



PEOPLE, COMMUNITIES AND PLACES

Planning Performance Statistics, 2017/18, Q1

This report presents the latest summary statistics on planning application decision-making and timescales for April to June 2017 (Quarter 1), 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 6,967 applications for local developments decided in quarter one of 2017/18, 598 (9 per cent) more than the 6,369 decisions in the previous quarter, and 361 (5 per cent) fewer applications than the 7,328 decisions in quarter one of 2016/17. The average decision time for these 6,967 local developments was 8.8 weeks, quicker by almost four days compared to the previous quarter (9.3 weeks), and the quickest for any quarter since the start of the data collection in 2012/13.

Chart 1: Applications for Local Developments: Number of decisions

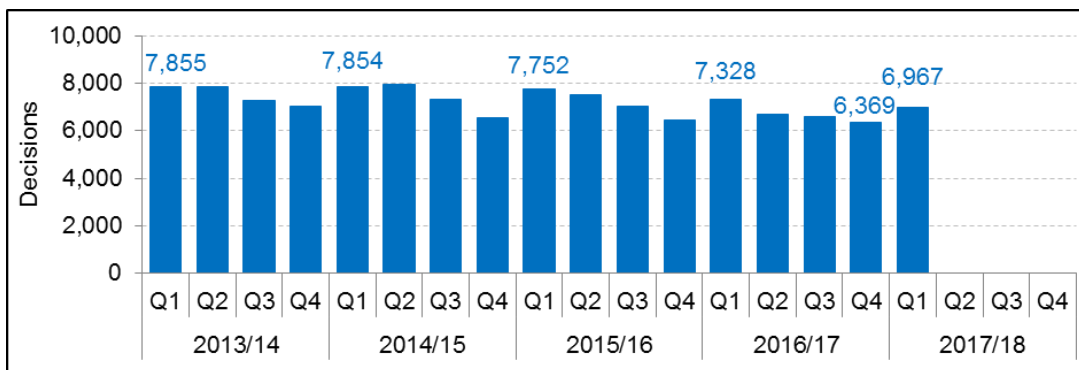
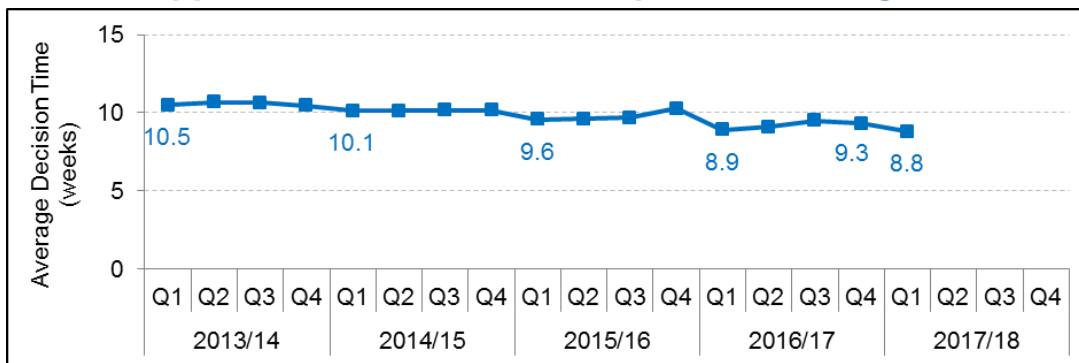


Chart 2: Applications for Local Developments: Average decision time (weeks)



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 379 local development applications concluded in quarter one of 2017/18 that were subject to separate processing agreements and are not included in average time calculations. 81.5 per cent of these applications met the agreed timescales that had been set between developers and local authorities.

These figures exclude two pre 3rd August 2009 legacy cases. 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 55 major developments decided in quarter one of 2017/18, 9 (14 per cent) fewer than the 64 decisions in the previous quarter, and 6 (10 per cent) fewer than the 61 decisions in the equivalent quarter of 2016/17. The average decision time for these 55 major developments was 39.8 weeks, more than seven weeks slower than the previous quarter (32.6 weeks) and slower by a half week compared to the equivalent quarter one figure (39.3 weeks) in 2016/17.

Chart 3: Applications for Major Developments: Number of decisions

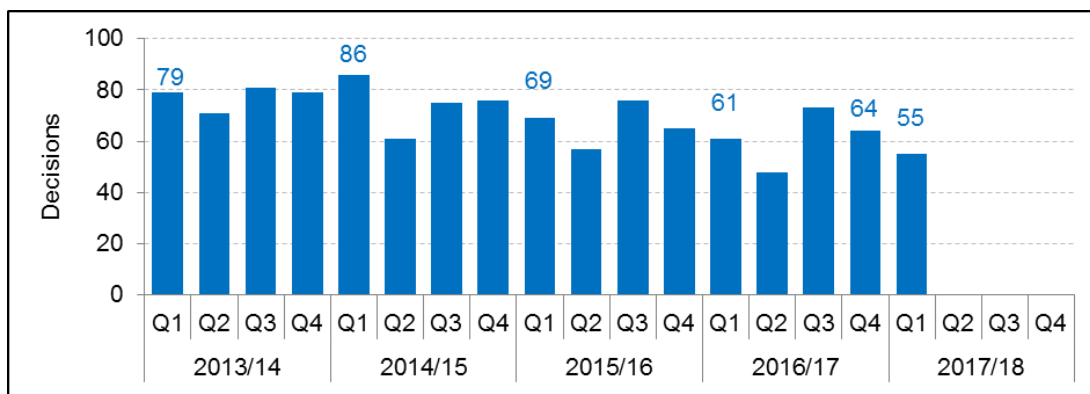
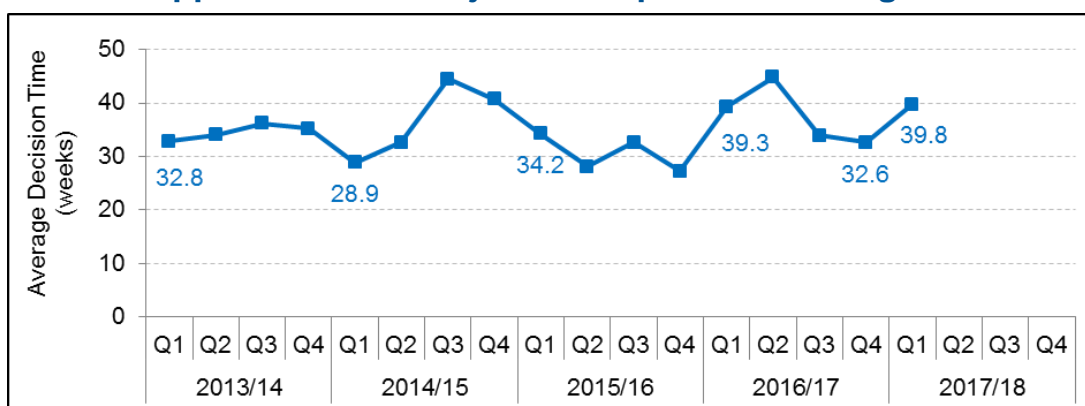


Chart 4: Applications for Major Developments: Average decision time (weeks)



The average time figure of 39.8 weeks has been influenced by a number of lengthier decision times, including five decision times that each took longer than two years.

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 26 major development applications concluded in quarter one of 2017/18 that were subject to separate processing agreements. 69.2 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 a third of the decisions made for all major developments. When processing agreements are included there is an overall decrease of 7 per cent in the total number of decisions made for major applications from 87 in quarter four of 2016/17 to 81 in quarter one of 2017/18.

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

Contents

Applications for Local Developments (excludes legacy cases)	1
Applications for Major Developments (excludes legacy cases)	2
1. Introduction	5
1.1 Background to data collection	5
1.2 Legacy cases	5
1.3 Detailed tables of results	5
1.4 Categories of planning applications	5
1.5 Calculation of decision times	6
1.6 Stopping the Clock	7
1.7 Revisions	7
2. Local Developments	8
2.1. All Local Developments	8
2.2. Local (Non Householder) Developments	10
2.3. Householder Developments	11
2.4. Local Housing Developments.....	13
2.5. Local Business and Industry Developments	14
2.6. Local Other Developments	16
3. Major Developments	18
3.1. All Major Developments	18
3.2. Major Housing Developments	19
3.3. Major Business and Industry	20
3.4. Major Other Developments	21
4. Processing Agreements.....	23
5. Legal Agreements.....	24
5.1 Local developments with Legal Agreements.....	24
5.2 Major developments with Legal Agreements	25
6. Approval Rates	26
7. Delegation Rates.....	26
8. Appeals and Local Reviews.....	26
9. Clock Stops	27
10. Legacy Cases.....	28
Annex A – Distribution of Decision Times for Major Applications	29

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 are available on the Planning Statistics page of the Scottish Government's website at: <http://www.gov.scot/Topics/Statistics/Browse/Planning>.

Quarter 1 results for 2017/18 as well as previous quarter's results are available at: [Planning Authority Performance Statistics 2017/18 Quarter 1](#) (These tables are referred to throughout this bulletin as "Quarter 1, 2017/18").

Annual results for 2016/17 as well as previous year's results are available at: [Planning Authority Performance Statistics 2016/17 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 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 (AMSCs¹) and other developments. Most applications for planning permission will be for local developments.

¹ 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 validation² 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](#).

² 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>.

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 3rd 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 6,967 applications (excluding legacy cases) for local developments decided in quarter one of 2017/18, 598 (9 per cent) more than the 6,369 decisions in the previous quarter, and 361 (5 per cent) fewer applications than the 7,328 decisions in quarter one of 2016/17. The average decision time for these 6,967 local developments was 8.8 weeks, quicker by almost four days compared to the previous quarter (9.3 weeks), and the quickest for any quarter since the start of the data collection in 2012/13.

In the first quarter of 2017/18 the percentage of decisions made in less than two months was 77.6 per cent, up from the previous quarter (73.6 per cent) but down from the corresponding quarter one figure of 78.1 per cent in 2016/17.

Chart 5: All Local Developments: Number of decisions

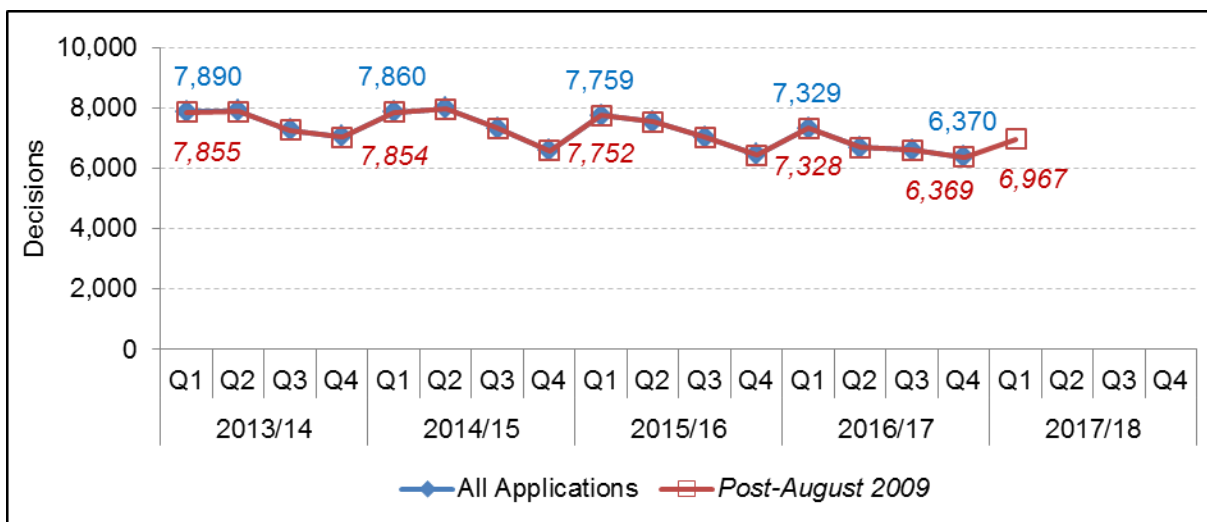


Chart 6: All Local Developments: Average decision time (weeks)

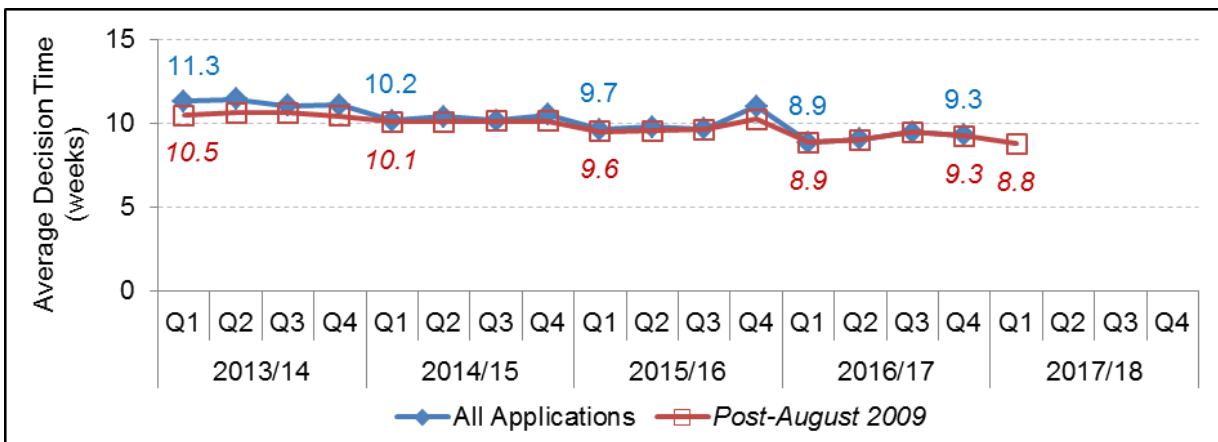
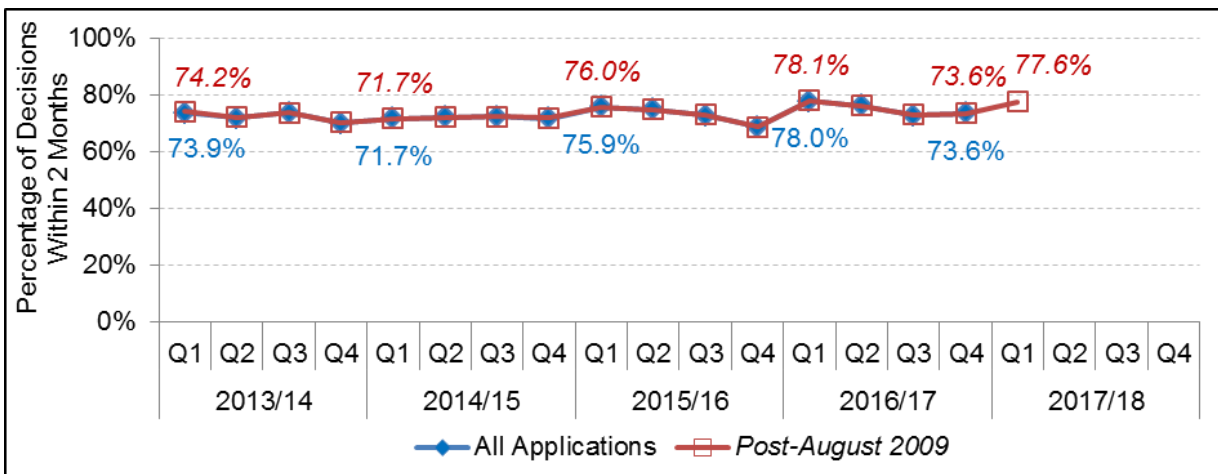


Chart 7: All Local Developments: Percentage of decisions within two months



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

In addition, there were 379 local development applications concluded in quarter one of 2017/18 that were subject to separate processing agreements and are not included in average time calculations. 309 (81.5 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 5 per cent of the decisions made for all local developments.

In quarter one of 2017/18 Highland made the most decisions on local developments (665 in total), 663 of these had an average decision time of 11.0 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 1, 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 3,444 local (non householder) developments decided during the first quarter of 2017/18, with an overall average decision time of 10.7 weeks. This is quicker than the previous quarter (11.2 weeks) and the quickest for any quarter since the start of the data collection in 2012/13.

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

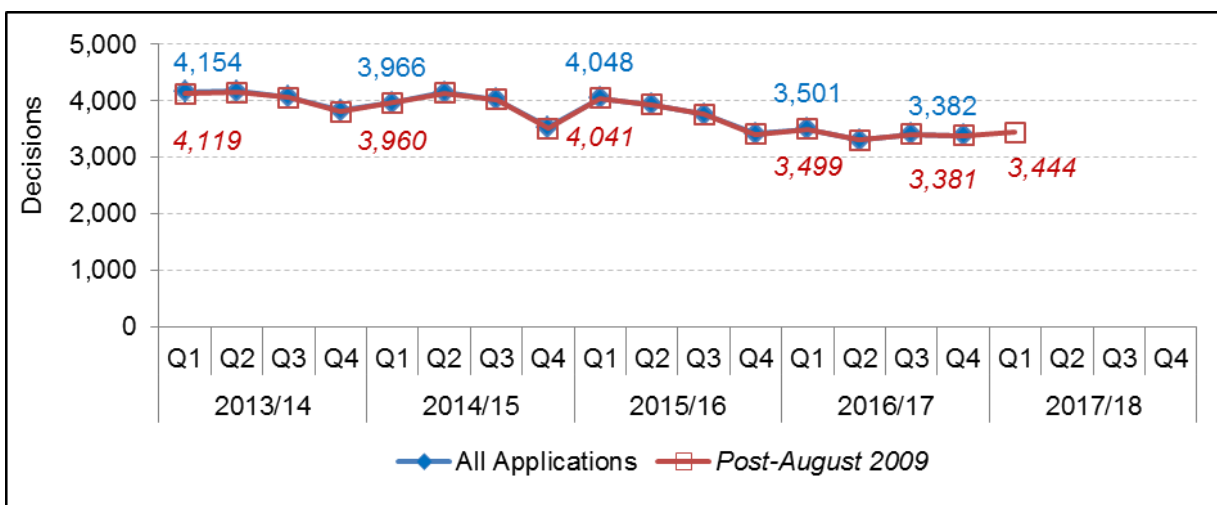
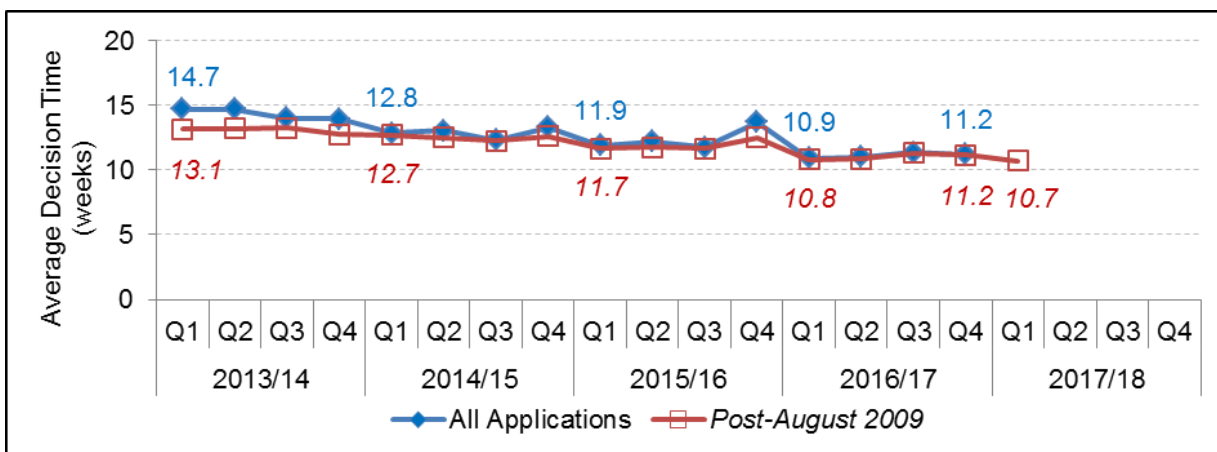
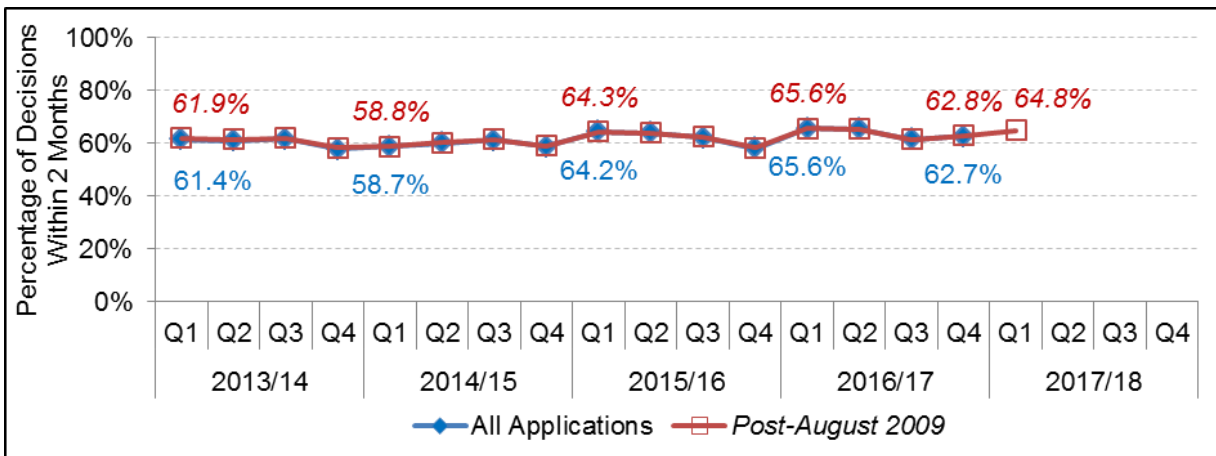


Chart 9: Local Developments (Non Householder): Average decision time (weeks)



The percentage of local (non householder) developments decided within two months is 64.8 per cent, up from the previous quarter (62.8 per cent) but down from the quarter one figure in 2016/17 (65.6 per cent) ([Quarter 1, 2017/18 – Table 5](#)).

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



In quarter one of 2017/18 there were two non-householder local developments that were pre 3rd August 2009 legacy cases. Further details about legacy cases can be seen in [Section 10](#).

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 3,523 householder applications decided during the first quarter of 2017/18, with an overall average decision time of 7.0 weeks, a decrease from the previous quarter (7.1 weeks) and the equivalent quarter one figure in 2016/17 (7.1 weeks).

Chart 11: Householder Developments: Number of decisions

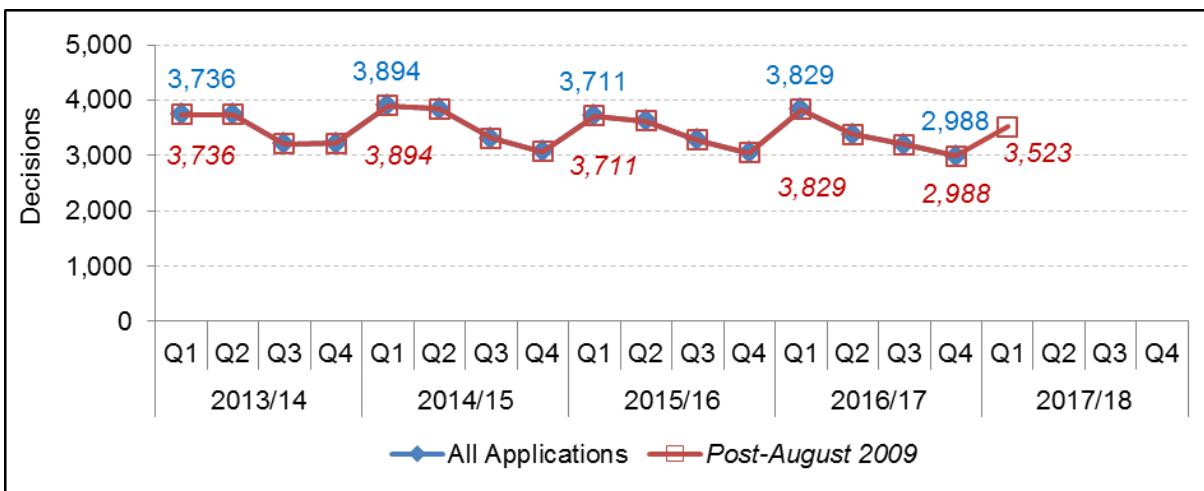
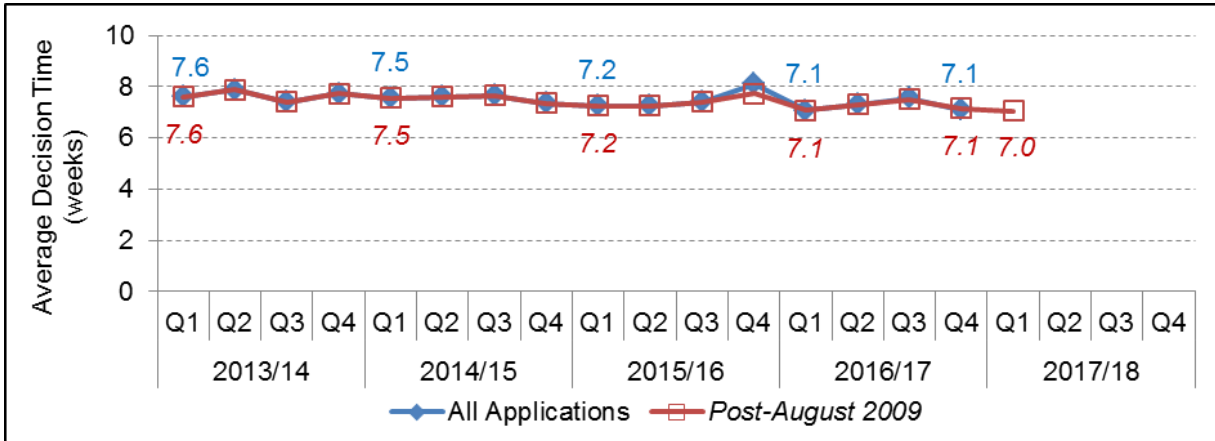
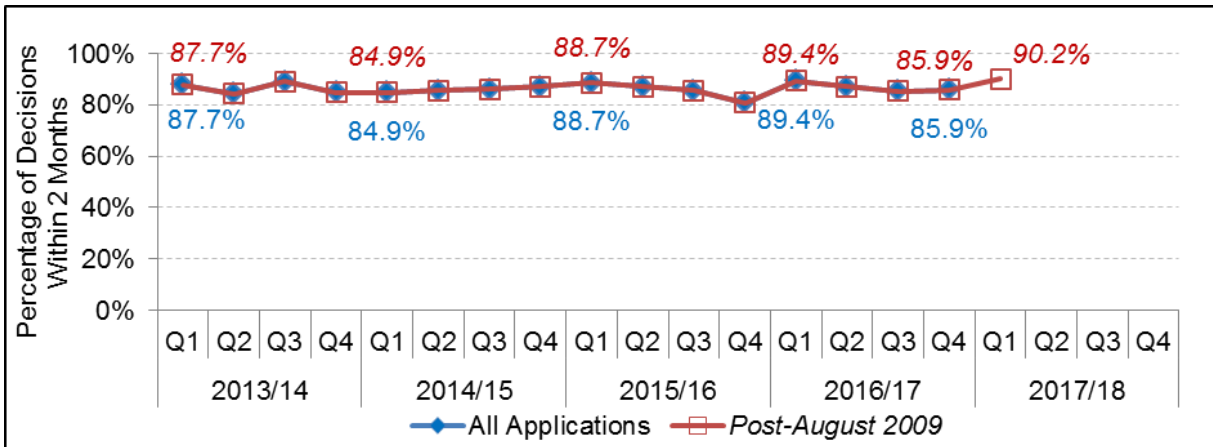


Chart 12: Householder Developments: Average decision time (weeks)



The percentage of householder applications decided within two months was 90.2 per cent in quarter one of 2017/18, up from the previous quarter (85.9 per cent) and the highest figure for any quarter since the start of the data collection in 2012/13 ([Quarter 1, 2017/18 – Table 6](#)).

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



There were a further 100 householder development applications concluded that were subject to separate processing agreements, of which 82 applications (82 per cent) met the agreed timescale. 82 per cent (64 of 78 householder applications) also met the agreed timescales in the previous quarter.

There were no householder legacy cases decided in quarter one of 2017/18.

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 one of 2017/18 there were 1,218 decisions made on local housing applications. The overall average decision time was 12.2 weeks, quicker by more than four days compared to the previous quarter (12.8 weeks) and the quickest since data collection started in 2012/13.

Chart 14: Local Housing Developments: Number of decisions

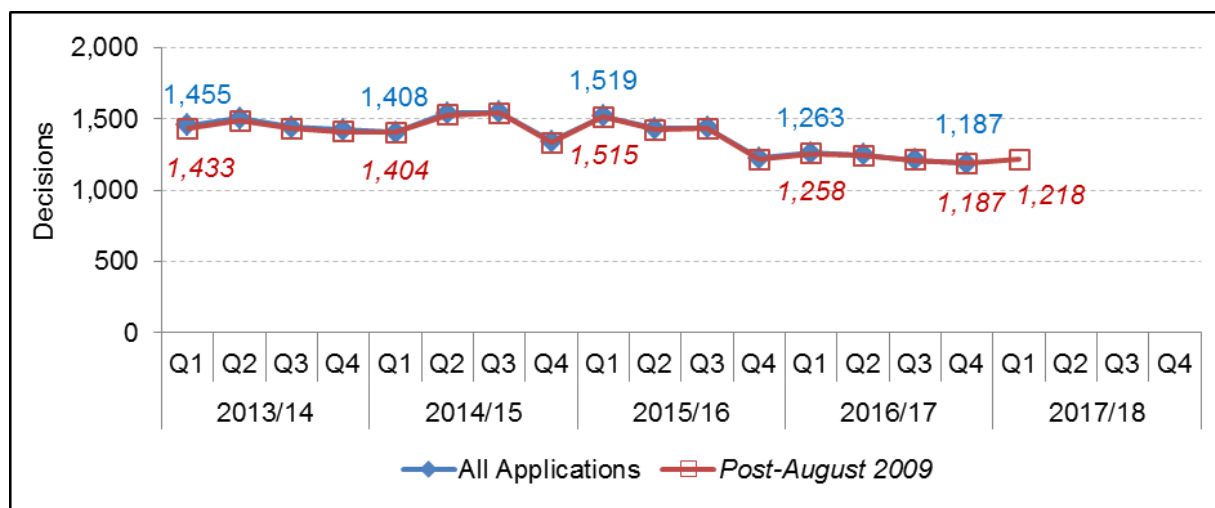
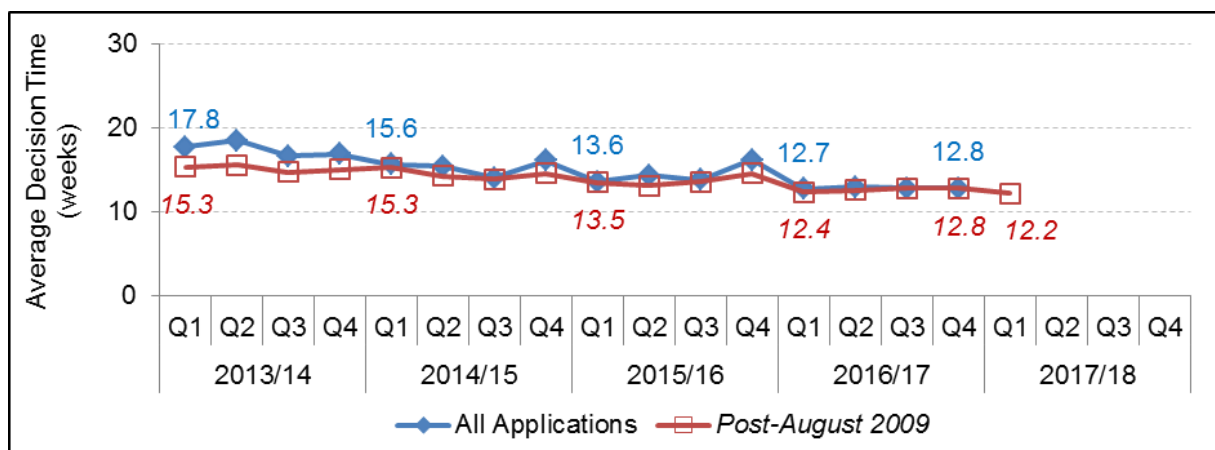


Chart 15: Local Housing Developments: Average decision time (weeks)

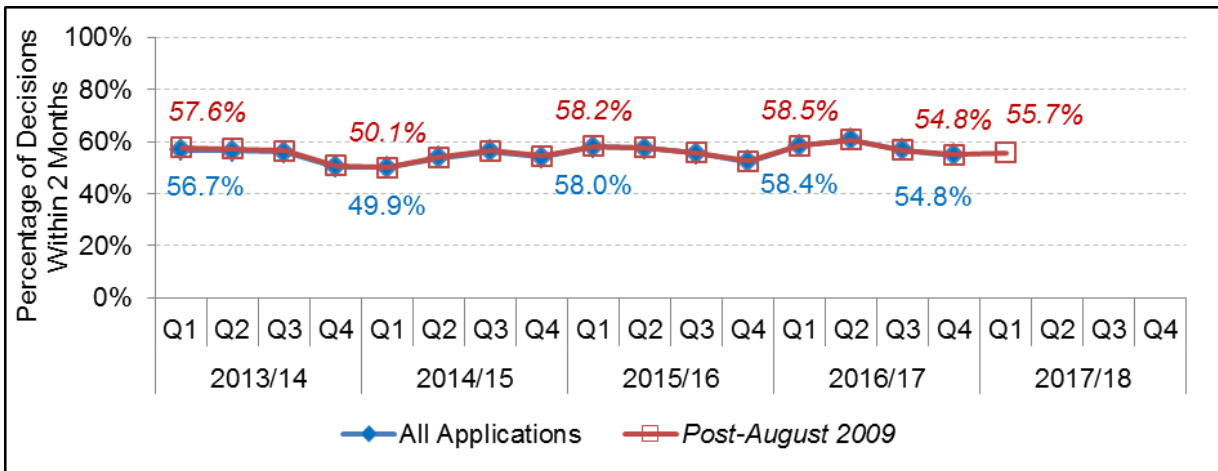


The percentage of local housing applications decided within two months was 55.7 per cent, higher than the previous quarter (54.8 per cent) but lower than the quarter one figures in the previous two years ([Quarter 1, 2017/18 – Table 8](#)).

There were a further 156 local housing applications concluded that were subject to separate processing agreements, of which 82 per cent (128 applications) met the agreed timescale. This compares with 89 per cent (125 of 140 local housing applications) that met the agreed timescale for the previous quarter.

There were no local housing legacy cases decided in quarter one of 2017/18.

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



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 458 local business and industry applications decided during the first quarter of 2017/18, with an overall average decision time of 9.5 weeks, quicker by more than three days compared to the previous quarter (10.0 weeks).

The decision time was slower than the equivalent quarter one figure in the previous year (8.6 weeks), which was the quickest since data collection started in 2012/13, but quicker than the quarter one times for the preceding three years – 2015/16 11.0 weeks, 2014/15 10.3 weeks, 2013/14 11.1 weeks.

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

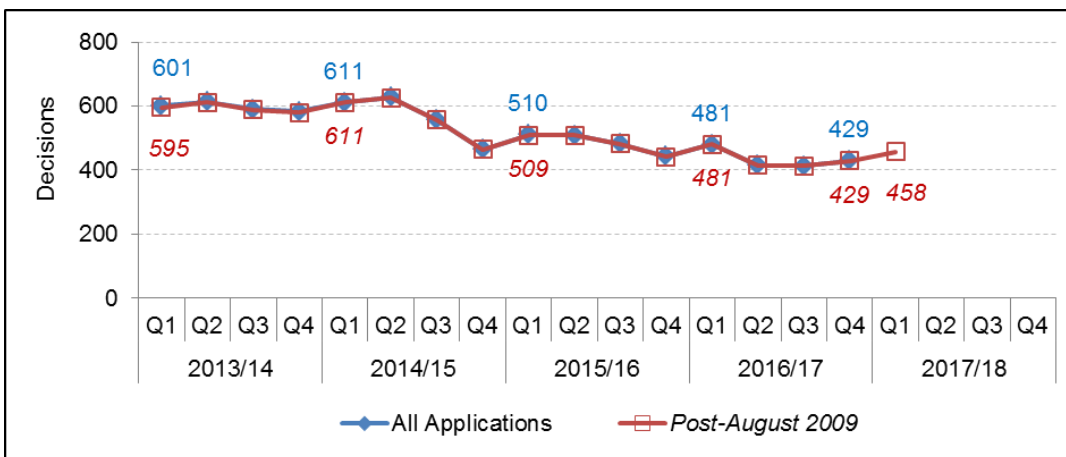
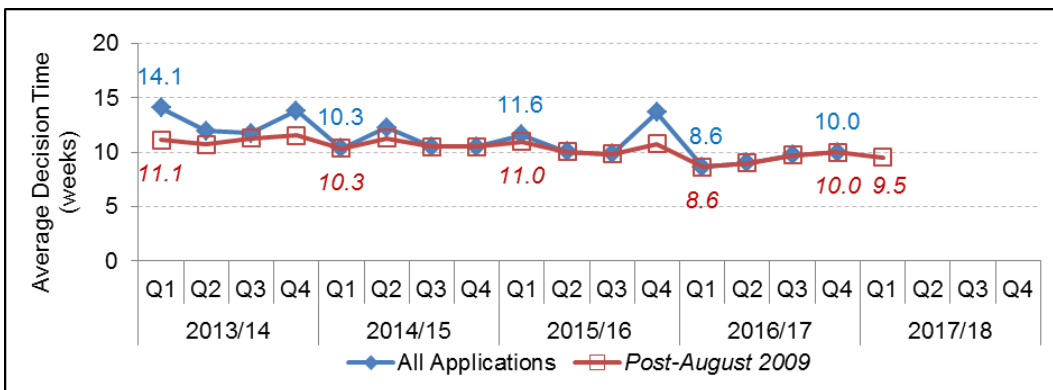
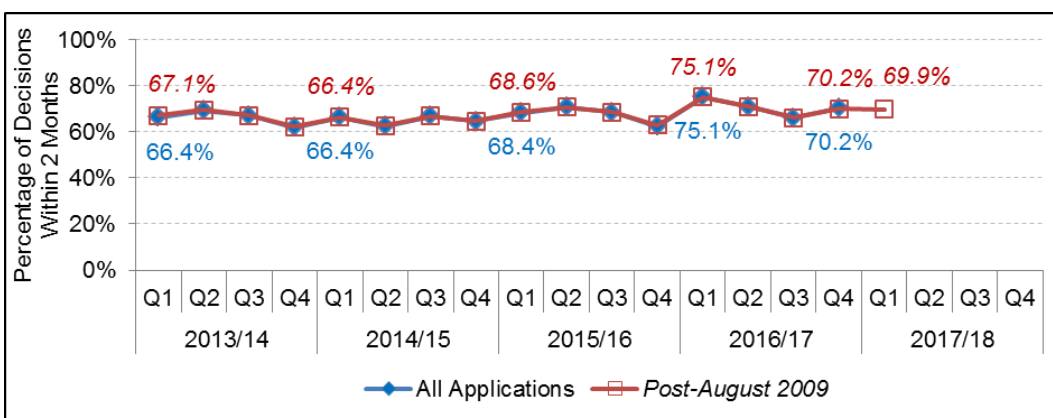


Chart 18: Local Business and Industry Developments: Average decision time (weeks)



The percentage of local business and industry applications decided within two months was 69.9 per cent, down from both the previous quarter (70.2 per cent) and from the equivalent quarter one figure in the previous year (75.1 per cent) ([Quarter 1, 2017/18 – Table 10](#)).

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



There were a further 26 local business and industry applications concluded that were subject to separate processing agreements, of which 77 per cent (20 applications) met the agreed timescale. This compares with 86 per cent (25 of 29 local business and industry applications) that met the agreed timescale for the previous quarter.

There were no local business and industry legacy cases decided in quarter one of 2017/18.

2.6. Local Other Developments

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 1,518 local other developments decided during the first quarter of 2017/18, with an overall average decision time of 9.6 weeks, quicker than both the previous quarter (10.2 weeks), and the equivalent quarter one figure in 2016/17 (9.7 weeks).

Chart 20: Local Other Developments: Number of decisions

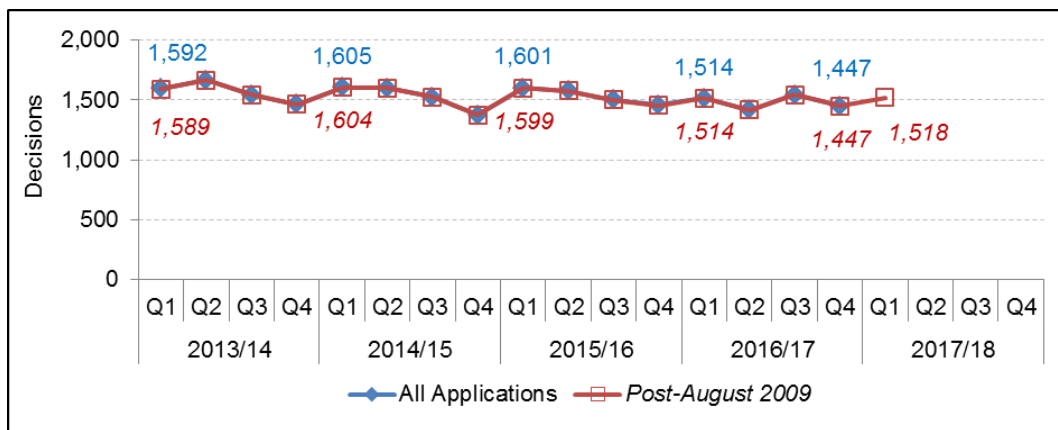
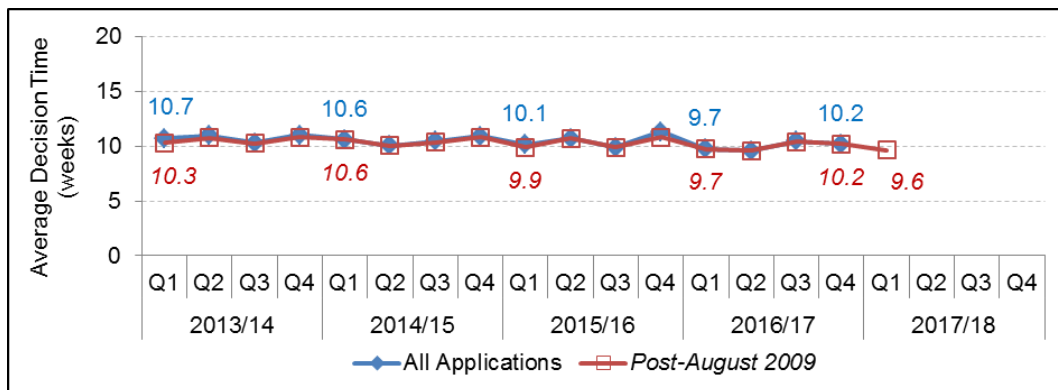
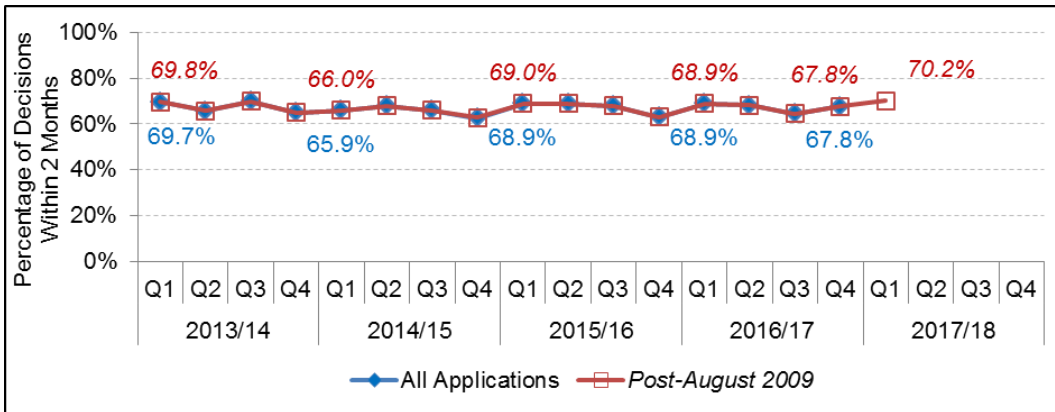


Chart 21: Local Other Developments: Average decision time (weeks)



In quarter one of 2017/18 the percentage of local other developments decided within two months was 70.2 per cent, up from the previous quarter (67.8 per cent), and from the equivalent quarter one percentage in 2016/17 (68.9 per cent) ([Quarter 1, 2017/18 – Table 12](#)).

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



There were a further 73 local other developments applications concluded that were subject to separate processing agreements, of which 79 per cent (58 applications) met the agreed timescale. This compares with 76 per cent (58 of 76 local other developments) that met the agreed timescale for the previous quarter.

There were two local other developments legacy cases decided in quarter one of 2017/18.

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 3rd August 2009, are shown up to the end of 2016/17. From quarter one 2017/18, because of the limited number of legacy cases 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 55 major developments decided in quarter one of 2017/18, 9 (14 per cent) fewer than the 64 decisions in the previous quarter, and 6 (9 per cent) fewer than the 61 decisions in the equivalent quarter of 2016/17. The average decision time for these 55 major developments was 39.8 weeks, more than seven weeks slower than the previous quarter (32.6 weeks) and slower by four days compared to the equivalent quarter one figure in 2016/17 (39.3 weeks) ([Quarter 1, 2017/18 – Table 2](#)).

Chart 23: All Major Developments: Number of decisions

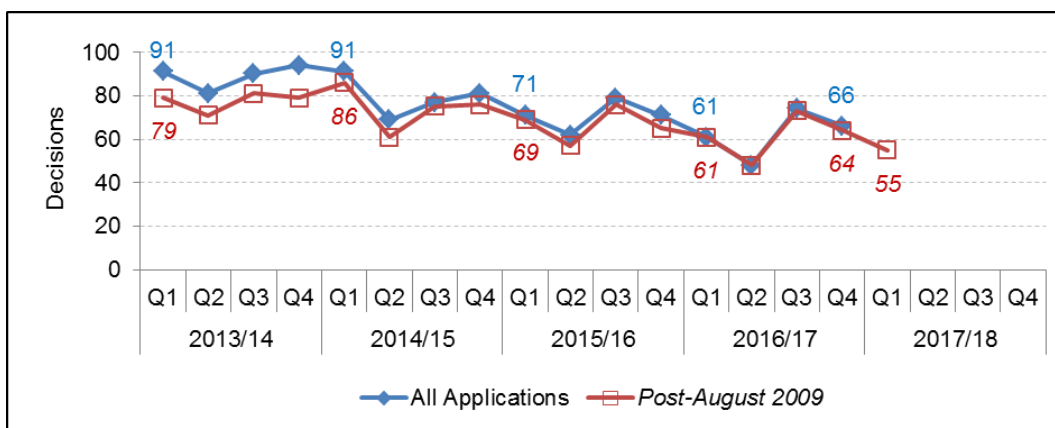
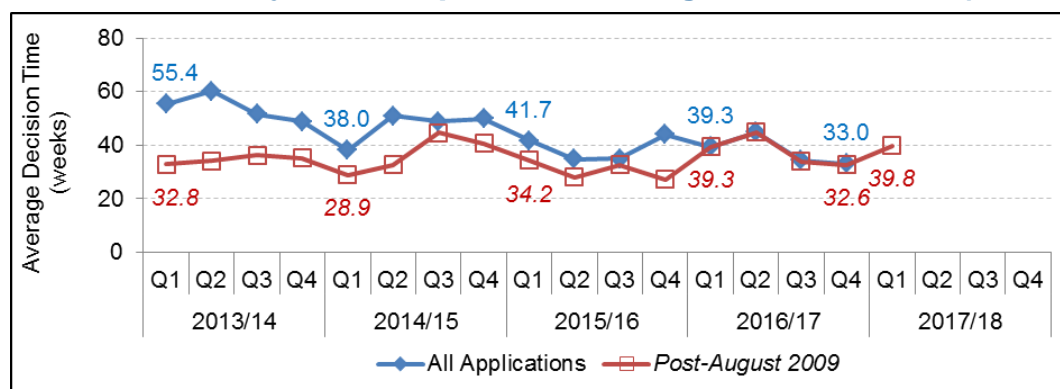


Chart 24: All Major Developments: Average decision time (weeks)



The average decision time figure of 39.8 weeks has been influenced by a number of lengthier times including five that each took longer than two years. More than 72 per cent of the 55 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](#).

There were a further 26 major development applications concluded in quarter one of 2017/18 that were subject to separate processing agreements. 69.2 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.

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.

In quarter one of 2017/18 Glasgow City made the most decisions on major developments (12 in total), these had an average decision time of 23.7 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 30 major housing developments decided during the first quarter of 2017/18 and the average decision time was 44.2 weeks, quicker by just over a week compared to the previous quarter (45.6 weeks) and just over four weeks quicker than the quarter one figure for 2016/17 (48.3 weeks) ([Quarter 1, 2017/18 – Table 7](#)).

Chart 25: Major Housing Developments: Number of decisions

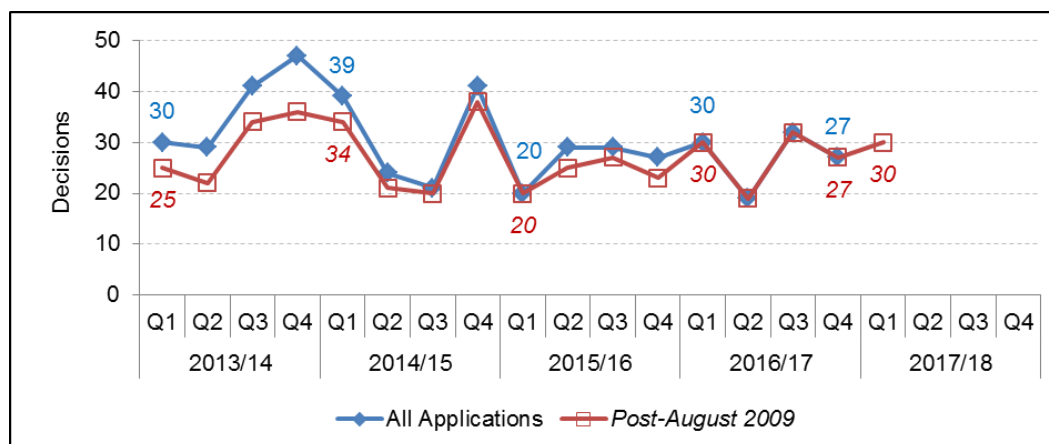
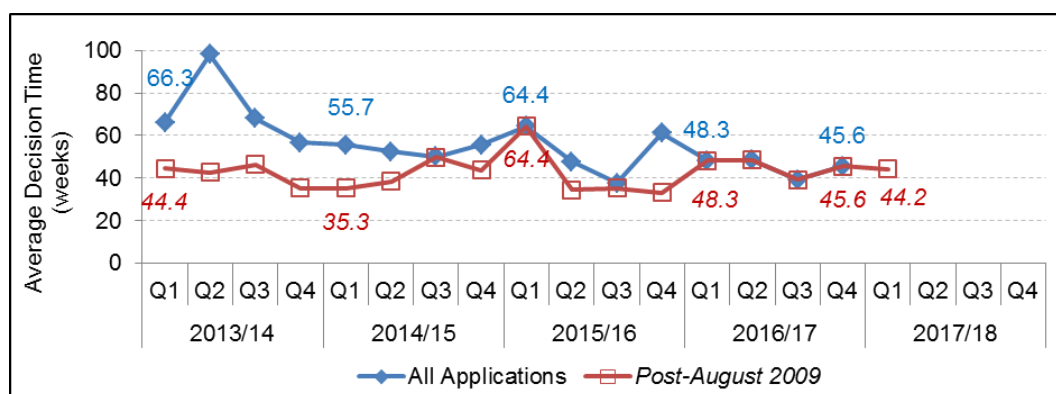


Chart 26: Major Housing Developments: Average decision time (weeks)



Average figures based on a small number of applications can be volatile. In this quarter there were nine applications with a decision time of more than one year, three of these had decision times of more than two years. 70 per cent (21 of the 30 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 9 major housing applications that were subject to processing agreements with 5 (55 per cent) 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 four major business and industry developments in quarter one of 2017/18. These had an average decision time of 19.9 weeks, slower by more than two and a half weeks compared to the seven developments in the previous quarter (17.1 weeks) ([Quarter 1, 2017/18 – Table 9](#)).

Average figures based on a small number of applications can be volatile. This quarter the time taken for major business and industry decisions ranged from 10 to 38 weeks. For further details on the distribution of decision times for major business & industry developments see [Annex A](#).

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

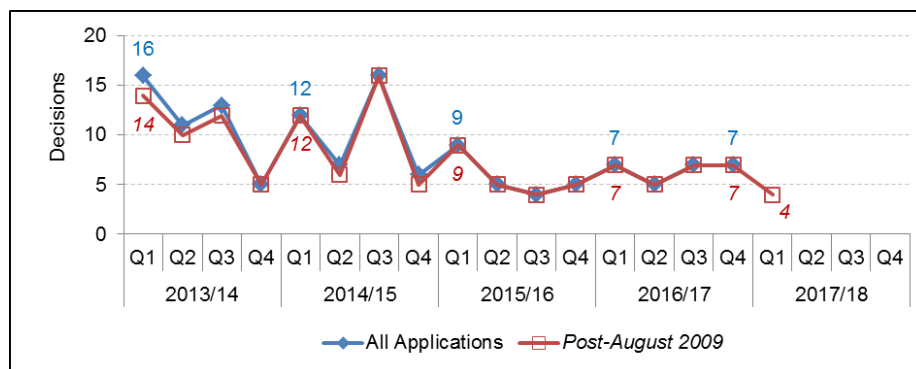
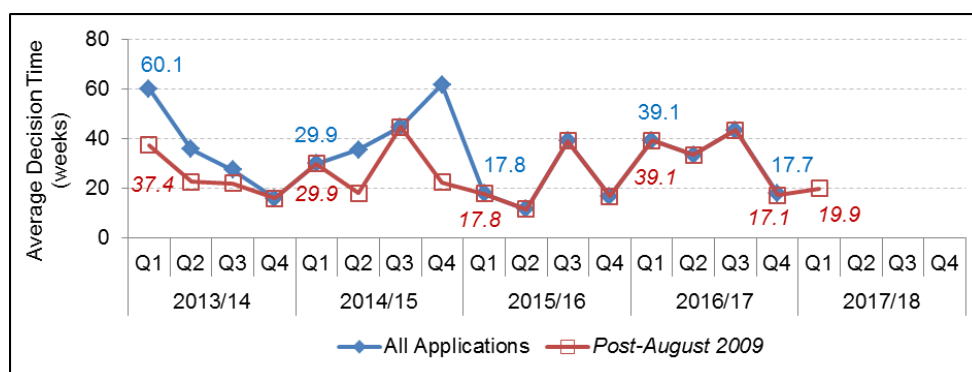


Chart 28: Major Business and Industry Developments: Average decision time (weeks)



In addition, there was one major business and industry application that was subject to a processing agreement and that met agreed timescales.

3.4. Major Other Developments

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 17 major other developments in quarter one of 2017/18. These had an average decision time of 42.3 weeks, 15 weeks slower than the previous quarter (27.3 weeks) and the slowest for any quarter since the start of the data collection in 2012/13. The average decision time of 42.3 weeks has been strongly influenced by a single application with a decision time over 7 years. If this application is excluded the average decision time drops to 21.2 weeks ([Quarter 1, 2017/18 – Table 11](#)).

Fifteen of the seventeen major other development applications (88 per cent) 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

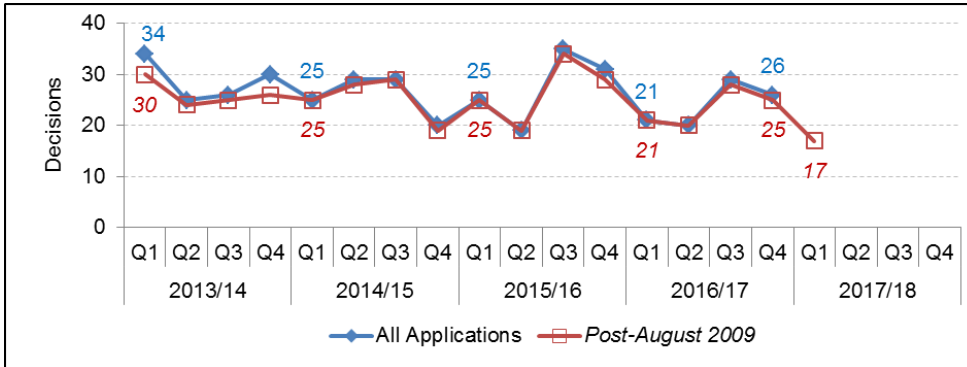
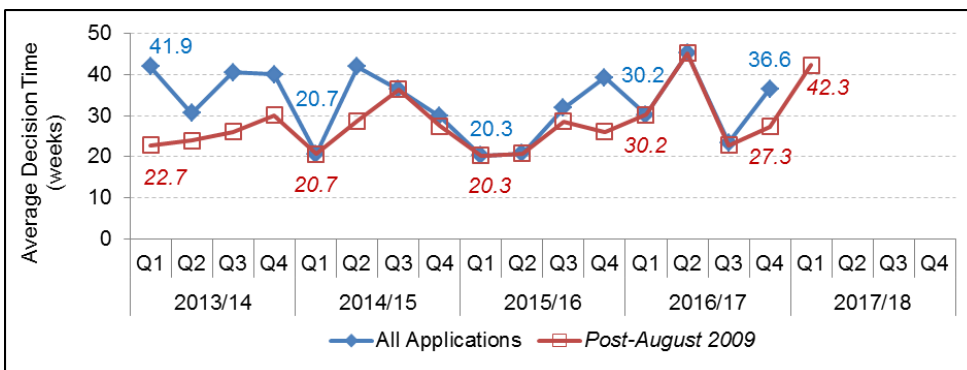


Chart 30: Major Other Developments: Average decision time (weeks)



In addition, there were nine major other developments that were subject to processing agreements with seven (78 per cent) 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 one of 2017/18 there were 471 applications that were subject to a processing agreement, and 80.3 per cent of these were decided within agreed timescales ([Quarter 1, 2017/18 – Table 1](#)).

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

Category of development	Number of Decisions	% Within Agreed Timescales
Major Applications	26	69.2%
Local Applications	379	81.5%
EIA Developments	2	100.0%
Other Consents	64	76.6%
Total	471	80.3%

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 one of 2017/18 there were 88 applications for local developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 27.0 weeks, slower by just over three weeks than the previous quarter and just over two weeks slower than quarter one in the previous year ([Quarter 1, 2017/18 – Table 3](#)).

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

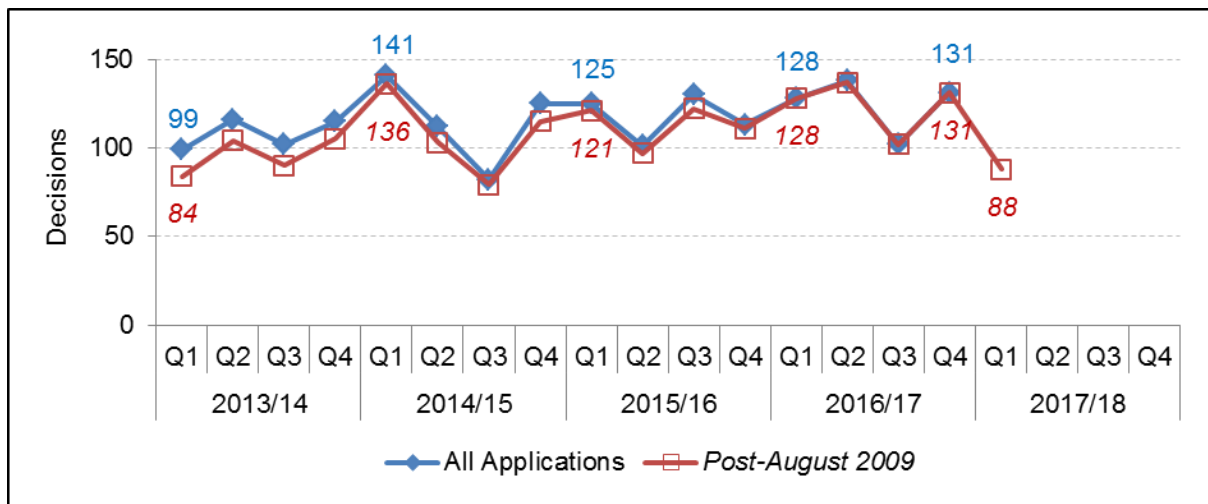
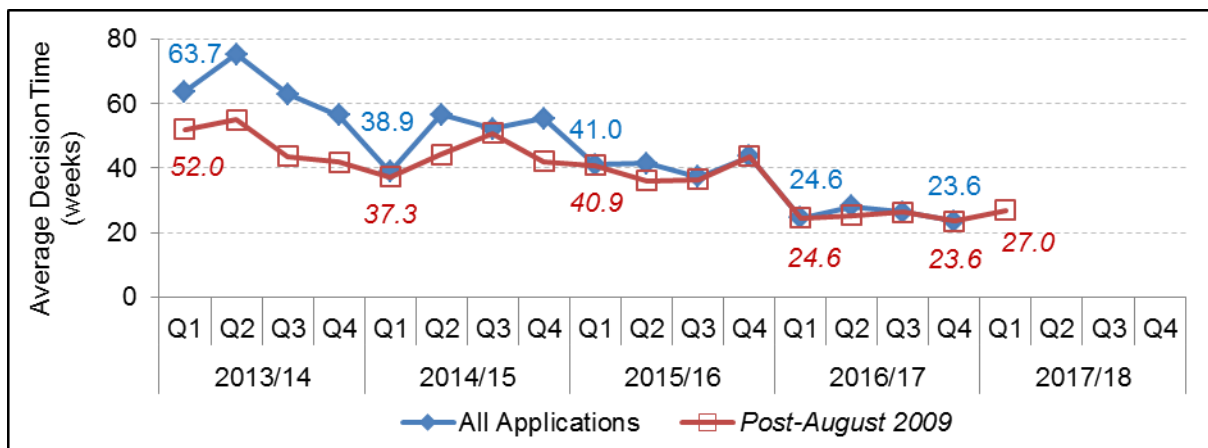


Chart 32: Local developments with Legal Agreements: Average decision time (weeks)



5.2 Major developments with Legal Agreements

In quarter one of 2017/18 there were 21 applications for major developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 43.3 weeks, quicker by more than 3 weeks compared to the previous quarter (46.4 weeks) and quicker than the equivalent quarter one figures for earlier years. Included in this quarter's figures are eight decisions that took longer than one year, two of these taking over two years ([Quarter 1, 2017/18 – Table 2](#)).

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

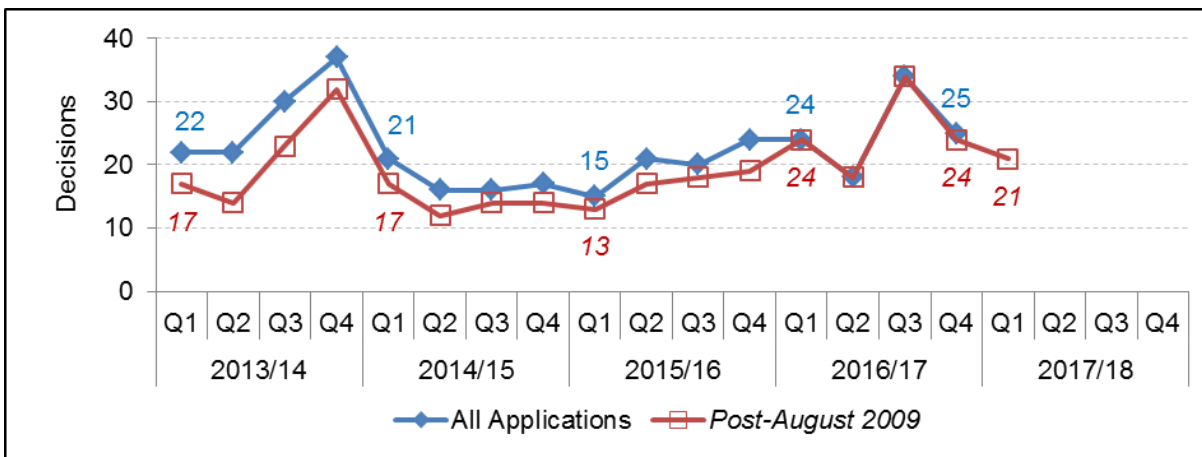
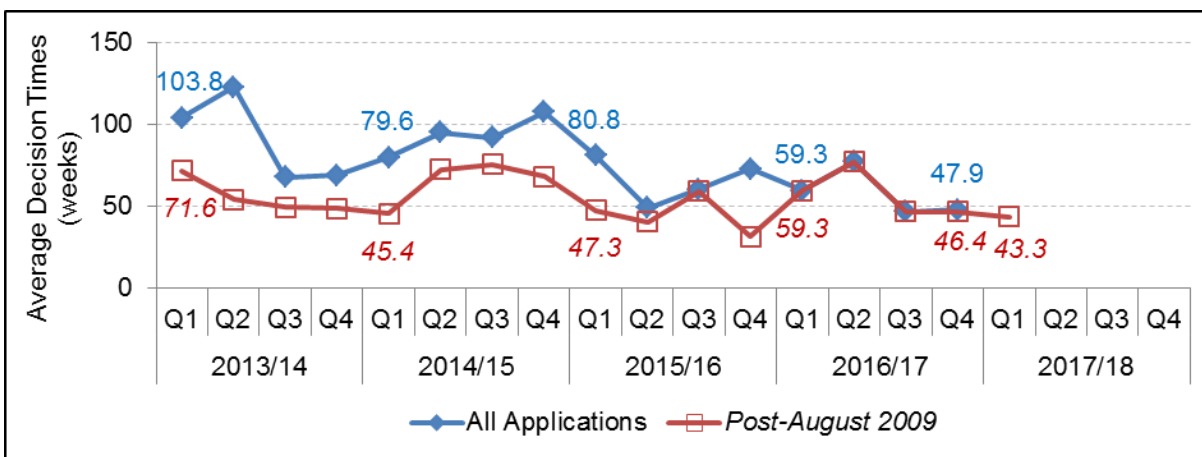


Chart 34: Major developments with Legal Agreements: Average decision time (weeks)



The 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 application³ (including legacy applications) was 94.1 per cent in the period April to June 2017, a decrease from the previous quarter (94.2 per cent), but an increase from quarter one in 2016/17 (94.0 per cent) ([Quarter 1, 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 95.6 per cent in the first quarter of 2017/18, higher than the previous quarter (95.1 per cent), and quarter one in 2016/17 (95.4 per cent) ([Quarter 1, 2017/18 – Table 20](#)).

8. Appeals and Local Reviews

Local Review Bodies⁴ dealt with 107 cases in the first quarter of 2017/18, 62.6 per cent of which had the original decision upheld. In the previous quarter 54.3 per cent (of 138 cases) had the original decision upheld and the corresponding percentage was 55.4 per cent (of 157 cases) for quarter one in 2016/17.

In addition 57.3 per cent (of 82 cases) of appeals to Scottish Ministers in quarter one of 2017/18 had the original decision upheld. This compares with 55.9 per cent (68 cases) for the previous quarter and 49.2 per cent (61 cases) for quarter one of 2016/17 ([Quarter 1, 2017/18 – Tables 16 & 17](#)).

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

⁴ 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.

9. Clock Stops

In quarter one of 2017/18 31 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 256 applications where the clock was stopped. This compares to 329 applications across 28 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 one 2017/18.

Table 2: Clock stops by planning authority¹, 2017/18, Quarter 1

Planning Authority	Total applications decided ² in 2017/18 Q1	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	257	31	12.1%	21.46
Aberdeenshire	528	8	1.5%	21.80
Angus	187	0	0.0%	-
Argyll & Bute	346	8	2.3%	47.98
Cairngorms NP	0	0	-	-
Clackmannanshire	84	1	1.2%	9.43
Dumfries & Galloway	299	5	1.7%	54.14
Dundee City	171	9	5.3%	8.87
East Ayrshire ²	127	15	11.8%	76.57
East Dunbartonshire	204	14	6.9%	9.77
East Lothian ²	267	8	3.0%	32.04
East Renfrewshire	194	7	3.6%	14.69
Edinburgh, City of	841	3	0.4%	104.22
Falkirk	195	3	1.5%	11.86
Fife	642	4	0.6%	14.46
Glasgow City	596	27	4.5%	28.15
Highland	743	1	0.1%	66.57
Inverclyde	99	7	7.1%	65.96
Loch Lomond & The Trossachs NP	73	4	5.5%	9.54
Midlothian	139	2	1.4%	31.43
Moray	197	9	4.6%	6.79
Na h-Eileanan Siar	108	2	1.9%	21.71
North Ayrshire	136	1	0.7%	3.29
North Lanarkshire	272	4	1.5%	18.71
Orkney Islands	105	12	11.4%	9.21
Perth & Kinross	401	12	3.0%	18.21
Renfrewshire	223	10	4.5%	12.29
Scottish Borders	231	1	0.4%	55.00
Shetland Islands	68	9	13.2%	10.13
South Ayrshire	223	2	0.9%	13.00
South Lanarkshire	421	5	1.2%	15.09
Stirling	218	0	0.0%	-
West Dunbartonshire	77	15	19.5%	20.83
West Lothian ²	188	17	9.0%	32.87
SCOTLAND	8,860	256	2.9%	26.6

1. Processing Agreements are not included in this analysis.

2. Includes Legacy Cases

10. Legacy Cases

There were three legacy cases decided in quarter one 2017/18 – one Major Housing application and two Local Other Developments.

The average decision time for all three legacy cases was 5.4 years. The Major Housing application had a decision time of 4.4 years with the clock stopped for 5 years. One Local Other Development had a time of 10.7 years with no clock stops indicated and the other had a decision time of 1.2 years with the clock stopped for 9.6 years.

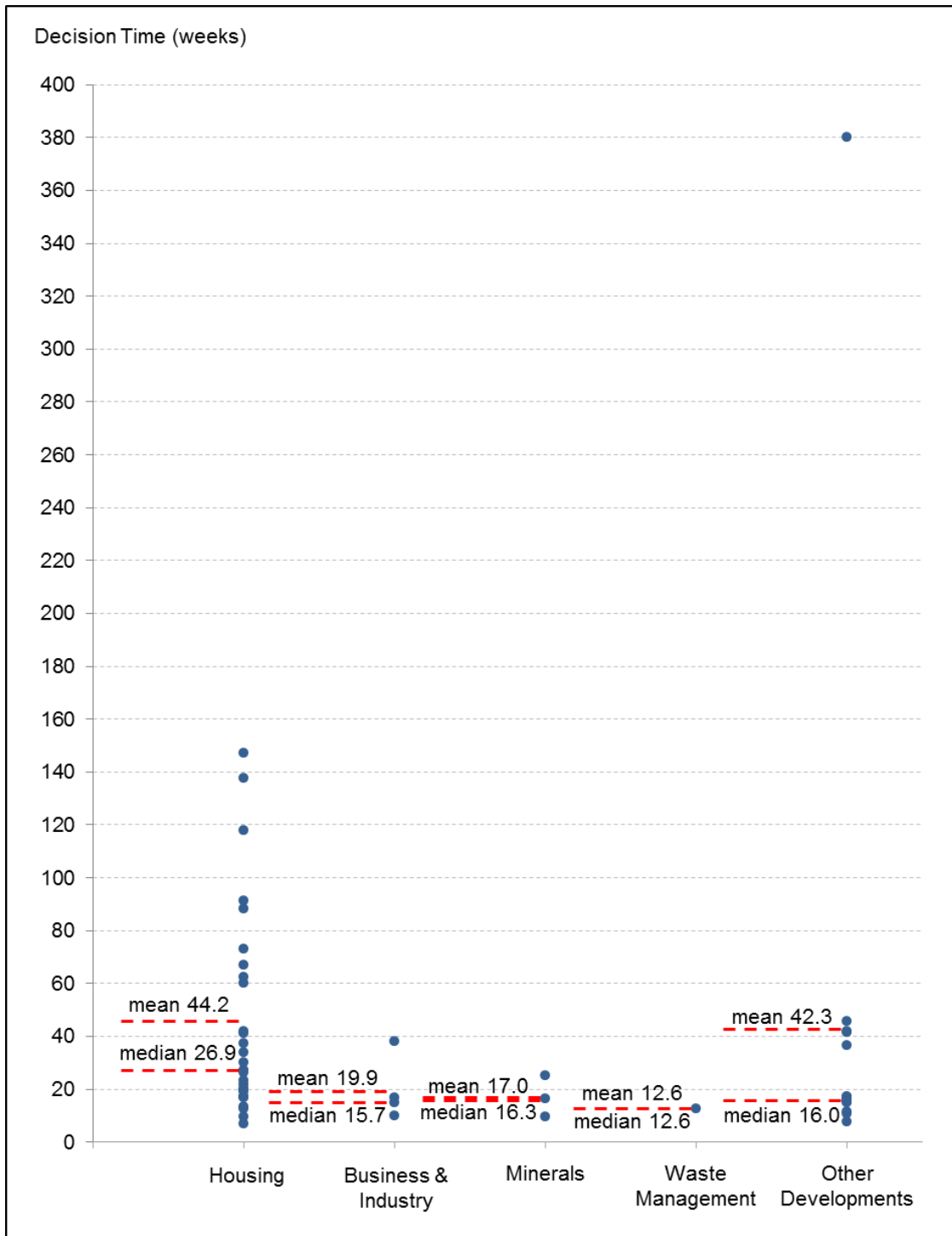
The major housing application was for a residential development including a distributor road, structural landscaping and other associated works. The delays were due to lengthy discussions over the S75 legal agreement between multiple owners.

The Local Other Development with the 10.7 year decision time was a retrospective application for change of use of agricultural land to domestic garden ground.

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 April to June (quarter one) 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 one 2017/18 for major applications (excludes one legacy case)



For major housing developments decision times ranged from 6.7 weeks to 147 weeks. 70 per cent (21 of 30 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 nine applications with a decision time longer than one year - three of these took over two years.

The mean decision time for major business & industry applications has been influenced by the application with the longest decision time, 38.0 weeks. The other three applications had decision times ranging from 10.0 to 16.7 weeks.

There were three major mineral developments with decision times ranging from 9.7 to 25.0 weeks.

There was one major waste management application.

Decision times for major other developments ranged from 7.6 weeks to 380.1 weeks. The mean decision time for major other developments has been strongly influenced by a single application with a lengthy decision time of over seven years. The remaining 16 applications for major other developments had decision times of less than a year with 88.2 per cent (15 of 17 major other development applications) decided in a time that was quicker than the mean.

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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.
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