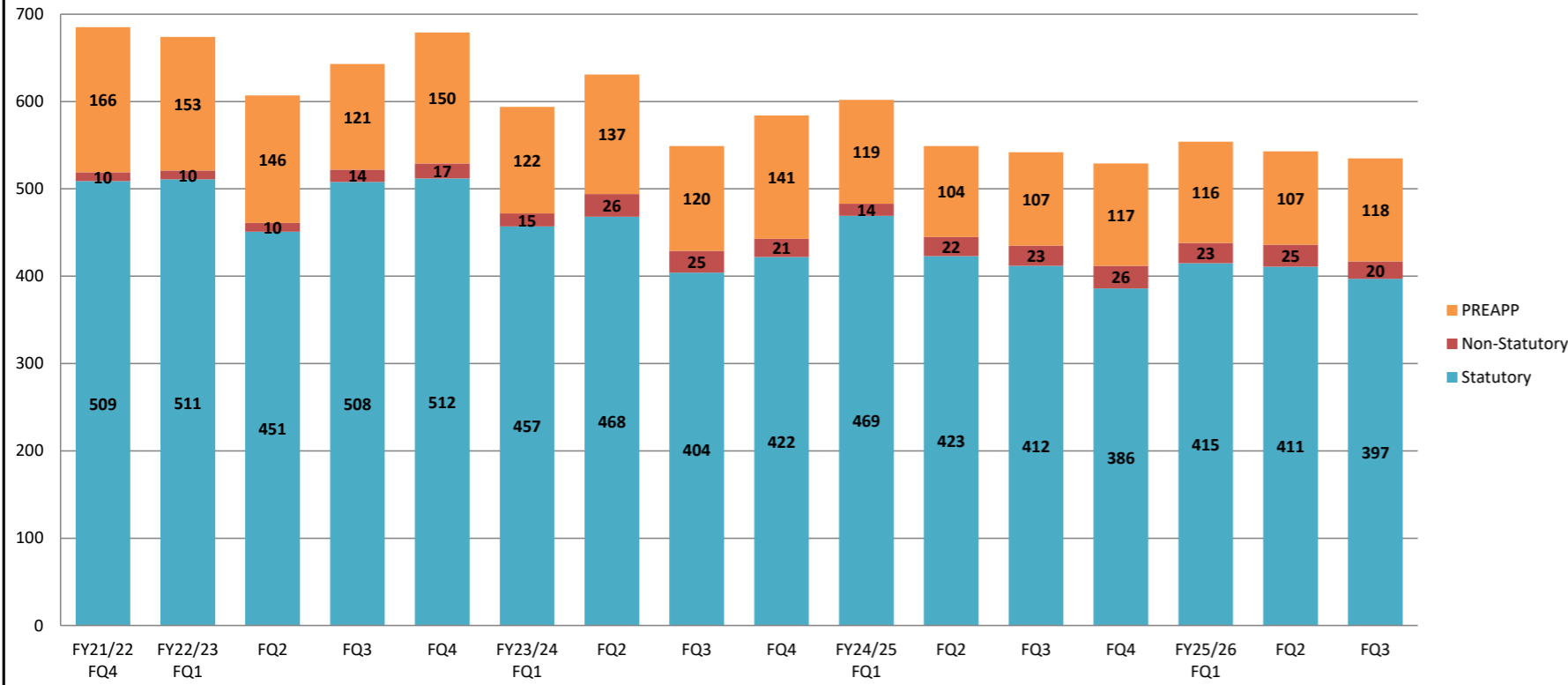
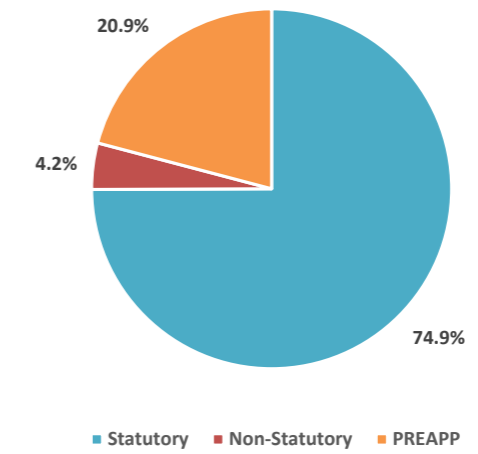


Volume of New Casework Received



Split of Casework Received: FY25/26 YTD



Commentary:

The data set covers the last 16 financial quarters and confirms that demand for the determination of planning applications and other statutory activity of the Council as the Planning Authority remains high and relatively constant in its volume. **End FQ3 2025/26:** Submission rates for FQ3 are within expected parameters.

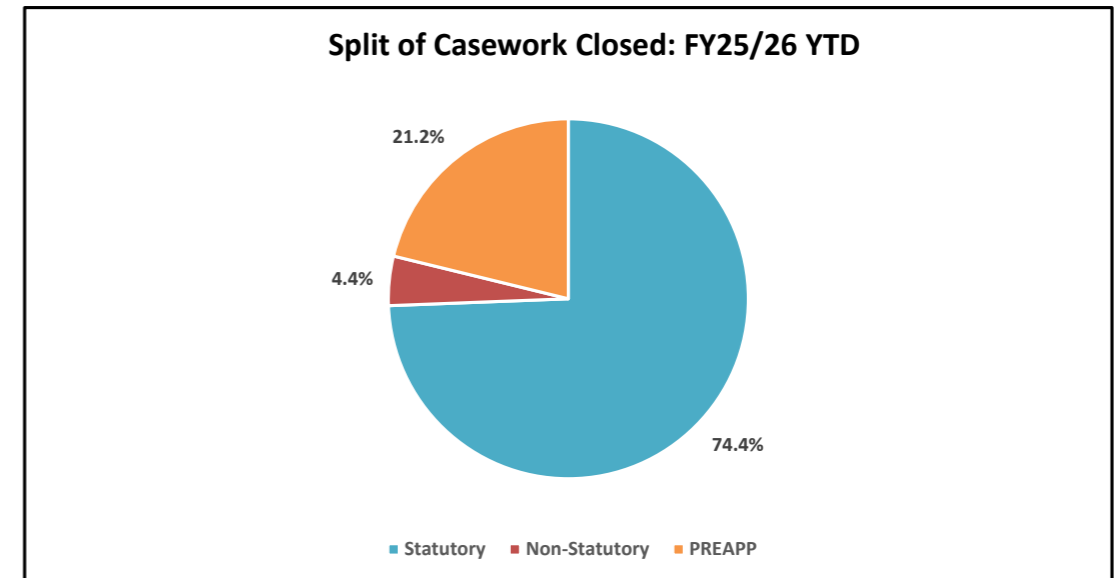
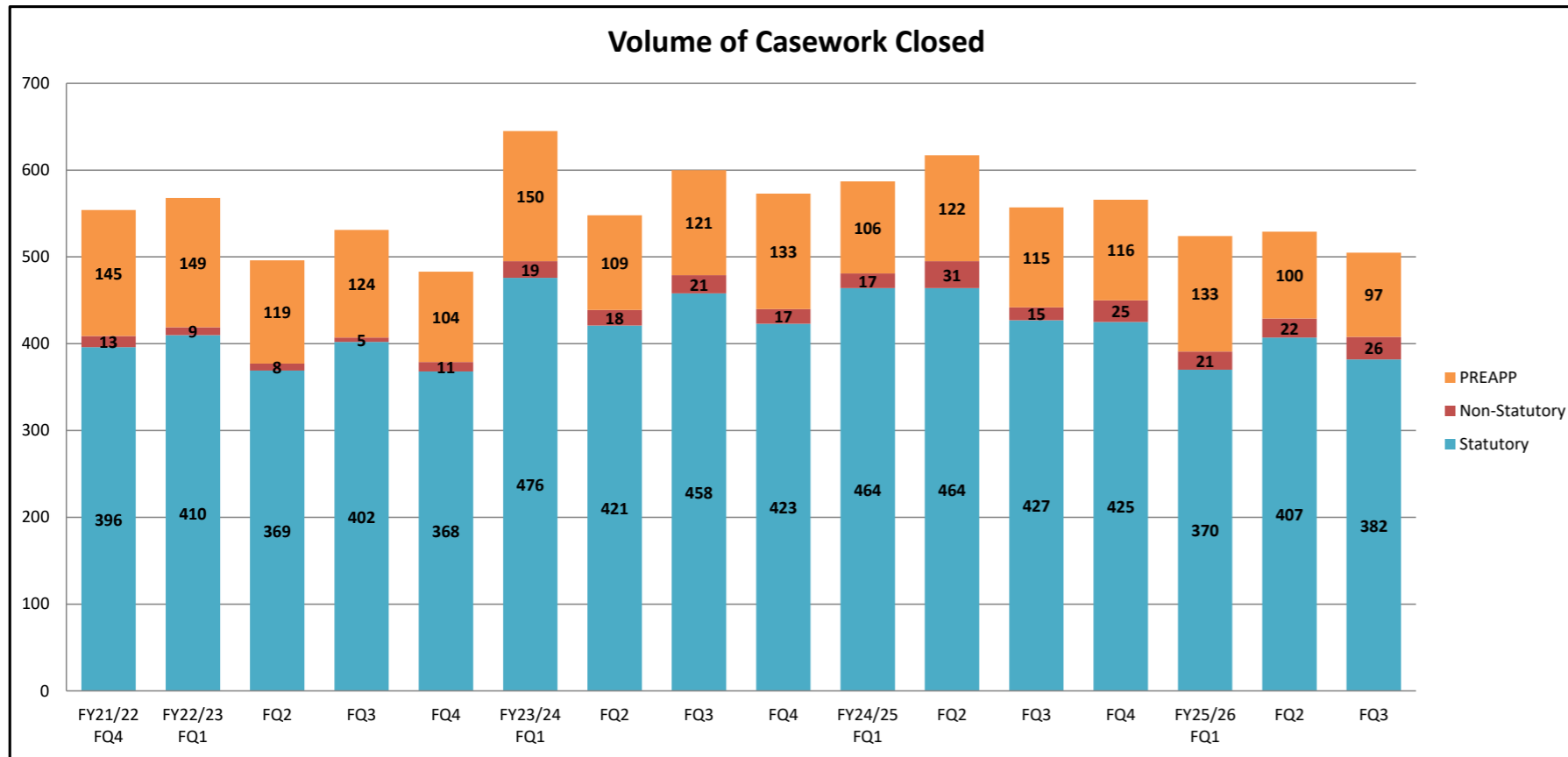
This tab provides information on the volume of DM case work received by financial quarter and includes a breakdown between statutory items (planning and related applications), non-statutory items (consultations from other regulatory bodies), and pre-application enquiries.

New Casework Received																
Volumes	FY21/22 FQ4	FY22/23 FQ1	FQ2	FQ3	FQ4	FY23/24 FQ1	FQ2	FQ3	FQ4	FY24/25 FQ1	FQ2	FQ3	FQ4	FY25/26 FQ1	FQ2	FQ3
Statutory	509	511	451	508	512	457	468	404	422	469	423	412	386	415	411	397
Non-Statutory	10	10	10	14	17	15	26	25	21	14	22	23	26	23	25	20
PREAPP	166	153	146	121	150	122	137	120	141	119	104	107	117	116	107	118
Totals	685	674	607	643	679	594	631	549	584	602	549	542	529	554	543	535

Split of Casework Received										
FY21/22		FY22/23		FY23/24		FY24/25		FY25/26 YTD		
Statutory	2012	1982	1751	1690	1223	75.9%	76.1%	74.3%	76.1%	74.9%
Non-Statutory	56	51	87	85	68	2.1%	2.0%	3.7%	3.8%	4.2%
PREAPP	582	570	520	447	341	22.0%	21.9%	22.1%	20.1%	20.9%
Totals	2650	2603	2358	2222	1632					

This data is unfiltered - it shows all casework received.
data source = UNiform (Access queries)

YTD as at 31st December 2025



Commentary:

The data set covers the last 16 financial quarters and demonstrates that regardless of performance issues in respect of timeliness output remains high. There has been a notable improvement in productivity from FQ1 2023/24 which corresponds with the increasing availability of officer resource and a more settled position following the significant disruption to workflow arising from NPF4 (FQ4 2022/23); this improving position has continued through subsequent reporting periods. **End FQ3 2025/26:** Productivity during 2025/26 has reduced although this is not wholly unexpected as the Service has operated with vacancies during this period. Output during FQ 3 was impacted significantly by issues arising from an update of back office systems that resulted in unexpected extended periods of downtime over a four week period in October/November. Output was also detrimentally impacted by vacancies and training of incoming staff members, particularly in the MAKI team which has had extensive disruption to staff availability, and loss of the Team Leader during this period.

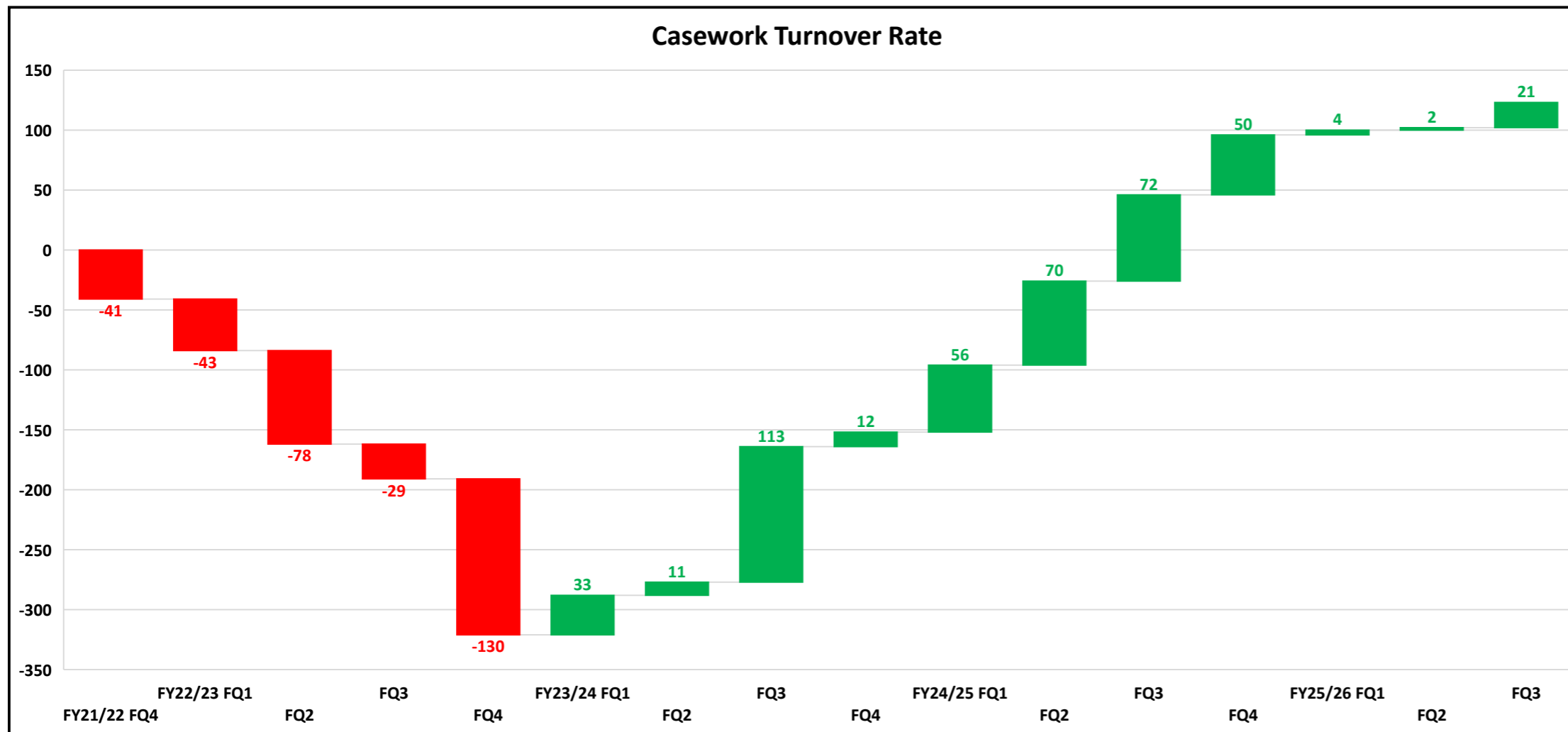
This tab provides detail on the volume of DM casework that has been closed and includes a breakdown between statutory items (planning and related applications), non-statutory items (consultations from other regulatory bodies), and pre-application enquiries.

Casework Closed																
Volumes	FY21/22 FQ4	FY22/23 FQ1	FQ2	FQ3	FQ4	FY23/24 FQ1	FQ2	FQ3	FQ4	FY24/25 FQ1	FQ2	FQ3	FQ4	FY25/26 FQ1	FQ2	FQ3
Statutory	396	410	369	402	368	476	421	458	423	464	464	427	425	370	407	382
Non-Statutory	13	9	8	5	11	19	18	21	17	17	31	15	25	21	22	26
PREAPP	145	149	119	124	104	150	109	121	133	106	122	115	116	133	100	97

Split of Casework Closed										
FY21/22		FY22/23		FY23/24		FY24/25		FY25/26 YTD		
1610	72.4%	1549	74.5%	1778	75.1%	1780	76.5%	1159	74.4%	
46	2.1%	33	1.6%	75	3.2%	88	3.8%	69	4.4%	
568	25.5%	496	23.9%	513	21.7%	459	19.7%	330	21.2%	
2224		2078		2366		2327		1558		

This data is unfiltered - it shows all casework closed.
data source = UNiform (Access queries)

YTD as at 31st December 2025



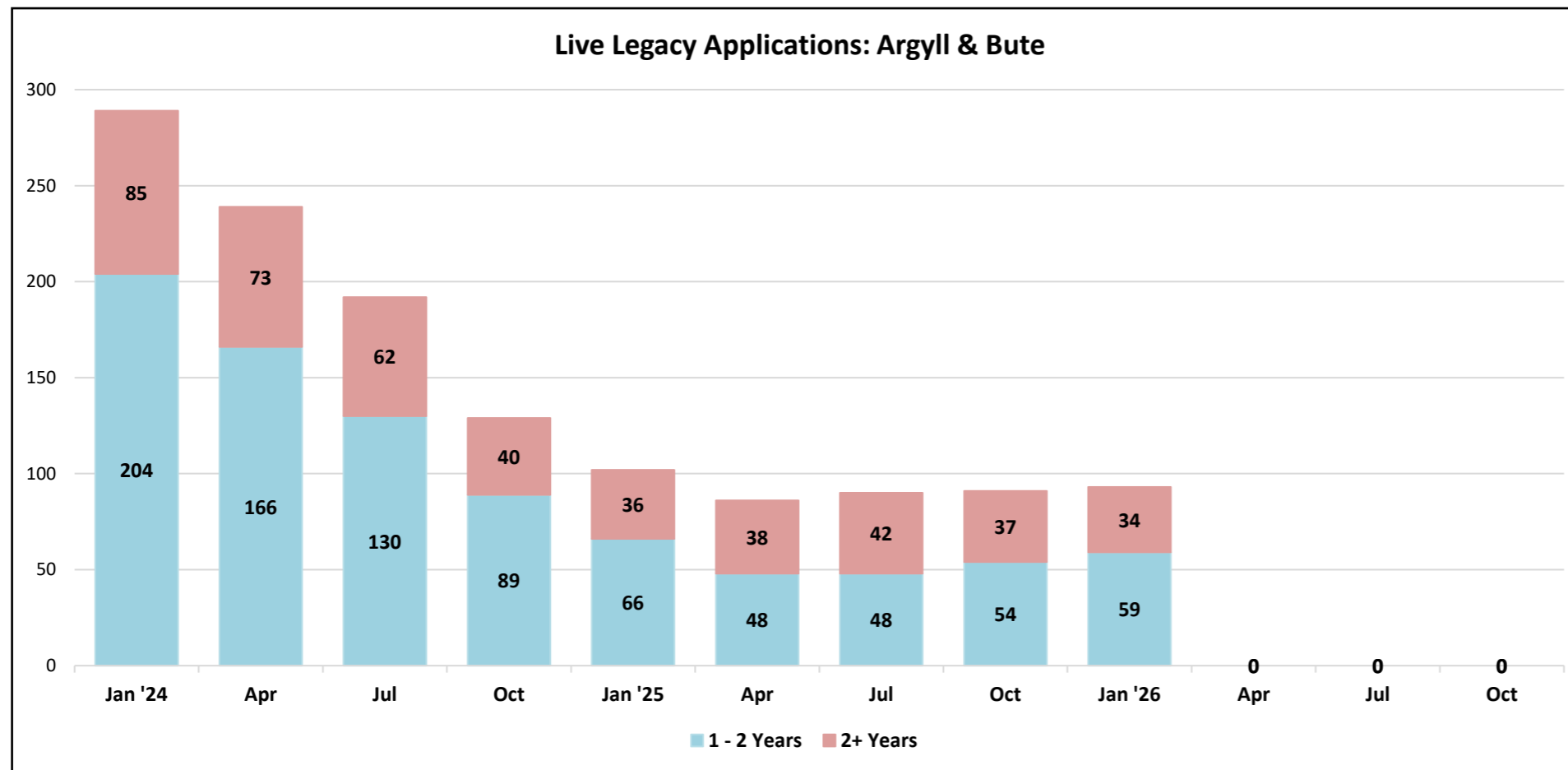
Commentary:

The graph shows that after 7 financial quarters (FQ2 2021/22 - FQ4 2022/23) where output was lower than input, a backlog of 375 casework items were accumulated. During this period the DM Service were impacted by Covid restrictions/recovery and required to operate with a number of key vacancies due to a national shortage of planning professionals. Improving performance during 2023/24 has however reduced the backlog at the end of that period to 206 items. As significant improvement in performance is evident from FQ1 2023/24 which corresponds with the resolution of key staffing issues within the Service, this improving position has been maintained moving forward from that point. **End FQ3 2025/26:** Turnover for much of FQ3 seen output fall behind demand due to unexpected issues arising from an update to key backoffice systems that significantly reduced the ability of admin, CVT, and planning officers to undertake their duties over a four week period in Oct/Nov. Productivity has also been impacted by a reduced staff presence in both BCHL and MAKI arising from staff departures in Oct and Nov. Resolution of systems issues and improved availability of staff throughout December has seen a significant recovery of performance late in the reporting period.

This tab shows a comparison between the volume of new statutory and non-statutory casework and output per financial quarter. The Y axis has been formatted to track the cumulative backlog of applications over the last rolling 16 financial quarters.

Casework Turnover - Volume																
Volumes	FY21/22 FQ4	FY22/23 FQ1	FQ2	FQ3	FQ4	FY23/24 FQ1	FQ2	FQ3	FQ4	FY24/25 FQ1	FQ2	FQ3	FQ4	FY25/26 FQ1	FQ2	FQ3
Closed	409	419	377	407	379	495	439	479	440	481	495	442	450	391	429	408
Validated	450	462	455	436	509	462	428	366	428	425	425	370	400	387	427	387
Difference (no)	-41	-43	-78	-29	-130	33	11	113	12	56	70	72	50	4	2	21

This data is unfiltered - it shows the number of cases closed vs number of cases validated.
data source = UNiform (Access queries)



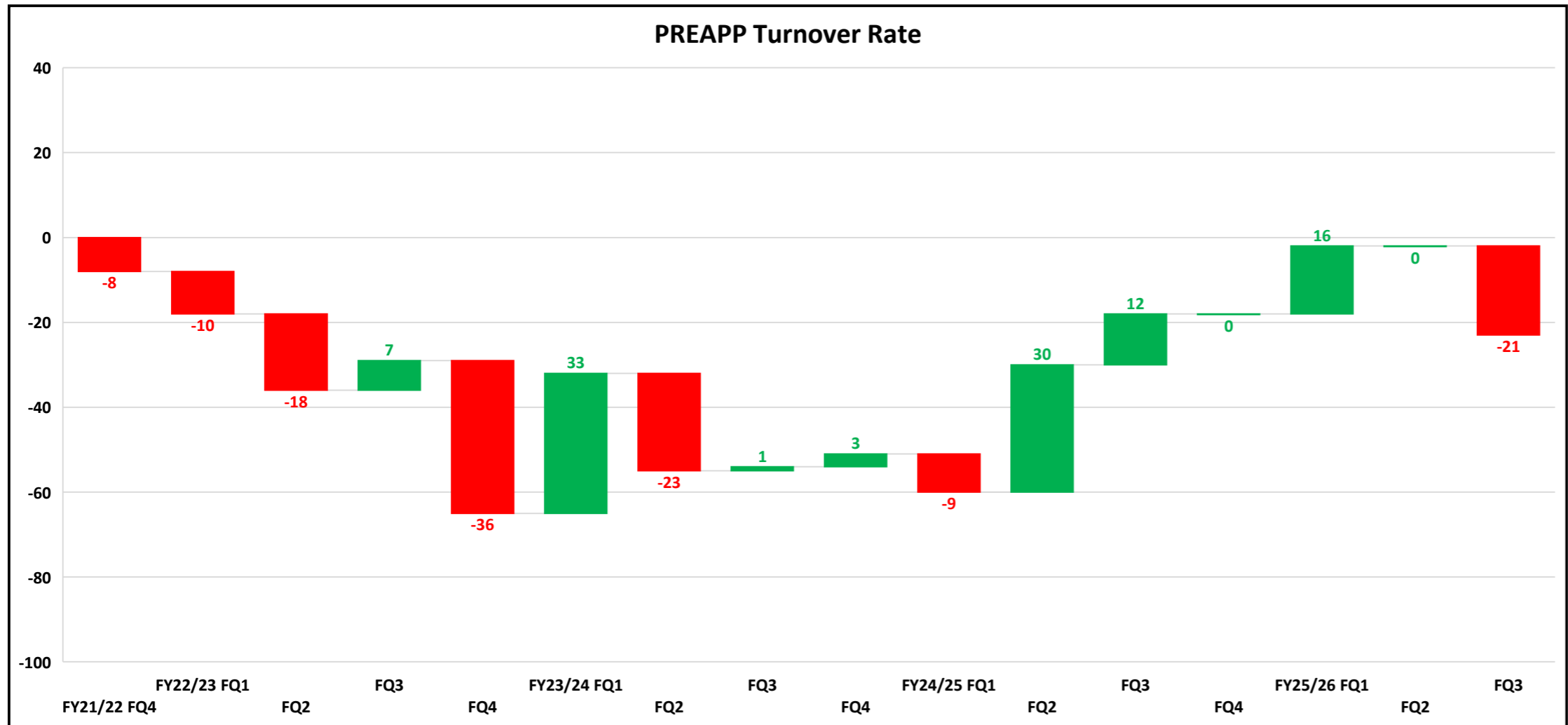
Commentary:

This graph provides detail of the volume of 'legacy' cases remaining at the start of each Quarter since Jan 2024 (start FQ4 24/25). 'Legacy' cases are statutory items that remain undetermined more than 1 year after validation. These cases are generally items that have a high degree of complexity, can be contentious, or are not readily aligned with the requirements of the Development Plan. A significant number of 'legacy' items are items that have required substantial reworking or the provision of additional information from the applicant with the intention of addressing identified short-comings in the original submission, often requiring extensive input from planning officers. In some cases 'legacy' items are no longer being actively pursued by applicants but have not as yet been formally withdrawn. The determination of 'legacy' items has a significant adverse effect on average time performance measures and can also impact on allocation of staff resource and morale.. End FQ3 2025/26: During FQ3, 16 legacy items were determined. However, during this period 18 new legacy items have accrued. The determination of legacy cases has plateaued and gives rise to concern and an indication that this backlog of longstanding complex cases is unable to be resolved without additional targeted resource.

Live Legacy Applications - quarterly progress: Argyll & Bute Council												
	Jan '24	Apr	Jul	Oct	Jan '25	Apr	Jul	Oct	Jan '26	Apr	Jul	Oct
1 - 2 Years	204	166	130	89	66	48	48	54	59			
2+ Years	85	73	62	40	36	38	42	37	34			
	289	239	192	129	102	86	90	91	93	0	0	0

Estimated on 1st August 2024.

Data sourced from Uniform on - or as near as possible to first working day of each financial quarter (from August 2024)



Commentary:

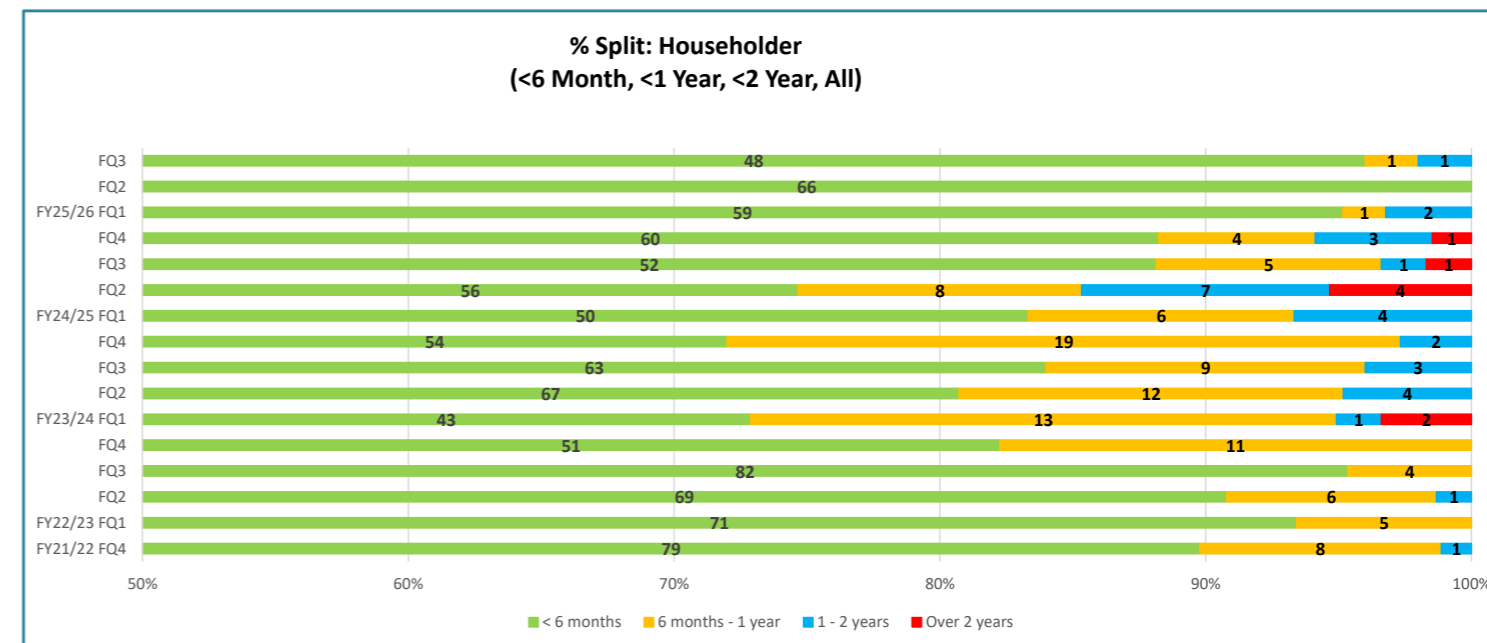
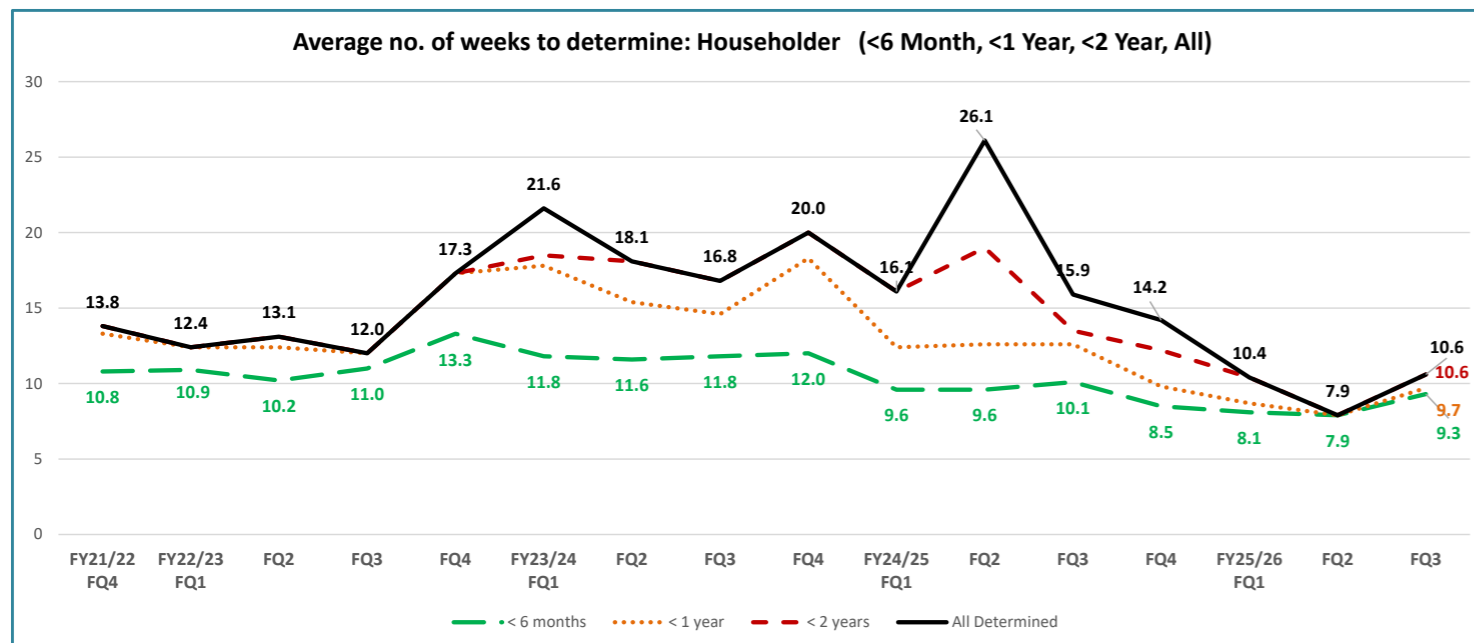
The Graph shows the accumulation of a backlog of pre-application enquiries over the period FQ3 2021/22 - FQ4 2022/23 during a period where the DM Service operated with a number of key vacancies and has experienced significant workflow disruption with the introduction of NPF4. It had previously been identified that the backlog amounted to around 180 applications; however following a review of the data input and accuracy of the data available (see detail of correction below) it has become evident that earlier reports included cases that were invalid and cases that had not been closed off properly in the back office system. The updated report confirms that the backlog of pre-application enquiries reached a maximum of just over 50 items; this position has seen significant improvement. **End FQ3 2025/26:** Turnover during FQ3 has seen output fall behind demand. This is largely attributed to the impact of unexpected issues arising from an update to key backoffice systems that significantly reduced the ability of admin, CVT, and planning officers to undertake their duties over a four week period in Oct/Nov. Productivity has also been impacted by a reduced staff presence in both BCHL and MAKI arising from staff departures in Oct and Nov. Available resource has been focussed on recovery of performance for statutory case work during December.

This tab shows a comparison between the volume of new pre-application casework and output per financial quarter. The Y axis has been formatted to track the cumulative backlog of pre-application enquiries over the last rolling 16 financial quarters.

PREAPP Turnover - Volume																
Volumes	FY21/22 FQ4	FY22/23 FQ1	FQ2	FQ3	FQ4	FY23/24 FQ1	FQ2	FQ3	FQ4	FY24/25 FQ1	FQ2	FQ3	FQ4	FY25/26 FQ1	FQ2	FQ3
Closed	145	149	119	124	104	150	109	121	133	106	122	115	116	133	100	97
Validated	153	159	137	117	140	117	132	120	130	115	92	103	116	117	100	118
Difference (no)	-8	-10	-18	7	-36	33	-23	1	3	-9	30	12	0	16	0	-21

Number of PREAPP's closed vs number of PREAPP's validated.
data source = UNiform (Access queries)

The Average Time Taken to Determine Householder Planning Applications



This tab provides detail on the average time taken to determine 'householder' planning applications, this is based on raw data which does not take into account any delays that might arise from matters outwith the control of the planning authority.

Average Time to Determine Applications: Householder (<6 Month, <1 Year, <2 Year, All)																
	FY21/22 FQ4	FY22/23 FQ1	FQ2	FQ3	FQ4	FY23/24 FQ1	FQ2	FQ3	FQ4	FY24/25 FQ1	FQ2	FQ3	FQ4	FY25/26 FQ1	FQ2	FQ3
< 6 months	10.8	10.9	10.2	11.0	13.3	11.8	11.6	11.8	12.0	9.6	9.6	10.1	8.5	8.1	7.9	9.3
< 1 year	13.3	12.4	12.4	12.0	17.3	17.8	15.4	14.6	18.3	12.4	12.6	12.6	9.8	8.7	7.9	9.7
< 2 years	13.8	12.4	13.1	12.0	17.3	18.5	18.1	16.8	20.0	16.1	19.0	13.5	12.2	10.4	7.9	10.6
All Determined	13.8	12.4	13.1	12.0	17.3	21.6	18.1	16.8	20.0	16.1	26.1	15.9	14.2	10.4	7.9	10.6

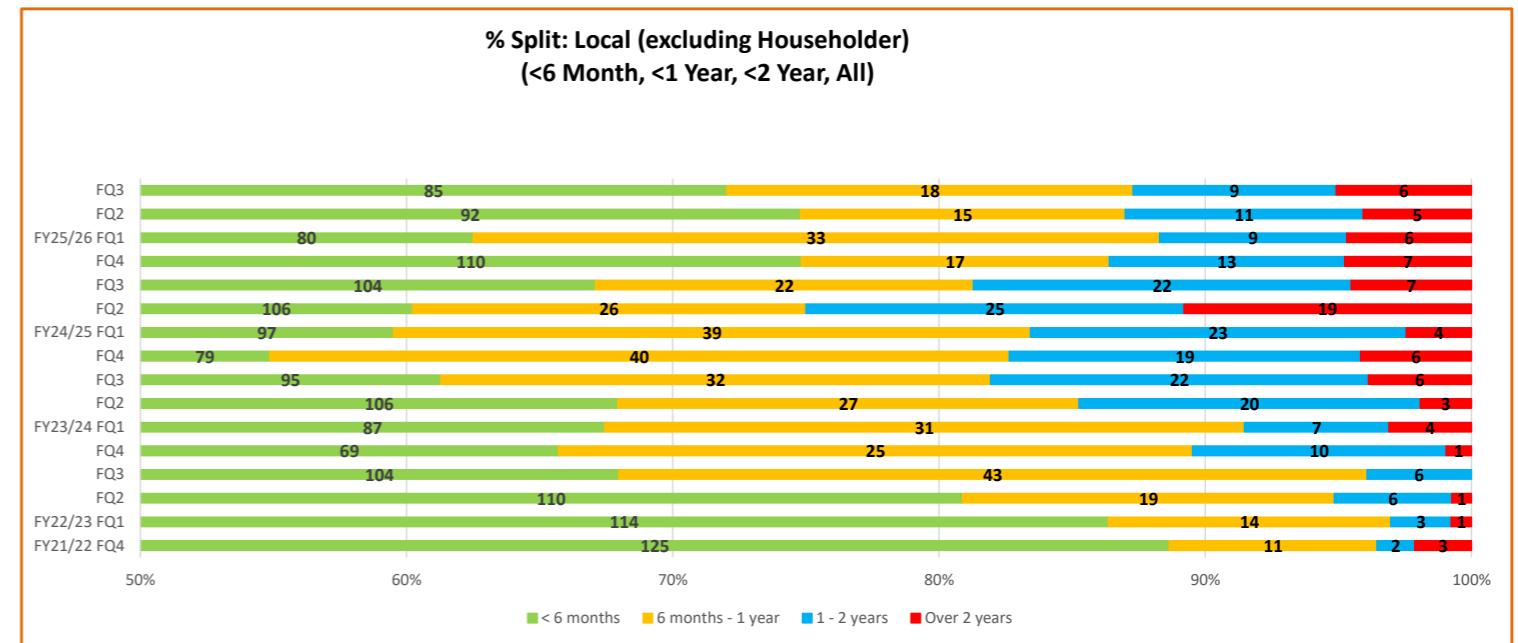
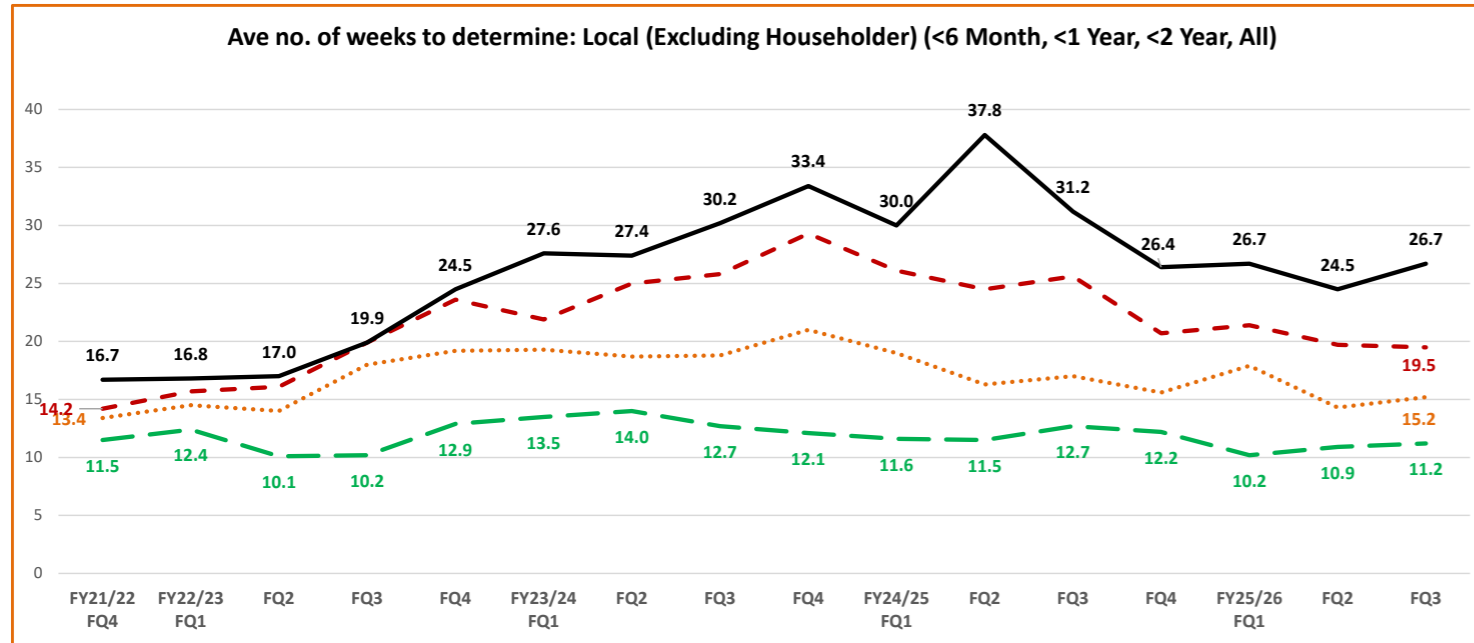
Volume of Applications Determined: Householder - Time Taken																
	FY21/22 FQ4	FY22/23 FQ1	FQ2	FQ3	FQ4	FY23/24 FQ1	FQ2	FQ3	FQ4	FY24/25 FQ1	FQ2	FQ3	FQ4	FY25/26 FQ1	FQ2	FQ3
< 6 months	79	71	69	82	51	43	67	63	54	50	56	52	60	59	66	48
6 months - 1 year	8	5	6	4	11	13	12	9	19	6	8	5	4	1	0	1
1 - 2 years	1	0	1	0	0	1	4	3	2	4	7	1	3	2	0	1
Over 2 years	0	0	0	0	0	2	0	0	0	0	4	1	1	0	0	0
Total	88	76	76	86	62	59	83	75	75	60	75	59	68	62	66	50

This data is filtered - as per Scottish Government statistical returns - to allow benchmarking. "Householder" = Development Type N01.
 data source = UNiform (Access queries)

Commentary:

The line graph shows performance over time; the bar graph shows the proportionate split between 'legacy' casework and newer items. A comparison of the two demonstrates that the 'All Determined' average can be readily impacted by the determination of a small number of 'legacy' applications. The improving resource availability has allowed the focus of the DM Service from FQ1 2023/24 to move from addressing the most urgent applications to also addressing the wider backlog of application casework. Increasing output does however mean that a high volume of 'legacy' applications continue to be determined with significant detriment to average time measures as is seen with the deterioration of performance across FQ4 2022/23 to FQ4 2023/24. In order to provide some context additional information is provided that demonstrates the effect of removing older applications from reporting to provide a truer picture of the time taken to deliver the larger proportion of casework. The bar graph provides this breakdown in a format which shows the increasing volume of older applications currently being determined but also confirms that a significant proportion of output is still undertaken in a timely manner. Performance from FQ1 2024/25 has shown a marked improvement which demonstrates that the majority of householder applications are now being determined in much shorter time periods. **End FQ3 2025/26:** During FQ3 Householder Applications have been determined in an average of 10.6 weeks (decrease from 7.9 weeks during FQ2 25/26); one legacy item has been determined during FQ3 and is responsible for adding 0.9 weeks to the headline performance measure. The lengthening timeperiods during FQ3 are attributed to significant issues with backoffice systems in Oct/Nov, and significant staff turnover within the reporting period. The remaining householder items determined were all less than 6 months old and determined in an average time of 9.3 weeks. Performance in the determination of householder applications is slightly behind track (DM Service Plan Target <10 weeks), National Average (latest data FQ2 24/25) was 8.7 weeks.

The Average Time Taken to Determine Local (excluding Householder) Planning Applications



This tab provides detail on the average time taken to determine 'local' planning applications, this is based on raw data which does not take into account any delays that might arise from matters outwith the control of the planning authority.

Average Time to Determine Applications: Local (Excluding Householder) (<6 Month, <1 Year, <2 Year, All)																
	FY21/22 FQ4	FY22/23 FQ1	FY22/23 FQ2	FY22/23 FQ3	FY22/23 FQ4	FY23/24 FQ1	FY23/24 FQ2	FY23/24 FQ3	FY23/24 FQ4	FY24/25 FQ1	FY24/25 FQ2	FY24/25 FQ3	FY24/25 FQ4	FY25/26 FQ1	FY25/26 FQ2	FY25/26 FQ3
< 6 months	11.5	12.4	10.1	10.2	12.9	13.5	14.0	12.7	12.1	11.6	11.5	12.7	12.2	10.2	10.9	11.2
< 1 year	13.4	14.5	14.0	18.0	19.2	19.3	18.7	18.8	21.0	19.0	16.3	17.0	15.6	17.9	14.3	15.2
< 2 years	14.2	15.7	16.1	19.9	23.6	21.9	25.0	25.8	29.3	26.1	24.5	25.6	20.7	21.4	19.7	19.5
All Determined	16.7	16.8	17.0	19.9	24.5	27.6	27.4	30.2	33.4	30.0	37.8	31.2	26.4	26.7	24.5	26.7

Volume of Applications Determined: Local (Excluding Householder) - Time Taken																
	FY21/22 FQ4	FY22/23 FQ1	FY22/23 FQ2	FY22/23 FQ3	FY22/23 FQ4	FY23/24 FQ1	FY23/24 FQ2	FY23/24 FQ3	FY23/24 FQ4	FY24/25 FQ1	FY24/25 FQ2	FY24/25 FQ3	FY24/25 FQ4	FY25/26 FQ1	FY25/26 FQ2	FY25/26 FQ3
< 6 months	125	114	110	104	69	87	106	95	79	97	106	104	110	80	92	85
6 months - 1 year	11	14	19	43	25	31	27	32	40	39	26	22	17	33	15	18
1 - 2 years	2	3	6	6	10	7	20	22	19	23	25	22	13	9	11	9
Over 2 years	3	1	1	0	1	4	3	6	6	4	19	7	7	6	5	6
Total	141	132	136	153	105	129	156	155	144	163	176	155	147	128	123	118

This data is filtered - as per Scottish Government statistical returns - to allow benchmarking. "Local (excluding Householder)" = Development Types N02B/C, N03B/C, N04B/C, N05B/C, N06B/C, N07B/C, N08B/C, N09B/C, N10B/C.
 data source = UNiform (Access queries)

Commentary:

The line graph shows performance over time; the bar graph shows the proportionate split between 'legacy' and newer items. A comparison of the two demonstrates that the 'All Determined' average can be readily impacted by the determination of a small number of 'legacy' applications. The improving resource availability has allowed the focus of the DM Service is to move during 2023/24 from addressing the most urgent applications to also addressing the wider backlog of application casework. Increasing output does however mean that a higher volume of 'legacy' applications will be determined with significant detriment to average time measures as is seen with the deterioration of overall average time performance measures from FQ2 2022/23 to FQ4 2023/24. In order to provide some context additional information is provided that demonstrates the effect of removing older applications from considerations to provide a truer picture of the time taken to deliver the larger proportion of casework that has been determined. The bar graph provides this breakdown in a format which shows the increasing volume of older applications currently being determined but also confirms that a significant proportion of output is still undertaken in a timely manner. **End FQ3 2025/26:** FQ3 has seen 15 legacy applications cleared, with the effect of adding 11.5 weeks to the overall average time measure which now sits at 26.7 weeks (decrease from 24.5 weeks in FQ2 2025/26). It is also noted that some of the negative impact is attributed to delays to determination which were outwith the control of the planning authority and which will be adjusted in statutory reporting by the Scottish Government. During FQ3 the determination of non-legacy local applications were undertaken in an average of 15.2 weeks (decrease from 14.3 weeks in FQ2 25/26). It is however highlighted that a consistently high proportion of applications are continuing to being determined at an early stage with 72% of all local applications in FQ3 were newer items determined in an average time of 11.2 weeks (previously 74% in 10.9 weeks in FQ2 2025/26). Due to the impact of legacy items, the headline measure remains off-track (DM Service Plan Target <16 weeks). For the purpose of comparison, the National Average (latest data FQ2 24/25) was 14.8 weeks. The lengthening in timescales during FQ3 are attributed to significant issues with backoffice systems in Oct/Nov and disruption arising from significant staff turnover during this period.