

DELEGATED

Report to Planning Committee

4th February 2026

Report of Director of Regeneration and Inclusive Growth

Planning Compliance Performance Report

Summary

Following members requests for quarterly updates to be provided to Members on Planning Compliance caseloads and performance, this is the latest quarterly report (Quarter 3, 2025/26).

Recommendation(s)

That Members note the contents of the report

Background

1. The Stockton on Tees Local Enforcement Plan (LEP) was approved at planning committee in September 2024 and became 'live' on the 1st November 2024 and this report provides the latest quarterly report.
2. As part of the LEP, service targets were introduced which are:
 - 70% of enforcement case closed where no breach identified within 20 working days.
 - 60% of enforcement requests receiving an initial response, for example no breach of control identified or further investigation to be undertaken, within 10 working days.
 - 60% of planning enforcement cases, where the case actions are determined within the established priority timescales.

Detail

3. Some narrative and explanation of current performance and trends are detailed in the report below. For clarity appendix 1 details some annual comparatives while Appendix 2 provides members with a snapshot last quarter's performance.

Annual comparatives

4. In order to provide some direct comparatives in caseloads and performance, Appendix 1 details some annual information and statistics.

5. As Members will note across the last three years caseloads have increased year on year, with the last year 2025 being the highest in recent records and a 36% increase on year end in 2024 and a 49% increase on 2023. The nature of the caseload as well as the total number of cases continue to be monitored to ensure resources remain adequate.
6. Despite the increase in new allegations being received, the numbers of open cases are consistent with those open cases at the end of 2024, with the average number of days to process such cases reducing from 353 days to 132 days. With the variance from that figure and the average 'closed case' periods reported on a quarterly basis following the introduction of the LEP, being due to historic cases being closed alongside new ones.
7. The total number of served enforcement notices over the past two years (20) has also quadrupled since 2020-23 (5).

Quarter 3, 2025/26 Performance

8. As can be seen from Appendix 2 below, performance against the internal performance standards continues to remain high with the relevant thresholds being exceeded in all cases, and overall 97% of all the number of cases in the last quarter have had case actions determined within the identified priority period.
9. As detailed within table 1 below, over the last quarter the number of cases received has dropped slightly, although as above we continue to see year on year increases in cases reported.
10. Notwithstanding that, the overall time to process cases has marginally increased, although the average turnaround period remained comparable to those across the year so far.

Table 1: Comparisons over quarters since introduction of Local Enforcement Plan

	Requests received	Requests determined	Av days to process	Notices Served
Q4 (24/25)	127	85	29	2
Q1 (25/26)	167	112	14	6
Q2(25/26)	204	148	12	3
Q3 (25/26)	154	102	15	1

11. Two cases from the previous quarter where there has been no compliance with an enforcement notice, have seen landowners belated begin to rectify works and we continue to discuss a case of non-compliance with colleagues in legal services over appropriate next steps.
12. For completeness, at the time of writing, the total number of unresolved compliance cases currently equates to 181, with 47 cases being historic cases received before the introduction of the Local Enforcement Plan.

Next update

13. The next quarterly update will be quarter 4 of 2025/26 (January - March), which is anticipated being reported in April/May 2026.

Financial Implications

Potential associated costs in pursuing legal action over non-compliance with enforcement notices.

Environmental Implications

Not applicable

Legal Implications

Potential implications as a result of pursuing legal action over non-compliance with enforcement notices.

Community Safety Implications

The provisions of Section 17 of the Crime and Disorder Act 1998 have been considered in the preparation of this report.

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been considered in the preparation of this report.

Ward and Ward Councillors

All

Background Papers

Stockton on Tees Local Plan
Town and Country Planning Act
Stockton on Tees Local Enforcement Plan

Name of Contact Officer: Simon Grundy

Post Title: Planning Services Manager

Telephone number: 01642 528550

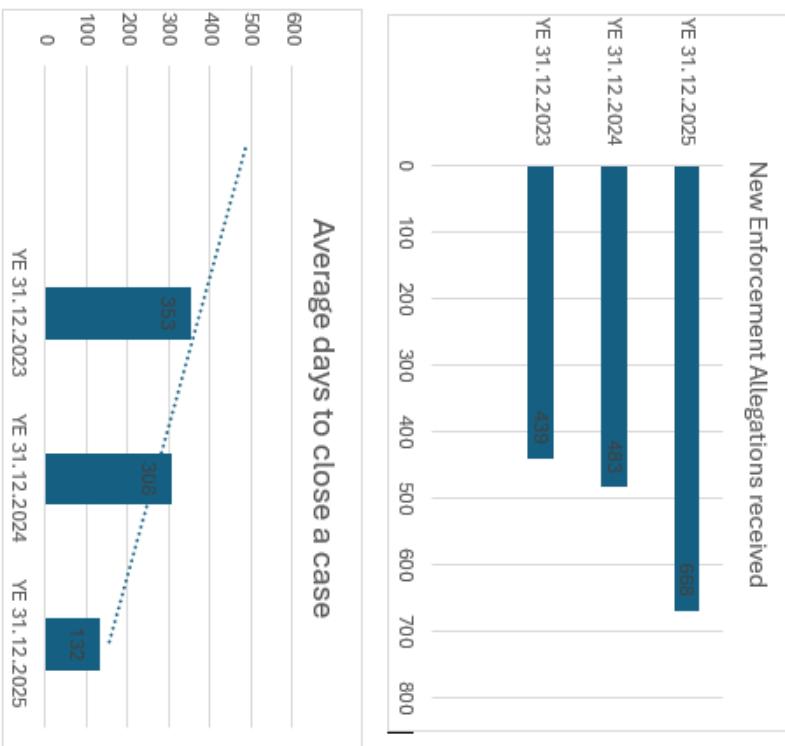
Email Address: simon.grundy@stockton.gov.uk

Planning Compliance Annual comparative statistics

Appendix 1: Annual comparison statistics

	Year End 2023	Year End 2024	Year End 2025
New Enforcement Allegations received	439	483	668
Enforcement Cases Closed	422	660	657
Open cases (as at 31.12)	355	175	190
Average days to close a case	353*	308	132
Number of Enforcement notices raised	1	9	11

* Figure taken in May 2024 earliest point of monitoring



Enforcement KPI's (since 01/11/2024) - Members Dashboard

