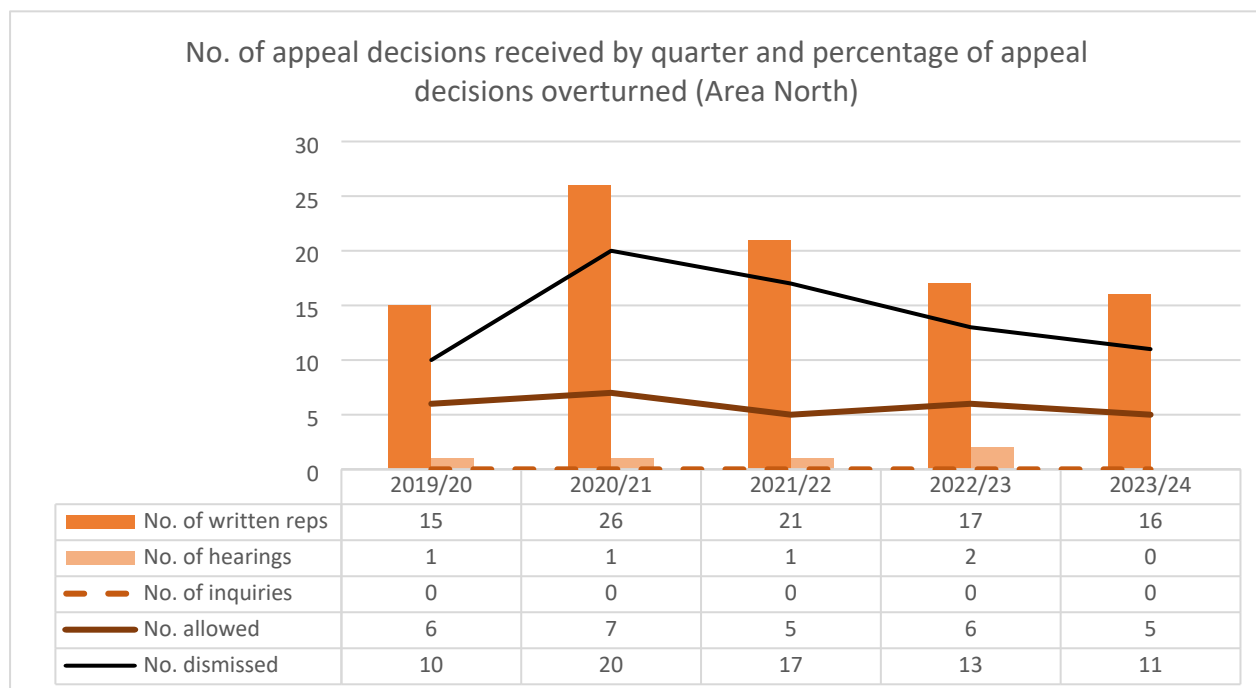
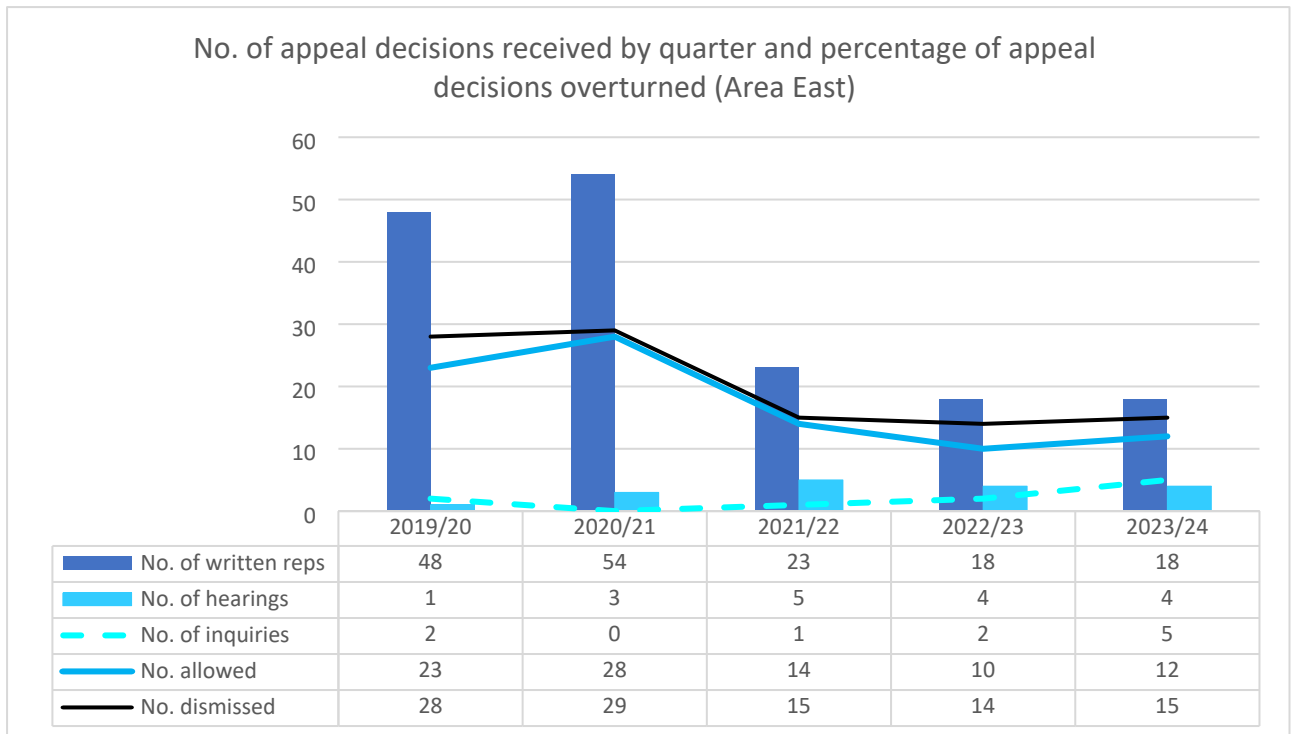


Table 14: Total appeal decisions split by number of written reps, hearings, inquires and the percentage dismissed/allowed on an annual basis for Area East

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
<b>2019/20</b>	48	1	2	28	54.90%	23	45.10%	<b>51</b>
<b>2020/21</b>	54	3	0	29	50.88%	28	49.12%	<b>57</b>
<b>2021/22</b>	23	5	1	15	51.72%	14	48.28%	<b>29</b>
<b>2022/23</b>	18	4	2	14	58.33%	10	41.66%	<b>24</b>
<b>2023/24 (Q1 - Q3)</b>	18	4	5	15	55.56%	12	44.44%	<b>27</b>

Chart 19: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area East annually from 2019/20 to Q3 of 2023/24



*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>2019/20</b>	44	1	0	29	64.44%	16	35.56%	<b>45</b>
<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 (Q1 - Q3)</b>	21	2	0	17	73.91%	6	26.09%	<b>23</b>

**Chart 20: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area South annually from 2019/20 to Q3 of 2023/24**

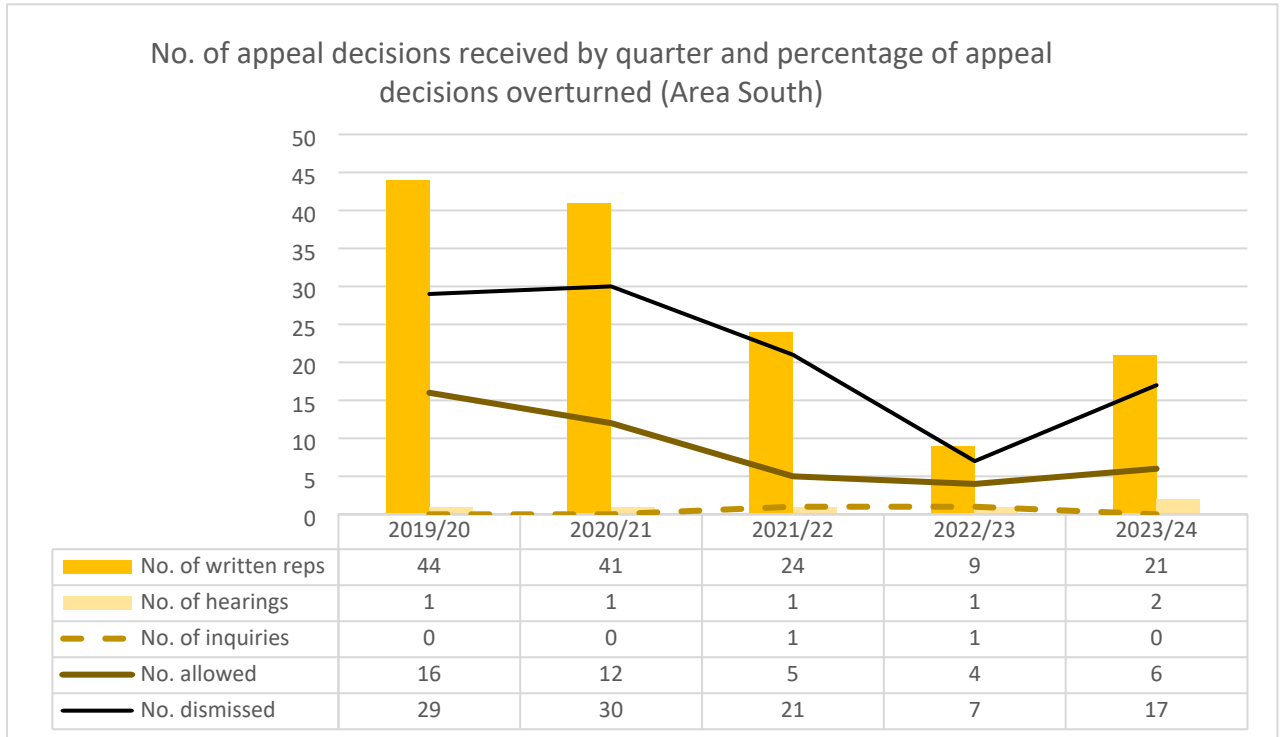


Table 16: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed on an annual basis for Area West

	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%	<b>59</b>
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 (Q1 - Q3)	21	0	0	18	85.71%	3	14.29%	<b>21</b>

Chart 21: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area West annually from 2019/20 to Q3 of 2023/24

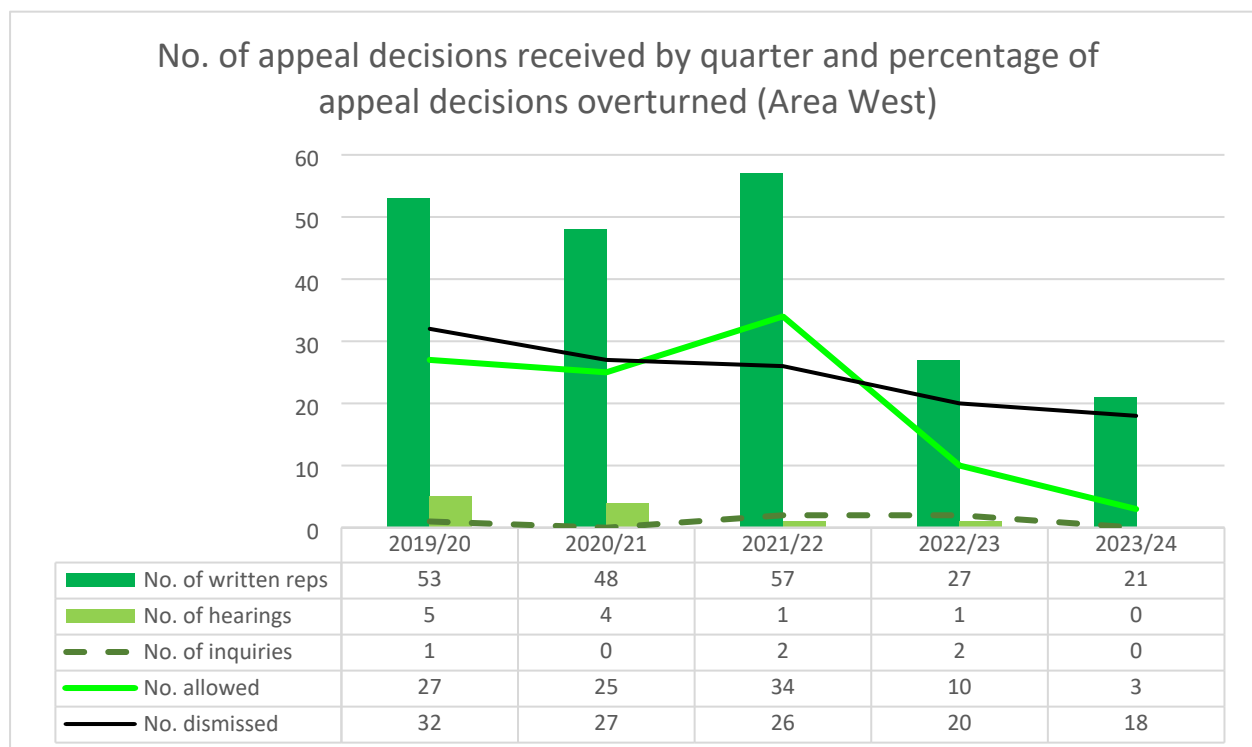
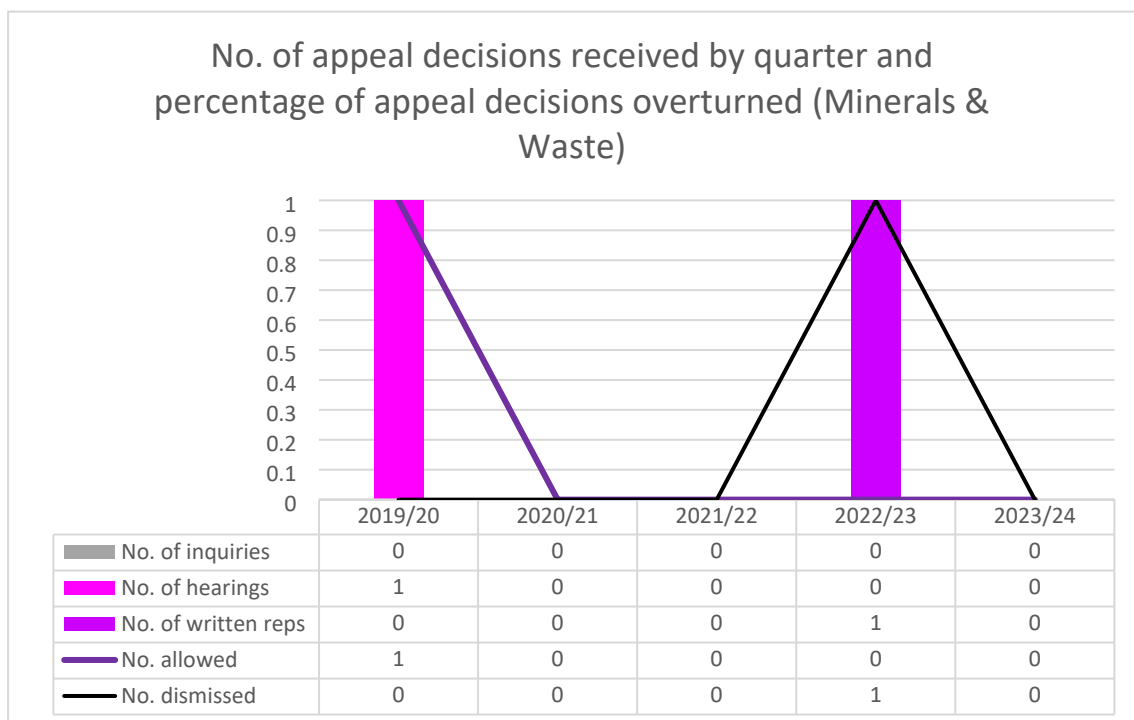




Table 17: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed annually for Minerals & Waste

	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 - Q3)	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 Q3 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**

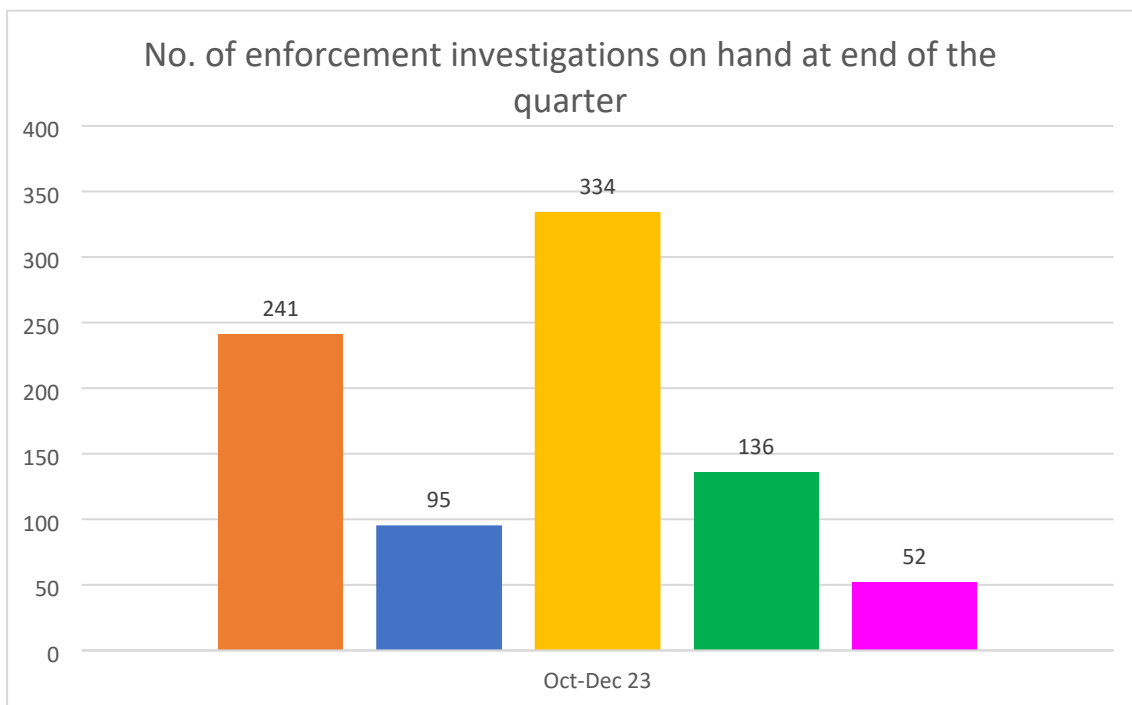
7.2 For the purposes of this report the figures for number of cases on hand at the end of each quarter are the number that were on hand from the date the report was run as at 31 December 2023.

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 31 December 2023*

	<b>31 December 2023</b>
Area North	241
Area East	95
Area South	334
Area West	136
Minerals and Waste	52

*Chart 23: Number of enforcement cases on hand at the end of the Q3 of 2023/24 for all Areas i.e 31 December 2023*

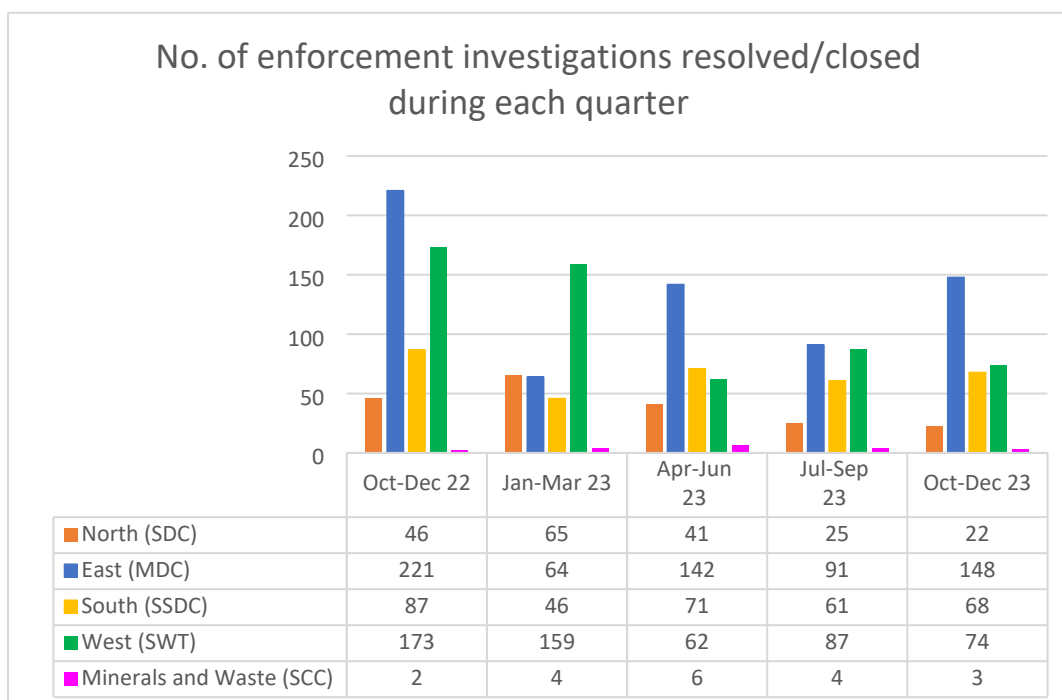


*Table 19: Number of enforcement cases resolved/closed during each quarter for all Areas from July 2022 to September 2023*

	<b>Oct-Dec 22</b>	<b>Jan-Mar 23</b>	<b>Apr-Jun 23</b>	<b>Jul-Sep 23</b>	<b>Oct-Dec 23</b>
Area North	46	65	41	25	22
Area East	221	64	142	91	148
Area South	87	46	71	61	68
Area West	173	159	62	87	74

Minerals & Waste	2	4	6	4	3
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Chart 24: Number of enforcement cases resolved/closed during each quarter for all Areas from October 2022 to December 2023



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

8.1 This section provides information on the Council's Five-Year Housing Land supply position and Housing Delivery Test results. This is by area with Area

West split into the former Taunton Deane and West Somerset areas as the position relates to the relevant adopted local plans. Areas North and West can currently demonstrate a five year land supply, with the exception of the former Taunton Deane area following a recent appeal decision.

8.2 The supply position in Areas East, West and South has been affected by the need to ensure developments are nutrient neutral in the Somerset Levels and Moors catchment areas and in the case of South and West the River Axe catchment area. As more solutions to the problem become available the number of additional homes granted planning permission will increase and over time the position is expected to improve.

*Most recent Five Year Housing Land Supply by Area*

<b>Combined Five Year Housing Land Supply Calculation</b>	<b>Years</b>
Area North (Sedgemoor) - 2023	6.51
Area East (Mendip) - 2023	3.24
Area South (South Somerset) - Jan 2024*	2.98-3.10
Area West (Taunton Deane) - Feb 2024**	3.75
Area West (West Somerset) - 2023/24	8.29

\* Inquiry session for appeal APP/E3335/W/23/3328322

\*\*Appeal Decision APP/W3330/W/23/3329488, 14 Feb 2024

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 2023 for the period up to 2021/22. These results show that Area South is at 135%, Area North is at 110%, Area West is at 98%, Area East was at 76%. Data for the past 5 years is shown in Appendix 2 Section 8.4 and Tables 26-29.

8.4 Changes to HDT were published as part of the NPPF consultation in January 2023. 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, 20% buffer on housing requirement in 5YHLS and publish an action plan.

8.5 The sanctions apply until the release of the next HDT results the following year.  
An action plan will be published for Area East in due course.

8.6

### **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)