

Appendix 1: Planning Services Performance in Somerset Council – report to Strategic Planning Committee on 17 March 2025

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.

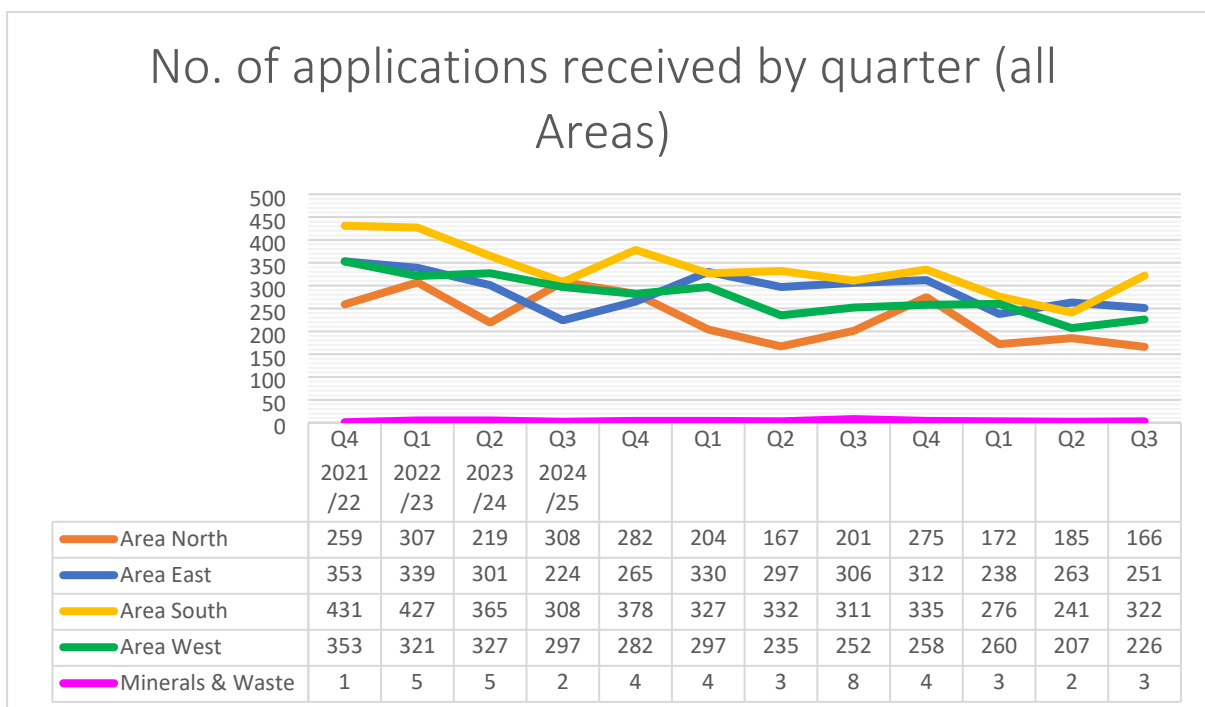
1. Number of planning applications received by Somerset Council by area from Q4 2021/22 to Q3 of 2024/25

- 1.1 The following charts show the total number of planning applications received by quarter from Q4 2021/2022 to Q3 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 2020/21 to Q3 of 2024/25 by area team.

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Area North	259	1148	307	219	308	282	1116	204	167	210	275	847	172	185	166
Area East	353	1394	339	301	224	265	1129	330	297	306	312	1245	238	263	251
Area South	431	1680	427	365	308	378	1478	327	332	311	335	1305	276	241	322
Area West	353	1441	321	327	297	282	1227	297	235	252	258	1042	260	207	226
Minerals & Waste	1	22	5	5	2	4	16	4	3	8	4	19	3	2	3

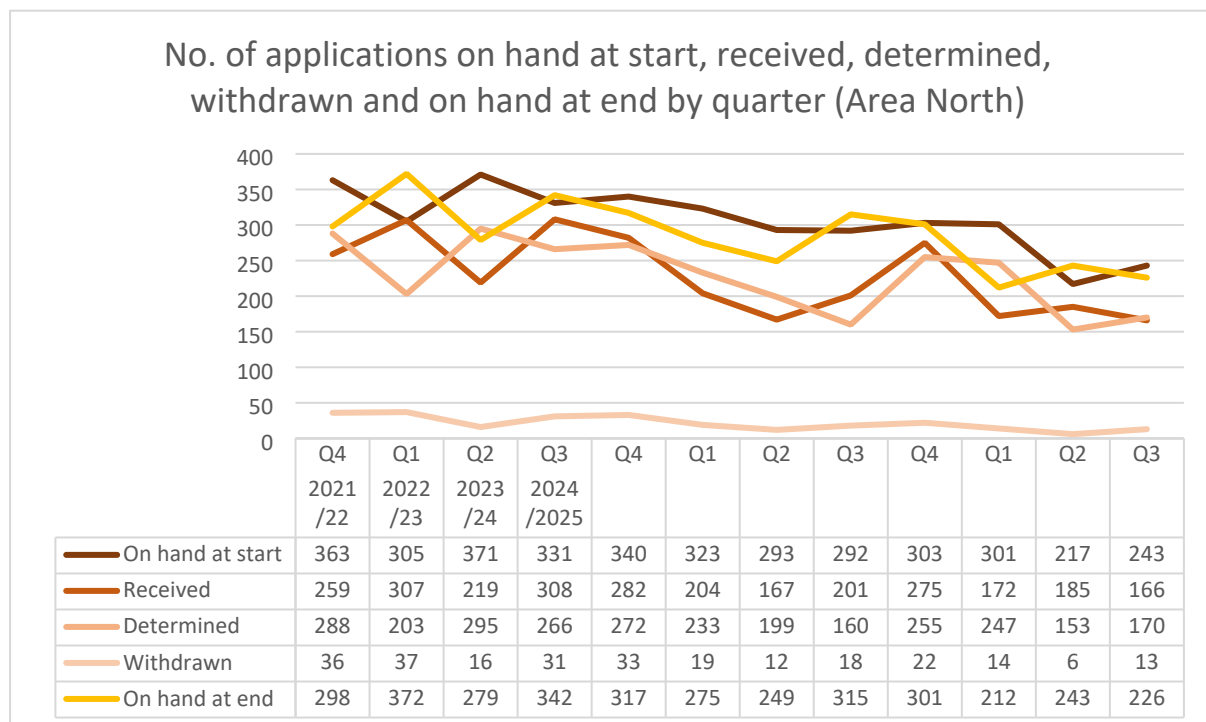
Chart 1: Number of planning applications received by quarter for the area teams from Q4 of 2021/22 to Q3 of 2024/25



2. Number of applications on hand at the start, received, determined and on hand at the end of each quarter by area team from Q4 of 2021/22 to Q3 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 Q4 of 2021/22 to Q3 of 2024/25. 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 Q4 of 2021/22 to Q3 of 2024/25



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 3: Number of applications on hand at start, received, determined and on hand for each quarter for Area East from Q4 of 2021/22 to Q3 of 2024/25

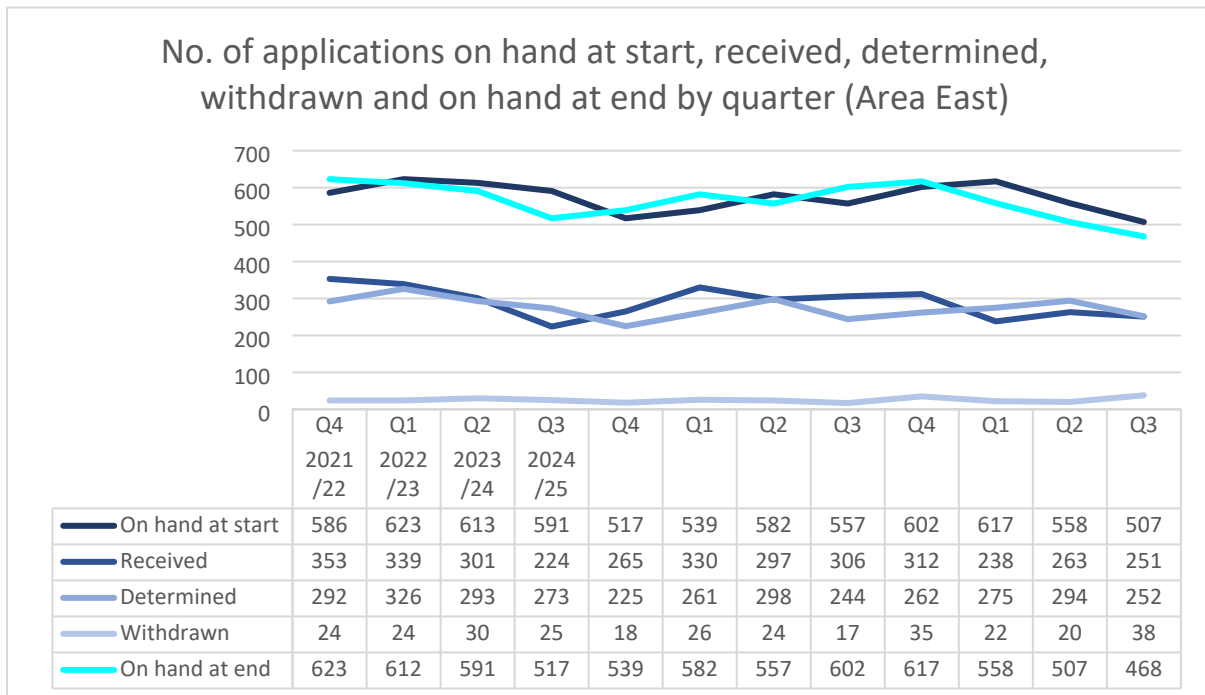


Chart 4: Number of applications on hand at start, received, determined and on hand for each quarter for Area South from Q4 of 2021/22 to Q3 of 2024/25

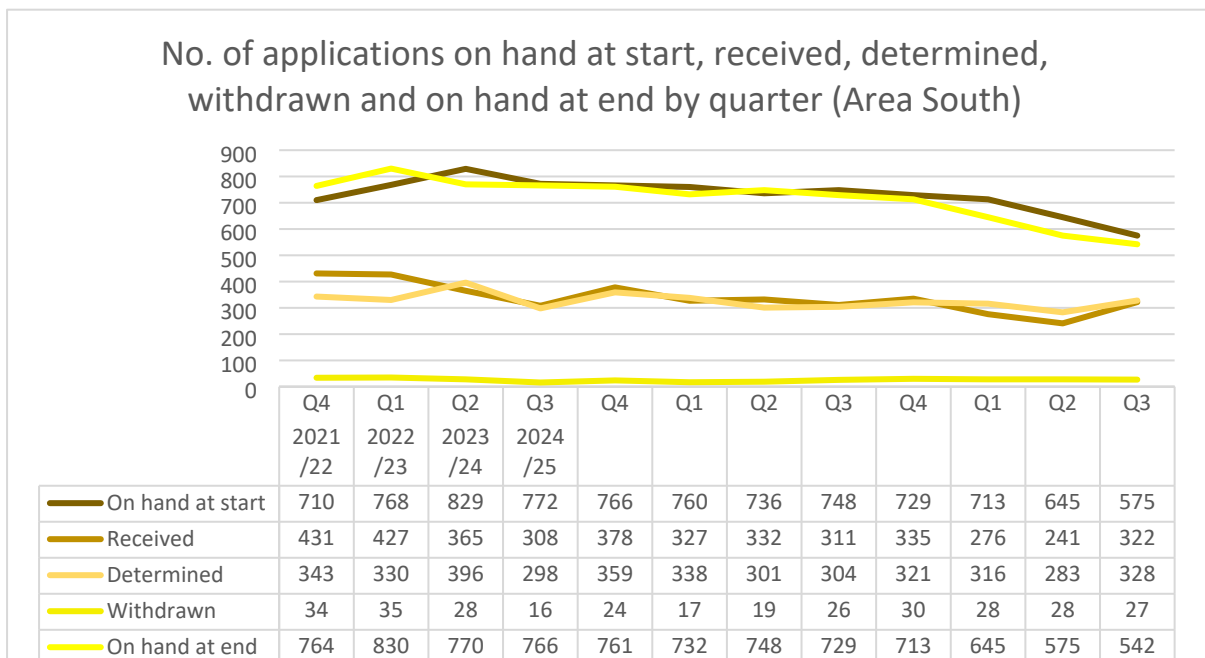


Chart 5: Number of applications on hand at start, received, determined and on hand for each quarter for Area West from Q3 of 2021/22 to Q2 of 2024/25

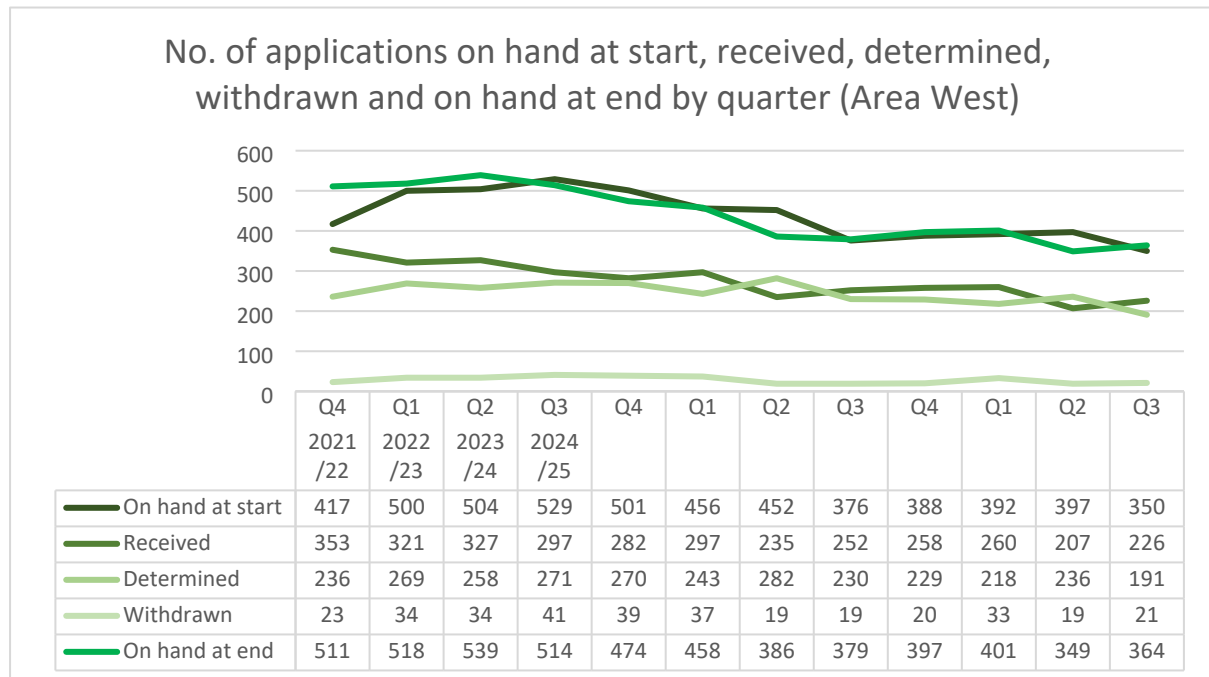
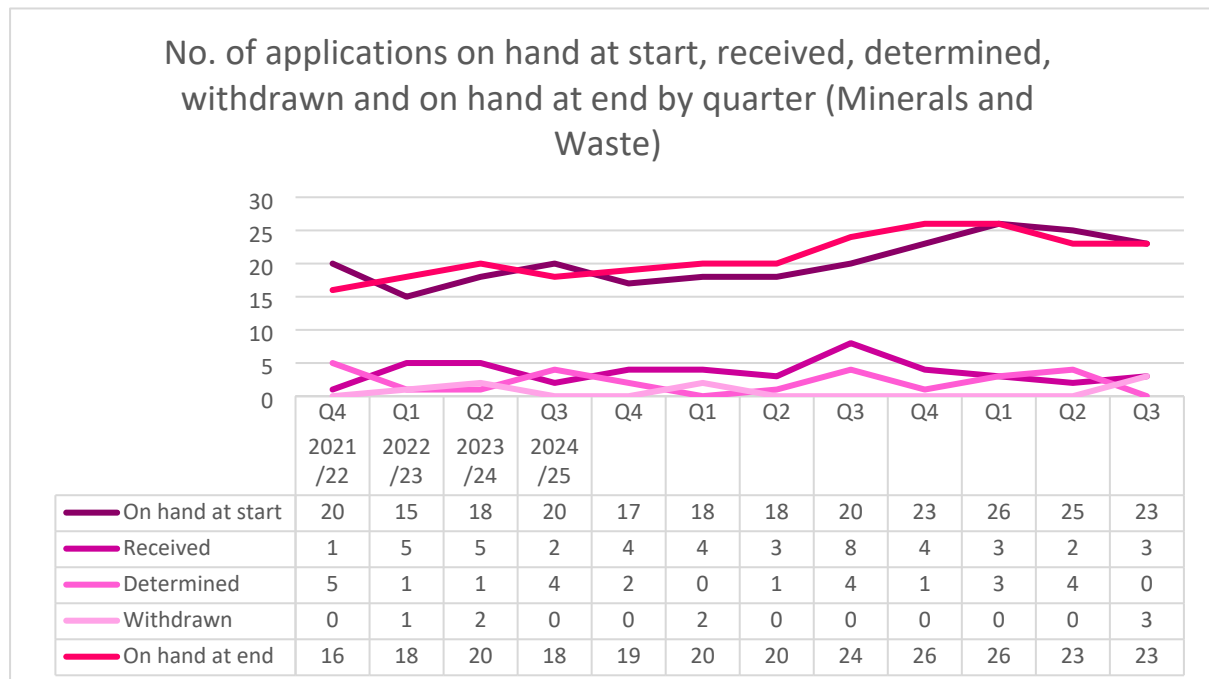


Chart 6: Number of applications on hand at start, received, determined and on hand at end for each quarter for Minerals and Waste from Q4 of 2021/22 to Q3 of 2024/25



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).

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.

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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344222/Planning_Applications_(s62A)_-GOV.UK.pdf) (www.gov.uk)

Table 2: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area North from Q3 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Major decisions	18	46	10	10	8	9	37	19	5	12	6	42	9	12	6
Major decisions % in 13 weeks	94.4	97.8	100	100	100	100	100	100	80	100	66.7	92.9	100	75	100
Minor decisions	94	396	70	98	103	110	381	95	86	58	102	341	108	54	68
Minor decisions % in 8 weeks	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	87	92.6
Other decisions	176	674	123	187	155	153	618	119	108	90	147	464	130	87	96
Other decisions % in 8 weeks	96.6	96.6	95.9	98.9	98.1	98	97.9	95.8	99	98.9	98	97.8	93.8	90.8	89.6

Chart 8: Number of major, minor and other decisions and percentage meeting the national targets for Area North from Q4 of 2021/22 to Q3 of 2024/25 by quarter

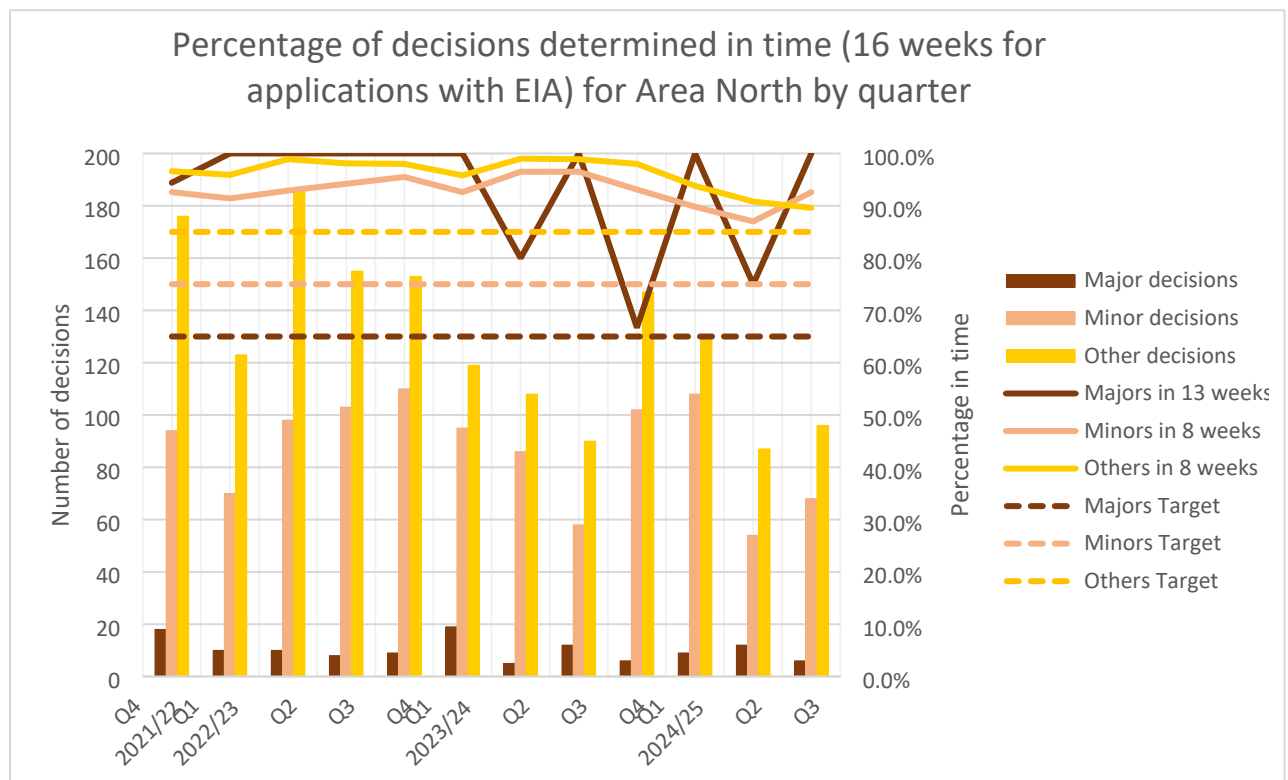


Table 3: Number of decisions and percentage meeting the national targets for Major, Minor and Other decisions in Area East from Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Major decisions	3	34	11	8	7	9	35	6	10	11	7	34	4	7	8
Major decisions % in 13 weeks	100	76.5	100	100	57.1	100	91.4	100	100	100	100	100	75	100	62.5
Minor decisions	82	329	97	92	98	85	372	88	97	90	91	366	111	86	90
Minor decisions % in 8 weeks	86.6	80.2	86.6	87	84.7	88.2	86.6	80.7	94	91.1	90.1	89.1	86.5	84.9	92.2
Other decisions	207	822	218	193	168	131	710	167	191	143	164	665	160	201	154
Other decisions % in 8 weeks	93.2	94	88.5	87.6	88.1	85.5	87.6	86.2	86.4	90.2	88.4	87.5	90	88.1	86.4

Chart 9: Number of major, minor and other decisions and percentage meeting the national targets for Area East from Q4 of 2021/22 to Q3 of 2024/25 by quarter

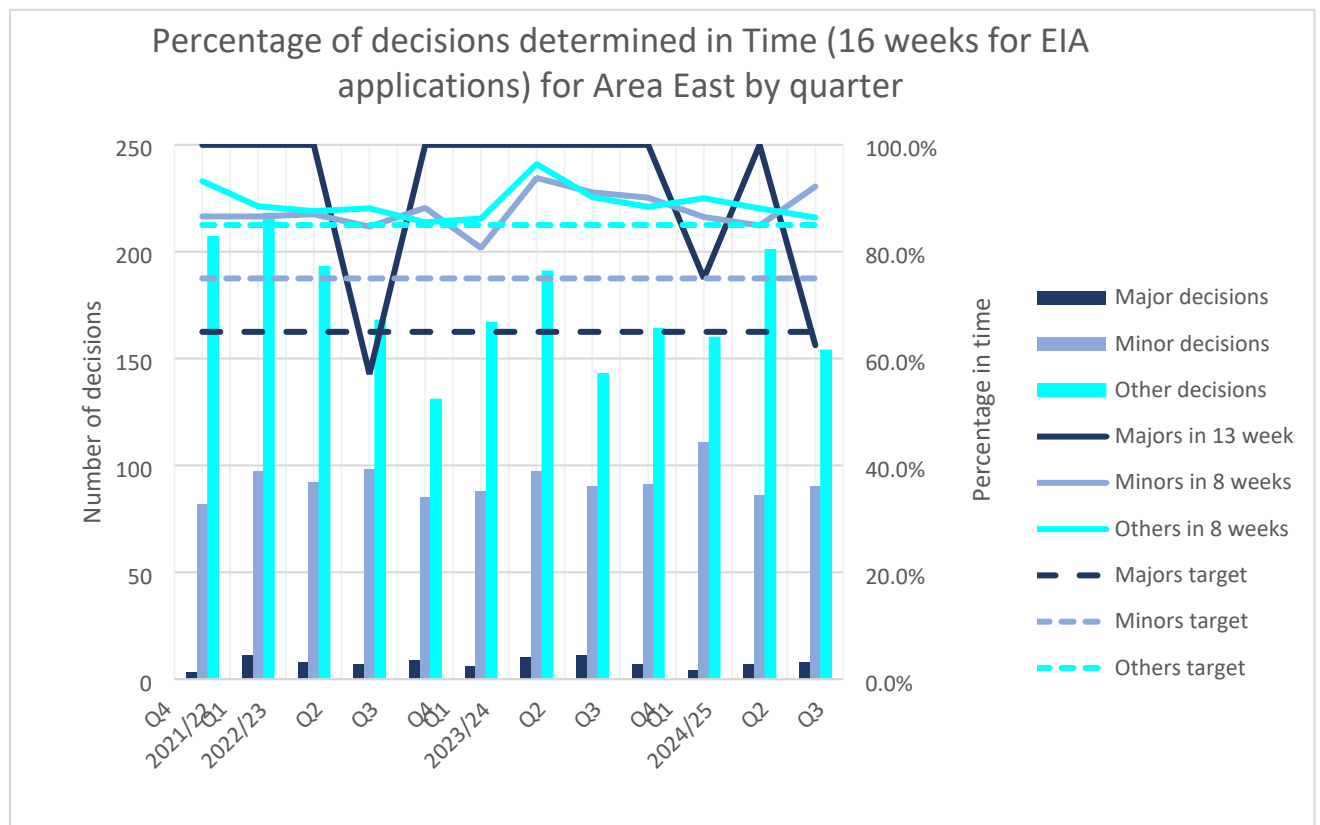


Table 4: Number of major, minor and other decisions and percentage meeting the national targets in Area South from Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Major decisions	14	31	7	8	12	17	44	10	8	10	14	42	8	11	8
Major decisions % in 13 weeks	78.6	83.9	85.7	75	91.7	82.4	84.1	50	88	80	71.4	71.4	12.5	81.8	100
Minor decisions	81	429	92	110	115	112	429	132	114	112	126	429	111	138	124
Minor decisions % in 8 weeks	96.3	80.7	92.4	80.9	73.9	75	80	81.1	86	81.3	80.2	92.5	72.1	81.2	90.9
Other decisions	248	963	231	278	171	230	910	196	178	182	181	737	197	134	196
Other decisions % in 8 weeks	94	88.8	93.9	93.9	84.2	87	90.3	91.3	96.1	93.4	93.9	93.6	92.4	95.5	95.9

Chart 10: Number of major, minor and other decisions and percentage meeting the national targets for Area South from Q4 of 2021/22 to Q3 of 2024/25 by quarter

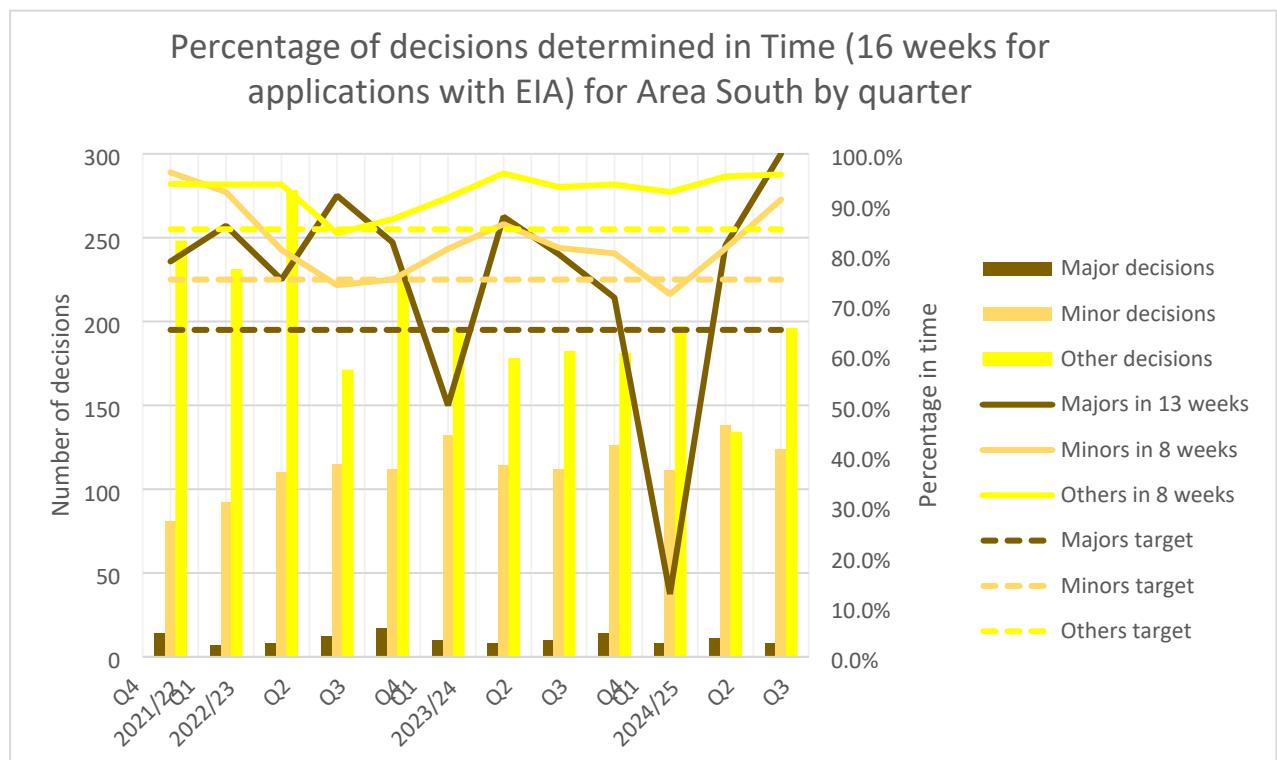


Table 5: Percentage of decisions meeting the national targets for Major, Minor and Other decisions in Area West from Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Major decisions	18	46	10	10	8	9	37	19	5	12	6	42	6	5	7
Major decisions % in 13 weeks	94.4	97.8	100	100	100	100	100	100	80	100	66.7	92.9	83.3	80	57.1
Minor decisions	94	396	70	98	103	110	381	95	86	58	102	341	66	68	57
Minor decisions % in 8 weeks	92.6	93.4	91.4	92.9	94.2	95.5	93.7	92.6	96.5	96.5	93.1	94.4	68.2	86.8	75.4
Other decisions	176	674	123	187	155	153	618	119	108	90	147	464	145	163	127
Other decisions % in 8 weeks	96.6	96.6	95.9	98.9	98.1	98	97.9	95.8	99	98.9	98	97.8	88.3	96.3	92.1

Chart 11: Number of major, minor and other decisions and percentage meeting the national targets for Area West from Q4 of 2021/22 to Q3 of 2024/25 by quarter

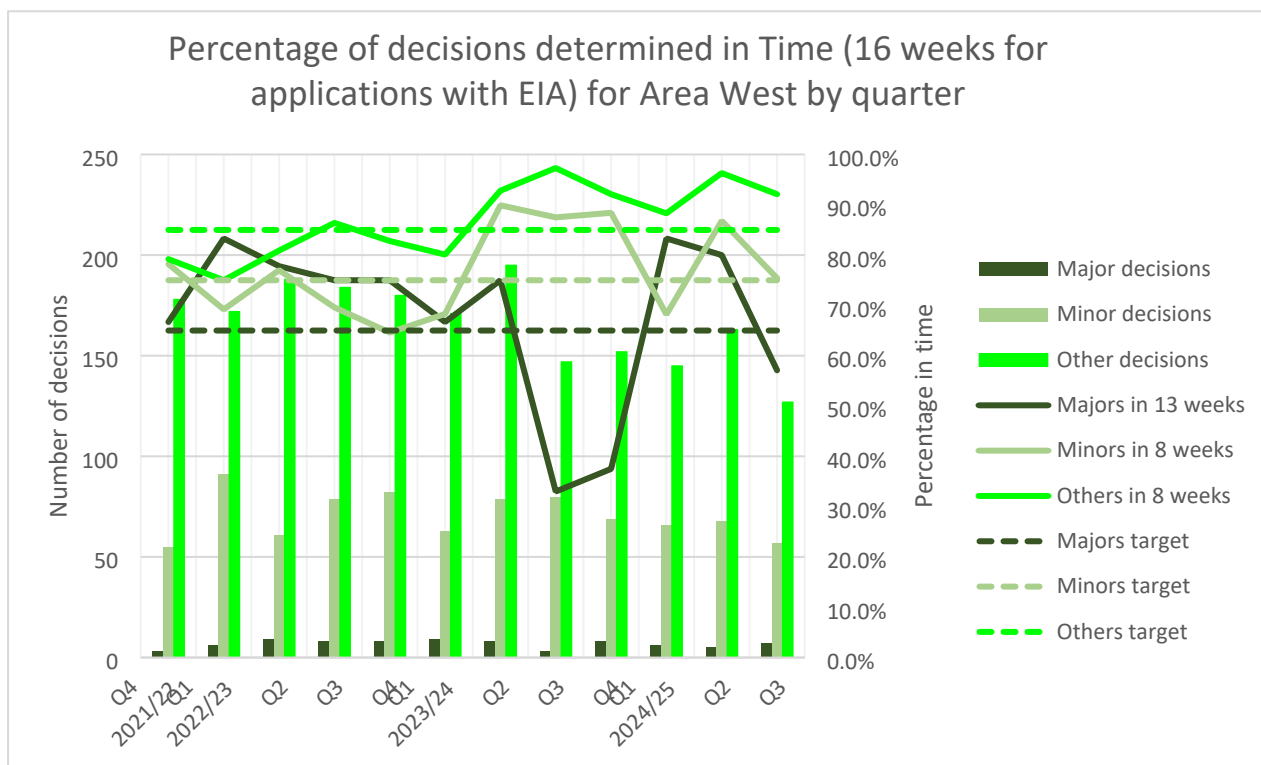


Table 6: Percentage of decisions for major applications in time with national targets for County Matters on a two-year rolling average compared to England average (Government Table P151b)

Majors Determined	Two year rolling figure: 24 months to the end of September 24
England	92.2
Somerset Minerals & Waste	93.3

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 September 2024 (Government tables P151a & P153)

All Areas rolling annual % vs. rolling annual % for England for 24 months to end of September 2024	Major decisions (% within 13 weeks or within agreed time)	Minor decisions (% within 8 weeks or within agreed time)
England	89.5	88.7
Somerset (Starting April 23)	79.9	89.7
Area East (Mendip – Historic only to end March 23)	75.0	87.2
Area North (Sedgemoor – Historic only to end March 23)	83.6	97.0
Area West (Somerset West and Taunton – Historic only to end March 23)	75.0	80.2
Area South (South Somerset – Historic only to end March 23)	86.2	81.1

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 Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Prior Approval apps.	19	108	26	19	17	28	90	17	24	19	24	84	21	22	33
Non-PS applications (inc. adverts and tree applications)	63	301	66	28	45	73	212	46	45	26	45	162	41	43	43

Chart 12: Number of Prior Approvals and other Non-PS applications received by quarter for Area North from Q4 of 2021/22 to Q3 of 2024/25

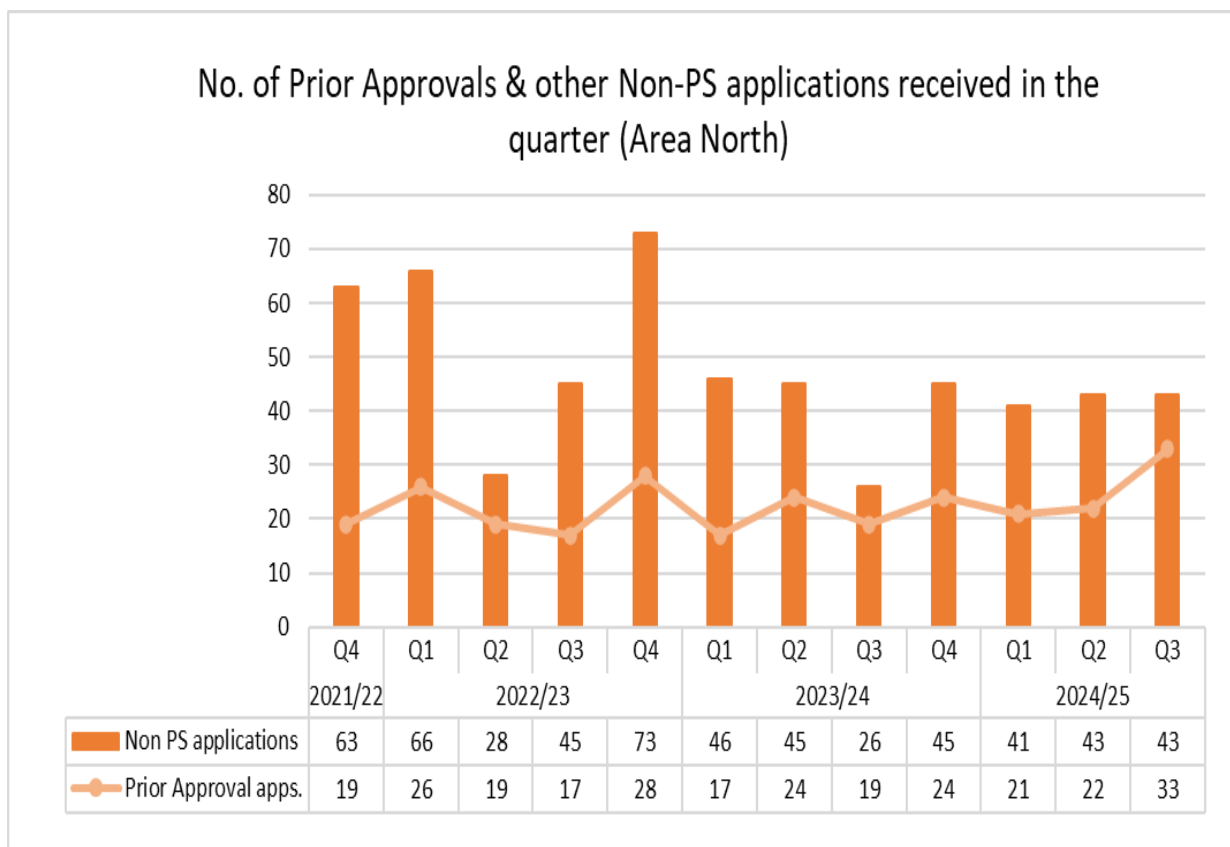


Table 9: Number of Prior Approvals and other applications received by quarter for Area East from Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Prior Approval apps.	19	121	18	18	31	22	89	34	27	17	153	110	24	34	40
Non-PS applications (inc. adverts and tree applications)	141	667	151	164	178	147	640	163	183	111	32	610	141	153	148

Chart 13: Number of Prior Approvals and other non-PS applications received by quarter for Area East from Q4 of 2021/22 to Q3 of 2024/25

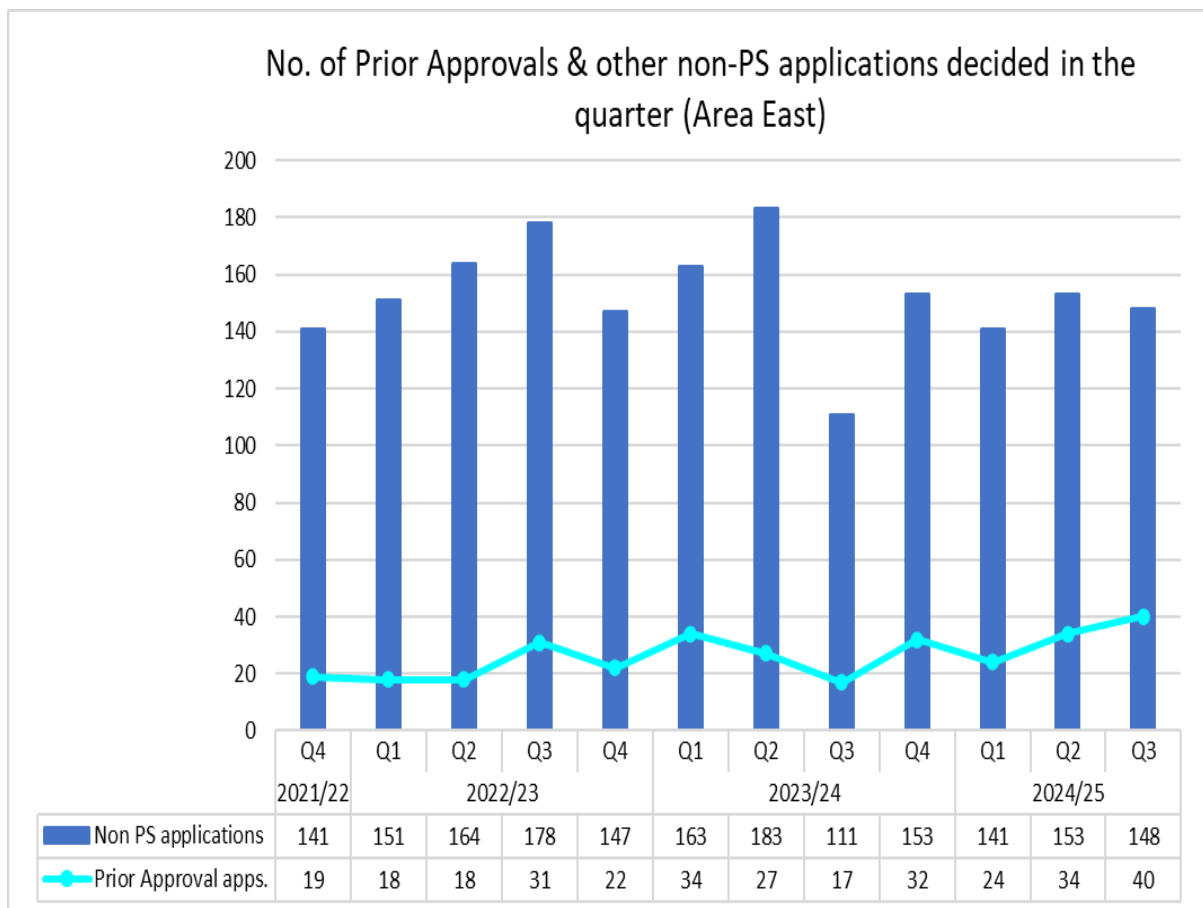


Table 10: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Prior Approval apps.	35	100	19	23	17	20	79	23	18	20	11	72	27	40	17
Non-PS applications (inc. adverts and tree applications)	239	824	207	224	255	296	982	159	159	196	268	782	183	181	173

Chart 14: Number of Prior Approvals and other non-PS applications received by quarter for Area South from Q4 of 2021/22 to Q3 of 2024/25

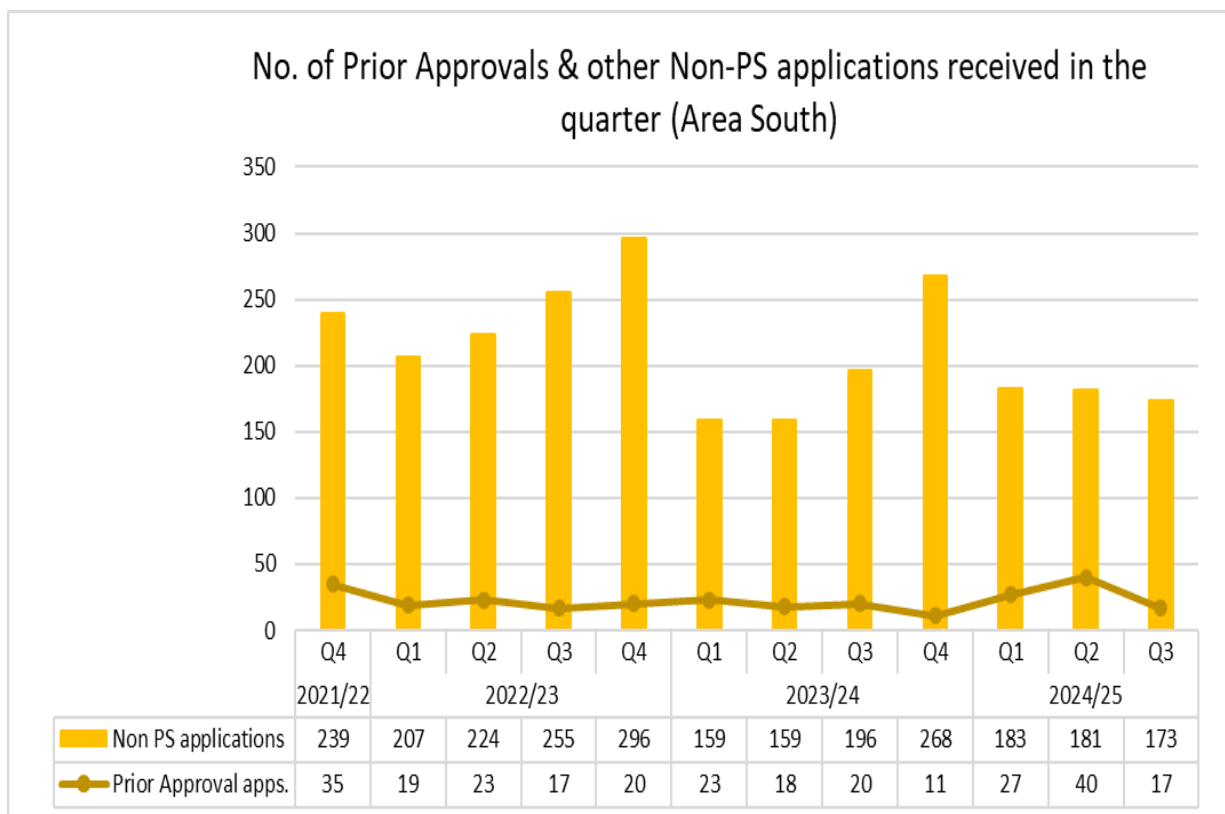


Table 11: Number of Prior Approvals and other non-PS applications received by quarter for Area West from Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Prior Approval apps.	11	46	18	9	12	11	50	21	27	28	27	103	23	46	27
Non-PS applications (inc. adverts and tree applications)	123	453	114	108	89	110	421	71	113	68	75	327	89	73	56

Chart 15: Number of Prior Approvals and other non-PS applications received quarter for Area West from Q4 of 2021/22 to Q3 of 2024/25

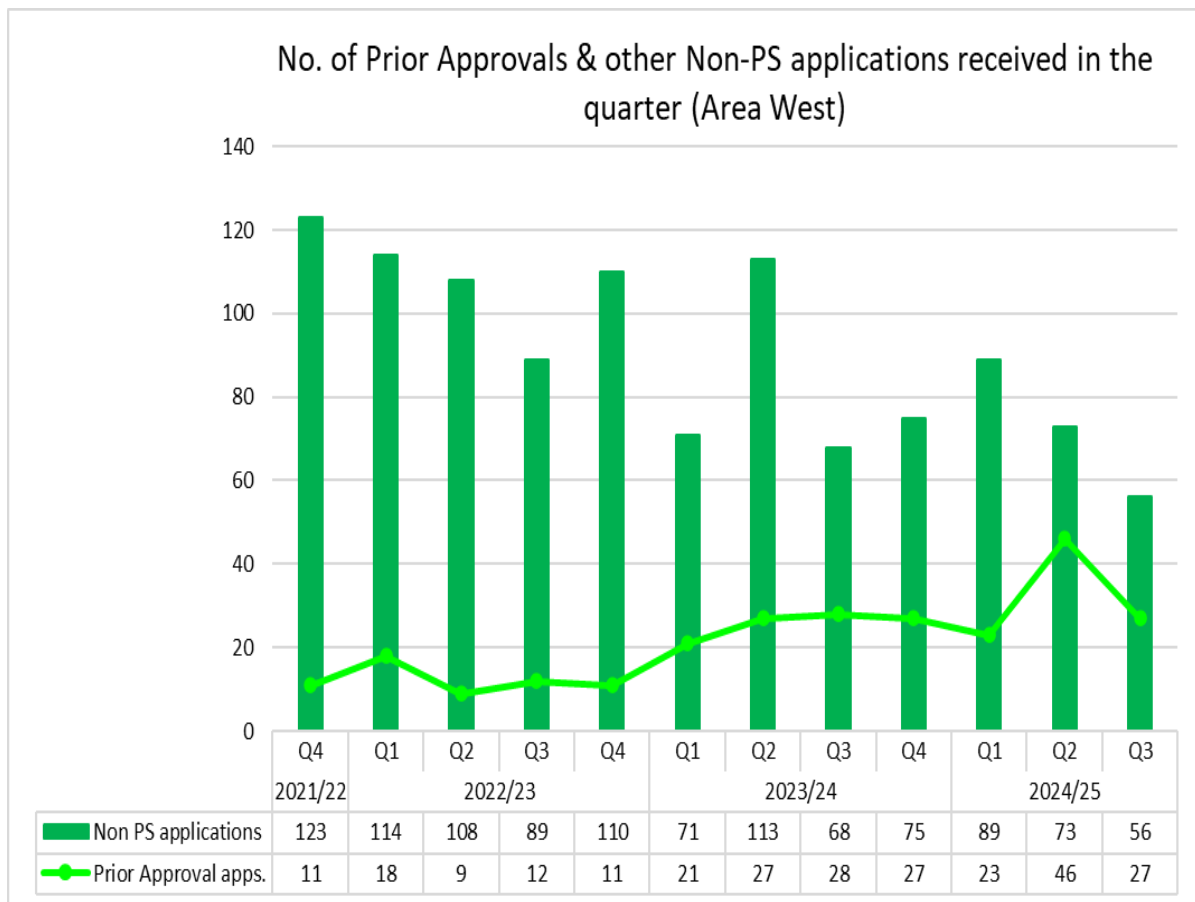
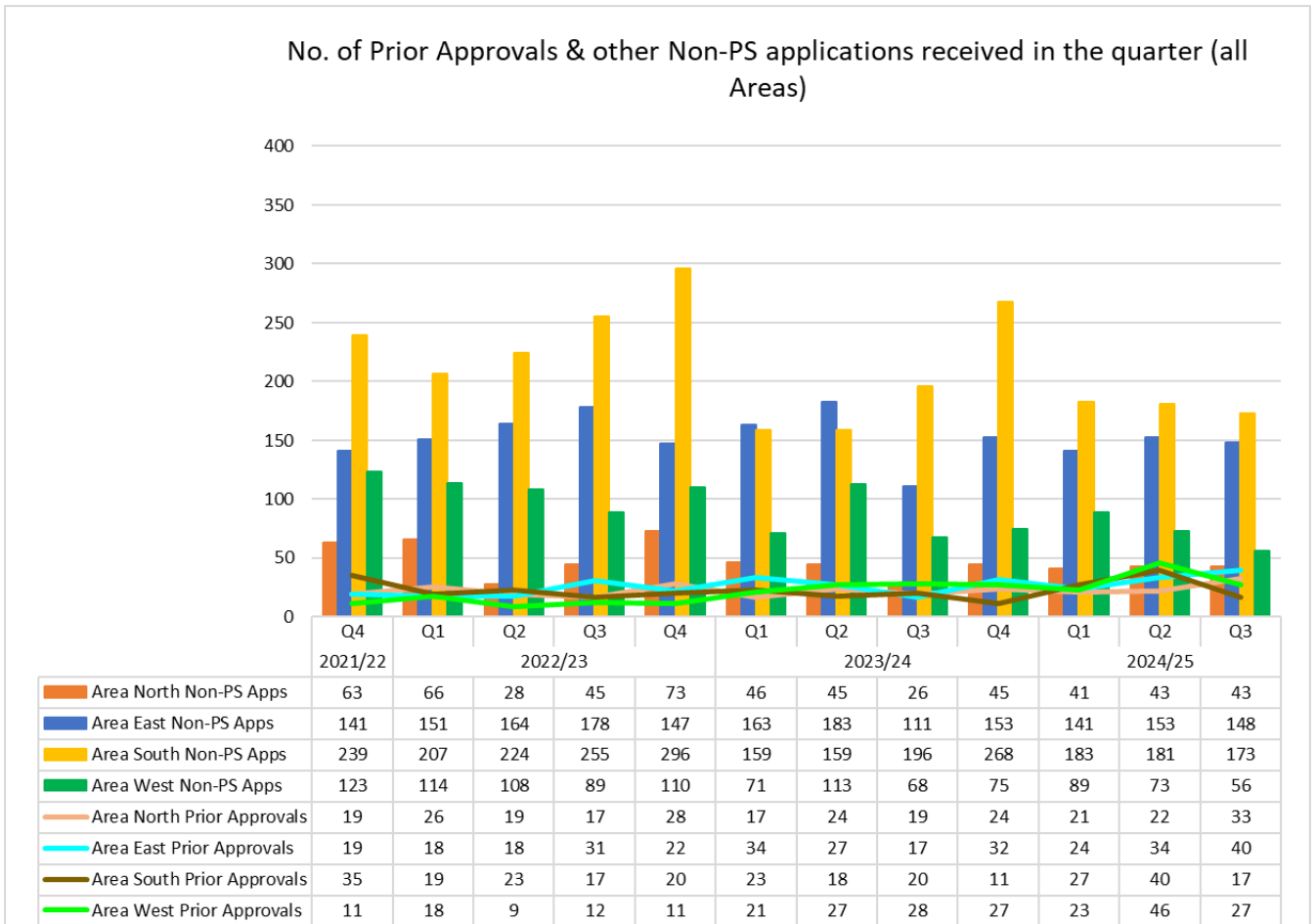


Chart 16: Number of Prior Approvals and other non-PS applications received quarter for all Areas from Q3 of 2021/22 to Q2 of 2024/25



5. Number of pre-application enquiries

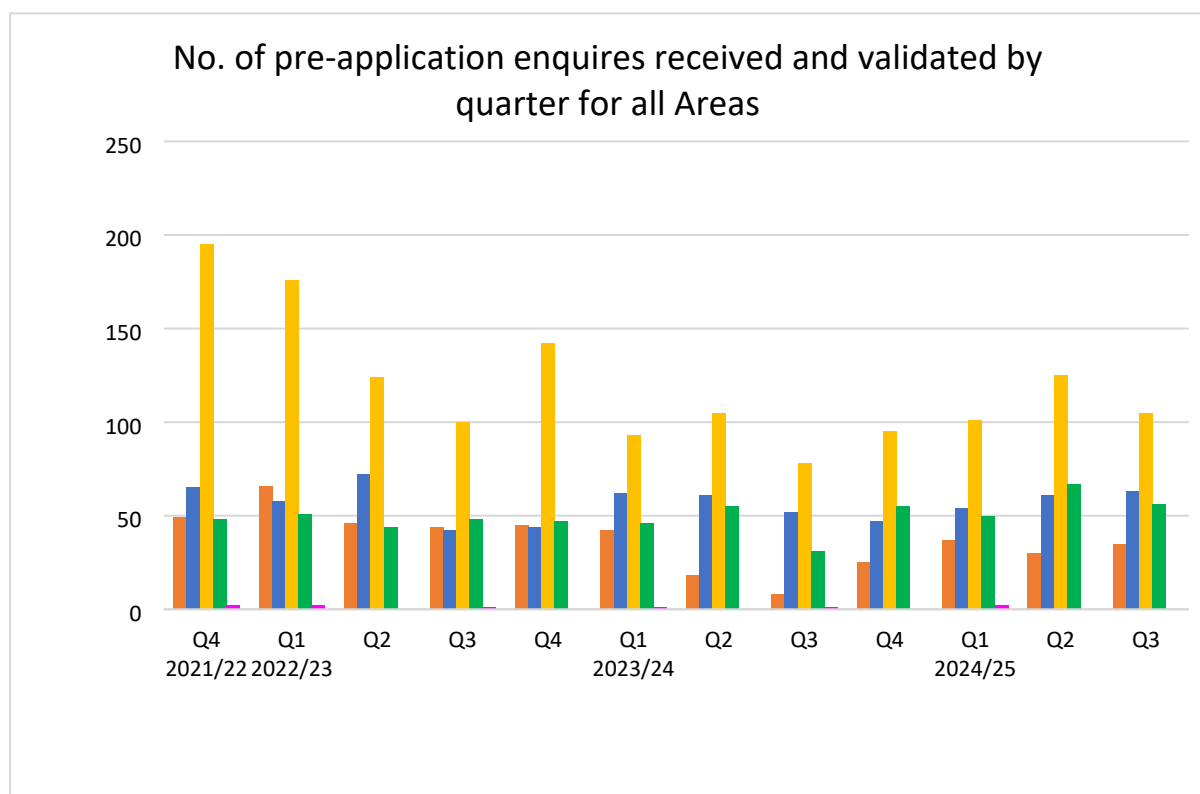
5.1 The data sets out pre-application enquiries received by Area and for Minerals and Waste. This is set out in Table 12 below.

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 Q4 of 2021/22 to Q3 of 2024/25

	2021/22		2022/23					2023/24					2024/25		
	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3
Area North	49	205	66	46	44	45	201	42	18	8	25	93	37	30	35
Area East	65	239	58	72	42	44	216	62	61	52	47	222	54	61	63
Area South	195	726	176	124	100	142	542	93	105	78	95	371	101	125	105
Area West	48	216	51	44	48	47	190	46	55	31	55	187	50	67	56
Minerals & Waste	2	2	2	0	1	0	3	1	0	1	0	2	2	0	0

Chart 17: Number of pre-applications received for all Areas by quarter from Q4 of 2021/22 to Q3 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%	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	22	1	0	15	65.22%	8	34.78%	23
2024/25	15	1	0	14	87.50%	2	12.50%	16

Chart 18: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area North annually from 2020/21 to 2024/25

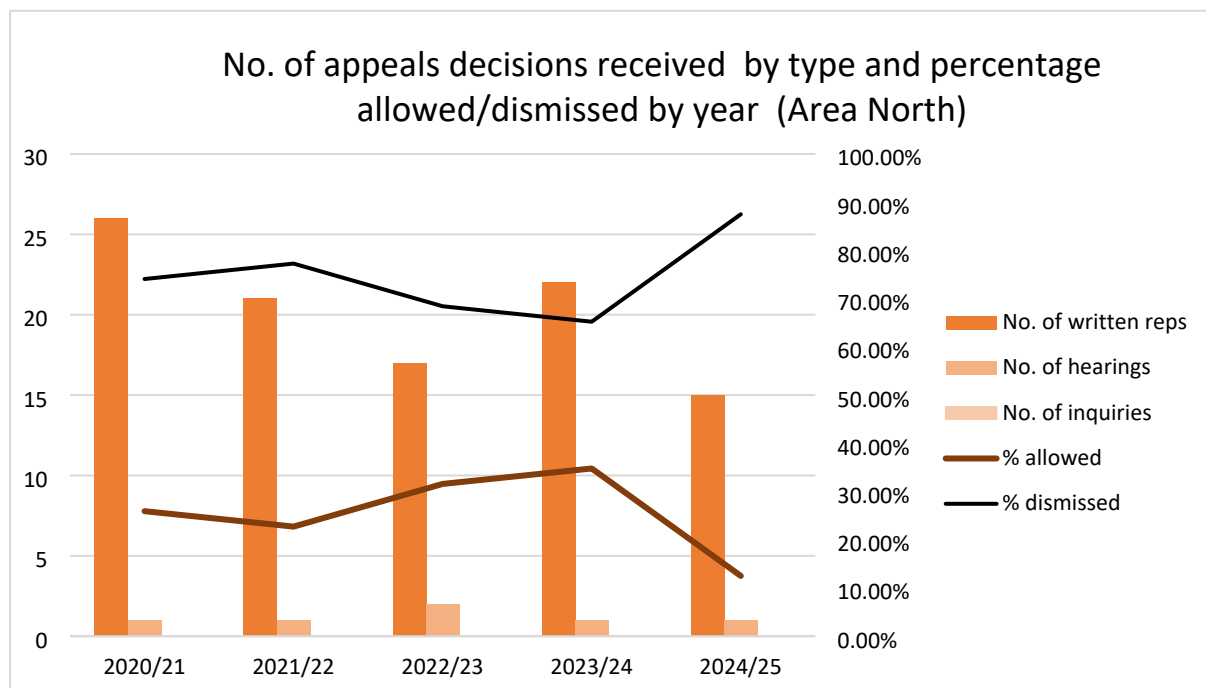


Table 14: Total appeal decisions split by number of written reps, hearings, inquires and the percentage dismissed/allowed on an annual basis for Area East

	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%	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	23	5	6	18	52.94%	16	47.06%	34
2024/25	18	4	3	13	52.00%	12	48.00%	25

Chart 19: Number of appeal decisions received by quarter and percentage of appeal decisions allowed for Area East annually from 2020/21 to 2024/25

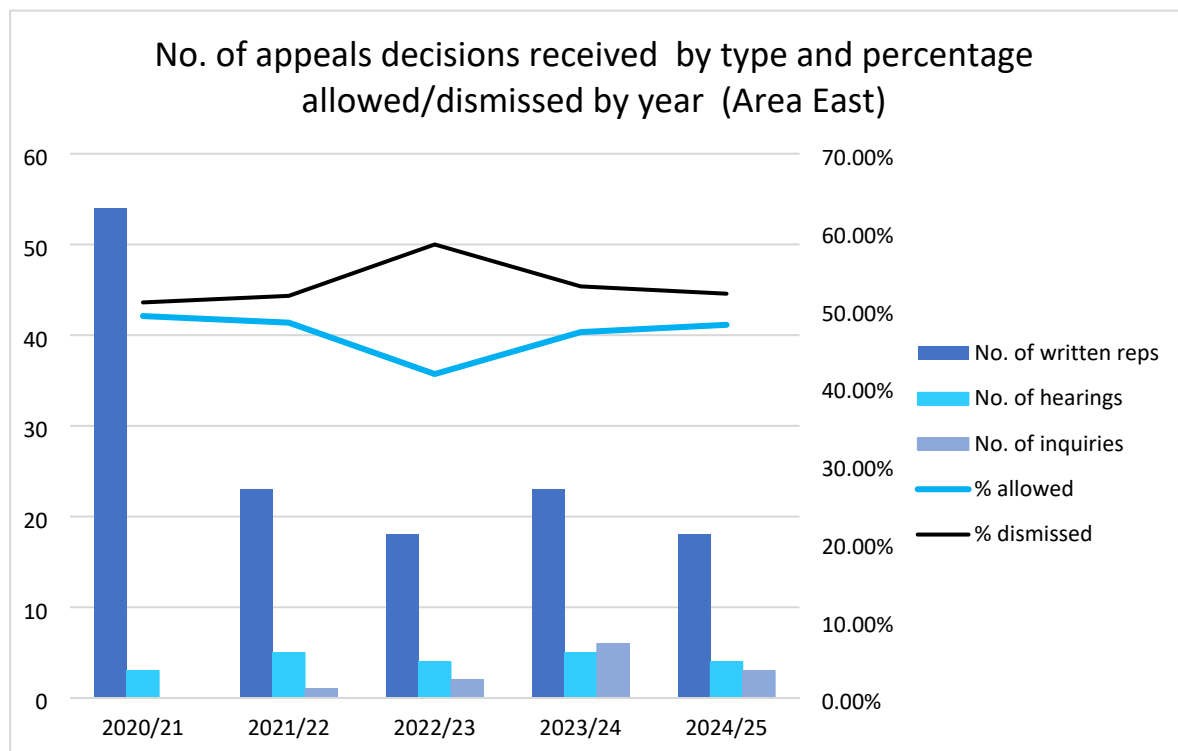


Table 15: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed on an annual basis for Area South

	No. of written reps	No. of hearings	No. of inquiries	No. dismissed	% dismissed	No. allowed	% allowed	Total decisions
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	26	3	1	21	70.00%	9	30.00%	30
2024/25	26	0	0	10	38.46%	16	61.54%	26

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

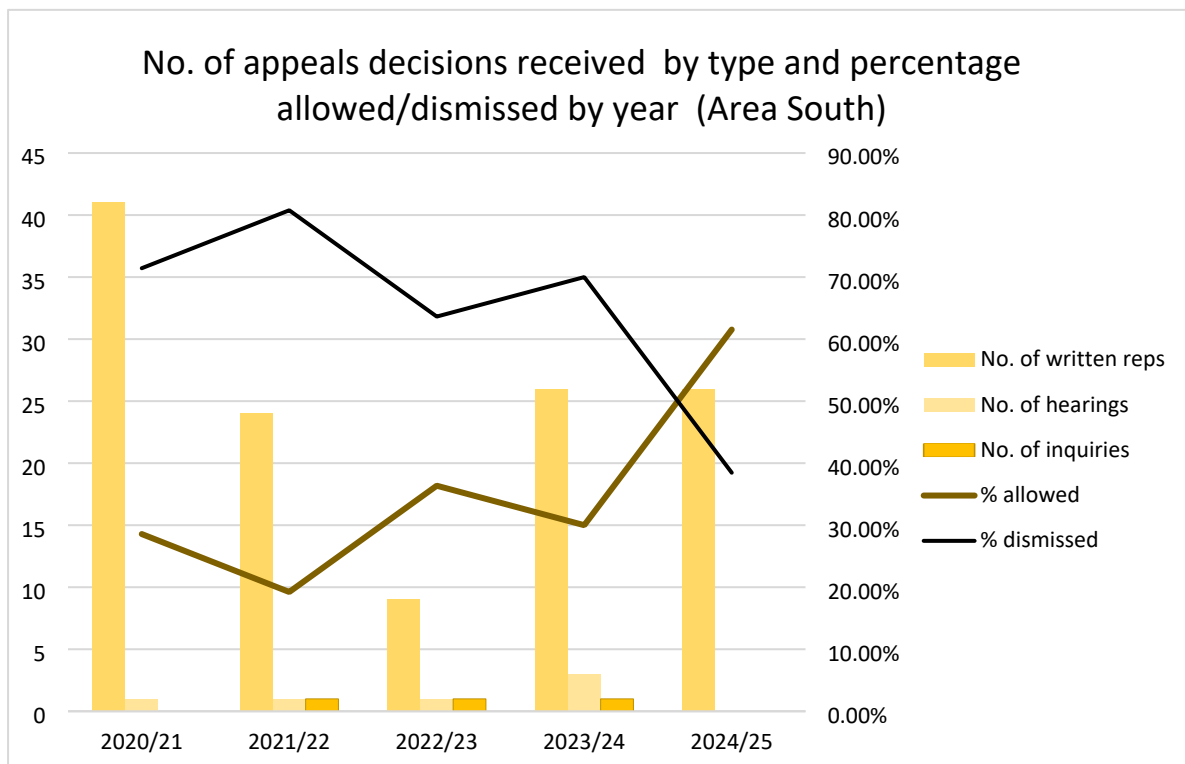


Table 16: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed on an annual basis for Area West

	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%	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	23	0	1	20	83.33%	4	14.29%	24
2024/25	12	0	1	4	30.77%	9	69.23%	13

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

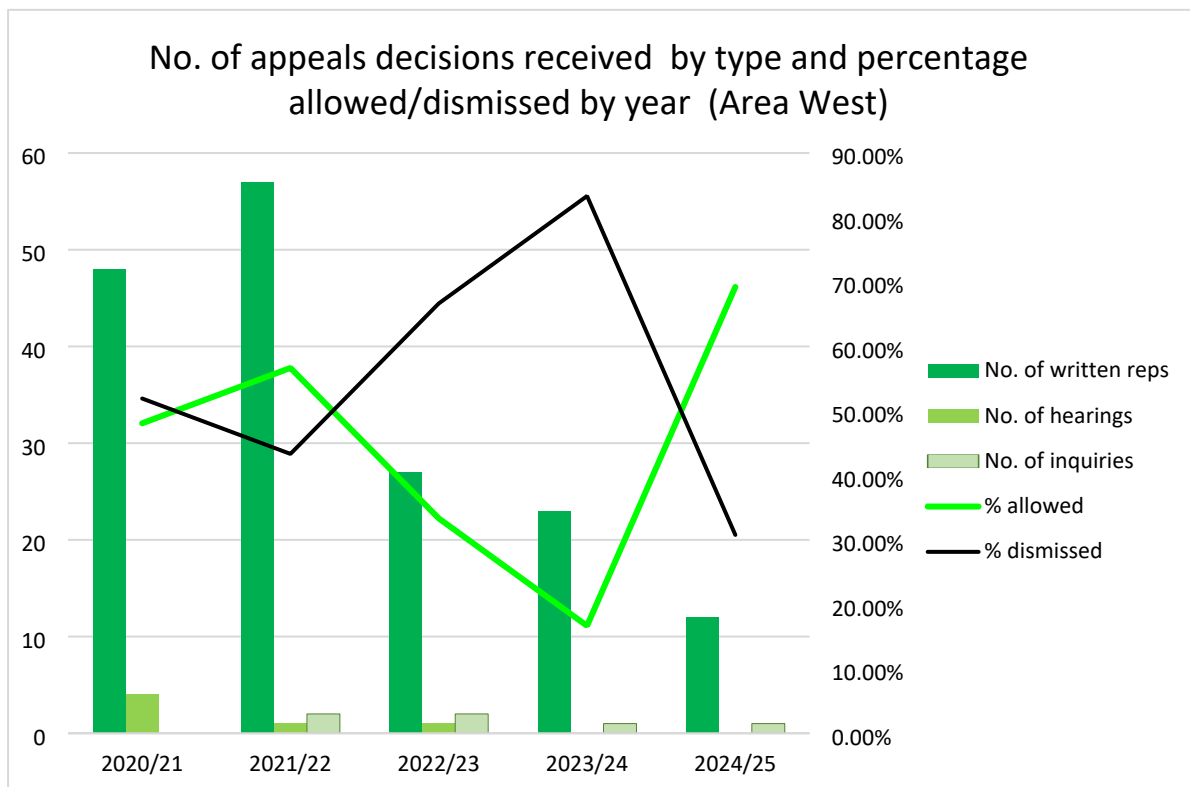
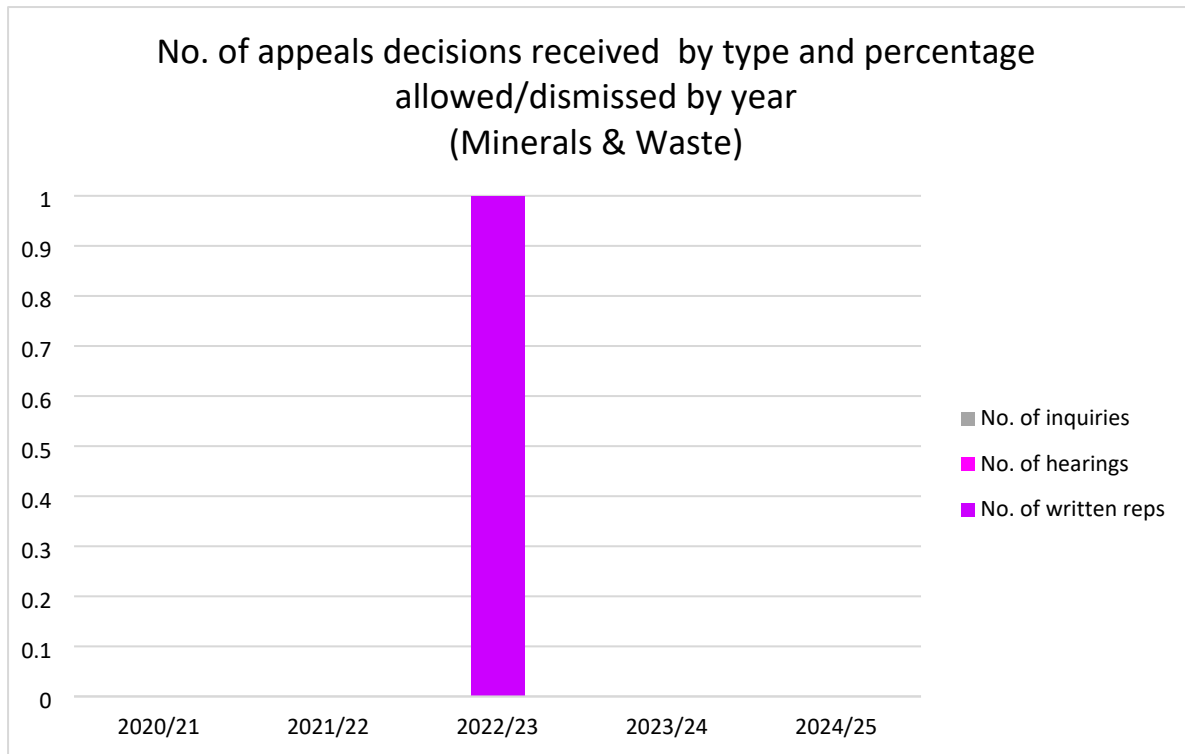


Table 17: Data showing total appeal decisions split by number of written reps, hearings, inquires and the percentage allowed annually for Minerals & Waste

	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 22: 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 30th June 2024.
- 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 from July 2023/24 to December 2024/25

	Jul-Sep 23	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sep 24	Oct-Dec 24
Area North	234	241	272	268	243	191
Area East	132	95	95	101	163	212
Area South	352	334	327	343	351	309
Area West	239	136	134	112	118	122
Minerals and Waste	52	52	58	58	40	43
Total	1009	858	886	882	915	877

Chart 23: Number of enforcement cases on hand at the end of each quarter for all Areas from July 2023/24 to December 2024/25

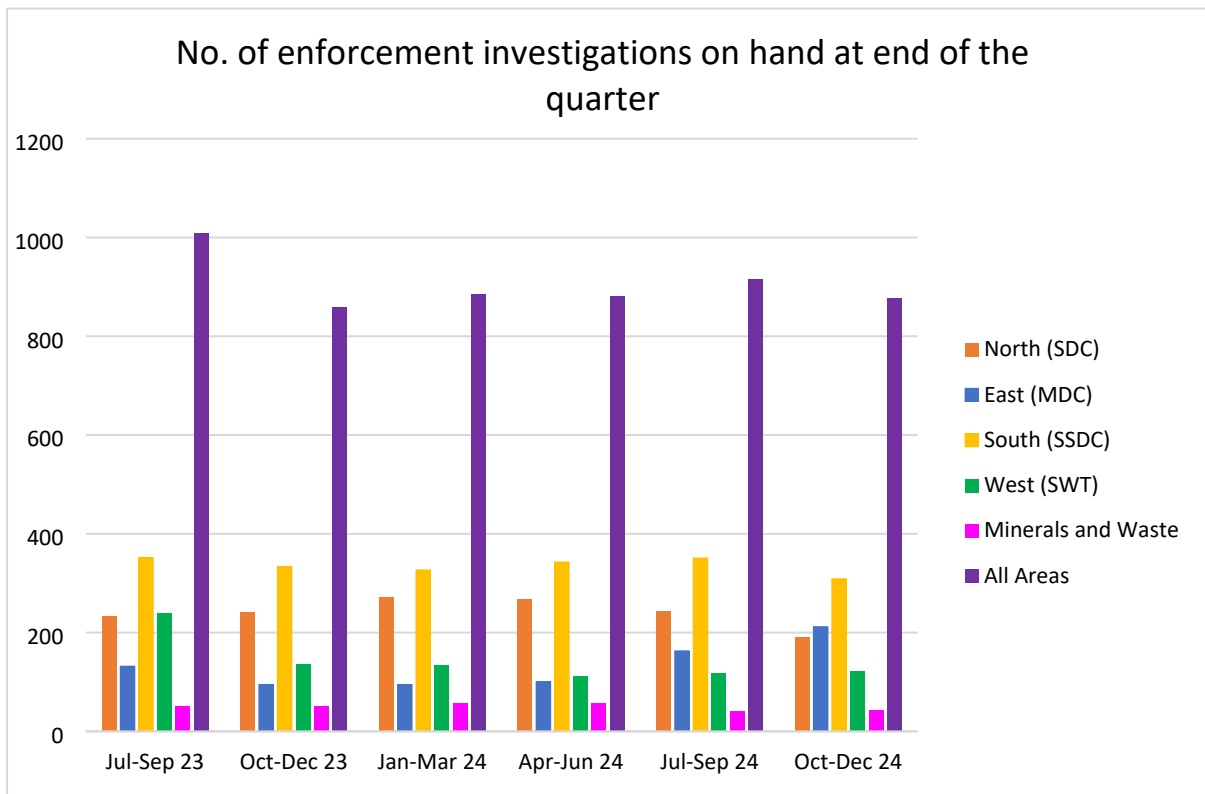
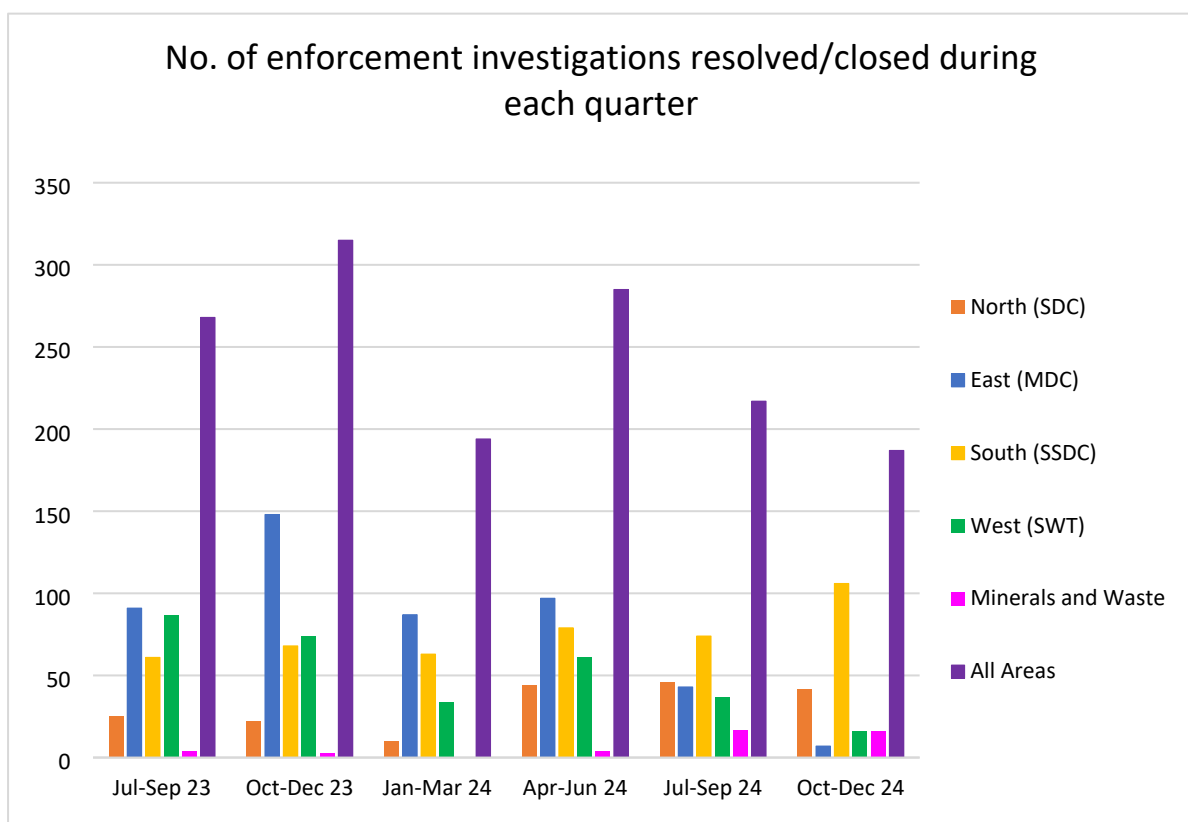


Table 19: Number of enforcement cases resolved/closed during each quarter for all Areas from July 2023 to December 2024

	Jul-Sep 23	Oct-Dec 23	Jan-Mar 24	Apr-Jun 24	Jul-Sep 24	Oct-Dec 24
Area North	25	22	10	44	46	42
Area East	91	148	87	97	43	7
Area South	61	68	63	79	74	106
Area West	87	74	34	61	37	16
Minerals and Waste	4	3	0	4	17	16
Total	268	315	194	285	217	187

Chart 24: Number of enforcement cases resolved/closed during each quarter for all Areas from July 2023 to December 2024



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

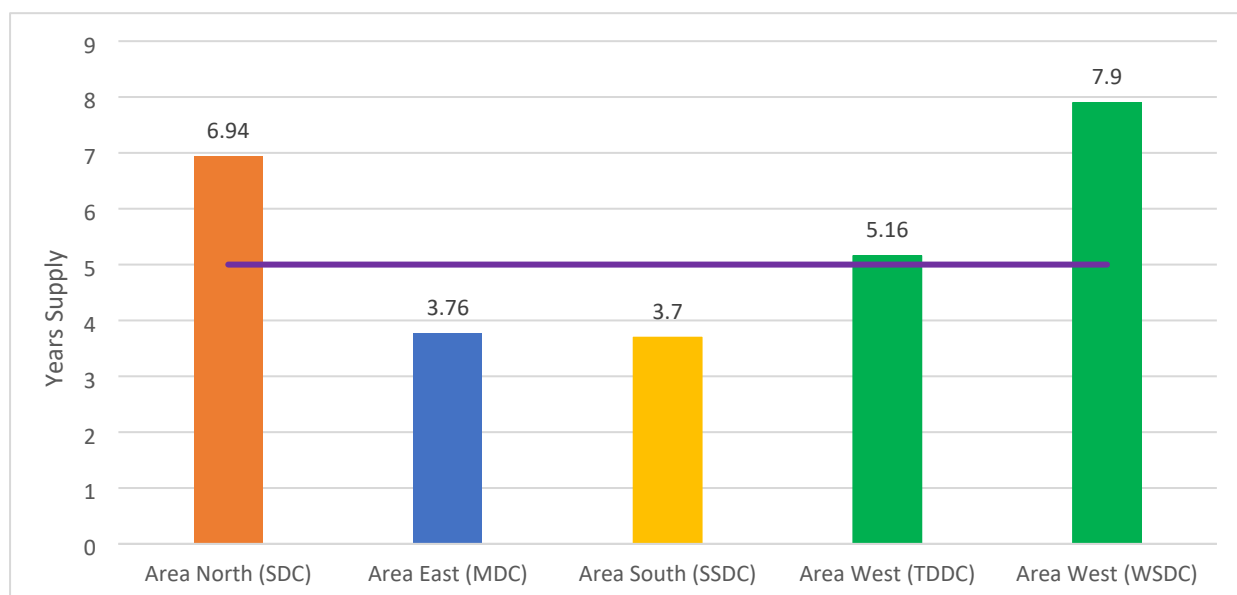
8.1 Somerset Council sets out the Five Year Housing Land Supply (5YHLS) by the former District Council Local Planning Authority areas in Table 20 below with Area West split into the former Taunton Deane and West Somerset areas as these are the relevant adopted local plans.

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) - 2021	6.94 ⁶
Area East (Mendip) - 2022	3.76 ⁷
Area South (South Somerset) - 2022	3.7 ⁸
Area West (Taunton Deane) - 2023	5.16 ⁹
Area West (West Somerset) - 2023	7.9 ⁵

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



⁶ [Sedgemoor District Council 5 Year Land Supply 2021-2026 Annual Statement Position at 1st April 2021](#)

⁷ [Mendip District Statement on Five Year Housing Land Supply – October 2022](#)

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

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

Table 21: Area North Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2021
5 Year Requirement 2020-2025 (including 5% buffer)	3705
Total Deliverable Supply 2020-2025	5144
5 Year Requirement - annual average (a)/5	741
No. of Years Supply (c)/(b)	6.94 (5144/741)

Table 22: Area East Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2022
5 Year Supply Requirement	3087
Total Deliverable dwellings	2319
5 Year Requirement (annual rate)	617
No. of Years Supply	3.76 (2319/617)

Table 23: Area South Five Year Housing Land Supply Calculation

Housing Supply & Delivery Data	Data from 2022
Basic Housing Requirement (annualised)	708
Basic Housing Requirement over a five-year period	3540 (708 x5)
Basic Requirement with 5% Buffer Added	3717 (3540 x 1.05)
Five-year annual completion rate (inc. 5% buffer)	743 (rounded) (3717/5)
Assessment of future housing land supply from 2022-2027	2741
Five year supply result	3.7 (2741/743)

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

Housing Supply & Delivery Data	Data from 2023
5 Year Requirement 2020-2025 (including 5% buffer)	3116
Total Deliverable Supply 2020-2025	3221
5 Year Requirement - annual average (a)/5	624
No. of Years Supply (c)/(b)	5.16 (3221/624)

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

Housing Supply & Delivery Data	Data from 2023
5 Year Requirement 2020-2025 (including 5% buffer)	613
Total Deliverable Supply 2020-2025	970
5 Year Requirement - annual average (a)/5	123
No. of Years Supply (c)/(b)	7.88 (970/123)

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 5,144 minus LHR 3,705 = +1,439 dwellings (surplus)
Area East (Mendip) – data for 2022 to 2027	5year supply of deliverable sites 2,319 minus LHR 3,087 = - 768 dwellings (shortfall)

Area South (South Somerset) – data for 2022 to 2027	5year supply of deliverable sites 2,741 minus LHR 3,717 = - 976 dwellings (shortfall)
Area West (Taunton Deane) – data for 2023/24 to 2028/29*	5year supply of deliverable sites 3,221 minus LHR 3,116 = +105 dwellings (surplus)
Area West (West Somerset) – data for 2023/24 to 2028/29*	5year supply of deliverable sites 970 minus LHR 613 = +357 dwellings (surplus)

**figures have been updated based on the most recent data and assume the criteria has remained the same so that a 5% buffer has been added*

8.3 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer to its 5 year housing land supply.

Housing Delivery Test

8.4 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 January 2022 for the period up to 2020/21. DLUHC have yet to confirm when results for 2021/22 will be published. Possible changes to HDT were published as part of the NPPF consultation in January 2023. Data shown for 2021/22 is therefore based on local authority monitoring through the Housing Flow Reconciliation and assumes there will be no change in the current national calculation.¹⁰

8.5 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.

¹⁰ [Housing Delivery Test rule book.](#)

¹¹ Paragraph 11 of the National Planning Policy Framework

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

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	349	75%

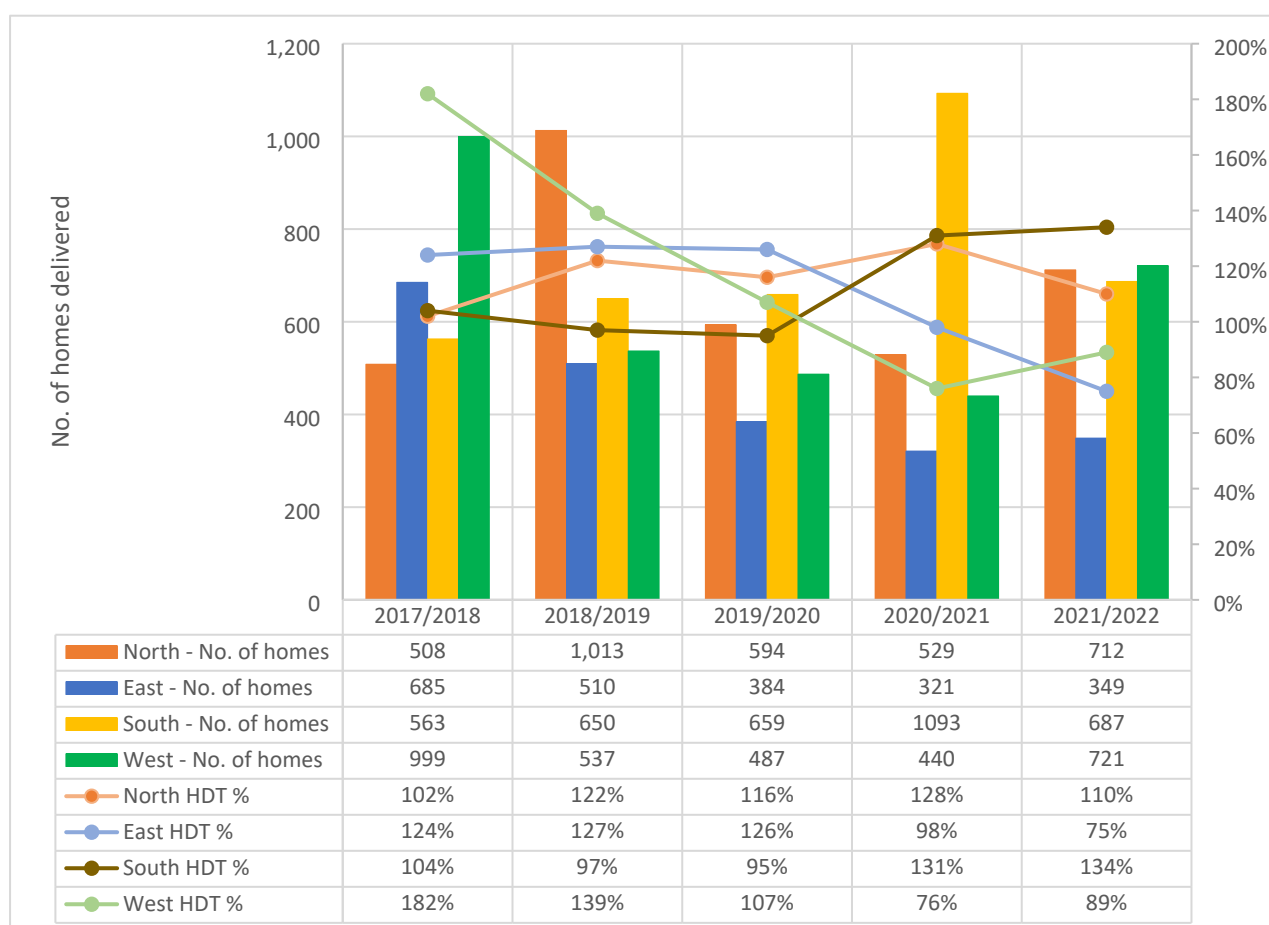
Table 28: Housing Delivery Test results 2017-2021 for Area South

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	134%

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	721	89%

Chart 26: Housing Delivery Test results 2017-2022 for all Areas



Housing Delivery Test Action Plans

8.7 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.

8.8 The latest [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.

8.9 The fall in delivery in the former West Somerset LPA correlates 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.

8.10 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.

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)