

## PEOPLE, COMMUNITIES AND PLACES

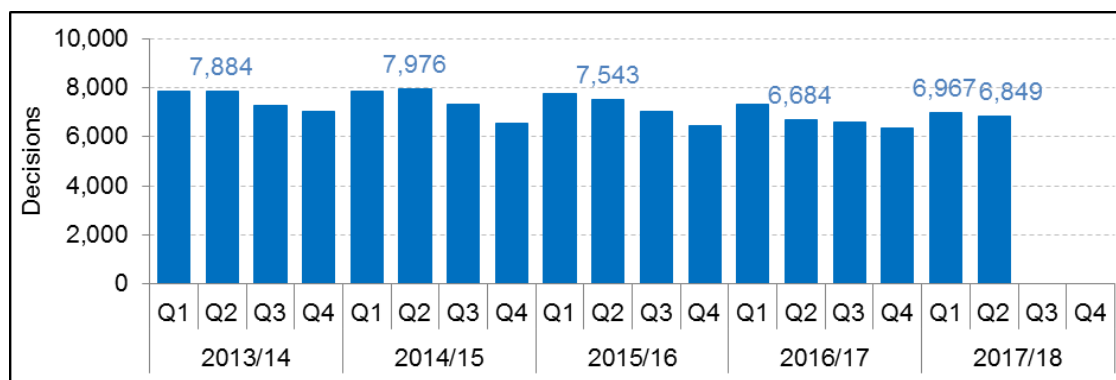
### Planning Performance Statistics, 2017/18, Q2

This report presents the latest summary statistics on planning application decision-making and timescales for July to September 2017 (Quarter 2), as well as historic data going back to quarter one of 2013/14. It is based on data collected by the Scottish Government from Local and Planning Authorities as part of the Planning Performance Framework (introduced in 2012).

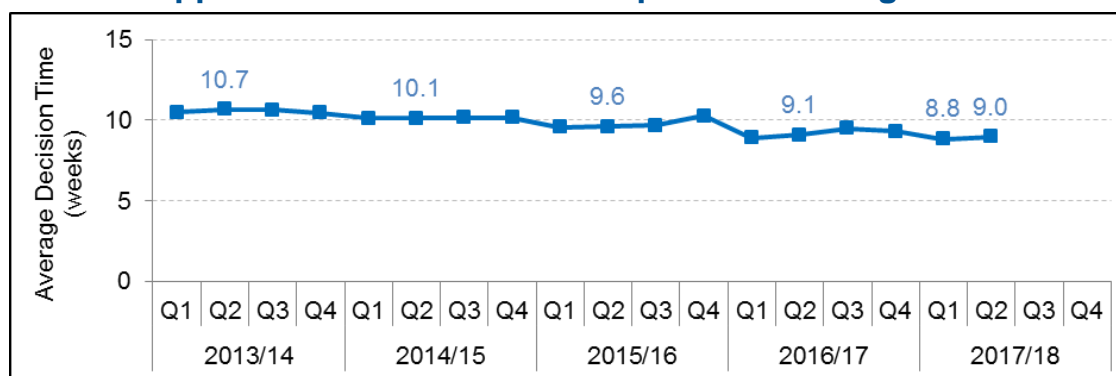
#### Applications for Local Developments (excludes legacy cases)

There were 6,849 applications for local developments decided in quarter two of 2017/18, 118 (1.7 per cent) less than the 6,967 decisions in the previous quarter, and 165 (2.5 per cent) more applications than the 6,684 decisions in quarter two of 2016/17. The average decision time for these 6,849 local developments was 9.0 weeks, slower by just over a day compared to the previous quarter (8.8 weeks), but slightly quicker than the equivalent quarter (9.1 weeks) in 2016/17.

**Chart 1: Applications for Local Developments: Number of decisions**



**Chart 2: Applications for Local Developments: Average decision time (weeks)**



Some of the changes over time seen in the decision times may be partly due to improvements in recording of periods of inaction by the applicant. This is referred to as “stopping the clock”. See [Section 9](#) for further details.

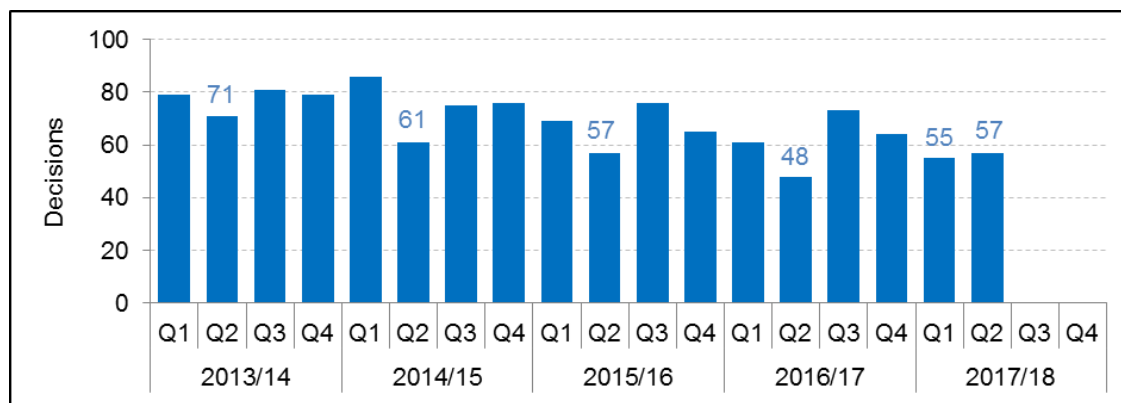
In addition, there were 423 local development applications concluded in quarter two of 2017/18 that were subject to separate processing agreements and are not included in average time calculations. 81.3 per cent of these applications met the agreed timescales that had been set between developers and local authorities.

These figures exclude one pre 3rd August 2009 legacy case. Further details about legacy cases can be seen in [Section 10](#).

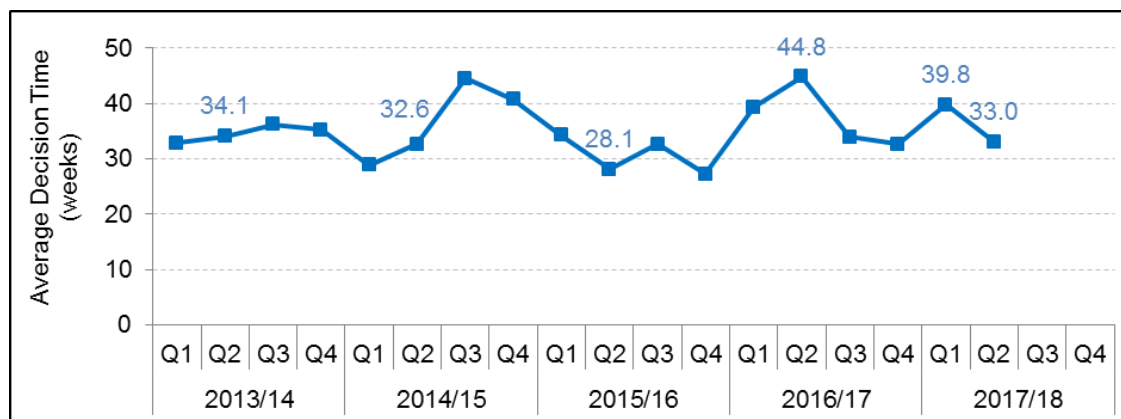
### Applications for Major Developments (excludes legacy cases)

For applications subject to average time calculations there were 57 major developments decided in quarter two of 2017/18, 2 (3.6 per cent) more than the 55 decisions in the previous quarter, and 9 (18.8 per cent) more than the 48 decisions in the equivalent quarter of 2016/17. The average decision time for these 57 major developments was 33.0 weeks, almost seven weeks quicker than the previous quarter (39.8 weeks) and quicker by almost 12 weeks compared to the equivalent quarter two figure (44.8 weeks) in 2016/17.

**Chart 3: Applications for Major Developments: Number of decisions**



**Chart 4: Applications for Major Developments: Average decision time (weeks)**



The average time figure of 33.0 weeks has been influenced by a number of lengthier decision times, including two decision times that each took longer than two years and a further six that took more than a year.

Further information on the distribution of decision times for major development applications is given in [Annex A](#).

Some of the changes over time seen in the decision times may be partly due to improvements in recording of periods of inaction by the applicant. This is referred to as “stopping the clock”. See [Section 9](#) for further details.

In addition there were a further 23 major development applications concluded in quarter two of 2017/18 that were subject to separate processing agreements. 78.3 per cent of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations. For the most recent quarter, major applications with processing agreements accounted for just over a quarter of the decisions made for all major developments. When processing agreements are included there is little change from the previous quarter in the total number of decisions made for major applications - 81 in quarter one of 2017/18 and 80 in quarter two of 2017/18.

There were no Major Development pre 3rd August 2009 legacy cases. Further details about legacy cases can be seen in [Section 10](#).

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## 1. Introduction

### 1.1 Background to data collection

Planning authority performance data is a statistical collection undertaken to establish the number of planning applications determined by Scottish planning authorities, and their performance in processing them. The Scottish Government Communities Analysis Division collects quarterly data from all 32 Local Authorities and the two Planning Authorities (Cairngorms National Park and Loch Lomond & The Trossachs National Park) on the detail of planning decisions and timescales.

### 1.2 Legacy cases

On 3rd August 2009 substantial changes to the statutory development management system, relating to the handling of planning applications, came into effect across the whole of Scotland. A few legacy cases that were validated pre 3rd August 2009 can badly skew results and therefore the analysis in Sections 2 to 6 covers applications validated in the current planning system post 3rd August 2009. For applications decided prior to quarter one 2017/18, where appropriate, figures are provided for both post August 2009 applications and all application including legacy cases. Analysis of the limited number of decided legacy cases is provided separately in [Section 10](#).

### 1.3 Detailed tables of results

Additional detailed excel tables of results as well as a copy of this summary, along with results for previous quarters and annual results for previous years are available in the Planning Authority Performance Statistics Section on the Planning Publications page of the Scottish Government's website at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/Publications>.

### 1.4 Categories of planning applications

For the purpose of planning applications, developments are put into one of three categories: local, major or national. The different types allow councils to treat developments in a way which is suited to their size, complexity and the issues they are likely to raise.

Local developments include applications for changes to individual houses and smaller developments for new housing as well as applications covering areas of development such as minerals, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming, telecommunications, Approval of Matters Specified in Conditions (AMSCs<sup>1</sup>) and other developments. Most applications for planning permission will be for local developments.

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<sup>1</sup> Applications for Approval of Matters Specified in Conditions (AMSCs) relate to conditions attached to planning permission in principle requiring the further approval, consent or agreement of the planning authority for any detailed aspect of the development.

Major developments include applications for 50 or more homes, as well as certain waste, water, transport and energy-related developments, larger retail developments, and other types of major developments. Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts. Typically there are only a small number of decisions made for major developments each quarter and therefore average decision times are likely to be volatile.

The sub category “other developments”, used for both major and local developments, includes any developments not falling wholly within any of the specific categories of development for minerals, housing, business & industry, waste management, electricity generation, fish farming and AMSCs. It includes, but is not limited to, retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. It can also include mixed use projects.

National developments are mainly large public works (for example, the regeneration of the former Ravenscraig steelworks and the redevelopment of the Dundee Waterfront) and are identified in the National Planning Framework (<http://www.gov.scot/Resource/0045/00453683.pdf>).

National Developments are not included in the planning performance statistics analysed in this publication.

Details for the classification of all development types can be found here: <http://www.gov.scot/Resource/Doc/278390/0083657.pdf>.

## **1.5 Calculation of decision times**

The average decision time in weeks is calculated in days from the date of validation<sup>2</sup> to the date the decision is issued. The average weeks are then calculated by dividing the number of days by seven.

For further explanation of planning performance methodology please refer to [Planning Performance Technical Notes](#).

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<sup>2</sup> The validation date, from which the time period for determination runs, is the date when the final piece of information for an application is received from the applicant.

## 1.6 Stopping the Clock

In some cases it is appropriate to remove a length of time from the total decision time. We have called this process of removing a specific length of time “stopping the clock”. Stopping the clock is used where there has been a lengthy delay caused by the applicant or external consultees, outwith the planning authority’s control that has halted progress with an application. It is for individual authorities to decide what they consider ‘lengthy’ on a case by case basis. This should not be used for every application; it is about recording the data in a way which produces more accurate and relevant performance statistics that would otherwise have been skewed by extreme cases of delay outwith the planning authority’s control.

Details of clock stops can be seen in [Section 9](#).

## 1.7 Revisions

The revisions policy for planning performance statistics has been developed in accordance with the UK Statistics Authority Code of practice for Official Statistics and further details are available at:

<http://www.gov.scot/Topics/Statistics/Browse/Planning/Revisions>.

In this publication revisions have been made to the 2015/16 Quarter 4 All Applications figures detailed in Charts 6, 24, 26, 30 and 34 as a result of further review of the collected data.



## 2. Local Developments

Local developments include applications for changes to individual houses and smaller developments for new housing as well as applications covering areas of development such as minerals, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming, telecommunications, Approval of Matters Specified in Conditions (AMSCs) and other developments.

This section presents quarterly information on average timescales across all local developments, along with separate figures for the key categories of householder, housing, business and industry and other developments. Information on other categories of development is reported on an annual rather than quarterly basis.

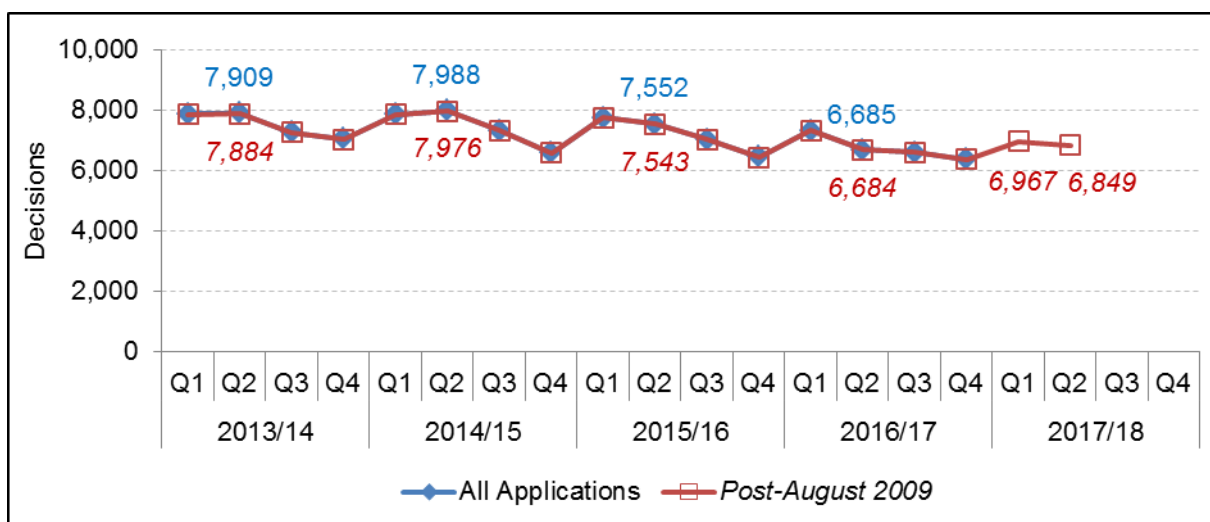
Figures for all applications, which include legacy cases validated before 3<sup>rd</sup> August 2009, are shown up to the end of 2016/17. From quarter one 2017/18, because of the limited number of legacy case still being processed, figures are only shown for applications validated post August 2009.

### 2.1. All Local Developments

There were 6,849 applications (excluding legacy cases) for local developments decided in quarter two of 2017/18, 118 (1.7 per cent) fewer than the 6,967 decisions in the previous quarter, but 165 (2.5 per cent) more applications than the 6,684 decisions in quarter two of 2016/17. The average decision time for these 6,849 local developments was 9.0 weeks, slower by just over a day compared to the previous quarter (8.8 weeks), but slightly quicker than the corresponding 2016/17 quarter two figure of 9.1 weeks.

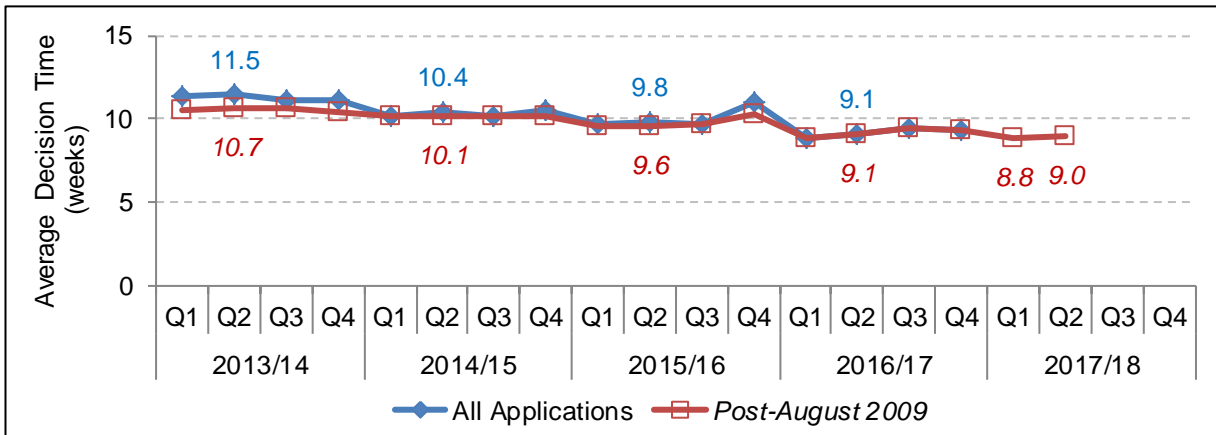
In the second quarter of 2017/18 the percentage of decisions made in less than two months was 74.3 per cent, down from both the previous quarter (77.6 per cent) and from the corresponding quarter two figure of 76.3 per cent in 2016/17.

**Chart 5: All Local Developments: Number of decisions**



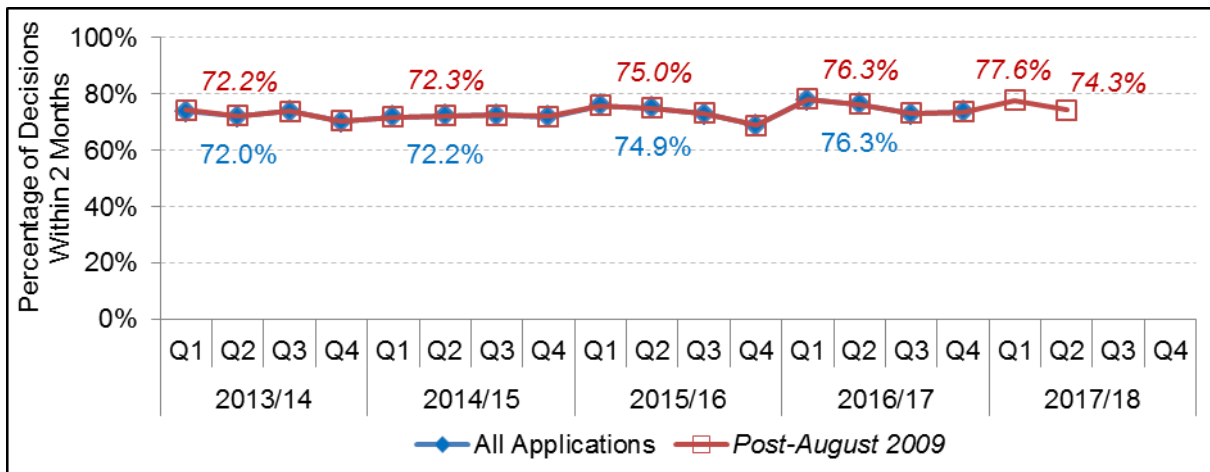


**Chart 6: All Local Developments: Average decision time (weeks)**



The 2015/16 Q4 All Applications figure was revised in January 2018 from 11.1 to 11.0

**Chart 7: All Local Developments: Percentage of decisions within two months**



In quarter two of 2017/18 there was one local development that was a pre 3rd August 2009 legacy case. Further details about legacy cases can be seen in [Section 10](#).

In addition, there were 423 local development applications concluded in quarter two of 2017/18 that were subject to separate processing agreements and are not included in average time calculations. 344 (81.3 per cent) of these applications met the agreed timescales that had been set between developers and local authorities. For the most recent quarter, local applications with processing agreements accounted for just under six per cent of the decisions made for all local developments.

In quarter two of 2017/18 Highland made the most decisions on local developments (672 in total), 670 of these had an average decision time of 10.8 weeks and a further two local applications had processing agreements with both meeting the agreed timescales that had been set between the developer and local authority, ([Quarter 2, 2017/18 – Tables 1 & 3](#)).

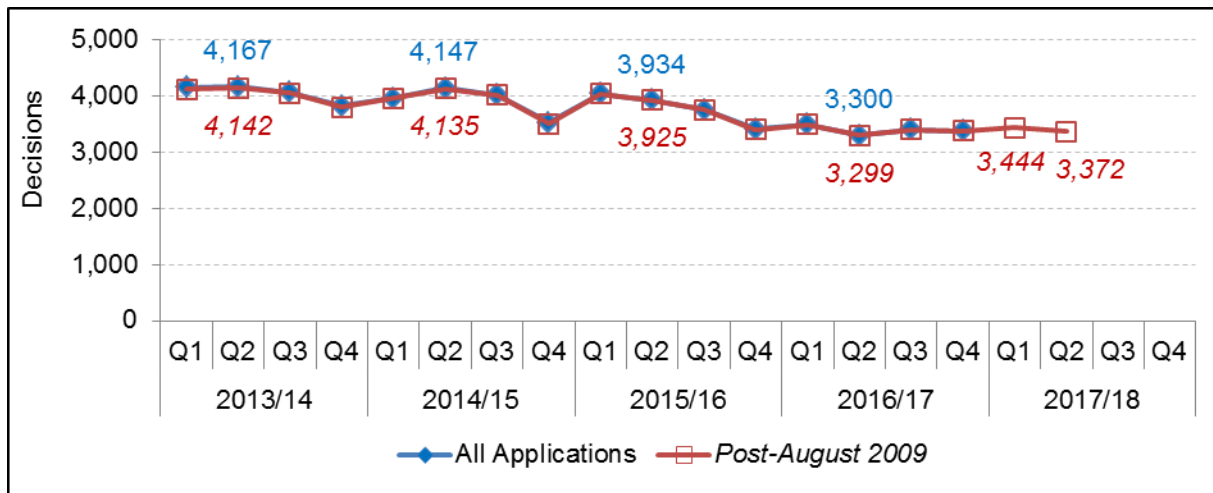
## 2.2. Local (Non Householder) Developments

This can include applications for smaller developments for new housing as well as applications covering areas of development such as minerals, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming, telecommunications, Approval of Matters Specified in Conditions (AMSCs) and other developments.

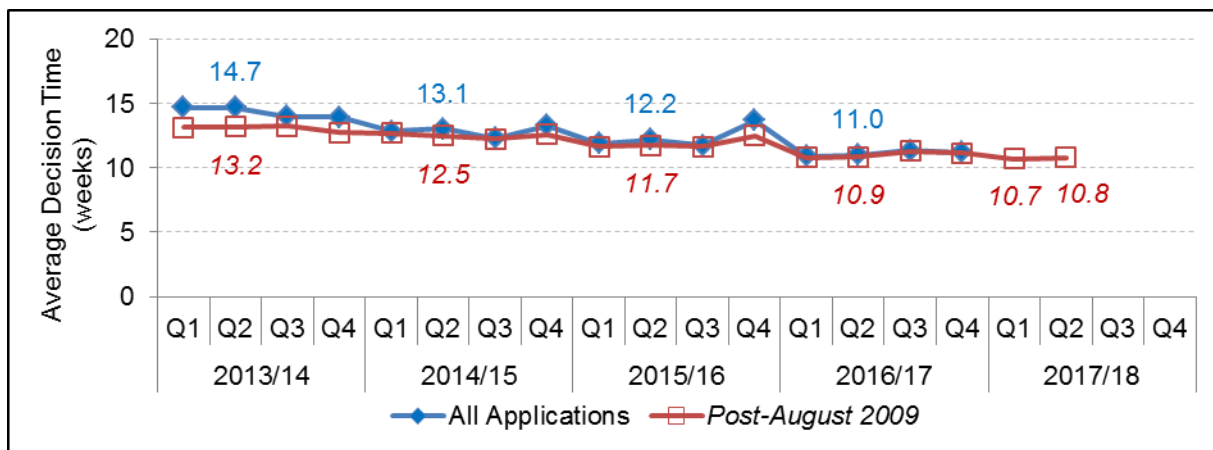
There were 3,372 local (non householder) developments decided during the second quarter of 2017/18, with an overall average decision time of 10.8 weeks. This is slightly slower than the previous quarter (10.7 weeks) which was the quickest for any quarter since the start of the data collection in 2012/13.

The percentage of local (non householder) developments decided within two months is 60.6 per cent, down from the previous quarter (64.8 per cent) and from the quarter two figure in 2016/17 (65.3 per cent) ([Quarter 2, 2017/18 – Table 5](#)).

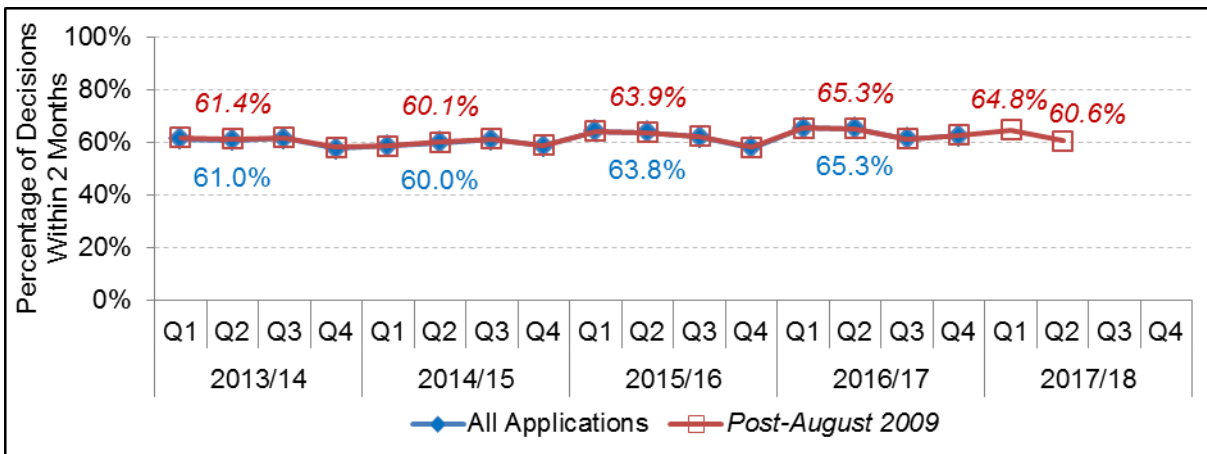
**Chart 8: Local Developments (Non Householder): Number of decisions**



**Chart 9: Local Developments (Non Householder): Average decision time (weeks)**



**Chart 10: Local Developments (Non Householder): Percentage of decisions within two months**



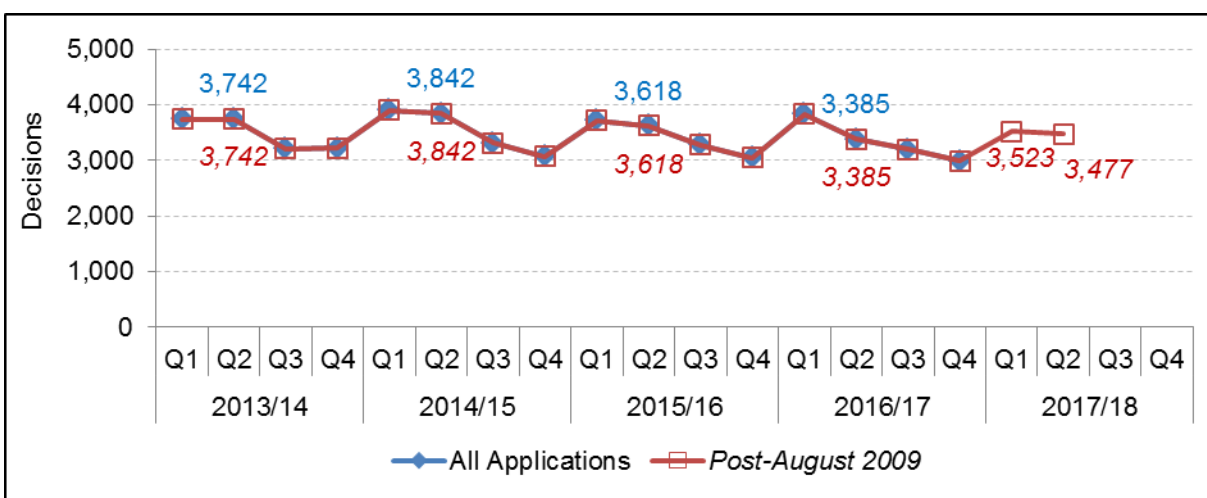
There were a further 309 Local Developments (Non Householder) applications concluded that were subject to separate processing agreements, 251 (81 per cent) met the agreed timescales.

### 2.3. Householder Developments

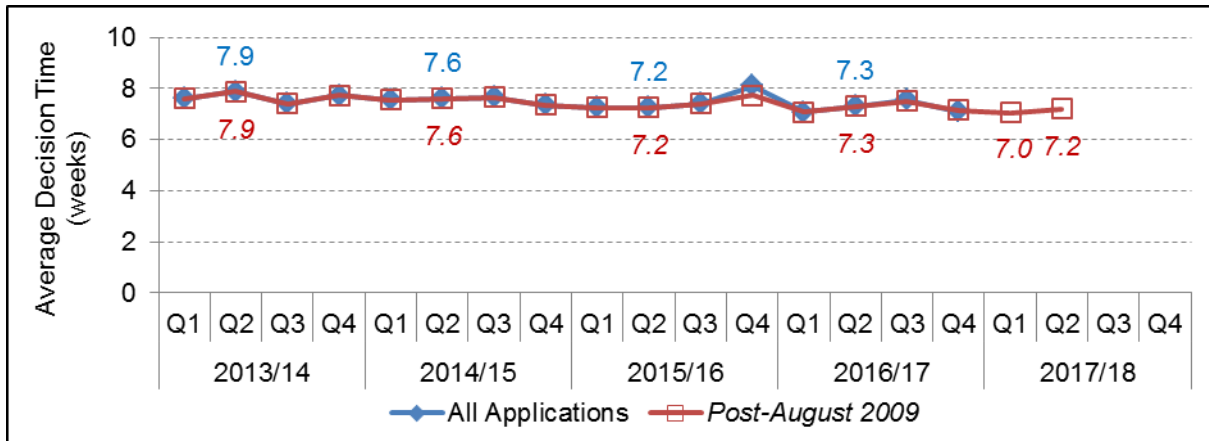
These include all applications for development in the curtilage of a residential property which are not change of use, for example: extensions, alterations to garages, swimming pools, walls, fences, driveways or porches.

There were 3,477 householder applications decided during the second quarter of 2017/18, with an overall average decision time of 7.2 weeks, an increase from the previous quarter (7.0 weeks) but a slight decrease from the equivalent quarter two figure in 2016/17 (7.3 weeks).

**Chart 11: Householder Developments: Number of decisions**

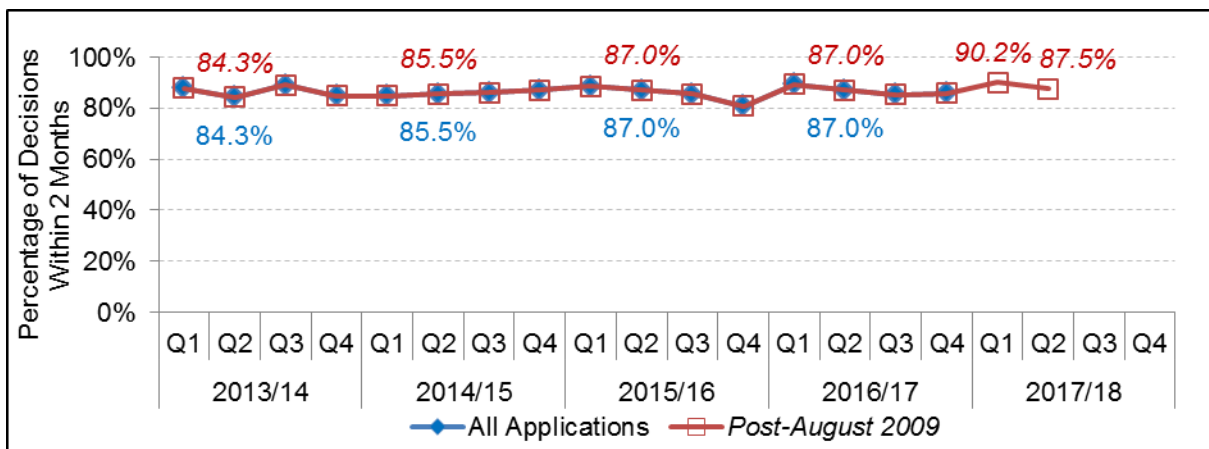


**Chart 12: Householder Developments: Average decision time (weeks)**



The percentage of householder applications decided within two months was 87.5 per cent in quarter two of 2017/18, down from the previous quarter (90.2 per cent) which was the highest figure for any quarter since the start of the data collection in 2012/13 but the highest Quarter 2 figure since the start of the data collection ([Quarter 2, 2017/18 – Table 6](#)).

**Chart 13: Householder Developments: Percentage of decisions within two months**



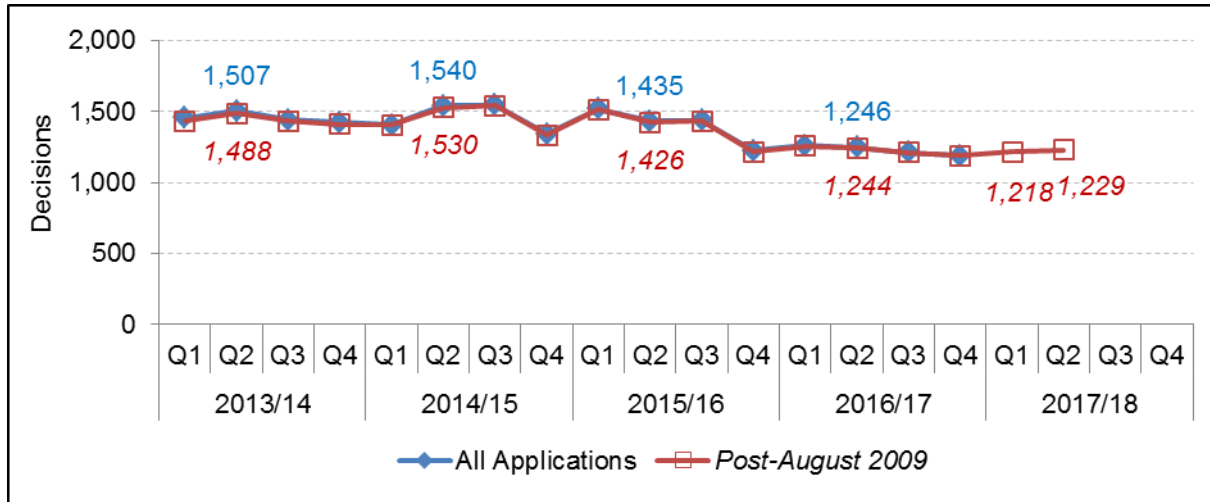
There were a further 114 householder development applications concluded that were subject to separate processing agreements, 93 (82 per cent) of which met their agreed timescale. In the previous quarter 82 per cent (82 of 100 householder applications) also met the agreed timescales.

## 2.4. Local Housing Developments

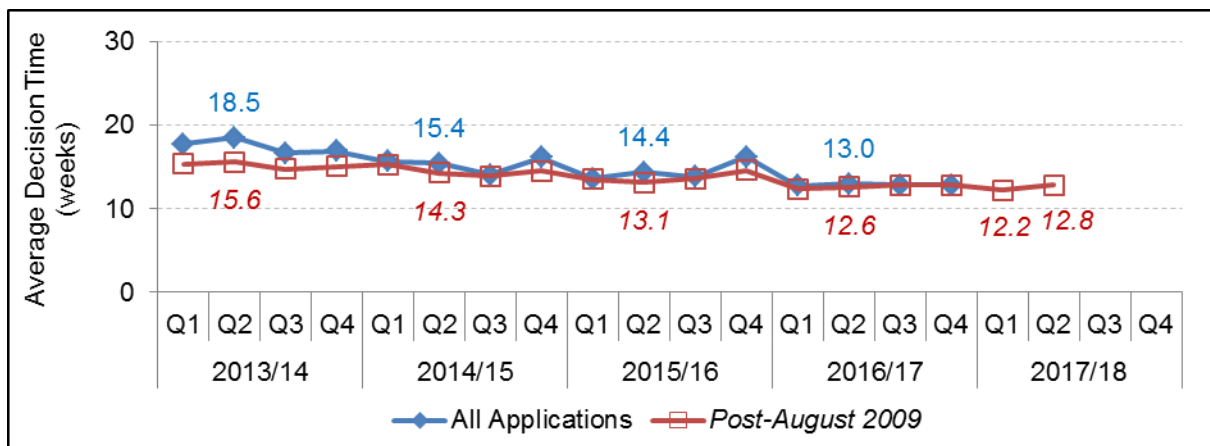
Local Housing developments are those that have less than 50 dwellings and a site area that is less than 2 hectares.

In quarter two of 2017/18 there were 1,229 decisions made on local housing applications. The overall average decision time was 12.8 weeks, slower by four days compared to the previous quarter (12.2 weeks) which was the quickest since data collection started in 2012/13.

**Chart 14: Local Housing Developments: Number of decisions**

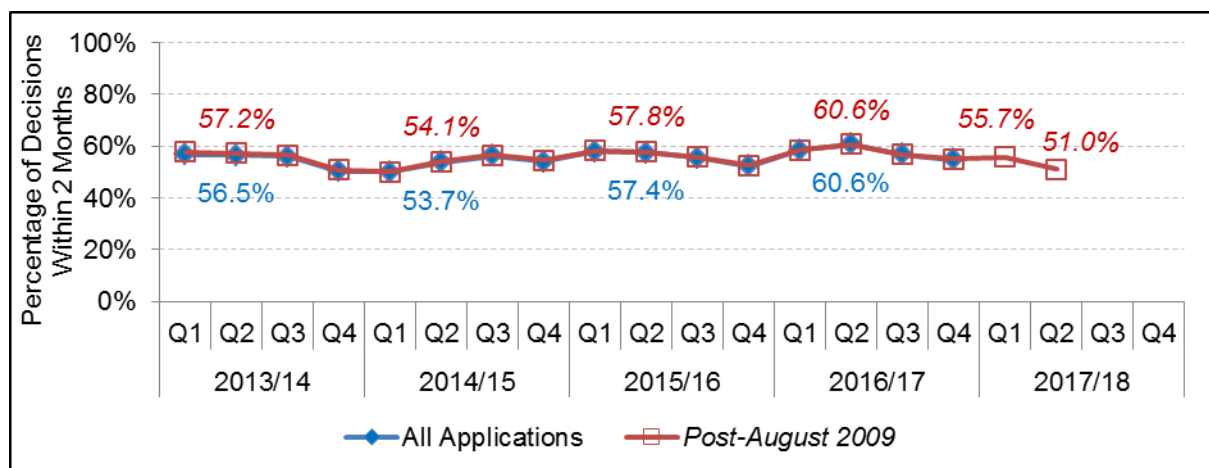


**Chart 15: Local Housing Developments: Average decision time (weeks)**



The percentage of local housing applications decided within two months was 51.0 per cent, lower than both the previous quarter (55.7 per cent) and the quarter two figure in the previous year (60.6 per cent) ([Quarter 2, 2017/18 – Table 8](#)).

**Chart 16: Local Housing Developments: Percentage of decisions within two months**



There was one local housing legacy case decided in quarter two of 2017/18. Further details about legacy cases can be seen in [Section 10](#).

There were a further 157 local housing applications concluded that were subject to separate processing agreements, of which 79 per cent (124 applications) met the agreed timescale. This compares with 82 per cent (128 of 156 local housing applications) that met the agreed timescale for the previous quarter.

## 2.5. Local Business and Industry Developments

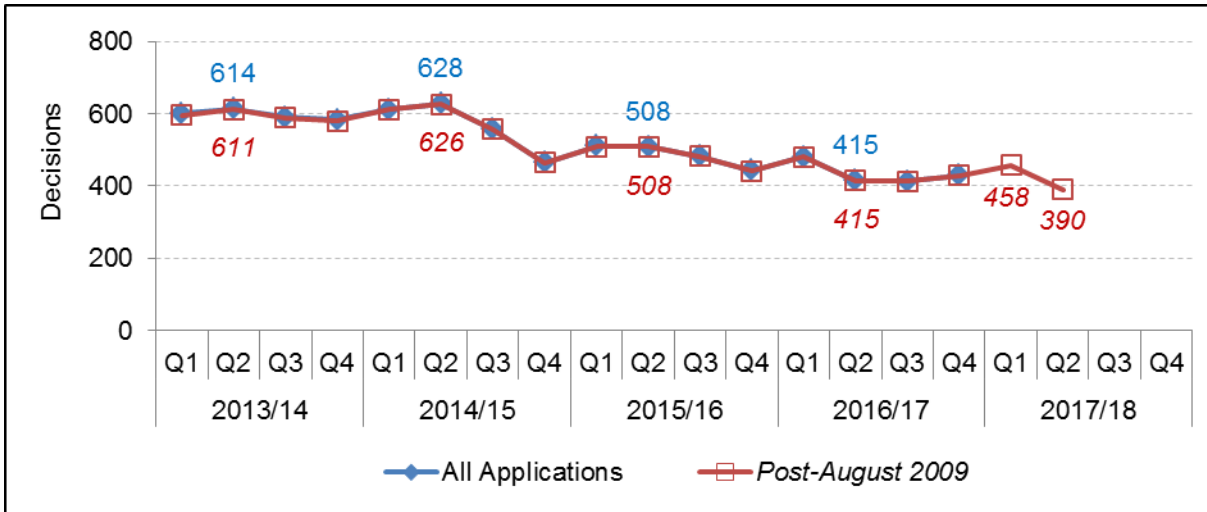
Business and Industry developments include construction of a building or structure for any of the following: use as an office, for research and development of products or processes, for any industrial process or for use for storage or as a distribution centre.

To be classed as local the gross floor space as a result of the development must not exceed 10,000 square metres and the site area must be 2 hectares or less.

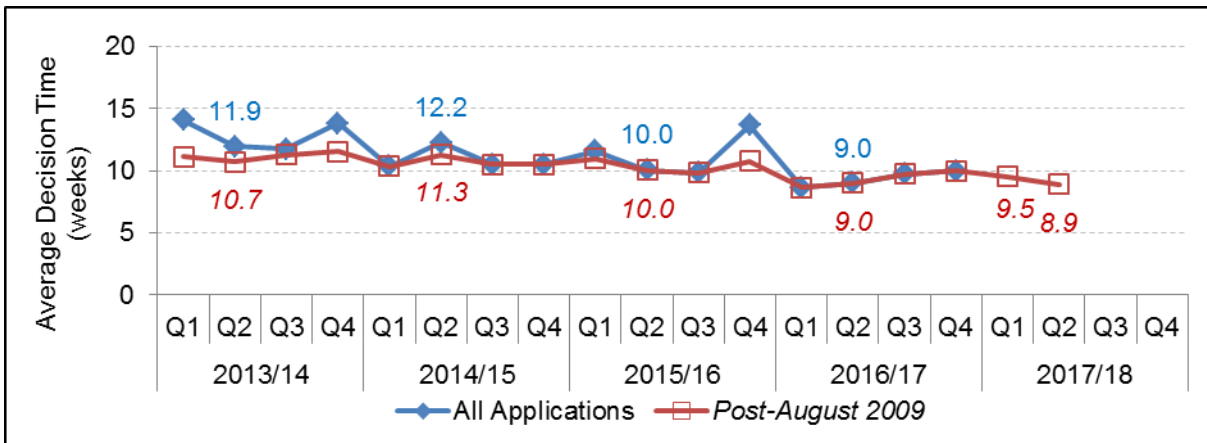
There were 390 local business and industry applications decided during the second quarter of 2017/18, with an average decision time of 8.9 weeks, quicker by four days compared to the previous quarter (9.5 weeks) and the quickest quarter 2 figure since data collection started in 2012/13.

The percentage of local business and industry applications decided within two months was 70.3 per cent, up slightly from the previous quarter (69.9 per cent) but down from the equivalent quarter two figure in the previous year (71.1 per cent) ([Quarter 2, 2017/18 – Table 10](#)).

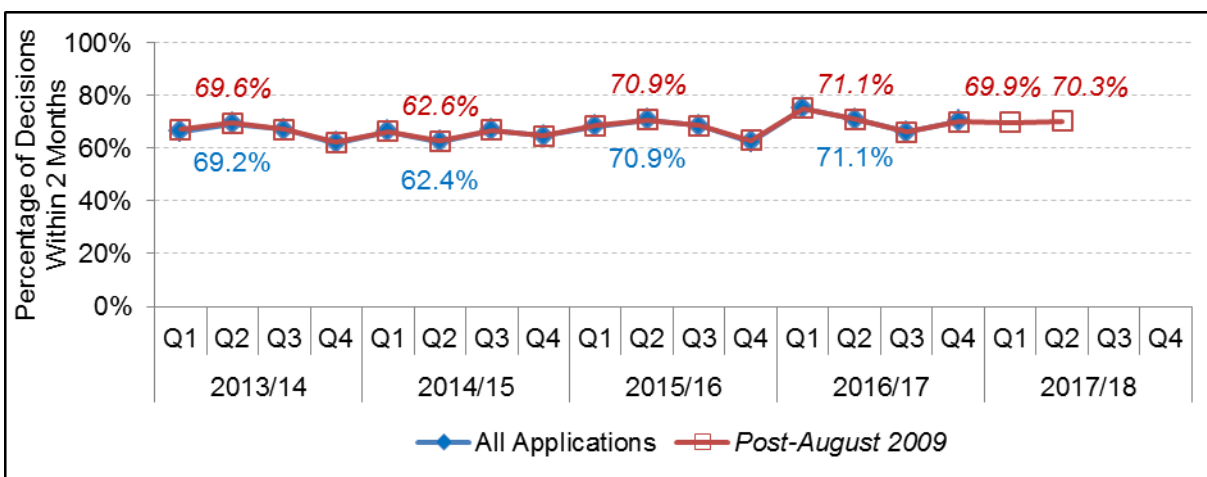
**Chart 17: Local Business and Industry Developments: Number of decisions**



**Chart 18: Local Business and Industry Developments: Average decision time (weeks)**



**Chart 19: Local Business and Industry Developments: Percentage of decisions within two months**





There were a further 32 local business and industry applications concluded that were subject to separate processing agreements, of which 94 per cent (30 applications) met the agreed timescale. This compares with 77 per cent (20 of 26 local business and industry applications) that met the agreed timescale for the previous quarter.

## 2.6. Local Other Developments

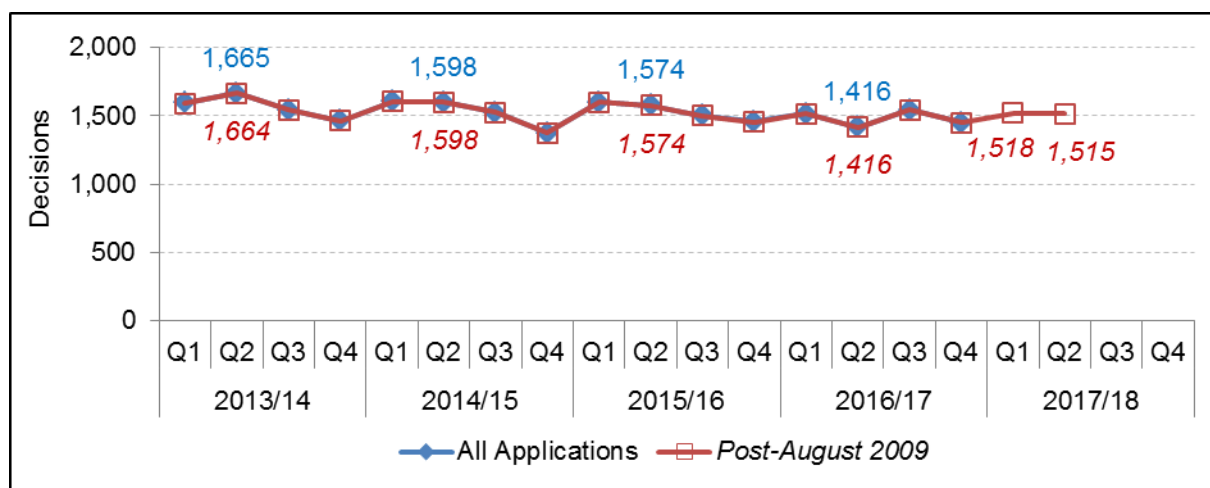
Other developments are developments not falling wholly within any other single class. They include but are not limited to retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. This class also covers mixed use projects.

Local Other developments are those where the gross floor space of any building, structure or erection as a result of such development is less than 5,000 square metres and the area of the site is less than 2 hectares.

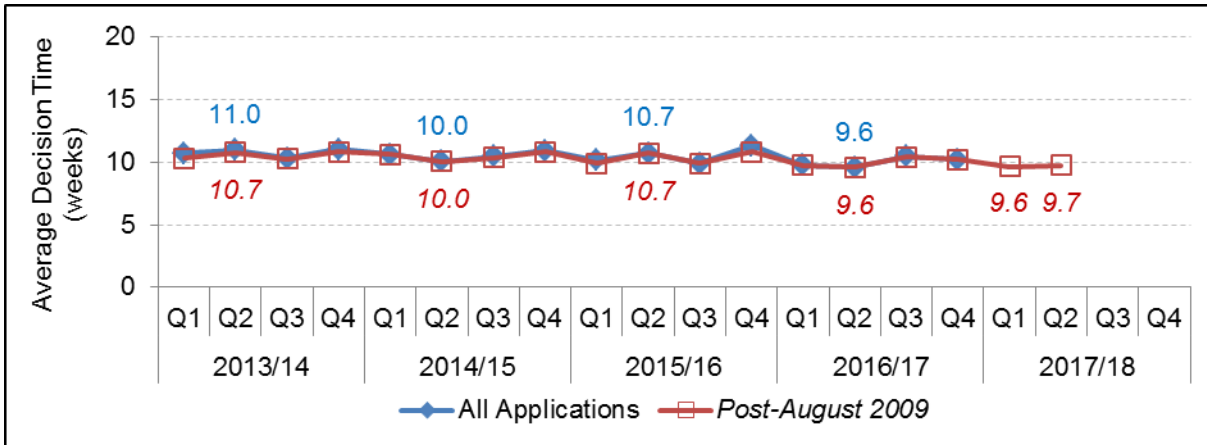
There were 1,515 local other developments decided during the second quarter of 2017/18, with an average decision time of 9.7 weeks, slightly slower than the 9.6 weeks for both the previous quarter and quarter two in 2016/17.

In quarter two of 2017/18 the percentage of local other developments decided within two months was 66.5 per cent, down from the previous quarter (70.2 per cent), and from the equivalent quarter two percentage in 2016/17 (68.2 per cent) ([Quarter 2, 2017/18 – Table 12](#)).

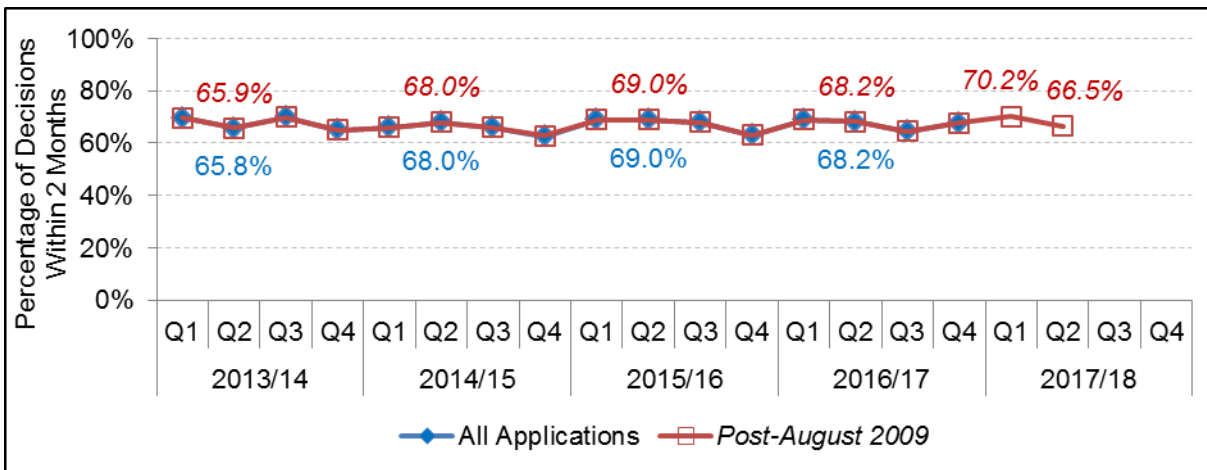
**Chart 20: Local Other Developments: Number of decisions**



**Chart 21: Local Other Developments: Average decision time (weeks)**



**Chart 22: Local Other Developments: Percentage of decisions within two months**



There were a further 99 local other developments applications concluded that were subject to separate processing agreements, of which 81 per cent (80 applications) met the agreed timescale. This compares with 79 per cent (58 of 73 local other developments) that met the agreed timescale for the previous quarter.

### 3. Major Developments

Major developments include applications for developments of 50 or more homes, as well as other applications covering areas of development such as minerals, housing, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming and other developments. Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts.

Details for the classification of all development types can be found here:

<http://www.gov.scot/Resource/Doc/278390/0083657.pdf>.

This section presents quarterly information on average timescales across all major developments, along with separate figures for the key categories of housing, business and industry and other developments. Information on other more detailed categories of major developments is reported on an annual rather than quarterly basis.

Figures for all applications, which include legacy cases validated before 3<sup>rd</sup> August 2009, are shown up to the end of 2016/17. From quarter one 2017/18, because of the limited number of legacy case still being processed, figures are only shown for applications validated post August 2009.

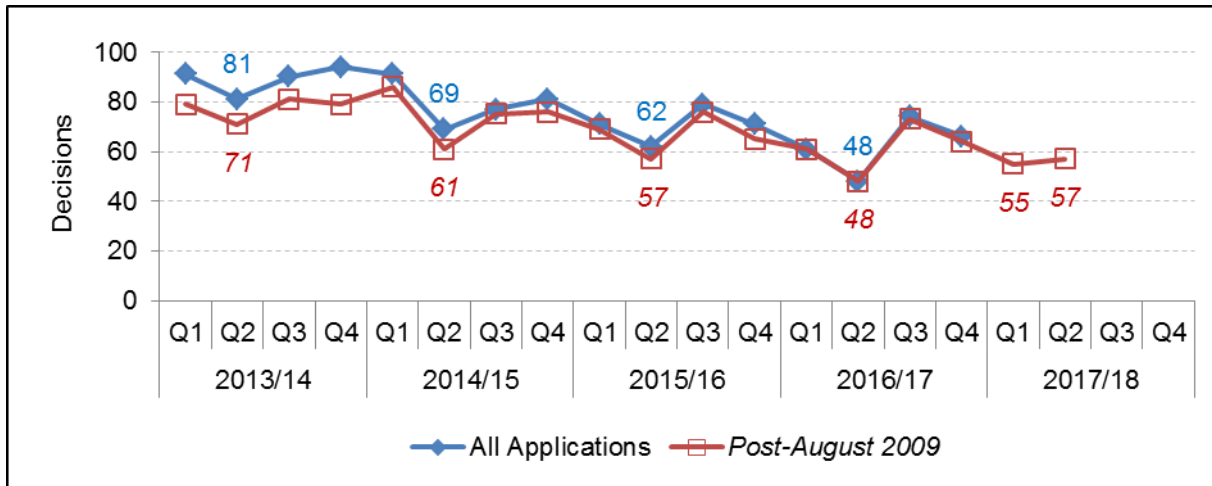
#### 3.1. All Major Developments

For applications subject to average time calculations there were 57 major developments decided in quarter two of 2017/18, 2 (3.6 per cent) more than the 55 decisions in the previous quarter, and 9 (18.8 per cent) more than the 48 decisions in the equivalent quarter of 2016/17. The average decision time for these 57 major developments was 33.0 weeks, almost seven weeks quicker than the previous quarter (39.8 weeks) and almost 12 weeks quicker than the equivalent quarter two figure in 2016/17 (44.8 weeks) ([Quarter 2, 2017/18 – Table 2](#)).

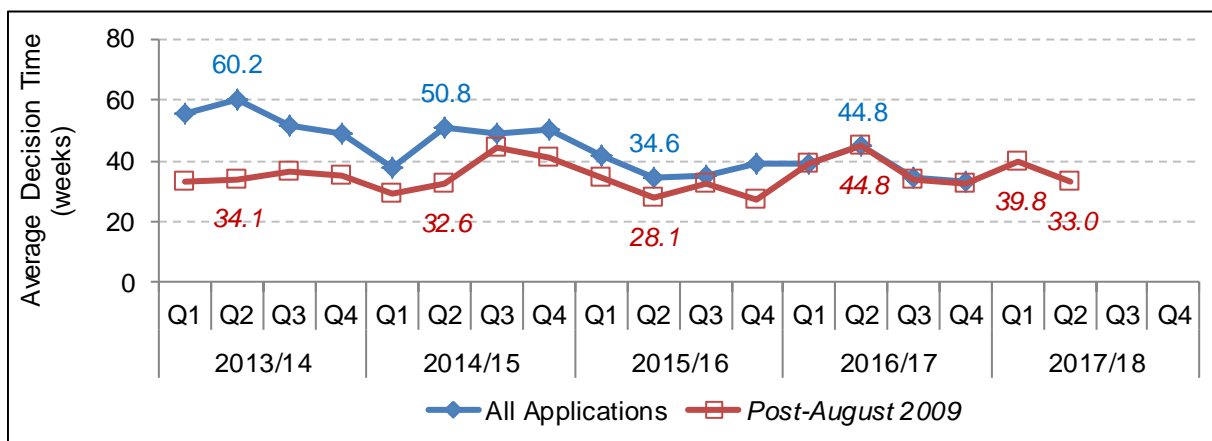
The time taken to make decisions on major applications can vary greatly between planning authorities and the individual application so average figures based on a small number of applications can be volatile.

The average decision time figure of 33.0 weeks has been influenced by a number of lengthier times including eight that each took longer than a year, two of these taking longer than two years. Of the 57 major development applications 37 (65 per cent) were decided in a time that was quicker than the average. Further information on the distribution of decision times for major development applications is given in [Annex A](#).

**Chart 23: All Major Developments: Number of decisions**



**Chart 24: All Major Developments: Average decision time (weeks)**



The 2015/16 Q4 All Applications figure was revised in January 2018 from 44.0 to 39.2

There were a further 23 major development applications concluded in quarter two of 2017/18 that were subject to separate processing agreements. 78.3 per cent of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations. For the most recent quarter, major applications with processing agreements accounted for more than a quarter of the decisions made for all major developments.

In quarter two of 2017/18 Glasgow City made the most decisions on major developments (13 in total); these had an average decision time of 19.8 weeks.

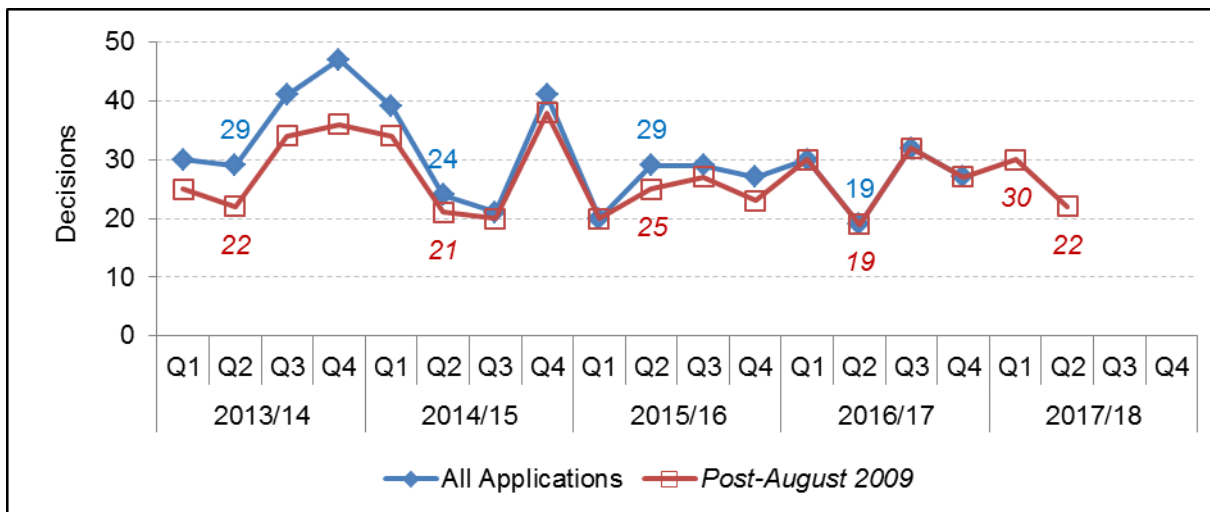
### 3.2. Major Housing Developments

Major Housing developments are those with 50 or more dwellings or have a site area that is or exceeds 2 hectares where the predominant use is for housing.

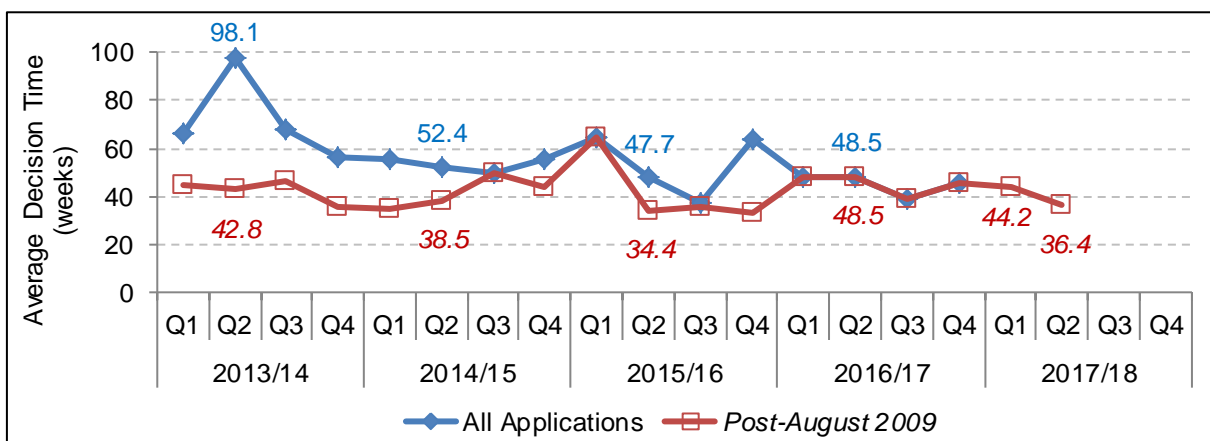
For applications subject to average time calculations there were a total of 22 major housing developments decided during the second quarter of 2017/18 and the average decision time was 36.4 weeks, almost eight weeks quicker compared to

the previous quarter (44.2 weeks) and just over 12 weeks quicker than the quarter two figure for 2016/17 (48.5 weeks) ([Quarter 2, 2017/18 – Table 7](#)).

**Chart 25: Major Housing Developments: Number of decisions**



**Chart 26: Major Housing Developments: Average decision time (weeks)**



The 2015/16 Q4 All Applications figure was revised in January 2018 from 61.3 to 63.5

Average figures based on a small number of applications can be volatile. In this quarter there were three Major Housing applications with a decision time of more than one year, one of these had a decision times of more than three years. Fifty nine per cent (13 of the 22 major housing development applications) were decided in a time that was quicker than the average. For further detail on the distribution of decision times for major housing see [Annex A](#).

In addition, there were 12 major housing applications that were subject to processing agreements with 8 (67 per cent) of these meeting agreed timescales.

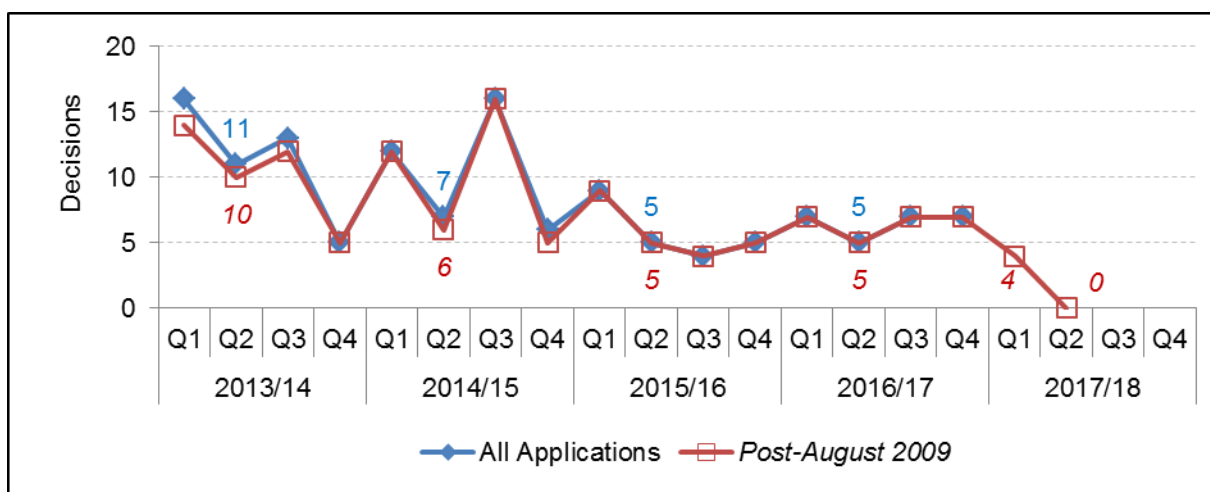
### 3.3. Major Business and Industry

Business and Industry developments include construction of a building or structure for any of the following: use as an office, for research and development of products or processes, for any industrial process or for use for storage or as a distribution centre.

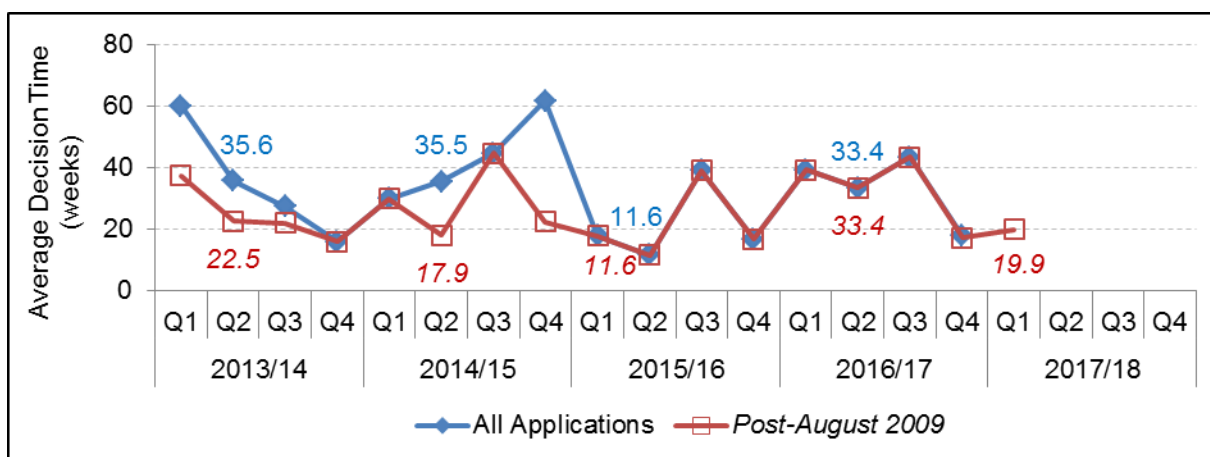
To be classed as major the gross floor space as a result of the development must exceed 10,000 square metres or the site area must exceed 2 hectares.

There were no major business and industry developments in quarter two of 2017/18 subject to average decision time calculations. One major business and industry application was subject to a processing agreement and that met agreed timescales.

**Chart 27: Major Business and Industry Developments: Number of decisions**



**Chart 28: Major Business and Industry Developments: Average decision time (weeks)**



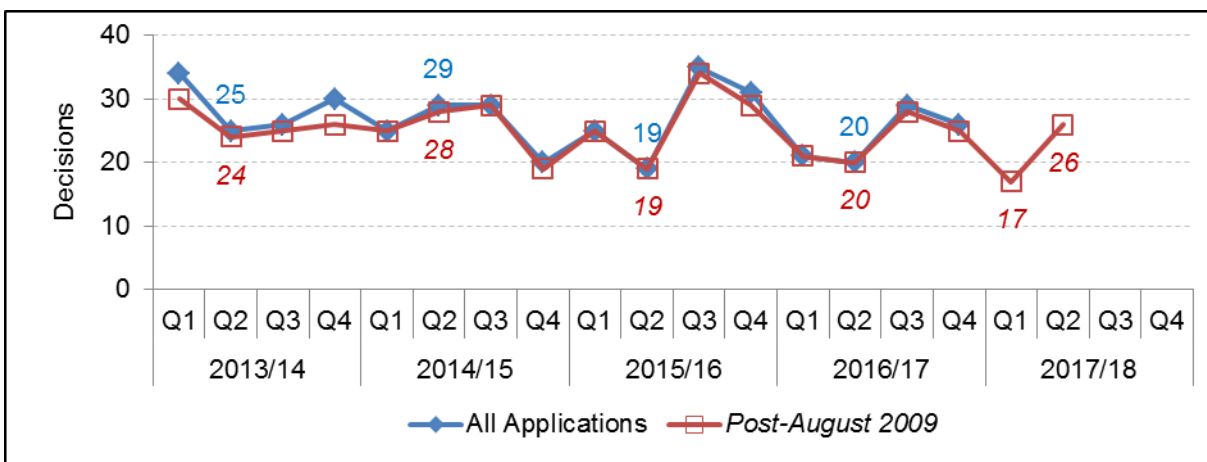
### 3.4. Major Other Developments

Other developments are developments not falling wholly within any other single class. They include but are not limited to retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. This class also covers mixed use projects.

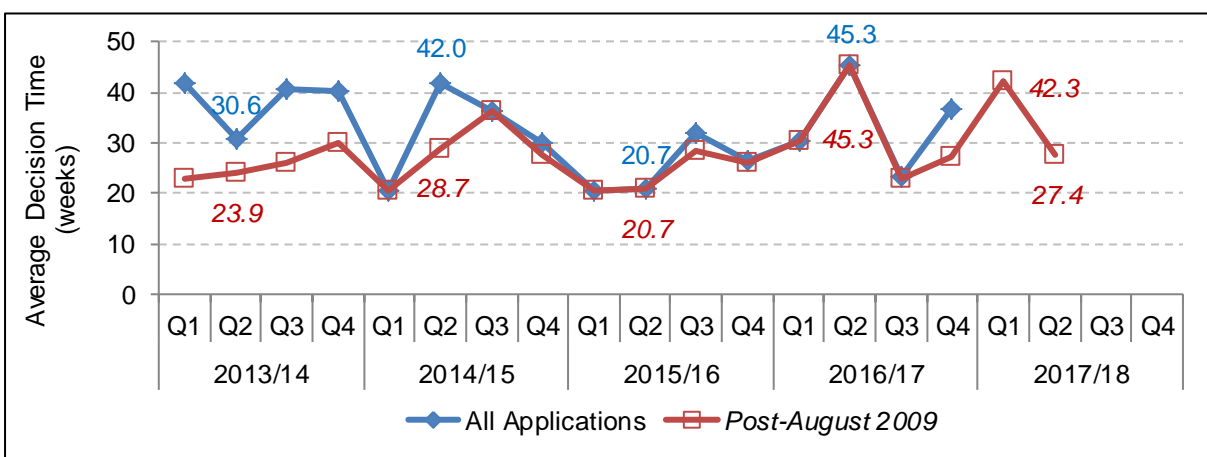
Major Other developments are where the gross floor space of any building, structure or erection as a result of such development is or exceeds 5,000 square metres or the area of the site is or exceeds 2 hectares.

There were 26 major other developments in quarter two of 2017/18. These had an average decision time of 27.4 weeks, almost 15 weeks quicker than the previous quarter (42.3 weeks) and almost 18 weeks quicker than the equivalent quarter in 2016/17 (45.3 weeks) ([Quarter 2, 2017/18 – Table 11](#)).

**Chart 29: Major Other Developments: Number of decisions**



**Chart 30: Major Other Developments: Average decision time (weeks)**



The 2015/16 Q4 All Applications figure was revised in January 2018 from 39.3 to 26.5



Eighteen of the 26 major other development applications (69 per cent) were decided in a time that was quicker than the average, while three applications had a decision time of over a year. For further detail on the distribution of decision times for major other developments see [Annex A](#).

In addition, there were five major other developments that were subject to processing agreements all of which met agreed timescales.

#### 4. Processing Agreements

Some local authorities use processing agreements where the developer and the local authority agree on timescales for decisions. When an application is subject to a processing agreement it is removed from average decision time calculations and reported separately. In quarter two of 2017/18 there were 532 applications that were subject to a processing agreement, 61 (13 per cent) more than in the previous quarter, and 80.5 per cent of these were decided within agreed timescales ([Quarter 2, 2017/18 – Table 1](#)).

**Table 1: Processing Agreements, 2017/18, Quarter 2**

Category of development	Number of Decisions	% Within Agreed Timescales
Major Applications	23	78.3%
Local Applications	423	81.3%
EIA Developments	1	100.0%
Other Consents	85	76.5%
Total	532	80.5%

## 5. Legal Agreements

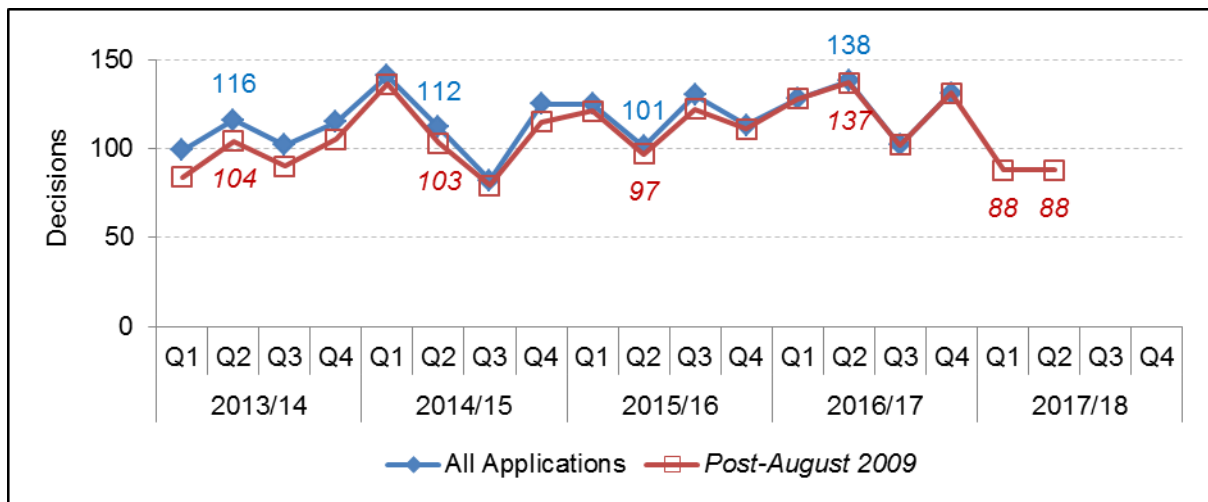
The timescales for applications with legal agreements are dependent on the nature of the application, the particular complexities involved and the willingness of both the applicant and the planning authority to progress the matter at pace.

The figures exclude applications with processing agreements.

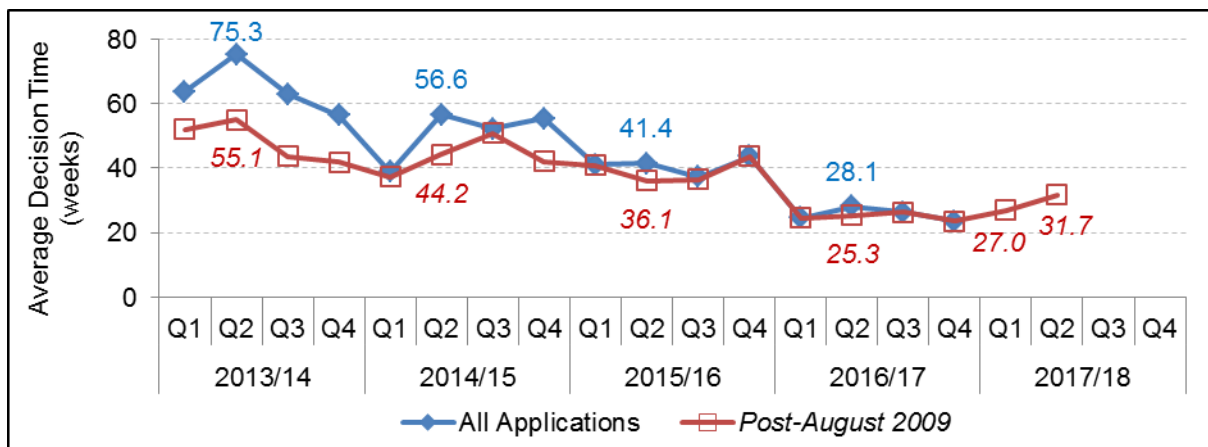
### 5.1 Local developments with Legal Agreements

In quarter two of 2017/18 there were 88 applications for local developments where planning authorities had planning/legal agreements in place, the same number as the previous quarter. The average time taken to make decisions on these applications was 31.7 weeks, slower by over four weeks than the previous quarter (27.0 weeks) and over six weeks slower than quarter two in the previous year (25.3 weeks) ([Quarter 2, 2017/18 – Table 3](#)).

**Chart 31: Local developments with Legal Agreements: Number of decisions**



**Chart 32: Local developments with Legal Agreements: Average decision time (weeks)**

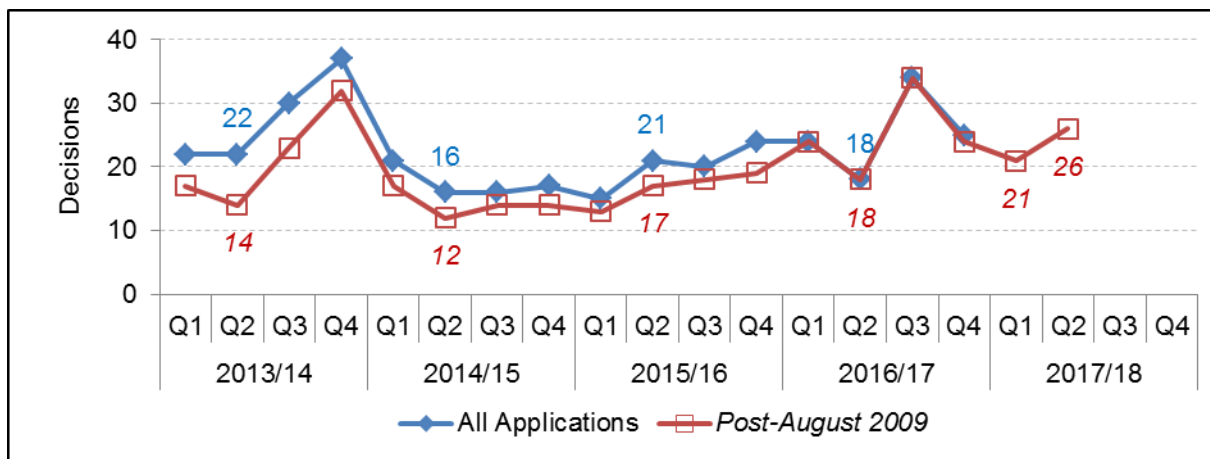


The average decision time figure of 31.7 weeks has been influenced by a number of lengthier times including 15 that each took longer than a year, seven of these taking longer than two years.

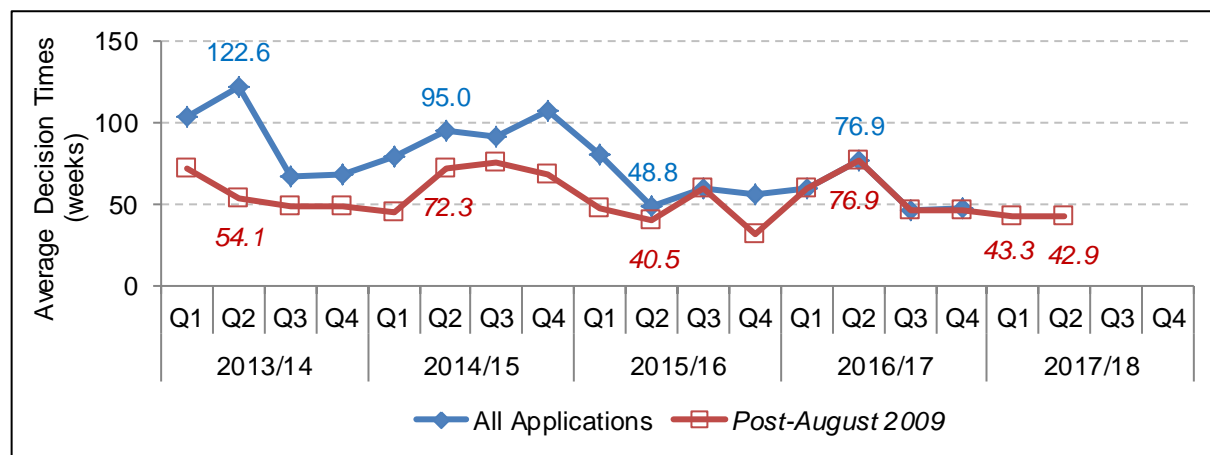
## 5.2 Major developments with Legal Agreements

In quarter two of 2017/18 there were 26 applications for major developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 42.9 weeks, almost 3 days quicker compared to the previous quarter (43.3 weeks) and 34 weeks quicker than the equivalent quarter figure for 2016/17 (76.9 weeks). Included in this quarter's figures are six decisions that took longer than one year; one of these taking over three years. The timescales involved in concluding legal agreements prior to issue of planning permission will have had a significant influence over the average decision time ([Quarter 2, 2017/18 – Table 2](#)).

**Chart 33: Major developments with Legal Agreements: Number of decisions**



**Chart 34: Major developments with Legal Agreements: Average decision time (weeks)**



The 2015/16 Q4 All Applications figure was revised in January 2018 from 72.9 to 56.3

## 6. Approval Rates

The overall rate of approvals for all types of application<sup>3</sup> (including legacy applications) was 93.9 per cent in the period July to September 2017, a decrease from the previous quarter (94.1 per cent), and quarter two in 2016/17 (94.6 per cent) ([Quarter 2, 2017/18 – Table 19](#)).

## 7. Delegation Rates

Schemes of Delegation identify who will make the planning authority's decision on different types of planning application, whether it is an appointed officer or elected members. Delegation rates measure the proportion of planning decisions that are made by appointed officers. The delegation rate for all applications (including legacy applications) was 96.0 per cent in the second quarter of 2017/18, higher than the previous quarter (95.6 per cent), and quarter two in 2016/17 (95.9 per cent) ([Quarter 2, 2017/18 – Table 20](#)).

## 8. Appeals and Local Reviews

Local Review Bodies<sup>4</sup> dealt with 131 cases in the second quarter of 2017/18, 58.8 per cent of which had the original decision upheld. In the previous quarter 62.6 per cent (of 107 cases) had the original decision upheld and the corresponding percentage was 53.1 per cent (of 128 cases) for quarter two in 2016/17.

In addition 56.0 per cent (of 75 cases) of appeals to Scottish Ministers in quarter two of 2017/18 had the original decision upheld. This compares with 57.3 per cent (82 cases) for the previous quarter and 36.3 per cent (80 cases) for quarter two of 2016/17 ([Quarter 2, 2017/18 – Tables 16 & 17](#)).

## 9. Clock Stops

In quarter two of 2017/18 28 local authorities provided information on particular delays for 298 applications that were outwith their control and on which it was agreed it was appropriate to stop the clock for periods of time. This compares to 256 applications across 31 local authorities in the previous quarter. Other local authorities either indicated that they were not able to provide details of dates for delays that were outwith their control or did not require any decision time to be removed. Average decision times for these local authorities may be higher than those authorities who are able to report delays in decision-making. Table 2 shows the number of applications where the clock was stopped by the planning authority for applications decided in quarter two 2017/18.

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<sup>3</sup> Decisions on applications classified as N17 Other consents and certificates are not included in the calculation of approval rates.

<sup>4</sup> Local Review Bodies were introduced in 2009. They consist of three or more elected members from the planning authority and their purpose is to review decisions on planning applications for certain types of development taken by officers under delegated powers. Requests for review must be made within 3 months of the decision. Reviews can only be requested where planning permission has been refused or where conditions have been imposed on a consent.

**Table 2: Clock stops by planning authority<sup>1</sup>, 2017/18, Quarter 2**

<b>Planning Authority</b>	<b>Total applications decided in 2017/18 Q2</b>	<b>Number of applications with clock stopped</b>	<b>Percentage of applications with clock stopped</b>	<b>Average length of time clock stopped (weeks)</b>
Aberdeen City	253	28	11.1%	33.7
Aberdeenshire	511	6	1.2%	4.9
Angus	157	2	1.3%	6.8
Argyll & Bute	344	9	2.6%	15.0
Cairngorms NP	0	0	-	-
Clackmannanshire	47	2	4.3%	5.7
Dumfries & Galloway	431	3	0.7%	65.4
Dundee City	158	7	4.4%	13.6
East Ayrshire	164	8	4.9%	19.0
East Dunbartonshire	246	13	5.3%	6.7
East Lothian	230	12	5.2%	15.7
East Renfrewshire	177	0	0.0%	-
Edinburgh, City of	801	0	0.0%	-
Falkirk	143	4	2.8%	19.8
Fife	597	1	0.2%	4.7
Glasgow City	613	39	6.4%	19.0
Highland	750	5	0.7%	67.7
Inverclyde	97	12	12.4%	9.2
Loch Lomond & The Trossachs NP	75	7	9.3%	21.4
Midlothian <sup>2</sup>	124	7	5.6%	96.2
Moray	199	21	10.6%	6.6
Na h-Eileanan Siar	110	1	0.9%	9.3
North Ayrshire	148	13	8.8%	15.6
North Lanarkshire	222	2	0.9%	6.6
Orkney Islands	120	13	10.8%	8.7
Perth & Kinross	405	21	5.2%	26.4
Renfrewshire	154	11	7.1%	13.5
Scottish Borders	212	0	0.0%	-
Shetland Islands	89	10	11.2%	8.3
South Ayrshire	215	0	0.0%	-
South Lanarkshire	449	10	2.2%	9.9
Stirling	230	0	0.0%	-
West Dunbartonshire	71	19	26.8%	22.5
West Lothian	165	12	7.3%	28.9
<b>SCOTLAND</b>	<b>8,707</b>	<b>298</b>	<b>3.4%</b>	<b>20.3</b>

1. Processing Agreements are not included in this analysis.

2. Includes 1 Legacy Case

## **10. Legacy Cases**

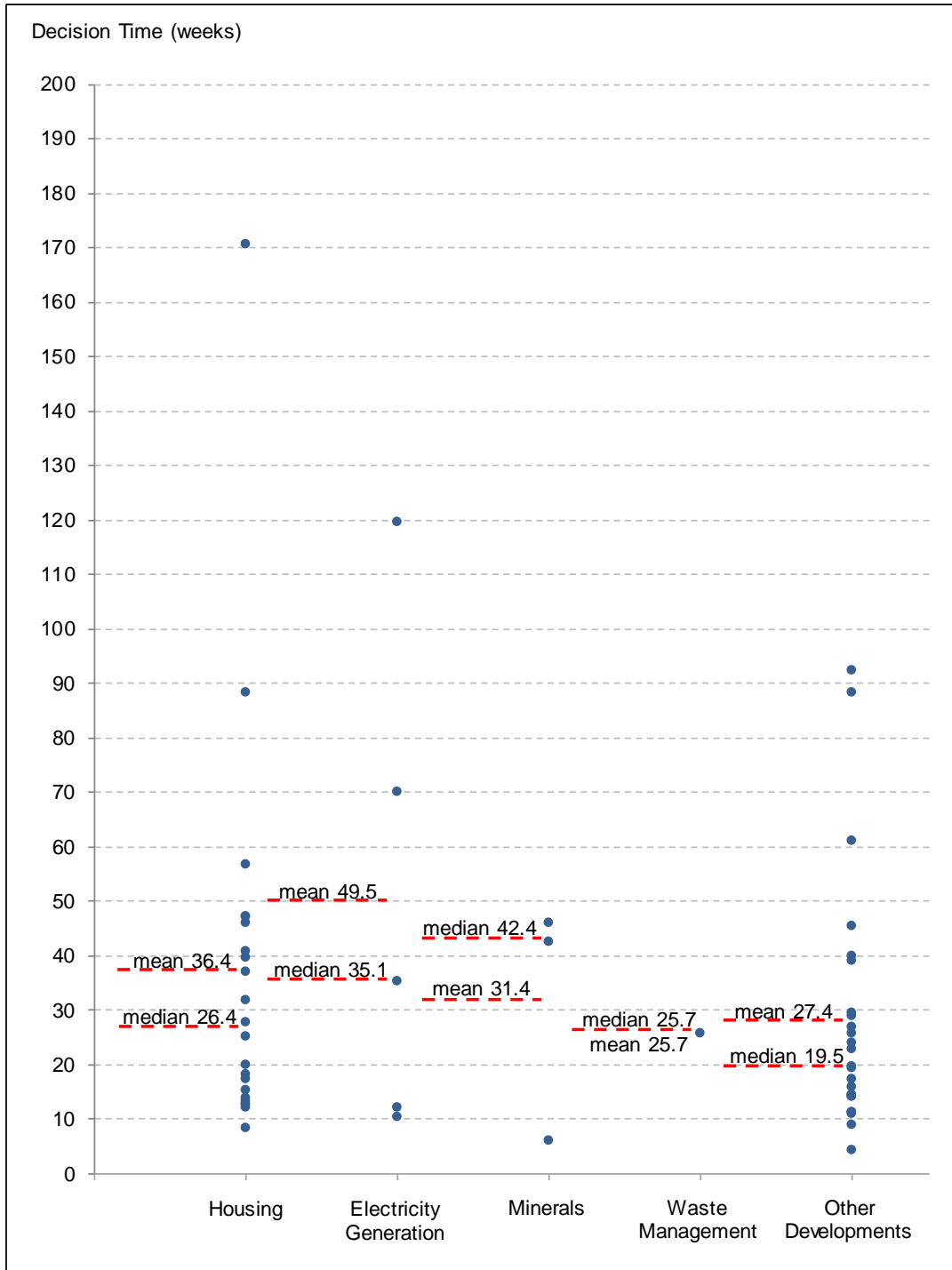
There was one legacy case decided in quarter two 2017/18 – a Local Housing application for the erection of two houses.

The decision time was 63 weeks with the clock stopped for 8.6 years.

## Annex A – Distribution of Decision Times for Major Applications

The following chart shows the distribution of the decision times for major applications that were concluded between July and September (quarter two) of 2017/18. Each column of dots in Chart 35 shows the distribution of decision times for the applications. Each dot represents one application (some dots land on top of one other). The horizontal lines show the mean and median decision times.

**Chart 35: Distribution of decision times in quarter two 2017/18 for major applications (excludes one legacy case)**





For the 22 major housing developments decision times ranged from 8.3 weeks to 170.7 weeks (3.3 years). Fifty nine per cent (13 of 22 major housing development applications) were decided in a time that was quicker than the mean. The mean decision time has been influenced by a few lengthy decisions. There were three applications with a decision time longer than one year - one of these took over three years.

There were five major electricity generation developments with decision times ranging from 10.4 weeks to 119.7 weeks (2.3 years). The mean decision time of 49.5 weeks was influenced by two applications with long decision times of 1.3 years and 2.3 years.

There were three major mineral developments with decision times ranging from 6.0 to 45.9 weeks.

There was one major waste management application with a decision time of 25.7 weeks.

Decision times for 26 major other developments application ranged from 4.1 weeks to 92.3 weeks (1.8 years). Three applications had decision times of over a year. Eighteen of the 26 major other developments applications (69.2 per cent) were decided in a time that was quicker than the mean.

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The data collected for this statistical bulletin:

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  - are available via excel spreadsheets on the Planning Statistics webpages at: <http://www.gov.scot/Topics/Statistics/Browse/Planning>
- Details for individual planning applications are also available on planning authorities' eplanning websites.
- may be made available on request, subject to consideration of legal and ethical factors. Please contact [Planning\\_Stats@gov.scot](mailto:Planning_Stats@gov.scot) for further information.
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