

PEOPLE, COMMUNITIES AND PLACES

Planning Performance Statistics, 2021/22, Midyear

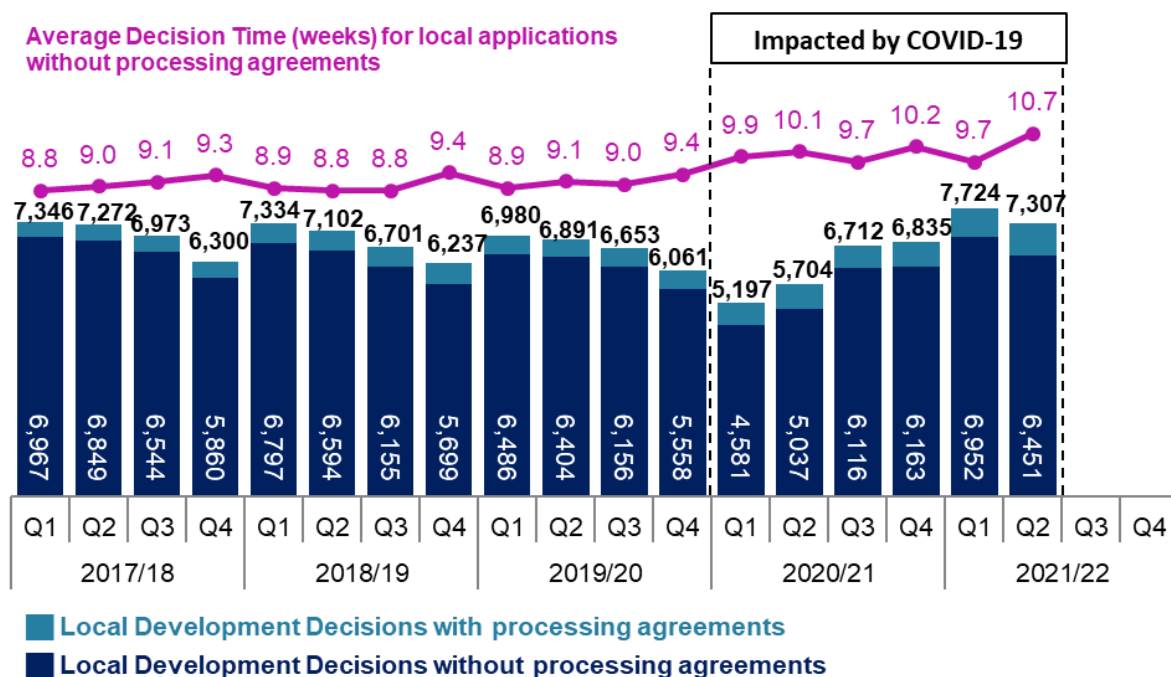
This report presents summary statistics on planning application decision-making timescales for April 2021 to September 2021 (Quarters 1 and 2), as well as historic data going back to 2017/18. It is based on data collected by the Scottish Government from Local and Planning Authorities as part of the Planning Performance Framework (introduced in 2012).

The number of applications decided and average decision times have been impacted on by restrictions due to the Covid-19 pandemic. Further information about the impacts is available in [Section 1.2](#).

Applications for Local Developments (excludes legacy cases)

There were 15,031 decisions on local developments in the first two quarters of 2021/22. This was 4,130 (38%) more than the same period in the previous year and the most applications determined in both quarter one and two since 2015/16. The average decision time for the 13,403 of these which were not subject to processing agreements was 10.2 weeks, just over a day slower than the corresponding time of 10.0 weeks for the first two quarters of 2020/21.

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



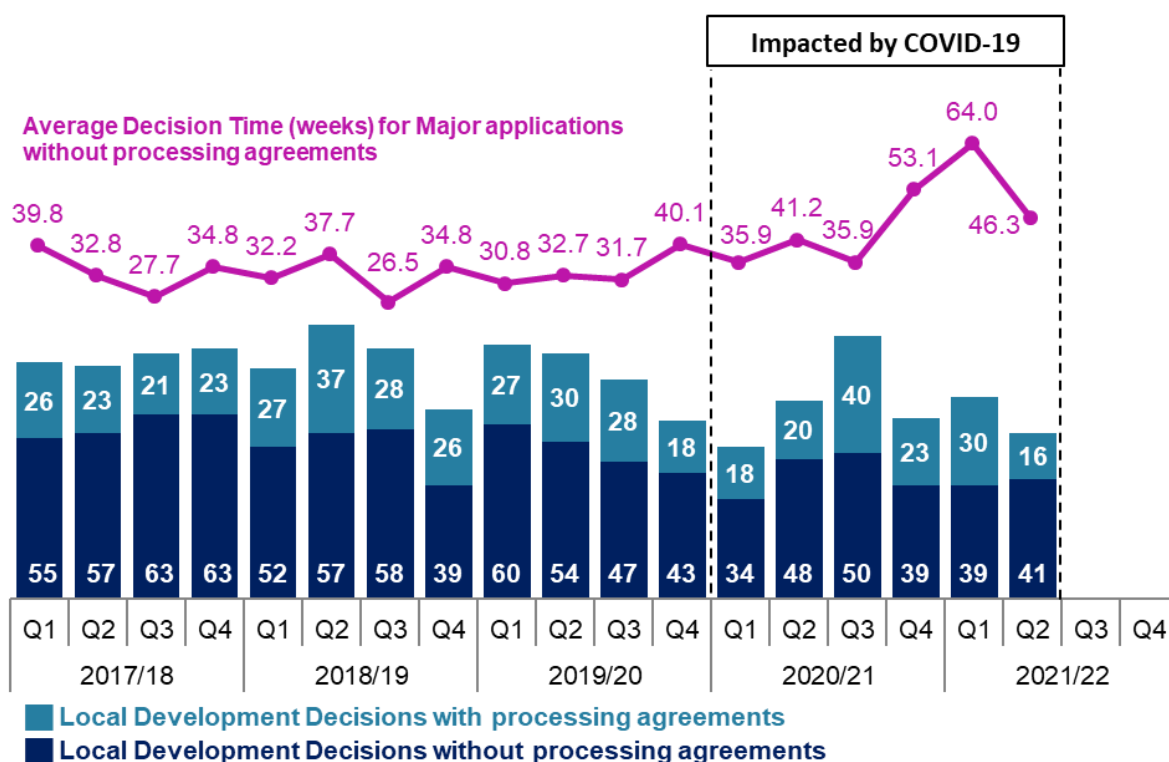
In quarter one there were 772 local development applications with processing agreements, 75.4% (582) met agreed timescales that had been set between developers and local authorities. In quarter two there were 856, 77.7% (665) meeting the agreed timescales.

There was also one Local Development pre 3rd August 2009 legacy case determined. Further details about legacy cases can be seen in [Section 11](#).

Applications for Major Developments (excludes legacy cases)

There were 126 decisions on major developments in the first two quarters of 2021/22, 6 more than in the same period in the previous year. The average decision time for the 80 of these not subject to processing agreements was 55.0 weeks, 16 weeks slower than the 39.0 weeks for the same period in 2020/21.

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



The average decision time of 64.0 weeks for quarter one has been strongly influenced by a small number of lengthy decision times, including four of longer than three years. Three taking longer than five years (5.7, 6.1 and 6.9 years).

Excluding the three applications that took over five years gives an average decision time for the remaining 36 in quarter one of 42.2 weeks, almost 22 weeks quicker.

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

In quarter one there were 30 major development applications with processing agreements, 63.3% (19) met agreed timescales that had been set between developers and local authorities. In quarter two there were 16, 56.3% (9) meeting the agreed timescales.

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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 Impact of Covid-19 Pandemic

From mid-March 2020 planning application processing was impacted by the move to home working, restrictions on travel and site access, reduced availability of agents and consultees, and staffing and resourcing issues due to the impact of the Covid-19 pandemic. This resulted in a reduction in the number of applications processed during 2020/21 in particular during the first two quarters. Impacts have continued to be felt in the first two quarters of 2021/22 but to a lesser extent.

Planning Performance Statistics report on decided applications therefore the number of applications received by an authority in a particular quarter does not form part of the data collection and so is not reported here. However, in the first two quarters of 2021/22 authorities have noted a marked increase in the number of applications and enquiries received with numbers exceeding the number received over the same period in years prior to the start of the pandemic. Some authorities commented that the number of applications and pre-application enquiries, particularly from householders, was considerably greater than would normally have been expected.

Some applications will have longer decision times as a result of delays resulting from the impact of the Covid-19 pandemic. Clock stops were not used where there was a delay to authority processing as a result of the impact of Covid-19 restrictions.

For some applications where there was potential for Covid-19 related delays authorities used processing agreements to agree timescales for decisions with developers. This resulted in increased use of processing agreements throughout 2020/21 and continuing into the first two quarters of 2021/22.

There was an initial impact on the ability of planning committees and review boards to meet as a result of the lockdown restrictions. Many authorities have now set up options for remote meetings allowing more committees and review boards to meet.

This impact on the number and decision times of applications should be considered when making any comparisons with figures for previous years. Restrictions impacted authorities differently with varying degrees and duration of impact. This should be noted if making comparisons between figures for individual authorities in the accompanying excel tables.

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 Scotland. A few legacy cases validated pre 3rd August 2009 can badly skew results and therefore the analysis in Sections 2 to 6 covers applications validated in the

current planning system post 3rd August 2009. Analysis of the limited number of decided legacy cases is provided separately in [Section 11](#).

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

1.4 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.

1.5 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 suited to their size, complexity and issues they may 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, fish farming, telecommunications, Approval of Matters Specified in Conditions (AMSCs¹) 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 development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or where sites exceed two hectares, whereas electricity generation is major when the capacity of the generating station is or exceeds 20 megawatts. Typically only a small number of decisions are made for major developments each quarter and therefore average decision times are 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 Dundee Waterfront) and are identified in the [National Planning Framework](#). National Developments are not included in the planning performance statistics in this publication.

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

Further details can be found in the [Hierarchy of Developments](#) planning series circular.

1.6 Calculation of decision times

The average decision time in weeks is calculated in days from the date of validation² to the date the decision is issued. The average weeks are then calculated by dividing the number of days by seven.

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](#).

1.7 Stopping the Clock

In some cases it is appropriate to remove a length of time from the total decision time. This is referred to as “stopping the clock”. Stopping the clock is used where a lengthy delay caused by the applicant or external consultees, outwith the planning authority’s control, 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 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 10](#).

Clock stops were not used where there was a delay to authority processing as a result of the impact of Covid-19 restrictions.

1.8 Changes included in this bulletin

On 1st April 2021 the Phase 1 changes to the General Permitted Development Order, which relate to Agriculture, Peatland Restoration, Active Travel and Telecommunication Equipment, came into effect. A number of the new and extended Permitted Development Rights are subject to prior notification/ approval procedures. In order to monitor the impact of the changes the range of prior notification/ approvals data collected and presented has been increased from 2021/2022.

A summary of the number of prior notification/approval applications determined can be found in [Section 6](#) and in the accompanying excel tables. Further detail broken down by type will be included in the annual statistics bulletin.

1.9 Revisions

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

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

2. Local Developments

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

This section presents quarterly information on average timescales across all local developments, along with separate figures for the key categories of householder, housing, business and industry and other developments. Information on other 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 3rd August 2009 are not included in the figures but are reported separately in [Section 11](#). Figures including legacy cases were reported up to and including 2016/17 and are available in [previous publications](#).

The number of applications and average decision times have been impacted on by restrictions due to the Covid-19 pandemic. Further information about the impacts is available in [Section 1.2](#).

2.1. All Local Developments

There were 13,403 local development applications not subject to processing agreements determined in the first two quarters of 2021/22. A marked increase of 3,785 (39%) more than in the same period in 2020/21. The average decision time was 10.2 weeks, just over a day slower than the 10.0 weeks for the same period in 2020/21. The percentage of decisions made in less than two months was 64.6%, a drop of one and a half percentage points compared to the first two quarters of 2020/21.

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 there were 772 local development applications with processing agreements, 75.4% (582) of these met agreed timescales that had been set between developers and local authorities. In quarter two there were 856, 77.7% (665) meeting the agreed timescales.

In quarter one local applications with processing agreements accounted for 10.0% of all the decisions made for local developments, in quarter two this increased to 11.7%. A number of authorities reported an increased use of processing agreements for local applications since the first quarter of 2020/21 in response to managing the impacts of the Covid-19 pandemic. In 2018/19 and 2019/20, prior to the pandemic just over 7% of local developments in the first two quarters of the year were subject to processing agreements.

City of Edinburgh made the most decisions on local developments in both quarter one (745 applications, 73 subject to processing agreements) and quarter two (652 applications, 84 subject to processing agreements).

There was also one Local Development pre 3rd August 2009 legacy case determined. Further details about legacy cases can be seen in [Section 11](#).

Chart 3: All Local Developments

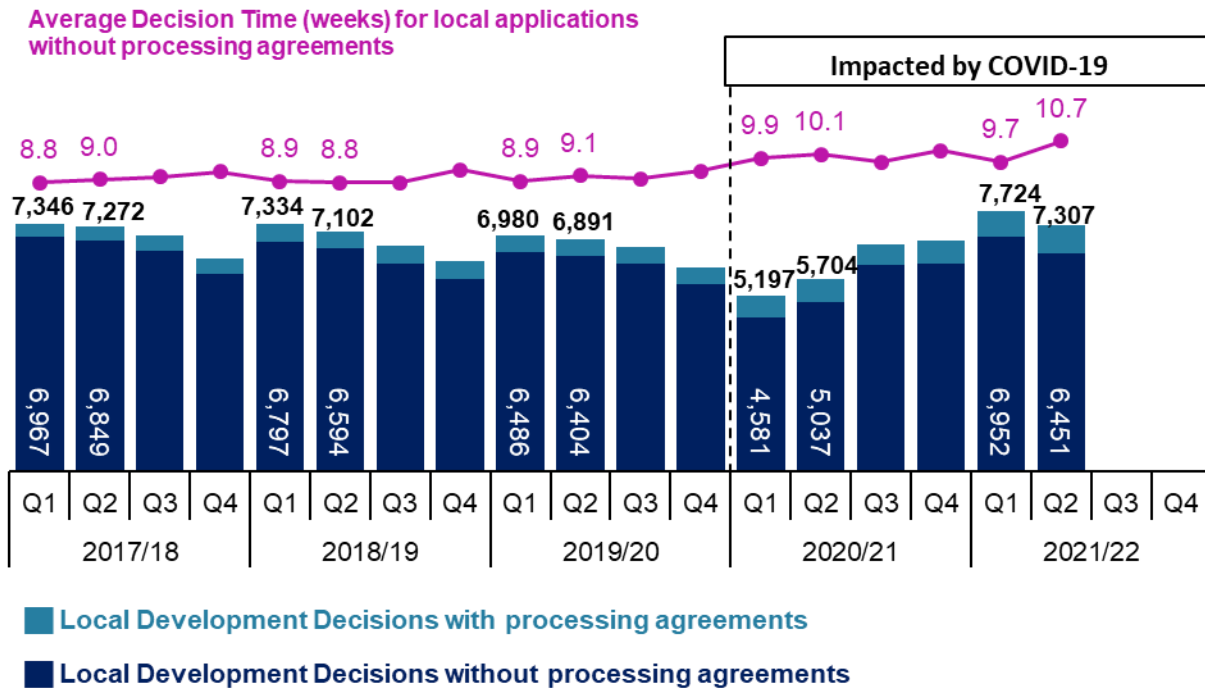
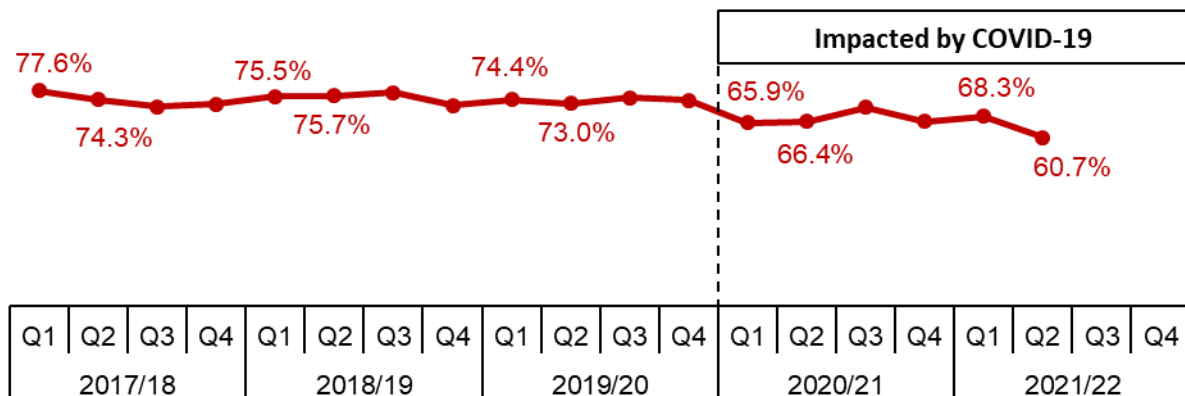


Chart 4: All Local Developments: Percentage of decisions within two months



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 5,602 local non-householder developments not subject to processing agreements decided in the first two quarters of 2021/22, 998 (22%) more than the same period in the previous year. The average decision was 12.8 weeks, almost five

days slower than the 12.1 weeks for the same period in the previous year. The percentage of decisions made in less than two months over the first two quarters of 2021/22 was 50.7%, down six percentage points from 56.7% for the corresponding six month period in the previous year.

A number of applications subject to processing agreements were also determined, these are not included in average time calculations. In quarter one of 2021/22 there were 474 local non householder development applications with processing agreements, 69.4% of these applications met agreed timescales that had been set between developers and local authorities. In quarter two there were 464, 73.5% meeting the agreed timescales.

Chart 5: Local Developments (Non Householder)

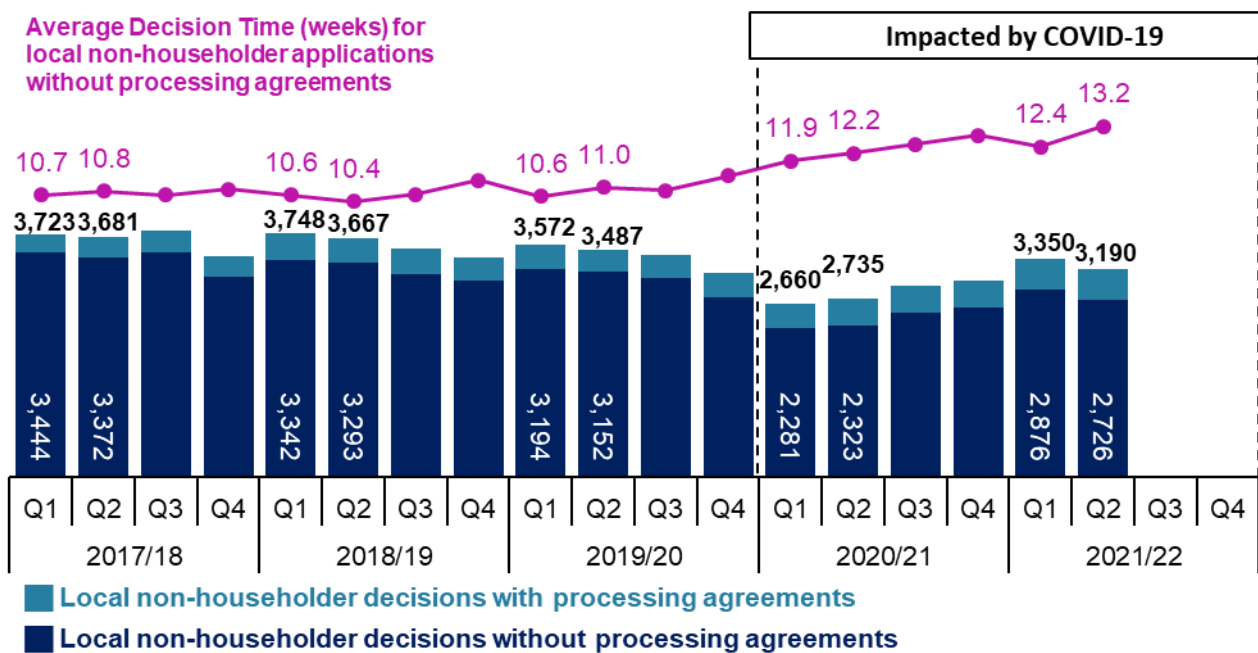
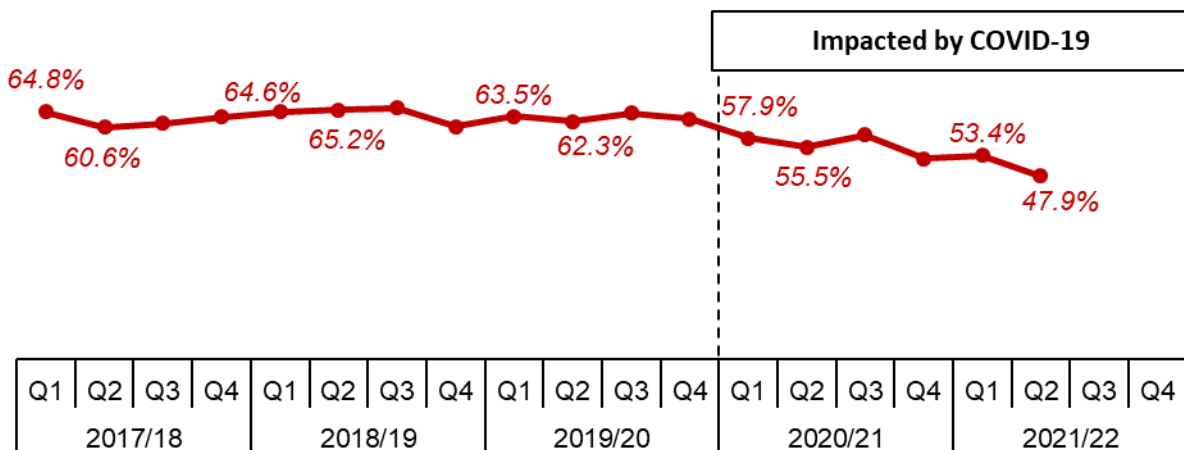


Chart 6: Local Developments (Non Householder): Percentage of decisions within two months



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 7,801 householder developments not subject to processing agreements decided during the first two quarters of 2021/22. This is a 55.6% increase (2,787) in applications determined compared to the equivalent period in the previous year which had showed a substantial impact from Covid-19 restrictions. The average decision time was 8.3 weeks, just over a day slower than the 8.1 weeks for the same period in 2020/21. The percentage of decisions made in less than two months was 74.6%, down slightly from 74.8% for the corresponding six month period in the previous year. The 70% completed in less than two months in quarter two was the lowest percentage for any quarter since the start of this data collection in 2012/13.

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 there were 298 householder applications with processing agreements, 84.9% met agreed timescales set between developers and local authorities. In quarter two there were 392, 82.7% meeting agreed timescales.

4,374 householder applications were determined in quarter one, more than in any quarter since the start of this data collection in 2012.

31 out of the 32 local authorities reported more householder applications determined in the first two quarters of 2021/22 than in the previous year.

The number of applications determined in both quarter one and quarter two is larger than would have been expected from the general trend shown prior to the pandemic.

Chart 7: Householder Developments

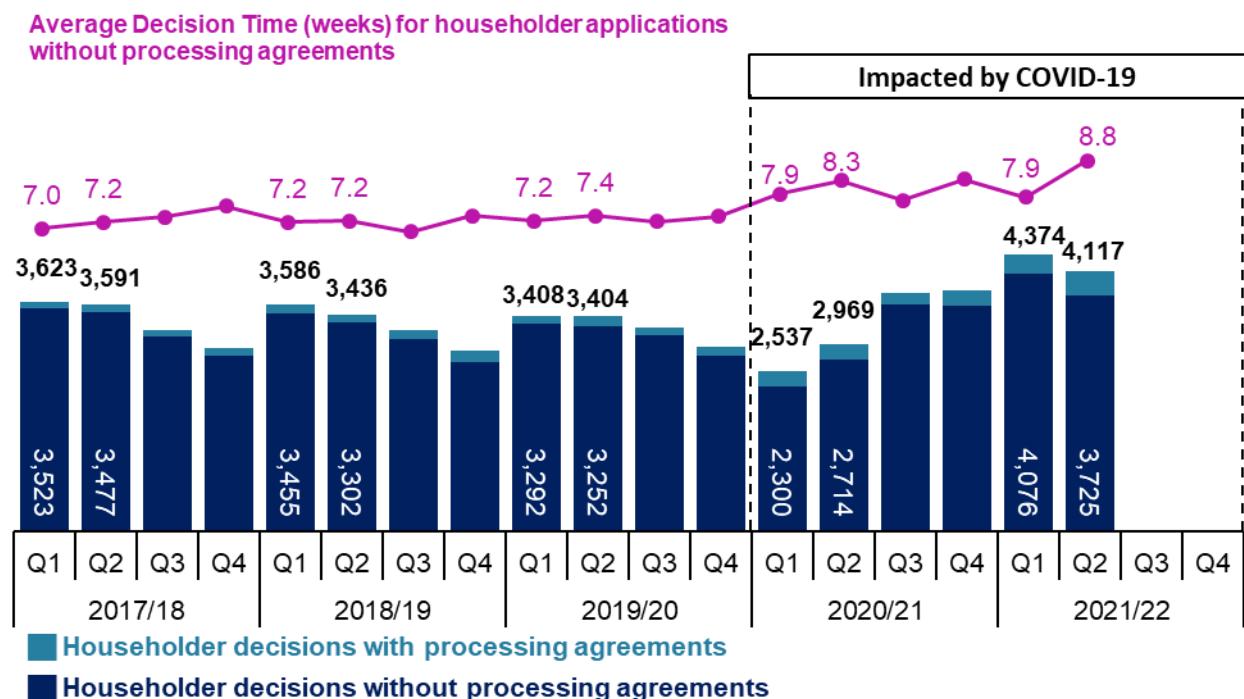
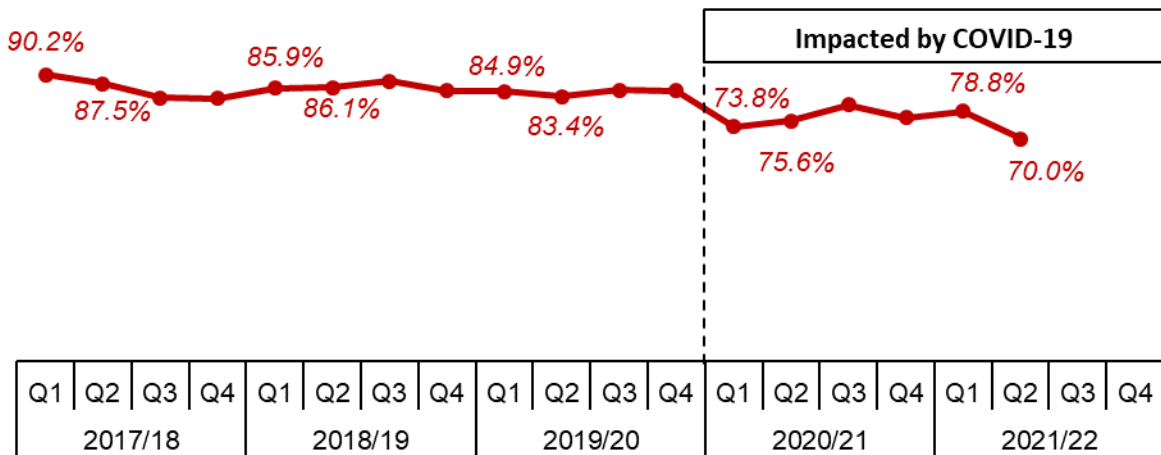


Chart 8: Householder Developments: Percentage of decisions within two months

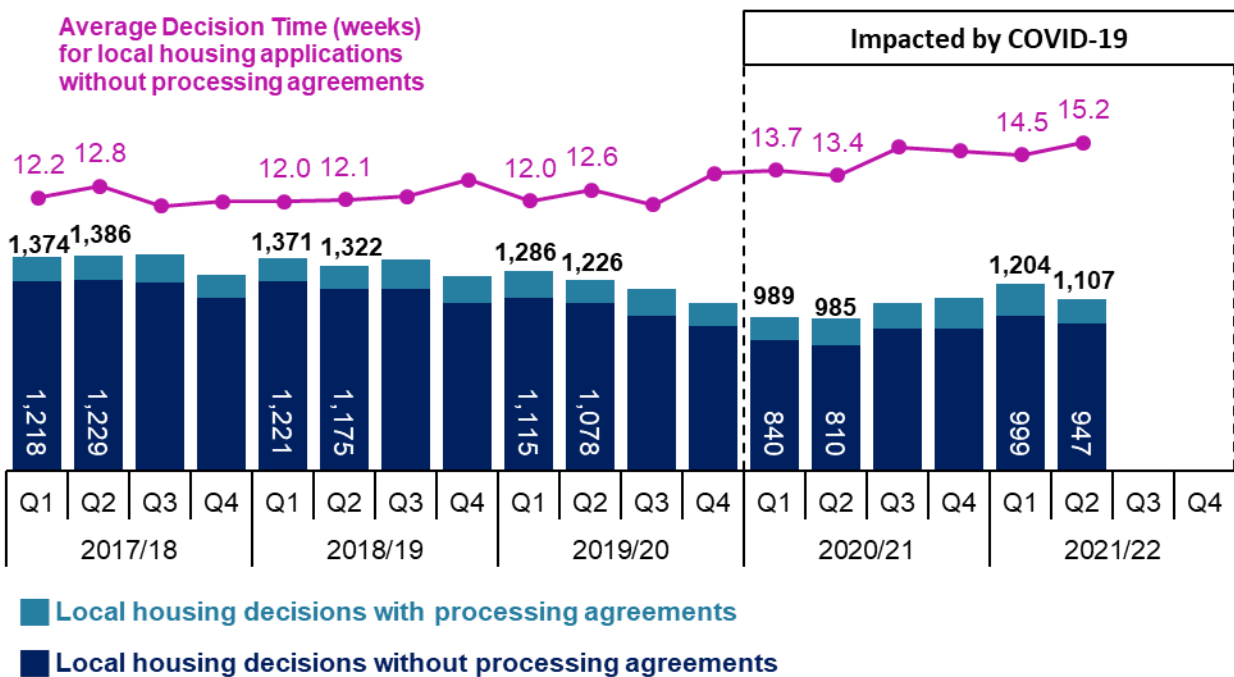


2.4. Local Housing Developments

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

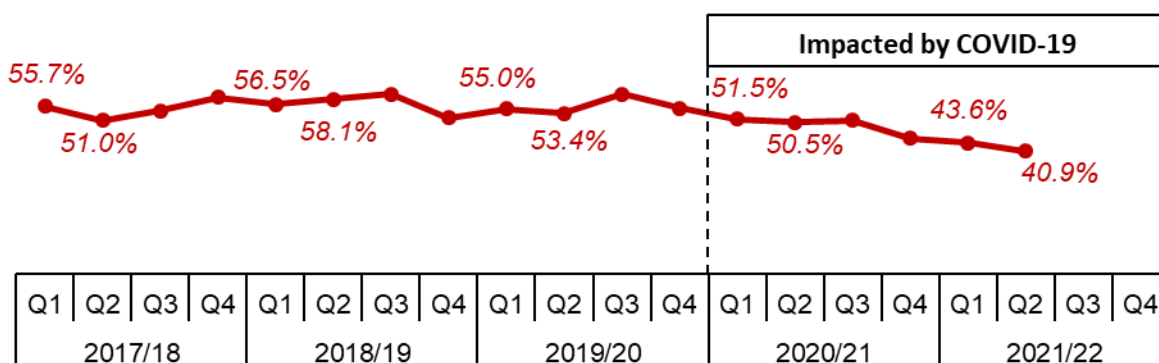
There were 1,946 local housing developments not subject to processing agreements decided during the first two quarters of 2021/22, 296 (18%) more than the same period in the previous year. The average decision time was 14.8 weeks, just over a week slower than the 13.5 weeks for the same period in the previous year.

Chart 9: Local Housing Developments



The percentage of decisions made in less than two months was 42.3%, down from 51.0% for the first two quarters of 2020/21. The 43.6% and 40.9% for quarters one and two were the two lowest percentages completed within two months in any quarter since the start of this data collection in 2012/13.

Chart 10: Local Housing 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 there were 205 local housing applications with processing agreements, 67.8% of these met agreed timescales set between developers and local authorities. In quarter two there were 160, 68.8% meeting the agreed timescales.

There was also one Local Housing pre 3rd August 2009 legacy case determined. Further details about legacy cases can be seen in [Section 11](#).

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.

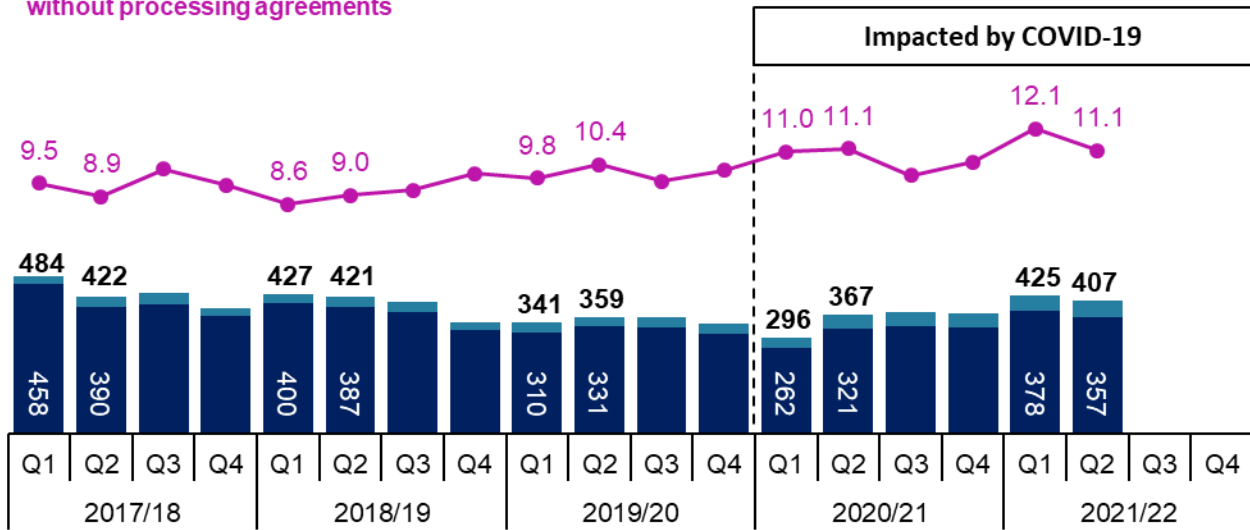
There were 735 local business and industry developments not subject to processing agreements decided during the first two quarters of 2021/22, 152 (26%) more than the same period in the previous year. The average decision time was 11.6 weeks, slightly slower than the 11.1 weeks for the for the first quarters of 2020/21.

The percentage of decisions made in less than two months was 53.9%, down just over 8 percentage points from 62.1% 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 there were 47 local business and industry applications with processing agreements, 74.5% of these met agreed timescales set between developers and local authorities. In quarter two there were 50, 74.0% meeting agreed timescales.

Chart 11: Local Business and Industry Developments

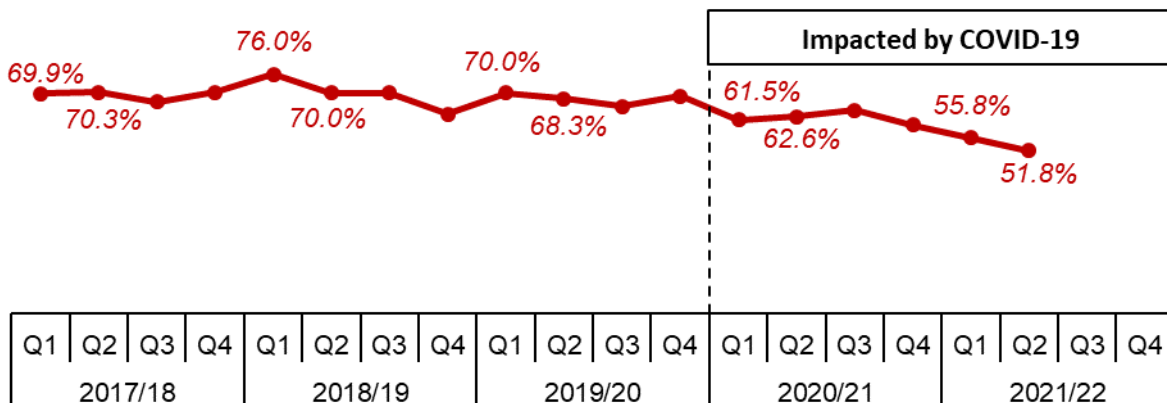
Average Decision Time (weeks) for local business and industry applications without processing agreements



Local business and industry decisions with processing agreements

Local business and industry decisions without processing agreements

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



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, entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments. 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 2,628 local other developments not subject to processing agreements decided during the first quarters of 2021/22, 549 (26%) more than in the same period in the previous year. The average decision time was 11.5 weeks, just under a week slower than the 10.7 weeks for the first two quarters of 2021/22. The percentage of

decisions made in less than two months was 56.1% down from 60.5% for the same period last year.

A number of applications subject to processing agreements were also determined. These are not included in average decision time calculations. In quarter one there were 188 local other developments applications with processing agreements, 68.6% of these met agreed timescales that had been set between developers and local authorities. In quarter two there were 228, 75.4% meeting agreed timescales.

Chart 13: Local Other Developments

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

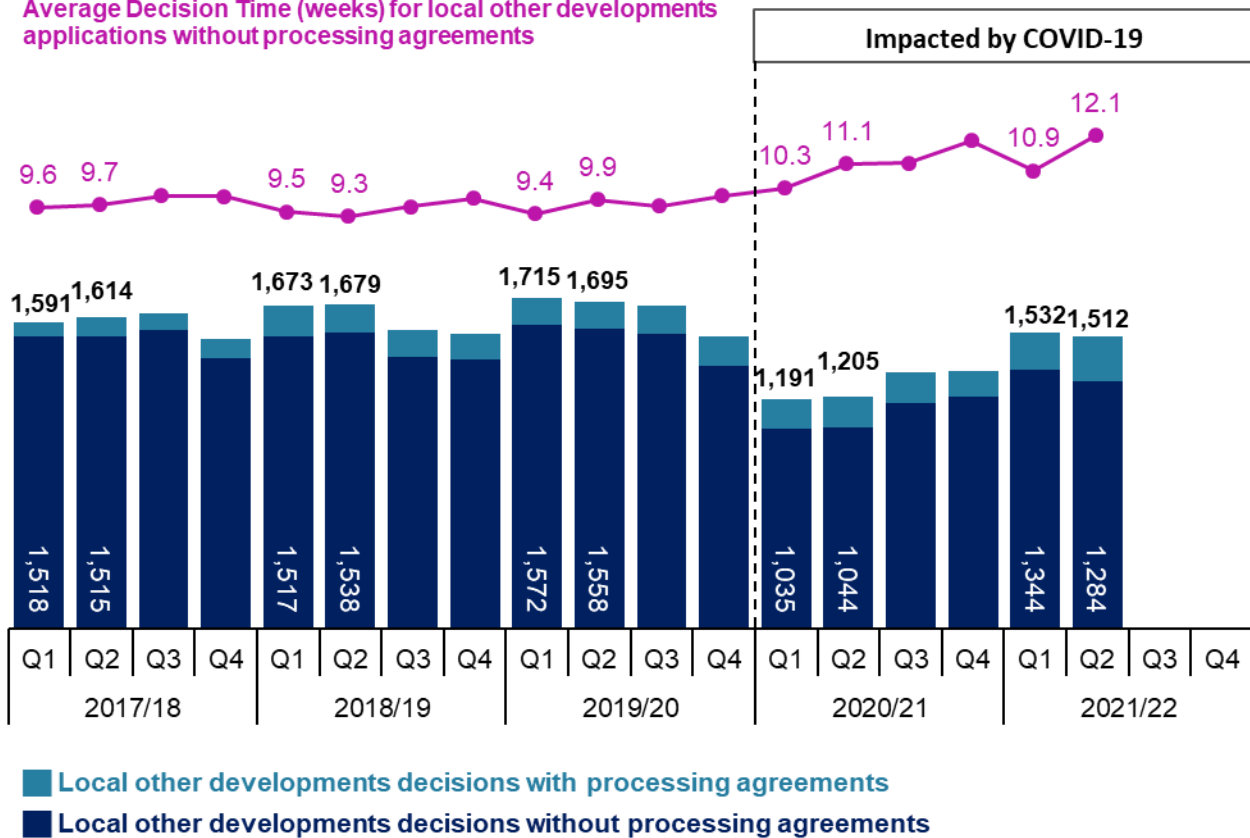
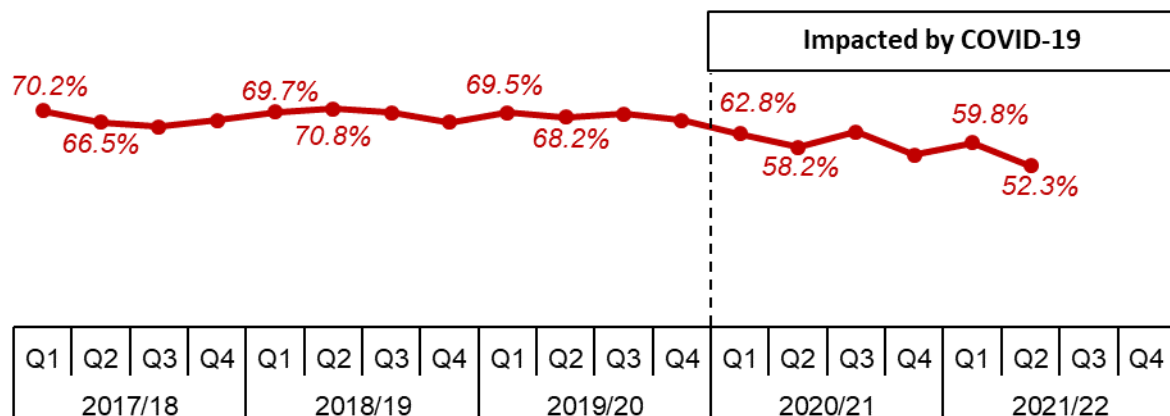


Chart 14: Local Other Developments: Percentage of decisions within two months



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, fish 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 3rd August 2009 are not included in the figures but are reported separately in [Section 11](#). Figures for all applications including legacy cases were reported up to and including 2016/17 and are available in [previous publications](#).

The number of applications and average decision times has been impacted on by restrictions due to the Covid-19 pandemic. Further information about the impacts is available in [Section 1.2](#).

3.1. All Major Developments

There were 80 major development applications not subject to processing agreements in the first two quarters of 2021/22, two fewer than in the same period in 2020/21. The average decision time was 55.0 weeks, 16 weeks slower than the 39.0 weeks for the same period in the previous year.

The average decision time figure of 64.0 weeks for quarter one has been strongly influenced by a small number of lengthy decision times. Four decisions took more than three years. Three of these, all in the same local authority, taking longer than five years (5.7, 6.1 and 6.9 years). Excluding the three applications that took over five years gives an average decision time for the remaining 36 applications determined in quarter one of 42.2 weeks, almost 22 weeks quicker.

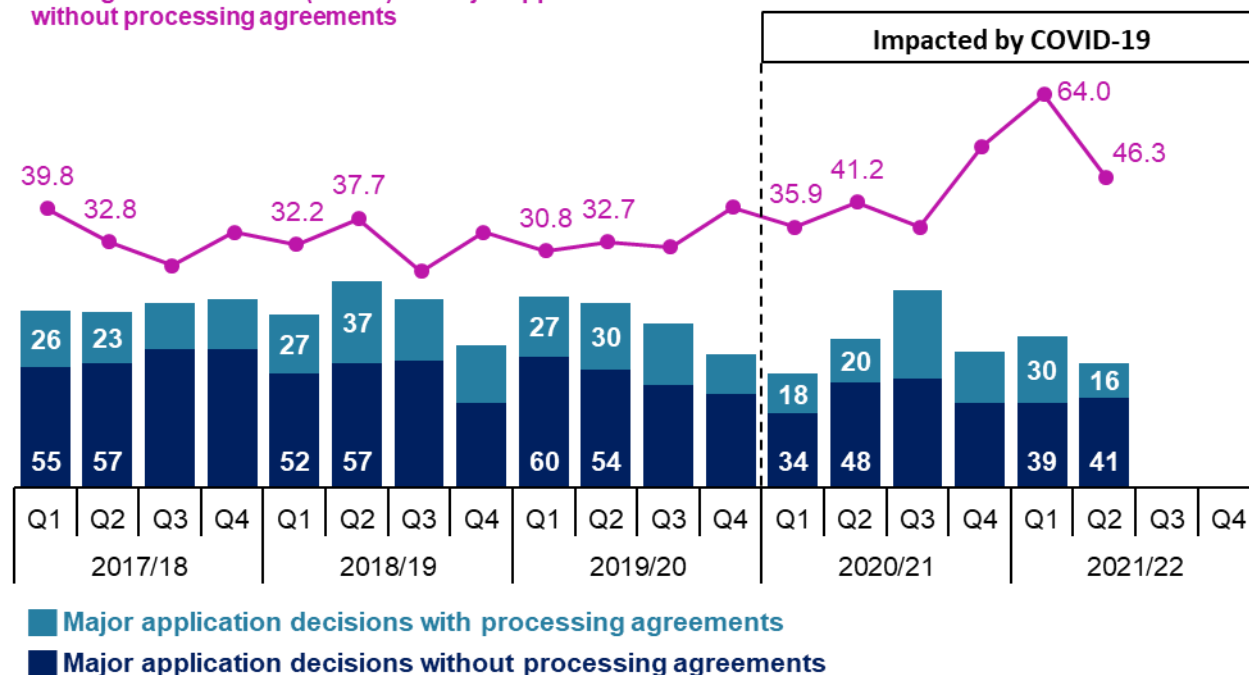
Three applications in quarter two had decision times of more than two years (2.3, 2.4 and 2.5 years). Excluding these three longest applications gives an average decision time of 40.1 weeks, just over six weeks quicker than the 46.3 weeks for all the applications.

In quarter one 72% (28 of 39) of major development applications not subject to a processing agreement were decided in a time that was quicker than the quarter one average. In quarter two 63% (26 of 41) 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](#).

Chart 15: All Major Developments

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



There were also a number of applications concluded that were subject to processing agreements. These are not included in average decision time calculations. In quarter one there were 30 major development applications with processing agreements, 63.3% (19) of these met agreed timescales that had been set between developers and local authorities. In quarter two there were 16, 56.3% (9) meeting the agreed timescales. In quarter one major applications with processing agreements accounted for 43.5% of all major development decisions, in quarter two they accounted for 28.1%.

City of Edinburgh and Highland made the most decisions on major developments in the first two quarters of 2021/22, 12 each. Both determined six major development applications in each quarter. In City of Edinburgh 9 of the 12 were subject to a processing agreement, in Highland 8 were subject to a processing agreement.

3.2. Major Housing Developments

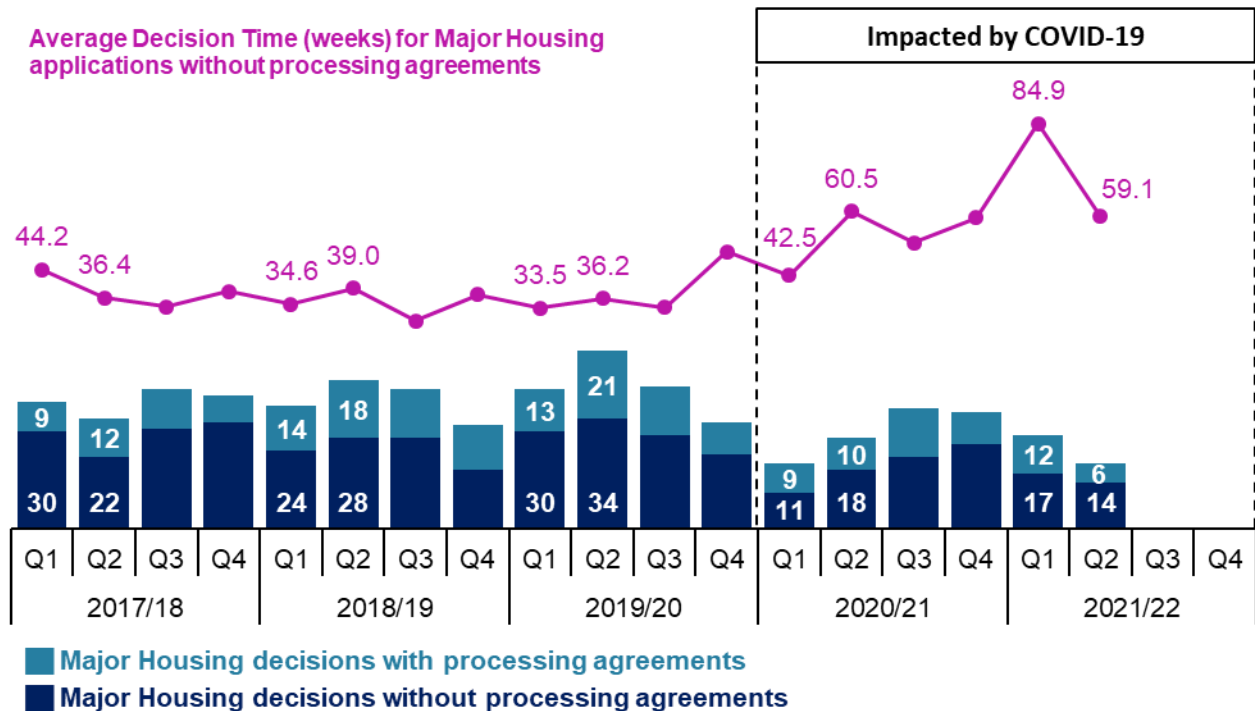
Major Housing developments are those with 50 or more dwellings or with a site area that is or exceeds 2 hectares where the predominant use is for housing.

There were 31 major housing developments not subject to processing agreements decided during the first two quarters of 2021/22, two more than in the same period in the previous year. The average decision time was 73.2 weeks, more than 19 weeks slower than the 53.7 weeks for the same period in the previous year.

Average figures based on a small number of applications can be volatile. In quarter one, 2 of the 17 major housing applications not subject to a processing agreement had decision times of more than five years (5.7 and 6.1 years). The average decision time of 84.9 weeks was notably influenced by these two applications. The average decision time for the remaining 15 applications was 55.0 weeks, almost 30 weeks quicker. In quarter two, 2 of the 14 applications not subject to a processing agreement had decision times of more than two years (2.3 and 2.4 years). The average decision time of 59.1 weeks was notably influenced by these applications with the remaining 12 applications averaging 48.4 weeks, more than 10 weeks quicker. For further detail on the distribution of decision times for major housing see [Annex A](#).

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 2021/22 there were 12 major housing applications with processing agreements, half (6) of these met agreed timescales set between developers and local authorities. In quarter two there were 6, one third (2) of these meeting the agreed timescales.

Chart 16: Major Housing Developments



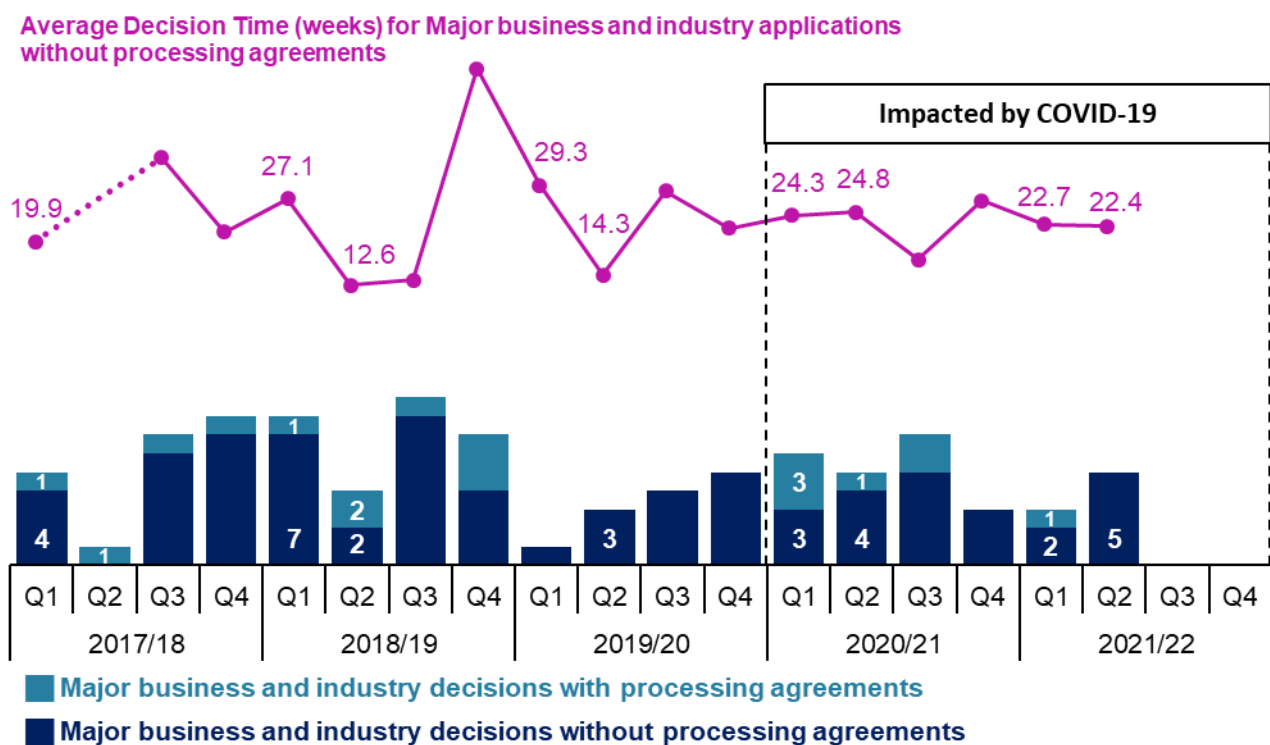
3.3. Major Business and Industry

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.

Seven major business and industry developments not subject to processing agreements were decided during the first quarters of 2021/22, matching the same period in 2020/21. The average decision time of 22.5 weeks was just over two weeks quicker than the 24.6 weeks in the first two quarters of 2020/21. The number of major business and industry applications is very small and average decision times may be significantly influenced by decision times for a single application.

Chart 17: Major Business and Industry Developments



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

One major business and industry application with a processing agreement was determined in quarter one of 2021/22. It did not meet agreed timescales set between developers and local authorities.

3.4. Major Other Developments

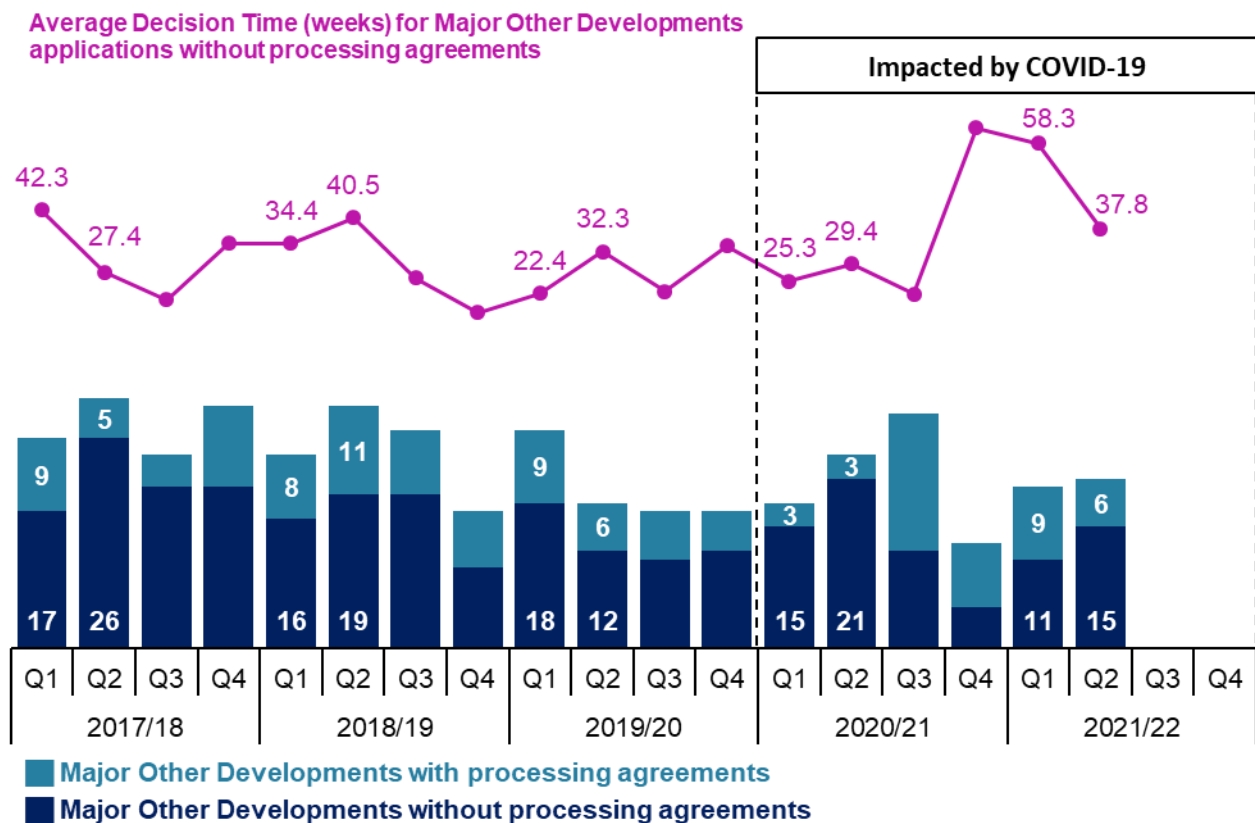
Other developments are developments not falling wholly within any other single class. They include but are not limited to retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. This class also covers mixed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

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

There were 26 major other developments not subject to processing agreements decided during the first two quarters of 2021/22, 10 fewer than the same period in the previous year. The average decision time for the two quarters was 46.5 weeks, almost 19 weeks slower than the 27.7 weeks for the same period in the previous year.

Average figures based on a small number of applications can be volatile. In quarter one, 1 of the 11 major other developments not subject to a processing agreement had a decision time of just under seven years. The average decision time of 58.3 weeks was significantly influenced by this application. The average decision time for the remaining 10 applications was 28.1 weeks, more than 30 weeks quicker. For further detail on the distribution of decision times for major other developments see [Annex A](#).

Chart 18: Major Other Developments



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 2021/22 there were 9 major other developments applications with processing agreements, 77.8% (7) of these applications met agreed timescales that had been set between developers and local authorities. In quarter two there were 6, 50.0% (3) meeting the agreed timescales.

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.

This section gives a summary of the use of processing agreements across all application types.

In the first two quarters of 2021/22 there were 1,973 applications decided that had processing agreements, 418 more than in the same period in the previous year, an increase of 27%.

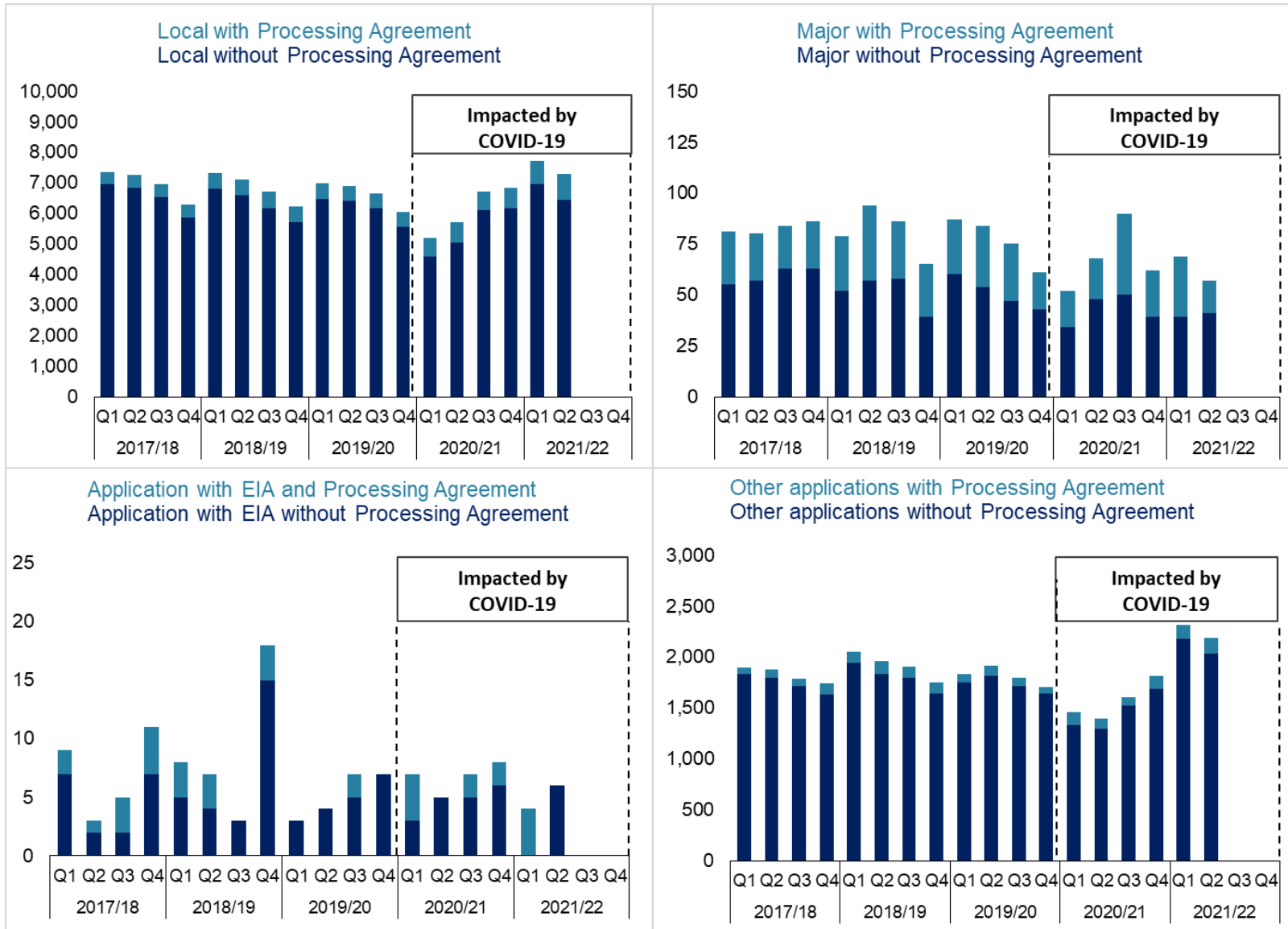
In quarter one 9.3% of all applications (943 of 9,170) had processing agreements, in quarter two this increased to 10.8% (1,030 of 8,527) of all applications having a processing agreement.

Planning authorities reported increased use of processing agreements, particularly for local applications, throughout 2020/21 and into the first half of 2021/22 as part of the management of impacts of the Covid-19 pandemic restrictions and delays.

Table 1: Processing Agreements, 2021/22, Quarter 1 and 2

Category of development	Number of Decisions Quarter 1	% Within Agreed Timescales Quarter 1	Number of Decisions Quarter 2	% Within Agreed Timescales Quarter 2
Major Applications	30	63.3%	16	56.3%
Local Applications	772	75.4%	856	77.7%
EIA Developments	4	25.0%	0	-
Other Consents	137	70.1%	158	68.4%
Total	943	74.0%	1,030	75.9%

Chart 19: Summary of applications with and without Processing Agreements



5. Legal Agreements

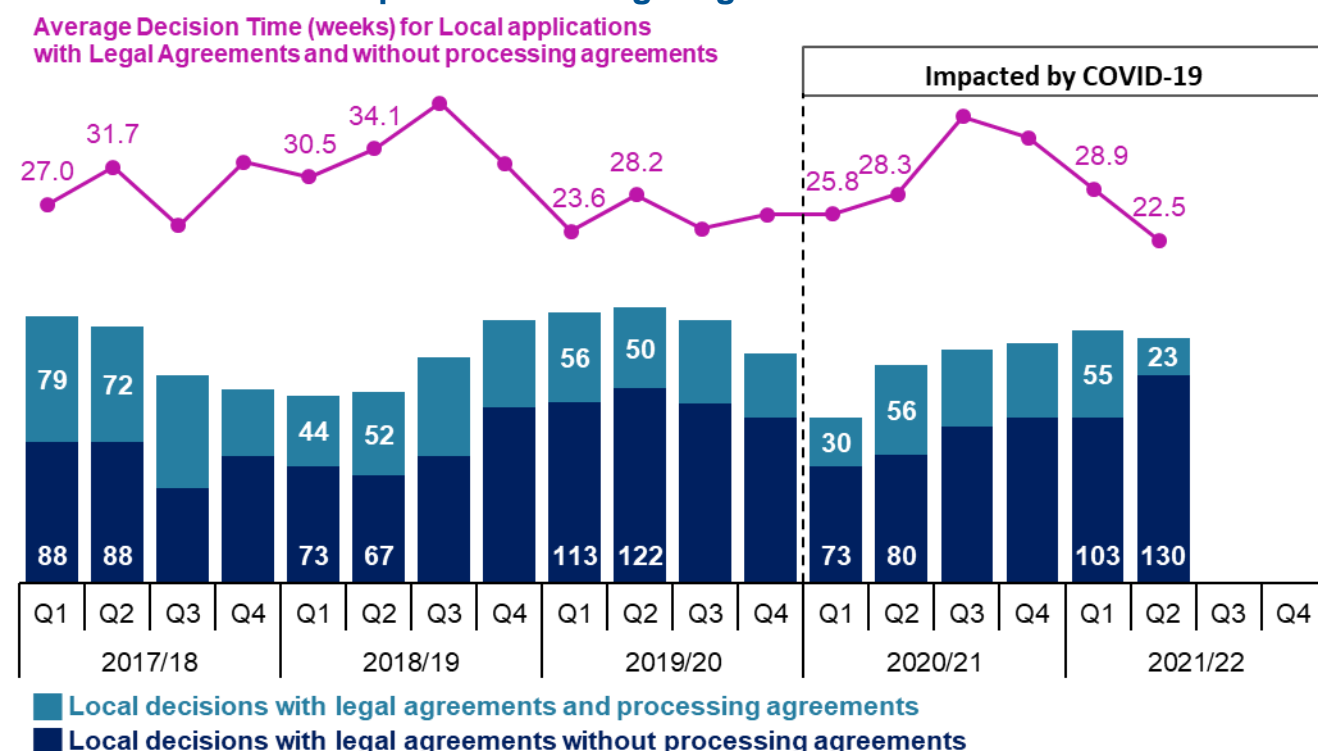
The timescales for applications with legal agreements are dependent on the nature of the application, the particular complexities involved and the willingness of both the applicant and the planning authority to progress the matter at pace.

5.1 Local developments with Legal Agreements

In the first two quarters of 2021/22 there were 233 applications for local developments without processing agreements where planning authorities had planning/ legal agreements in place, 80 more than in the same period in the previous year. The average time taken to make decisions on these applications was 25.3 weeks, just under two weeks quicker than the 27.1 weeks for the same period in 2020/21.

78 local applications subject to processing agreements also had planning/legal agreements in place, 59% of these met agreed timescales.

Chart 20: Local developments with Legal Agreements



5.2 Major developments with Legal Agreements

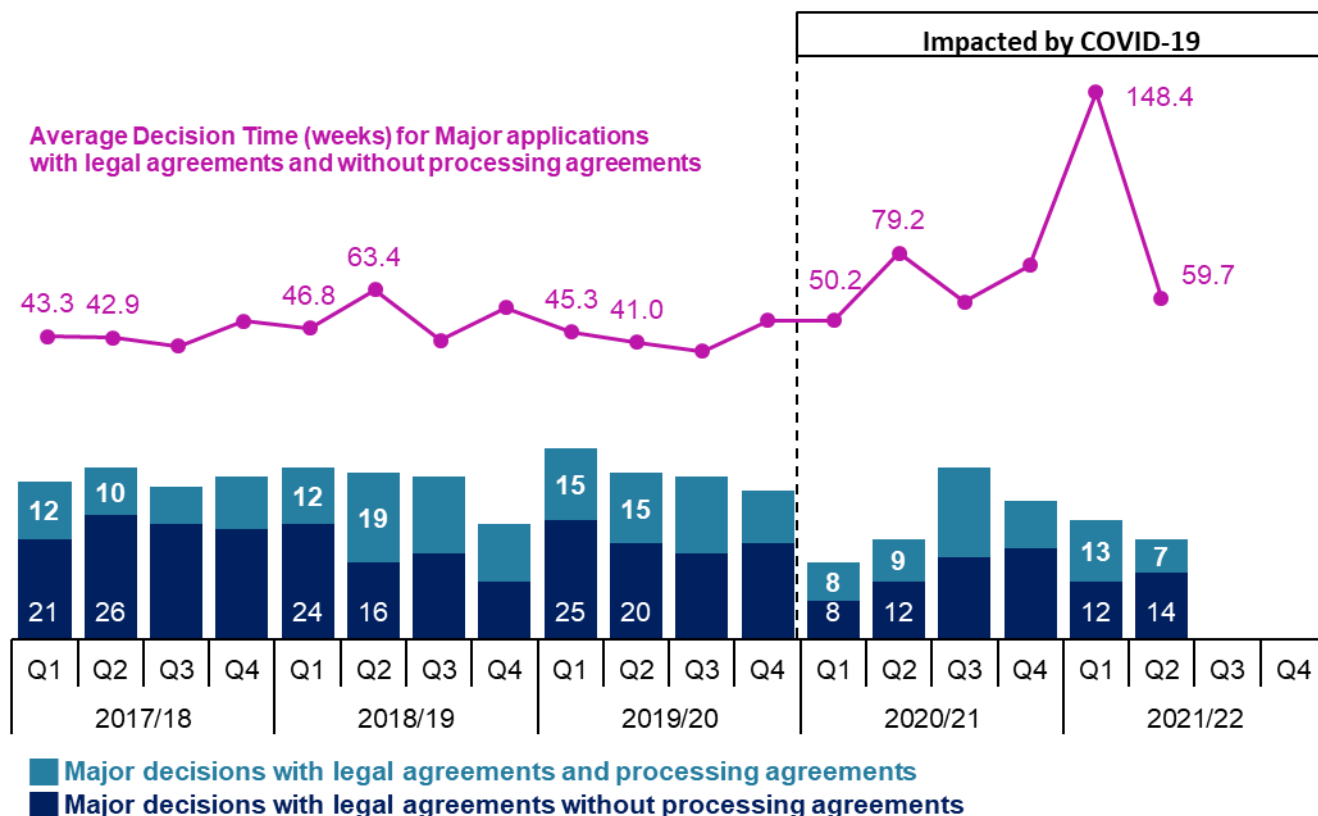
In the first two quarters of 2021/22 there were 26 applications for major developments without processing agreements decided where planning authorities had planning/ legal agreements in place, six more than in the same period in the previous year. The average time taken to make decisions on these applications was 100.7 weeks, over 33 weeks slower than the 67.6 weeks for the same period in 2020/21.

The average decision time of 148.4 weeks in quarter one was substantially influenced by three applications with decision times of more than five years (5.7, 6.1

and 6.9 years). The average decision time for the remaining 9 applications was 89.2 weeks, more than 59 weeks quicker.

20 major applications subject to processing agreements also had planning/legal agreements in place, 55% of these met agreed timescales.

Chart 21: Major developments with Legal Agreements



6. Prior Notifications/Prior Approvals

On 1st April 2021 changes to the General Permitted Development Order, which relate to Agriculture, Peatland Restoration, Active Travel and Telecommunication Equipment, came into effect. A number of the new and extended Permitted Development Rights are subject to prior notification/ approval procedures. In order to monitor the impact of the changes data for prior notification/ approval applications are being collected and reported separately from 2021/2022. Chart 22 depicts the start of the collection of this data in quarter 1 and 2 in 2021/22.

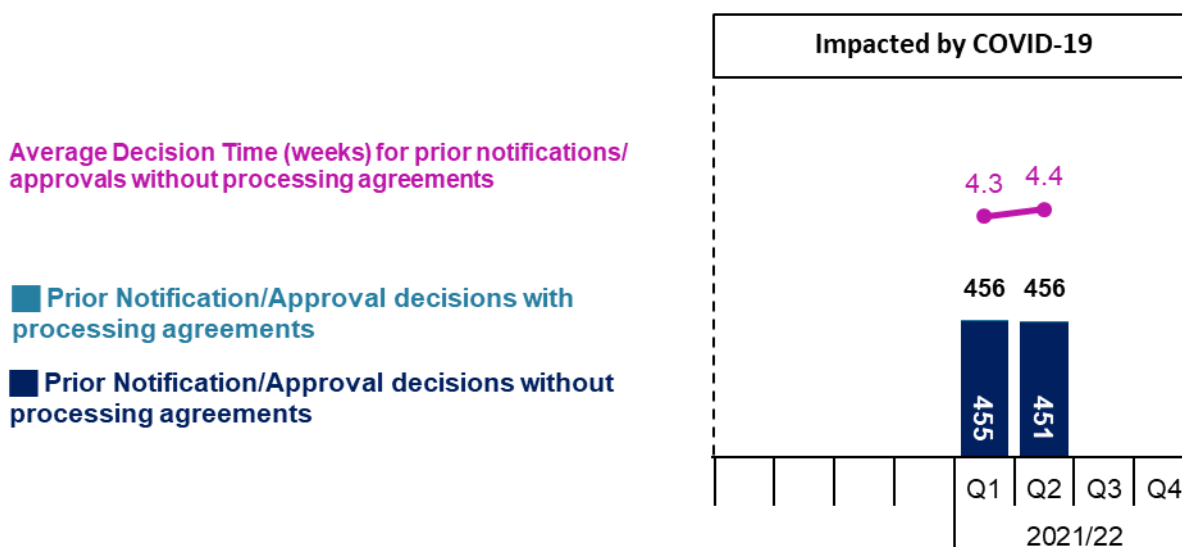
A summary is included in this section. Details including a breakdown by category can be found in the supporting excel tables and will be reported in the annual statistics.

In the first two quarters of 2021/22 there were 906 prior notification/ approval applications not subject to processing agreements decided. The average time taken to make decisions on these applications was 4.3 weeks.

In addition, in quarter one there was one prior notification/ approval subject to a processing agreement determined. It did not meet the agreed timescales set between developers and local authorities. In quarter two there were five, with 80.0%

(4) meeting the agreed timescales. Applications subject to processing agreements are not included in average decision time calculations.

Chart 22: Prior Notifications/Approvals



7. Approval Rates

The rate of approvals for applications³ (including legacy applications) was 94.8% in quarter one and 94.7% in quarter two showing little change from the previous year.

8. 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 applications (including legacy applications) was 96.7% in quarter one and 96.9% for quarter two showing little change from the corresponding rates for the same quarters in the previous year of 96.8% and 96.2% respectively.

9. Appeals and Local Reviews

Local Review Bodies⁴ dealt with 110 cases in the first quarter of 2021/22, 58.2% of which had the original decision upheld. In quarter two there were 103 applications subject to local reviews with 56.3% resulting in the original decision being upheld. In

³ Decisions on applications classified as Other consents and certificates or prior notifications/approvals are not included in the calculation of approval rates.

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

the same period in the previous year 63.6% (of 55 cases) were upheld in quarter one and 64.0% (of 136 cases) in quarter two had their original decisions upheld.

In addition 53.0% (of 66 cases) of appeals to Scottish Ministers in quarter one and 51.4% (of 72 cases) in quarter two had the original decision upheld. This compares with 67.7% (of 34 cases) and 48.6% (of 74 cases) respectively for quarter one and quarter two in 2020/21.

10. Clock Stops

Table 2 and Table 3 show the number of applications where the clock was stopped by the planning authority for applications decided in quarters one and two of 2021/22.

In the first two quarters of 2021/22 30 local authorities provided information on particular delays for 1,150 applications that were outwith their control and on which it was agreed it was appropriate to stop the clock for periods of time.

Clock stops were used for 6.0% of all applications not subject to processing agreements in quarter one (547 of 9,170) and 7.1% (603 of 8,527) in quarter two.

Table 2: Clock stops by planning authority¹, 2021/22, Quarter 1

Planning Authority	Total applications decided in 2021/22 Q1	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	212	14	6.6%	19.03
Aberdeenshire	479	4	0.8%	3.25
Angus	165	-	0.0%	-
Argyll and Bute	328	24	7.3%	11.65
Cairngorms National Park (NP)	1	-	0.0%	-
Clackmannanshire	67	7	10.4%	11.76
Dumfries and Galloway	380	8	2.1%	22.39
Dundee City	186	5	2.7%	34.80
East Ayrshire	147	11	7.5%	11.71
East Dunbartonshire	265	53	20.0%	7.71
East Lothian	317	11	3.5%	37.06
East Renfrewshire	122	-	0.0%	-
City of Edinburgh	1,078	15	1.4%	27.87
Falkirk	135	2	1.5%	12.86
Fife	437	-	0.0%	-
Glasgow City	732	101	13.8%	13.36
Highland	793	16	2.0%	18.11
Inverclyde	108	9	8.3%	35.95
Loch Lomond and The Trossachs NP	92	7	7.6%	29.29
Midlothian	143	6	4.2%	5.38
Moray	164	76	46.3%	10.52
Na h-Eileanan Siar	134	3	2.2%	16.57
North Ayrshire	178	18	10.1%	5.79
North Lanarkshire	334	6	1.8%	11.26
Orkney Islands	95	21	22.1%	6.83
Perth and Kinross	446	8	1.8%	7.13
Renfrewshire	164	46	28.0%	12.80
Scottish Borders	163	3	1.8%	5.38
Shetland Islands	100	3	3.0%	26.57
South Ayrshire	254	2	0.8%	6.86
South Lanarkshire	402	5	1.2%	14.54
Stirling	217	24	11.1%	10.82
West Dunbartonshire	77	27	35.1%	6.98
West Lothian	255	12	4.7%	23.21
SCOTLAND	9,170	547	6.0%	13.4

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

Table 3: Clock stops by planning authority¹, 2021/22, Quarter 2

Planning Authority	Total applications decided in 2021/22 Q2	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	218	14	6.4%	18.6
Aberdeenshire	516	7	1.4%	6.8
Angus	121	-	0.0%	-
Argyll and Bute	312	32	10.3%	20.4
Cairngorms National Park (NP)	0	-	-	-
Clackmannanshire	58	2	3.4%	16.6
Dumfries and Galloway	275	2	0.7%	12.4
Dundee City	178	4	2.2%	73.6
East Ayrshire	114	13	11.4%	18.2
East Dunbartonshire	219	63	28.8%	8.0
East Lothian	289	34	11.8%	15.0
East Renfrewshire	198	-	0.0%	-
City of Edinburgh	918	9	1.0%	16.4
Falkirk	132	10	7.6%	22.7
Fife	434	-	0.0%	-
Glasgow City	652	110	16.9%	10.9
Highland	805	23	2.9%	23.2
Inverclyde	73	5	6.8%	21.3
Loch Lomond and The Trossachs NP	91	28	30.8%	74.9
Midlothian	114	1	0.9%	17.7
Moray	151	70	46.4%	11.0
Na h-Eileanan Siar	105	4	3.8%	13.8
North Ayrshire	168	12	7.1%	6.2
North Lanarkshire	294	9	3.1%	15.1
Orkney Islands	86	26	30.2%	10.3
Perth and Kinross	370	10	2.7%	18.8
Renfrewshire	197	44	22.3%	9.9
Scottish Borders	169	2	1.2%	13.7
Shetland Islands	66	7	10.6%	8.2
South Ayrshire	299	3	1.0%	5.81
South Lanarkshire	385	2	0.5%	10.1
Stirling	199	34	17.1%	6.5
West Dunbartonshire	45	13	28.9%	7.3
West Lothian	276	10	3.6%	14.6
SCOTLAND	8,527	603	7.1%	15.6

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

11. Legacy Cases

No legacy cases were determined in quarter one. Three legacy cases were decided in quarter two, one with and two without a processing agreement.

Tables 4 to 7 show the legacy cases decided in the first two quarters of 2021/22 by planning authority and development type.

Quarter 2 2021/22 - Decided legacy applications without processing agreements

Table 4

Local Authority	Number of Legacy Cases	Average Decision Time (weeks)
East Lothian	2	812.8
Total	2	812.8

Table 5

Development Type	Number of Legacy Cases	Average Decision Time (weeks)
Listed Building and Conservation Area Consents	2	812.8
Total	2	812.8

Quarter 2 2021/22 - Decided legacy applications with processing agreements

Table 6

Local Authority	Number of Legacy Cases	% meeting agreed timescales
East Lothian	1	100%
Total	1	100%

Table 7

Development Type	Number of Legacy Cases	% meeting agreed timescales
Housing - Local	1	100%
Total	1	100%

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 two or more applications horizontal lines show the mean and median decision times.

The overall average decision time figures of 64.0 and 46.3 weeks have been strongly influenced by a number of lengthy decision times, including four of longer than three years in quarter one. Three of these from a single authority had decision times of longer than five years.

Housing Major

In quarter one, 5 of the 17 major housing applications not subject to a processing agreement had decision times of more than two years, the longest two taking 5.7 and 6.1 years. The average decision time of 84.9 weeks was notably influenced by the two applications with the longest decision time. The average decision time for the remaining 15 applications was 55.0 weeks, almost 30 weeks quicker.

In quarter two, 2 of 14 had decision times of more than two years, the longest taking 2.4 years. The average decision time (59.1 weeks) was influenced by these applications with the remaining 12 applications averaging 48.4 weeks, more than 10 weeks quicker.

Chart 23: Distribution of decision times in quarter one 2021/22 for major applications

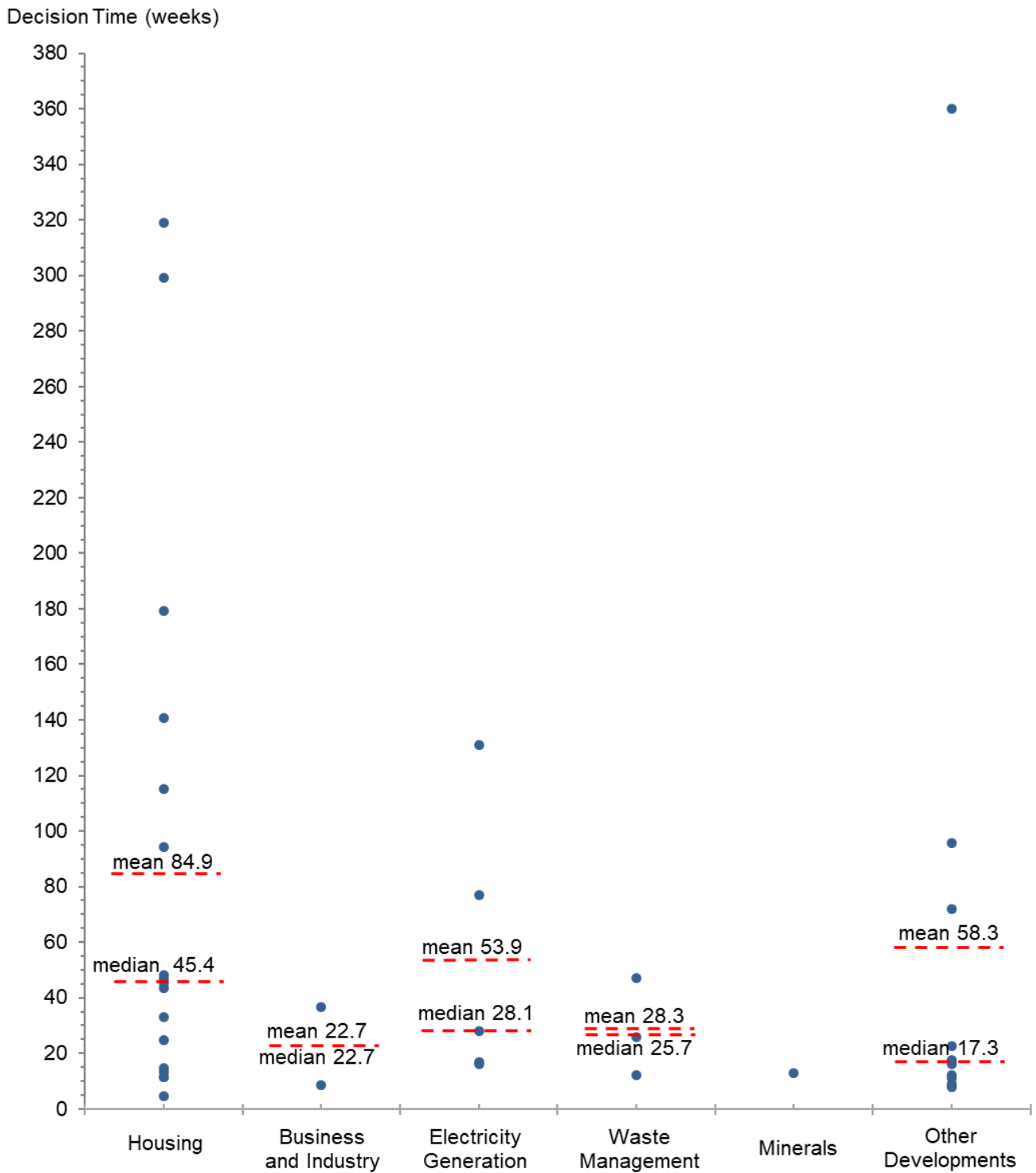
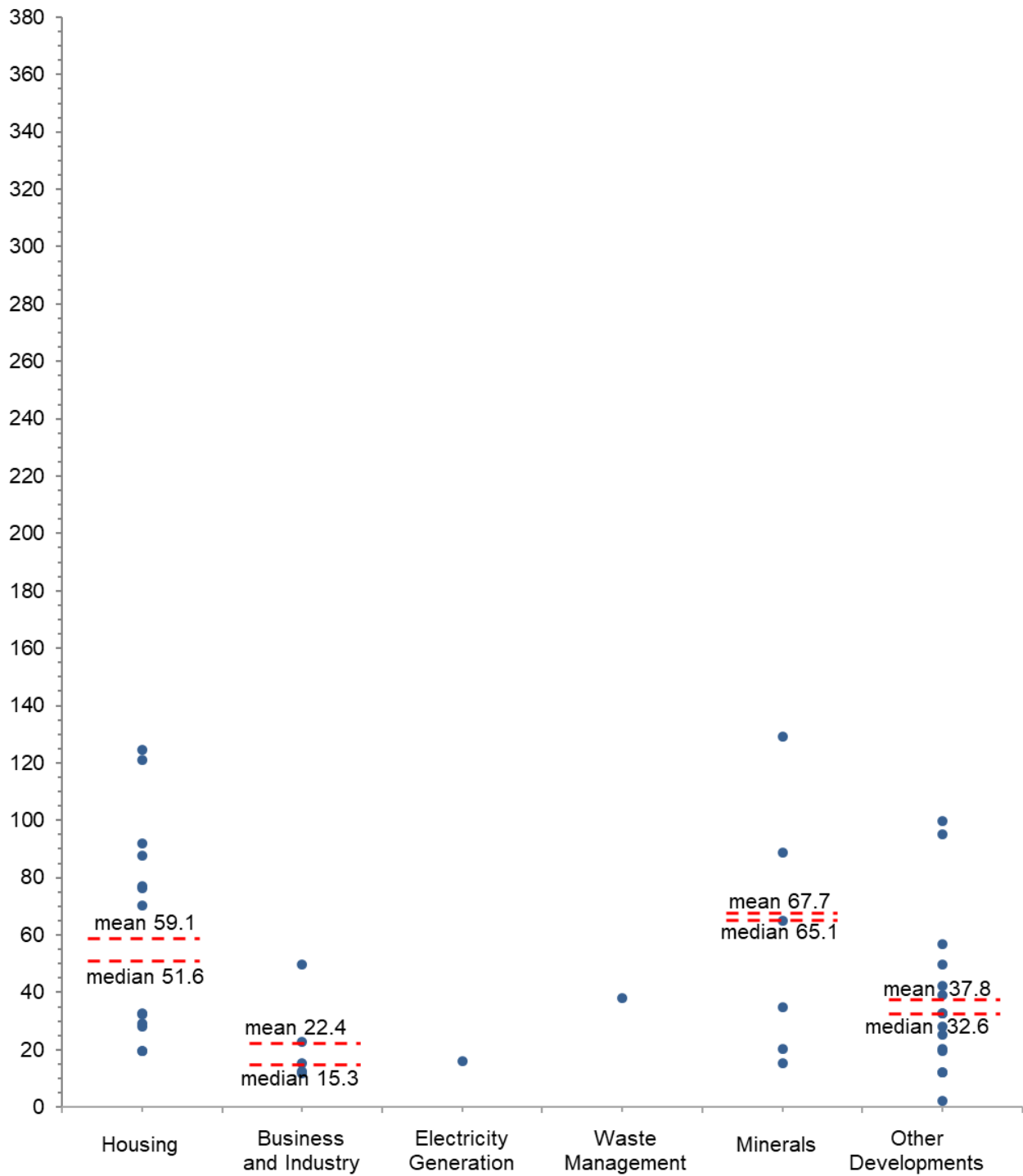


Chart 24: Distribution of decision times in quarter two 2021/22 for major applications

Decision Time (weeks)



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