



PEOPLE, COMMUNITIES AND PLACES

Planning Performance Statistics, 2016/17, Q1

This report presents the latest summary statistics on planning decision-making and timescales for April to June 2016 (Quarter 1), as well as historic data going back to quarter one of 2012/13. It is based on data collected by the Scottish Government from Local and Planning Authorities as part of the Planning Performance Framework (introduced in 2012).

Applications for Local Developments (excludes legacy cases)

There were 7,329 applications for local developments decided in quarter one of 2016/17, 884 (14%) more than the 6,445 decisions in the previous quarter, but 423 (5%) fewer applications than the 7,752 decisions in the equivalent quarter of 2015/16. The average decision time for these 7,329 local developments was 8.9 weeks, quicker than the previous quarter (10.3 weeks), and the quickest average decision time since the start of this data collection in quarter one of 2012/13.

Chart 1: Applications for Local Developments: Number of decisions

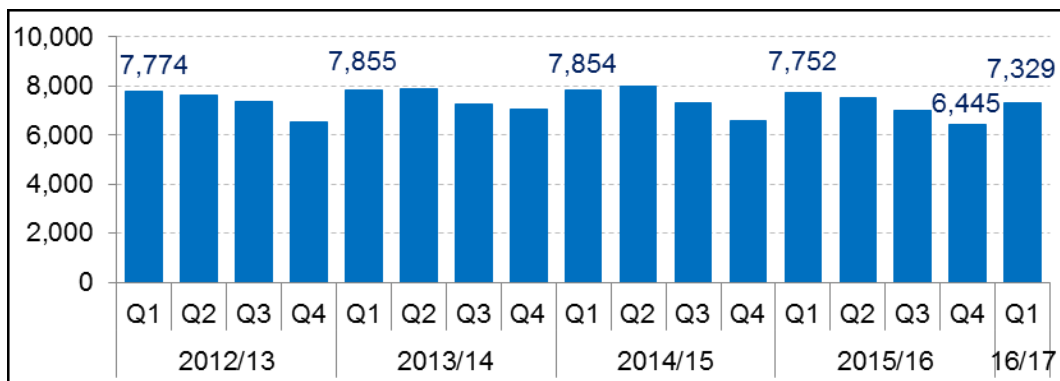
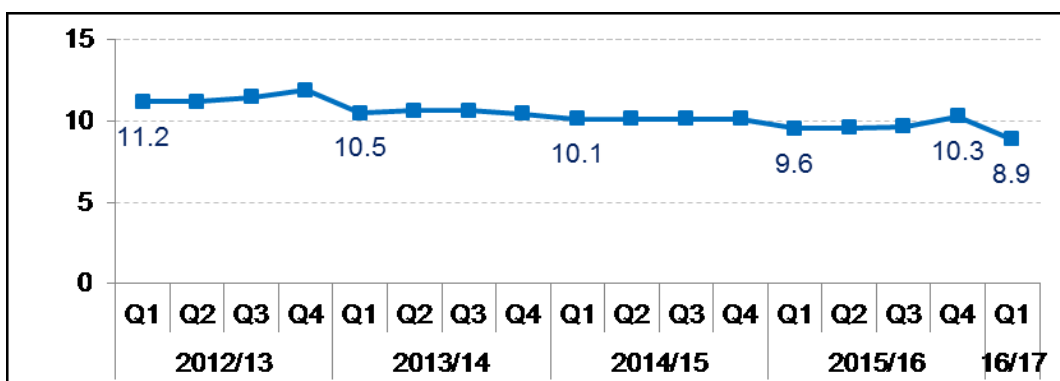


Chart 2: Applications for Local Developments: Average decision time (weeks)



In addition, there were 215 local development applications concluded in quarter one of 2016/17 that were subject to separate processing agreements and are not included in average time calculations. Almost 80% of these applications met the agreed timescales that had been set between developers and local authorities.

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

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

Applications for Major Developments (excludes legacy cases)

For applications subject to average time calculations there were 61 major developments decided in quarter one of 2016/17, 4 (6%) less than the 65 decisions in the previous quarter, and 8 (12%) less than the 69 decisions in the equivalent quarter of 2015/16. The average decision time for these 61 major developments was 39.3 weeks, thirteen weeks slower than the previous quarter (26.3 weeks) and more than five weeks slower when compared to quarter one in 2015/16 (34.2 weeks).

Chart 3: Applications for Major Developments: Number of decisions

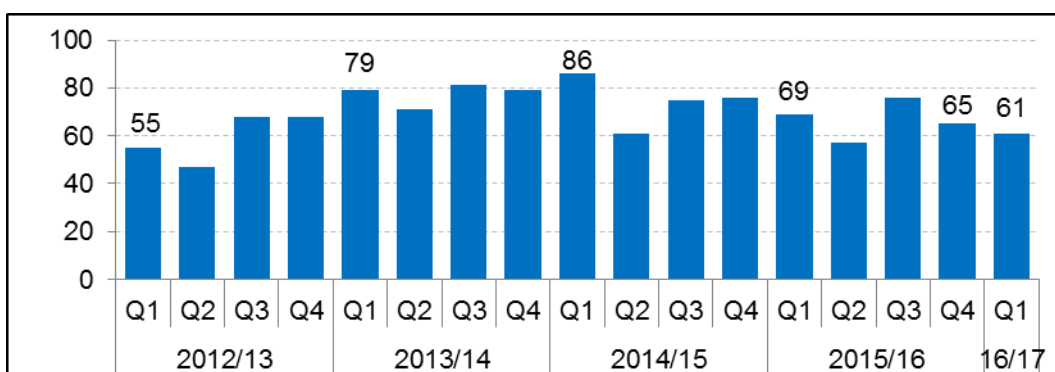
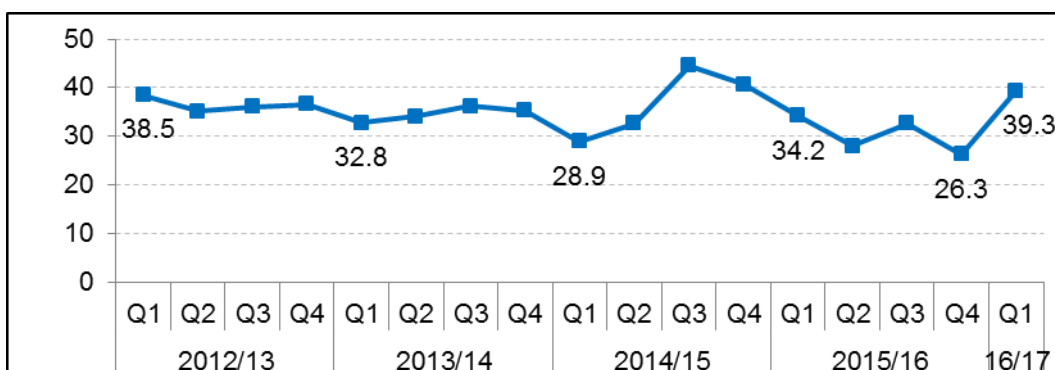


Chart 4: Applications for Major Developments: Average decision time (weeks)



It should be noted that the average time figure of 39.3 weeks includes thirteen lengthy applications that each had a decision time of over one year. Almost 69% of the 61 major development applications were decided in a time that was quicker

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

In addition there were a further 30 major development applications concluded in quarter one of 2016/17 that were subject to separate processing agreements. Half of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations. For the most recent quarter, applications with processing agreements accounted for a third of the decisions made for all major developments. When processing agreements are included there is an overall increase of 10% in the total number of decisions made for major applications from 83 in quarter four of 2015/16 to 91 in quarter one of 2016/17.

Major developments include applications for 50 or more homes, as well as certain waste, water, transport and energy-related developments, larger retail developments, and other types of major developments. Typically there are only a small number of decisions made for major developments each quarter and therefore average decision times are likely to be volatile.

Some of the changes over time seen in the decision time charts above may be partly due to improvements in recording of periods of inaction by the applicant. This is referred to as “stopping the clock”. See [Section 1.6](#) and [Section 9](#) for further details.

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

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1. Introduction

1.1 Background to data collection

Planning authority performance data is a statistical collection undertaken to establish the number of planning applications determined by Scottish planning authorities, and their performance in processing them. The Scottish Government Communities Analysis Division collects quarterly data from all 32 Local Authorities and the two Planning Authorities (Cairngorms National Park and Loch Lomond & The Trossachs National Park) on the detail of planning decisions and timescales.

1.2 Legacy cases

On 3rd August 2009 substantial changes to the statutory development management system, relating to the handling of planning applications, came into effect across the whole of Scotland. A few legacy cases that were validated pre 3rd August 2009 can badly skew results and therefore, where possible, analysis is provided separately for the current planning system post 3rd August 2009 as well as for all applications where decisions have been made.

1.3 Detailed tables of results

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

Quarter 1 results for 2016/17 as well as previous quarter's results are available at: [Planning Authority Performance Statistics 2016/17 Quarter 1](#) (These tables are referred to throughout this bulletin as "Quarter 1, 2016/17")

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

1.4 Categories of planning applications

For the purpose of planning applications, developments are put into one of three categories: local, major or national. The different types allow councils to treat developments in a way which is suited to their size, complexity and the issues they are likely to raise.

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

Major developments include developments of 50 or more homes, certain waste, water, transport and energy-related developments, and larger retail developments. Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts.

Details for the classification of all development types can be found here: <http://www.gov.scot/Resource/Doc/278390/0083657.pdf>

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

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

1.5 Calculation of decision times

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

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

1.6 Stopping the Clock

In quarter one of 2016/17 several Local Authorities provided information on particular delays that were outwith their control and on which it was agreed it was appropriate to stop the clock for periods of time. In this quarter there were 289 applications where the clock was stopped by 30 local authorities, this compares to 341 applications by 31 local authorities in the previous quarter. Other local authorities either indicated that they were not able to provide details of dates for delays that were outwith their control or did not require any decision time to be removed. Average decision times for these local authorities may be higher than otherwise, and higher than those authorities who are able to report delays in decision making. Further details can be seen in [Section 9](#).

1.7 Revisions

The revisions policy for planning performance statistics has been developed in accordance with the UK Statistics Authority Code of practice for Official Statistics and further details are available at:

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

¹ The validation date, from which the time period for determination runs, is the date when the final piece of information for an application is received from the applicant.

2. Local Developments

Local developments include applications for changes to individual houses and smaller developments for new housing as well as other applications covering areas of development such as, minerals, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming, telecommunications, approval of matters specified in conditions (AMSCs²) and other developments. The category “other developments” includes all developments and uses not covered in the list above. It includes applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments.

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

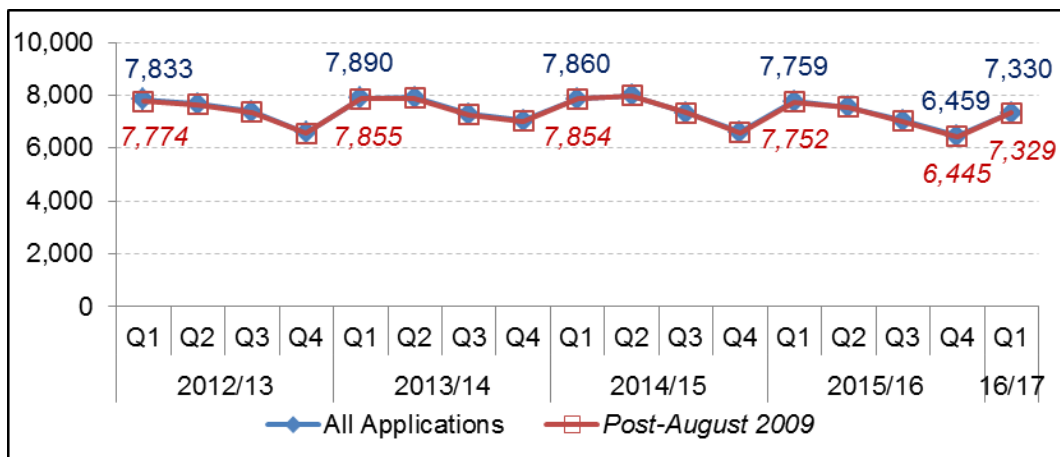
<http://www.gov.scot/Resource/Doc/278390/0083657.pdf>

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

2.1 All Local Developments

There were 7,329 local applications (validated post 3rd August 2009) decided during the first quarter of 2016/17, with an overall average decision time of 8.9 weeks, quicker by almost a week and a half compared to the previous quarter (10.3 weeks), and the quickest average decision time since the start of this data collection in quarter one of 2012/13. ([Quarter 1, 2016/17 – Tables 3 & 4](#))

Chart 5: All Local Developments: Number of decisions



² Applications for approval of matters specified in conditions (AMSCs) relate to conditions attached to planning permission in principle requiring the further approval, consent or agreement of the planning authority for any detailed aspect of the development.

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

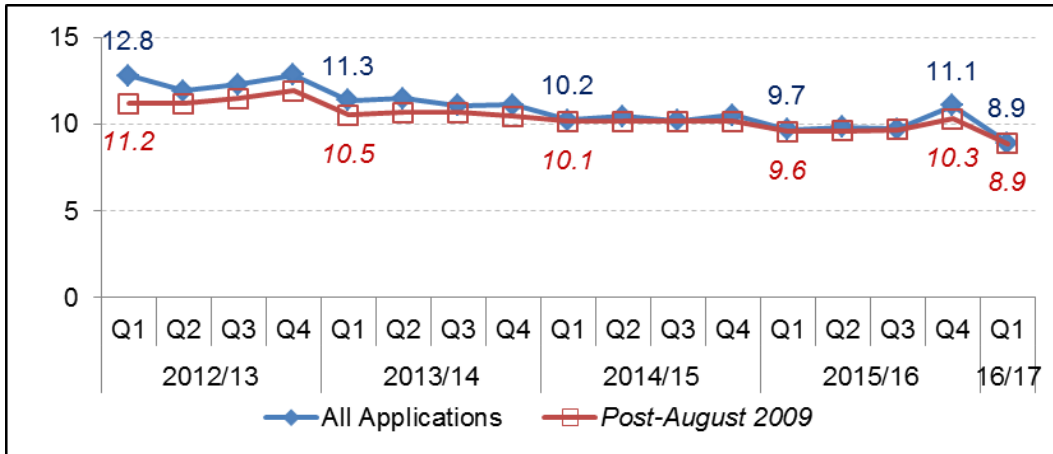
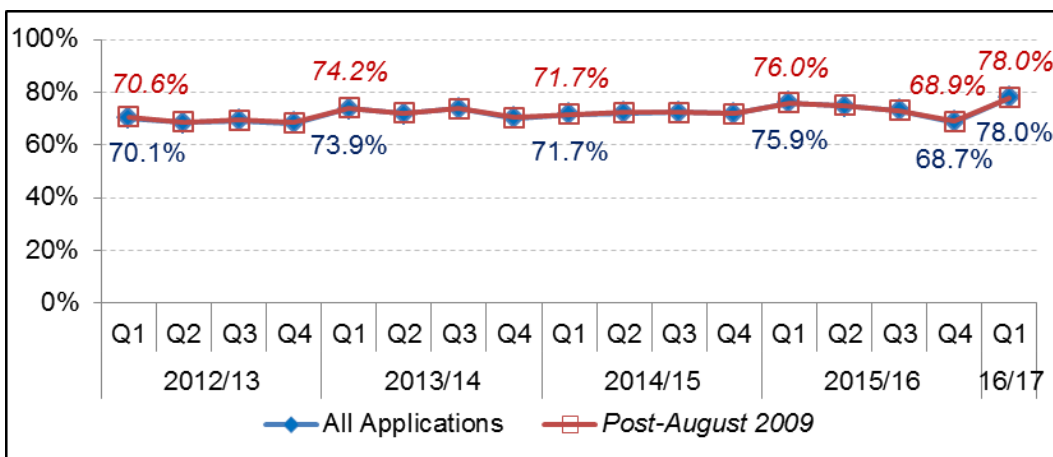


Chart 7: All Local Developments: Percentage of decisions within two months



This quarter the percentage of decisions made in less than two months was 78.0%, more than 9% higher than 68.9% in the previous quarter and the highest percentage since the start of this data collection in quarter one of 2012/13.

When the one legacy case is included in quarter one the average decision time remains the same at 8.9 weeks and the percentage of decisions within two months also remains unchanged at 78.0%.

At local authority level Highland made the most decisions on local developments (587 applications), taking on average 10.5 weeks for a decision.

In addition, there were 215 local developments decided in the first quarter of 2016/17 that had processing agreements in place, with almost 80% of these meeting agreed timescales. Developments with processing agreements are not included in average time calculations.

2.2 All Local (Non Householder) Developments

There were 3,500 local (non householder) developments decided during the first quarter of 2016/17, with an overall average decision time of 10.8 weeks. This is the quickest average decision time since the start of this data collection in quarter one of 2012/13.

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

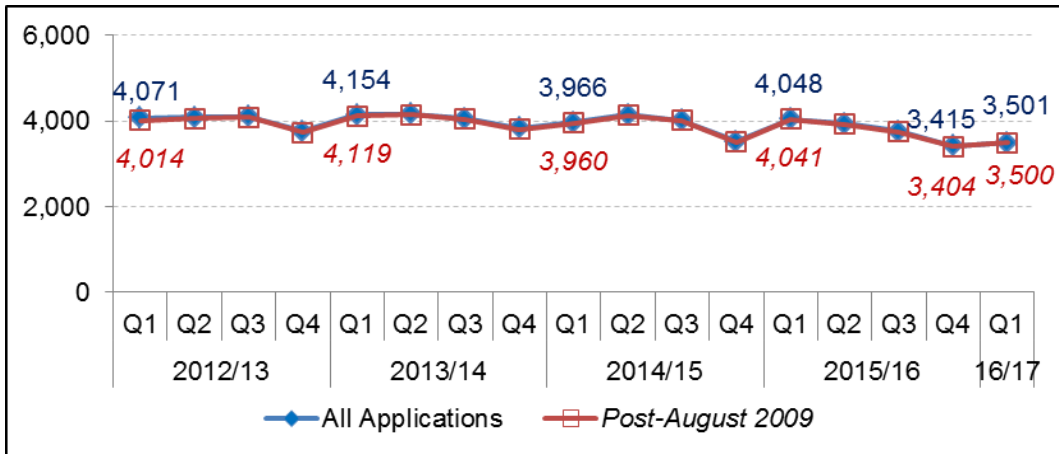


Chart 9: All Local Developments (Non Householder): Average decision time (weeks)

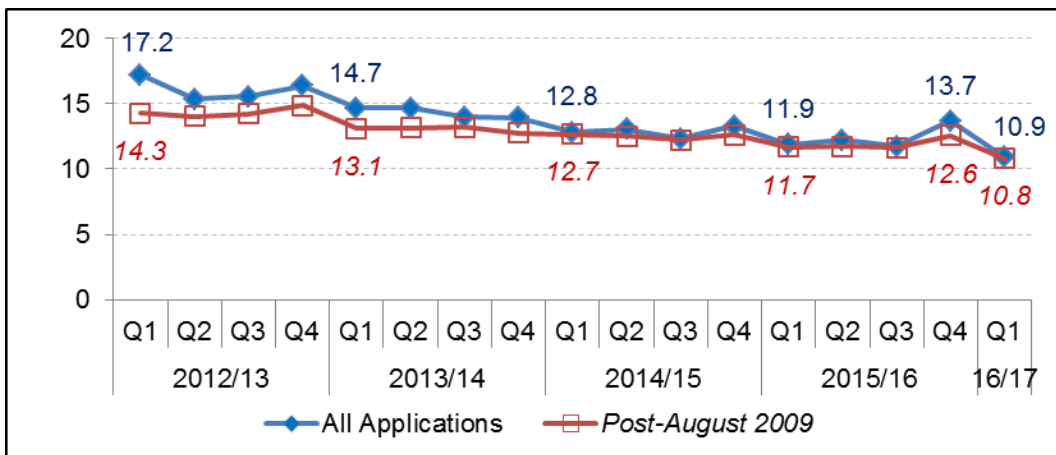
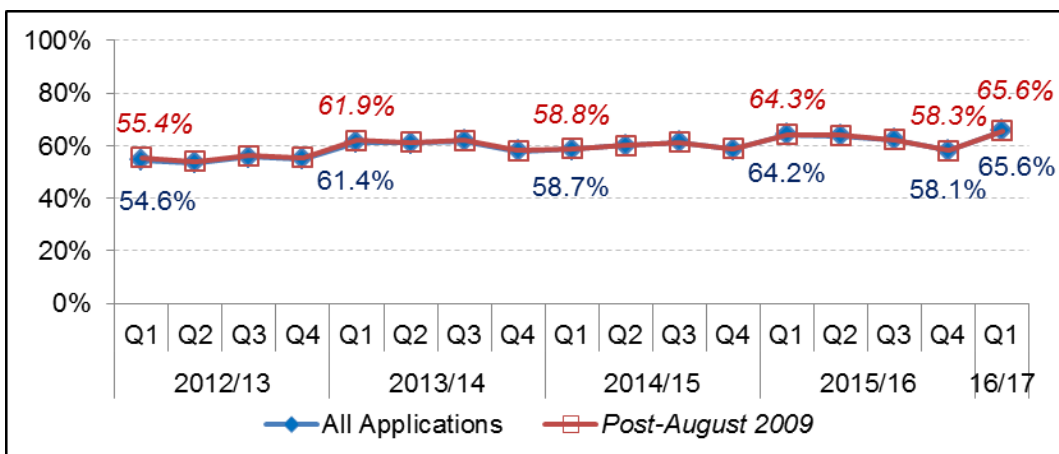


Chart 10: All Local Developments (Non Householder): Percentage of decisions within two months



The percentage of local (non householder) developments decided within two months is 65.6%, up from the previous quarter (58.3%) and the highest percentage since the start of this data collection in quarter one of 2012/13. ([Quarter 1, 2016/17 – Table 5](#))

When the one legacy case is included, the average decision time for quarter one of 2016/17 increases slightly from 10.8 weeks to 10.9 weeks and the percentage of decisions within two months remains unchanged at 65.6%.

2.3 Householder Developments

These include all applications for development in the curtilage of a residential property which are not change of use, for example: extensions, alterations to garages, swimming pools, walls, fences, driveways or porches.

There were 3,829 householder applications decided during the first quarter of 2016/17, with an overall average decision time of 7.1 weeks, more than 4 days quicker than the previous quarter (7.7 weeks). This is the quickest average decision time since the start of this data collection in quarter one of 2012/13.

Chart 11: Householder Developments: Number of decisions

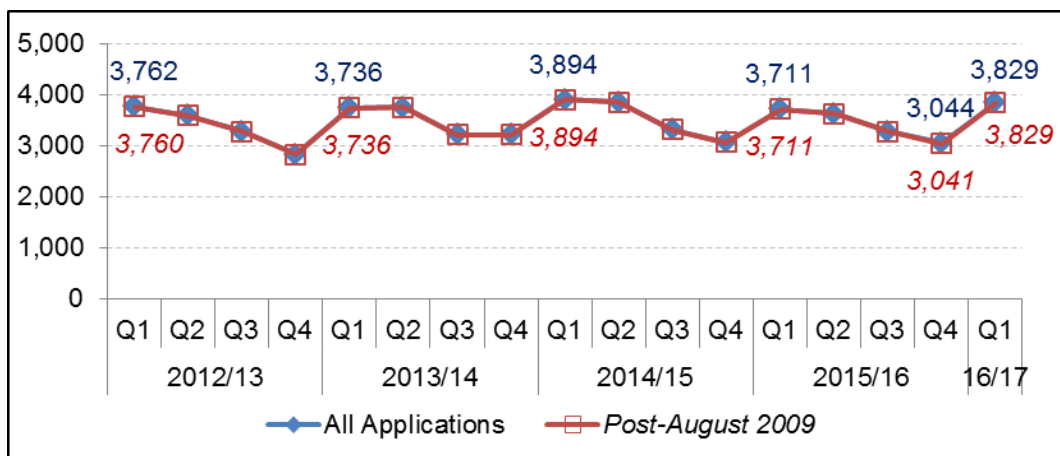


Chart 12: Householder Developments: Average decision time (weeks)

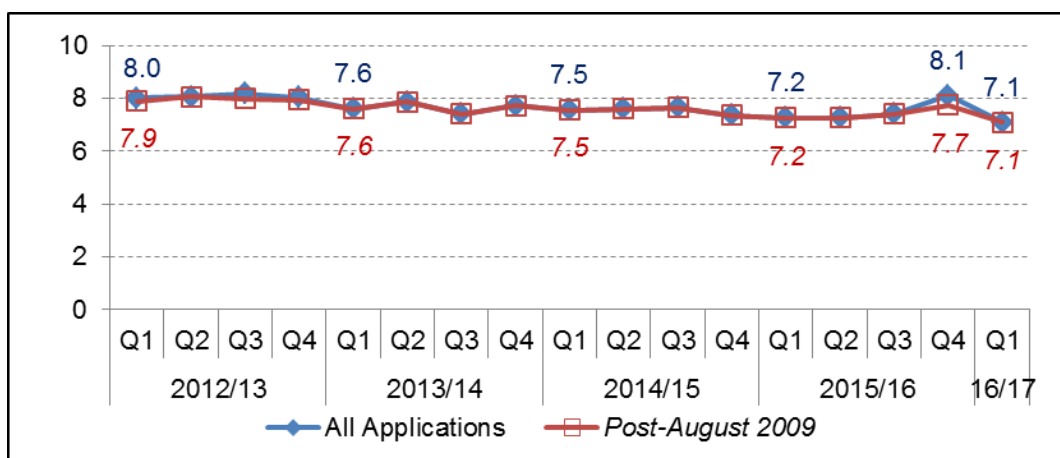
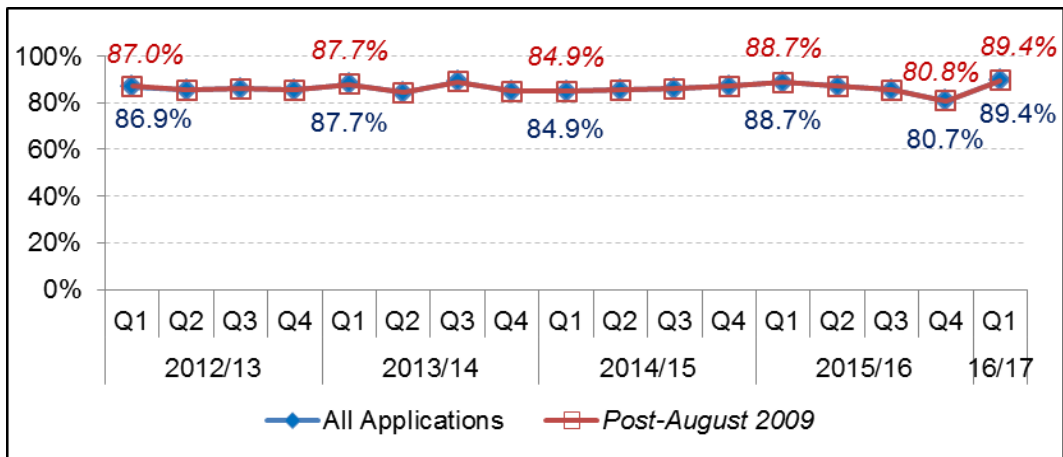


Chart 13: Householder Developments: Percentage of decisions within two months



The percentage of householder applications decided within two months is 89.4%, up from the previous quarter (80.8%) and the highest percentage since the start of this data collection in quarter one of 2012/13. ([Quarter 1, 2016/17 – Table 6](#))

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

2.4 Local Housing Developments

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

In quarter one of 2016/17 there were 1,262 decisions made on local housing applications. The overall average decision time was 12.5 weeks, quicker by more than two weeks compared to the previous quarter (14.7 weeks) and one week quicker than the equivalent quarter in 2015/16 (13.5 weeks). This is the quickest average decision time since the start of this data collection in quarter one of 2012/13.

Chart 14: Local Housing Developments: Number of decisions

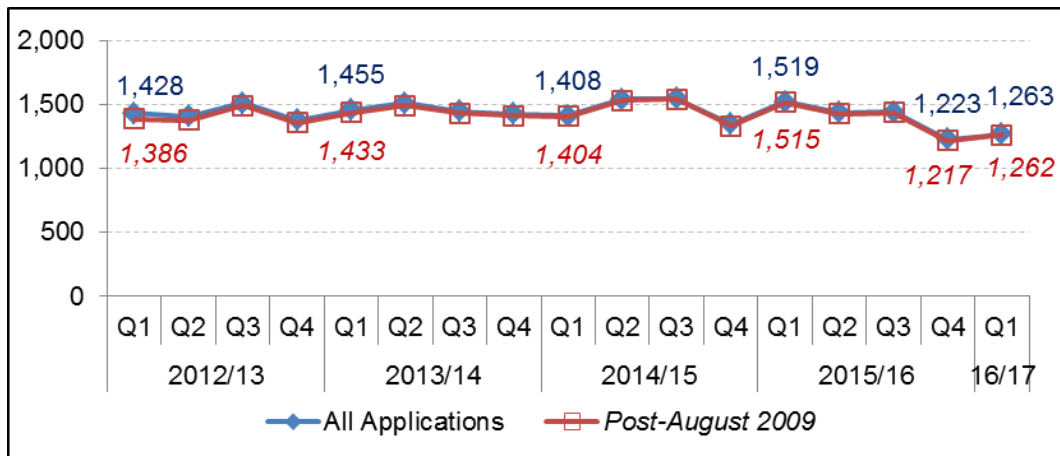


Chart 15: Local Housing Developments: Average decision time (weeks)

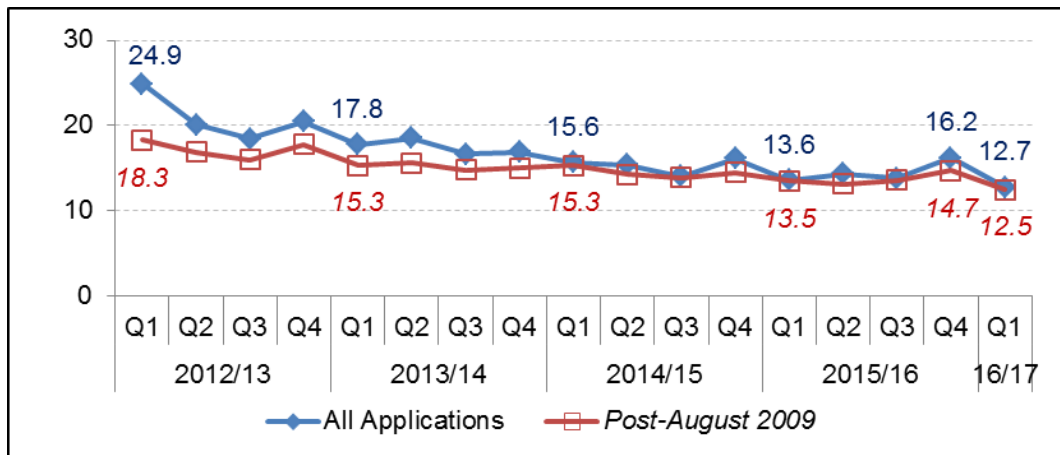
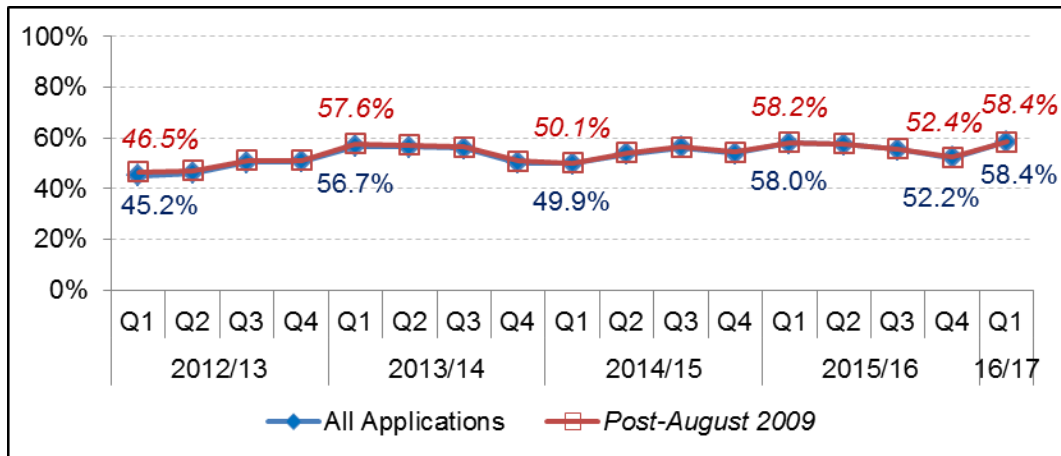


Chart 16: Local Housing Developments: Percentage of decisions within two months



The percentage of local housing applications decided within two months was 58.4%, higher than both the previous quarter (52.4%) and quarter one of 2015/16 (58.2%). This is the highest percentage since the start of this data collection in quarter one of 2012/13. ([Quarter 1, 2016/17 – Table 8](#))

There were a further 89 local housing applications concluded that were subject to separate processing agreements, of which 66 (74.2%) met the agreed timescale.

When the one legacy case is included the average decision time for quarter one increases from 12.5 weeks to 12.7 weeks, and the percentage of decisions made within two months remains the same at 58.4%.

2.5 Local Business and Industry Developments

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

There were 481 local business and industry applications decided during the first quarter of 2016/17, with an overall average decision time of 8.6 weeks, quicker by more than two weeks compared to the previous quarter (10.7 weeks) and the quickest average decision time since the start of this data collection in quarter one of 2012/13.

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

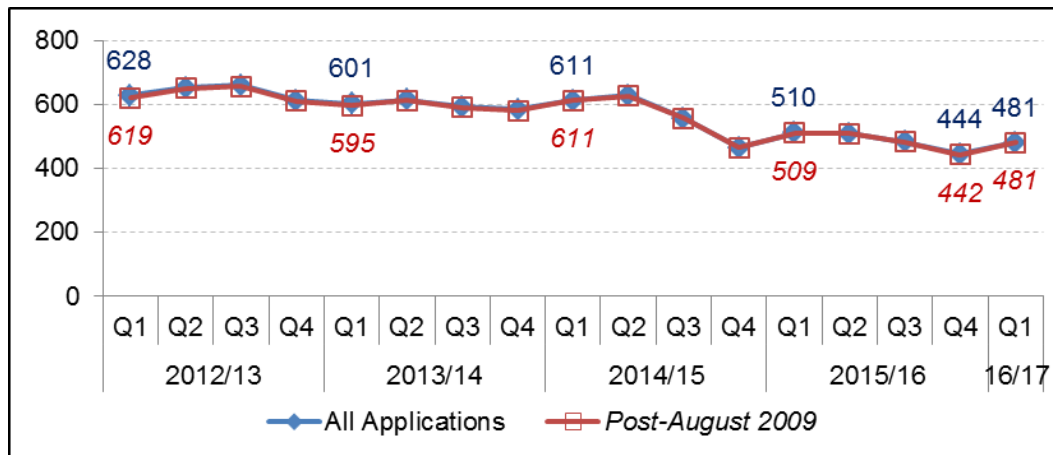


Chart 18: Local Business and Industry Developments: Average decision time (weeks)

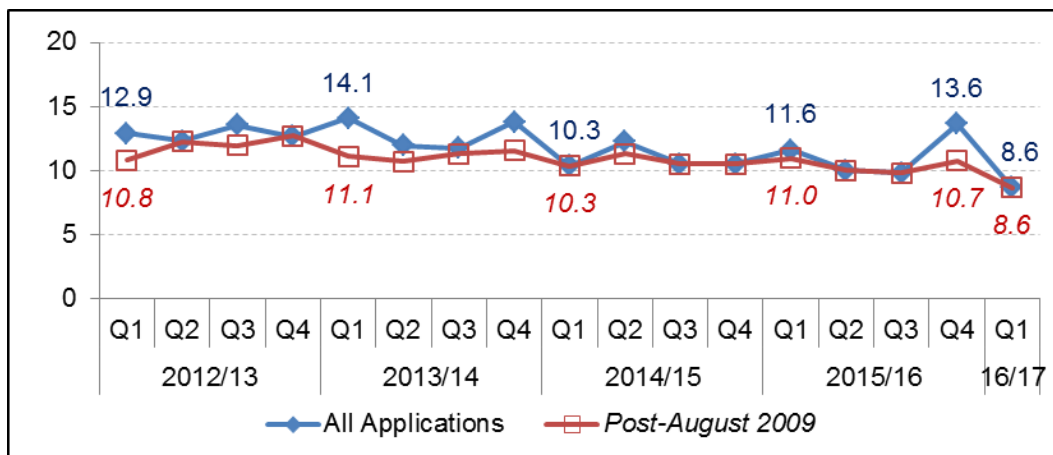
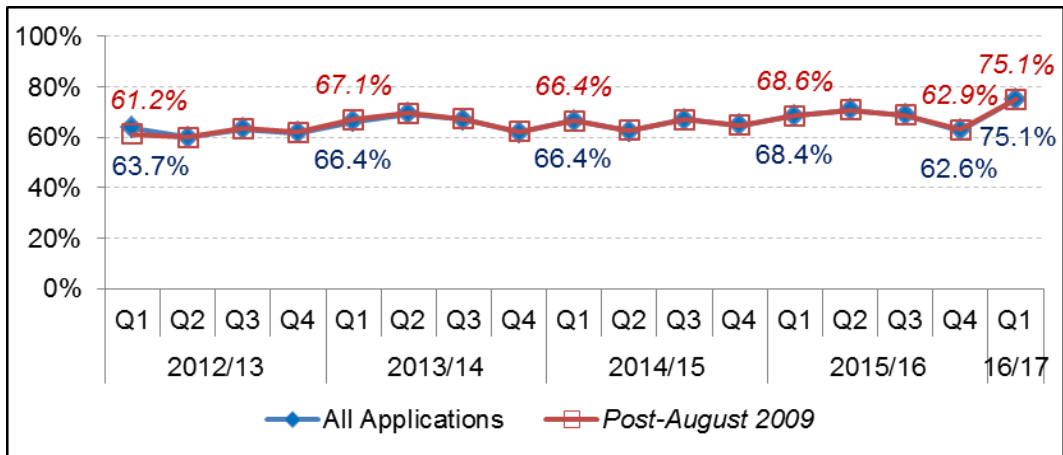


Chart 19: Local Business and Industry Developments: Percentage of decisions within two months



The percentage of local business and industry applications decided within two months was 75.1%, up from the previous quarter (62.9%). This is the highest percentage since the start of this data collection in quarter one of 2012/13. ([Quarter 1, 2016/17 – Table 10](#))

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

2.6 Local Other Developments

The category “other developments” includes all developments and uses not covered in one of the other specific categories of application. It includes applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments but excludes local developments for householder, minerals, housing, business & industry, waste management, electricity generation, fish farming, telecommunications and AMSCs. Local other developments are those where the gross floor space of any building, structure or erection as a result of such development is less than 5,000 square metres or the area of the site is less than 2 hectares.

There were 1,514 local other developments decided during the first quarter of 2016/17, with an overall average decision time of 9.7 weeks, quicker than both the previous quarter (10.8 weeks), and the equivalent quarter one figures for previous years. This is the quickest average decision time since the start of this data collection in quarter one of 2012/13.

Chart 20: Local Other Developments: Number of decisions

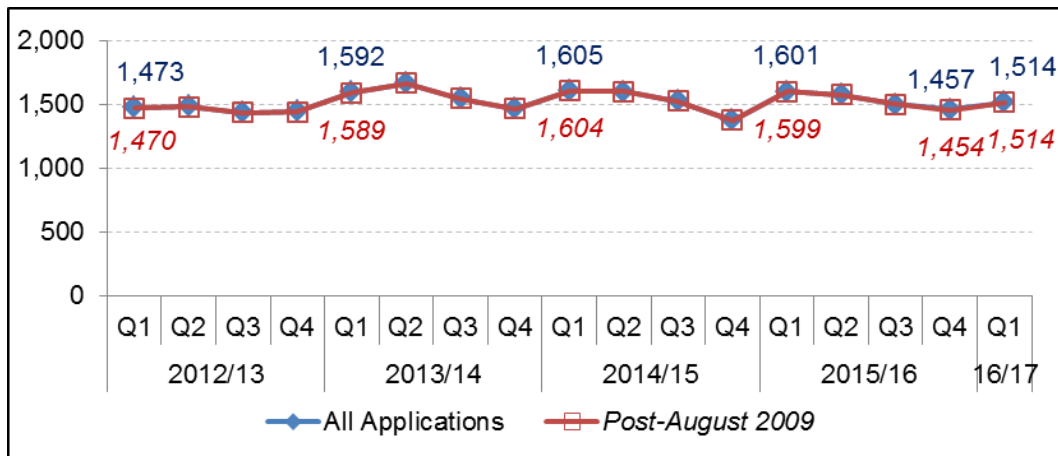


Chart 21: Local Other Developments: Average decision time (weeks)

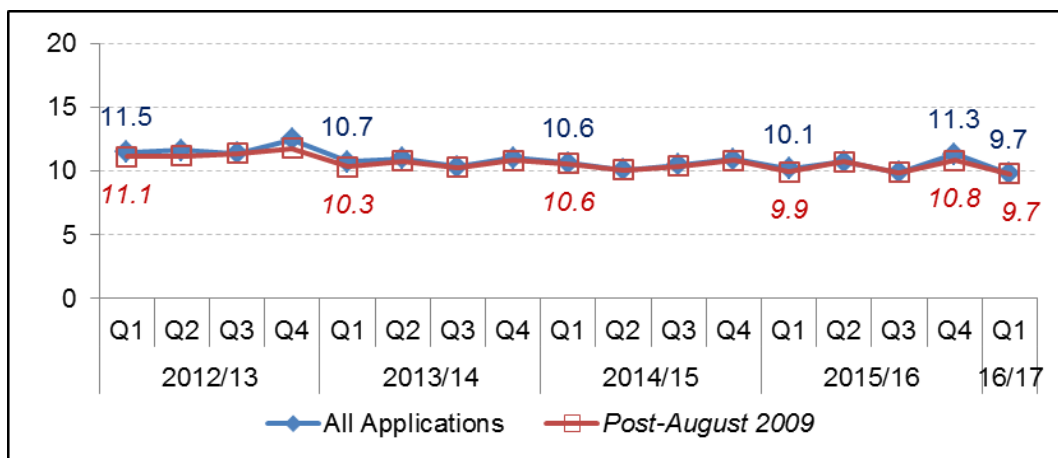
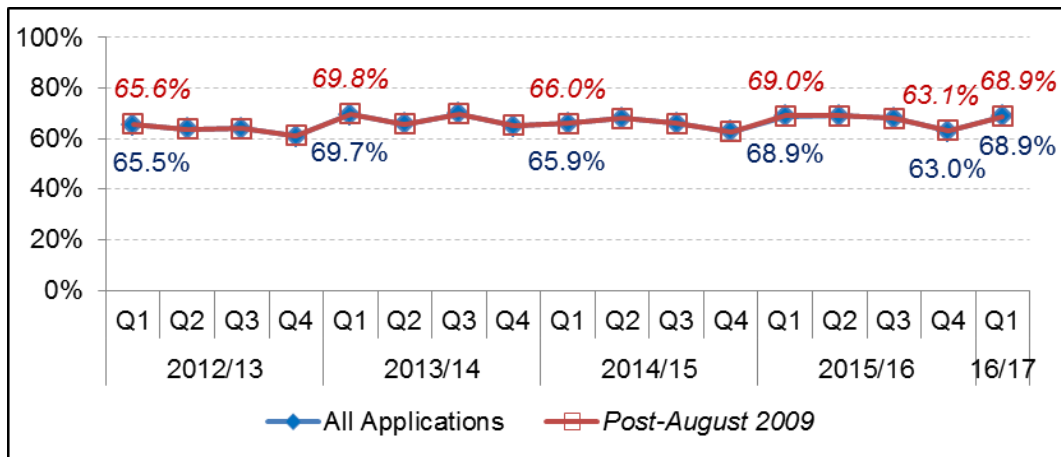


Chart 22: Local Other Developments: Percentage of decisions within two months



In quarter one of 2016/17 the percentage of local other developments decided within two months was 68.9%, up from the previous quarter (63.1%), but slightly down from the equivalent quarter one percentage in 2015/16 (69.0%). Corresponding quarter one figures for previous years were 66.0% in 2014/15, 69.8% in 2013/14 and 65.6% in 2012/13. ([Quarter 1, 2016/17 – Table 12](#))

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

3. Major Developments

Major developments include applications for developments of 50 or more homes, as well as other applications covering areas of development such as minerals, housing, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming and other developments. Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts.

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

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

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

3.1 All Major Developments

For applications subject to average time calculations there were 61 major applications decided during the first quarter of 2016/17 with an overall average decision time of 39.3 weeks, thirteen weeks slower than the previous quarter (26.3 weeks) and over five weeks slower when compared to quarter one in 2015/16 (34.2 weeks). Comparable figures for quarter one in previous years were 28.9 weeks in 2014/15, 32.8 weeks in 2013/14 and 38.5 weeks in 2012/13. ([Quarter 1, 2016/17 – Table 2](#))

Chart 23: All Major Developments: Number of decisions

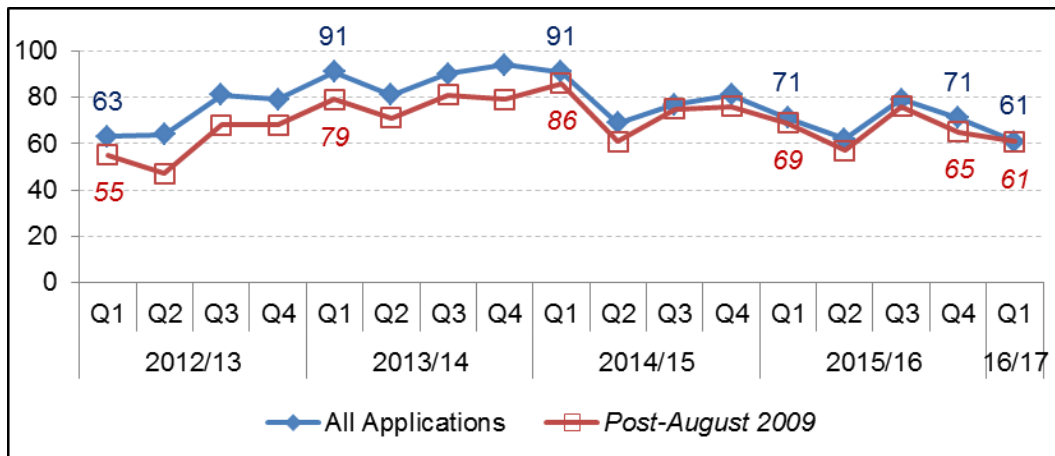
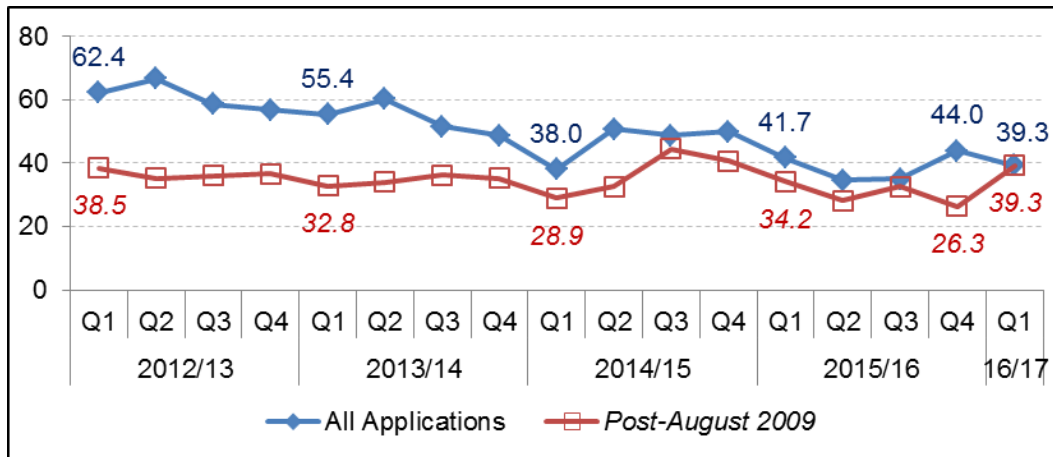


Chart 24: All Major Developments: Average decision time (weeks)



It should be noted that the average time figure of 39.3 weeks includes thirteen lengthy applications that each had a decision time of over one year and these have had an influence on the overall average. Almost 69% of the 61 major development applications were decided in a time that is quicker than the average. Further information on the distribution of decision times for major development applications is given in [Annex A](#).

In addition there were a further 30 applications for major developments concluded in quarter one of 2016/17 that were subject to separate processing agreements. Half of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations.

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

In quarter one of 2016/17 Edinburgh made the most decisions on major developments (11 in total), six of these had an average decision time of 38.1 weeks and a further five major applications had processing agreements with one meeting the agreed timescales that had been set between the developer and local authority.

3.2 Major Housing Developments

Major Housing developments are those with 50 or more dwellings or have a site area that is or exceeds 2 hectares. Although primarily for housing, these developments can also include school provision and associated infrastructure. There were a total of 30 major housing developments decided during the first quarter of 2016/17 and the average decision time was 48.3 weeks, slower by almost 18 weeks compared to the previous quarter (30.5 weeks). Equivalent quarter one figures for earlier years are 64.4 weeks in 2015/16, 35.3 weeks in 2014/15, 44.4 weeks in 2013/14 and 46.6 weeks in 2012/13. ([Quarter 1, 2016/17 – Table 7](#))

Chart 25: Major Housing Developments: Number of decisions

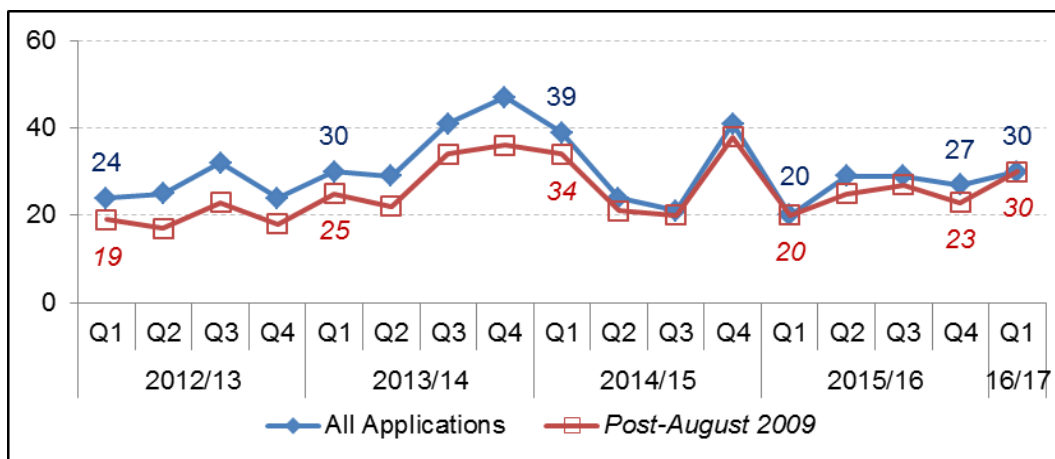
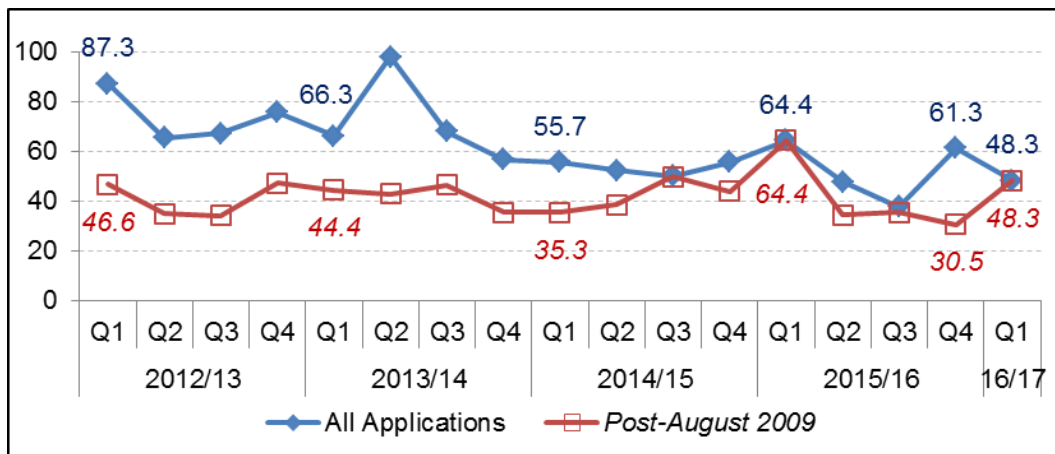


Chart 26: Major Housing Developments: Average decision time (weeks)



Average figures based on a small number of applications can be volatile. In this quarter there were nine applications with a decision time of more than one year. 70% of the 30 major housing development applications were decided in a time that is quicker than the average. For further detail on the distribution of decision times for major housing see [Annex A](#).

In addition, there were fifteen major housing applications that were subject to processing agreements with six (40%) of these meeting agreed timescales.

3.3 Major Business and Industry

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

There were seven major business and industry developments in quarter one of 2016/17. These had an average decision time of 39.1 weeks, more than 22 weeks slower than the five developments in the previous quarter (16.8 weeks).

Corresponding quarter one figures for previous years were 17.8 weeks in 2015/16, 29.9 weeks in 2014/15, 37.4 weeks in 2013/14 and 15.5 weeks in 2012/13.

([Quarter 1, 2016/17 – Table 9](#))

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

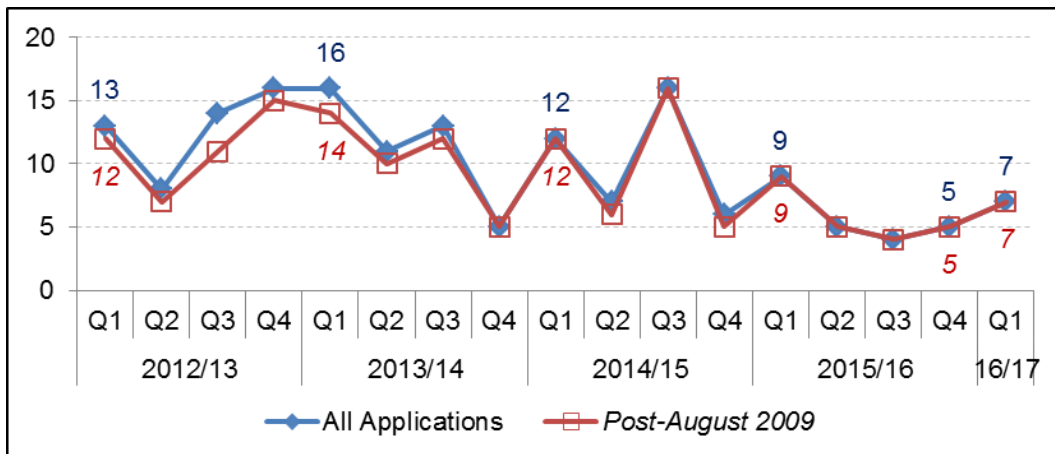
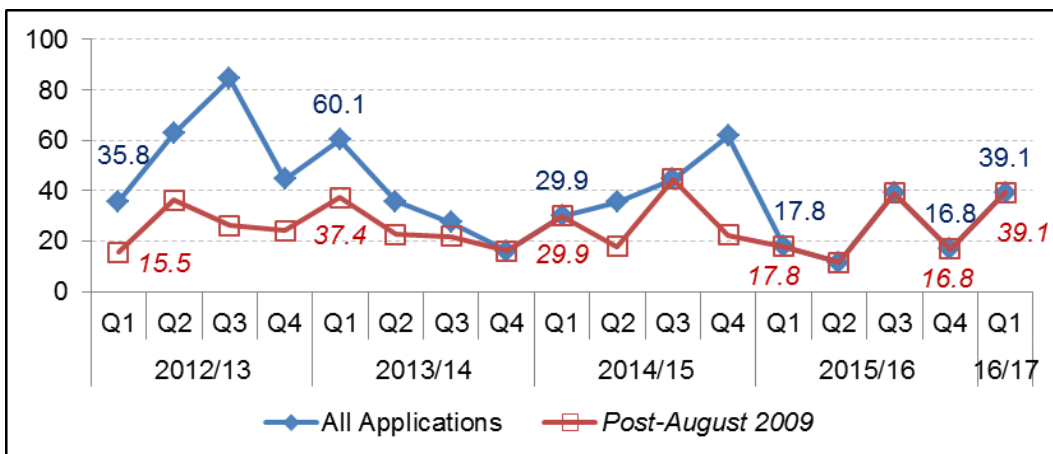


Chart 28: Major Business and Industry Developments: Average decision time (weeks)



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

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

3.4 Major Other Developments

The category “other developments” includes all developments and uses not covered in one of the other specific categories of application. It includes applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments but excludes major developments for minerals, housing, business & industry, waste management, electricity generation, fish farming and AMSCs. 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 21 major other developments in quarter one of 2016/17. These had an average decision time of 30.2 weeks, more than four weeks slower than the previous quarter (26.1 weeks). Corresponding quarter one figures for earlier years were 20.3 weeks in 2015/16, 20.7 weeks in 2014/15, 22.7 weeks in 2013/14 and 39.6 weeks in 2012/13. ([Quarter 1, 2016/17 – Table 11](#))

The average decision time of 30.2 weeks includes three lengthy applications that each had a decision time of over one year. Two thirds of the 21 major other development applications were decided in a time that is quicker than the average. For further detail on the distribution of decision times for major other developments see [Annex A](#).

Chart 29: Major Other Developments: Number of decisions

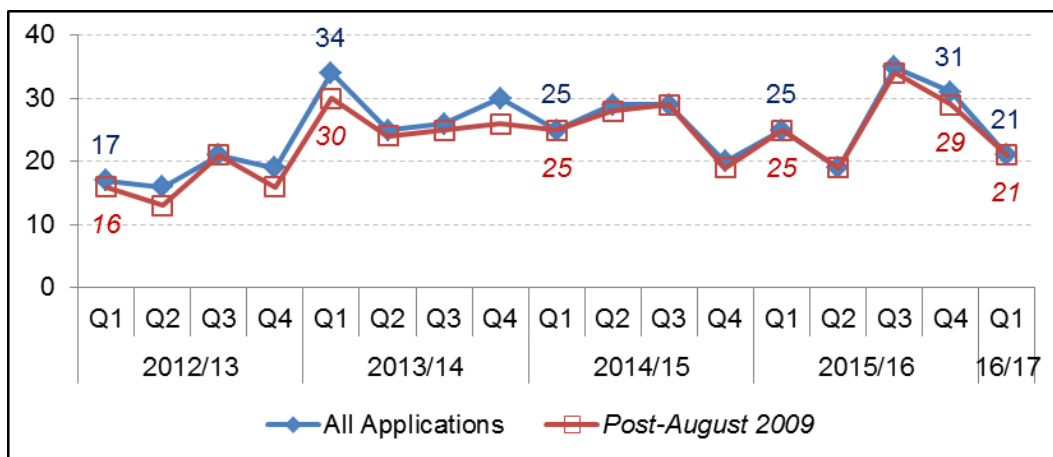
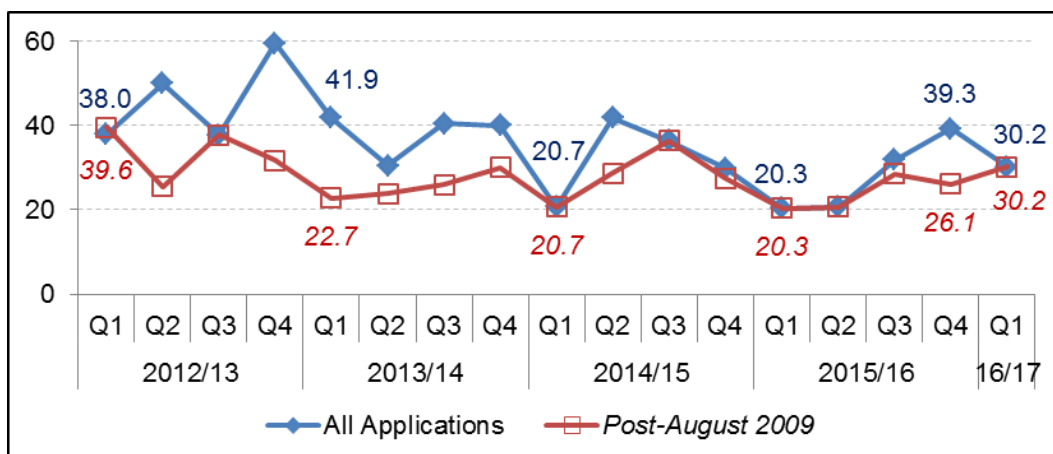


Chart 30: Major Other Developments: Average decision time (weeks)



In addition, there were five major other developments that were subject to processing agreements with four of these meeting agreed timescales.

4. Processing Agreements

Some local authorities use processing agreements where the developer and the local authority agree on timescales for decisions. When an application is subject to a processing agreement it is removed from average decision time calculations and reported separately. In quarter one of 2016/17 there were 281 applications that were subject to a processing agreement, and 77.6% of these were processed within agreed timescales. ([Quarter 1, 2016/17 – Table 1](#))

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

Category of development	Number of Decisions	% Within Agreed Timescales
Major Applications	30	50.0%
Local Applications	215	79.5%
EIA Developments	0	-
Other Consents	36	88.9%
Total	281	77.6%

5. Legal Agreements

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

5.1 Local developments with Legal Agreements

In quarter one of 2016/17 there were 110 applications for local developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 27.9 weeks, almost sixteen weeks quicker than the previous quarter (43.6 weeks) and the quickest average decision time since the start of this data collection in quarter one of 2012/13.

([Quarter 1, 2016/17 – Table 3](#))

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

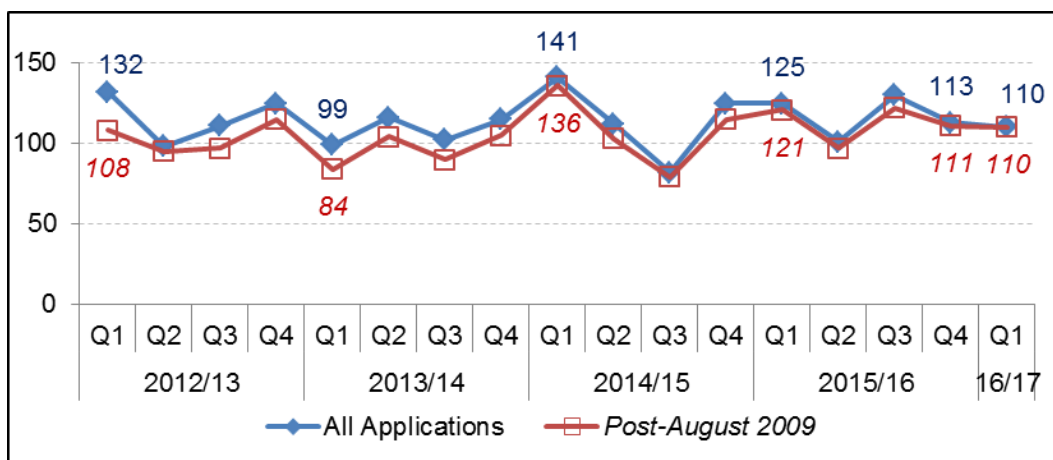
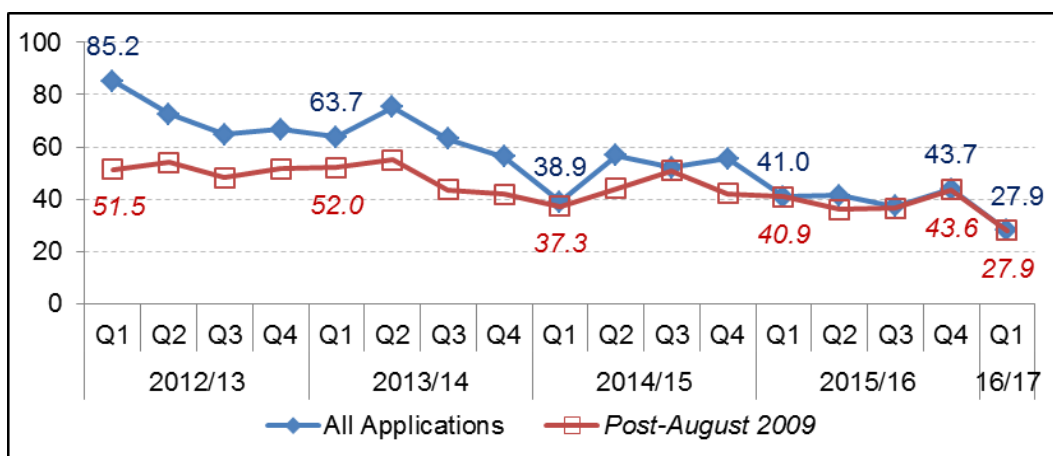


Chart 32: Local developments with Legal Agreements: Average decision time (weeks)



5.2 Major developments with Legal Agreements

In quarter one of 2016/17 there were 24 applications for major developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 59.3 weeks, slower by almost 28 weeks compared to the previous quarter (31.5 weeks). Equivalent quarter one figures are 47.3 weeks for 2015/16, 45.4 weeks for 2014/15, 71.6 weeks for 2013/14 and 56.0 weeks for 2012/13. Some of the increase in average decision time this quarter can be explained by four applications that took over two years to be granted. The lengthiest application was for a residential development on a 4.5 hectare site with associated car parking and access. ([Quarter 1, 2016/17 – Table 2](#))

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

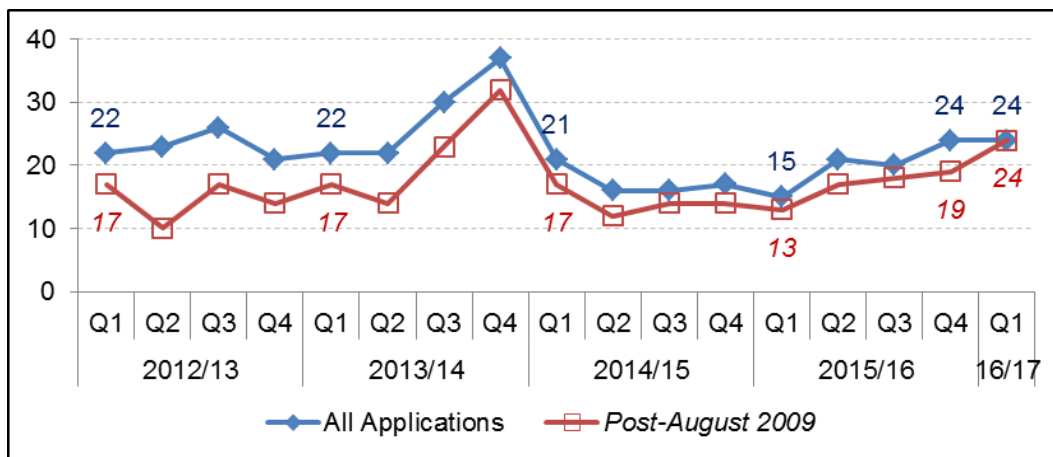
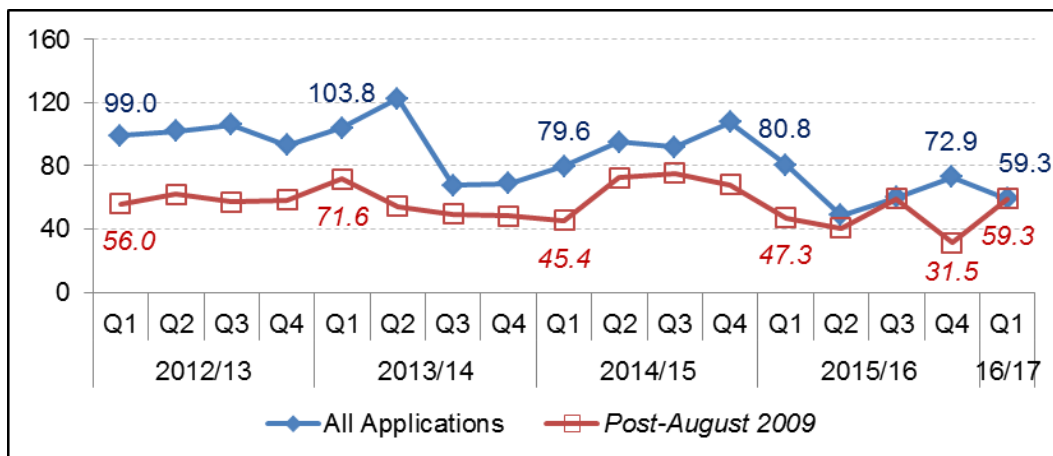


Chart 34: Major developments with Legal Agreements: Average decision time (weeks)



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

6. Approval Rates

The overall rate of approvals for all types of application was 94.0% in the period April to June 2016, a slight increase from the previous quarter (93.4%), and from the equivalent quarter one in 2015/16 (93.7%). ([Quarter 1, 2016/17 – Table 19](#))

7. Delegation Rates

Schemes of Delegation identify who will make the planning authority's decision on different types of planning application, whether it be an appointed officer or elected members. Delegation rates measure the proportion of planning decisions that are made by appointed officers. The delegation rate was 95.4% in the first quarter of 2016/17, higher than the previous quarter (94.5%), and the equivalent quarter one in 2015/16 (95.1%). ([Quarter 1, 2016/17 – Table 20](#))

8. Appeals and Local Reviews

Local Review Bodies dealt with 155 cases in the first quarter of 2016/17, 56.1% of which had the original decision upheld. In the previous quarter 61.0% (136 cases) had the original decision upheld and the corresponding percentage was 63.4% (134 cases) for quarter one in 2015/16.

In addition 49.2% (61 cases) of appeals to Scottish Ministers in quarter one of 2016/17 had the original decision upheld. This compares with 43.7% (103 cases) for the previous quarter and 44.3% (79 cases) for quarter one of 2015/16. ([Quarter 1, 2016/17 – Tables 16 & 17](#))

9. Clock Stops

In some cases it is appropriate to remove a length of time from the total decision time. We have called this process of removing a specific length of time “stopping the clock”. This should not be used for every application; it is about recording the data in a way which produces more accurate and relevant performance statistics that would otherwise have been skewed by extreme cases of delay outwith the planning authority’s control. The following table shows the number of applications where the clock has been stopped by planning authority.

Table 2: Clock stops by planning authority, 2016/17, Quarter 1¹

Planning Authority	Total applications decided in 2016/17 Q1	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	338	47	13.9%	15.3
Aberdeenshire	584	13	2.2%	7.3
Angus	197	4	2.0%	9.0
Argyll & Bute	347	20	5.8%	26.9
Cairngorms NP	2	2	100.0%	11.9
Clackmannanshire	70	3	4.3%	3.4
Dumfries & Galloway	362	3	0.8%	48.6
Dundee City	151	8	5.3%	14.5
East Ayrshire	162	18	11.1%	6.1
East Dunbartonshire	179	10	5.6%	7.1
East Lothian	244	3	1.2%	39.4
East Renfrewshire	174	3	1.7%	35.3
Edinburgh, City of	864	3	0.3%	68.4
Falkirk	161	3	1.9%	32.5
Fife	665	1	0.2%	41.1
Glasgow City	698	24	3.4%	15.5
Highland	658	5	0.8%	101.5
Inverclyde	85	3	3.5%	15.7
Loch Lomond & The Trossachs NP	84	1	1.2%	7.0
Midlothian	143	7	4.9%	34.0
Moray	200	2	1.0%	3.9
Na h-Eileanan Siar	117	0	0.0%	-
North Ayrshire	165	0	0.0%	-
North Lanarkshire	317	17	5.4%	11.4
Orkney Islands	121	15	12.4%	11.8
Perth & Kinross	517	19	3.7%	18.2
Renfrewshire	184	1	0.5%	19.6
Scottish Borders	223	2	0.9%	185.6
Shetland Islands	101	4	4.0%	10.6
South Ayrshire	238	0	0.0%	-
South Lanarkshire	468	20	4.3%	10.3
Stirling	254	0	0.0%	-
West Dunbartonshire	63	6	9.5%	7.5
West Lothian	191	22	11.5%	16.4
SCOTLAND	9,327	289	3.1%	18.6

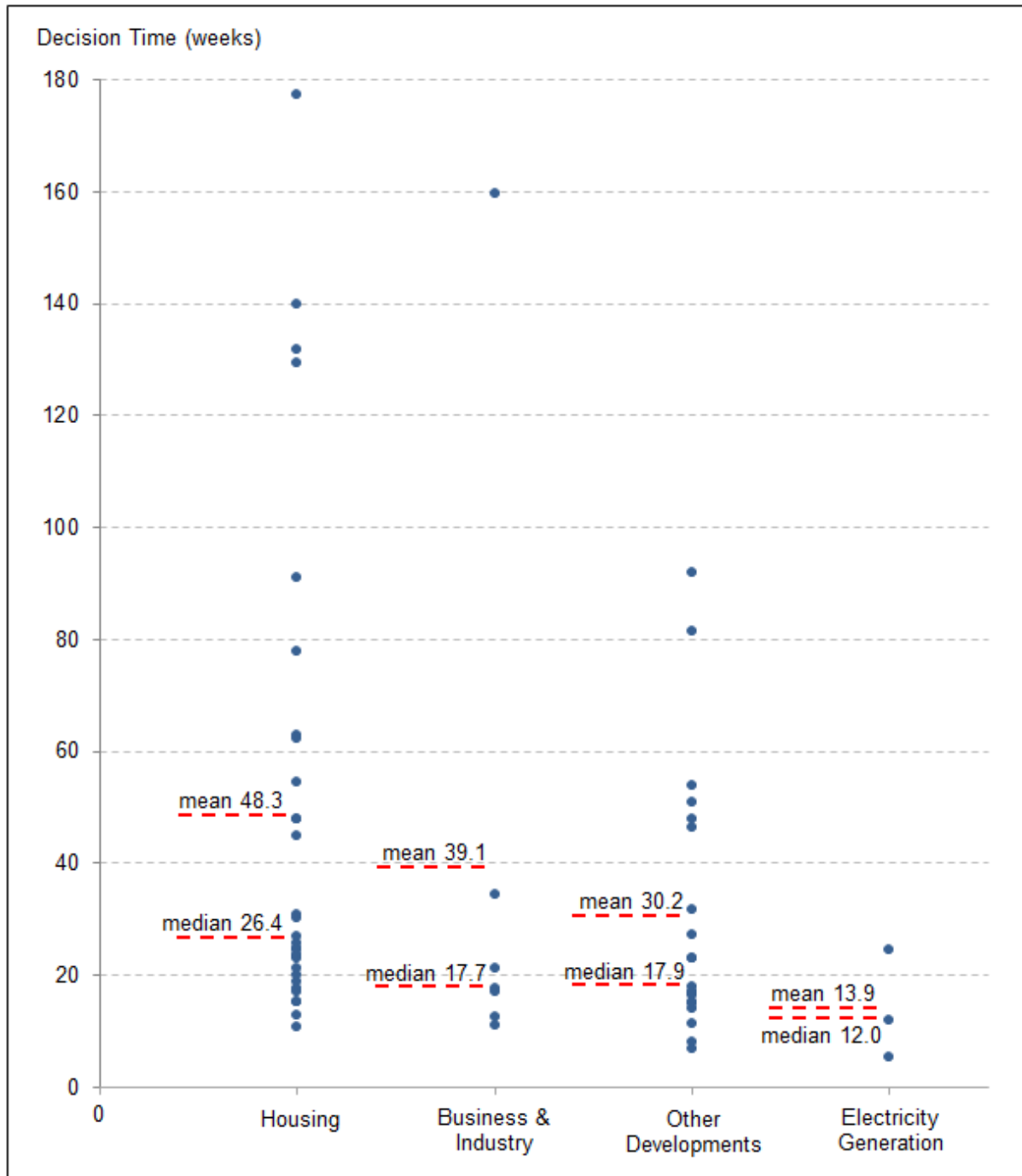
1. Processing Agreements are not included in this analysis.

For quarter one of 2016/17 there were 30 planning authorities who gave details for a total of 289 applications decided where the clock was stopped. This compares with 341 applications for 31 planning authorities in the previous quarter.

10. Annex A – Distribution of Decision Times for Major Applications

The following chart shows the distribution of the decision times for major applications that were concluded between April to June (quarter one) of 2016/17. Each dot represents one application (some dots land on top of one other).

Chart 35: Distribution of decision times for major applications



The first column of dots in Chart 35 shows the distribution of decision times for the 30 major housing applications. The horizontal line at 48.3 weeks shows the mean and the horizontal line at 26.4 weeks shows the median decision time for major housing developments. Decision times range from 10.9 weeks to 177.4 weeks. 70% of the 30 major development applications were decided in a time that was quicker than the mean. The chart shows that the mean decision time has been

influenced by several lengthy decisions. There were nine applications with a decision time longer than one year. The lengthiest decision that took over three years for an approval was for a residential development on a 4.5 hectare site with associated car parking and access. Other lengthy applications, all with decision times between 129 and 140 weeks, included a residential development with associated landscaping, roads, neighbourhood centre, community facilities and infrastructure works; the demolition of a former hospital buildings with proposed residential development of 323 units including the conversion of a former hospital building to form 36 flats, with associated car-parking, open space and infrastructure; and a residential development incorporating employment land, a neighbourhood centre, a primary school, open space areas, and a path and cycle network.

The second column of dots shows the decision times for the seven major business & industry applications. The horizontal line at 39.1 weeks shows the mean and the line at 17.7 weeks shows the median decision time for major business & industry developments. Decision times range from 11.1 weeks to 159.6 weeks. This quarter the average figure has been skewed by one lengthy decision that took over three years. The other six applications were all decided in less than 8 months. The one lengthy decision was an approval for change of use of 11.75 hectares of land from agricultural to business, general industrial, and storage and distribution use along with formation of access.

The third column of dots shows the decision time for the 21 major other developments. The category “other developments” includes all developments and uses not covered in one of the other specific categories of application. It includes applications for retail developments, food and drink outlets, hotels, hospitals, schools and leisure & tourism developments but excludes major developments for minerals, housing, business & industry, waste management, electricity generation, fish farming and AMSCs. The horizontal line at 30.2 weeks shows the mean and the line at 17.9 weeks shows the median decision time for major other developments. Decision times range from 6.9 weeks to 91.9 weeks. The mean decision time has been influenced by a few lengthy decisions. Two thirds of the 21 major other development applications were decided in a time that was quicker than the mean. There were 3 applications with a decision time longer than one year. The longest decision time was an approval for the development of a multi-user heritage trail and observation post on 123 hectares of land.

The last column of dots shows the distribution of decision times for the three remaining major developments. This quarter these are all for electricity generation. The horizontal line at 13.9 weeks shows the mean and the line at 12.0 weeks shows the median decision time for these developments. Decision times are 5.3, 12.0 and 24.4 weeks. The longest decision time was a refusal to extend the duration for the permission of a wind farm from 3 to 5 years. The reason for the refusal was that the area that the proposed wind farm is in has now been designated as a Special Landscaped Area and therefore has a higher level of importance in terms of assessment of the impact of development on its features and setting.

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Correspondence and enquiries

For enquiries about this publication please contact:

Planning Statistics,
Communities Analysis Division,
Telephone: 0131 244 0439,
e-mail: planstats@gov.scot

For general enquiries about Scottish Government statistics please contact:

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

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

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

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

may be made available on request, subject to consideration of legal and ethical factors. Please contact <email address> for further information.

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