



PEOPLE, COMMUNITIES AND PLACES

Planning Performance Statistics, 2016/17, Q2

This report presents the latest summary statistics on planning decision-making and timescales for July to September 2016 (Quarter 2), as well as historic data going back to quarter one of 2012/13. 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 6,684 applications for local developments decided in quarter two of 2016/17, 645 (9%) fewer than the 7,329 decisions in the previous quarter, and 859 (11%) fewer applications than the 7,543 decisions in quarter two of 2015/16. The average decision time for these 6,684 local developments was 9.1 weeks, slower by more than one day compared to the previous quarter (8.9 weeks), but quicker than the equivalent quarter two figures in each of the previous four years.

Chart 1: Applications for Local Developments: Number of decisions

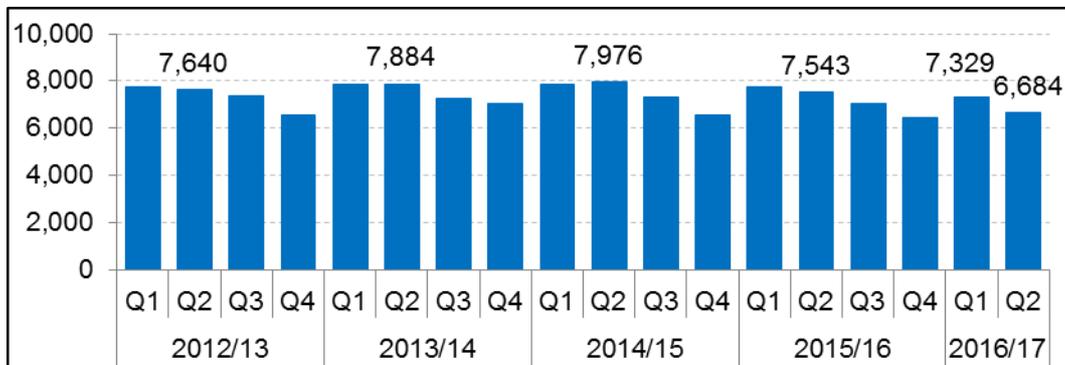
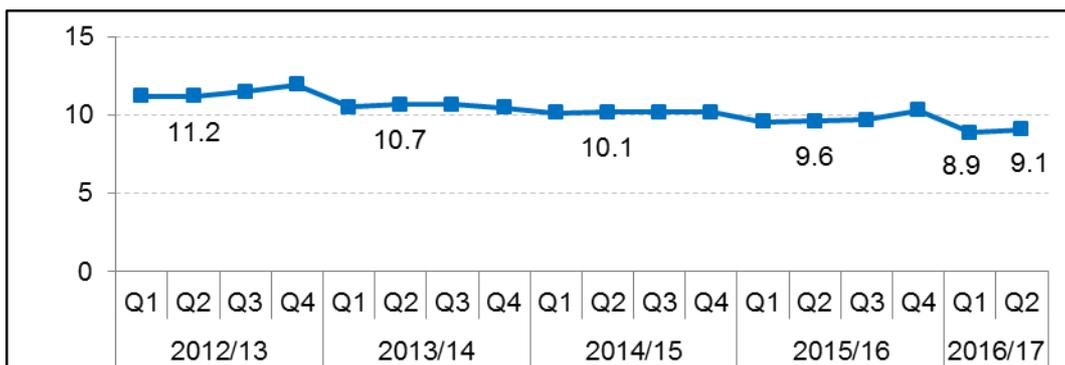


Chart 2: Applications for Local Developments: Average decision time (weeks)



In addition, there were 318 local development applications concluded in quarter two of 2016/17 that were subject to separate processing agreements and are not included in average time calculations. 83% of these applications met the agreed timescales that had been set between developers and local authorities.

Local developments include applications for household extensions and loft conversions etc., smaller housing and retail developments, as well as various other types of local developments.

These figures exclude pre 3rd August 2009 legacy cases. Information on applications that include legacy cases is included in the following chapters.

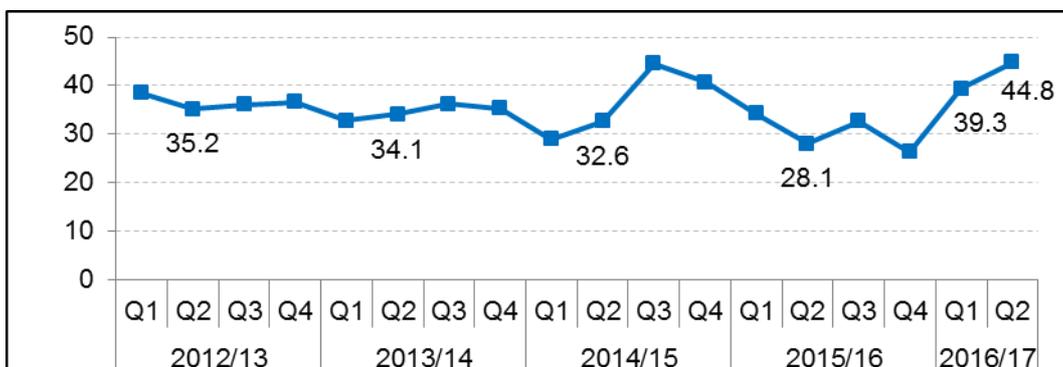
Applications for Major Developments (excludes legacy cases)

For applications subject to average time calculations there were 48 major developments decided in quarter two of 2016/17, 13 (21%) less than the 61 decisions in the previous quarter, and 9 (16%) less than the 57 decisions in the equivalent quarter of 2015/16. The average decision time for these 48 major developments was 44.8 weeks, more than 5 weeks slower than the previous quarter (39.3 weeks) and the slowest average decision time since the start of this data collection in quarter one of 2012/13.

Chart 3: Applications for Major Developments: Number of decisions



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



It should be noted that the average time figure of 44.8 weeks has been influenced by two very lengthy decision times (3.8 years and 5.4 years). Without these two applications the average decision time would be 36.2 weeks.

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

In addition there were a further 17 major development applications concluded in quarter two of 2016/17 that were subject to separate processing agreements. 100% 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. When processing agreements are included there is an overall decrease of 29% in the total number of decisions made for major applications from 91 in quarter one to 65 in quarter two of 2016/17.

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. Typically there are only a small number of decisions made for major development each quarter and therefore average decision times are likely to be volatile.

Some of the changes over time seen in the decision time charts above 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 1.6](#) and [Section 9](#) for further details.

These figures exclude pre 3rd August 2009 legacy cases. Information on applications that include legacy cases is included in the following chapters.

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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, where possible, analysis is provided separately for the current planning system post 3rd August 2009 as well as for all applications where decisions have been made.

1.3 Detailed tables of results

Additional detailed excel tables of results as well as a copy of this summary are available on the Planning Statistics page of the Scottish Government's website at: <http://www.gov.scot/Topics/Statistics/Browse/Planning>

Quarter 2 results for 2016/17 as well as previous quarter's results are available at: [Planning Authority Performance Statistics 2016/17 Quarter 2](#) (These tables are referred to throughout this bulletin as "Quarter 2, 2016/17")

Annual results for 2015/16 as well as previous year's results are available at: [Planning Authority Performance Statistics 2015/16 Annual](#)

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 changes to individual houses and, for example, smaller developments for new housing and retail. Most applications for planning permission will be for local developments.

Major developments include developments of 50 or more homes, certain waste, water, transport and energy-related developments, and larger retail 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>

National developments are mainly large public works (for example, the regeneration of the former Ravenscraig steelworks) and are identified in the National Planning Framework (<http://www.gov.scot/Topics/Built-Environment/planning/National-Planning-Framework>).

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

1.5 Calculation of decision times

The average decision time in weeks is calculated in days from the date of validation¹ to the date the decision is issued. The average weeks are then calculated by dividing the number of days by 7.

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

1.6 Stopping the Clock

In quarter two of 2016/17 several Local Authorities provided information on particular delays that were outwith their control and on which it was agreed it was appropriate to stop the clock for periods of time. In this quarter there were 284 applications where the clock was stopped by 29 local authorities, this compares to 289 applications by 30 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 otherwise, and higher than those authorities who are able to report delays in decision making. Further details 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>

¹ 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.

2. Local Developments

Local developments include applications for changes to individual houses and smaller developments for new housing as well as other 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 (AMSCs²) and other developments. The category “other developments” includes all developments and uses not covered in the list above. It includes applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments.

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

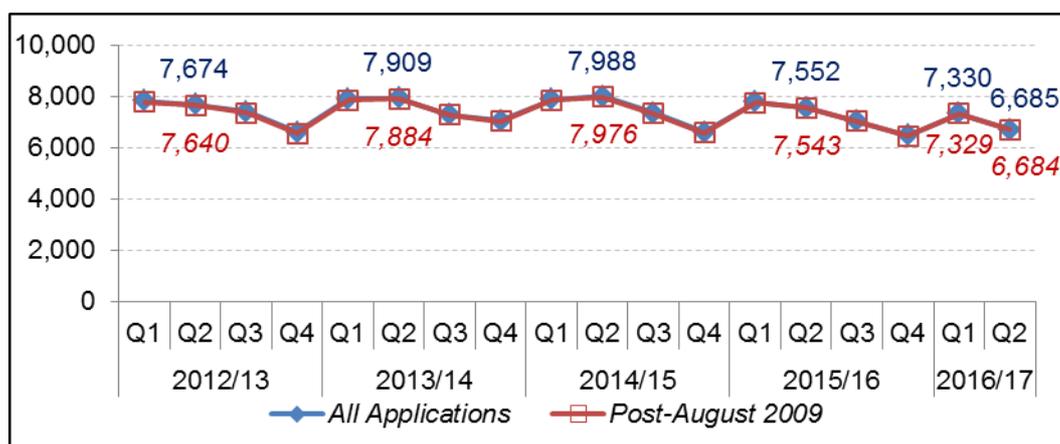
<http://www.gov.scot/Resource/Doc/278390/0083657.pdf>

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

2.1 All Local Developments

There were 6,684 local applications (validated post 3rd August 2009) decided during the second quarter of 2016/17, with an overall average decision time of 9.1 weeks, slower by more than one day compared to the previous quarter (8.9 weeks), but quicker than the equivalent quarter two figures in each of the previous four years. ([Quarter 2, 2016/17 – Tables 3 & 4](#))

Chart 5: All Local Developments: Number of decisions



² 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.

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

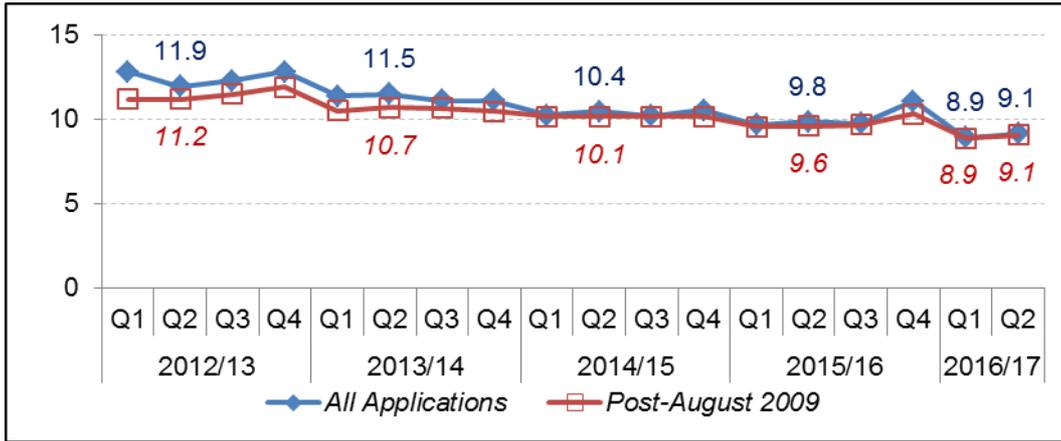
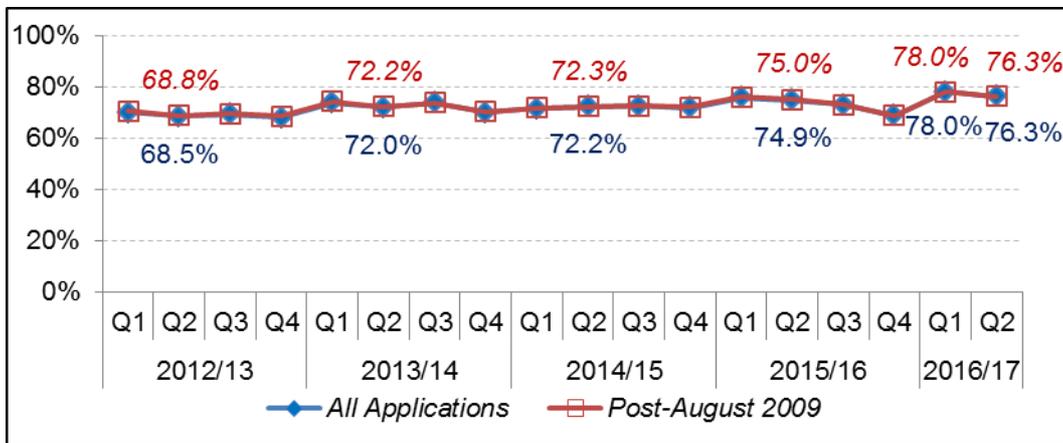


Chart 7: All Local Developments: Percentage of decisions within two months



In the second quarter of 2016/17 the percentage of decisions made in less than two months was 76.3%; less than the previous quarter (78.0%) but more than quarter two in 2015/16 (75.0%).

When the one legacy case is included in quarter two the average decision time remains the same at 9.1 weeks and the percentage of decisions within two months also remains unchanged at 76.3%.

For applications subject to average time calculations, at local authority level Highland made the most decisions on local developments (591 applications), taking on average 10.8 weeks for a decision.

In addition, there were 318 local developments decided in the second quarter of 2016/17 that had processing agreements in place, with 83% of these meeting agreed timescales. Developments with processing agreements are not included in average time calculations. For the most recent quarter, local applications with processing agreements accounted for 4.5% of the decisions made for all local developments.

2.2 All Local (Non Householder) Developments

There were 3,299 local (non householder) developments decided during the second quarter of 2016/17, with an overall average decision time of 10.9 weeks. This is similar to the previous quarter (10.8 weeks) and quicker than the equivalent quarter two figures in each of the previous four years.

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

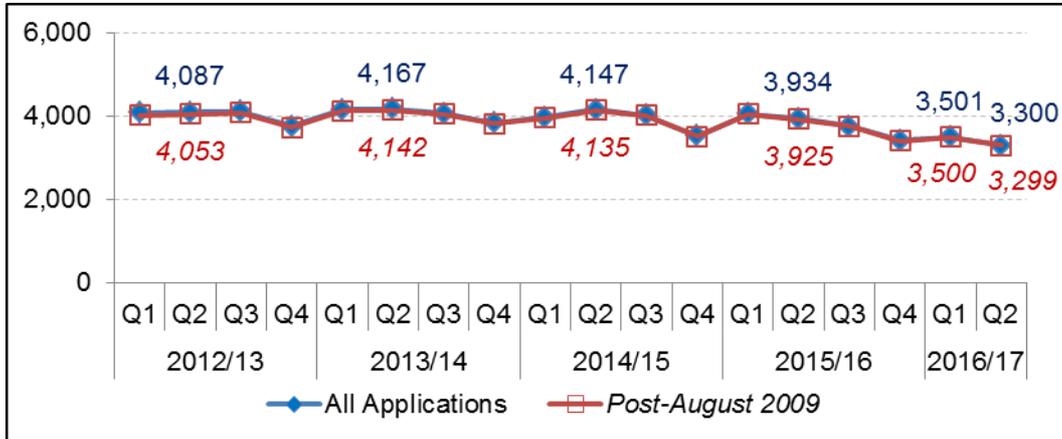


Chart 9: All Local Developments (Non Householder): Average decision time (weeks)

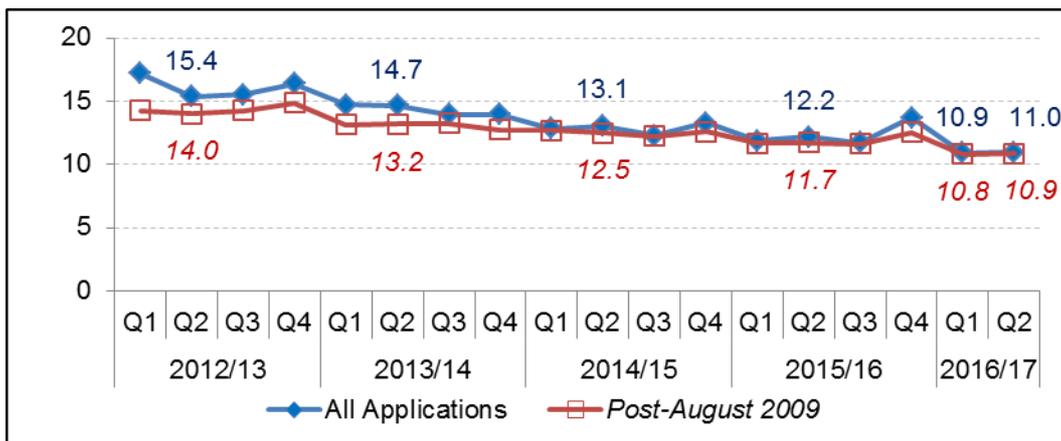
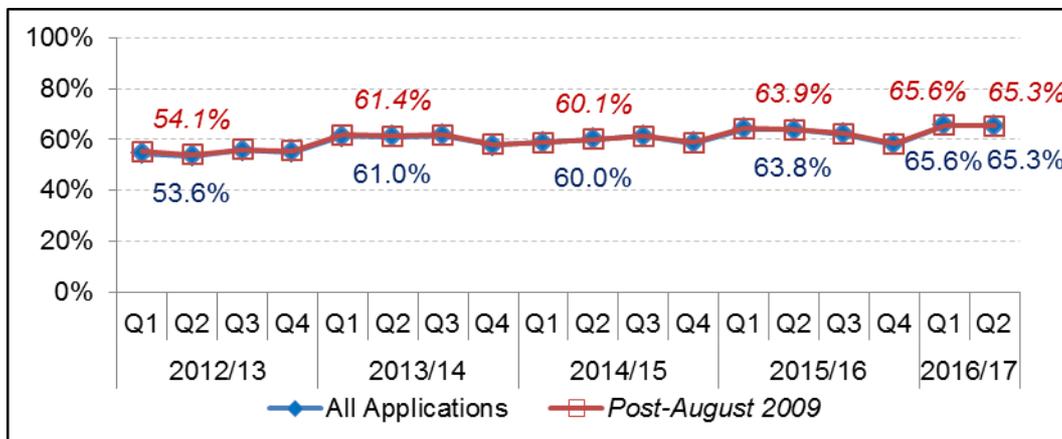


Chart 10: All Local Developments (Non Householder): Percentage of decisions within two months



The percentage of local (non householder) developments decided within two months is 65.3%, down from the previous quarter (65.6%) but an improvement from quarter two figures in each of the previous four years. ([Quarter 2, 2016/17 – Table 5](#))

When the one legacy case is included, the average decision time for quarter two of 2016/17 increases slightly from 10.9 weeks to 11.0 weeks and the percentage of decisions within two months remains unchanged at 65.3%.

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 3,385 householder applications decided during the second quarter of 2016/17, with an overall average decision time of 7.3 weeks, an increase from the previous quarter (7.1 weeks) and the equivalent quarter two in 2015/16 (7.2 weeks).

Chart 11: Householder Developments: Number of decisions

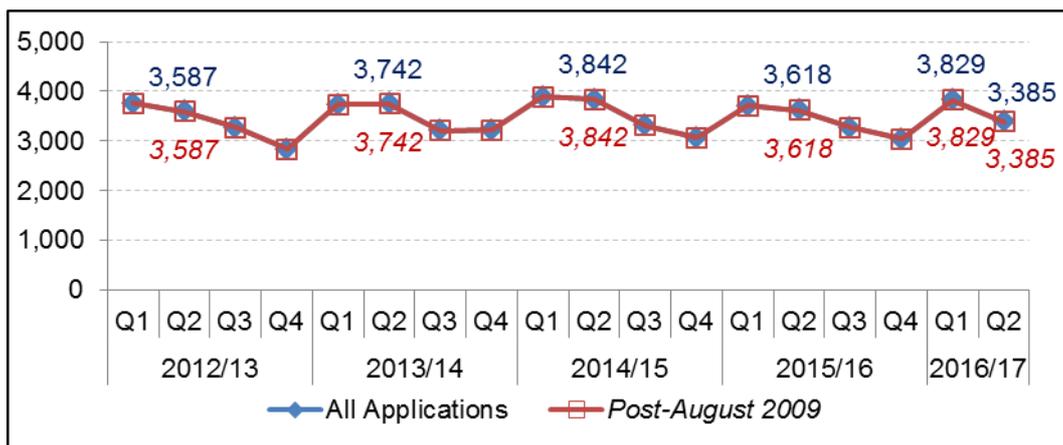


Chart 12: Householder Developments: Average decision time (weeks)

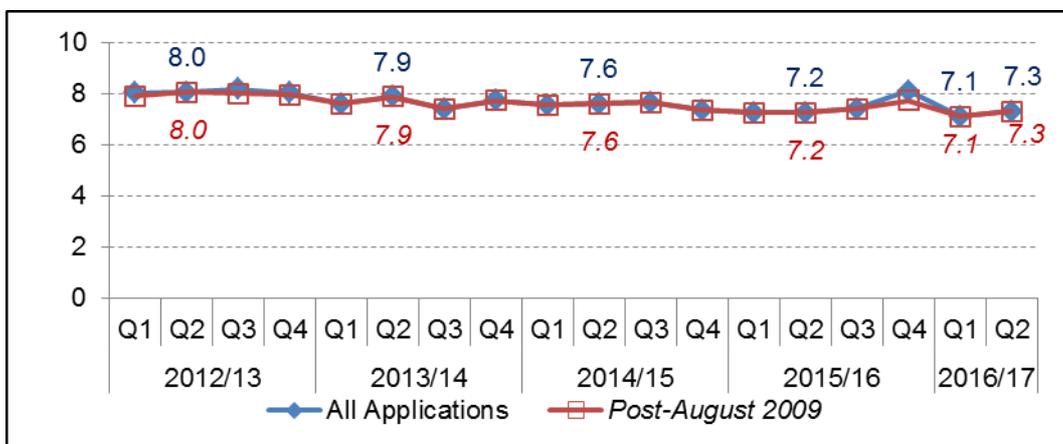
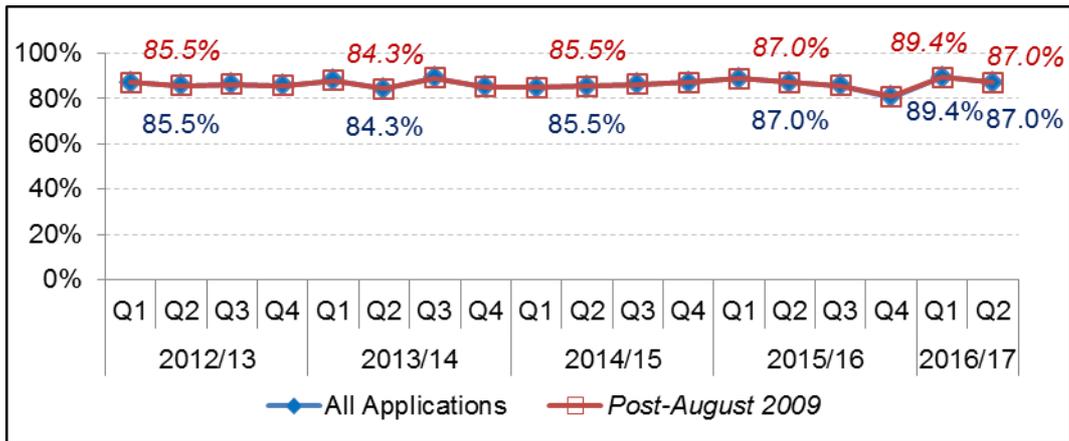


Chart 13: Householder Developments: Percentage of decisions within two months



The percentage of householder applications decided within two months is 87.0%, down from the previous quarter (89.4%) but the same as quarter two in 2015/16 (87.0%). ([Quarter 2, 2016/17 – Table 6](#))

There were no householder legacy cases decided in quarter two of 2016/17.

2.4 Local Housing Developments

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

In quarter two of 2016/17 there were 1,245 decisions made on local housing applications. The overall average decision time was 12.6 weeks, slower by one day compared to the previous quarter (12.5 weeks) but quicker than the equivalent quarter two figures in each of the previous four years.

Chart 14: Local Housing Developments: Number of decisions

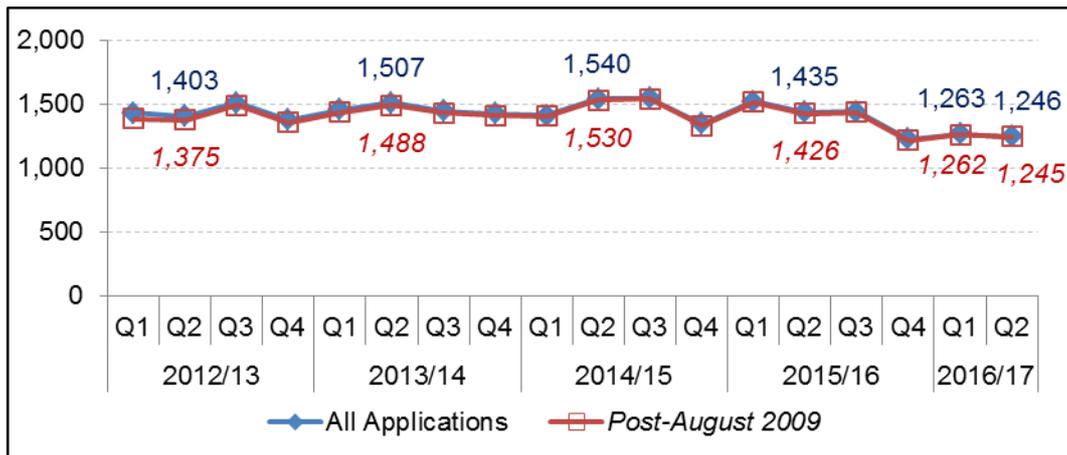


Chart 15: Local Housing Developments: Average decision time (weeks)

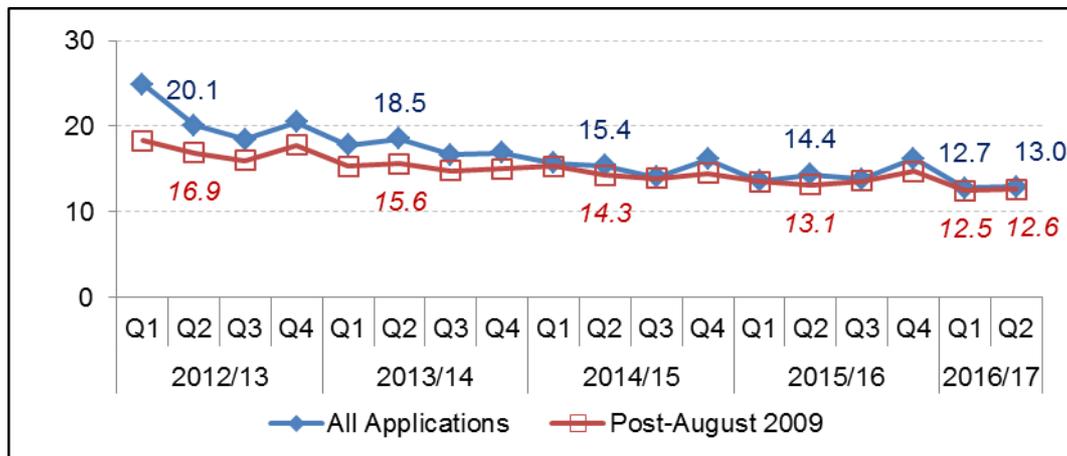
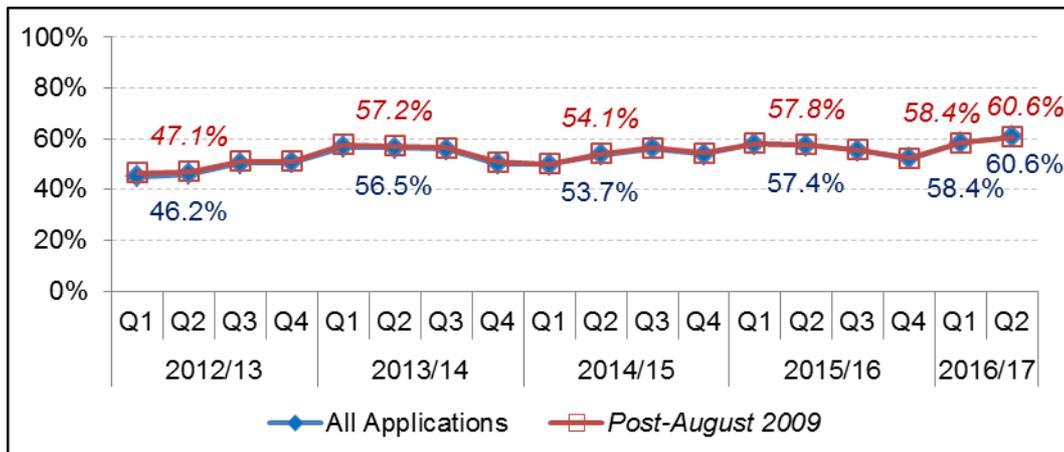


Chart 16: Local Housing Developments: Percentage of decisions within two months



The percentage of local housing applications decided within two months was 60.6%, higher than both the previous quarter (58.4%) and quarter two of 2015/16 (57.8%). This is the highest percentage since the start of this data collection in quarter one of 2012/13. ([Quarter 2, 2016/17 – Table 8](#))

There were a further 124 local housing applications concluded that were subject to separate processing agreements, of which 102 (82.3%) met the agreed timescale. This compares with 66 (74.2% of 89 local housing applications) that met the agreed timescale for the previous quarter.

When the one legacy case is included the average decision time for quarter two increases from 12.6 weeks to 13.0 weeks, and the percentage of decisions made within two months remains the same at 60.6%.

2.5 Local Business and Industry Developments

Local Business and Industry developments are those with floor space less than 10,000 square metres and with a site area less than 2 hectares.

There were 415 local business and industry applications decided during the first quarter of 2016/17, with an overall average decision time of 9.0 weeks, slower by more than two days compared to the previous quarter (8.6 weeks) but quicker than the equivalent quarter two figures in each of the previous four years.

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

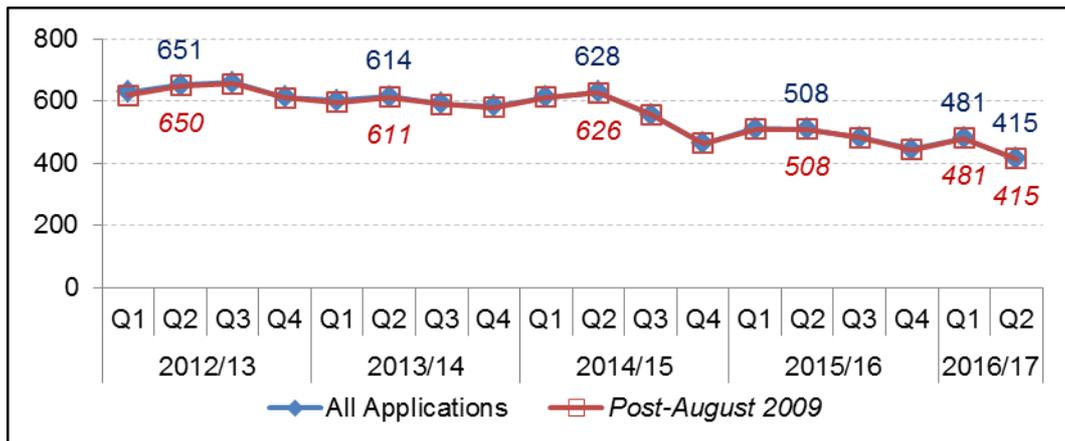


Chart 18: Local Business and Industry Developments: Average decision time (weeks)

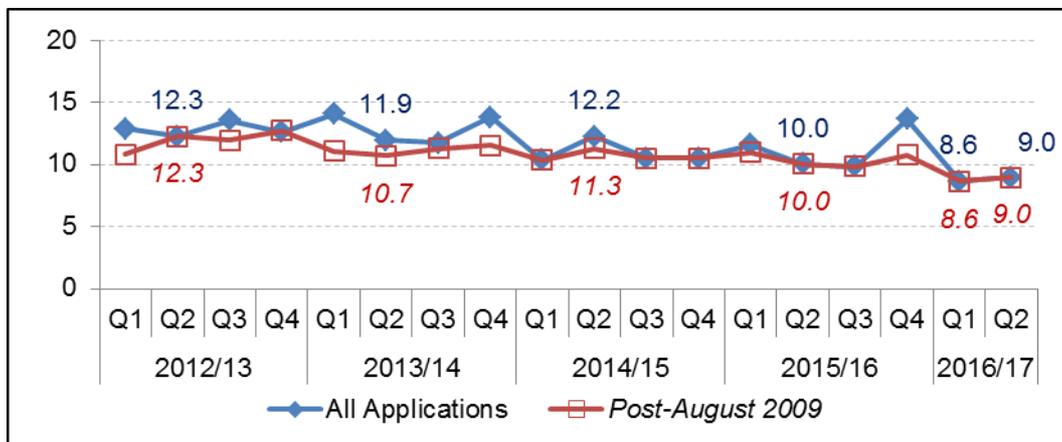
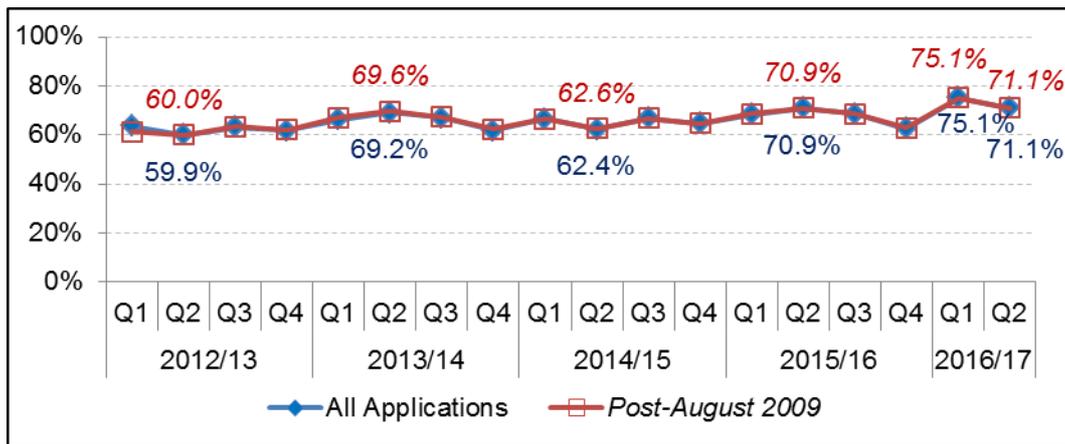


Chart 19: Local Business and Industry Developments: Percentage of decisions within two months



The percentage of local business and industry applications decided within two months was 71.1%, down from the previous quarter (75.1%) but an improvement from the equivalent quarter two figures in each of the previous four years. ([Quarter 2, 2016/17 – Table 10](#))

There were no local business and industry legacy cases decided in quarter two of 2016/17.

2.6 Local Other Developments

The category “other 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. 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 or the area of the site is less than 2 hectares.

There were 1,416 local other developments decided during the second quarter of 2016/17, with an overall average decision time of 9.6 weeks, quicker than both the previous quarter (9.7 weeks), and the equivalent quarter two figures in each of the previous four years. This is the quickest average decision time since the start of this data collection in quarter one of 2012/13.

Chart 20: Local Other Developments: Number of decisions

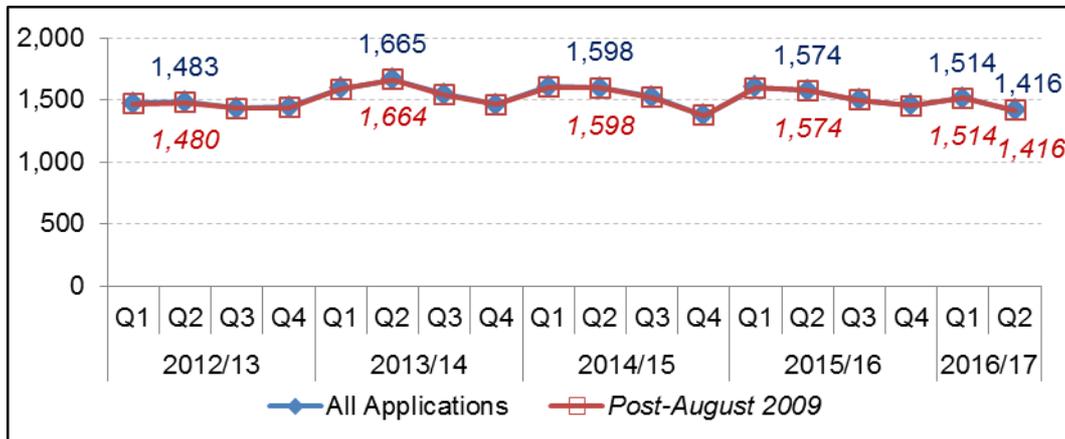


Chart 21: Local Other Developments: Average decision time (weeks)

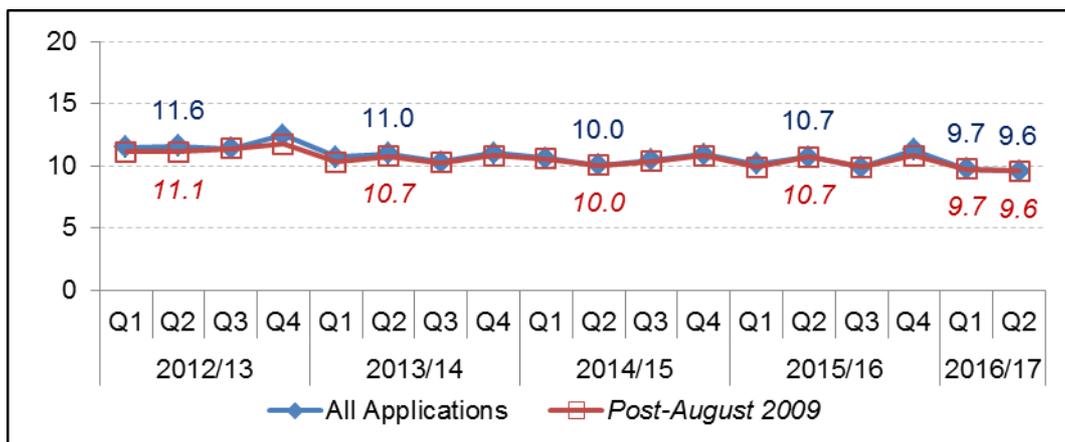
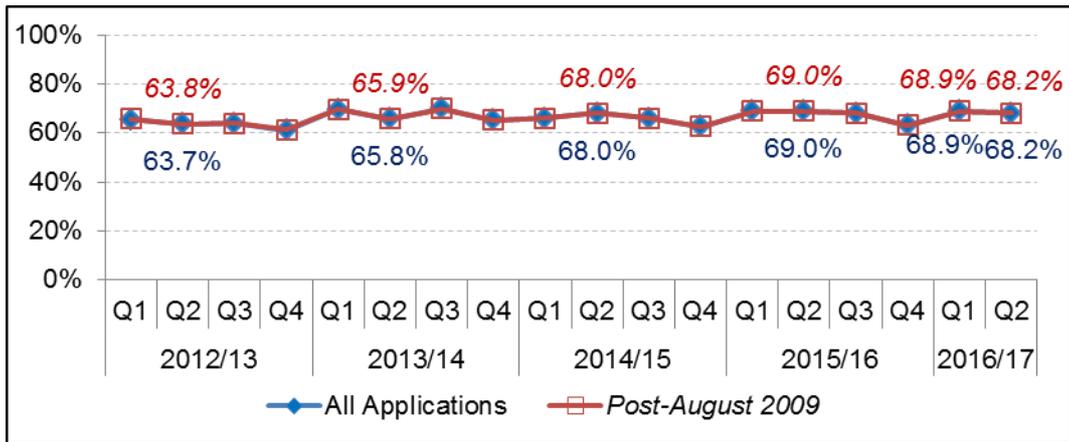


Chart 22: Local Other Developments: Percentage of decisions within two months



In quarter two of 2016/17 the percentage of local other developments decided within two months was 68.2%, down from the previous quarter (68.9%), and from the equivalent quarter two percentage in 2015/16 (69.0%). Corresponding quarter two figures for previous years were 68.0% in 2014/15, 65.9% in 2013/14 and 63.8% in 2012/13. ([Quarter 2, 2016/17 – Table 12](#))

There were no legacy cases for local other developments decided in quarter two of 2016/17.

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.

3.1 All Major Developments

For applications subject to average time calculations there were 48 major applications decided during the second quarter of 2016/17 with an overall average decision time of 44.8 weeks, over five weeks slower than the previous quarter (39.3 weeks) and the slowest average decision time since the start of this data collection in quarter one of 2012/13. Comparable figures for quarter two in previous years were 28.1 weeks in 2015/16, 32.6 weeks in 2014/15, 34.1 weeks in 2013/14 and 35.2 weeks in 2012/13. ([Quarter 2, 2016/17 – Table 2](#))

Chart 23: All Major Developments: Number of decisions

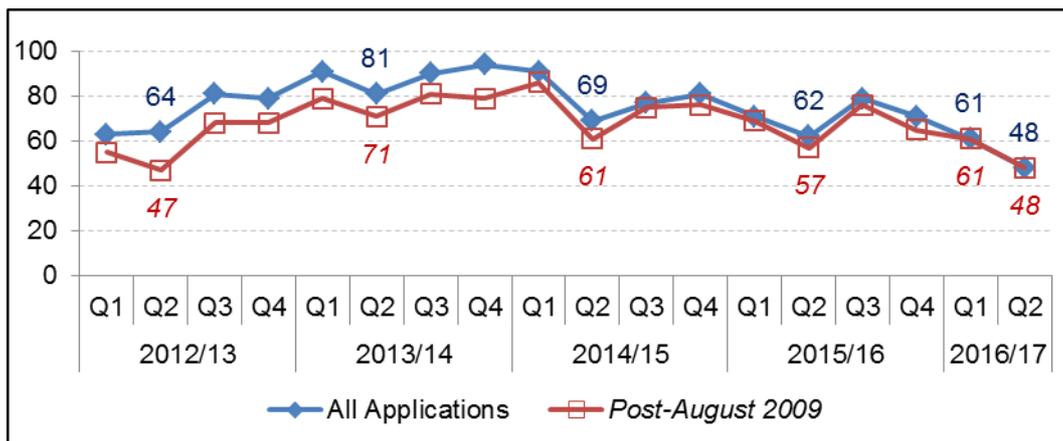
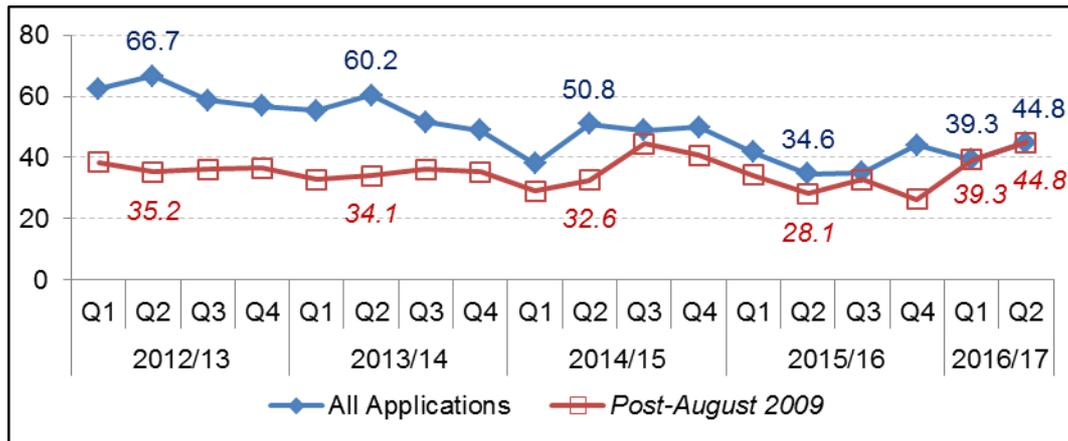


Chart 24: All Major Developments: Average decision time (weeks)



It should be noted that the average time figure of 44.8 weeks has been influenced by two very lengthy decision times (3.8 years and 5.4 years). Without these two applications the average decision time would be 36.2 weeks. Almost 73% of the 48 major development applications 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](#).

In addition there were a further 17 applications for major developments concluded in quarter two of 2016/17 that were subject to separate processing agreements. 100% 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.

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

In quarter two of 2016/17 Aberdeenshire made the most decisions on major developments (10 in total), three of these had an average decision time of 30.6 weeks and a further seven major applications had processing agreements with 100% meeting the agreed timescales that had been set between the developer and local authority.

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 19 major housing developments decided during the second quarter of 2016/17 and the average decision time was 48.5 weeks, slower by one day compared to the previous quarter (48.3 weeks). Equivalent quarter two figures for earlier years are 34.4 weeks in 2015/16, 38.5 weeks in 2014/15, 42.8 weeks in 2013/14 and 34.8 weeks in 2012/13. ([Quarter 2, 2016/17 – Table 7](#))

Chart 25: Major Housing Developments: Number of decisions

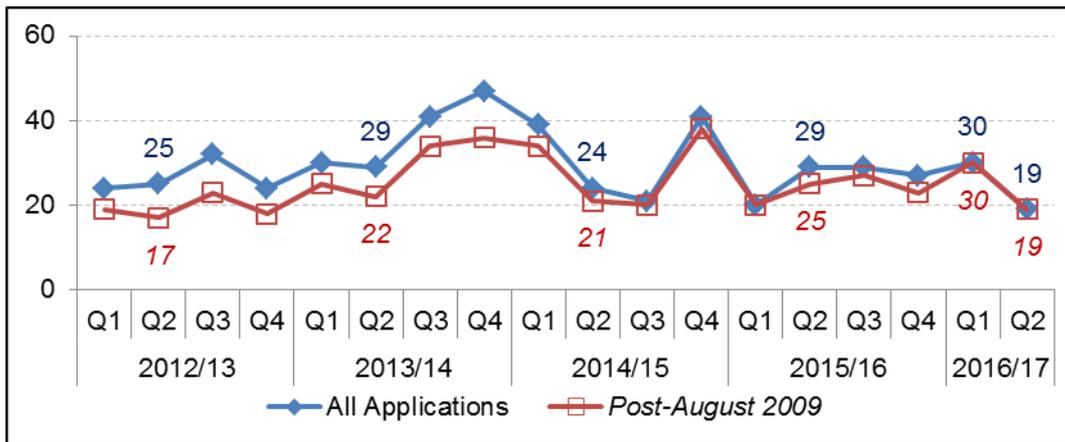
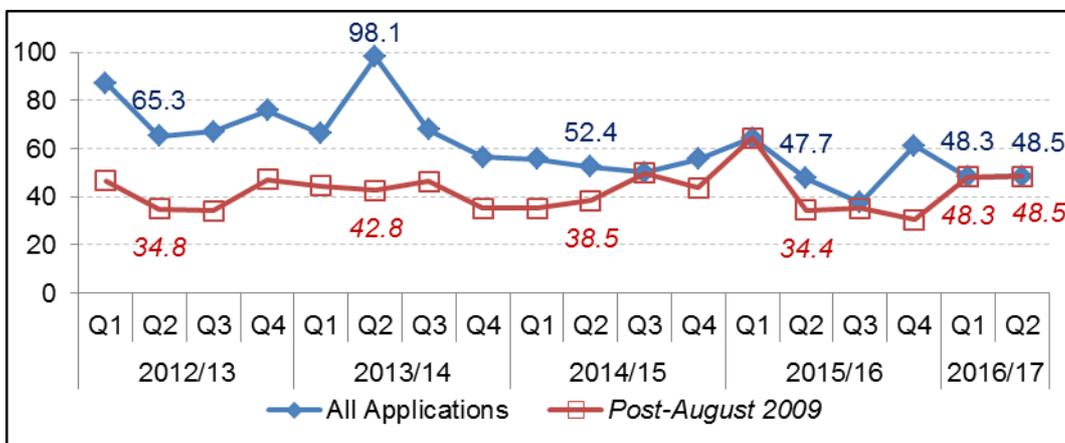


Chart 26: Major Housing Developments: Average decision time (weeks)



Average figures based on a small number of applications can be volatile. In this quarter there were seven applications with a decision time of more than one year. 58% of the 19 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 ten major housing applications that were subject to processing agreements with 100% of these meeting agreed timescales.

3.3 Major Business and Industry

Major Business and Industry developments are those with floor space that is or exceeds 10,000 square metres or have a site area that is or exceeds 2 hectares.

There were five major business and industry developments in quarter two of 2016/17. These had an average decision time of 33.4 weeks, quicker than the seven developments in the previous quarter (39.1 weeks). Corresponding quarter two figures for previous years were 11.6 weeks in 2015/16, 17.9 weeks in 2014/15, 22.5 weeks in 2013/14 and 36.1 weeks in 2012/13. ([Quarter 2, 2016/17 – Table 9](#))

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

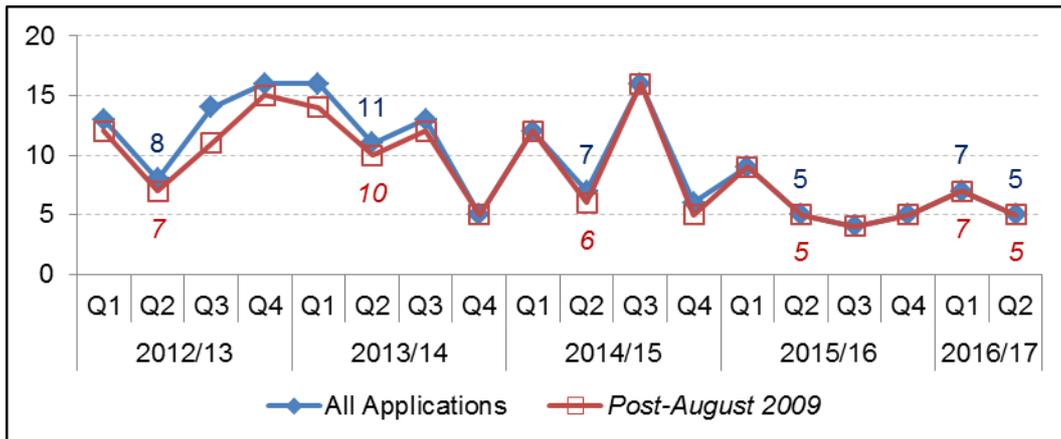
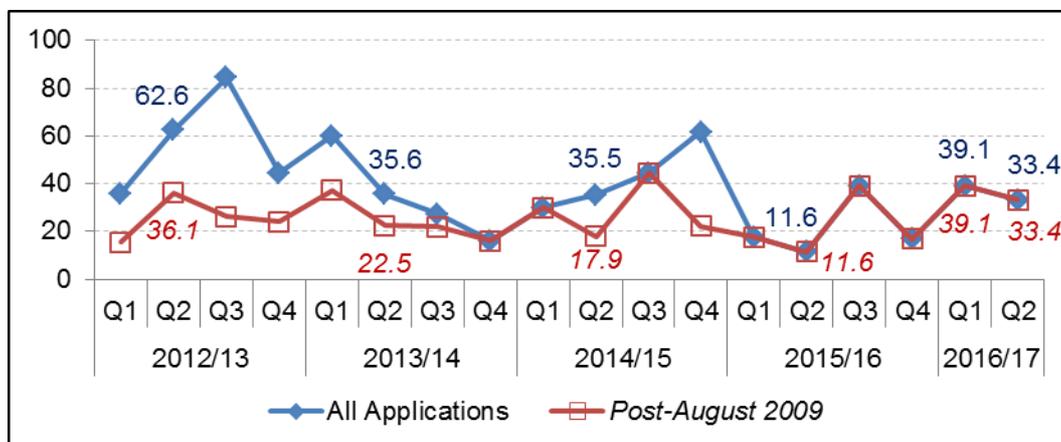


Chart 28: Major Business and Industry Developments: Average decision time (weeks)



Average figures based on a small number of applications can be volatile. This quarter the average figure has been influenced by one lengthy decision that took over one year. For further details on the distribution of decision times for major business & industry developments see [Annex A](#).

In addition, there were four major business and industry applications that were subject to processing agreements, all of these met agreed timescales.

3.4 Major Other Developments

The category “other 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. 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. 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 20 major other developments in quarter two of 2016/17. These had an average decision time of 45.3 weeks, more than fifteen weeks slower than the previous quarter (30.2 weeks) and the slowest average decision time since the start of this data collection in quarter one of 2012/13. Corresponding quarter two figures for earlier years were 20.7 weeks in 2015/16, 28.7 weeks in 2014/15, 23.9 weeks in 2013/14 and 25.5 weeks in 2012/13. ([Quarter 2, 2016/17 – Table 11](#))

The average decision time of 45.3 weeks includes two lengthy decisions that had decision times of 3.8 and 5.4 years. 85% of the 20 major other development applications were decided in a time that was quicker than the average.

For further detail on the distribution of decision times for major other developments see [Annex A](#).

Chart 29: Major Other Developments: Number of decisions

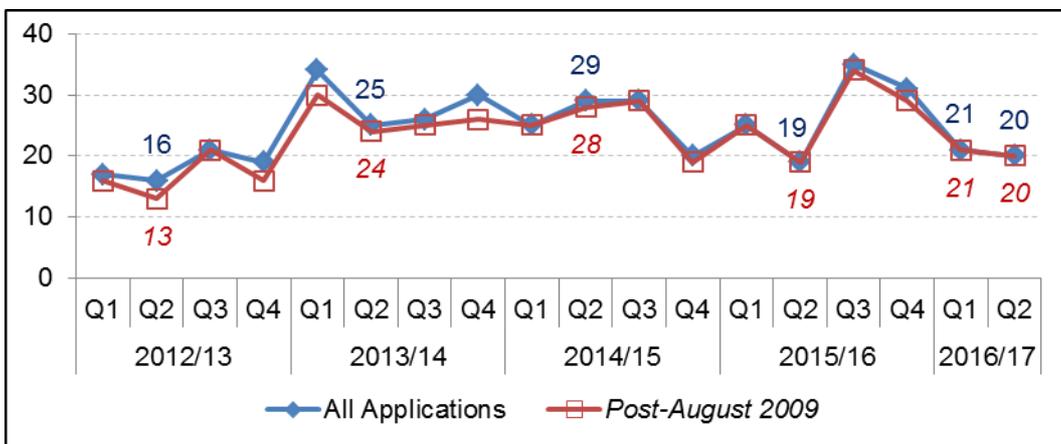
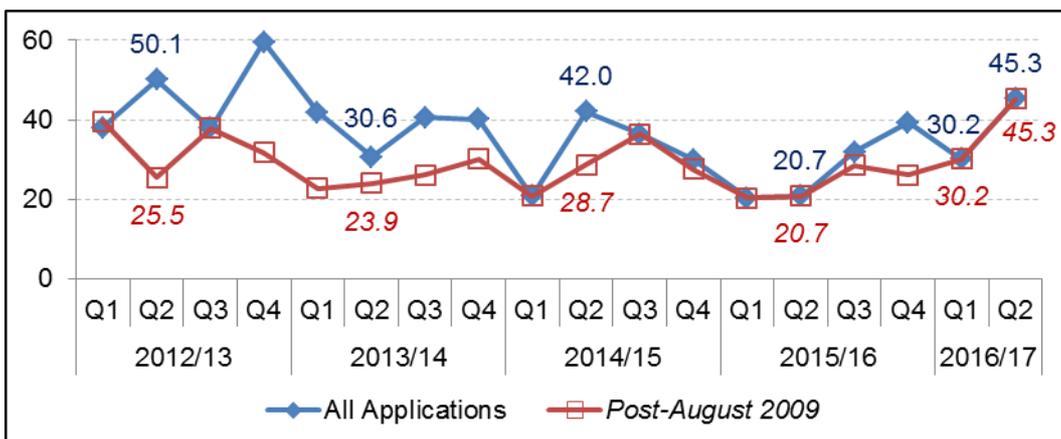


Chart 30: Major Other Developments: Average decision time (weeks)



In addition, there were two major other developments that were subject to processing agreements with all of these meeting 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 2016/17 there were 396 applications that were subject to a processing agreement, and 82.6% of these were decided within agreed timescales. ([Quarter 2, 2016/17 – Table 1](#)). This is the largest number of applications that have been subject to a processing agreement since the start of this data collection in quarter one of 2012/13.

Table 1: Processing Agreements, 2016/17, Quarter 1

Category of development	Number of Decisions	% Within Agreed Timescales
Major Applications	17	100.0%
Local Applications	318	83.0%
EIA Developments	0	-
Other Consents	61	75.4%
Total	396	82.6%

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

5.1 Local developments with Legal Agreements

In quarter two of 2016/17 there were 62 applications for local developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 41.6 weeks, almost six weeks slower than the previous quarter (35.8 weeks) and five and a half weeks slower than quarter two in 2015/16 (36.1 weeks). ([Quarter 2, 2016/17 – Table 3](#))

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

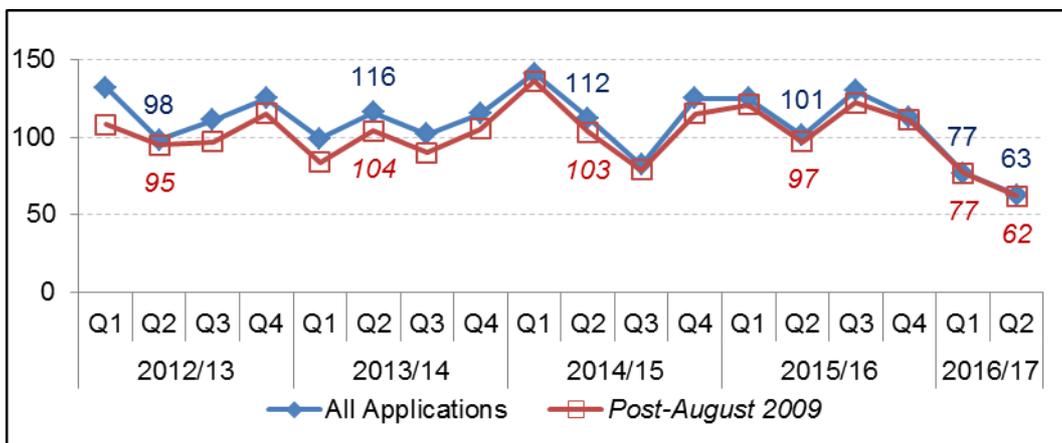
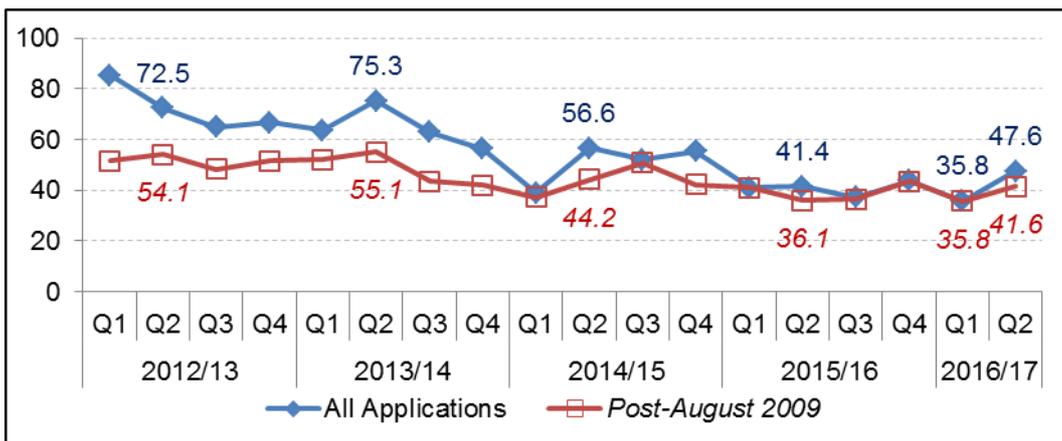


Chart 32: Local developments with Legal Agreements: Average decision time (weeks)



5.2 Major developments with Legal Agreements

In quarter two of 2016/17 there were 18 applications for major developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 76.9 weeks, slower by almost 18 weeks compared to the previous quarter (59.3 weeks). Equivalent quarter two figures are 40.5 weeks for 2015/16, 72.3 weeks for 2014/15, 54.1 weeks for 2013/14 and 61.9 weeks for 2012/13. Some of the increase in average decision time this quarter can be explained by two applications that took over three years to be granted. The lengthiest decision (five and a half years) was for a development of up to 550 houses, a neighbourhood centre including retail and community uses, access junctions, new access roads, provision of a nature conservation area, associated roads and infrastructure. ([Quarter 2, 2016/17 – Table 2](#))

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

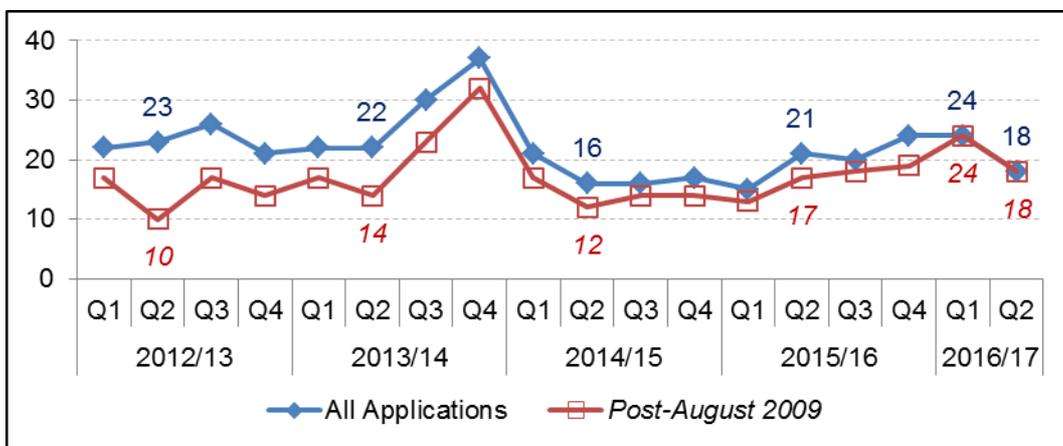
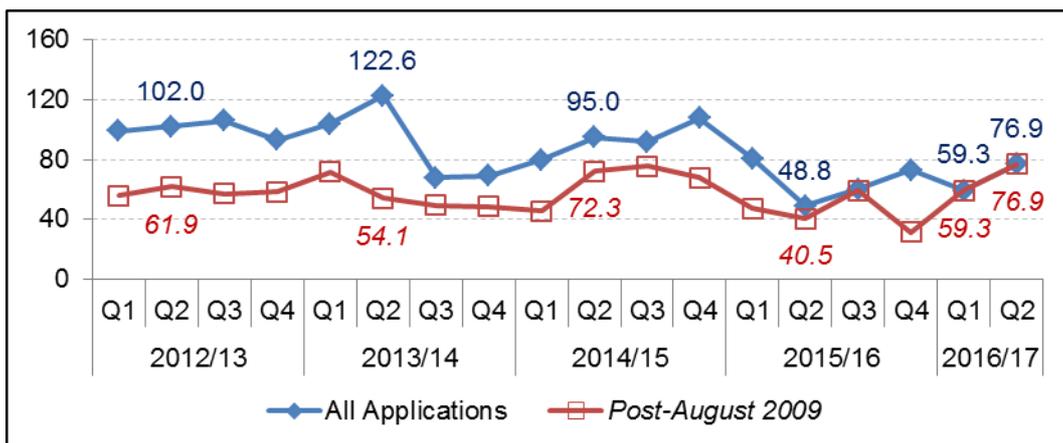


Chart 34: Major developments with Legal Agreements: Average decision time (weeks)



The timescales involved in concluding legal agreements prior to issue of planning permission will have had a significant influence over the average decision time for major applications noted above.

6. Approval Rates

The overall rate of approvals for all types of application was 94.6% in the period July to September 2016, an increase from the previous quarter (94.0%), and the highest approval rate since the start of this data collection in quarter one of 2012/13. ([Quarter 2, 2016/17 – 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 was 95.9% in the second quarter of 2016/17, higher than the previous quarter (95.4%), and the highest delegation rate since the start of this data collection in quarter one of 2012/13. ([Quarter 2, 2016/17 – Table 20](#))

8. Appeals and Local Reviews

Local Review Bodies dealt with 126 cases in the second quarter of 2016/17, 54.0% of which had the original decision upheld. In the previous quarter 56.1% (155 cases) had the original decision upheld and the corresponding percentage was 56.7% (127 cases) for quarter two in 2015/16.

In addition 36.3% (80 cases) of appeals to Scottish Ministers in quarter two of 2016/17 had the original decision upheld. This compares with 49.2% (61 cases) for the previous quarter and 50.6% (87 cases) for quarter two of 2015/16. ([Quarter 2, 2016/17 – Tables 16 & 17](#))

9. Clock Stops

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”. 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. The following table shows the number of applications where the clock has been stopped by planning authority.

Table 2: Clock stops by planning authority, 2016/17, Quarter 2¹

Planning Authority	Total applications decided in 2016/17 Q2	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	268	17	6.3%	11.8
Aberdeenshire	652	22	3.4%	3.1
Angus	213	5	2.3%	37.3
Argyll & Bute	303	8	2.6%	29.2
Cairngorms NP	0	0	-	-
Clackmannanshire	60	2	3.3%	6.9
Dumfries & Galloway	232	1	0.4%	24.1
Dundee City	177	17	9.6%	5.8
East Ayrshire	172	17	9.9%	6.8
East Dunbartonshire	191	16	8.4%	6.7
East Lothian	250	5	2.0%	34.2
East Renfrewshire	163	0	0.0%	-
Edinburgh, City of	849	8	0.9%	75.0
Falkirk	173	6	3.5%	27.1
Fife	612	0	0.0%	-
Glasgow City	627	25	4.0%	16.7
Highland	677	2	0.3%	64.6
Inverclyde	104	3	2.9%	6.3
Loch Lomond & The Trossachs NP	85	7	8.2%	17.1
Midlothian	111	3	2.7%	22.1
Moray	169	4	2.4%	6.5
Na h-Eileanan Siar	89	2	2.2%	19.6
North Ayrshire	149	1	0.7%	4.9
North Lanarkshire	249	5	2.0%	58.5
Orkney Islands	123	18	14.6%	10.9
Perth & Kinross	391	20	5.1%	37.0
Renfrewshire	173	4	2.3%	5.7
Scottish Borders	209	0	0.0%	-
Shetland Islands	86	11	12.8%	11.1
South Ayrshire	234	2	0.9%	28.6
South Lanarkshire	399	12	3.0%	15.6
Stirling	173	0	0.0%	-
West Dunbartonshire	57	13	22.8%	13.7
West Lothian	183	28	15.3%	6.3
SCOTLAND	8,603	284	3.3%	16.8

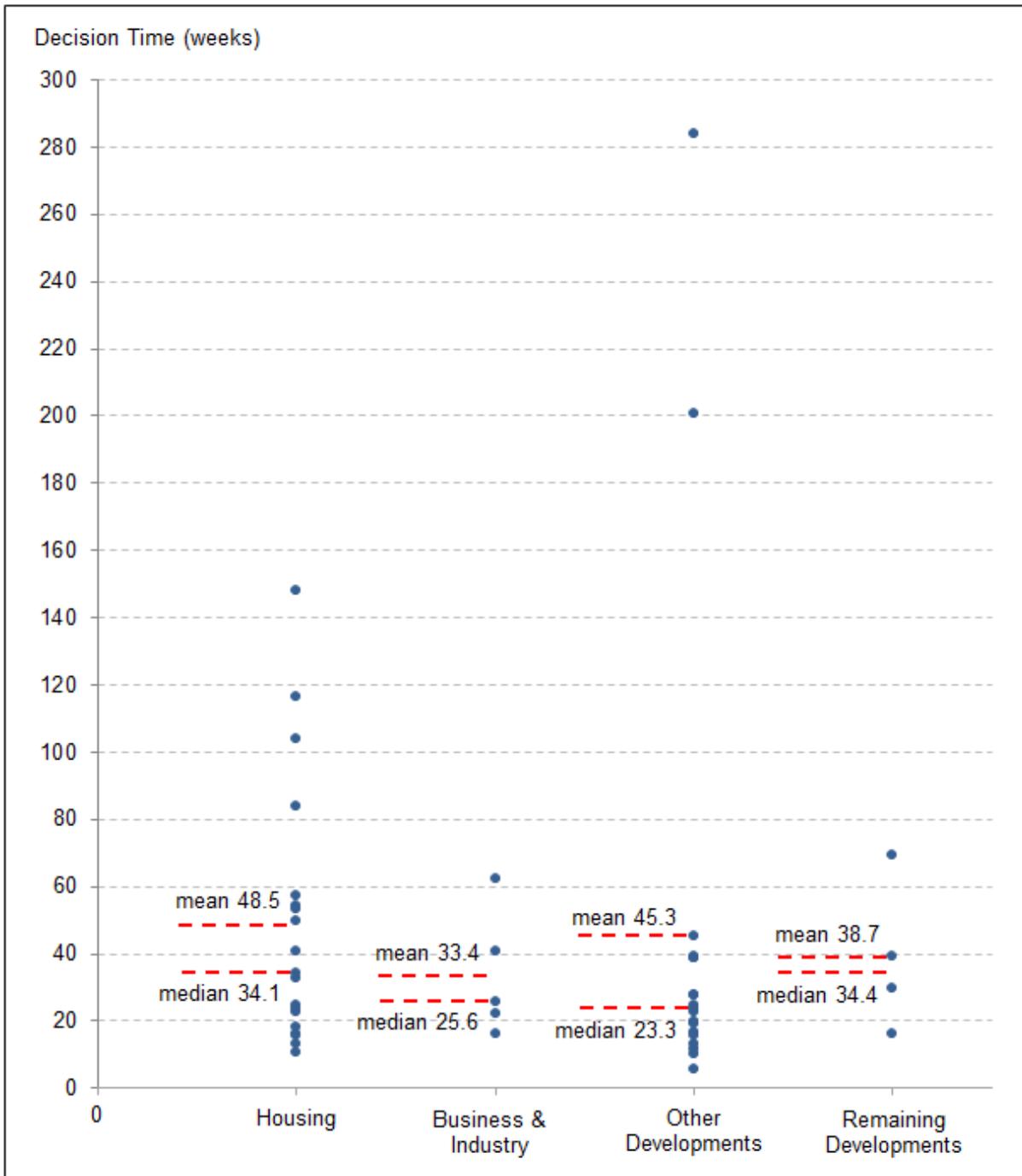
1. Processing Agreements are not included in this analysis.

For quarter two of 2016/17 there were 29 planning authorities who gave details for a total of 284 applications decided where the clock was stopped. This compares with 289 applications for 30 planning authorities in the previous quarter.

10. 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 to September (quarter two) of 2016/17. Each dot represents one application (some dots land on top of one other).

Chart 35: Distribution of decision times for major applications



The first column of dots in Chart 35 shows the distribution of decision times for the 19 major housing applications. The horizontal line at 48.5 weeks shows the mean and the horizontal line at 34.1 weeks shows the median decision time for major housing developments. Decision times range from 10.9 weeks to 148.0 weeks. 58% of the 19 major development applications were decided in a time that was

quicker than the mean. The chart shows that the mean decision time has been influenced by a few lengthy decisions. There were seven applications with a decision time longer than one year. The lengthiest decision that took almost three years for an approval was for a residential development of up to 450 units, access and associated works. A further two decisions that took longer than 2 years include planning permission in principle for a residential-led mixed use development including approximately 1,700 homes, local retail and commercial provision, education, leisure and community uses and associated new and upgraded access roads, landscaping and ancillary engineering works. The other decision is an application for planning permission in principle for a residential development of between 280 to 300 dwellings on a 16.5 hectare site.

The second column of dots shows the decision times for the five major business & industry applications. The horizontal line at 33.4 weeks shows the mean and the line at 25.6 weeks shows the median decision time for major business & industry developments. Decision times range from 16.0 weeks to 62.1 weeks. The application with the decision time of 62.1 weeks is on a site with area 43.9 hectares and is described as the construction of a potato processing factory with associated water treatment plant, ancillary offices, access roads and parking facilities.

The third column of dots shows the decision time for the 20 major other developments. The category "other 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. 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. The horizontal line at 45.3 weeks shows the mean and the line at 23.3 weeks shows the median decision time for major other developments. Decision times range from 5.7 weeks to 284.1 weeks. The mean decision time has been influenced by two very lengthy decisions. 85% of the 20 major other development applications were decided in a time that was quicker than the mean. The longest decision time (5.4 years) was an approval for planning permission in principle for a development of up to 550 houses, a neighbourhood centre including retail and community uses, access junctions, new access roads, provision of a nature conservation area, associated roads and infrastructure. The other very lengthy decision (3.8 years) was an approval for restoration of a former land-fill site: potentially contrary to greenbelt development policy on an 18.5 hectare site.

The last column of dots shows the distribution of decision times for the four remaining major developments. These include one application for waste management and a further three for electricity generation. The horizontal line at 38.7 weeks shows the mean and the line at 34.4 weeks shows the median decision time for these developments. Decision times are 16.4, 29.6, 39.1 and 69.6 weeks. The longest decision time was an approval for the erection of 15 wind turbines, 1 meteorological mast, control room and substation building, temporary concrete batching plant, formation of 2 borrow pits, 2 temporary construction compounds, crane standings, access tracks and associated works.

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The data collected for this <statistical bulletin / social research publication>:

- are available in more detail through Scottish Neighbourhood Statistics
- are available via excel spreadsheet 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 <email address> for further information.
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