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Mr Lindsay Freeland  
Chief Executive  
South Lanarkshire Council

21 December 2017

Dear Mr Freeland

## **PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2016/17**

Please find attached feedback on your planning performance framework report for the period April 2016 to March 2017.

You will be aware that we recently introduced the Planning Bill to the Scottish Parliament. The Bill aims to support effective performance across a range of planning functions. It includes specific provisions to strengthen and improve performance monitoring; to appoint a national performance co-ordinator to provide advice and recommendations; and powers to conduct assessments and if necessary require improvements to be made. This structured approach is essential to improving the reputation of the system across the country. It aims to provide better support to authorities, whilst recognising that other factors and stakeholders, impact on your performance.

I appreciate that resourcing is a critical issue for you, and the Bill includes provisions for discretionary charging to allow greater local flexibility. Following the Bill, we will consult on revising the fee regime to better reflect the developments which are being brought forward.

We will continue to liaise with COSLA, SOLACE and Heads of Planning Scotland as the Bill progresses through the Parliamentary process. I would like to take this opportunity to encourage you all to actively engage - this is a fantastic opportunity to make our system work better to enable planners to deliver the high-quality development our communities need, and it is important that voices from all viewpoints are heard. You can monitor the progress of the Bill on the Parliament website at: [www.parliament.scot/parliamentarybusiness/Bills/106768.aspx](http://www.parliament.scot/parliamentarybusiness/Bills/106768.aspx)

Kind Regards



**KEVIN STEWART**

CC: Pauline Elliot, Head of Planning and Building Standards

## PERFORMANCE MARKERS REPORT 2016/17

Name of planning authority: **South Lanarkshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	<b>Decision-making:</b> continuous reduction of average timescales for all development categories [Q1 - Q4]	Amber	<p><b>Major Applications</b> Your timescales of 48.6 weeks are slower than the previous year and are slower than the Scottish average of 37.1 weeks. <b>RAG = Red</b></p> <p><b>Local Non-Householder Applications</b> Your timescales of 11.2 weeks have improved since the previous year but are slightly slower than the Scottish average of 11.1 weeks. <b>RAG = Amber</b></p> <p><b>Householder Applications</b> Your timescales of 5.3 weeks have improved since the previous year and are faster than the Scottish average of 7.3 weeks. <b>RAG = Green</b></p> <p><b>Overall RAG = Amber</b></p>
2	<p><b>Processing agreements:</b></p> <ul style="list-style-type: none"> <li>offer to all prospective applicants for major development planning applications; and</li> <li>availability publicised on website</li> </ul>	Green	<p>You offer the opportunity to sign up to a processing agreement during pre-application discussions and this is evidenced by their increasing use. <b>RAG = Green</b></p> <p>You publicise the availability of processing agreements clearly on your website. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>

3	<p><b>Early collaboration</b> with applicants and consultees</p> <ul style="list-style-type: none"> <li>• availability and promotion of pre-application discussions for all prospective applications; and</li> <li>• clear and proportionate requests for supporting information</li> </ul>	Amber	<p>You have produced guidance for officers on how to engage in pre-application discussions and provide written advice to applicants. Although there has been a decrease in the number of applications subject to pre-application discussions. You have indicated that you will raise this at your next Developers Forum and encourage applicants to engage in pre-application discussions.  <b>RAG = Green</b></p> <p>You provide robust and effective engagement on placemaking and design and your case studies demonstrate the value that this adds to the process. However it is not clear how you ensure requests for supporting information are clear or proportionate.  <b>RAG = Amber</b></p> <p><b>Overall RAG = Amber</b></p>
4	<p><b>Legal agreements:</b> conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period)</p>	Green	<p>Three applications with a legal agreements attached were processed. Timescales were slower than last year and the Scottish average. There has been a significant reduction in the timescale of processing local applications with legal agreements attached, but these remain slower than the Scottish average.  We note that applications which take longer than 6 months may be refused.</p>
5	<p><b>Enforcement charter</b> updated / re-published within last 2 years</p>	Green	<p>Your enforcement charter was only 1 month old at the end of the reporting year.</p>
6	<p><b>Continuous improvement:</b></p> <ul style="list-style-type: none"> <li>• progress/improvement in relation to PPF National Headline Indicators; and</li> <li>• progress ambitious and relevant service improvement commitments identified through PPF report</li> </ul>	Green	<p>Your LDP is up to date and is due to be replaced within the 5 year timescale. You have reduced timescales for both local non-householder and householder applications however your major applications have increased.  <b>RAG = Green</b></p> <p>You have completed the majority of your improvement commitments and identified a good range of improvements for the year ahead. It is noted that this includes installing a new case management system which may affect your ability to progress all your other commitments.  <b>RAG = Green</b></p> <p><b>Overall RAG = Amber</b></p>
7	<p><b>Local development plan</b> less than 5 years since adoption</p>	Green	<p>Your LDP was 2 years old at the end of the reporting period.</p>
8	<p><b>Development plan scheme</b> – next LDP:</p> <ul style="list-style-type: none"> <li>• on course for adoption within 5 years of current plan(s) adoption; and</li> <li>• project planned and expected to be delivered to planned timescale</li> </ul>	Green	<p>Your LDP is on course to be replaced within the required 5 years.  <b>RAG = Green</b></p> <p>You have a project plan in place which is regularly reviewed to ensure that your replacement LDP remains on track for delivery within 5 years of adoption.  <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>
9	<p><b>Elected members engaged early</b> (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i></p>	Green	<p>You hosted events for community councils which were also open to elected members to attend and get involved in the identification of issues for inclusion in the MIR.</p>

10	<b>Cross sector stakeholders* engaged early</b> (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i> <i>*including industry, agencies and Scottish Government</i>	Green	You engaged with a wide range of stakeholders including communities. You made particular efforts to engage with those who do not usually get involved including young people by having promotional stands in public places and used the place standard tool as way to identify key issues.
11	<b>Regular and proportionate policy advice</b> produced on: information required to support applications; and	Green	You have produced a range of guidance on placemaking and design to help improve the quality of developments being brought forward. You have also produced a guide for householder applications to assist them in submitting applications.
12	<b>Corporate working across services</b> to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	You have protocols in place with environment, roads and flooding. You cross check applications with Roads Construction Consent and Building Warrants to ensure that these can be obtained without significant changes being required to the application. You have also increased the number of areas involved in pre-application discussions to ensure as full a response is provided as possible.
13	<b>Sharing good practice, skills and knowledge</b> between authorities	Green	You participate in an SDPA, HoPS committees and benchmarking. You provide a good description of the issues that are discussed and you have reviewed your practices in light of other's experiences. You have sought experiences from other authorities on preparation of development plans and also lead the Minerals Planning Group and share experience with Falkirk and Argyll and Bute.
14	<b>Stalled sites / legacy cases:</b> conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Amber	You have cleared over 50% of the remaining cases from last year however the number of cases remaining this year has increased to 48. We note that you will be focussing on clearing these in the year ahead.
15	<b>Developer contributions:</b> clear and proportionate expectations <ul style="list-style-type: none"> <li>• set out in development plan (and/or emerging plan); and</li> <li>• in pre-application discussions</li> </ul>	Green	The Council's approach is to seek a balance between mitigating impacts and ensuring development viability is not affected. This is set out in LDP. <b>RAG = Green</b>  You indicate that recent changes in practice have enabled developer contributions to be dealt with much earlier in the process – at pre-application stage. <b>RAG = Green</b>  <b>Overall RAG = Green</b>

**SOUTH LANARKSHIRE COUNCIL**  
**Performance against Key Markers**

Marker		2012-13	2013-14	2014-15	2015-16	2016-17
1	Decision making timescales					
2	Processing agreements					
3	Early collaboration					
4	Legal agreements					
5	Enforcement charter					
6	Continuous improvement					
7	Local development plan					
8	Development plan scheme					
9	Elected members engaged early (pre-MIR)		N/A	N/A	N/A	
10	Stakeholders engaged early (pre-MIR)		N/A	N/A	N/A	
11	Regular and proportionate advice to support applications					
12	Corporate working across services					
13	Sharing good practice, skills and knowledge					
14	Stalled sites/legacy cases					
15	Developer contributions					

**Overall Markings (total numbers for red, amber and green)**

<b>2012-13</b>	7	4	4
<b>2013-14</b>	1	4	8
<b>2014-15</b>	1	4	8
<b>2015-16</b>	1	1	11
<b>2016-17</b>	0	3	12

**Decision Making Timescales (weeks)**

	2012-13	2013-14	2014-15	2015-16	2016-17	2016-17 Scottish Average
Major Development	86.5	62.4	75.9	45.4	48.6	37.1
Local (Non-Householder) Development	17.2	18.6	14.9	16.3	11.2	11.1
Householder Development	8.7	8.0	7.3	7.7	5.3	7.3