

## PEOPLE, COMMUNITIES AND PLACES

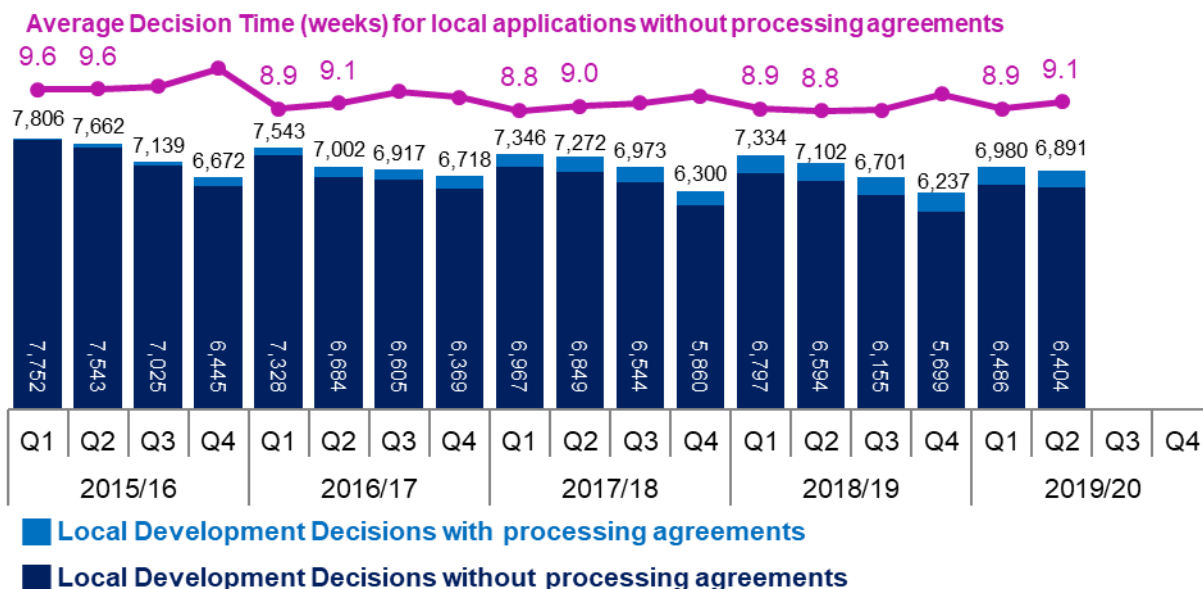
### Planning Performance Statistics, 2019/20, Midyear

This report presents summary statistics on planning application decision-making timescales for April to September 2019 (Quarters 1 and 2), as well as historic data going back to quarter one of 2015/16. 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 13,871 decisions on local developments in the first six months of 2019/20, 565 fewer than the same period in the previous year. The average decision time for the 12,890 of these which were not subject to processing agreements was 9.0 weeks, slightly slower than the corresponding time of 8.9 weeks for the first six months of 2018/19.

**Chart 1: Applications for Local Developments (excluding legacy cases)**



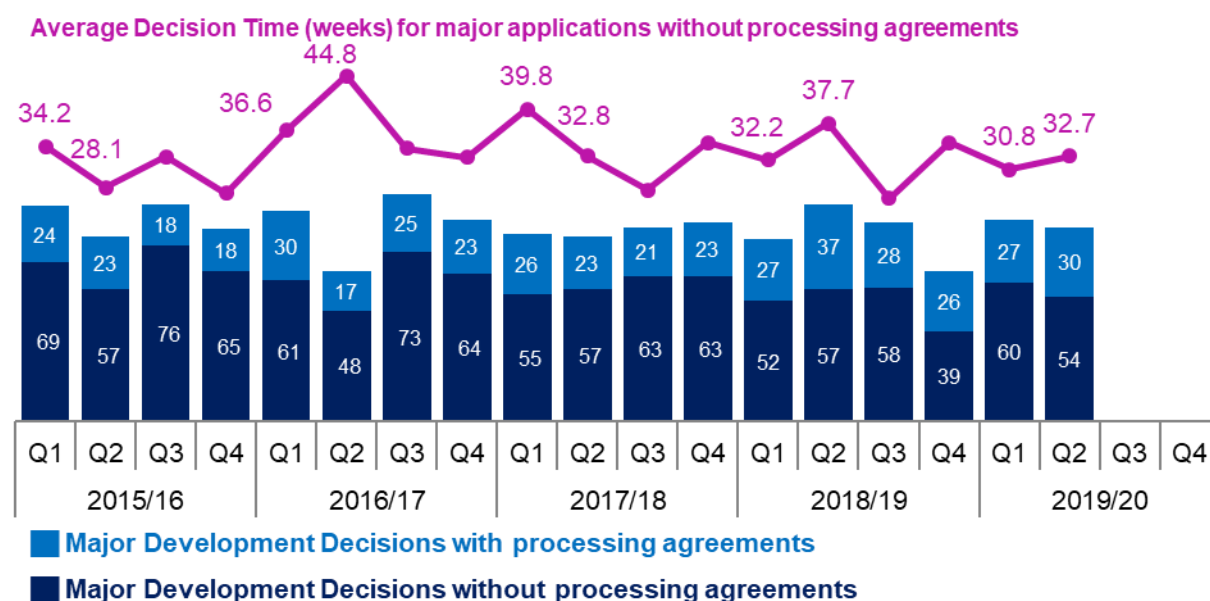
In quarter one of 2019/20 there were also 494 local development applications with processing agreements, 81.4% (402) met agreed timescales that had been set between developers and local authorities. In quarter two there were 487, 78.6% (383) meeting the agreed timescales.

There was also one Local Development pre 3rd August 2009 legacy case concluded. Further details about legacy cases can be seen in [Section 10](#).

## Applications for Major Developments (excludes legacy cases)

There were 171 decisions on Major developments in the first six months of 2019/20, two fewer than in the same period in the previous year. The average decision time for the 114 of these not subject to processing agreements was 31.7 weeks, more than three weeks quicker than the 35.1 weeks for the same period in 2018/19.

**Chart 2: Applications for Major Developments (excluding legacy cases)**



The average decision time figures of 30.8 and 32.7 weeks for quarters one and two have been influenced by a number of lengthier decision times, including 18 decision times of longer than a year – eleven in quarter one and seven in quarter two. One of the eleven in quarter one and four of the seven in quarter two had decision times of longer than two years. The longest in quarter two taking 3.8 years.

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

In quarter one of 2019/20 there were 27 major development applications with processing agreements, 59.3% (16) met agreed timescales that had been set between developers and local authorities. In quarter two there were 30, 70.0% (21) meeting the agreed timescales.

In quarter one major applications with processing agreements accounted for 31% of all the decisions made for major developments (27 of 87). In quarter two this increased to 36%, 30 of 84 major applications.

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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 and 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 5 covers applications validated in the current planning system post 3rd August 2009. Analysis of the limited number of decided legacy cases is provided separately in [Section 10](#).

Figures for all applications including legacy cases were reported up to and including 2016/17 and are available in [previous publications](#).

### 1.3 Detailed tables of results

Detailed excel tables of results as well as a copy of this summary, along with results for previous quarters and annual results for previous years are available in the Planning Authority Performance Statistics Section on the [Planning Publications](#) page of the Scottish Government's website.

### 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 and industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming, telecommunications, Approval of Matters Specified in Conditions (AMSCs<sup>1</sup>) and other developments. Most applications for planning permission will be for local developments.

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

Major developments include applications for 50 or more homes, as well as certain waste, water, transport and energy-related developments, larger retail developments, and other types of major developments.

Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts. Typically there are only a small number of decisions made for major developments each quarter and therefore average decision times are likely to be volatile.

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

National developments are mainly large public works (for example, the regeneration of the former Ravenscraig steelworks and the redevelopment of the Dundee Waterfront) and are identified in the [National Planning Framework](#).

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 in the [Hierarchy of Developments](#) planning series circular.

## 1.5 Calculation of decision times

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

Some local authorities use processing agreements where the developer and the local authority agree on timescales for decisions. Applications subject to a processing agreement are not included in average decision time calculations and are reported separately.

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

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.

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

## 1.6 Stopping the Clock

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

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

## 1.7 Revisions

The [revisions policy](#) for planning performance statistics has been developed in accordance with the UK Statistics Authority Code of practice for Official Statistics.

This bulletin contains the following revisions made to figures for previous quarters:

### Quarter 1 2018/19

Changes to All Major, All Local, Business and Industry Major and Business and Industry Local figures due to updated data from South Ayrshire received after publication of 2018/19 annual statistics – Charts 1, 2, 3, 5, 11, 12, 15, 17, 19.

## 1.8 Changes in this bulletin

### Legacy Cases

From 2019/20 data is only shown for applications validated in the current planning system, those validated on or after 3rd August 2009. Analysis of the limited number of decided legacy cases is provided separately in [Section 10](#). Figures for all applications including legacy cases have previously been reported for years up to and including 2016/17 and are available in [previous publications](#).

### Processing agreements

From 2019/20 the number of applications subject to processing agreements have been included in the charts for major and local applications to better reflect the total number of applications processed for each category.

## 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 local development categories is reported on an annual rather than quarterly basis.

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 not included in average decision time calculations.

Legacy cases validated before 3<sup>rd</sup> August 2009 are not included in the figures but are reported separately in [Section 10](#). Figures for all applications including legacy cases were reported up to and including 2016/17 and are available in [previous publications](#).

### 2.1. All Local Developments

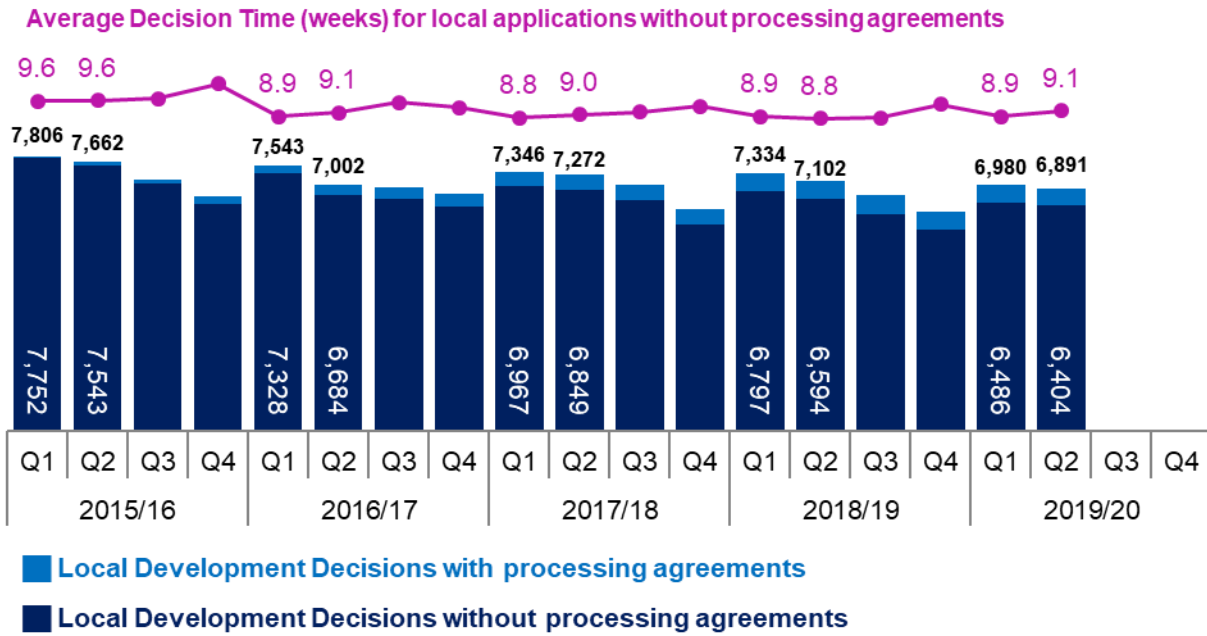
There were 12,890 local development applications not subject to processing agreements in the first six months of 2019/20, 501 fewer than in the equivalent period in 2018/19. The average decision time for these local development applications was 9.0 weeks, slightly slower than the 8.9 weeks for the same period in 2018/19. The percentage of decisions made in less than two months was 73.7%, down just under two percentage points from 75.6% for the first six months of 2018/19.

In addition a number of applications were concluded that were subject to processing agreements, these applications are not included in average time calculations. In quarter one of 2019/20 there were 494 local development applications with processing agreements, 81.4% of these applications met agreed timescales that had been set between developers and local authorities. In quarter two there were 487, 78.6% meeting the agreed timescales. In both quarter one and quarter two local applications with processing agreements accounted for 7.1% of all the decisions made for local developments.

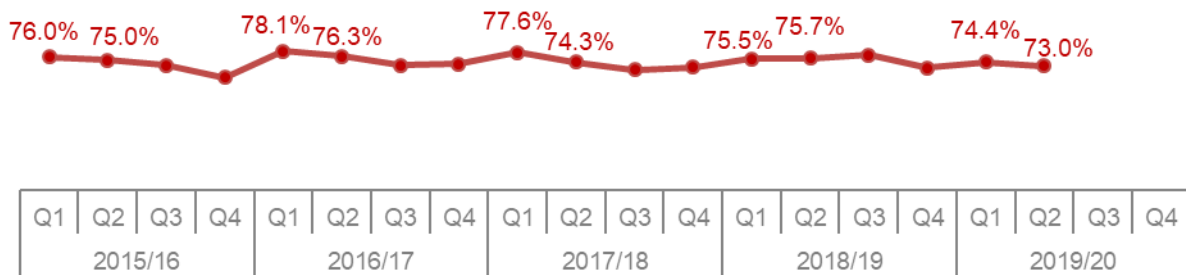
There was also one Local Development pre 3<sup>rd</sup> August 2009 legacy case concluded. Further details about legacy cases can be seen in [Section 10](#).

Highland made the most decisions on local developments in both quarter one (700 applications, 9 subject to processing agreements) and quarter two (629 applications, three subject to processing agreements).

### Chart 3: All Local Developments



### Chart 4: All Local Developments: Percentage of decisions within two months



## 2.2. Local (Non Householder) Developments

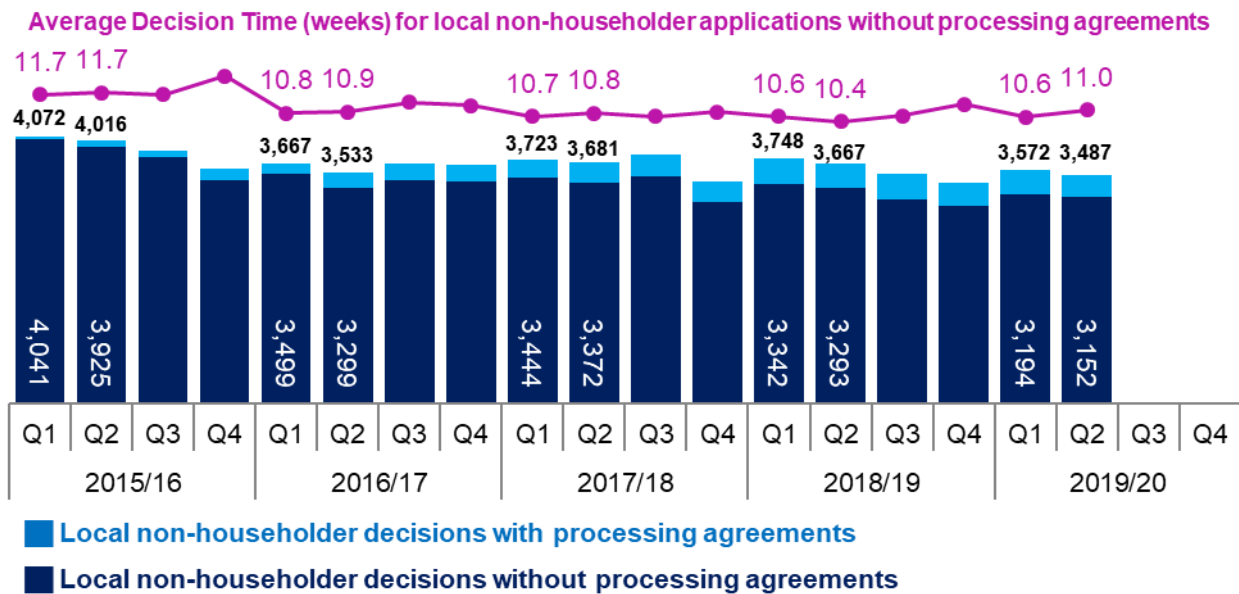
This can include applications for smaller developments for new housing as well as applications covering areas of development such as minerals, business and industry, waste management, electricity generation, freshwater fish farming, marine finfish and shellfish farming, telecommunications, Approval of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

There were 6,346 local non-householder developments not subject to processing agreements decided in the first six months of 2019/20, 289 fewer than the same period in the previous year. The average decision was 10.8 weeks, two days slower than the 10.5 weeks for the equivalent period in the previous year. The percentage of decisions made in less than two months was 62.9%, down two percentage points from 64.9% for the corresponding six month period in the previous year.



In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were 378 local non householder development applications with processing agreements, 81.2% of these applications met agreed timescales that had been set between developers and local authorities. In quarter two there were 335, 77.6% meeting the agreed timescales.

**Chart 5: Local Developments (Non Householder)**



**Chart 6: Local Developments (Non Householder): Percentage of decisions within two months**



There was also one Local Non Householder Development pre 3rd August 2009 legacy case concluded. Further details about legacy cases are in [Section 10](#).

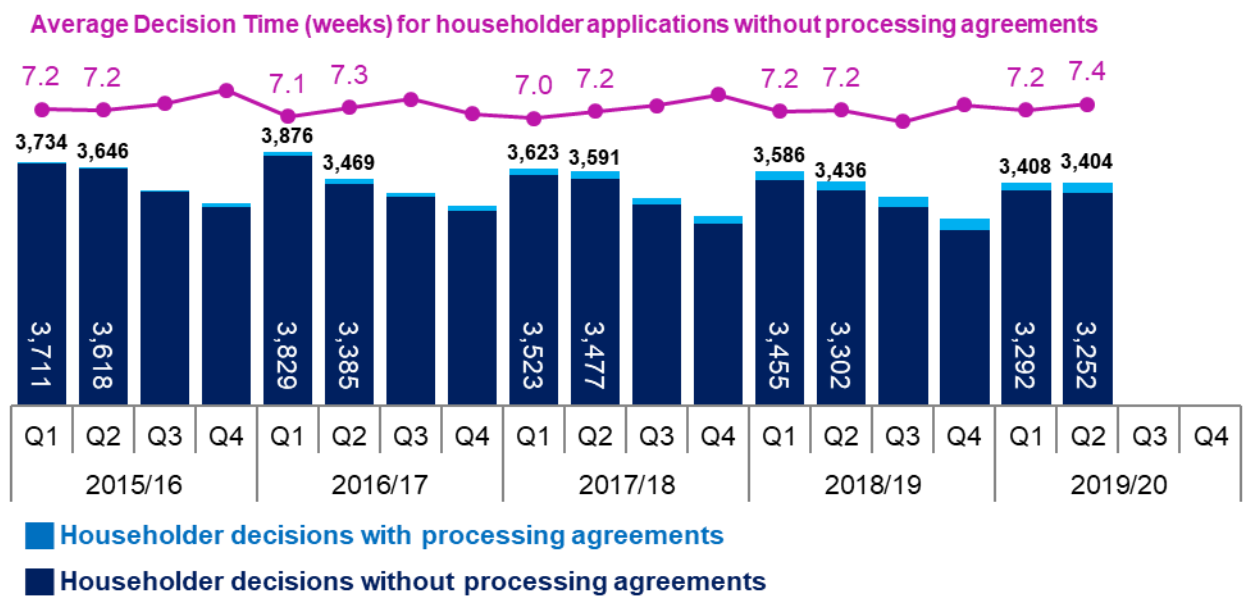
### 2.3. Householder Developments

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.

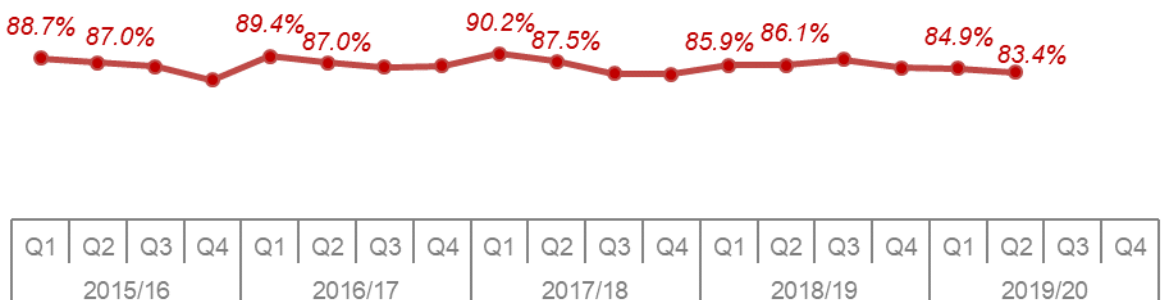
There were 6,544 householder developments not subject to processing agreements decided during the first six months of 2019/20, 213 fewer than the equivalent period in the previous year. The average decision time was 7.3 weeks, slightly slower than the 7.2 weeks for the same period in 2018/19. The percentage of decisions made in less than two months was 84.2%, down from 86.0% for the corresponding six month period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were 116 householder applications with processing agreements, 81.9% met agreed timescales set between developers and local authorities. In quarter two there were 152, 80.9% meeting agreed timescales.

**Chart 7: Householder Developments**



**Chart 8: Householder Developments: Percentage of decisions within two months**



## 2.4. Local Housing Developments

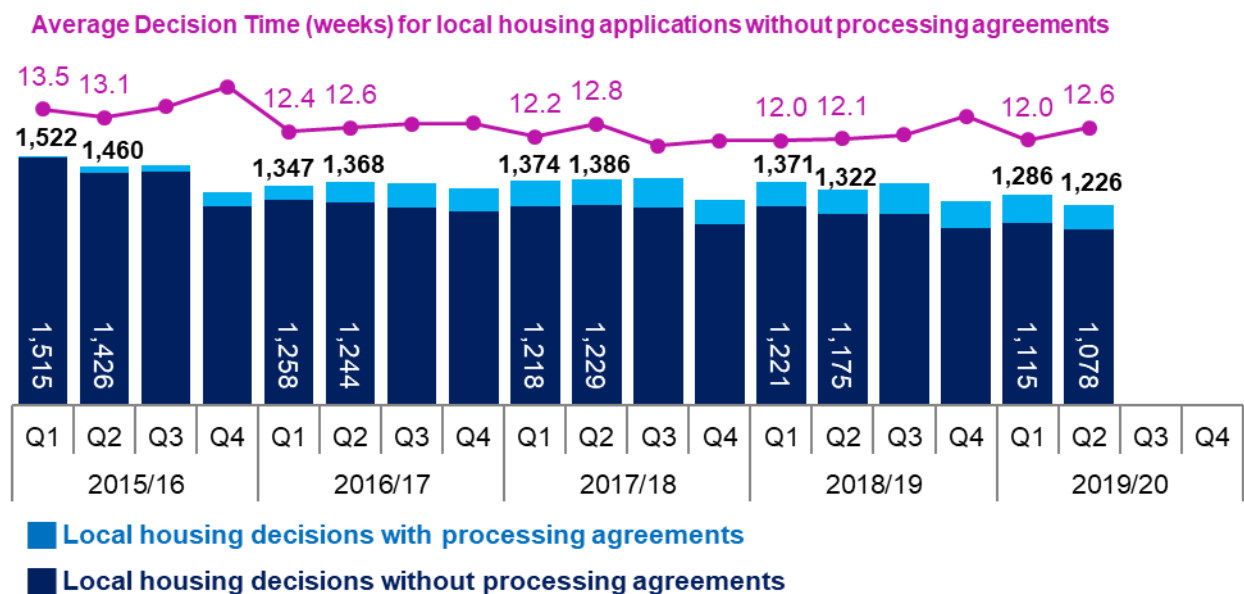
**Local Housing developments are those that have less than 50 dwellings and a site area that is less than 2 hectares.**

There were 2,193 local housing developments not subject to processing agreements decided during the first six months of 2019/20, 203 fewer than the same period in the previous year. The average decision time was 12.3 weeks, slower by two days than the 12.0 weeks for the same period in the previous year. The percentage of decisions made in less than two months was 54.2%, down by just over three percentage points from 57.3% for the first six months of 2018/19.

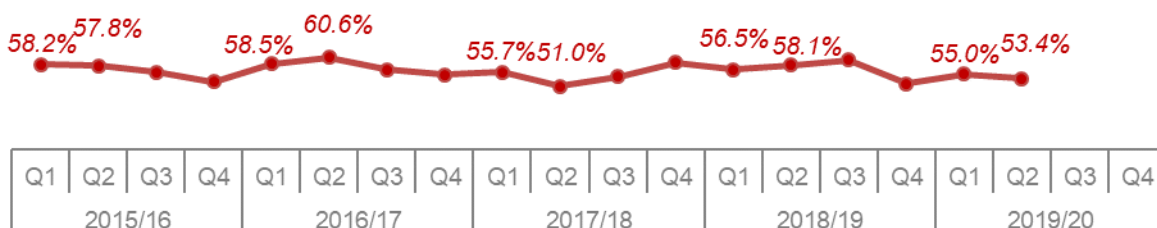
In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were 171 local housing applications with processing agreements, 80.7% of these met agreed timescales set between developers and local authorities. In quarter two there were 148, 80.4% meeting the agreed timescales.

There was also one Local Housing pre 3rd August 2009 legacy case concluded. Further details about legacy cases are in [Section 10](#).

**Chart 9: Local Housing Developments**



**Chart 10: Local Housing Developments: Percentage of decisions within two months**



## 2.5. Local Business and Industry Developments

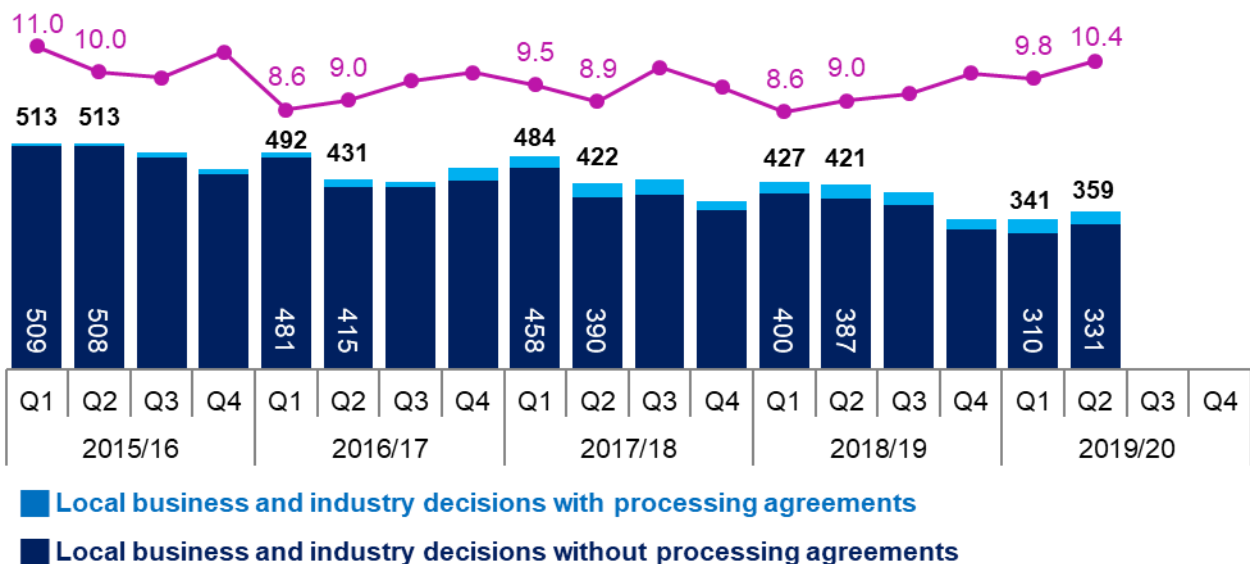
Business and Industry developments include construction of a building or structure for any of the following: use as an office, for research and development of products or processes, for any industrial process or for use for storage or as a distribution centre.

To be classed as local 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.

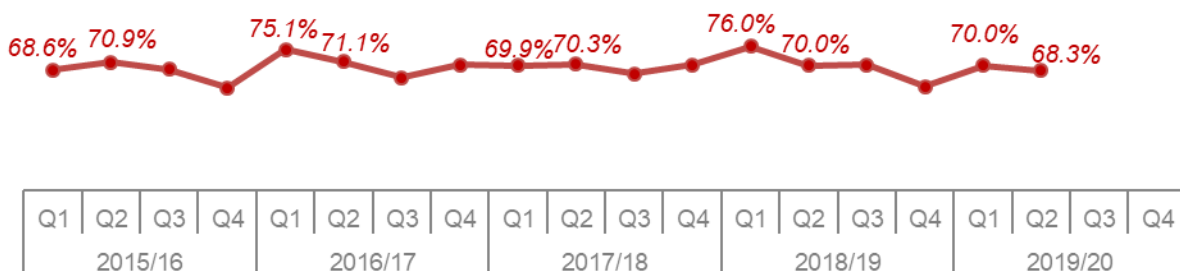
There were 641 local business and industry developments not subject to processing agreements decided during the first six months of 2019/20, 146 fewer than the same period in the previous year. The average decision time was 10.1 weeks, more than a week slower than the 8.8 weeks for the for the first six months of 2018/19. The percentage of decisions made in less than two months was 69.1%, down from 73.1% for the corresponding six month period in the previous year.

### Chart 11: Local Business and Industry Developments

Average Decision Time (weeks) for local business and industry applications without processing agreements



### Chart 12: Local Business and Industry Developments: Percentage of decisions within two months



In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were 31 local business and industry applications with processing agreements, 77.4% of these met agreed timescales set between developers and local authorities. In quarter two there were 28, 85.7% meeting agreed timescales.

## 2.6. Local Other Developments

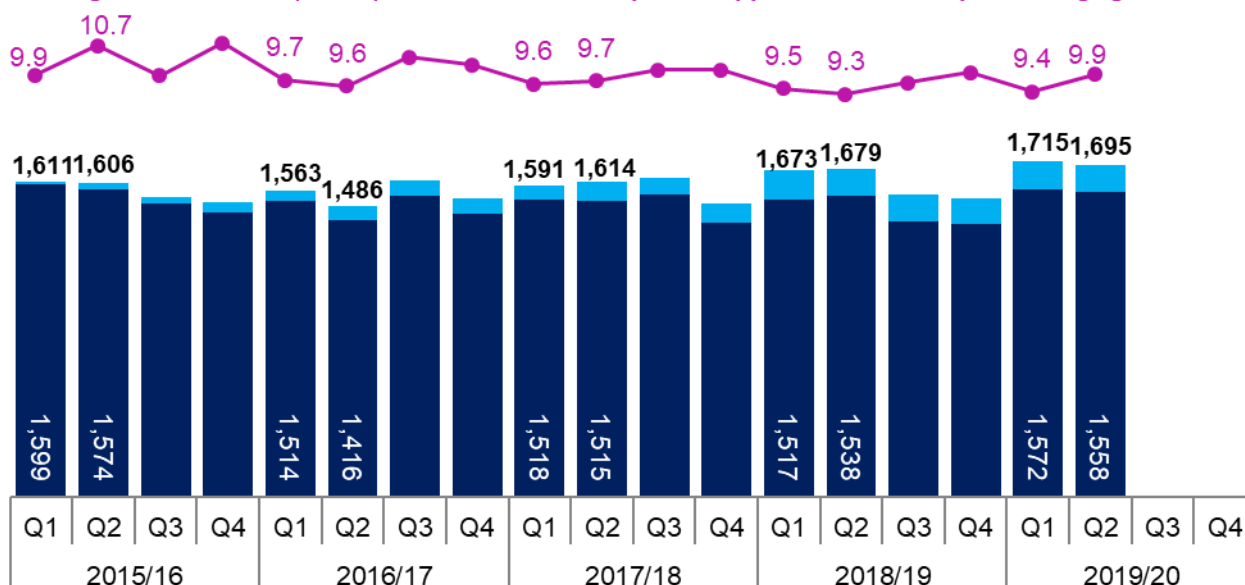
**Other Developments are developments not falling wholly within any other single class. They include but are not limited to retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. This class also covers mixed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

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

There were 3,130 local other developments not subject to processing agreements decided during the first six months of 2019/20, 75 more than in the same period in the previous year. The average decision time was 9.7 weeks, slower by two days than the 9.4 weeks for the first six months of 2018/19. The percentage of decisions made in less than two months was 68.8%, down from 70.2% for the same six month period in the previous year.

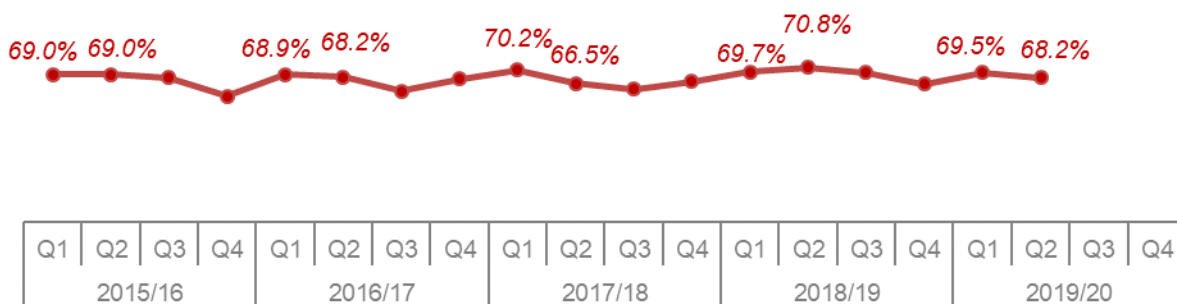
### Chart 13: Local Other Developments

Average Decision Time (weeks) for local other developments applications without processing agreements



- Local other developments decisions with processing agreements
- Local other developments decisions without processing agreements

**Chart 14: Local Other Developments: Percentage of decisions within two months**



In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were 143 local other developments applications with processing agreements, 79.7% of these met agreed timescales that had been set between developers and local authorities. In quarter two there were 137, 74.5% meeting agreed timescales.

### 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 and 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.**

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 categories of major developments is reported on an annual rather than quarterly basis.

Decision times for major applications may vary greatly between applications so average figures based on a small number of applications can be volatile.

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 not included in average decision time calculations.

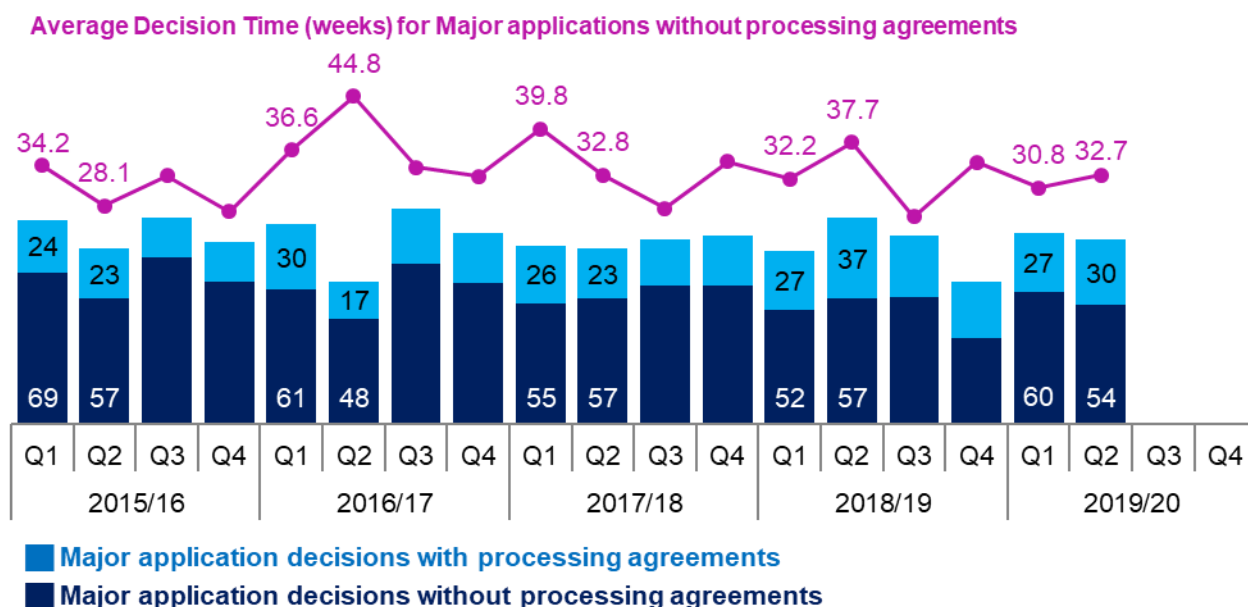
Legacy cases validated before 3<sup>rd</sup> August 2009 are not included in the figures but are reported separately in [Section 10](#). Figures for all applications including legacy cases were reported up to and including 2016/17 and are available in [previous publications](#).

### 3.1. All Major Developments

There were 114 major development applications not subject to processing agreements in the first six months of 2019/20, five more than in the same period in 2018/19. The average decision time was 31.7 weeks, over three weeks quicker than the 35.1 weeks for the same period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were 27 major development applications with processing agreements, 59.3% (16) of these met agreed timescales that had been set between developers and local authorities. In quarter two there were 30, 70.0% (21) meeting the agreed timescales.

**Chart 15: All Major Developments**



The average decision time figures of 30.8 and 32.7 weeks for quarters one and two have been influenced by a number of lengthier decision times, including 18 decision times of longer than a year – eleven in quarter one and seven in quarter two. One of the eleven in quarter one and four of the seven in quarter two had decision times of longer than two years. The longest in quarter two taking 3.8 years.

Just over two thirds (41 of 60) of major development applications decided in quarter one were decided in a time that was quicker than the quarter one average. In quarter two more than 70% (39 of 54) were decided in a time quicker than the average for that quarter. Further information on the distribution of decision times for major development applications is given in [Annex A](#).

In quarter one major applications with processing agreements accounted for 31.0% of all major development decisions, in quarter two they accounted for 35.7%.

Glasgow City made most decisions on major developments in the first six months of 2019/20; 18 in total. In quarter one they concluded seven major development

applications, one had a processing agreement and the remaining six had an average decision time of 28.6 weeks. In quarter two they concluded 11 major applications with an average decision time of 24.4 weeks.

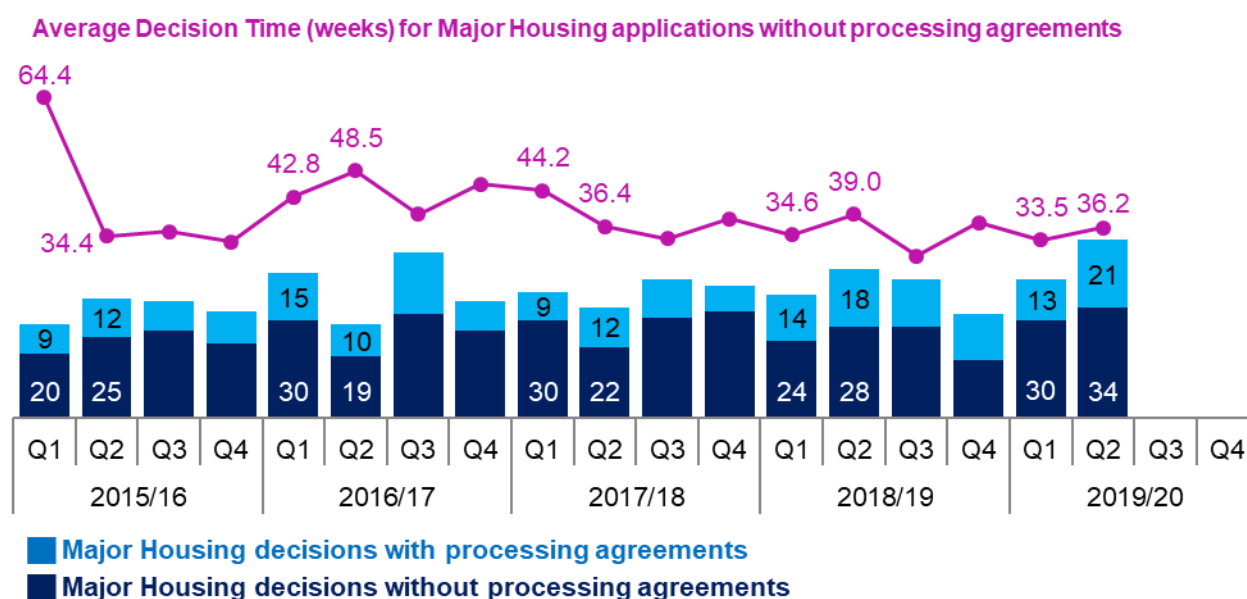
### 3.2. Major Housing Developments

**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 64 Major Housing developments not subject to processing agreements decided during the first six months of 2019/20, 12 more than in the same period in the previous year. The average decision time was 34.9 weeks, just over two weeks quicker than the 37.0 weeks for the same period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were 13 major housing applications with processing agreements, 46.2% (6) of these met agreed timescales set between developers and local authorities. In quarter two there were 21, 66.7% (14) meeting the agreed timescales.

**Chart 16: Major Housing Developments**



Average figures based on a small number of applications can be volatile. In quarter one six Major Housing applications had decision times of more than one year, the longest taking 2.5 years. The average decision time of 33.5 weeks was significantly influenced by the application with the longest decision time; the average decision time for the remaining 29 applications was 30.2 weeks, more than three weeks quicker. In quarter two, five Major Housing applications had decision times of more than one year while just over 70% (24 of 34) 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](#).



### 3.3. Major Business and Industry

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

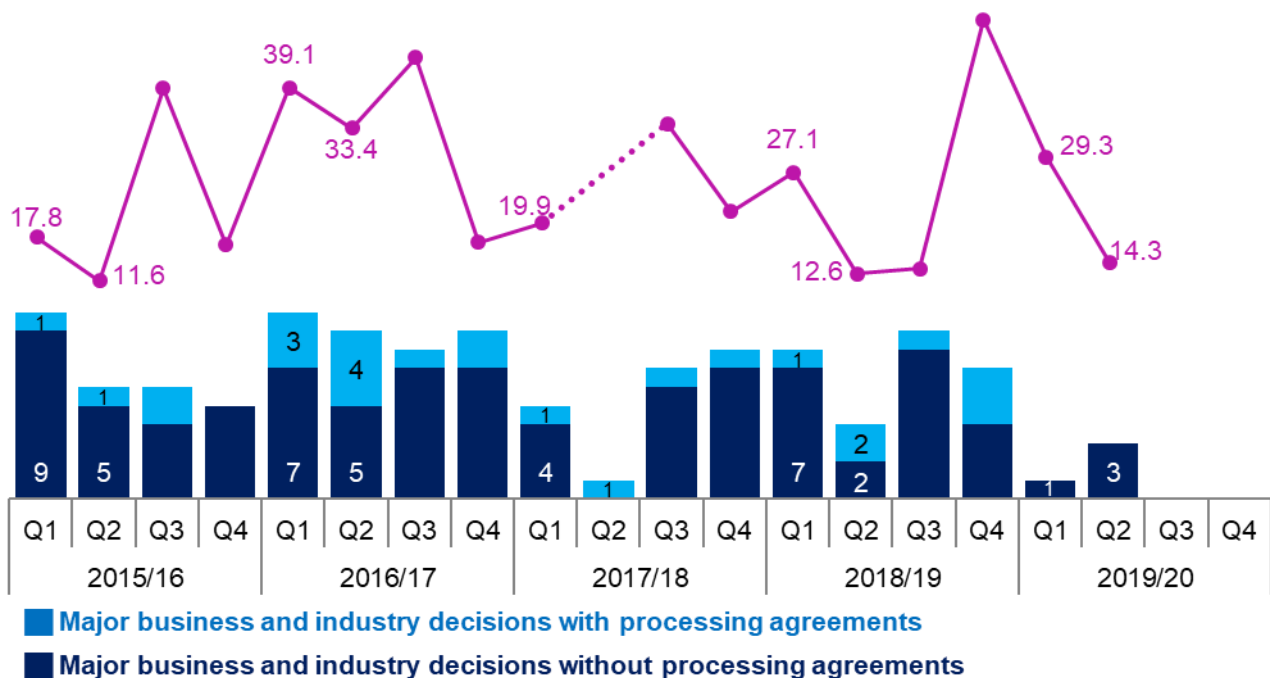
To be classed as major the gross floor space as a result of the development must exceed 10,000 square metres or the site area must exceed 2 hectares.

There were four major business and industry developments not subject to processing agreements decided during the first six months of 2019/20, five fewer than in the same period in the previous year. The average decision time was 18.0 weeks, almost six weeks quicker than the 23.9 weeks in the first six months of 2018/19. The number of major business and industry applications is very small and so average decision times may be significantly influenced by the decision time for a single application.

No major business and industry applications subject to processing agreements were concluded in the first six months of 2019/20.

**Chart 17: Major Business and Industry Developments**

Average Decision Time (weeks) for Major business and industry applications without processing agreements



There were no business and industry applications not subject to processing agreements in quarter 2 of 2017/18 therefore there was no average decision time.

### 3.4. Major Other Developments

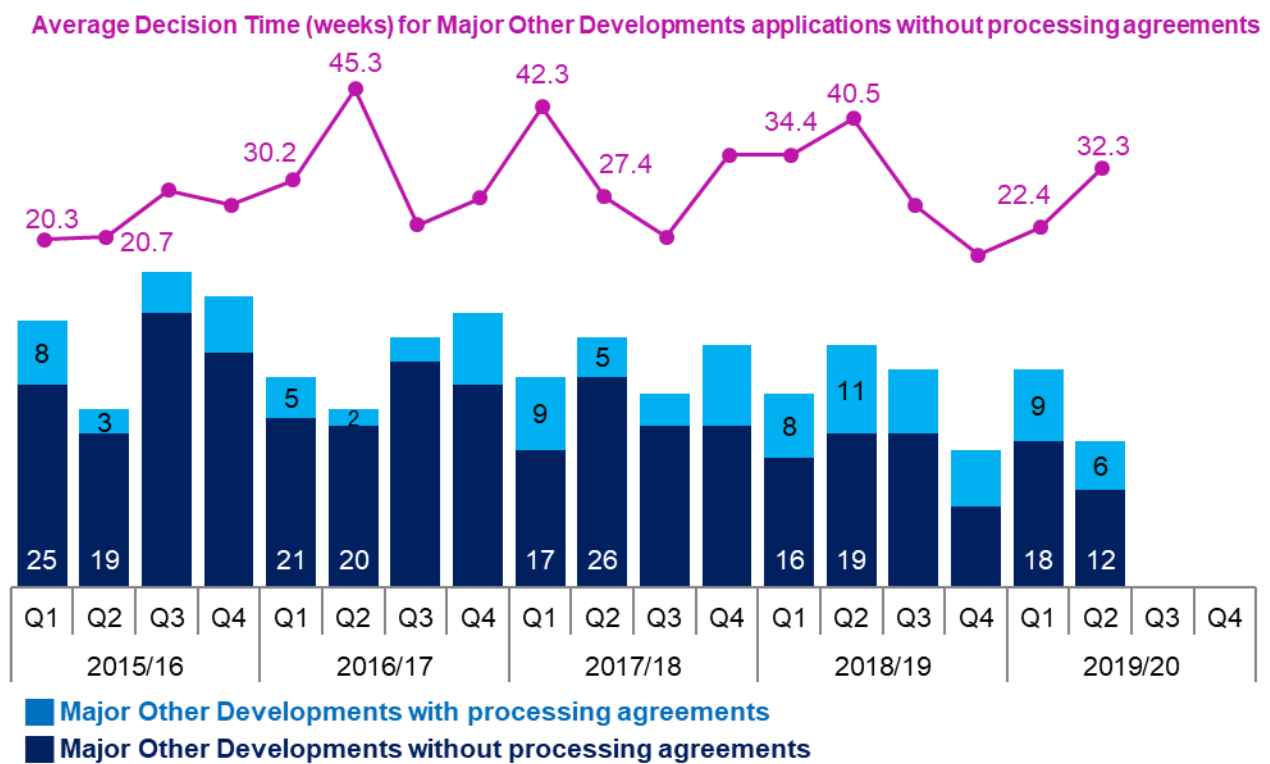
Other developments are developments not falling wholly within any other single class. They include but are not limited to retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. This class also covers mixed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

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

There were 30 major other developments not subject to processing agreements decided during the first six months of 2019/20, five fewer than in the equivalent period in the previous year. The average decision time was 26.3 weeks, more than 11 weeks quicker than the 37.7 weeks for the same period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter one of 2019/20 there were nine major other developments applications with processing agreements, 55.6% (5) of these applications met agreed timescales that had been set between developers and local authorities. In quarter two there were six, 83.3% (5) meeting the agreed timescales.

**Chart 18: Major Other Developments**



In quarter one two major other development applications had decision times of more than a year, one taking almost two years. The average decision time of 22.4 weeks was significantly influenced by the application with the longest decision time. The average decision time for the remaining 17 applications was 17.6 weeks, almost 5 weeks quicker. In quarter two, two major other development applications had decision times of more than two years. The average decision time of 32.3 weeks was significantly influenced by these two applications. The average decision time for the remaining 10 applications was 17.3 weeks, 15 weeks quicker. Further detail on the distribution of decision times for major housing is available in [Annex A](#).

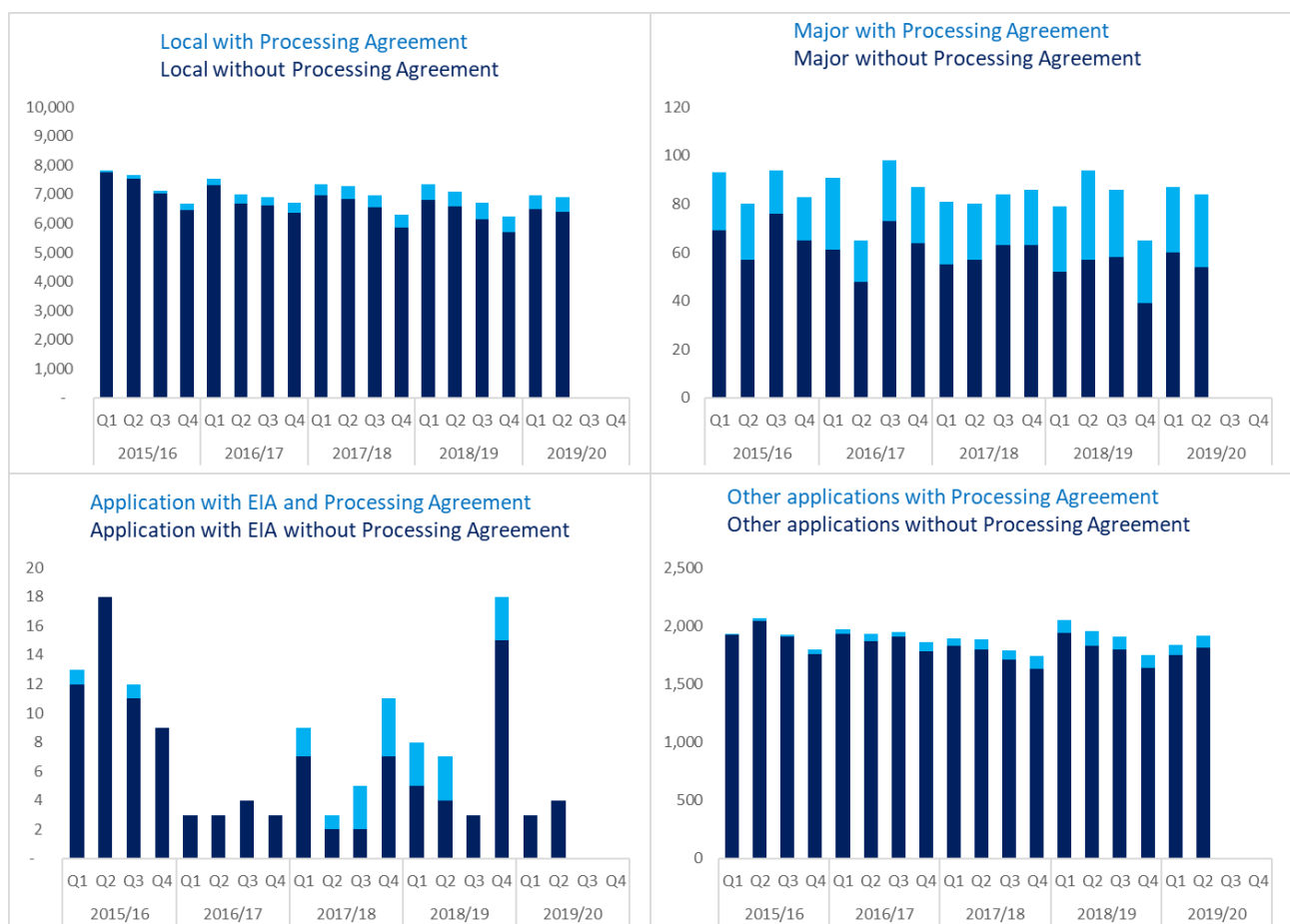
#### 4. Processing Agreements

Some local authorities use processing agreements where the developer and the local authority agree on timescales for decisions. Applications subject to a processing agreement are not included in average decision time calculations and are reported separately.

In the first six months of 2019/20 there were 1,219 applications decided that had processing agreements, 134 fewer than in the same period in the previous year.

In quarter one 6.8% of all applications (606 of 8,905) had processing agreements, in quarter two this increased to 6.9% (613 of 8,891) of all applications having a processing agreement.

**Chart 19: Proportion of applications with Processing Agreements**



**Table 1: Processing Agreements, 2019/20, Quarter 1 and 2**

Category of development	Quarter 1		Quarter 2	
	Number of Decisions	% Within Agreed Timescales	Number of Decisions	% Within Agreed Timescales
Major Applications	27	59.3%	30	70.0%
Local Applications	494	81.4%	487	78.6%
EIA Developments	0	-	0	-
Other Consents	85	68.2%	96	72.9%
<b>Total</b>	<b>606</b>	<b>78.5%</b>	<b>613</b>	<b>77.3%</b>

## 5. Legal Agreements

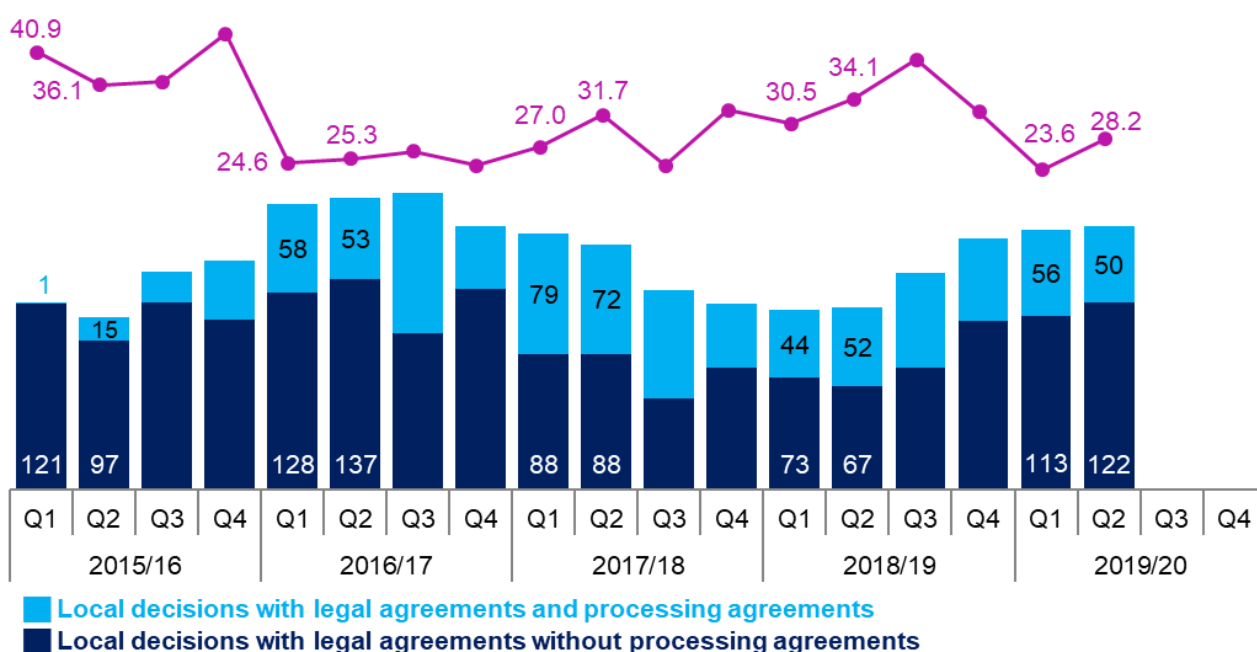
The timescales for applications with legal agreements are dependent on the nature of the application, the particular complexities involved and the willingness of both the applicant and the planning authority to progress the matter at pace.

### 5.1 Local developments with Legal Agreements

In the first six months of 2019/20 there were 235 applications for local developments where planning authorities had planning/legal agreements in place, 95 more than in the same period in the previous year. The average time taken to make decisions on these applications was 26.0 weeks, over six weeks quicker than the 32.2 weeks for the same period in 2018/19.

**Chart 20: Local developments with Legal Agreements**

Average Decision Time (weeks) for Local applications with Legal Agreements and without processing agreements

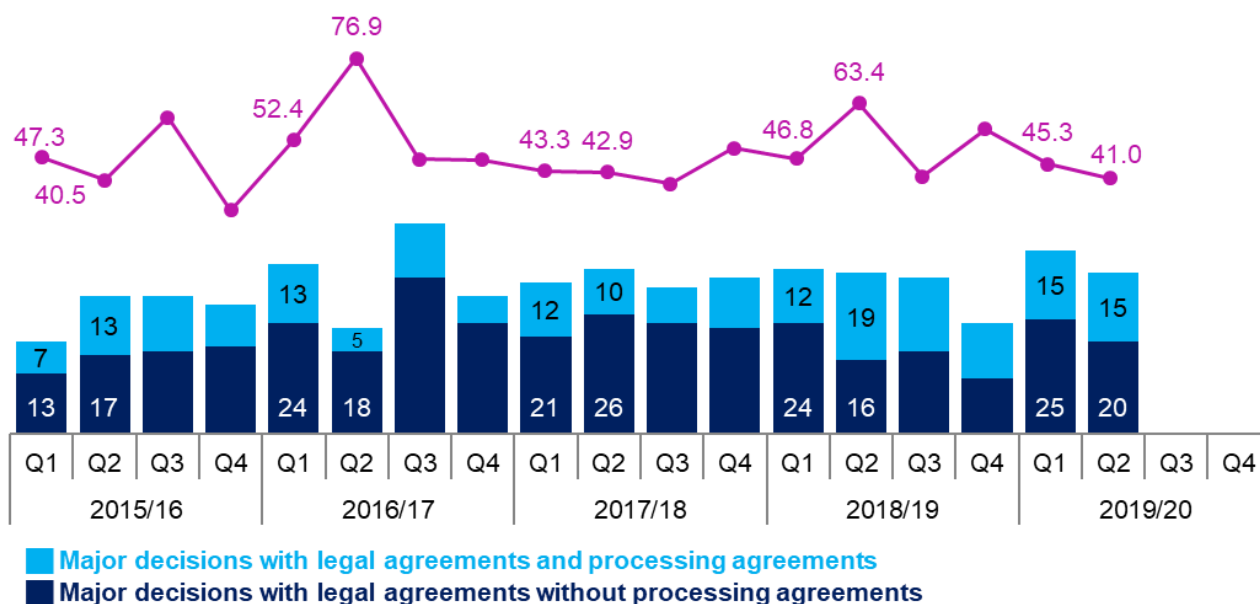


## 5.2 Major developments with Legal Agreements

In the first six months of 2019/20 there were 45 applications for major developments decided where planning authorities had planning/legal agreements in place, five more than in the same period in the previous year. The average time taken to make decisions on these applications was 43.4 weeks, ten weeks quicker than the 53.4 weeks for the same period in 2018/19.

### Chart 21: Major developments with Legal Agreements

Average Decision Time (weeks) for Major applications with legal agreements and without processing agreements



## 6. Approval Rates

The overall rate of approvals for all types of application<sup>3</sup> (including legacy applications) was 94.3% in both quarters one and two of 2019/20. These were both slightly higher than the corresponding rates of 93.7% and 93.5% for the respective quarters in the previous year.

## 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) for quarter one was 95.8% and for quarter two was 96.6%. These were both slightly higher than the rates for the same quarter in the previous year (94.9% for Quarter 1 and 96.1% for Quarter 2).

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

## 8. Appeals and Local Reviews

Local Review Bodies<sup>4</sup> dealt with 129 cases in the first quarter of 2019/20, 66.7% of which had the original decision upheld. In quarter two there were 154 applications subject to local reviews with 68.8% resulting in the original decision being upheld. In the same period in the previous year 66.2% (of 154 cases) in quarter one and 54.7% (of 128 cases) in quarter two had their original decisions upheld.

In addition 68.8% (of 64 cases) of appeals to Scottish Ministers in quarter one and 55.1% (of 78 cases) in quarter two had the original decision upheld. This compares with 60.0% (of 70 cases) and 50.6% (of 87 cases) respectively for quarter one and quarter two in 2018/19.

## 9. Clock Stops

Tables 2 and 3 show the number of applications where the clock was stopped by the planning authority for applications decided in quarters one and two of 2019/20.

In the first six months of 2019/20 30 local authorities provided information on particular delays for 1,092 applications that were outwith their control and on which it was agreed it was appropriate to stop the clock for periods of time; 502 in quarter one and 590 in quarter 2. In the previous year clock stopped periods were reported for 490 applications across 28 local authorities in quarter one and for 478 applications across 29 local authorities in quarter two.

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

**Table 2: Clock stops by planning authority<sup>1</sup>, 2019/20, Quarter 1**

<b>Planning Authority</b>	<b>Total applications not subject to processing agreements decided in 2019/20 Q1</b>	<b>Number of applications with clock stopped</b>	<b>Percentage of applications with clock stopped</b>	<b>Average length of time clock stopped (weeks)</b>
Aberdeen City	263	4	1.5%	23.3
Aberdeenshire	474	6	1.3%	4.7
Angus	157	0	0.0%	-
Argyll and Bute	357	28	7.8%	14.6
Cairngorms National Park (NP)	4	0	0.0%	-
Clackmannanshire	65	2	3.1%	1.6
Dumfries and Galloway	283	1	0.4%	8.0
Dundee City	171	12	7.0%	22.1
East Ayrshire	110	15	13.6%	10.6
East Dunbartonshire	189	50	26.5%	6.7
East Lothian	229	28	12.2%	7.8
East Renfrewshire	169	1	0.6%	14.1
City of Edinburgh	909	2	0.2%	31.3
Falkirk	163	9	5.5%	25.6
Fife	432	1	0.2%	7.6
Glasgow City	627	142	22.6%	11.3
Highland	762	27	3.5%	22.3
Inverclyde	93	13	14.0%	17.8
Loch Lomond and The Trossachs NP	54	14	25.9%	16.1
Midlothian	167	10	6.0%	7.9
Moray	161	26	16.1%	8.3
Na h-Eileanan Siar	116	3	2.6%	10.8
North Ayrshire	152	8	5.3%	6.1
North Lanarkshire	201	7	3.5%	1.7
Orkney Islands	84	12	14.3%	4.3
Perth and Kinross	389	17	4.4%	24.3
Renfrewshire	179	24	13.4%	16.9
Scottish Borders	209	0	0.0%	-
Shetland Islands	96	5	5.2%	13.8
South Ayrshire	208	1	0.5%	6.9
South Lanarkshire	335	8	2.4%	18.4
Stirling	215	0	0.0%	-
West Dunbartonshire	45	14	31.1%	9.0
West Lothian	231	12	5.2%	14.9
<b>SCOTLAND</b>	<b>8,299</b>	<b>502</b>	<b>6.0%</b>	<b>12.5</b>

1. Applications subject to Processing Agreements are not included in this analysis.

**Table 3: Clock stops by planning authority<sup>1</sup>, 2019/20, Quarter 2**

<b>Planning Authority</b>	<b>Total applications not subject to processing agreements decided in 2019/20 Q2</b>	<b>Number of applications with clock stopped</b>	<b>Percentage of applications with clock stopped</b>	<b>Average length of time clock stopped (weeks)</b>
Aberdeen City	218	8	3.7%	13.9
Aberdeenshire	497	8	1.6%	2.8
Angus	156	0	0.0%	-
Argyll and Bute	386	30	7.8%	11.9
Cairngorms National Park (NP)	2	0	0.0%	-
Clackmannanshire	70	7	10.0%	54.5
Dumfries and Galloway	279	0	0.0%	2.5
Dundee City	162	5	3.1%	-
East Ayrshire	141	7	5.0%	15.1
East Dunbartonshire	187	58	31.0%	2.1
East Lothian	243	46	18.9%	5.5
East Renfrewshire	185	3	1.6%	6.7
City of Edinburgh	953	4	0.4%	24.0
Falkirk	149	8	5.4%	18.0
Fife	445	1	0.2%	10.3
Glasgow City	558	118	21.1%	15.6
Highland	712	27	3.8%	23.2
Inverclyde	116	26	22.4%	10.6
Loch Lomond and The Trossachs NP	50	18	36.0%	18.5
Midlothian	142	18	12.7%	12.9
Moray	191	60	31.4%	6.5
Na h-Eileanan Siar	113	4	3.5%	12.8
North Ayrshire	134	7	5.2%	6.6
North Lanarkshire	206	8	3.9%	10.7
Orkney Islands	92	28	30.4%	9.9
Perth and Kinross	390	29	7.4%	13.8
Renfrewshire	177	29	16.4%	11.9
Scottish Borders	184	0	0.0%	-
Shetland Islands	83	11	13.3%	10.3
South Ayrshire	201	2	1.0%	8.1
South Lanarkshire	420	1	0.2%	24.7
Stirling	198	0	0.0%	-
West Dunbartonshire	40	17	42.5%	29.4
West Lothian	198	2	1.0%	33.1
<b>SCOTLAND</b>	<b>8,278</b>	<b>590</b>	<b>7.1%</b>	<b>12.4</b>

1. Applications subject to Processing Agreements are not included in this analysis.



## 10. Legacy Cases

There were no legacy cases decided in quarter one of 2019/20, one legacy case was decided in quarter two. The decided application was subject to a processing agreement.

Tables 4 and 5 show the legacy cases decided in the first six months of 2019/20 by planning authority and development type.

### Quarter 2 2019/20 - Decided legacy applications with processing agreements

Table 4

Local Authority	Number of Legacy Cases	% meeting agreed timescales
Aberdeen City	1	100.0
<b>Total</b>	<b>1</b>	<b>100.0</b>

Table 5

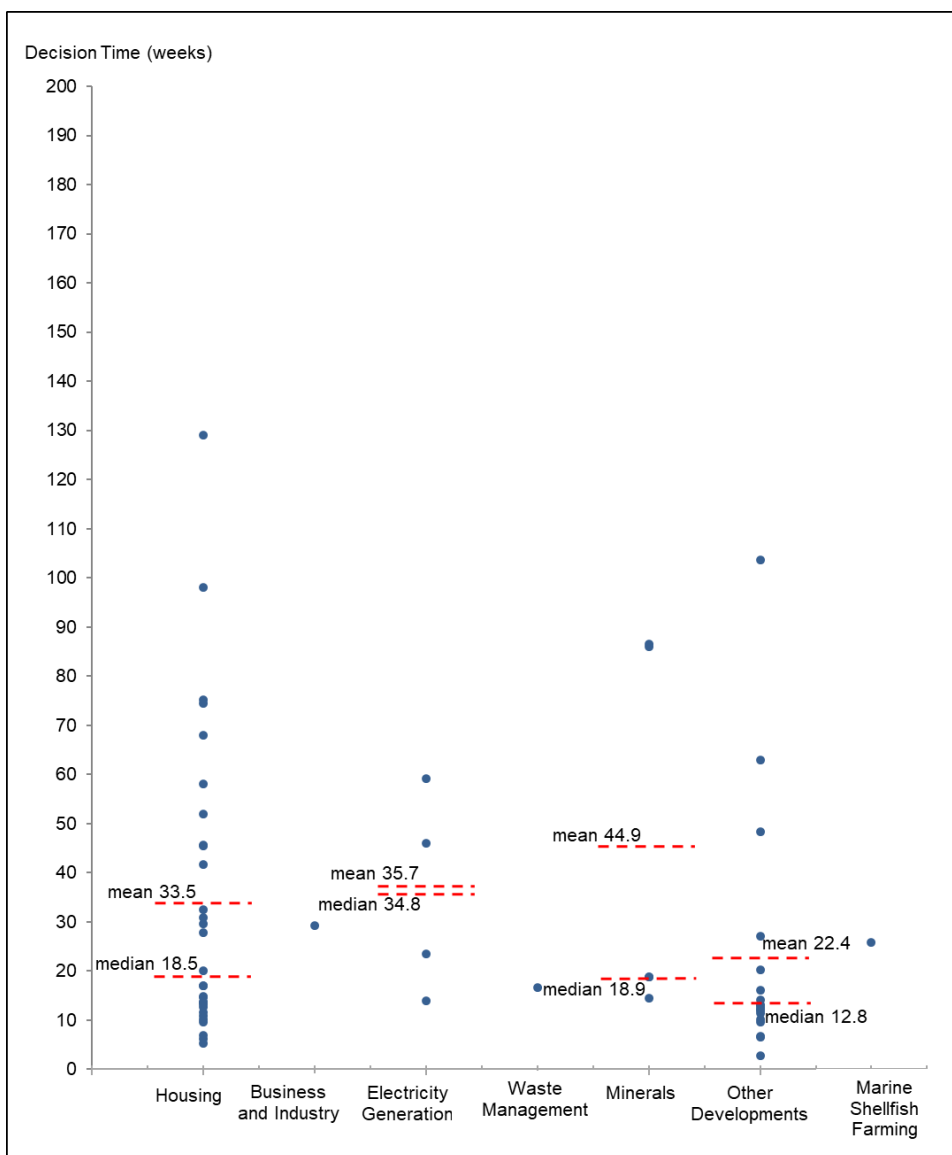
Development Type	Number of Legacy Cases	% meeting agreed timescales
Housing Local	1	100.0
<b>Total</b>	<b>1</b>	<b>100.0</b>

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

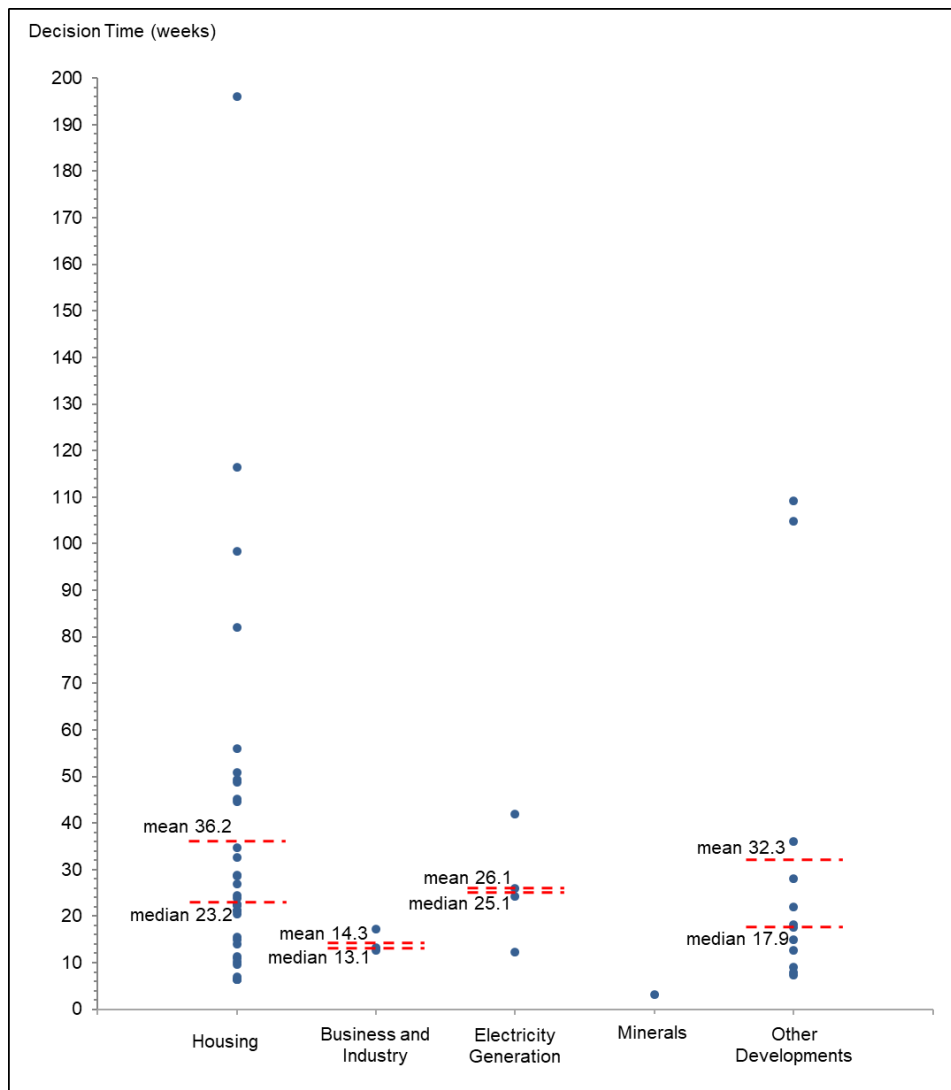
Each column of dots shows the distribution of decision times for the applications in the category. Each dot represents one application (some dots land on top of one other). Where there were three or more applications horizontal lines show the mean and median decision times.

The overall average decision time figures for Major Applications of 30.8 and 32.7 weeks for quarters one and two have been influenced by a number of lengthier decision times, including 18 decision times of longer than a year – eleven in quarter one and seven in quarter two. One of the eleven in quarter one and four of the seven in quarter two had decision times of longer than two years.

**Chart 22: Distribution of decision times in quarter one 2019/20 for major applications**



**Chart 23: Distribution of decision times in quarter two 2019/20 for major applications**



**Housing Major** - In quarter one six applications had decision times of more than a year, the longest taking 2.5 years. The average decision time of 33.5 weeks was significantly influenced by the application with the longest decision time; the average decision time for the remaining 29 applications was 30.2 weeks, more than three weeks quicker. In quarter two, five Major Housing applications had decision times of more than a year while just over 70% (24 of 34) were decided in a time that was quicker than the average.

**Other Developments Major** - In quarter one two applications had decision times of more than a year, one taking almost two years. The average decision time of 22.4 weeks was significantly influenced by the application with the longest decision time. The average decision time for the remaining 17 applications was 17.6 weeks, almost 5 weeks quicker. In quarter two, two major other development applications had decision times of more than two years. The average decision time of 32.3 weeks was significantly influenced by these two applications. The average decision time for the remaining 10 applications was 17.3 weeks, 15 weeks quicker.

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