

PEOPLE, COMMUNITIES AND PLACES

Annual and Quarterly Planning Performance Statistics, 2017/18

This report presents statistics on planning decision-making and timescales across the years 2013/14 to 2017/18. It is based on quarterly data collected by the Scottish Government from Local and Planning Authorities as part of the Planning Performance Framework (introduced in 2012). Longer term trends are also presented where data for earlier years is available in a comparable format.

Annual Trends (excludes legacy cases and processing agreements)

Chart 1: Applications for Local Developments: Number of decisions

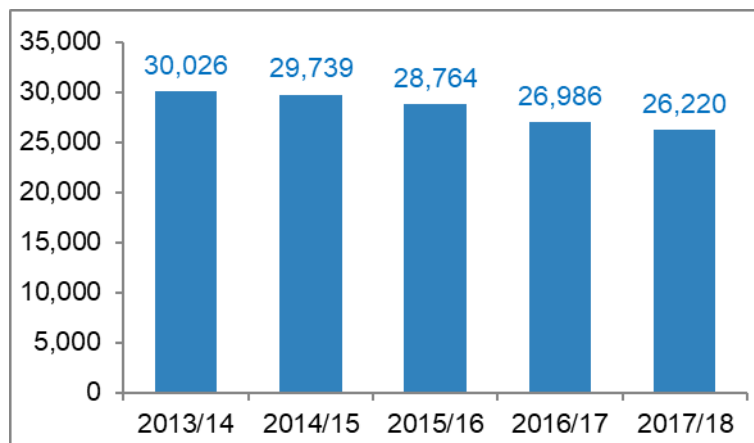


Chart 2: Applications for Local Developments: Average decision time (weeks)

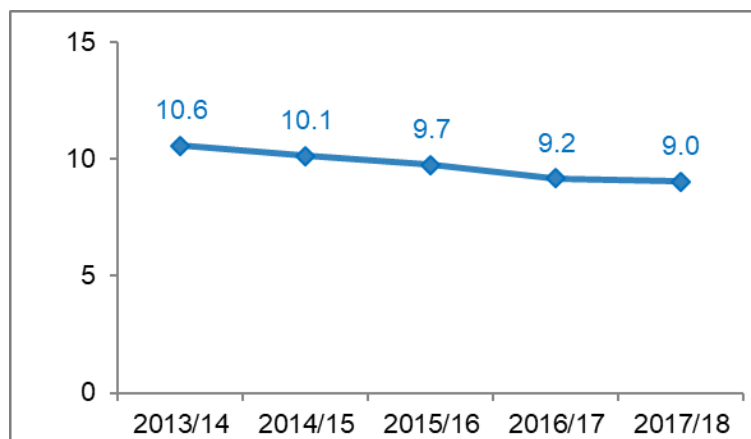


Chart 3: Applications for Major Developments: Number of decisions

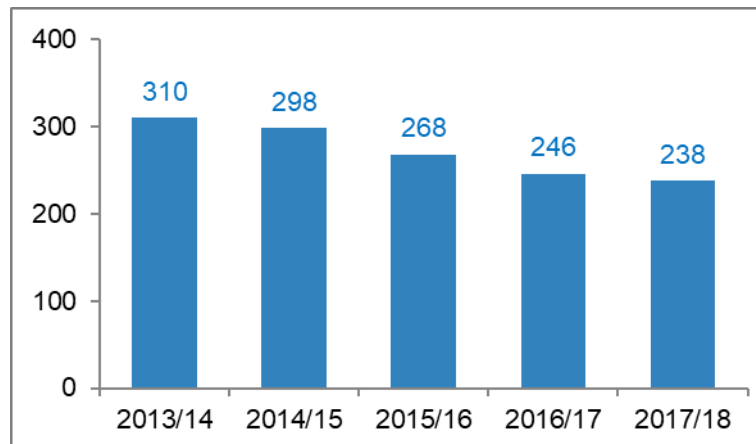
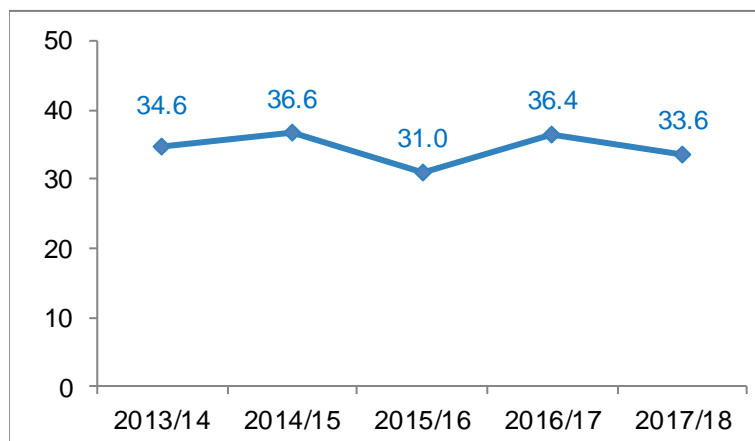


Chart 4: Applications for Major Developments: Average decision time (weeks)



2016/17 figures were revised in July 2018

Key Findings for the year 2017/18^{1,2}:

Reduction in planning applications compared with previous four years.

- The number of Local³ Development decisions in 2017/18 totalled 26,220, a decrease of 3% (766 applications) from the previous year. This drop was largely due to fewer decisions for householder applications (539 fewer) .

¹ Figures exclude pre 3rd August 2009 legacy cases.

² Figures exclude processing agreements where the developer and the local authority agree on timescales for decisions.

³ 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.

- The number of Major⁴ Development decisions in 2017/18 totalled 238, a decrease of 3% (8 applications) from 2016/17. There were decreases in other developments, business and industry and electricity generation while decided applications for housing, minerals and waste management increased.

The overall average decision time for Local Developments is the quickest annual figure since the start of this data collection in 2012/13.

- Local Development decisions were quicker by an average of just over a day compared with 2016/17 (9.0 weeks compared with 9.2 weeks in 2016/17) and were the quickest since the start of this data collection in 2012/13.
- Improvements were seen in average decision times for housing, electricity generation, other developments and AMSCs. In particular, the average decision time for electricity generation was 13.9 weeks for 2017/18, more than 5 weeks quicker than the previous year (19.2 weeks).
- A total of 19 out of 34 planning authorities have reported improvements in their average decision times for Local Developments in 2017/18 compared to 2016/17.

Decrease in average decision time for major developments compared to previous year.

- Major Development decisions were quicker by an average of almost 3 weeks compared with 2016/17 (33.6 weeks compared with 36.4 weeks in 2016/17).
- Decisions were quicker for applications for business and industry (7.7 weeks quicker), minerals (6.1 weeks quicker), housing (5.2 weeks quicker) and waste management (4.6 weeks quicker).
- A total of 17 out of 26 planning authorities with major application decisions in both 2017/18 and 2016/17 have reported improvements in their average decision times for Major Developments since the previous year.
- Average figures based on a relatively small number of Major Development applications can be skewed by a few lengthy decisions. Just over 66% of Major applications in 2017/18 were decided in a time quicker than the average of 33.6 weeks.

⁴ 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.

Quarterly Trends (excludes legacy cases and processing agreements)

Chart 5: Applications for Local Developments: Number of decisions

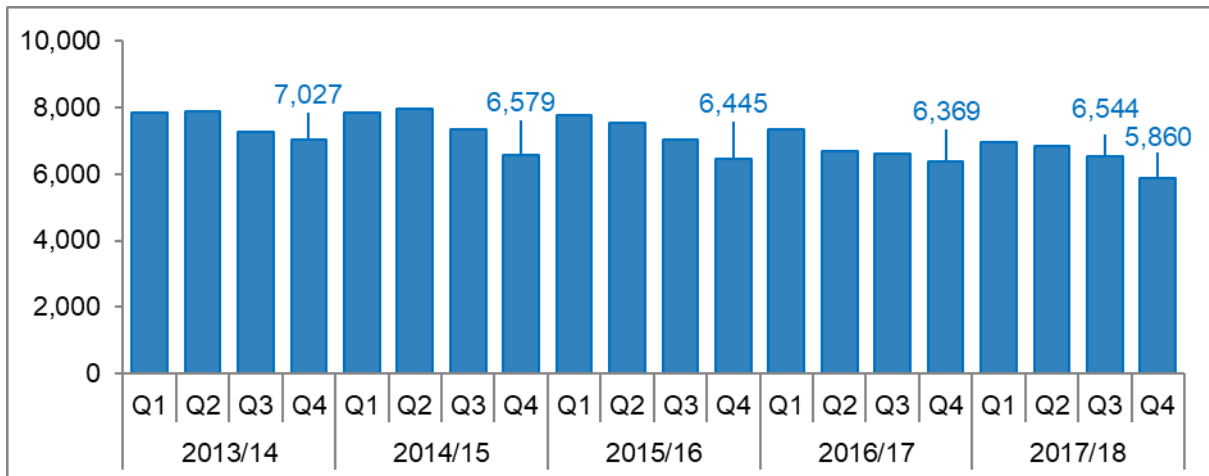
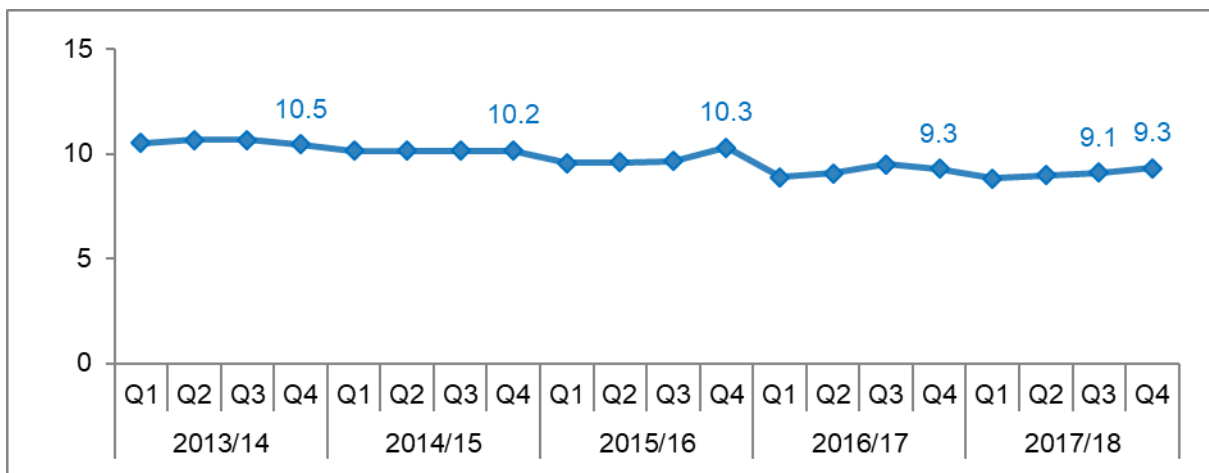


Chart 6: Applications for Local Developments: Average decision time (weeks)



Key Findings for Quarter 4 of 2017/18⁵:

The overall average decision time for Local Developments was slower in quarter 4 of 2017/18 when compared with the previous quarter, but was equal to the equivalent quarter four figure of the previous year.

- For quarter 4 of 2017/18, the average decision time for Local Developments was 9.3 weeks. This is just over a day slower than the previous quarter (9.1 weeks), and equal to the equivalent quarter in 2016/17.
- Local housing applications were decided in an average of 12.0 weeks, 2 days slower than the previous quarter (11.7 weeks), but quicker by almost a week than the equivalent quarter in the previous year (12.9 weeks).

⁵ Figures exclude pre 3rd August 2009 legacy cases and processing agreements.

Chart 7: Applications for Major Developments: Number of decisions

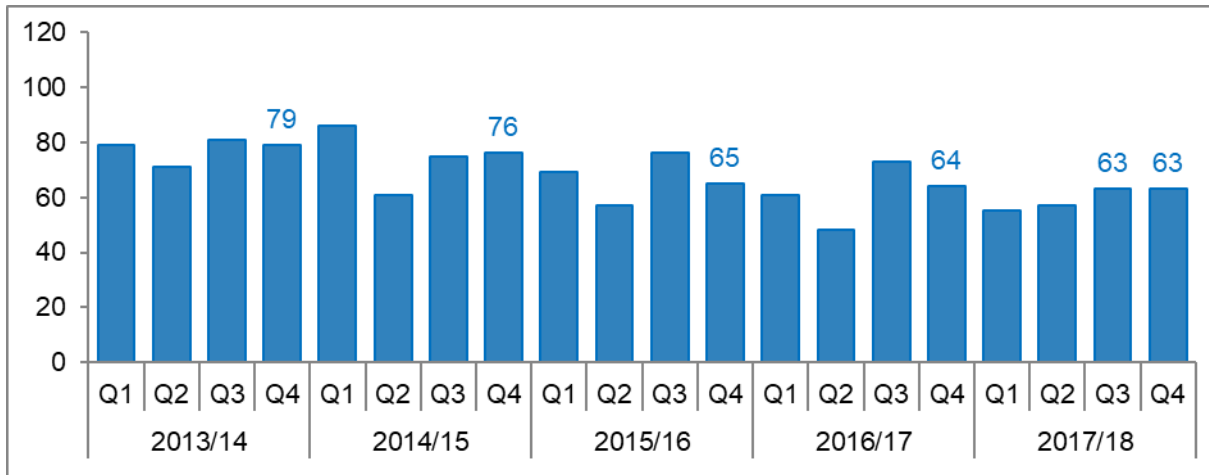
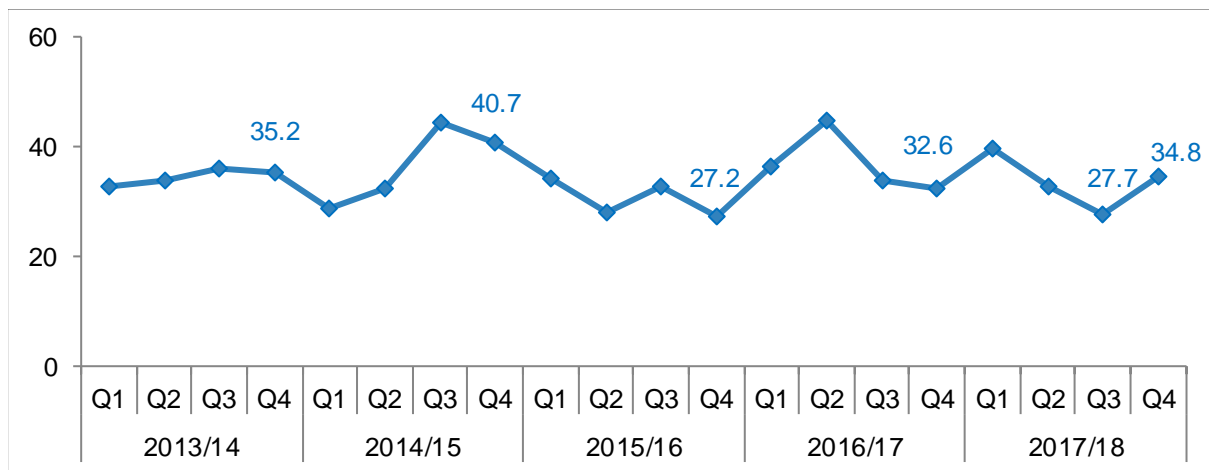


Chart 8: Applications for Major Developments: Average decision time (weeks)



2016/17 Q1 and Q4 figures were revised in July 2018

2017/18 Q2 figures were revised in July 2018

The overall average decision time for Major Developments in quarter 4 of 2017/18 was slower than both the previous quarter and quarter 4 in the previous year.

- For quarter 4 of 2017/18, the average decision time for Major Developments was 34.8 weeks, more than seven weeks slower than the previous quarter (27.7 weeks), and just over two weeks slower than the equivalent quarter in 2016/17 (32.6 weeks).
- Major housing applications were decided in an average of 38.1 weeks, more than four weeks slower than in the previous quarter (33.8 weeks), but seven and a half weeks quicker than in the equivalent quarter in the previous year (45.6 weeks).

These figures exclude pre 3rd August 2009 legacy cases; these are covered separately in [Section 14](#). They also exclude applications subject to processing agreements, further details of these can be found in [Section 2](#).

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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 Uses of the Statistics

The key objective of the statistics is to allow Scottish Government and the planning authorities to monitor the performance of planning authorities in the timeliness of deciding planning applications. The statistics monitor the impact of the development management system, part of the modernising planning agenda, which was implemented on 3rd August 2009. Further details are available at:

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

1.3 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 3 to 7, 12 and 13 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 3rd August 2009 applications and all applications including legacy cases. From quarter one 2017/18, because of the limited number of legacy cases still being processed, figures are only shown for applications validated post 3rd August 2009.

Analysis of the limited number of decided legacy cases is provided separately in [Section 14](#).

1.4 Detailed tables of results

Additional detailed excel tables of Quarter 4 and annual results as well as a copy of this summary, along with results for previous quarters and annual results for previous years are available in the Planning Authority Performance Statistics Section on the Planning Publications page of the Scottish Government's website at: <http://www.gov.scot/Topics/Statistics/Browse/Planning/Publications>.

1.5 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 (AMSCs⁶) and other developments. Most applications for planning permission will be for local developments.

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>.

1.6 Calculation of decision times

The average decision time in weeks is calculated in days from the date of validation⁷ 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](#).

1.7 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

⁶ 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.

⁷ 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.

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 for applications that have had the clock stopped can be found in [Annex 15.1](#).

1.8 Revisions

Additional quality assurance of data was carried out when analysing annual data and some alterations were made to previously published quarterly data. Over Quarters 1, 2 and 3 of 2016/17 there were a total of 11 revisions made to figures for 8 local authorities. There were no changes to headline figures.

Changes have also been made to 2016/17 data to reflect additional clock stop data for some applications from Midlothian provided after publication of the 2016/17 figures.

Revisions have been listed on a separate revisions sheet in the latest quarterly publication: [Planning Authority Performance Statistics 2017/18 Quarter 4](#).

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. Processing Agreements

Some local authorities use processing agreements ([Annual, 2017/18: Table 1](#)), 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.

For the year 2017/18 there were a total of 2,106 applications that were subject to a processing agreement, with 78.7% of these processed within agreed timescales. This is an increase of 40% in the number of applications with processing agreements compared with the previous year which had 1,503 applications with 81.7% within agreed timescales.

Of the 2,106 applications that were subject to a processing agreement in 2017/18, 1,671 were for local developments with 79.5% processed within agreed timescales. This represents 6% of all local development applications concluded in 2017/18. A further 93 were for major developments with 73.1% processed within agreed timescales. The 93 major applications concluded by the use of a processing agreement represents 28% of all major development applications concluded in 2017/18.

Chart 9: Applications for Local Developments: Number of processing agreements

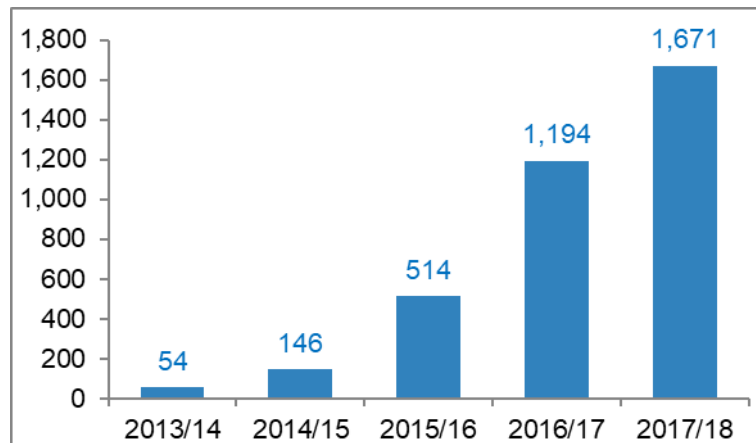


Chart 10: Applications for Local Developments: Percentage processed within agreed timescales

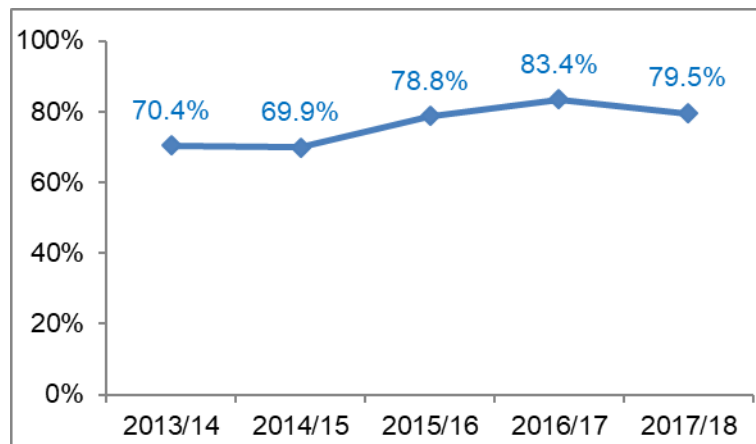


Chart 11: Applications for Major Developments: Number of processing agreements

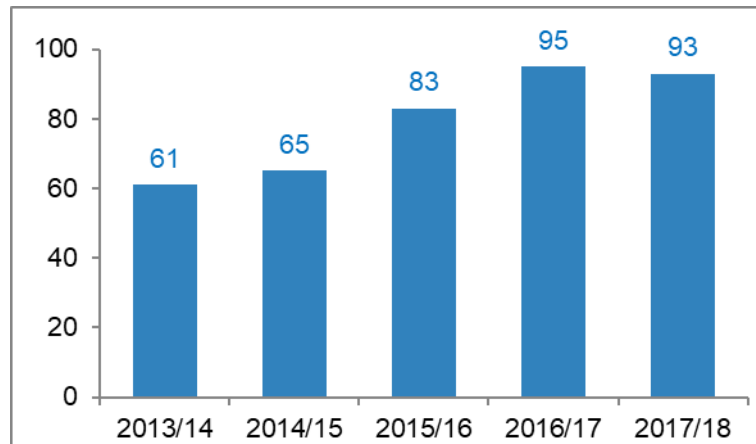
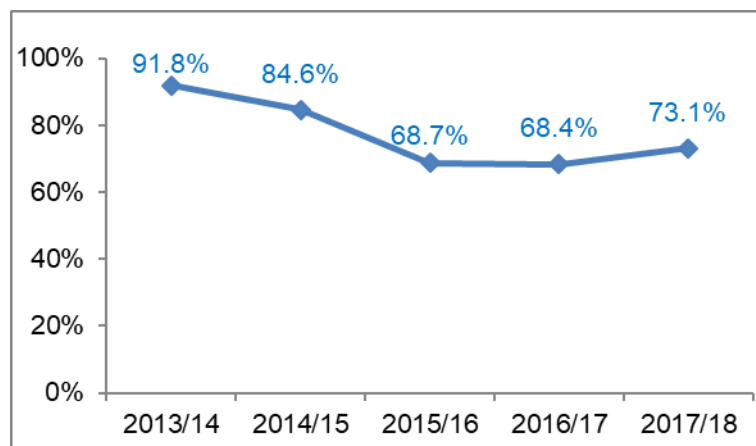


Chart 12: Applications for Major Developments: Percentage processed within agreed timescales



22 out of 34 planning authorities used processing agreements in 2017/18. Aberdeenshire with a total 525 processing agreements had a share of almost one quarter of these agreements, with 88.8% of these meeting agreed timescales.

Some processing agreements are made at the outset of an application whereas others have been activated at a later stage.

Four of the 2,106 applications with processing agreements were legacy applications with validation dates between February 2001 and June 2009.

3. Annual average decision times by Development Type

3.1 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 annual information on application numbers and average timescales across all local developments, along with separate figures for individual categories.

Chart 13: Post 3rd August 2009 Applications: Local Developments, 2017/18: Number of decisions

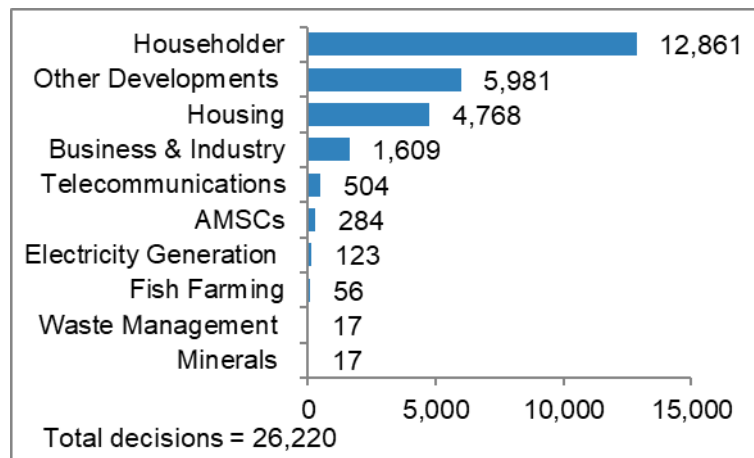
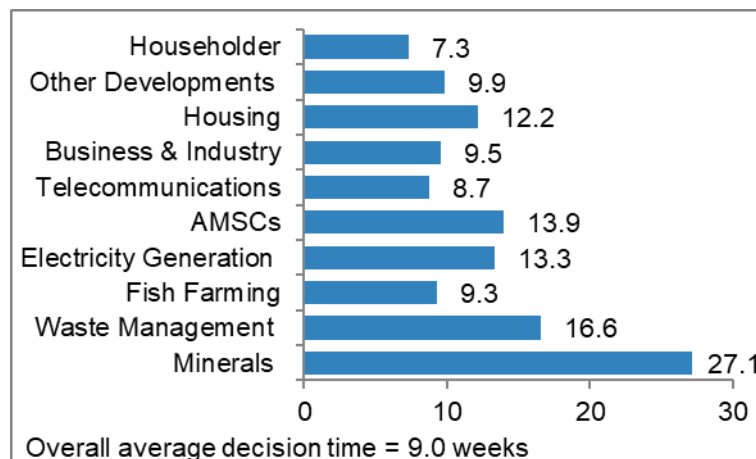


Chart 14: Post 3rd August 2009 Applications: Local Developments, 2017/18: Average decision time (weeks)



The average decision time for the 26,220 (post 3rd August 2009) local applications in 2017/18 was 9.0 weeks, quicker by an average of just over a day per application compared with 2016/17 (9.2 weeks) and the quickest annual average since the start of this data collection in 2012/13.

Chart 14 shows that average decision times vary between types of development. The largest share of local developments is for householder developments (almost 50%) and these have the shortest decision time of on average 7.3 weeks. Minerals applications (0.1% of all local decisions) have the longest average decision time equal to 27.1 weeks.

During the year 2017/18 there was a total of 1,139 local development decisions where the clock had been stopped at some point within the application process (4.3% of all local development decisions). On average almost 19 weeks has been removed for these applications, and this will have had an effect on overall average decision times. For the previous year, there were 944 local development decisions where the clock had been stopped at some point (3.5% of all local application decisions). See [Annex 15.1](#) for further details.

Some local developments are subject to Environmental Impact Assessments (EIAs). Results for these developments are not included here and instead are reported separately in the detailed tables ([Annual, 2017/18: Tables 23 & 28](#)).

In addition, there were 1,671 local developments decided in 2017/18 that had processing agreements in place, with almost 80% of these meeting agreed timescales. Developments with processing agreements are not included in average time calculations.

The overall decision time for local developments in 2017/18 was the quickest over the last five years (Table 1). In 2017/18 the average decision times for householder (7.3 weeks), other developments (9.9 weeks), housing (12.2 weeks) and electricity generation (13.3 weeks) were all the quickest since the start of this data collection in 2012/13.

Between 2016/17 and 2017/18 electricity generation developments had the biggest improvement in average decision time from 19.2 weeks to 13.3 weeks. For business and industry, telecommunications, fish farming, waste management and minerals developments there were increases in average decision times compared to 2016/17. The increase in the average decision time for waste management can partly be explained by two applications with decision times of almost one year. The increase for mineral decisions was strongly influenced by a single application that took over three years for a decision.

Table 2 shows the figures for all applications including legacy applications up to 2016/17.

Table 1: Post 3rd August 2009 Applications: Local Developments: Annual average decision times by Development Type

Post-3rd August Local Developments	2017/18		2016/17		2015/16		2014/15		2013/14	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Householder	12,861	7.3	13,400	7.3	13,641	7.4	14,115	7.5	13,904	7.7
Other Developments	5,981	9.9	5,919	10.0	6,126	10.3	6,099	10.4	6,258	10.5
Housing	4,768	12.2	4,899	12.7	5,590	13.7	5,807	14.5	5,762	15.2
Business & Industry	1,609	9.5	1,738	9.3	1,941	10.4	2,257	10.7	2,370	11.1
Telecommunications	504	8.7	457	8.1	441	7.9	416	7.6	404	8.5
AMSCs	284	13.9	294	14.5	319	13.0	318	14.8	302	17.4
Electricity Generation	123	13.3	178	19.2	561	17.4	626	22.4	861	23.1
Fish Farming	56	9.3	44	8.5	84	9.4	53	13.3	63	12.5
Minerals	17	27.1	28	19.9	39	35.0	25	17.7	47	15.8
Waste Management	17	16.6	29	11.6	22	10.8	23	17.8	55	19.4
TOTAL	26,220	9.0	26,986	9.2	28,764	9.7	29,739	10.1	30,026	10.6

Table 2: All Applications: Local Developments: Annual average decision times by Development Type

All Applications Local Developments	2017/18		2016/17		2015/16		2014/15		2013/14	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Householder			13,400	7.3	13,644	7.5	14,116	7.5	13,904	7.7
Other Developments			5,920	10.0	6,131	10.5	6,102	10.5	6,264	10.8
Housing			4,901	12.8	5,616	14.4	5,836	15.3	5,831	17.5
Business & Industry			1,738	9.3	1,944	11.2	2,259	10.9	2,385	12.9
Telecommunications			457	8.1	441	7.9	416	7.6	404	8.5
AMSCs			294	14.5	319	13.0	319	15.1	303	18.0
Electricity Generation			178	19.2	561	17.4	626	22.4	863	23.5
Fish Farming			44	8.5	84	9.4	53	13.3	63	12.5
Minerals			28	19.9	40	35.1	25	17.7	49	22.3
Waste Management			30	15.5	22	10.8	23	17.8	57	26.8
TOTAL			26,990	9.2	28,802	10.0	29,775	10.3	30,123	11.3

3.2 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 annual information on application numbers and average timescales across all major developments, along with separate figures for individual categories.

Chart 15: Post 3rd August 2009 Applications: Major Developments, 2017/18: Number of decisions

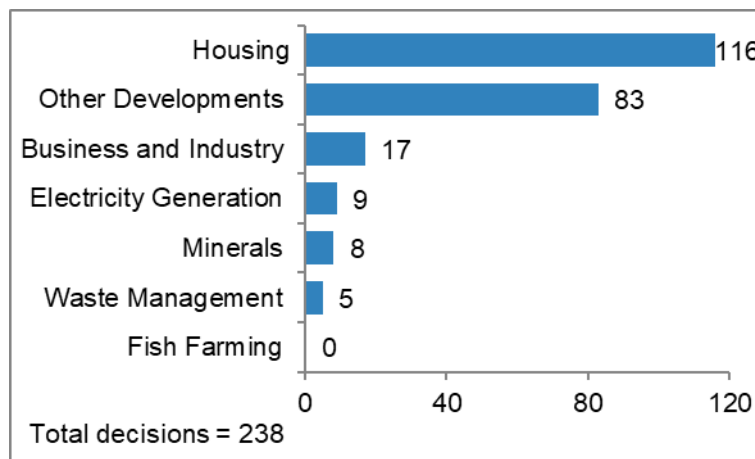
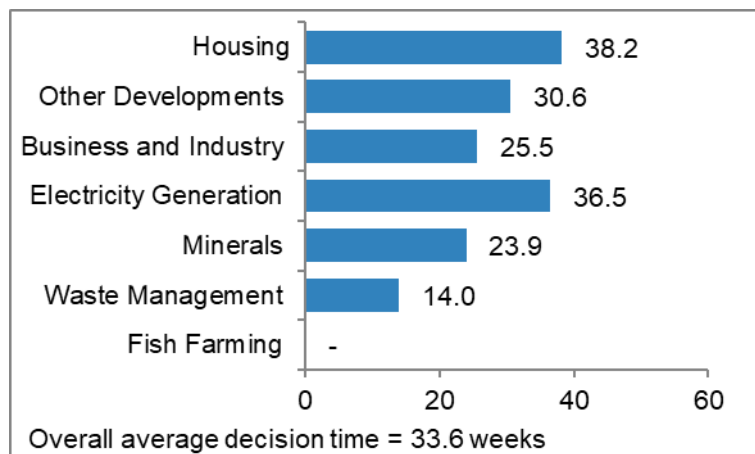


Chart 16: Post 3rd August 2009 Applications: Major Developments, 2017/18: Average decision time (weeks)



The average decision time for the 238 (post 3rd August 2009) major applications in 2017/18 was 33.6 weeks, quicker by almost three weeks per application compared with 2016/17 (36.4 weeks).

Charts 15 and 16 show that a large share (almost 49%) of major developments are for housing developments that have an average decision time of 38.2 weeks. During the year 2017/18 69 applications, 29% of all major development decisions had involved a clock stop at some point within the application process. The average time stopped was 46.2 weeks for these applications. This will have had an effect on overall average decision times. See [Annex 15.1](#) for further details. In addition there were a further 93 major development applications concluded in 2017/18 that were subject to separate processing agreements. Over 73% 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.

Tables 3 and 4 give figures over five years. Due to the small number of applications for some types of major developments, average decision times may be volatile between types and years and can be skewed by a few lengthy decisions. See [Annex 15.2](#) for further details.

In 2017/18 the average decision times for major housing and waste management applications were the quickest annual average since the start of this data collection in 2012/13. The average decision times for minerals and business and industry developments improved in 2017/18 compared to the previous year while electricity generation and other developments showed increases in average decision times since the previous year.

In 2017/18 there were 42 major applications that took longer than a year for a decision. Nine of these took more than two years; seven taking between two and three years, one just over three years and the longest application taking over seven years. The lengthiest decision was for planning permission in principle for development of a Community Growth Area, comprising housing, neighbourhood centre, community facilities, access roads, open space and landscaping. The application was approved.

Table 3: Post 3rd August 2009 Applications: Major Developments: Annual average decision times by Development Type

Post-3rd August Major Developments	2017/18		2016/17		2015/16		2014/15		2013/14	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Housing	116	38.2	108	43.4	95	40.6	113	41.3	117	41.9
Other Developments	83	30.6	94	30.4	108	25.1	101	28.7	105	25.9
Business & Industry	17	25.5	26	33.2	23	19.9	39	33.1	41	26.6
Electricity Generation	9	36.5	10	32.6	16	31.7	19	53.6	27	58.4
Minerals	8	23.9	5	30.0	16	33.6	16	52.1	13	20.6
Waste Management	5	14.0	3	18.6	9	22.4	9	18.4	7	23.7
Fish Farming	0	-	0	-	1	18.0	1	31.6	0	-
TOTAL	238	33.6	246	36.4	268	31.0	298	36.6	310	34.6

Table 4: All Applications: Major Developments: Annual average decision times by Development Type

All Applications Major Developments	2017/18		2016/17		2015/16		2014/15		2013/14	
	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)	Number of decisions	Average decision time (weeks)
Housing			108	43.4	105	52.1	125	54.1	147	69.9
Other Developments			96	30.3	111	26.3	103	32.9	115	38.7
Business & Industry			26	33.2	23	19.9	41	41.3	45	39.8
Electricity Generation			10	32.6	17	53.7	21	69.1	27	58.4
Minerals			6	39.0	18	41.8	17	70.0	15	59.0
Waste Management			3	18.6	9	22.4	10	24.8	7	23.7
Fish Farming			0	-	1	18.0	1	31.6	0	-
TOTAL			249	36.4	284	37.8	318	46.4	356	53.8

4. Average decision times - Quarterly trends for 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.

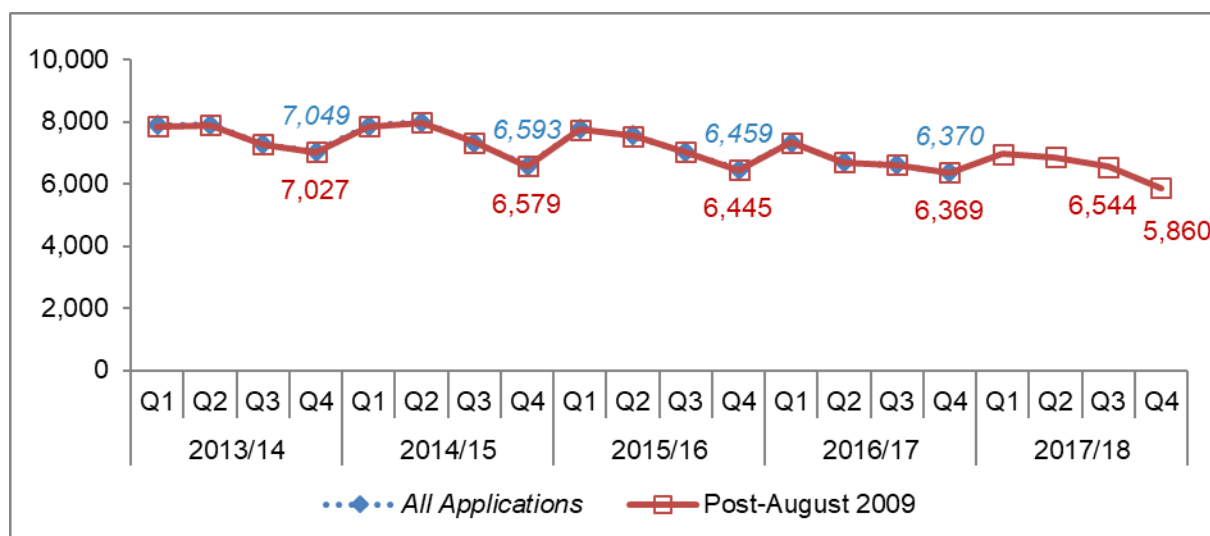
This section presents quarterly information on average timescales across all local developments, along with separate figures for the key categories of householder, housing, business and industry and other developments. Information on decisions for other specific categories of developments is available within the detailed excel tables at: [Planning Authority Performance Statistics 2017/18 Quarter 4](#).

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 3rd August 2009.

4.1 All Local Developments

There were 5,860 local applications (validated post 3rd August 2009) decided during the fourth quarter of 2017/18, with an overall average decision time of 9.3 weeks, slower by just over a day compared to the previous quarter (9.1 weeks) but equal to the equivalent quarter 4 figure in the previous year which had been the quickest quarter four figure since the start of the data collection in 2012/13. ([Quarter 4, 2017/18: Tables 3 & 4](#)).

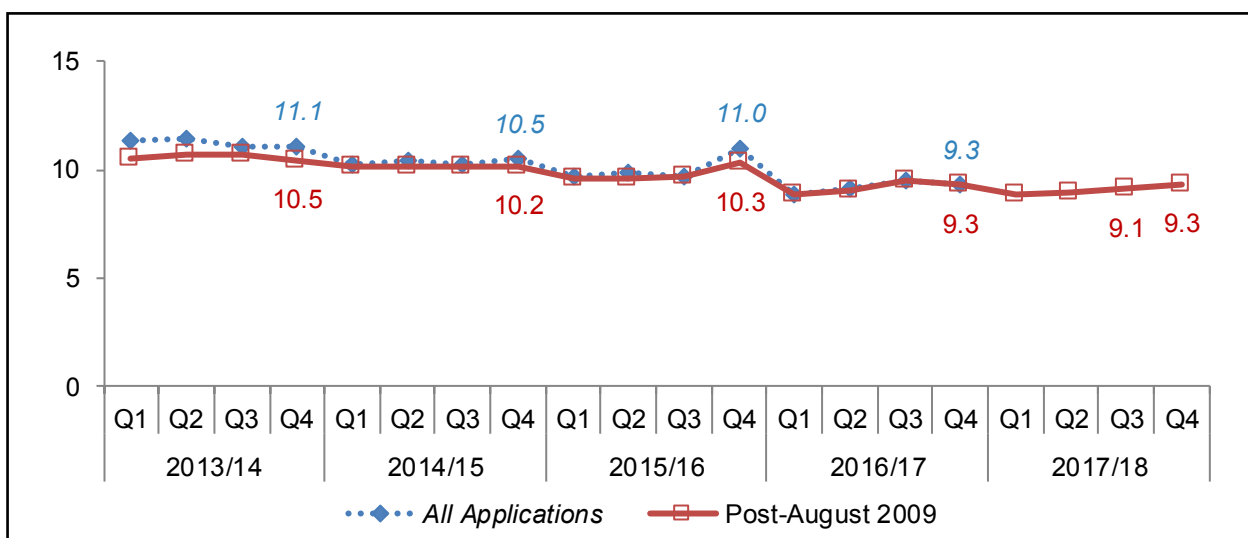
Chart 17: All Local Developments: Number of decisions



In addition, there were 440 local development applications concluded in the final quarter of 2017/18 that were subject to separate processing agreements and are not included in average time calculations. 355 (80.7%) 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 7.0% of the decisions made for all local developments.

In quarter four of 2017/18 Highland made the most decisions on local developments (577 in total), these had an average decision time of 9.5 weeks ([Quarter 4, 2017/18 – Tables 1 & 3](#)).

Chart 18: All Local Developments: Average decision time (weeks)



The 2015/16 Q4 All Applications figure was revised in January 2018

4.2 All 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 3,083 local (non householder) developments decided during the fourth quarter of 2017/18, with an overall average decision time of 10.9 weeks. This is slightly slower than the previous quarter (10.7 weeks) but slightly quicker than the equivalent quarter figure in 2016/17 ([Quarter 4, 2017/18: Table 5](#)).

There were a further 310 Local (Non Householder) Developments applications concluded that were subject to separate processing agreements, 242 (78.1 per cent) met the agreed timescales.

Chart 19: All Local Developments (Non Householder): Number of decisions

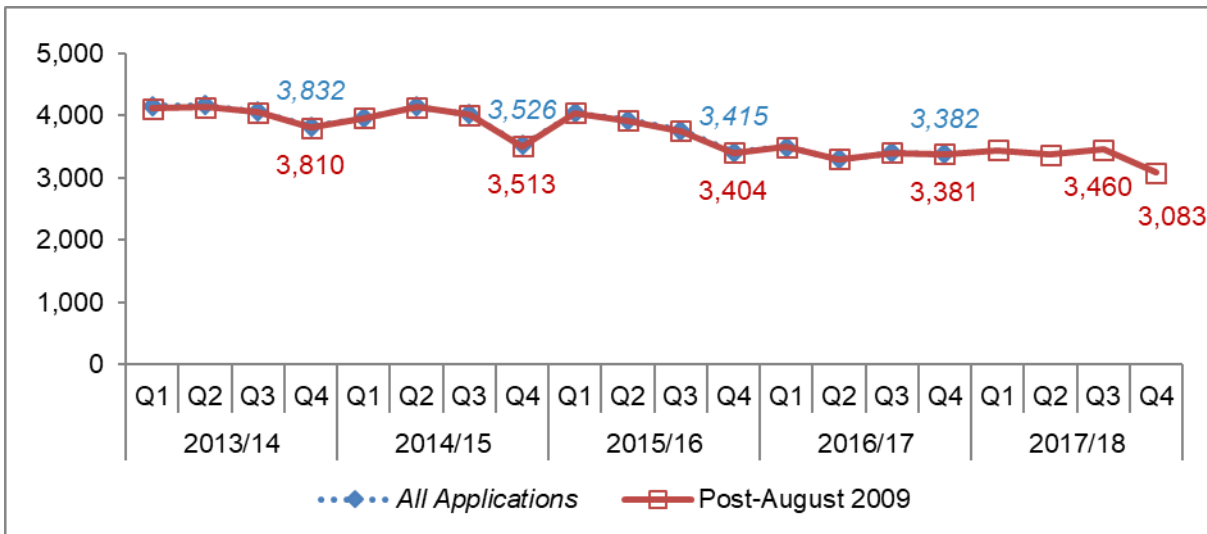
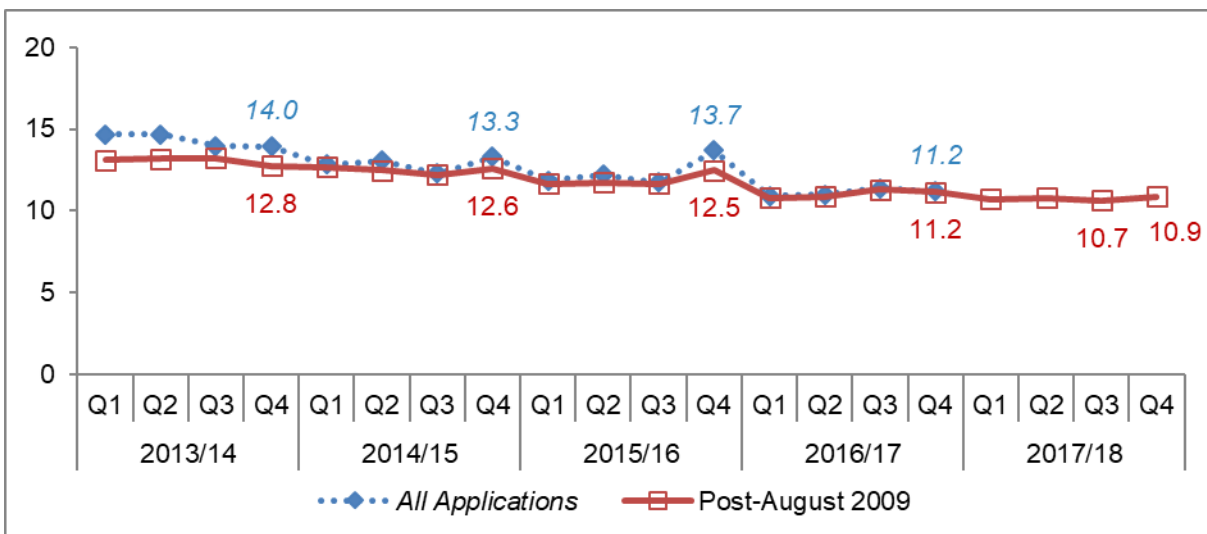


Chart 20: All Local Developments (Non Householder): Average decision time (weeks)



4.3 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 2,777 householder applications decided during the fourth quarter of 2017/18, with an overall average decision time of 7.6 weeks, slower by two days compared to the previous quarter (7.3 weeks) ([Quarter 4, 2017/18: Table 6](#)).

There were a further 130 householder development applications concluded that were subject to separate processing agreements, 113 (86.9 per cent) of which met their agreed timescale.

Chart 21: Householder developments: Number of decisions

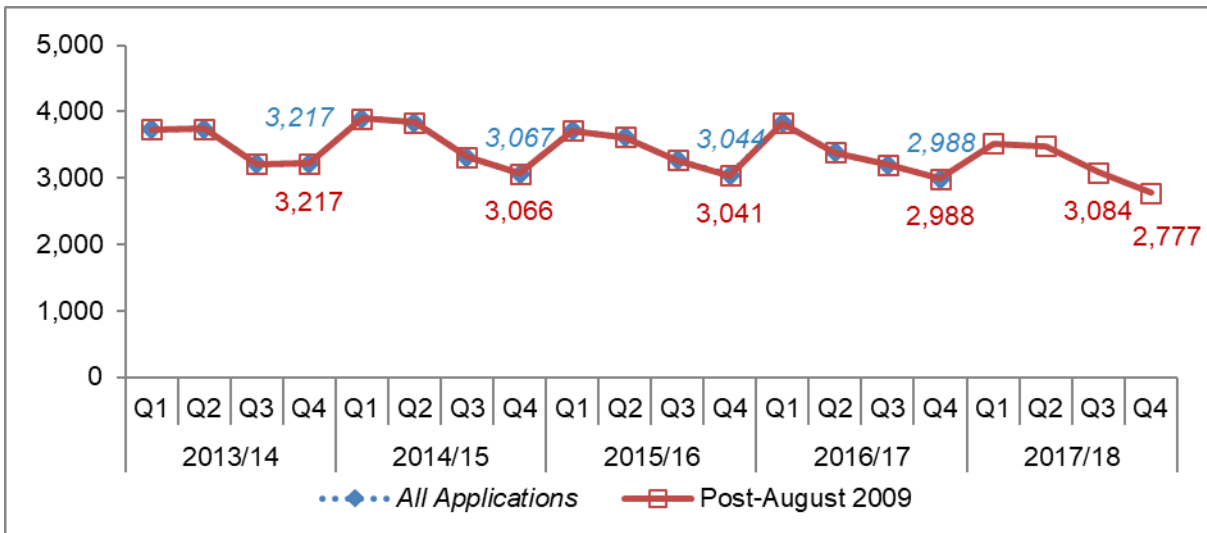
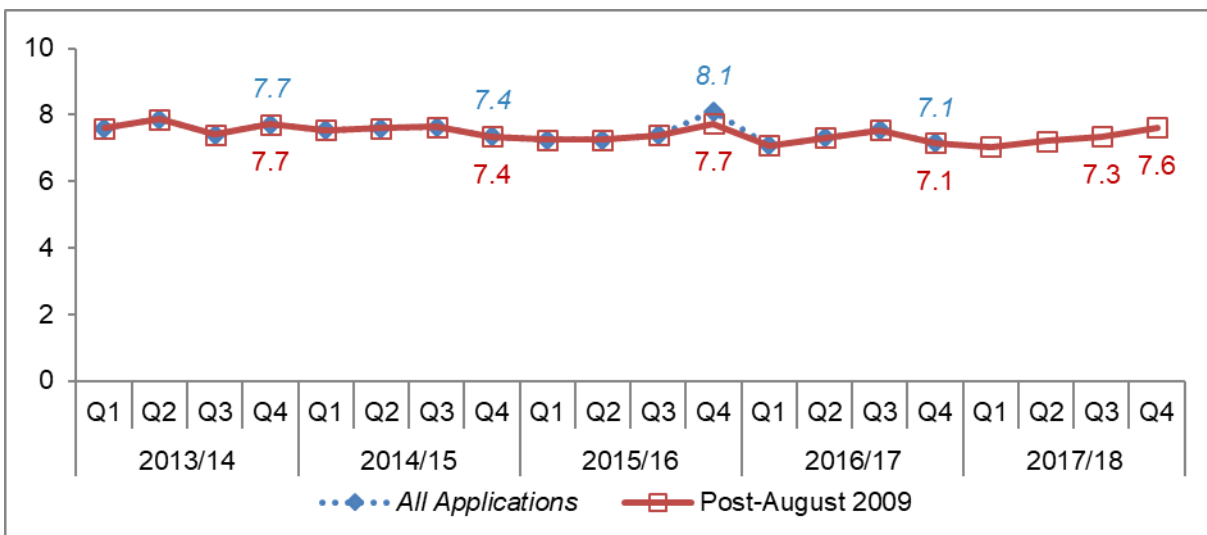


Chart 22: Householder developments: Average decision time (weeks)



4.4 Local Housing

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

In quarter four of 2017/18 there were 1,110 decisions made on local housing applications. The overall average decision time was 12.0 weeks, slightly slower than the previous quarter (11.7 weeks) but quicker than the equivalent quarter four figures in each of the previous four years ([Quarter 4, 2017/18: Table 8](#)).

There were a further 149 local housing applications concluded that were subject to separate processing agreements, of which 117 (78.5%) met the agreed timescale.

Chart 23: Local Housing developments: Number of decisions

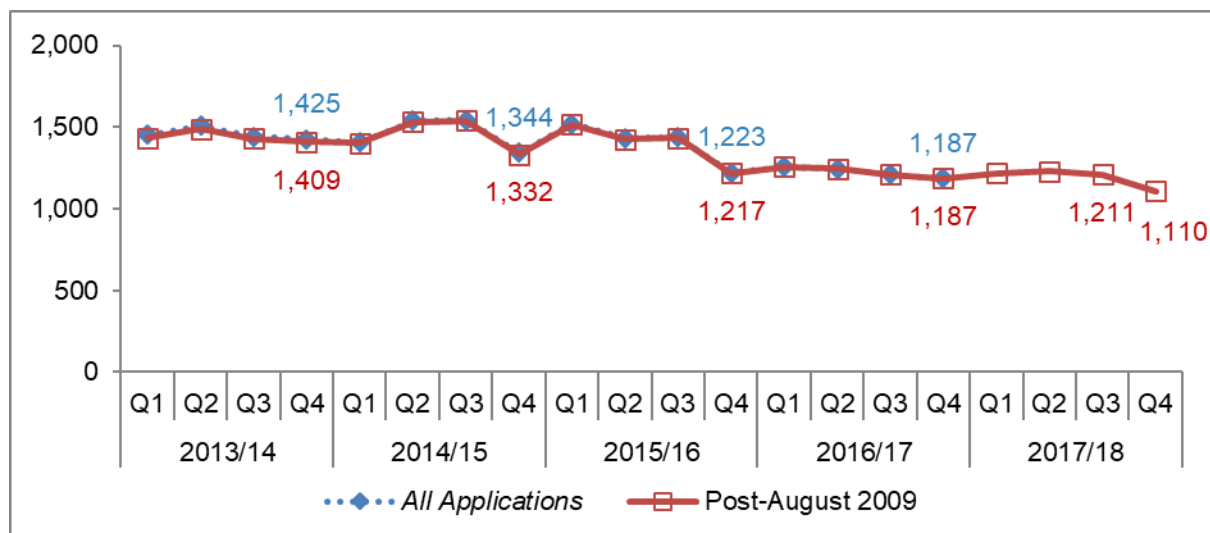
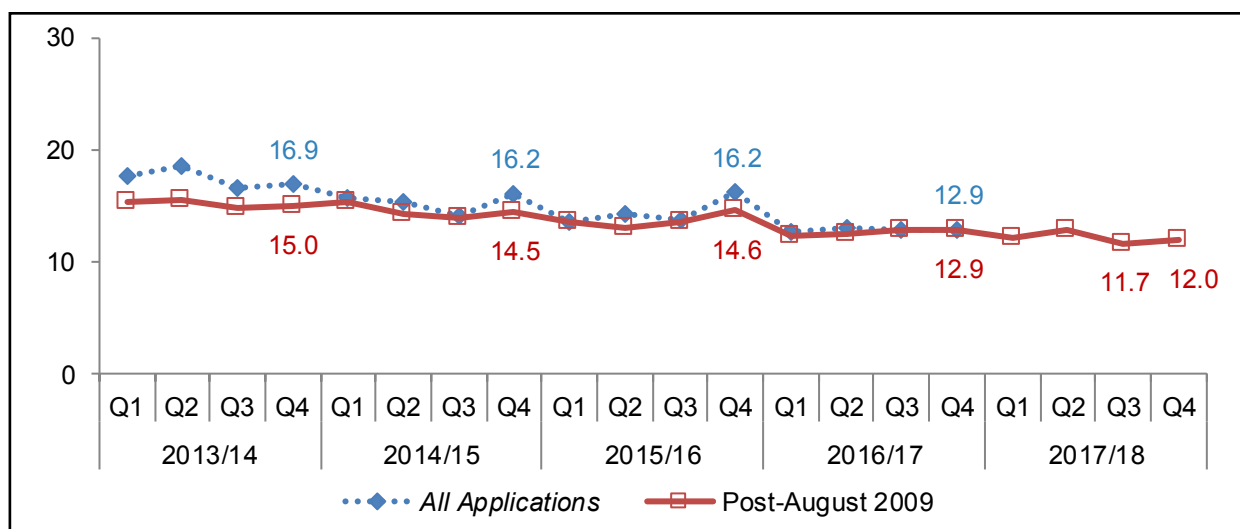


Chart 24: Local Housing developments: Average decision time (weeks)



2016/17 Q4 figures were revised in July 2018

4.5 Local Business and Industry

Business and Industry developments include construction of a building or structure for any of the following: use as an office, for research and development of products or processes, for any industrial process or for use for storage or as a distribution centre. To be classed as local the gross floor space as a result of the development must not exceed 10,000 square metres and the site area must be 2 hectares or less.

There were 363 local business and industry applications decided during the fourth quarter of 2017/18, with an overall average decision time of 9.5 weeks, quicker by five days compared to the previous quarter (10.2 weeks) and the quickest quarter four figure since the start of the data collection in 2012/13 ([Quarter 4, 2017/18: Table 10](#)).

Chart 25: Local Business and Industry developments: Number of decisions

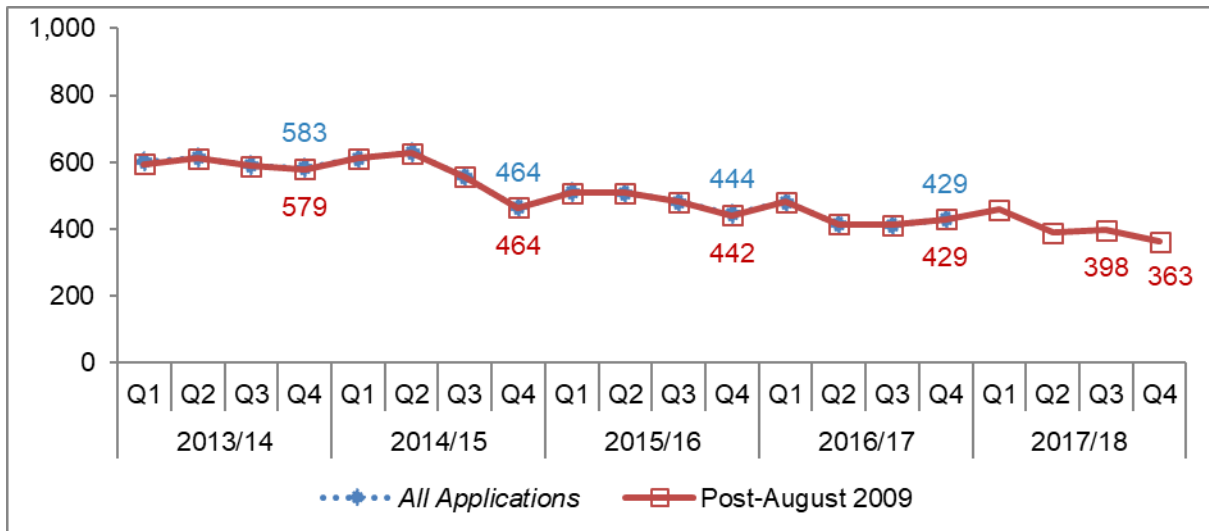
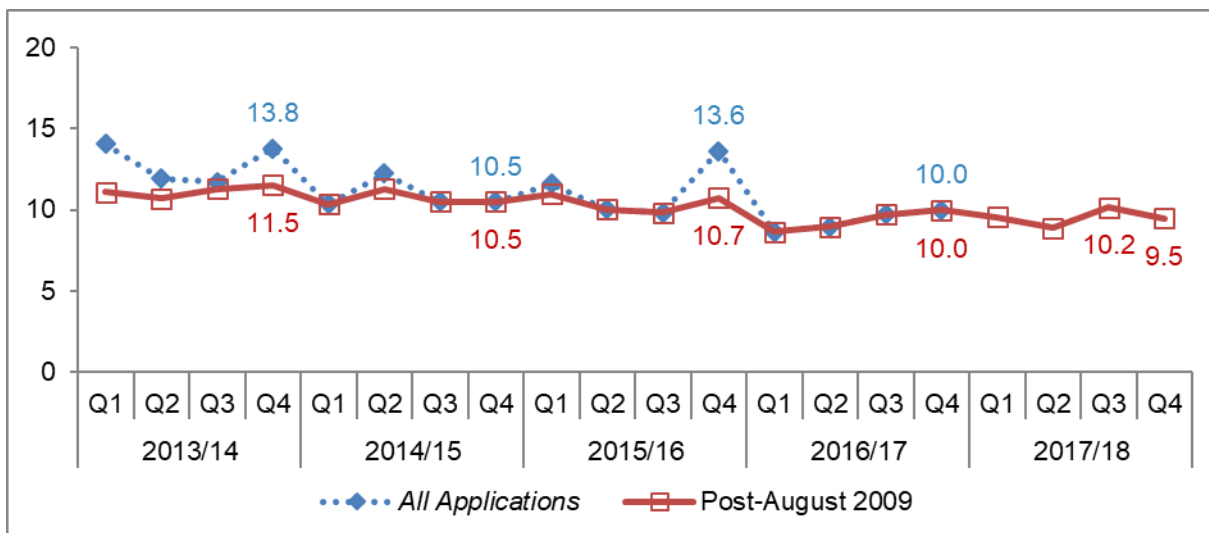


Chart 26: Local Business and Industry developments: Average decision time (weeks)



There were a further 20 local business and industry applications concluded that were subject to separate processing agreements, of which 14 (70.0%) met the agreed timescale.

4.6 Local Other Developments

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

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

There were 1,402 local other developments decided during the fourth quarter of 2017/18, with an overall average decision time of 10.0 weeks, equal to the previous quarter and the quickest quarter four figure since the start of the data collection in 2012/13 ([Quarter 4, 2017/18: Table 12](#)).

Chart 27: Local Other Developments: Number of decisions

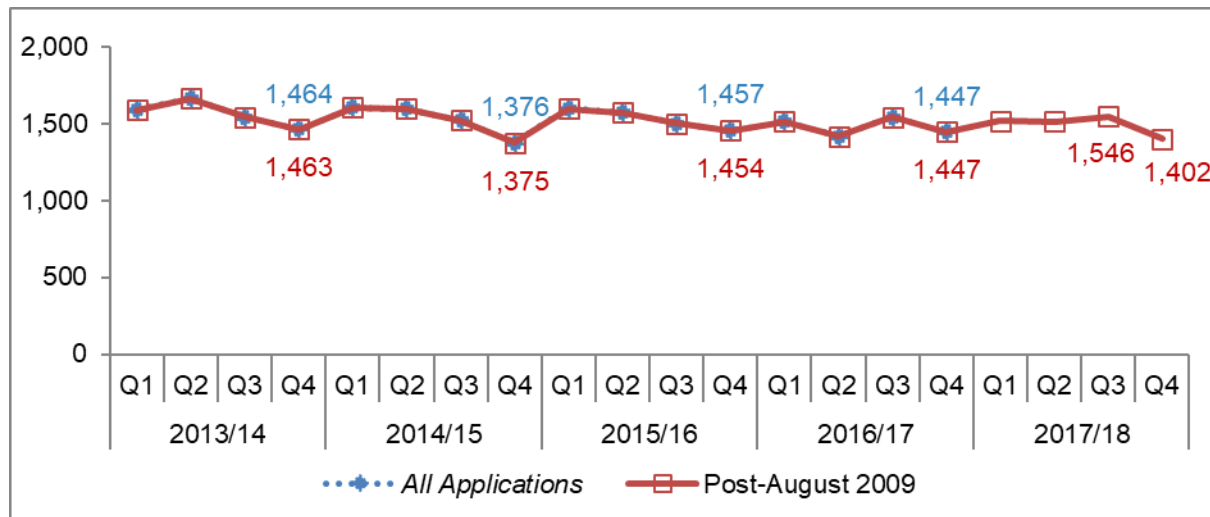
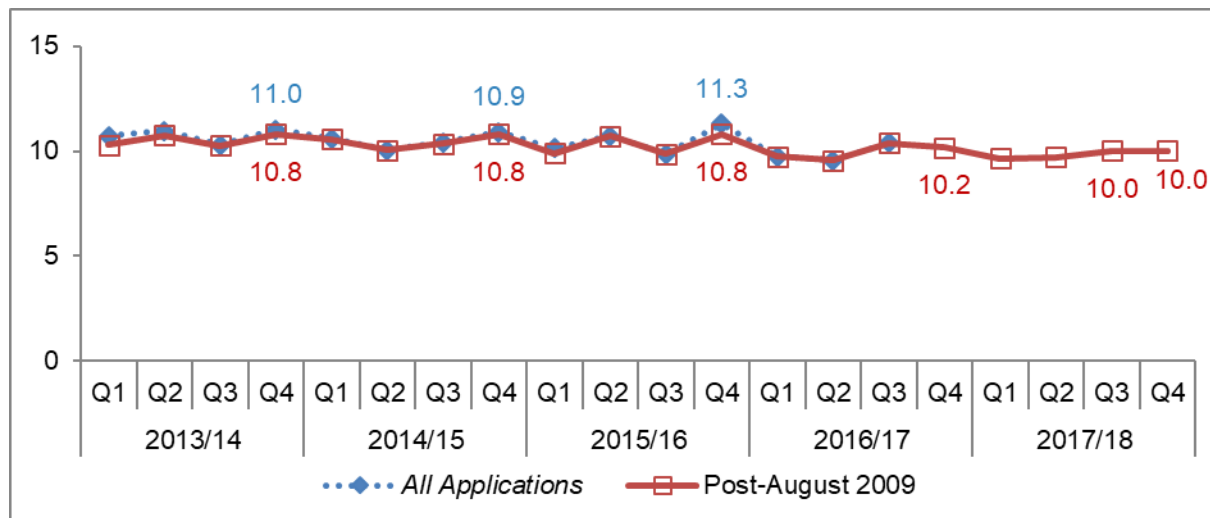


Chart 28: Local Other Developments: Average decision time (weeks)



There were a further 99 local other developments applications concluded that were subject to separate processing agreements, of which 78.8 per cent (78 applications) met the agreed timescale.

5. Average decision times – Quarterly trends for 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 decisions for other specific categories of developments is available within the detailed excel tables at: [Planning Authority Performance Statistics 2017/18 Quarter 4](#).

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 3rd August 2009.

5.1 All Major Developments

There were 63 major development applications decided during the fourth quarter of 2017/18, with an overall average decision time of 34.8 weeks, slower by over seven weeks than the previous quarter (27.7 weeks) and by just over two weeks than the equivalent quarter four figure for the previous year (32.6 weeks). ([Quarter 4, 2017/18: Table 2](#)).

There were 23 major development applications concluded in quarter four of 2017/18 that were subject to separate processing agreements. 16 (69.6 per cent) of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations. For the most recent quarter, major applications with processing agreements accounted for just over a quarter of the decisions made for all major developments.

In quarter four of 2017/18 Glasgow City made the most decisions on major developments (10 in total); these had an average decision time of 18.6 weeks.

Chart 29: All Major Developments: Number of decisions

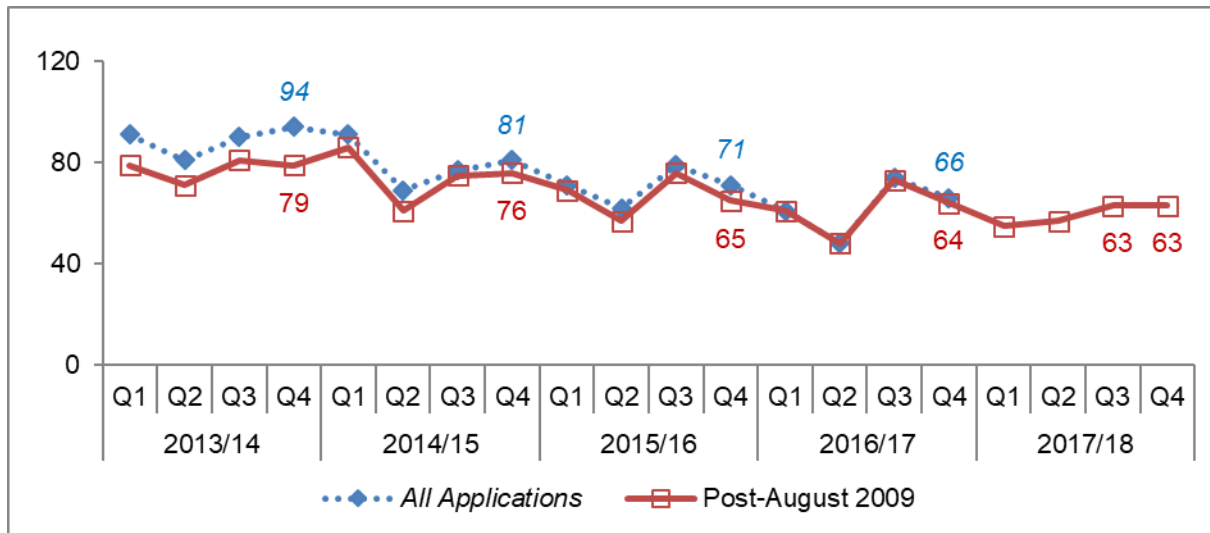
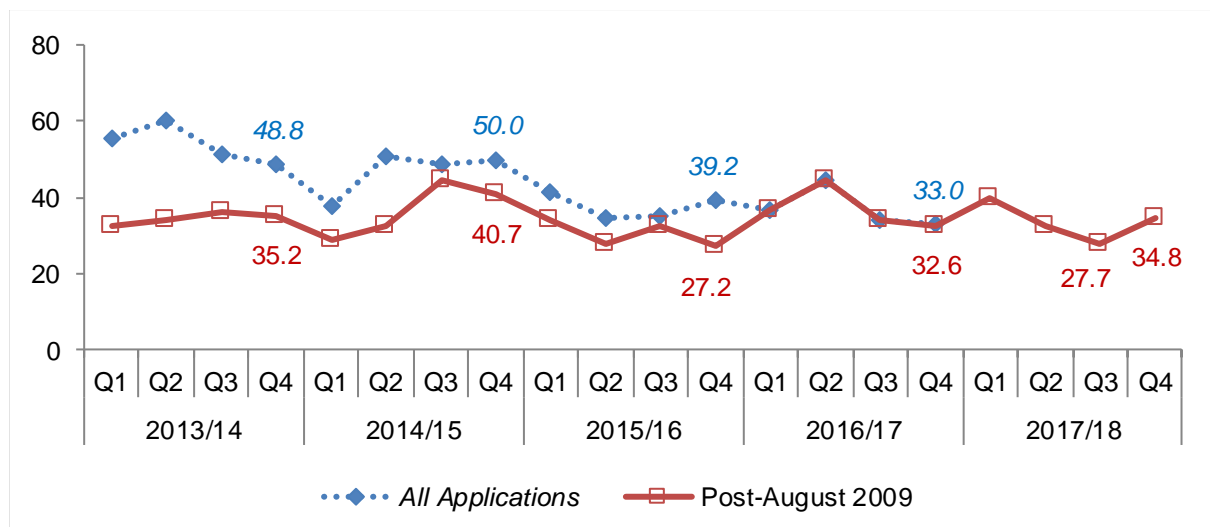


Chart 30: All Major Developments: Average decision time (weeks)



2015/16 Q4 All Applications figure was revised in January 2018

2016/17 Q1 and Q4 figures were revised in July 2018

2017/18 Q2 figure was revised in July 2018

5.2 Major Housing

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

There were 33 major housing applications decided during the fourth quarter of 2017/18, with an overall average decision time of 38.1 weeks, slower by over four weeks than the previous quarter (33.8 weeks) but quicker by seven and a half weeks than the equivalent quarter four figure for the previous year (45.6 weeks). ([Quarter 4, 2017/18: Table 7](#)).

Average figures based on a small number of applications can be volatile. In this quarter there were nine Major Housing applications with a decision time of more than one year. 60.6 per cent (20 of the 33 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 15.2](#).

In addition, there were 11 major housing applications that were subject to processing agreements with 8 (72.7%) of these meeting agreed timescales.

Chart 31: Major Housing Developments: Number of decisions

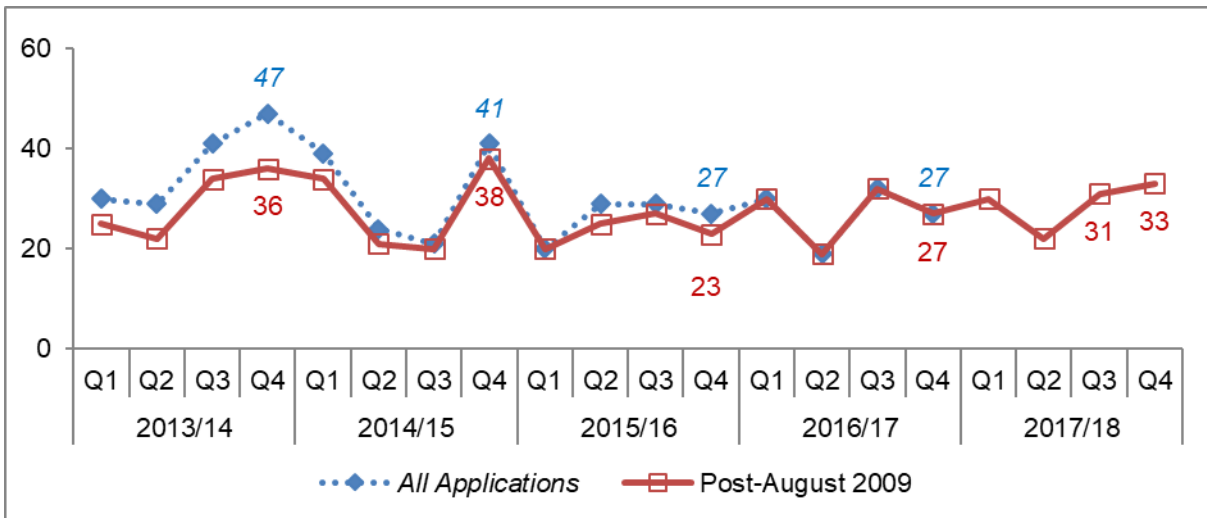
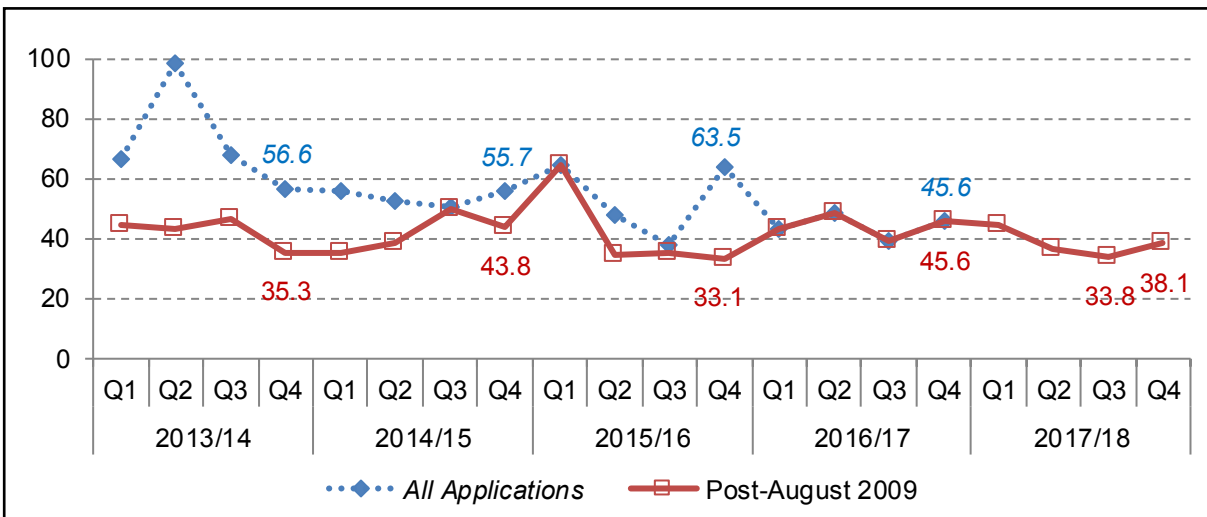


Chart 32: Major Housing Developments: Average decision time (weeks)



2015/16 Q4 All Applications figure was revised in January 2018

2016/17 Q1 and Q4 figures were revised in July 2018

5.3 Major Business and Industry

Business and Industry developments include construction of a building or structure for any of the following: use as an office, for research and development of products or processes, for any industrial process or for use for storage or as a distribution centre. To be classed as major the gross floor space as a result of the development must exceed 10,000 square metres or the site area must exceed 2 hectares.

Due to the small numbers of applications for major business and industry developments, average decision times are very variable.

Chart 33: Major Business and Industry Developments: Number of decisions

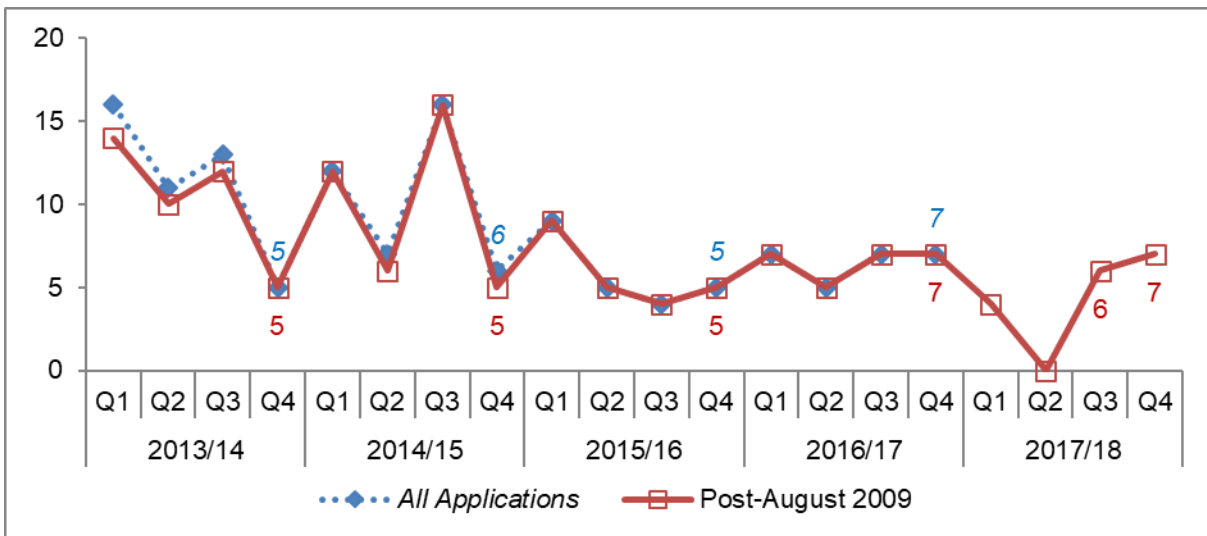
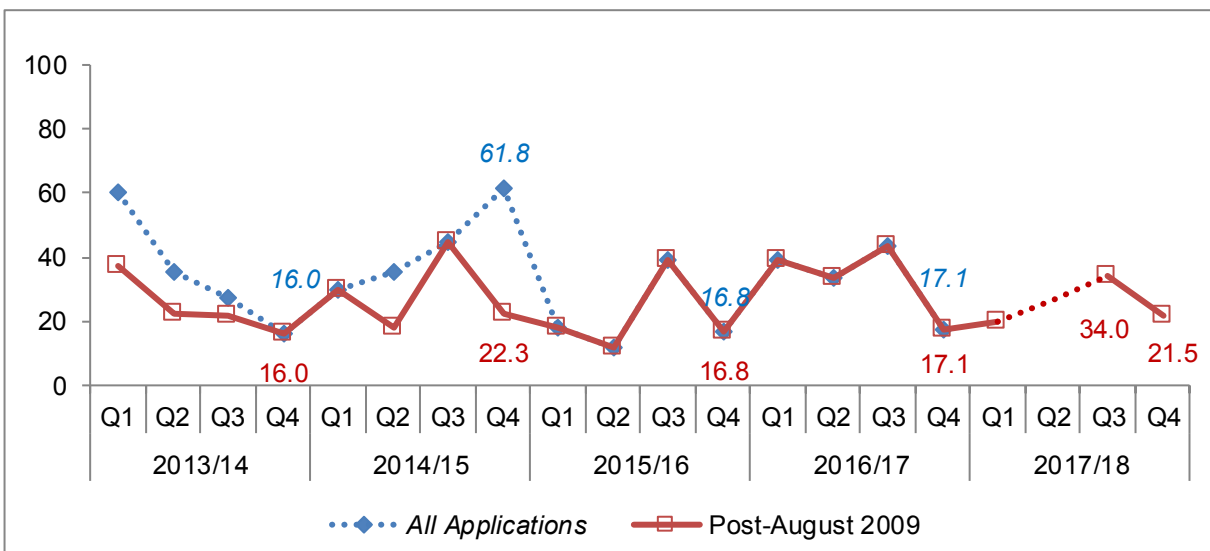


Chart 34: Major Business and Industry Developments: Average decision time (weeks)



There were no Major Business and Industry decisions in 2017/18 Q2 so there was no average decision time.

There were seven major business and industry developments in quarter four of 2017/18 subject to average decision time calculations. These had an average decision time of 21.5 weeks more than 12 weeks quicker than the previous quarter

(34.0 weeks) but over four weeks slower than the equivalent quarter in 2016/17 (17.1 weeks) ([Quarter 4, 2017/18: Table 9](#)).

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

5.4 Major Other Developments

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

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

There were 20 major other developments in quarter four of 2017/18. These had an average decision time of 34.4 weeks, more than 13 weeks slower than the previous quarter (20.8 weeks) and seven weeks slower than the equivalent quarter four figure for 2016/17 (27.3 weeks) ([Quarter 4, 2017/18 – Table 11](#)).

14 of the 20 major other development applications (70 per cent) were decided in a time that was quicker than the average, while two applications had a decision time of over two years. For further detail on the distribution of decision times for major other developments see [Annex 15.2](#).

In addition, there were seven major other developments applications that were subject to a processing agreement and all met agreed timescales.

Chart 35: Major Other Developments: Number of decisions

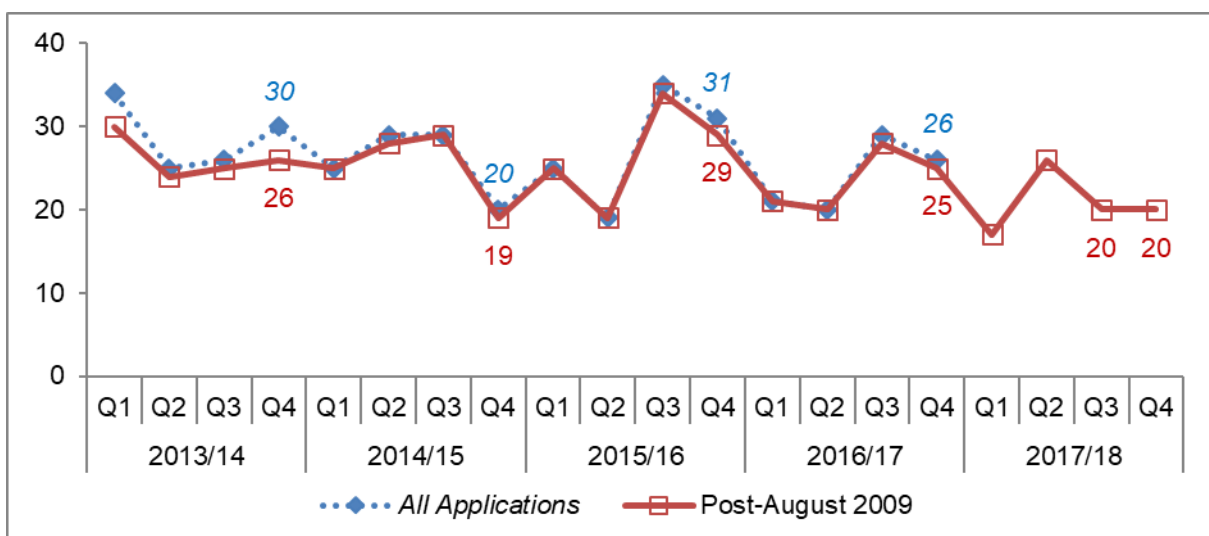
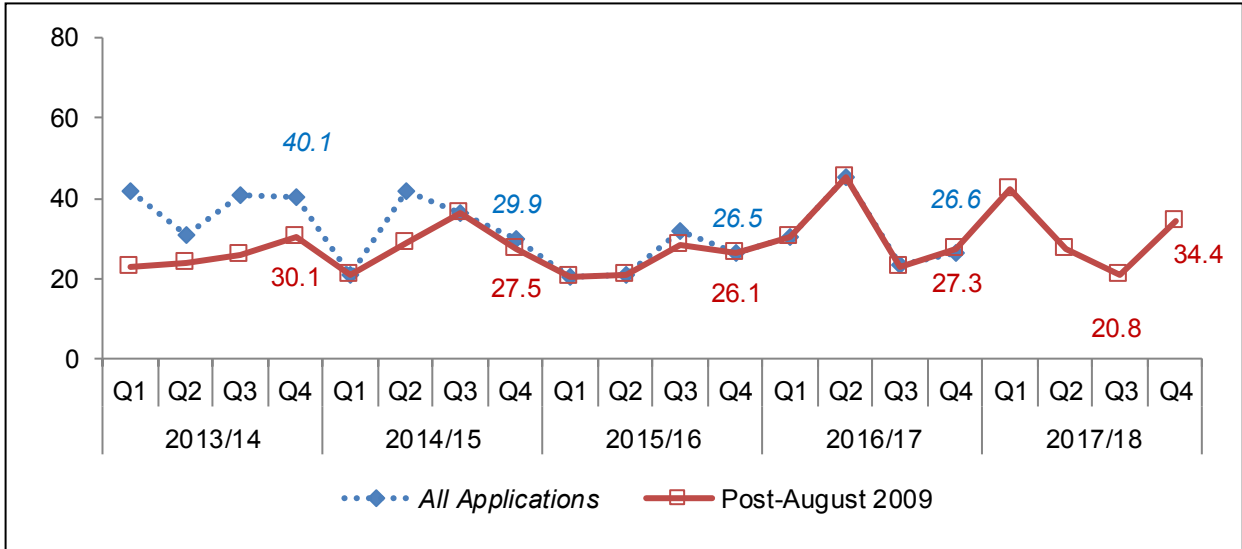


Chart 36: Major Other Developments: Average decision time (weeks)



The 2015/16 Q4 All Applications figure was revised in January 2018

The 2016/17 Q1 All Applications figure was revised in July 2018

6. Average decision times - Quarterly trends for Legal Agreements

The timescales for applications with legal agreements ([Quarter 4, 2017/18: Tables 2 & 3](#)) 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. Delays in concluding legal agreements are one of the more frequent reasons for the clock to be stopped on the decision time for an application. Better reporting of these delays is likely to contribute to some improvement in average decision times.

6.1 Local Developments with Legal Agreements

In the latest quarter there were 79 applications (validated post 3rd August 2009) where planning authorities have had planning/legal agreements in place for local developments. The average time taken to make decisions on these applications was 32.4 weeks, more than eight weeks slower than both the previous quarter and the quarter four figure in 2016/17 (24.3 weeks).

Chart 37: Local Developments with Legal Agreements: Number of decisions

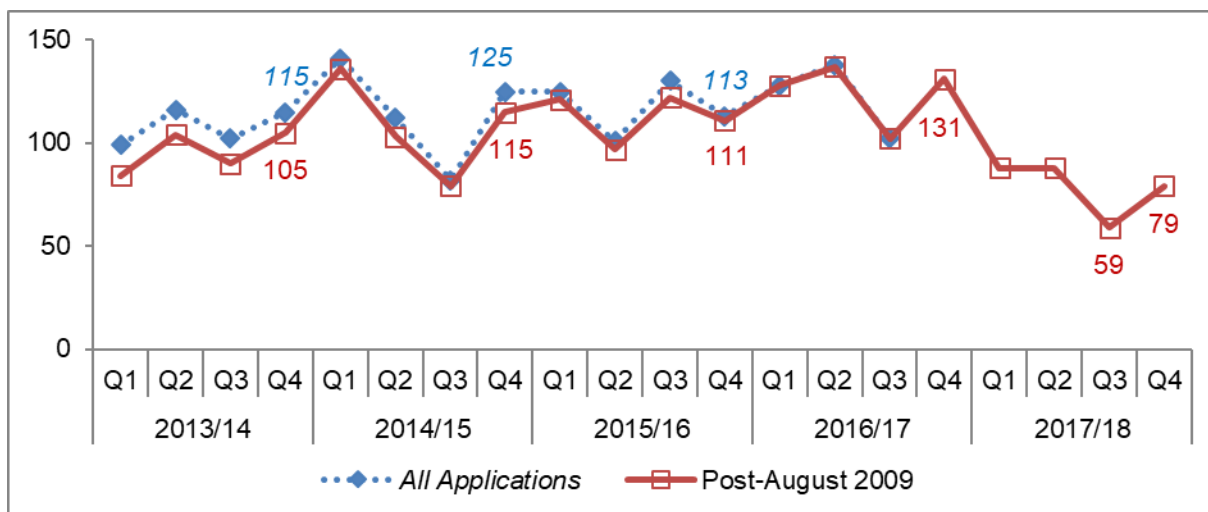
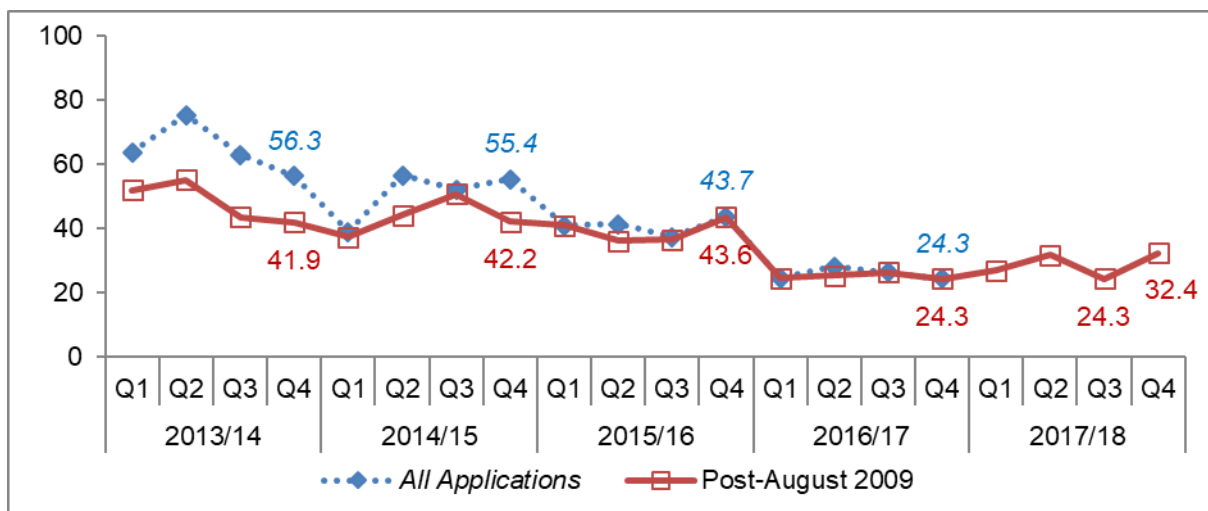


Chart 38: Local Developments with Legal Agreements: Average decision time (weeks)



6.2 Major Developments with Legal Agreements

There were 23 applications (validated post 3rd August 2009) where planning authorities have had planning/legal agreements in place for major developments. The average time taken to make decisions on these applications was 49.9 weeks in quarter four of 2017/18, more than 10 weeks slower than the previous quarter (39.3 weeks) and three and a half weeks slower than the equivalent quarter four figure in 2016/17 (46.4 weeks).

Chart 39: Major Developments with Legal Agreements: Number of decisions

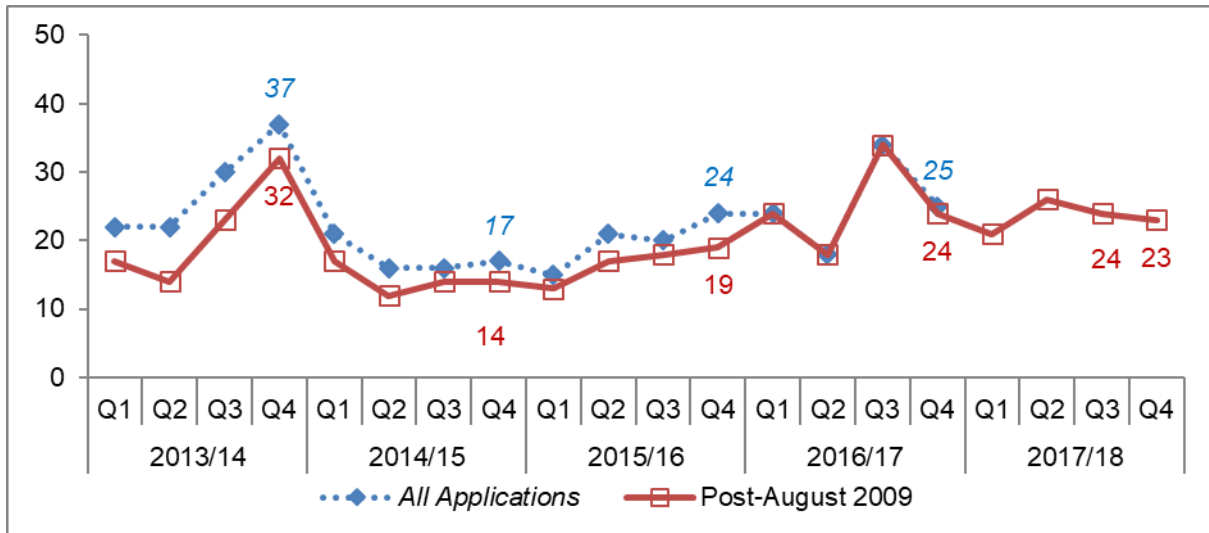
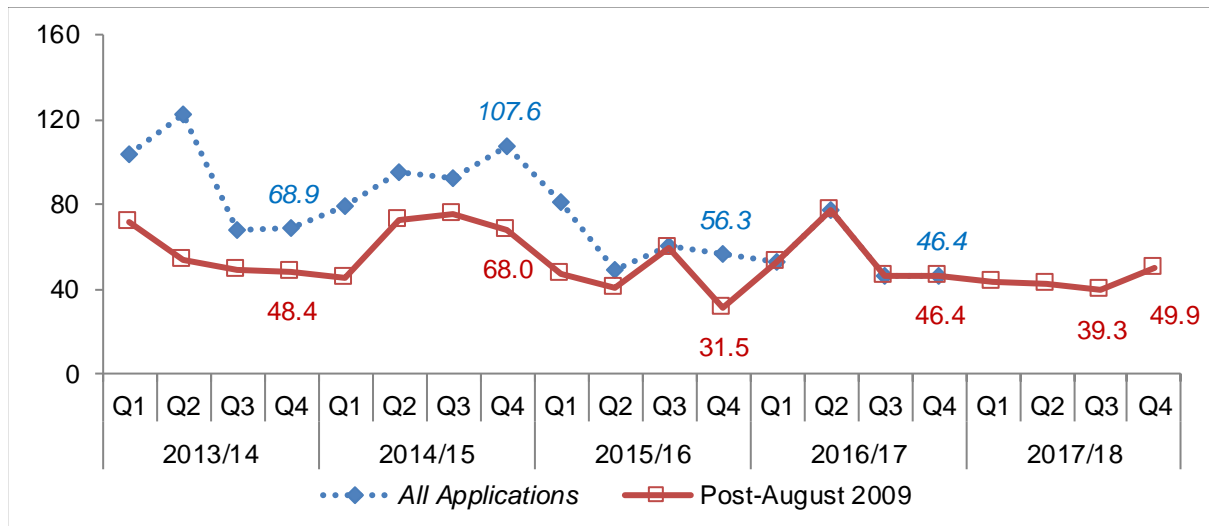


Chart 40: Major Developments with Legal Agreements: Average decision time (weeks)



2015/16 Q4 All Applications figure was revised in January 2018

2016/17 Q1 and Q4 figures were revised in July 2018

The timescales involved in concluding legal agreements prior to issue of planning permission will have had a significant influence on the overall average decision times for major applications.

7. Percentages under two months – Longer term annual trends for Local Developments

Annual trends for the percentages of local developments decided within 2 months are shown since 2012/13, the first year legacy cases were analysed separately. These figures exclude local applications that were subject to a processing agreement and the percentage of local applications subject to a processing agreement has been increasing each year since 2012/13.

7.1 All Local Developments

Numbers of decisions on local applications increased between 2012/13 and 2013/14, but have decreased each year for the latest four years. There were 26,220 local applications (validated post 3rd August 2009) decided during the year 2017/18, and the percentage of these decisions made in less than two months was 74.1%, a slight decrease from 75.4% in the previous year ([Annual, 2017/18: Table 4](#)).

Chart 41: All Local Developments: Number of decisions

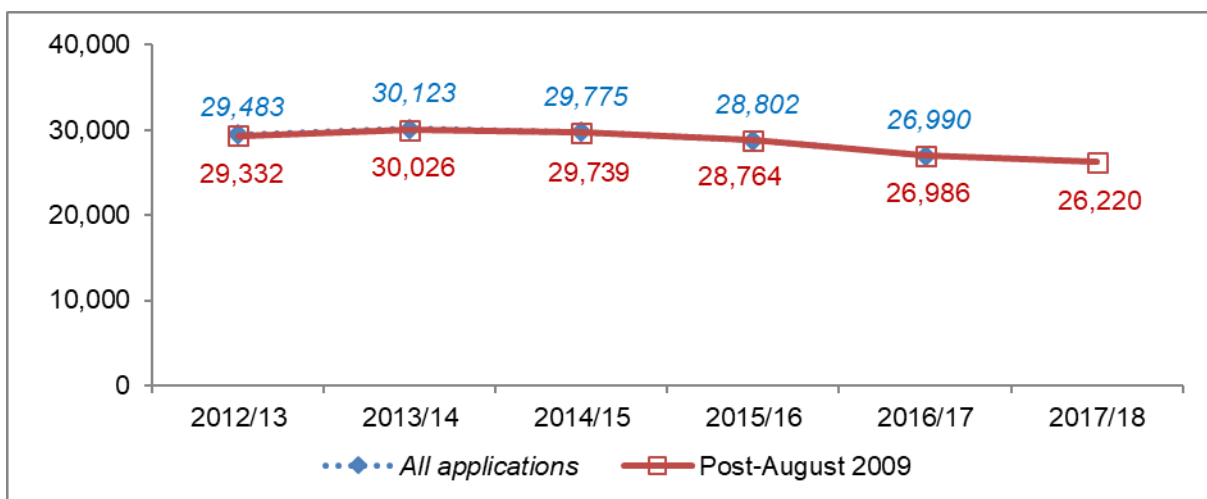
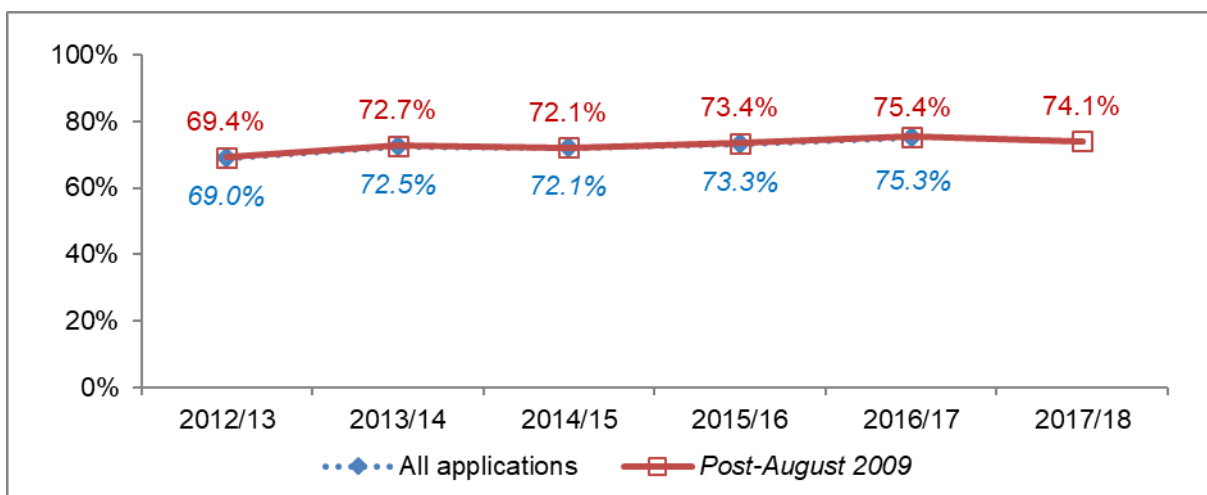


Chart 42: All Local Developments: Percentage under 2 months



7.2 All Local (Non Householder) developments

The number of decisions for local non-householder developments fell to a low of 13,359 applications in 2017/18. The percentage of local (non householder) developments decided within two months was 62.6% in 2017/18, down slightly from the previous year (63.8%) ([Annual, 2017/18: Table 5](#)).

Chart 43: All Local Developments (Non Householder): Number of decisions

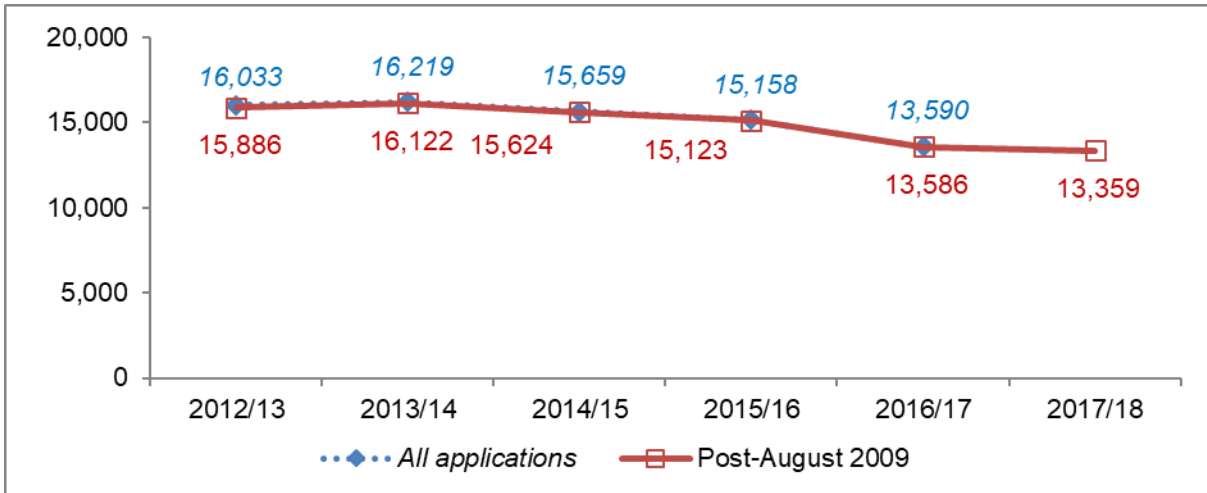
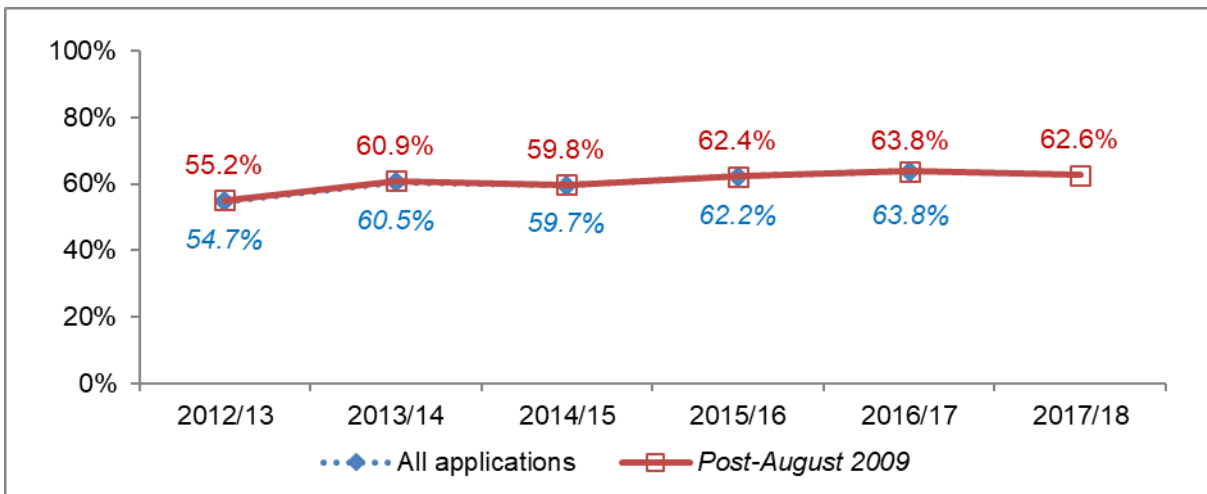


Chart 44: All Local Developments (Non Householder): Percentage under 2 months



7.3 Householder Developments

The number of decisions for householder applications increased from 13,446 in 2012/13 to a high of 14,116 in 2014/15 and has decreased each year since then. For the most recent year the number of decisions fell to a new low of 12,861. The percentage of decisions made in under two months was 86.1%, slightly lower than 87.1% in the previous year ([Annual, 2017/18: Table 6](#)).

Chart 45: Householder Developments: Number of decisions

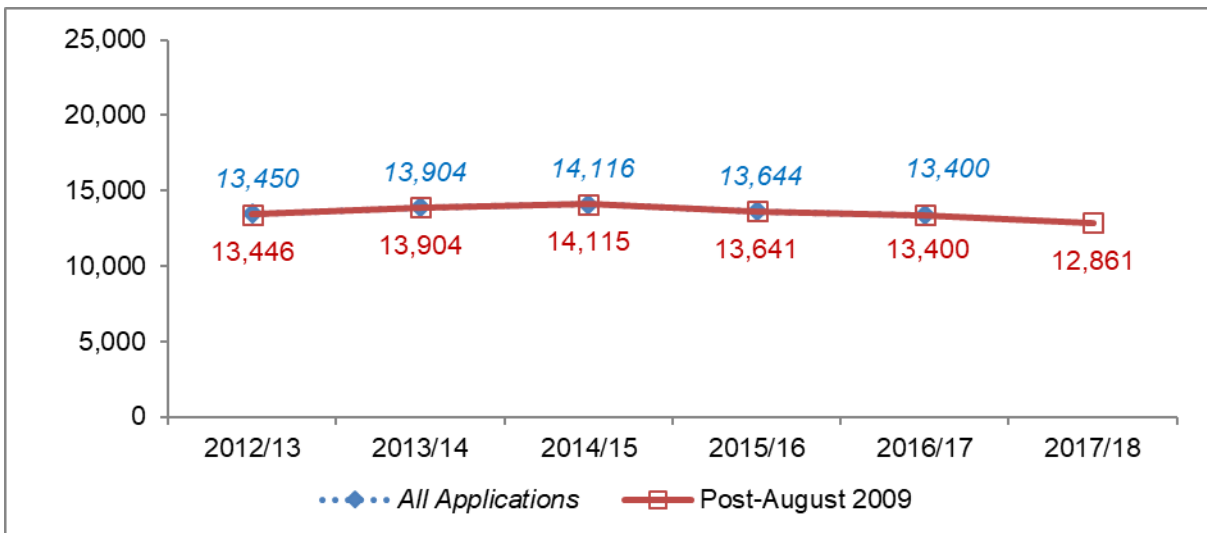
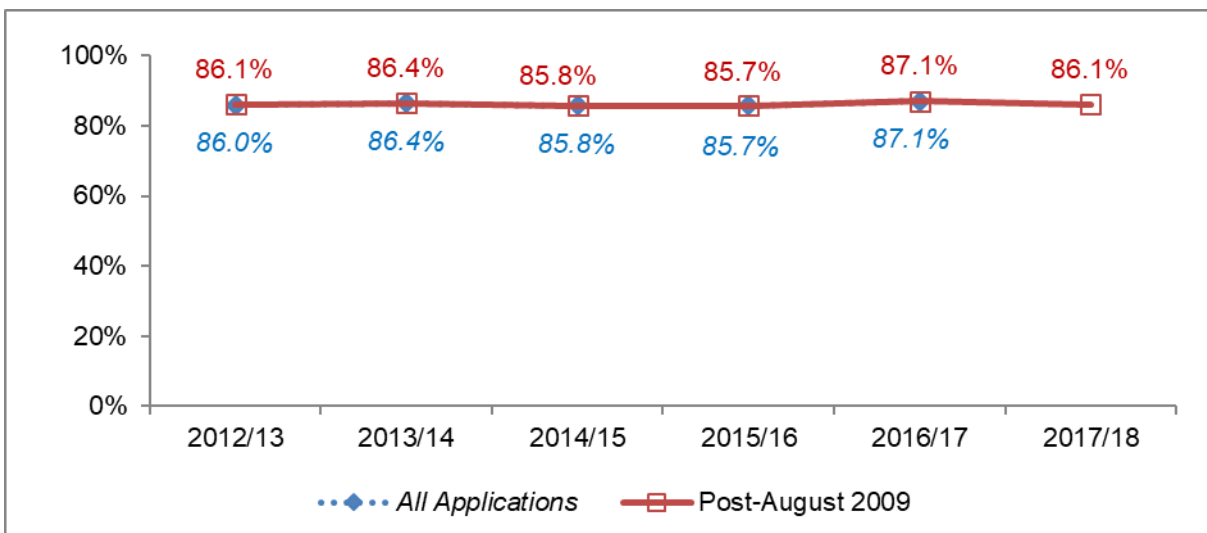


Chart 46: Householder Developments: Percentage under 2 months



7.4 Local Housing

The number of decisions for local housing applications fell to a low of 4,768 in 2017/18. The percentage of decisions made in under two months (for applications validated post 3rd August 2009) was 54.9% ([Annual, 2017/18: Table 10](#)).

Chart 47: Local housing developments: Number of decisions

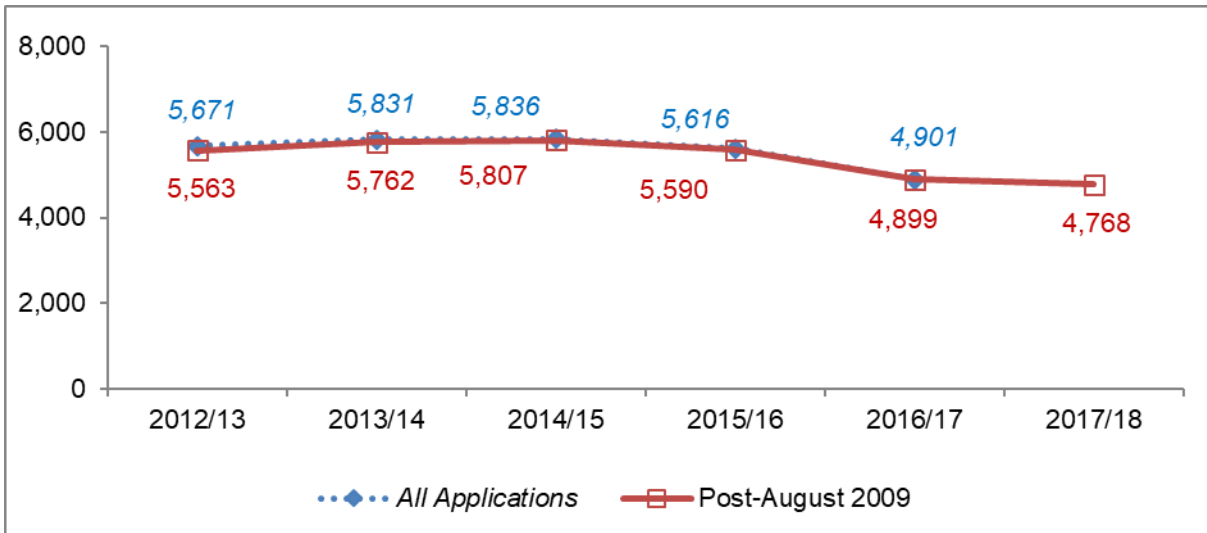
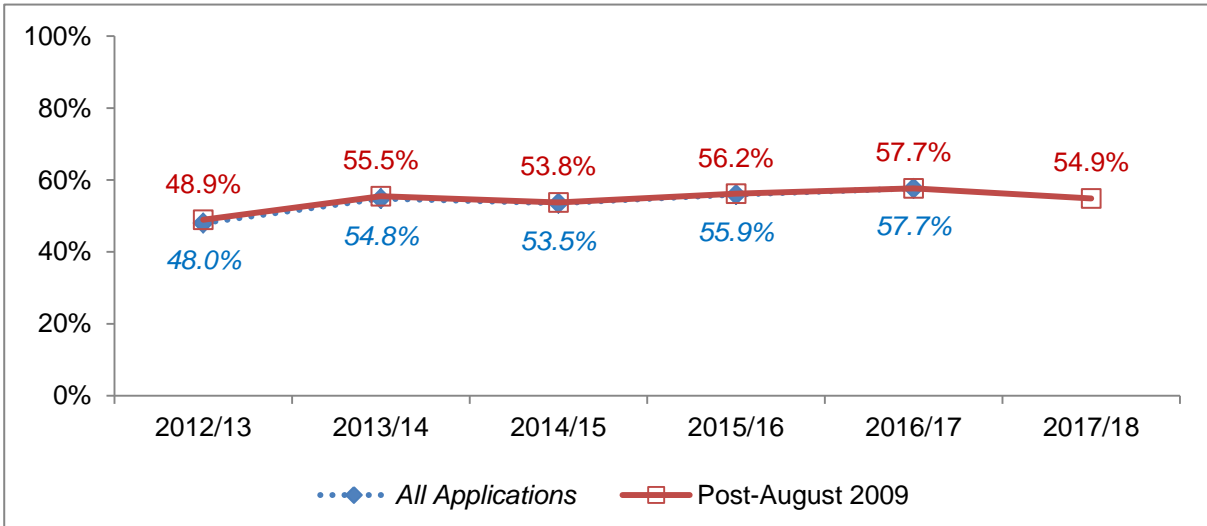


Chart 48: Local housing developments: Percentage under two months



7.5 Local Business & Industry

The number of decisions made for local business and industry applications fell to a low of 1,609 in the year 2017/18. The percentage of decisions made in under two months was 69.4% ([Annual, 2017/18: Table 12](#)).

Chart 49: Local Business and Industry developments: Number of decisions

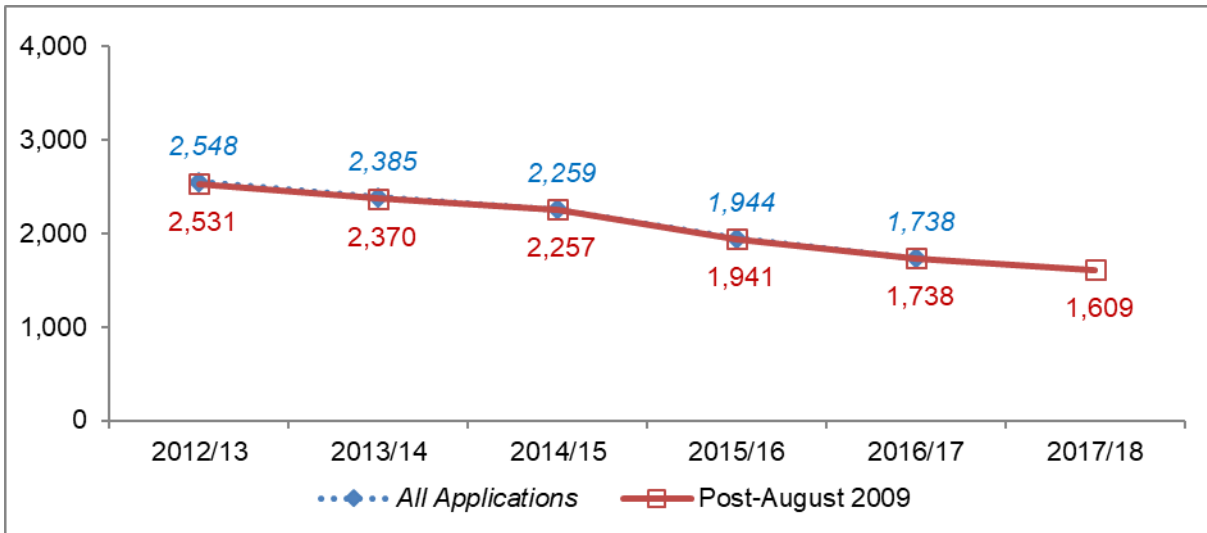
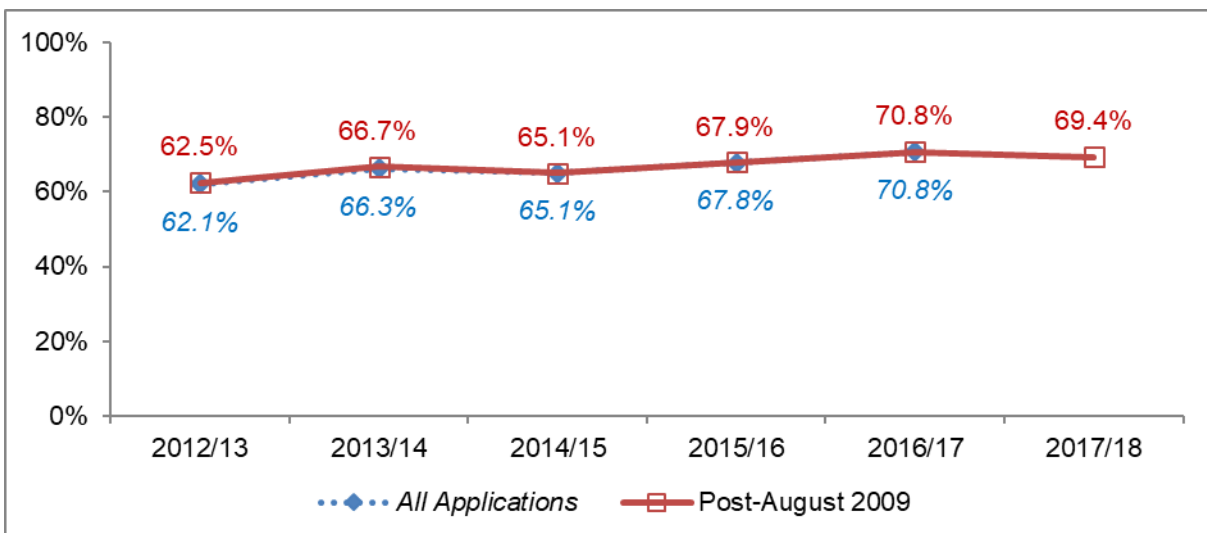


Chart 50: Local Business and Industry developments: Percentage under 2 months



7.6 Local Electricity Generation

The number of applications for local electricity generation has dropped every year since 2012/13 to a low of 123 applications in 2017/18. For the most recent year the percentage of decisions made in less than two months is 56.9% up from 40.4% in 2016/17 and the highest percentage in the last six years ([Annual, 2017/18: Table 16](#)).

Chart 51: Local Electricity Generation developments: Number of decisions

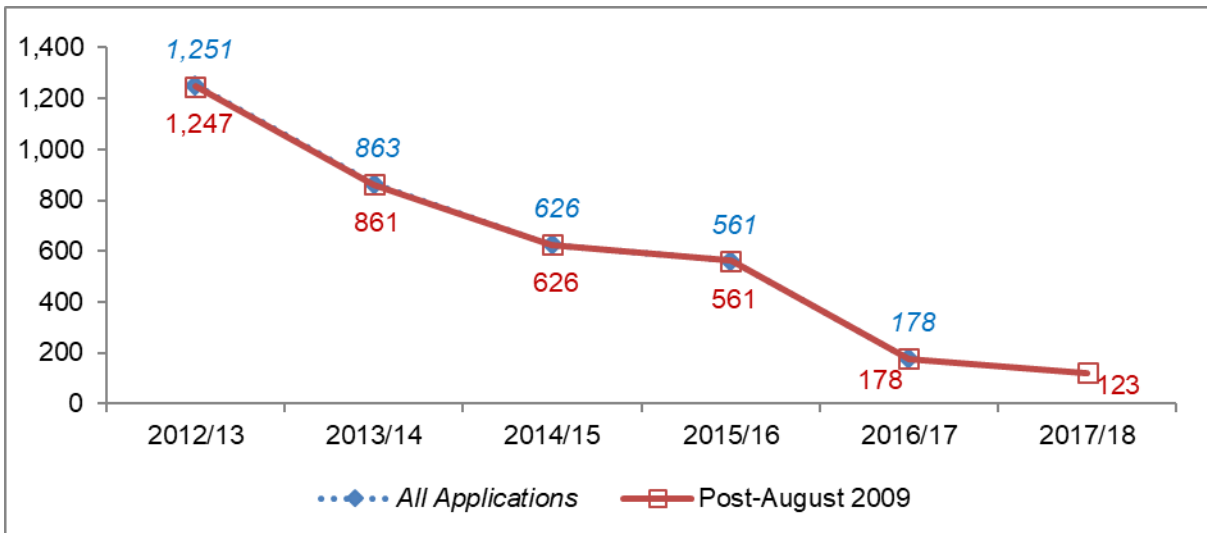
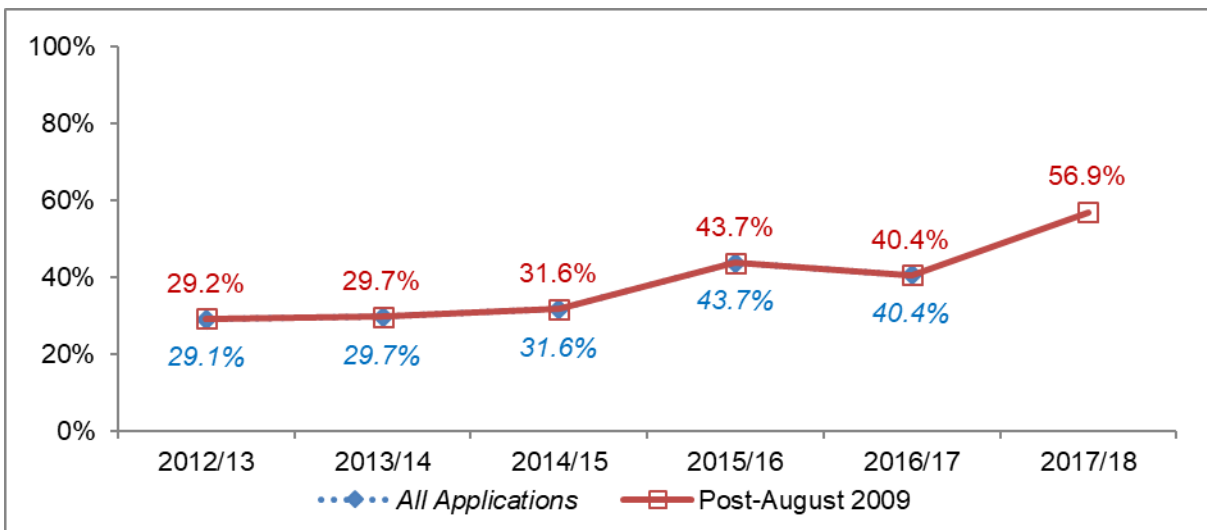


Chart 52: Local Electricity Generation developments: Percentage under 2 months



7.7 Local Other Developments

After householder developments applications for other developments are the most frequent type of local application. This is the category for developments that do not fall into one of the other specific categories of application and includes, for example, applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments.

From 2012/13 to 2013/14 there was an improvement in the percentage of decisions made in under two months to a high of 67.7% (for applications validated post 3rd August 2009). The percentage for the latest year is 67.2%, similar to the previous two years (67.3% and 67.4%) ([Annual, 2017/18: Table 20](#)).

Chart 53: Local Other developments: Number of decisions

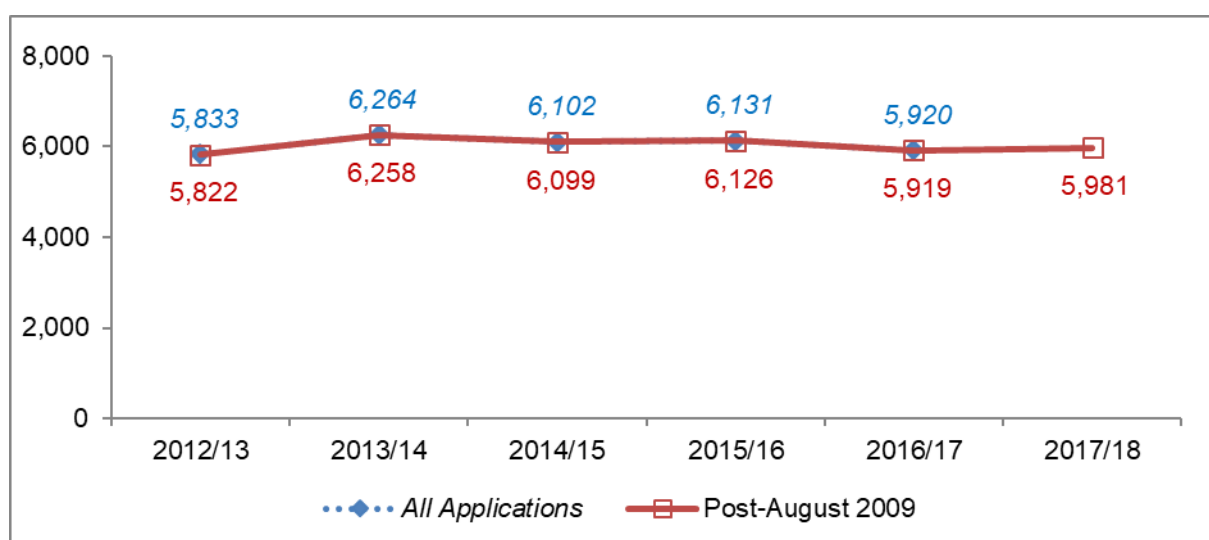
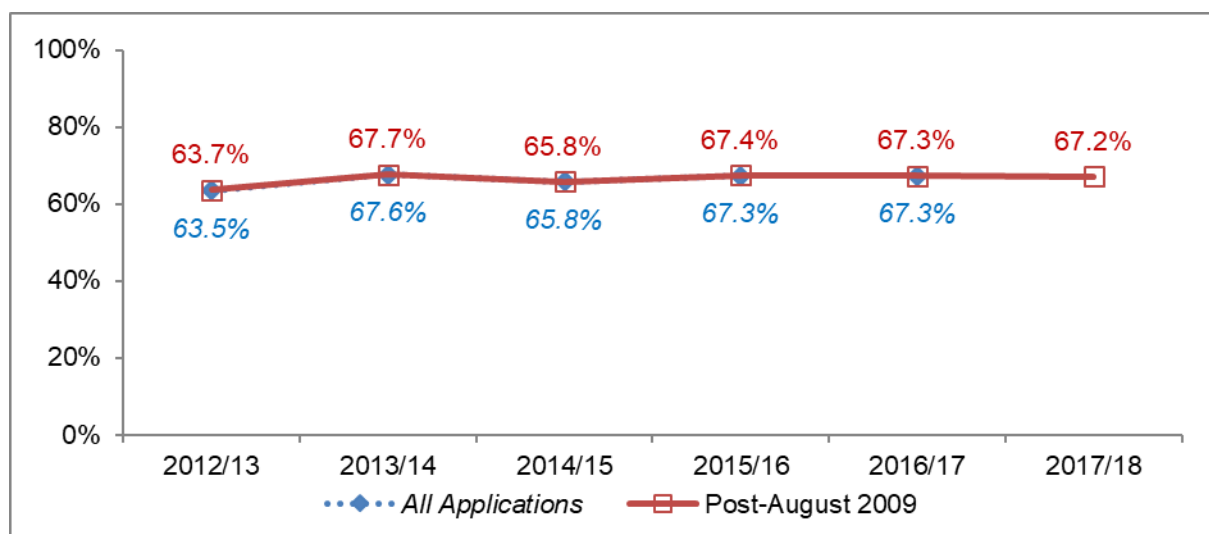


Chart 54: Local Other developments: Percentage under 2 months



Information on decisions for other specific categories of local developments is available within the detailed excel tables at: [Planning Authority Performance Statistics 2017/18 Annual](#).

8. Delegation Rates

Schemes of Delegation identify who will make the planning authority's decision on different types of planning application, whether it be an appointed officer or elected members. This also influences the route for any subsequent appeal. These schemes are required by legislation and are available on the websites of each planning authority.

The delegation rates shown below measure the proportion of planning decisions that are made by appointed officers ([Annual, 2017/18: Table 34](#)). The delegation rate for 2017/18 was 95.7%. This is the highest delegation rate over the past seven years.

Table 5: Percentage of all applications delegated in period

2017/18	2016/17	2015/16	2014/15	2013/14	2012/13
95.7%	95.3%	94.9%	94.5%	92.6%	91.2%

9. Approval Rates

The overall rate of approvals for all types of application was 93.7% for the year 2017/18 [Annual, 2017/18: Table 33](#).

Table 6: Percentage of all applications approved in period

2017/18	2016/17	2015/16	2014/15	2013/14	2012/13
93.7%	94.2%	93.8%	93.9%	94.1%	92.8%

10. Appeals and Local Reviews

If an applicant does not agree with the decision of a planning authority then they can ask for a review or appeal of the decision. They can also ask for a review or appeal if the authority doesn't make a decision within the time period set by law. If the application was decided by a planning officer on behalf of the authority, then the decision is reviewed by the Local Review Body, which is a group of three or more elected councillors. If the application was decided by councillors, then the appeal is made to Scottish Ministers.

Local Review Bodies dealt with 525 cases in 2017/18, of which 61.1% had the original decision upheld. In the previous year 55.6% (of 550 cases) had the original decision upheld ([Annual, 2017/18: Table 30](#)).

In addition, 61.4% (of 303 cases) of delegated appeals to Scottish Ministers in 2017/18 had the original decision upheld. This compares with 48.2% (of 280 cases) for 2016/17 ([Annual, 2017/18: Table 31](#)).

11. Enforcement Activity

Enforcement covers the actions that can be taken when developments happen without permission or when conditions have not been followed. There can be a variety of actions that are taken. Authorities have powers to serve notices asking for more information about a development. They can stop a development that does not have permission, or where the development does not follow the conditions attached to the permission which was granted. The Authority can also issue a fixed penalty or refer the matter to the Procurator Fiscal.

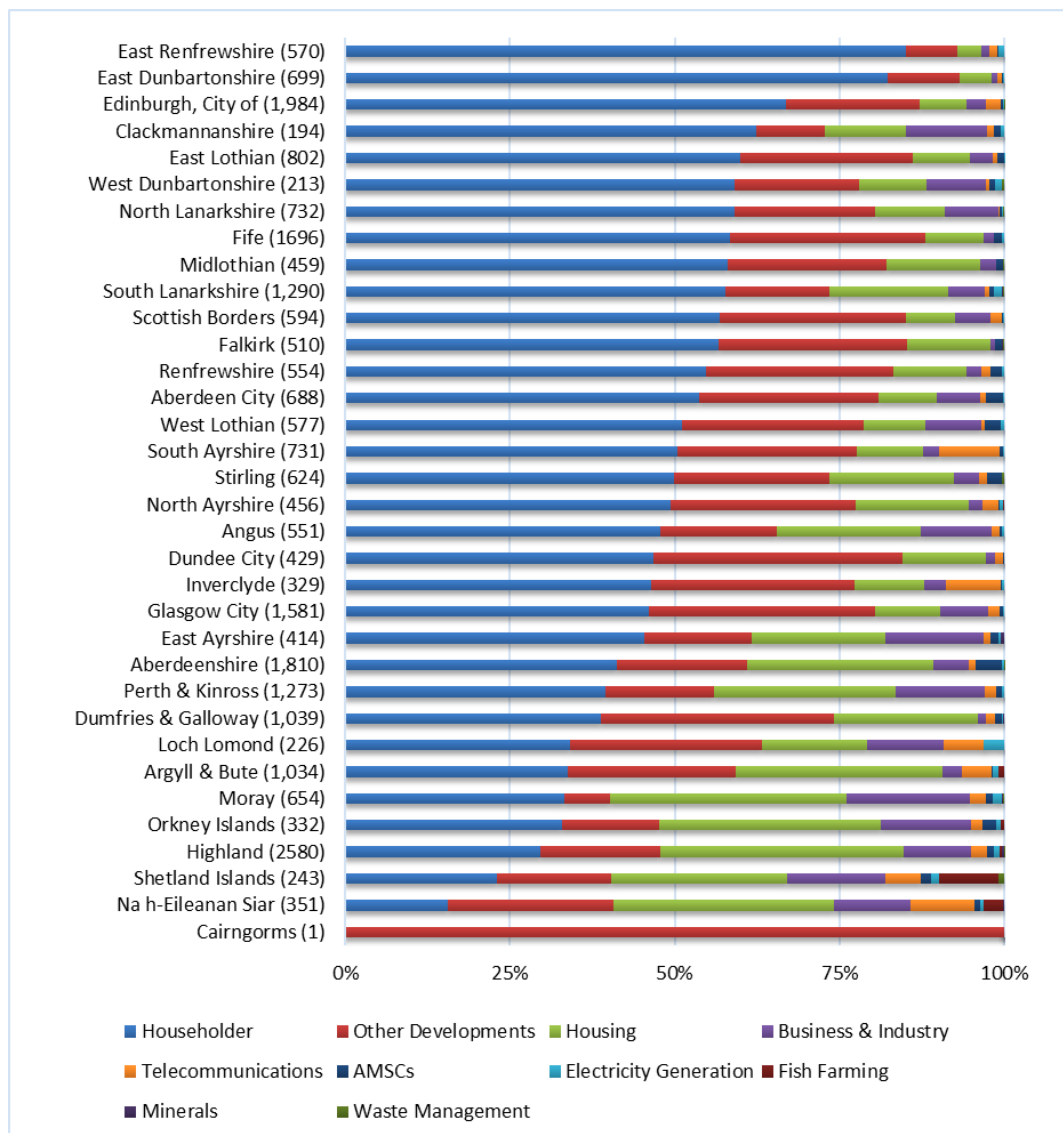
The total number of enforcement cases taken up in 2017/18 was 5,309. Of these cases there were 546 notices served, with 6 being reported to the Procurator Fiscal and 1 case resulting in prosecution. In 2016/17 there were 5,524 cases taken up, 542 notices served, 4 reports to the Procurator Fiscal and 2 cases resulting in prosecution ([Annual, 2017/18: Table 32](#)).

12. Local Developments by Planning Authority, 2017/18 - post 3rd August 2009 applications

12.1 Local Developments – by development type, 2017/18

Chart 55 shows the case mix by planning authority, ordered by the most frequent (householder) applications. For sixteen planning authorities from East Renfrewshire down to South Ayrshire over half of decisions made on local developments were for householder applications. At the other end of the scale, in the Cairngorms National Park there were no decisions for householder applications. The case mix may influence overall average decision times within a particular authority. For example, given that householder applications are on average decided more quickly than other types, it might be expected that overall average decision times will be lower for those planning authorities that have a higher proportion of householder applications in their case mix.

Chart 55: Local Developments by planning authority and development type, 2017/18¹

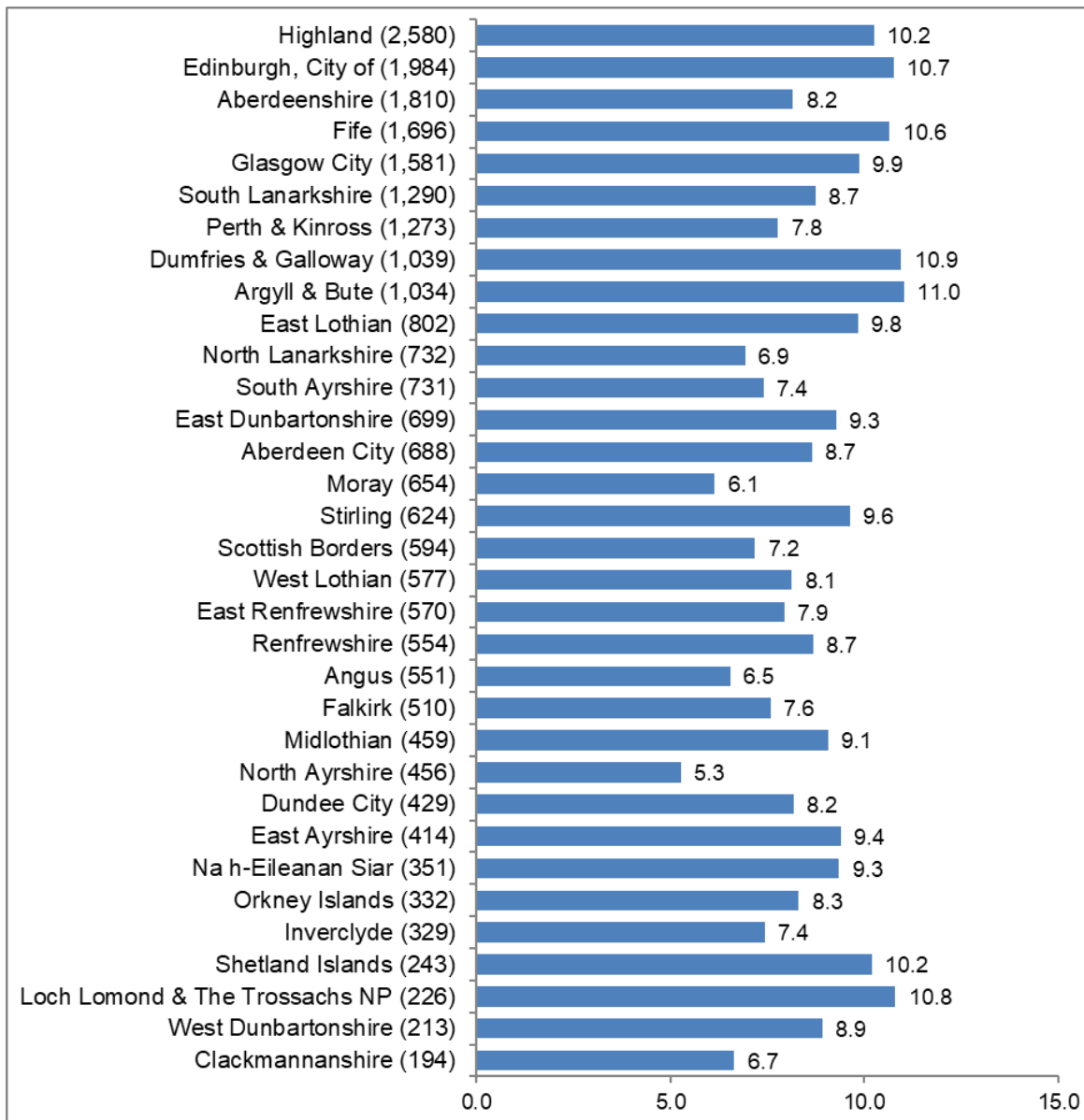


1. The number in brackets gives the total number of local development decisions by planning authority (excluding processing agreements). See [Section 2](#) for further details of processing agreements.

12.2 Local Developments – decision times, 2017/18

Charts 56 and 57 show average decision times for local developments and the percentages of decisions made in less than two months ordered by the number of decisions made for local developments in each planning authority. In total there were 26,220 decisions made on local developments in 2017/18 with an overall average decision time of 9.0 weeks.

Chart 56: Local Developments by planning authority, 2017/18: Average decision time (weeks)

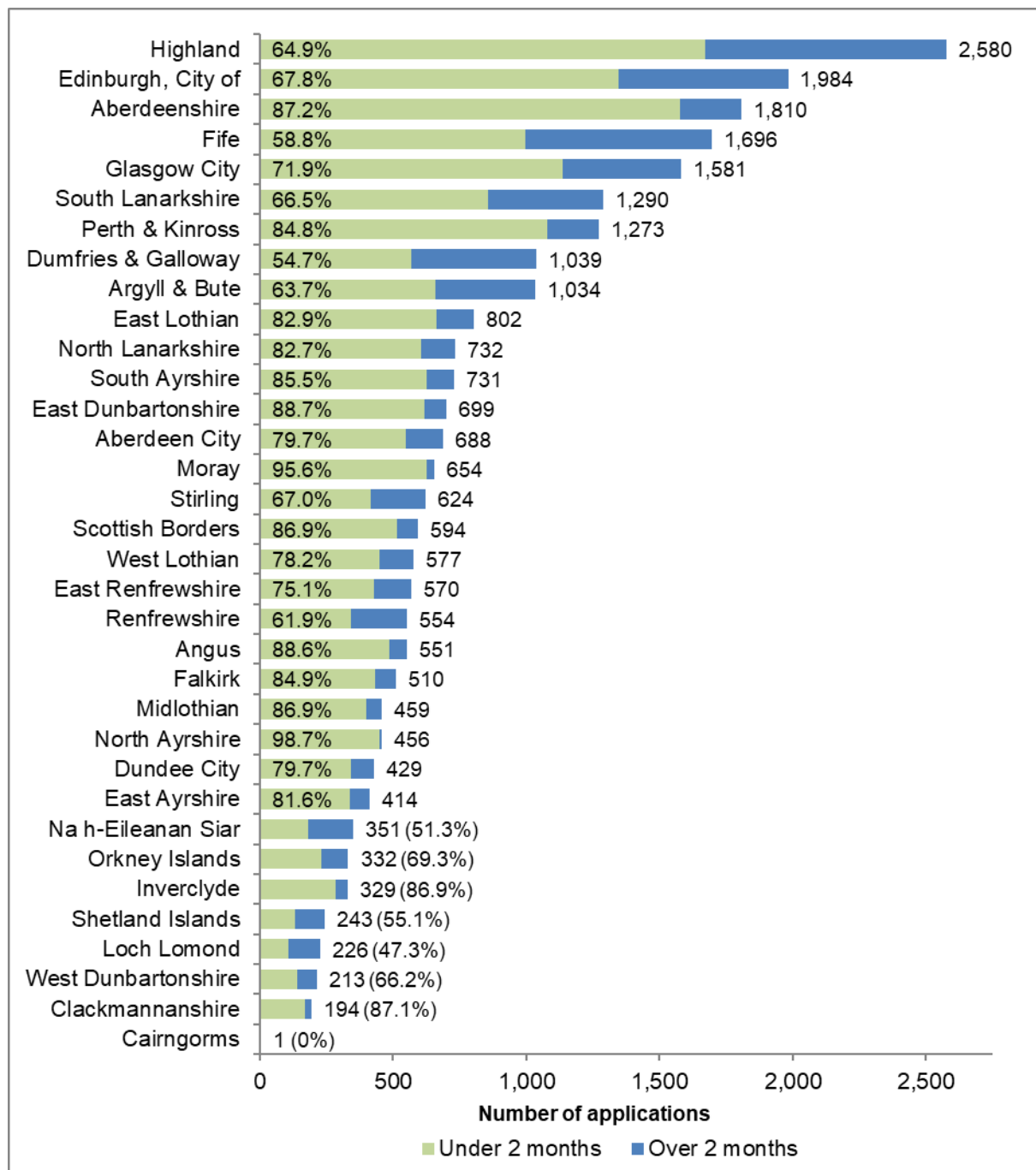


1. The number in brackets gives the total number of local development decisions by planning authority (excluding processing agreements). See [Section 2](#) for further details of processing agreements.

The average decision time for the Cairngorms National Park (13.1 weeks for 1 application) has not been shown in the above chart. It should be expected that Cairngorms has a longer average decision time as they do not receive planning applications directly but are notified of applications which have been made to those planning authorities within the National Park boundaries. Cairngorms National Park may then decide to call applications in for their determination. Planning applications

are likely to have already been in the system for a number of weeks before being transferred to Cairngorms National Park. In addition, Cairngorms National Park have no householder applications in their case mix for 2017/18. For these reasons average times for Cairngorms National Park applications can be expected to be higher than those of the other planning authorities. In 2017/18 Cairngorms National Park made decisions for a further 10 local applications using processing agreements all of these meeting agreed timescales.

Chart 57: Local Developments by planning authority, 2017/18: Percentage under 2 months



At Scotland level the percentage of decisions made in less than two months was 74.1%. Highland made the most decisions on local developments (2,580) and 64.9% of these were made in less than 2 months.

Table 7: Local Applications: Average Time & Percentage under 2 months

Planning Authority	2017/18			2016/17			2015/16			2014/15			2013/14			2012/13		
	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)	Number of applications	Percent Under 2 Months	Overall Average Time (weeks)
Aberdeen City	688	79.7%	8.7	883	52.4%	10.5	1,140	46.7%	12.2	1,170	36.3%	14.4	1,227	52.2%	12.5	1,189	52.6%	11.9
Aberdeenshire	1,810	87.2%	8.2	1,905	89.6%	8.6	2,685	76.1%	10.7	2,982	65.5%	11.9	2,913	69.9%	12.2	3,075	62.7%	15.4
Angus	551	88.6%	6.5	642	88.3%	7.8	727	77.4%	9.2	737	80.6%	9.1	798	75.3%	8.2	763	80.3%	9.2
Argyll & Bute	1,034	63.7%	11.0	1,053	64.7%	10.6	996	73.4%	9.2	1,097	77.8%	9.5	1,083	76.3%	10.3	1,061	69.2%	11.6
Cairngorms NP	1	0.0%	13.1	2	0.0%	70.8	7	14.3%	14.6	37	13.5%	21.3	46	19.6%	17.7	48	8.3%	18.3
Clackmannanshire	194	87.1%	6.7	199	89.9%	7.1	195	87.2%	6.5	184	94.0%	6.4	197	92.4%	6.8	192	84.9%	7.8
Dumfries & Galloway	1,039	54.7%	10.9	957	58.6%	10.5	1,110	66.9%	9.8	1,860	69.4%	9.5	1,485	50.3%	11.9	1,264	46.8%	12.9
Dundee City	429	79.7%	8.2	421	84.8%	7.4	462	77.1%	8.1	401	81.8%	7.8	438	81.7%	7.6	377	84.1%	7.0
East Ayrshire	414	81.6%	9.4	507	73.6%	10.0	432	69.2%	11.8	429	62.0%	12.7	430	68.6%	13.0	492	60.4%	11.7
East Dunbartonshire	699	88.7%	9.3	629	84.4%	9.5	646	86.5%	9.4	623	92.5%	8.6	618	90.3%	8.7	662	84.1%	10.1
East Lothian	802	82.9%	9.8	769	82.7%	10.4	785	85.4%	9.0	749	87.0%	9.7	840	86.5%	10.7	738	83.3%	11.6
East Renfrewshire	570	75.1%	7.9	616	82.1%	7.2	600	91.8%	6.9	606	87.5%	7.0	581	85.0%	7.3	546	84.2%	8.3
Edinburgh, City of	1,984	67.8%	10.7	1,979	77.2%	9.8	2,253	79.0%	9.4	2,219	78.2%	9.1	2,148	80.6%	8.6	2,069	82.4%	8.3
Falkirk	510	84.9%	7.6	510	83.3%	8.6	493	80.3%	9.4	512	78.1%	8.9	514	79.6%	8.8	507	65.9%	11.7
Fife	1,696	58.8%	10.6	1,833	58.9%	11.7	1,767	59.0%	11.2	1,899	55.8%	11.9	1,756	60.3%	12.7	1,751	64.2%	12.8
Glasgow City	1,581	71.9%	9.9	1,712	73.7%	9.7	1,565	63.9%	10.6	1,503	69.3%	10.7	1,584	67.5%	11.0	1,403	69.6%	11.3
Highland	2,580	64.9%	10.2	2,392	65.1%	11.0	2,487	68.6%	10.6	2,383	70.9%	10.7	2,597	70.7%	10.6	2,436	67.3%	11.4
Inverclyde	329	86.9%	7.4	301	88.7%	7.5	279	91.0%	6.7	270	91.9%	7.0	303	86.8%	7.1	306	82.4%	7.7
Loch Lomond & The Trossachs NP	226	47.3%	10.8	238	33.6%	12.1	223	39.0%	12.3	193	56.5%	12.2	201	63.7%	12.0	237	59.9%	12.3
Midlothian	459	86.9%	9.1	403	83.4%	8.5	488	83.0%	8.7	423	87.0%	8.4	424	85.1%	10.0	444	74.8%	10.8
Moray	654	95.6%	6.1	596	95.8%	6.7	718	94.6%	7.2	789	92.6%	7.2	856	83.3%	10.1	817	67.2%	14.9
Na h-Eileanan Siar	351	51.3%	9.3	360	69.4%	7.6	317	65.9%	8.6	353	64.3%	11.1	400	60.5%	9.8	413	59.1%	10.7
North Ayrshire	456	98.7%	5.3	512	99.2%	5.2	454	98.7%	5.3	471	97.7%	5.7	495	96.0%	6.2	457	90.8%	7.7
North Lanarkshire	732	82.7%	6.9	858	76.3%	8.1	858	68.9%	9.6	838	73.3%	9.2	917	87.5%	8.4	875	73.7%	11.3
Orkney Islands	332	69.3%	8.3	386	72.0%	8.5	435	64.4%	8.6	365	67.4%	9.0	381	62.7%	10.6	609	46.1%	10.7
Perth & Kinross	1,273	84.8%	7.8	1,331	87.2%	7.4	1,407	81.8%	9.1	1,412	72.1%	9.5	1,495	73.5%	10.3	1,449	69.4%	10.2
Renfrewshire	554	61.9%	8.7	547	67.3%	8.5	554	72.0%	8.6	532	80.8%	7.7	566	80.7%	7.8	556	78.8%	9.2
Scottish Borders	594	86.9%	7.2	635	86.0%	7.2	884	73.6%	12.1	912	68.0%	15.0	907	69.7%	16.6	947	64.2%	13.9
Shetland Islands	243	55.1%	10.2	305	46.6%	11.9	313	47.0%	12.3	294	57.1%	9.6	356	57.0%	11.0	286	68.2%	11.0
South Ayrshire	731	85.5%	7.4	640	89.8%	6.8	687	90.4%	6.4	736	79.5%	7.9	693	90.8%	7.1	722	86.7%	7.6
South Lanarkshire	1,290	66.5%	8.7	1,470	76.6%	7.8	1,375	72.8%	10.3	1,431	71.1%	10.9	1,327	67.3%	13.1	1,274	68.8%	11.9
Stirling	624	67.0%	9.6	621	68.6%	9.6	596	68.1%	10.2	579	73.7%	9.5	630	77.6%	9.5	580	78.4%	9.7
West Dunbartonshire	213	66.2%	8.9	194	81.4%	8.3	208	69.2%	8.8	180	75.0%	8.5	208	75.5%	9.8	213	83.1%	9.3
West Lothian	577	78.2%	8.1	580	82.6%	8.4	618	82.4%	8.7	570	83.9%	8.0	612	77.8%	9.2	574	73.2%	12.0
SCOTLAND	26,220	74.1%	9.0	26,986	75.4%	9.2	28,764	73.4%	9.7	29,739	72.1%	10.1	30,026	72.7%	10.6	29,332	69.4%	11.4

Aberdeen City and Loch Lomond and the Trossachs saw the biggest improvements in the percentage of decisions made in less than two months between 2016/17 and 2017/18 ([Annual, 2017/18 - Table 4](#)).

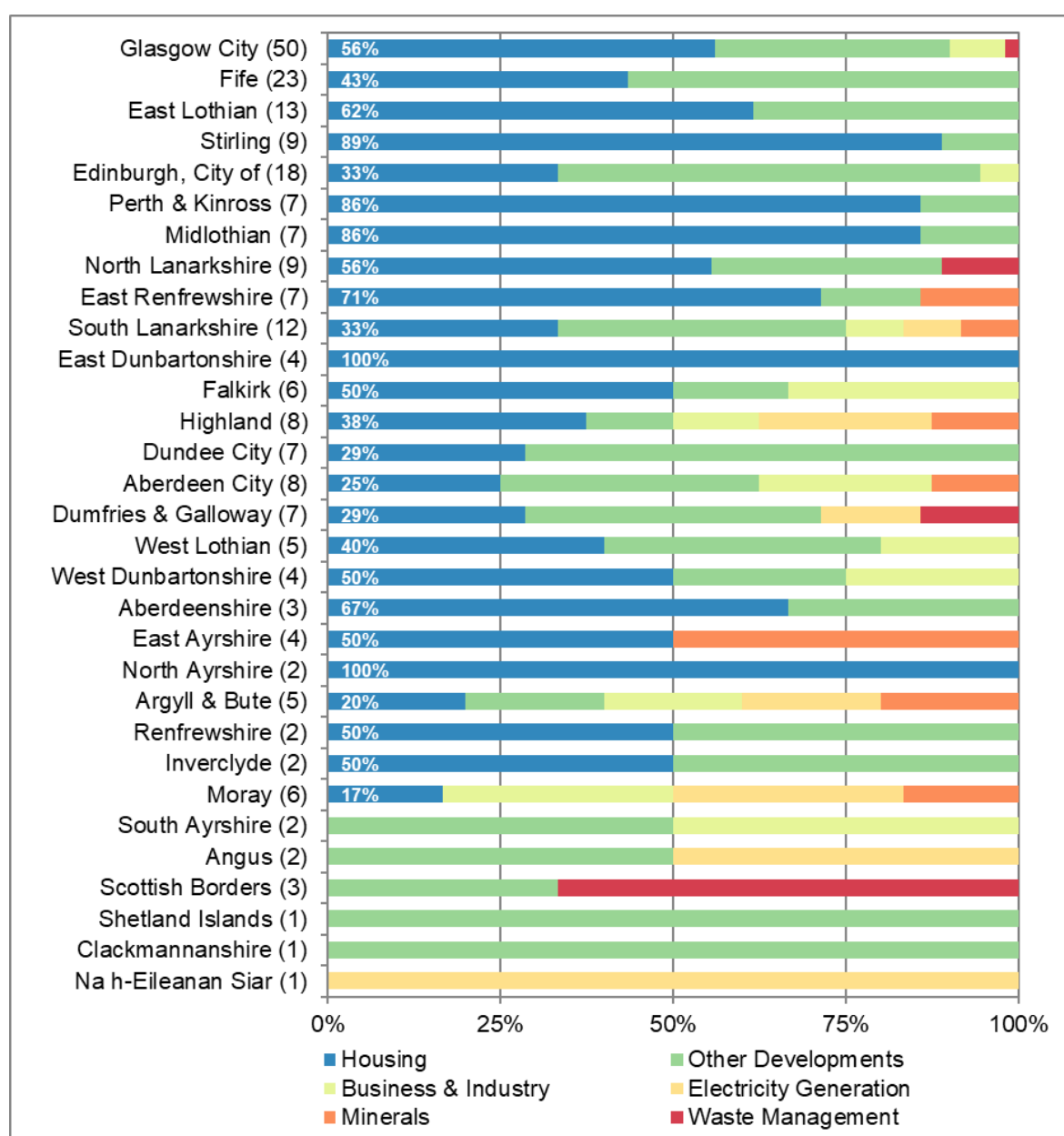
13. Major Developments by Planning Authority, 2017/18 - post 3rd August 2009 applications

Cairngorms National Park, Loch Lomond and the Trossachs National Park and Orkney Islands did not make decisions for any major developments in 2017/18 and are therefore not included in the charts in this section.

13.1 Major Developments – by development type, 2017/18

Chart 58 shows information on the case mix for each planning authority, ordered by number of housing applications, then Other Development applications.

Chart 58: Major Developments by planning authority and development type, 2017/18¹



1. The number in brackets gives the total number of major development decisions by planning authority (excluding processing agreements). See [Section 2](#) for further details of processing agreements. Where appropriate the percentage of applications for Major housing is shown.

There were 238 decisions made for major developments in 2017/18. In addition, and not shown in the above, 93 decisions were made for major developments that used processing agreements. Glasgow made the most decisions (50) for major planning applications with 28 for housing, 17 for other developments, four for business and industry and one for waste management. In addition Glasgow used processing agreements for a further three major developments. Aberdeenshire made the most decisions for major developments using processing agreements with all 12 applications meeting agreed timescales.

13.2 Major Developments – average decision times, 2017/18

Chart 59 shows the average decision times for major developments ordered by the number of decisions made for major developments in each planning authority. In total there were 238 decisions made on major developments in 2017/18 with an overall average decision time of 33.6 weeks. A further 93 major developments that were subject to a processing agreement are not included in these average decision times.

Chart 59: Major Developments by planning authority, 2017/18: Average decision time (weeks)

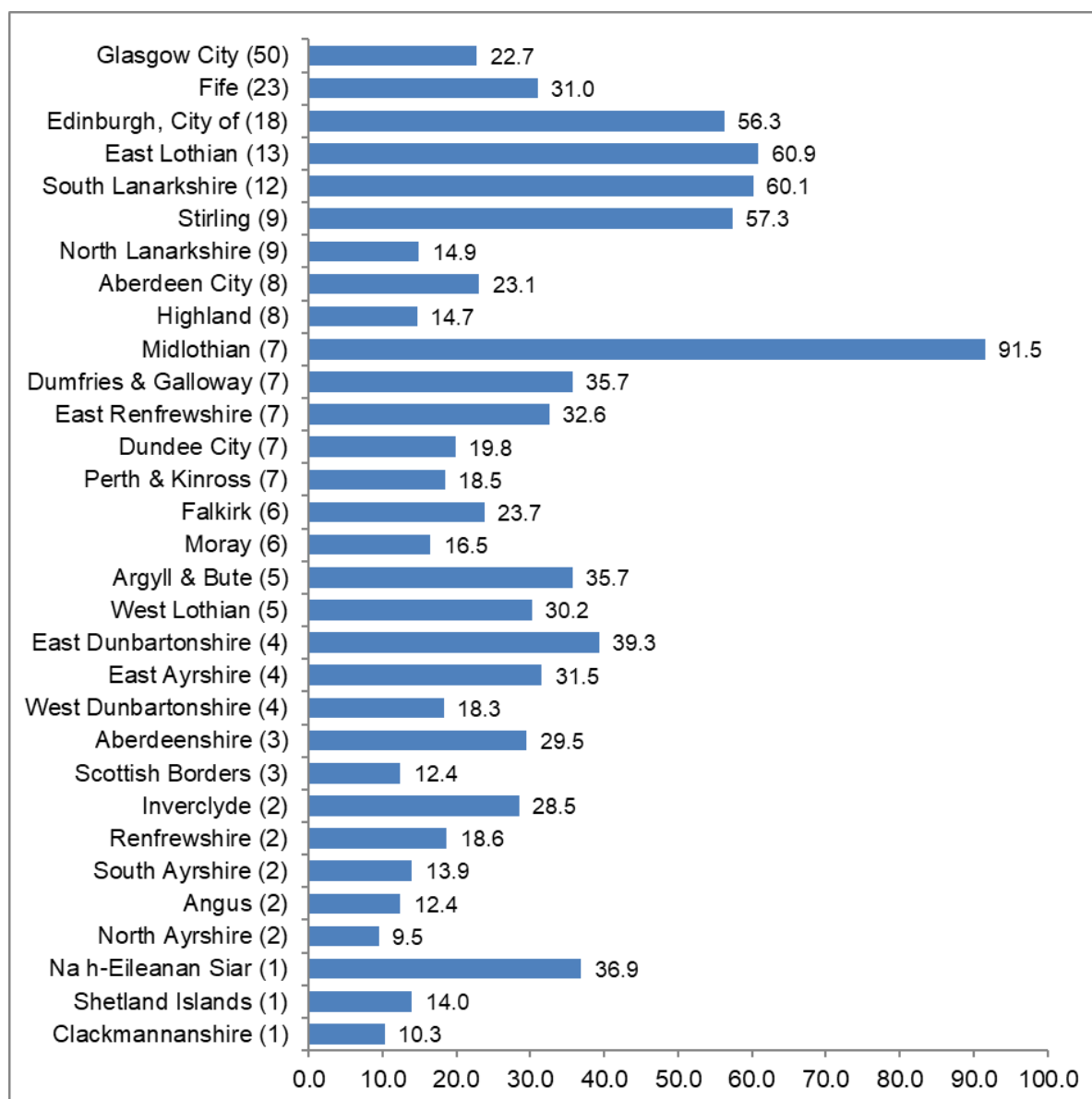


Table 8 shows the annual average decision times for major applications for the last five years ([Annual, 2017/18: Table 2](#)).

Numbers of decisions made for major developments are very small compared to those for local developments and the average decision times at local authority level are likely to be volatile. The case mix also has an influence on average decision times. The lengthy average time for major developments in Midlothian was partly due to one application that took over three years for a decision on planning permission in principle for a residential development for 60 dwellings that also included erection of a warehouse and extension to an existing petrol filling station kiosk.

Table 8: Major Applications: Average Decision Time

Planning Authority	2017/18		2016/17		2015/16		2014/15		2013/14	
	Total number of applications	Overall Average Time (weeks)	Total number of applications	Overall Average Time (weeks)	Total number of applications	Overall Average Time (weeks)	Total number of applications	Overall Average Time (weeks)	Total number of applications	Overall Average Time (weeks)
Aberdeen City	8	23.1	17	43.9	15	24.1	17	47.6	15	45.9
Aberdeenshire	3	29.5	6	77.8	14	60.2	24	89.7	23	53.9
Angus	2	12.4	5	20.0	6	22.0	8	31.1	5	30.1
Argyll & Bute	5	35.7	10	22.1	7	17.0	3	14.1	4	26.9
Cairngorms	0	0.0	0	-	0	-	4	61.4	0	-
Clackmannanshire	1	10.3	0	-	1	39.3	1	16.0	2	7.9
Dumfries & Galloway	7	35.7	6	34.0	7	31.6	8	20.6	18	53.0
Dundee City	7	19.8	10	22.3	7	12.5	6	13.1	6	12.5
East Ayrshire	4	31.5	3	42.4	5	64.4	5	61.2	4	44.9
East Dunbartonshire	4	39.3	3	37.6	3	41.8	6	32.3	3	19.4
East Lothian	13	60.9	9	32.6	9	26.6	12	28.1	6	43.5
East Renfrewshire	7	32.6	2	45.0	4	17.5	3	19.6	5	16.7
Edinburgh, City of	18	56.3	23	43.0	13	29.9	12	22.8	14	27.9
Falkirk	6	23.7	7	60.2	4	74.5	2	132.4	5	27.9
Fife	23	31.0	17	38.1	21	30.8	25	45.0	25	49.7
Glasgow City	50	22.7	33	35.6	31	24.9	28	24.1	35	27.5
Highland	8	14.7	16	22.8	15	20.6	8	24.9	13	31.6
Inverclyde	2	28.5	1	16.1	1	45.1	1	12.1	0	-
Loch Lomond	0	0.0	1	19.7	0	-	1	13.1	1	26.3
Midlothian	7	91.5	6	57.0	13	35.1	6	21.6	4	27.4
Moray	6	16.5	2	16.9	4	20.0	2	13.1	7	49.4
Na h-Eileanan Siar	1	36.9	0	-	0	-	2	28.5	1	44.9
North Ayrshire	2	9.5	0	-	5	26.7	5	12.6	6	19.8
North Lanarkshire	9	14.9	17	29.0	19	24.3	26	19.6	31	19.2
Orkney Islands	0	0.0	0	-	1	24.1	1	7.0	1	7.3
Perth & Kinross	7	18.5	9	20.9	6	14.8	12	41.7	11	39.2
Renfrewshire	2	18.6	6	20.0	5	13.3	4	10.1	10	14.0
Scottish Borders	3	12.4	0	-	2	27.6	8	30.9	8	53.3
Shetland Islands	1	14.0	1	9.3	3	11.9	5	23.5	3	14.0
South Ayrshire	2	13.9	0	-	5	42.6	8	26.0	6	26.4
South Lanarkshire	12	60.1	16	48.6	21	38.4	23	42.4	17	30.1
Stirling	9	57.3	6	62.1	5	38.3	3	43.3	6	30.5
West Dunbartonshire	4	18.3	6	23.4	5	24.6	7	19.8	4	32.4
West Lothian	5	30.2	8	30.8	11	49.0	12	45.3	11	44.7
SCOTLAND	238	33.6	246	36.4	268	31.0	298	36.6	310	34.6

Due to the small numbers of major applications, especially at local authority level, average times are more variable. However, Aberdeen City, Aberdeenshire and Falkirk have all improved their overall average decision time by over 20% compared to 2016/17.

Percentages that were agreed within agreed timescales can be seen in Table 1 of [Planning Authority Performance Statistics 2017/18 Annual](#).

14. Legacy Cases

There was one legacy case decided in quarter four of 2017/18 for an application with a processing agreement.

In 2017/18 nine legacy cases were decided; five for applications without processing agreements and 4 for applications with processing agreements.

Tables 9 to 12 show the legacy cases decided in 2017/18 by planning authority and development type.

Tables 9 and 10: Decided legacy applications without processing agreements, by planning authority and development type

Table 9

Local Authority	Number of Legacy Cases	Average Time (Weeks) ¹
East Ayrshire ¹	1	63.9
East Lothian	1	558.3
Falkirk ¹	1	347.9
Midlothian ¹	1	62.9
West Lothian ¹	1	227.1
Total	5	252.0

Table 10

Development Type	Number of Legacy Cases	Average Time (Weeks)
Housing - Major ¹	2	287.5
Housing - Local ¹	1	62.9
Other developments - Local ¹	2	311.1
Total	5	252.0

1. Time has been removed from decision times when delays were outwith the control of the local authority.

Tables 11 and 12: Decided legacy applications with processing agreements, by planning authority and development type

Table 11

Local Authority	Number of Legacy Cases	Percentage within agreed timescales
Scottish Borders	2	100%
South Lanarkshire	2	0%
Total	4	50%

Table 12

Development Type	Number of Legacy Cases	Percentage within agreed timescales
Minerals - Major	1	0%
Housing - Major	1	100%
Electricity generation - Major	1	0%
Business and Industry - Local	1	100%
Total	4	50%

15. Annex

15.1 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. This helps produce more accurate and relevant performance statistics that would otherwise have been skewed by extreme cases of delay outwith the planning authority's control.

For 2017/18 there were 1,394 applications where the clock was stopped for an average of 19.8 weeks. This compares to 1,170 applications stopped for an average of 21.4 weeks in the previous year.

Table 13: Clock stops by planning authority, 2017/18^{1,2}

Planning Authority	Total applications decided in 2017/18	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	919	99	10.8%	25.1
Aberdeenshire	2,035	15	0.7%	13.6
Angus	661	3	0.5%	8.3
Argyll & Bute	1,294	46	3.6%	25.1
Cairngorms NP	1	0		
Clackmannanshire	229	9	3.9%	6.0
Dumfries & Galloway	1,328	28	2.1%	30.6
Dundee City	616	39	6.3%	10.0
East Ayrshire ²	519	45	8.7%	40.4
East Dunbartonshire	798	63	7.9%	7.3
East Lothian ²	991	47	4.7%	17.0
East Renfrewshire	633	11	1.7%	23.7
Edinburgh, City of	3,263	5	0.2%	42.5
Falkirk ²	607	15	2.5%	18.5
Fife	2,336	25	1.1%	11.1
Glasgow City	2,470	219	8.9%	19.3
Highland	2,889	142	4.9%	31.5
Inverclyde	401	57	14.2%	14.4
Loch Lomond & Trossachs NP	279	29	10.4%	17.5
Midlothian ²	537	20	3.7%	55.6
Moray	761	89	11.7%	5.9
Na h-Eileanan Siar	432	5	1.2%	19.8
North Ayrshire	557	31	5.6%	9.7
North Lanarkshire	900	11	1.2%	16.8
Orkney Islands	419	60	14.3%	15.6
Perth & Kinross	1,601	60	3.7%	25.7
Renfrewshire	692	35	5.1%	13.7
Scottish Borders	775	1	0.1%	55.0
Shetland Islands	296	43	14.5%	8.2
South Ayrshire	956	5	0.5%	20.1
South Lanarkshire	1,478	29	2.0%	9.9
Stirling	812	2	0.2%	15.3
West Dunbartonshire	255	56	22.0%	16.7
West Lothian ²	711	50	7.0%	27.5
SCOTLAND^{1,2}	33,451	1,394	4.2%	19.8

1. Processing Agreements are not included in this analysis.

2. Includes Legacy Cases

Table 14: Clock stops by development type, 2017/18

Development Type	Total applications decided in 2017/18	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Local developments				
Householder	12,861	198	1.5%	8.4
Other developments ²	5,981	295	4.9%	17.7
Housing ²	4,768	440	9.2%	23.5
Business and Industry	1,609	114	7.1%	19.6
Telecommunications	504	22	4.4%	13.0
AMSCs	284	36	12.7%	19.7
Electricity Generation	123	17	13.8%	18.9
Waste Management	17	3	17.6%	9.5
Minerals	17	6	35.3%	34.6
Marine Shellfish Farming	32	2	6.3%	6.1
Marine Finfish Farming	24	6	25.0%	16.0
Freshwater Fish Farming	0	0	-	-
TOTAL	26,220	1139	4.3%	18.6
Major developments				
Housing ²	116	46	39.7%	50.1
Other Developments	83	14	16.9%	32.5
Business and Industry	17	3	17.6%	59.1
Electricity Generation	9	1	11.1%	73.1
Minerals	8	3	37.5%	46.6
Waste Management	5	2	40.0%	19.8
Marine Shellfish Farming	0	0	-	-
Freshwater Fish Farming	0	0	-	-
Marine Finfish Farming	0	0	-	-
TOTAL	238	69	29.0%	46.2
Other Consents				
Listed bldg.+con.area consents	3,302	103	3.1%	19.2
Advertisements	1,849	58	3.1%	12.7
Other consents and certificates	1,801	5	0.3%	27.0
Hazardous substances consents	18	11	61.1%	8.9
TOTAL	6,970	177	2.5%	16.6
Local with EIA				
Local Developments Subject To EIA	10	6	60.0%	48.0
AMSCs (Subject to EIA)	8	3	37.5%	14.9
TOTAL	18	9	50.0%	37.0

1. Processing Agreements are not included in this analysis.

2. Includes Legacy Cases

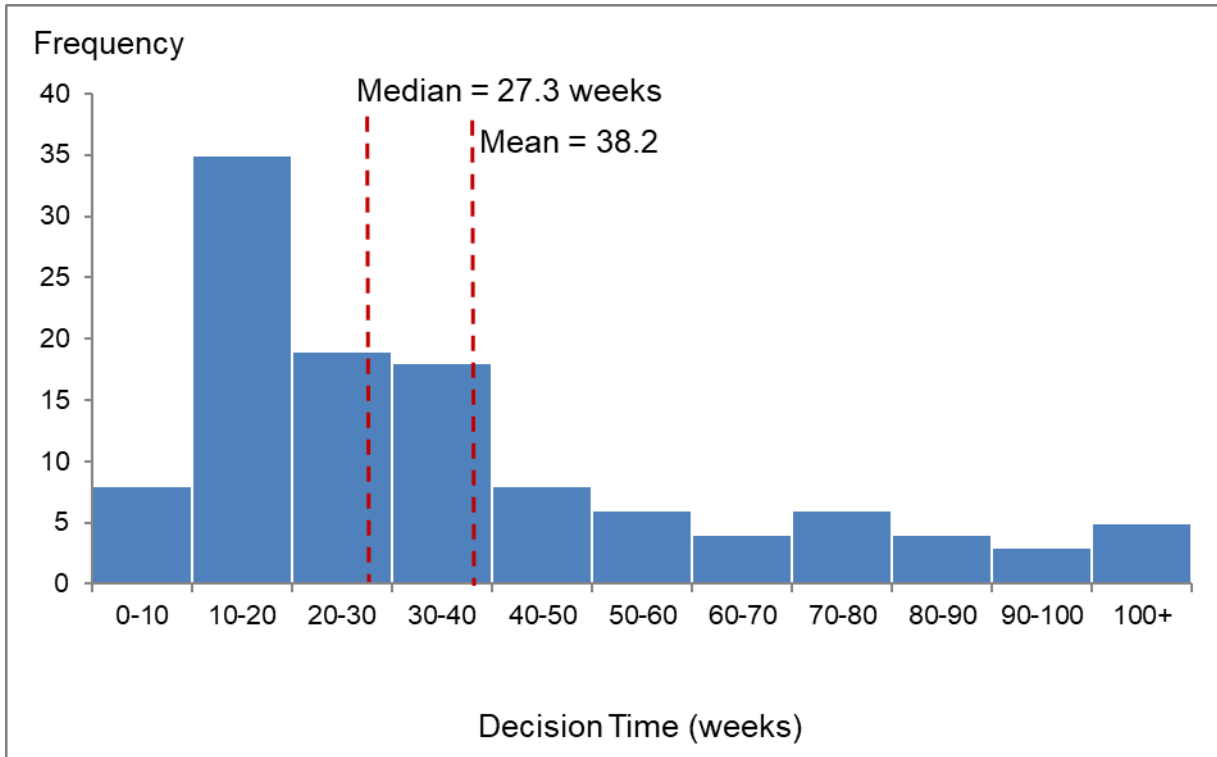
For 2017/18, local housing developments have the most applications where the clock has been stopped, with 23.5 weeks on average removed from decision times. This represents 9.2% of all applications for local housing developments. There are a variety of reasons why the clock is stopped but stops are often due to delays in concluding legal agreements and waiting for the applicant to sign a planning obligation. Other reasons include site survey required in relation to European protected species that must await a particular season, external consultants delay or awaiting advert fees to be paid.

Stop the clock advice has been issued to planning authorities to help with decisions for stopping the clock and is available at;

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

15.2 Distribution of decision times for major applications.

Chart 60: Distribution of decision times for major housing developments (post 3rd August 2009), 2017/18 (excludes 2 legacy cases)



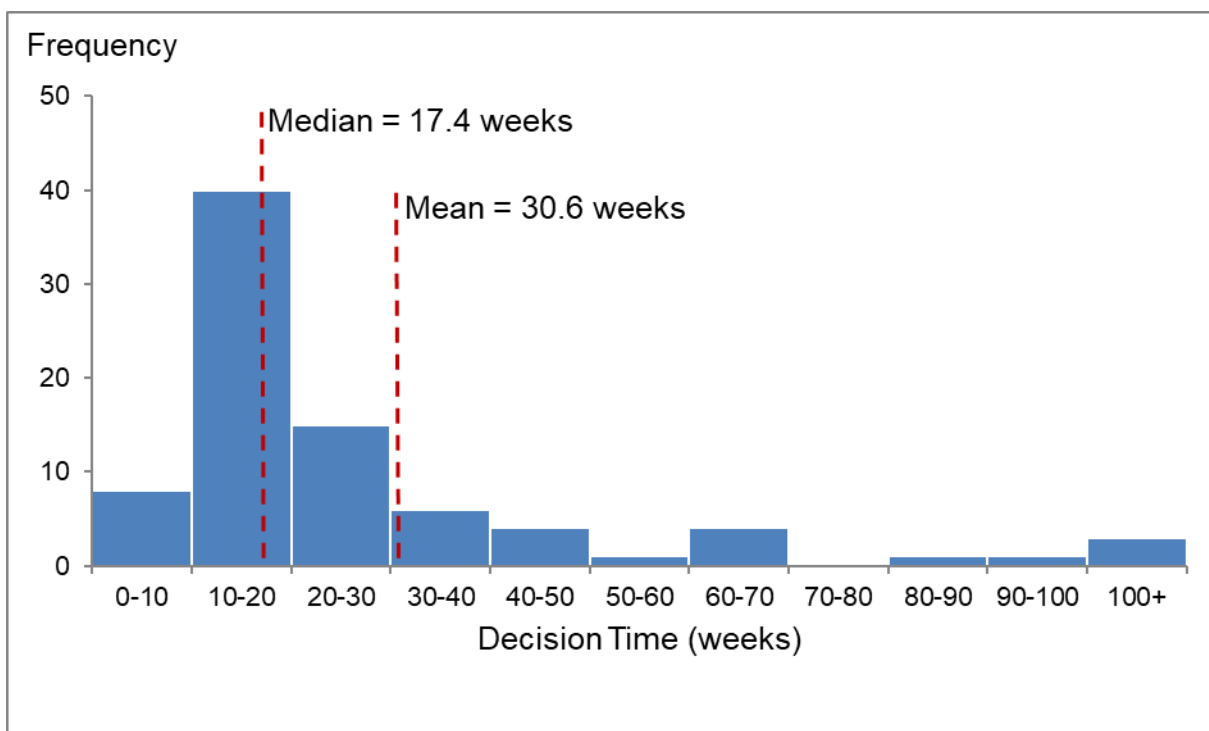
The vertical line at 38.2 weeks shows the mean (average) decision time for major housing developments. The second line at 27.3 weeks shows the median decision time. Decision times range from 5.1 weeks to 170.7 weeks. The chart shows that the mean decision time has been influenced by several lengthy decisions. Almost 65% of major housing applications were decided in a time quicker than the average of 27.3 weeks. Nearly 47% of major housing applications were decided within 6 months.

The five lengthiest decisions took 117.9 weeks (2.3 years), 124.4 weeks (2.4 years), 137.7 weeks (2.6 years), 147.0 weeks (2.8 years) and 170.7 weeks (3.3 years).

The lengthiest application was for planning permission in principle for a residential development for 60 dwellings in Midlothian that also included erection of a warehouse and extension to an existing petrol filling station kiosk. The application was approved.

Chart 61 shows the distribution of the decision times for major other developments (post 3rd August 2009) concluded in 2017/18. 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.

Chart 61: Distribution of decision times for major other developments (post 3rd August 2009), 2017/18

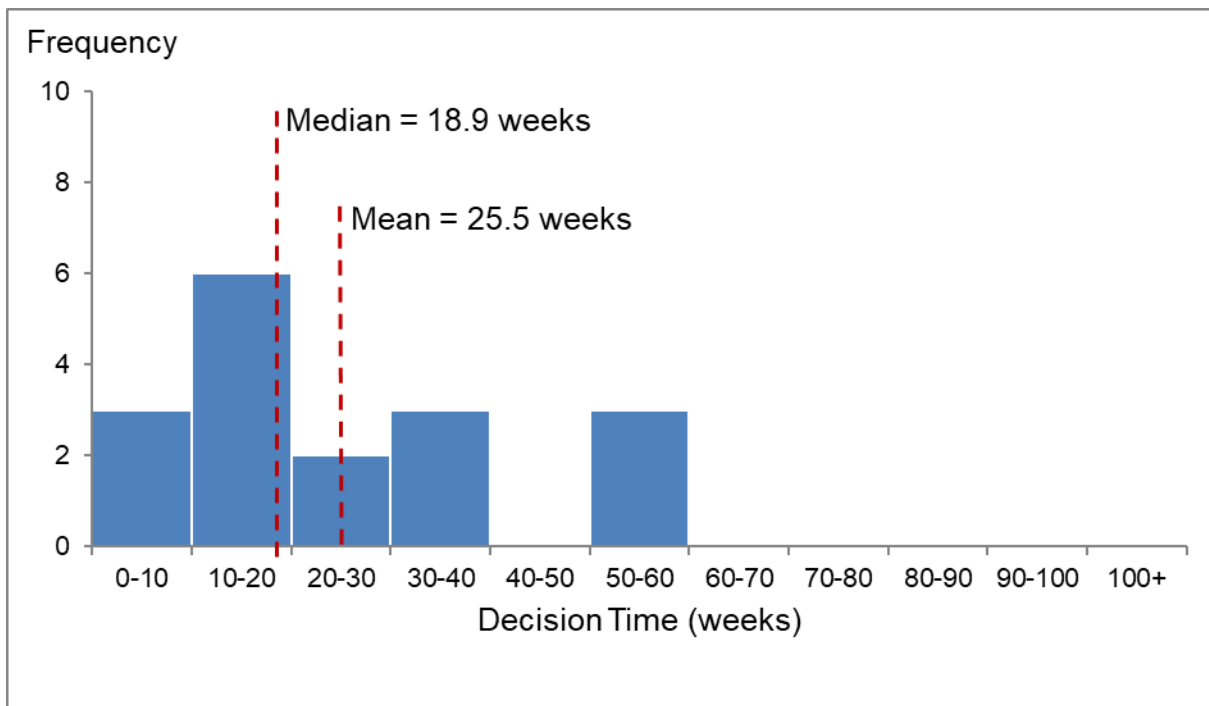


The vertical line at 30.6 weeks shows the mean (average) decision time for major other developments. The second line at 17.4 weeks shows the median decision time. Decision times range from 4.1 weeks to 380.1 weeks. The chart shows that the average decision time has been influenced by several lengthy decisions. Just over three quarters of major other developments were decided in a time quicker than the average of 30.6 weeks and almost 70% were decided within 6 months.

The lengthiest decision, which was in South Lanarkshire, took 380.1 weeks (7.3 years) and was for planning permission in principle for a 160 hectare site described as a development of Community Growth Area, comprising housing, neighbourhood centre, community facilities, access roads, open space and landscaping (Planning in Principle). The application was approved.

Chart 62 shows the distribution of the decision times for major business and industry developments (post 3rd August 2009) concluded in 2017/18. The category “business and industry” developments include construction of a building or structure for any of the following: use as an office, for research and development of products or processes, for any industrial process or for use for storage or as a distribution centre. To be classed as major the gross floor space as a result of the development must exceed 10,000 square metres or the site area must exceed 2 hectares. Due to the small numbers of applications for major business and industry developments, average decision times are very variable.

Chart 62: Distribution of decision times for major business and industry (post 3rd August 2009), 2017/18

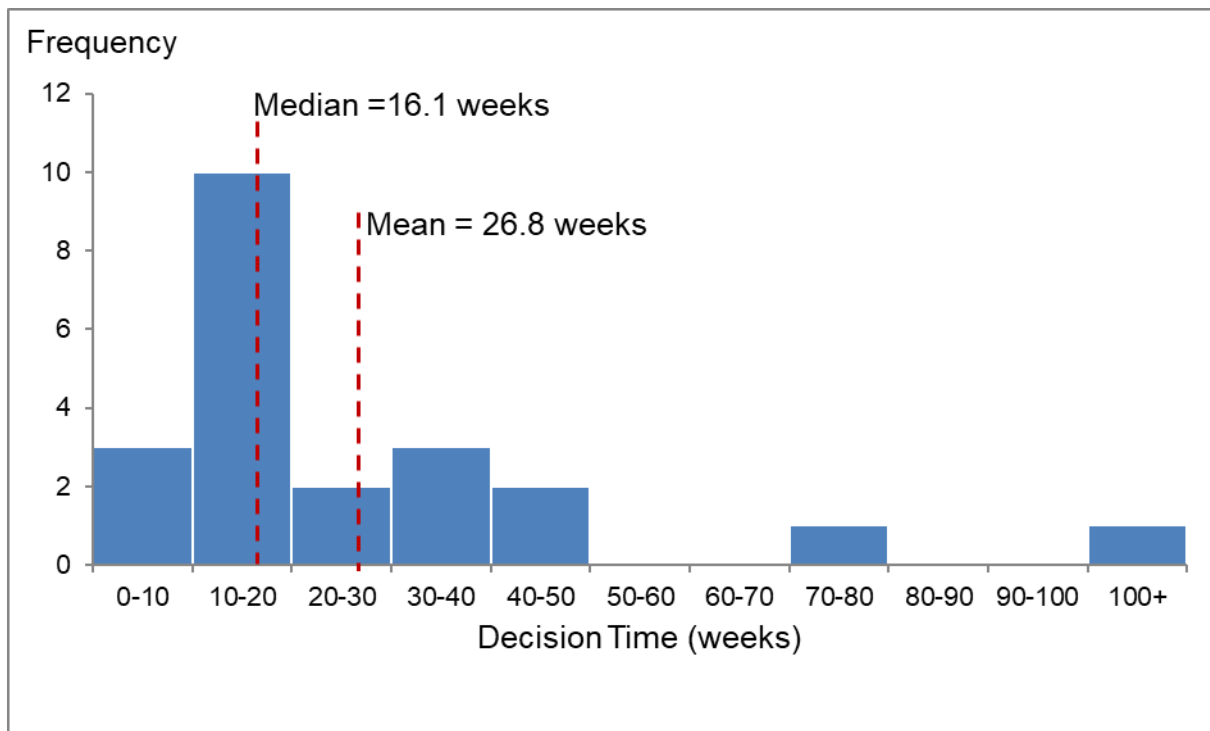


The vertical line at 25.5 weeks shows the mean (average) decision time for major business and industry developments. The second line at 18.9 weeks shows the median decision time. Decision times range from 5.7 weeks to 60.0 weeks. Almost 59% of major business and industry applications were decided in a time quicker than the average of 25.5 weeks with the same number decided within 6 months.

The lengthiest decision, taking 60.0 weeks is in Glasgow and is described as a mixed use development including offices, residential units, hotel and associated ground floor commercial uses with access, parking and landscaping. The application was approved.

Chart 63 shows the distribution of the decision times for the remaining major applications (post 3rd August 2009) that were concluded in 2016/17. These include applications for minerals, waste management and electricity generation.

Chart 63: Distribution of decision times for remaining major applications (post 3rd August 2009), 2017/18



The vertical line at 26.8 weeks shows the mean (average) decision time for the remaining major developments. The second line at 16.1 weeks shows the median decision time. Decision times range from 5.0 weeks to 119.7 weeks. The chart shows that the average decision time has been skewed by a few lengthy decisions. Just over 68% of the remaining major applications were decided in a time quicker than the average of 26.8 weeks, all of these were decided within 6 months.

The lengthiest decision that took 119.7 weeks was an application for electricity generation in Dumfries and Galloway and involved erection of 14 wind turbines, 1 meteorological mast, 1 telecommunications mast, 6 temporary meteorological masts, substation / control building and temporary construction compound along with construction of crane hardstandings, access tracks and associated infrastructure.

15.3 Planning Performance Guidance

Detailed guidance is available to planning authorities to help with submission of quarterly data. This can be found here:

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

15.4 Calculation of cut-off date for 2 month target

Months are measured from a specific day in one month until the day with the preceding date in the following or subsequent months. Further guidelines on how this is calculated can be found here:

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

15.5 Statistics for other UK countries

Information and statistics on planning applications for the other UK countries can be accessed at the following links:

England: <https://www.gov.uk/government/collections/planning-applications-statistics>

Wales: <http://wales.gov.uk/topics/planning/planningstats/?lang=en>

Northern Ireland: <http://www.planningni.gov.uk/index/tools/about-statistics.htm>

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Office of the Chief Statistician, Telephone: 0131 244 0442,
e-mail: statistics.enquiries@gov.scot

How to access background or source data

The data collected for this statistical bulletin

- are available in more detail through statistics.gov.uk
- are available via excel spreadsheets on the Planning Statistics webpages at: <http://www.gov.scot/Topics/Statistics/Browse/Planning>

Details for individual planning applications are also available on planning authorities' eplanning websites.

- may be made available on request, subject to consideration of legal and ethical factors.
- cannot be made available by Scottish Government for further analysis as Scottish Government is not the data controller.

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ISBN 978-1-78781-000-6 (web only)

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