

## PEOPLE, COMMUNITIES AND PLACES

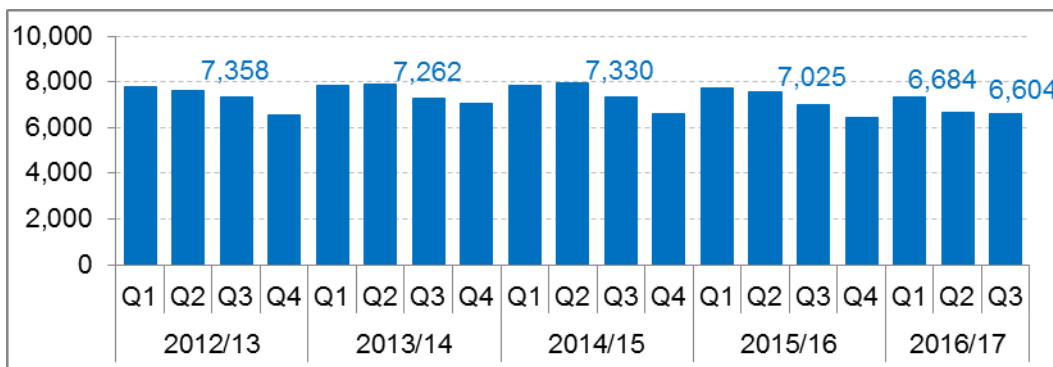
### Planning Performance Statistics, 2016/17, Q3

This report presents the latest summary statistics on planning decision-making and timescales for October to December 2016 (Quarter 3), 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).

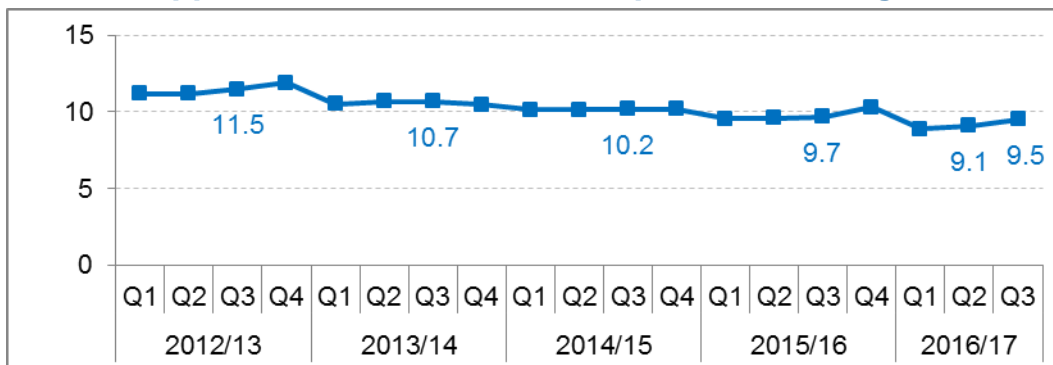
#### Applications for Local Developments (excludes legacy cases)

There were 6,604 applications for local developments decided in quarter three of 2016/17, 80 (1%) fewer than the 6,684 decisions in the previous quarter, and 421 (6%) fewer applications than the 7,025 decisions in quarter three of 2015/16. The average decision time for these 6,604 local developments was 9.5 weeks, slower by three days compared to the previous quarter (9.1 weeks), but the quickest quarter three figure since the start of the data collection in 2012/13.

**Chart 1: Applications for Local Developments: Number of decisions**



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



In addition, there were 312 local development applications concluded in quarter three of 2016/17 that were subject to separate processing agreements and are not included in average time calculations. 86% of these applications met the agreed timescales that had been set between developers and local authorities.

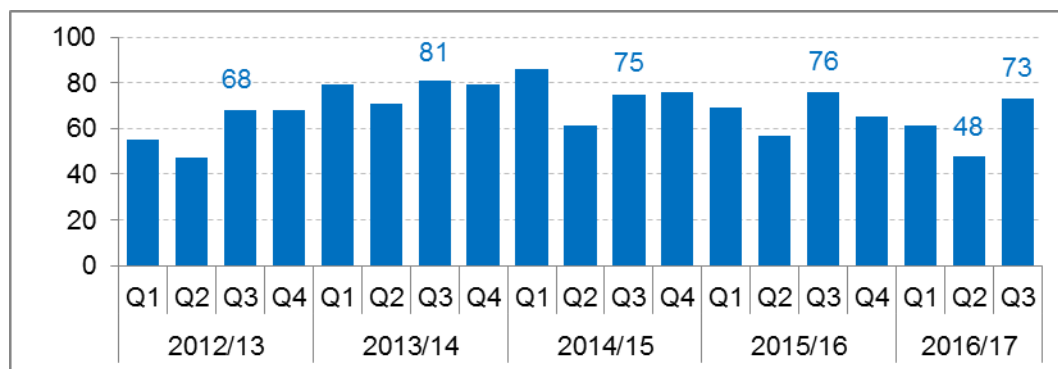
Local developments include applications for household extensions and loft conversions etc., smaller housing and retail developments, as well as various other types of local developments.

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

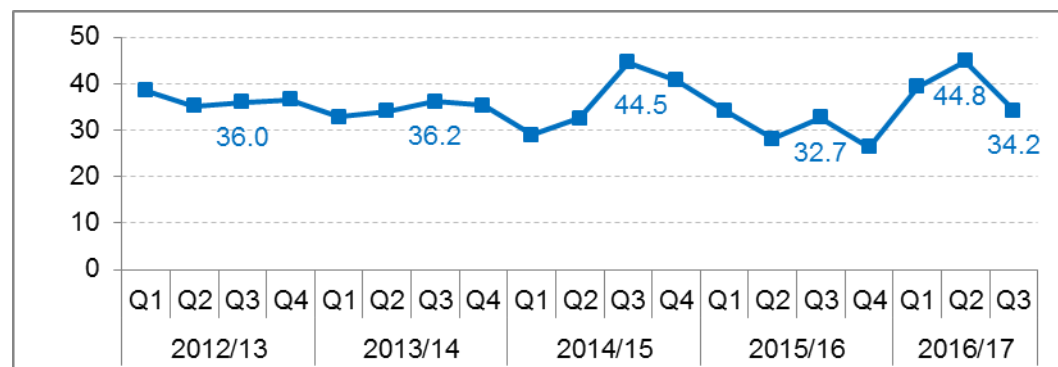
### Applications for Major Developments (excludes legacy cases)

For applications subject to average time calculations there were 73 major developments decided in quarter three of 2016/17, 25 (52%) more than the 48 decisions in the previous quarter, but 3 (4%) less than the 76 decisions in the equivalent quarter of 2015/16. The average decision time for these 73 major developments was 34.2 weeks, more than ten and a half weeks quicker than the previous quarter (44.8 weeks) but slower by one and a half weeks compared to the equivalent quarter three figure (32.7 weeks) in 2015/16.

**Chart 3: Applications for Major Developments: Number of decisions**



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



The average time figure of 34.2 weeks has been influenced by a number of lengthier decision times, including three decision times that each took longer than two years.

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

In addition there were a further 25 major development applications concluded in quarter three of 2016/17 that were subject to separate processing agreements. 64% of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations. For the most recent quarter, major applications with processing agreements accounted for more than a quarter of the decisions made for all major developments. When processing agreements are included there is an overall increase of 51% in the total number of decisions made for major applications from 65 in quarter two to 98 in quarter three 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 3 results for 2016/17 as well as previous quarter's results are available at: [Planning Authority Performance Statistics 2016/17 Quarter 3](#) (These tables are referred to throughout this bulletin as "Quarter 3, 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 the redevelopment of the Dundee Waterfront) and are identified in the National Planning Framework. (<http://www.gov.scot/Resource/0045/00453683.pdf>).

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

### **1.5 Calculation of decision times**

The average decision time in weeks is calculated in days from the date of validation<sup>1</sup> 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 three 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 269 applications where the clock was stopped by 29 local authorities, this compares to 284 applications by 29 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>

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

## 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 (AMSCs<sup>2</sup>) 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>

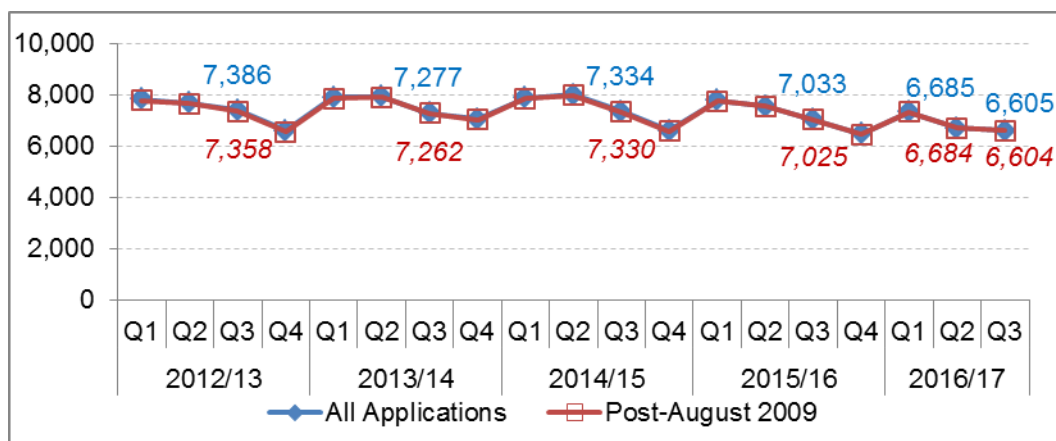
This section presents quarterly information on average timescales across all local developments, along with separate figures for the key categories of householder, housing, business and industry and other developments. Information on other more detailed categories of developments is reported on an annual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

### 2.1 All Local Developments

There were 6,604 local applications (validated post 3rd August 2009) decided during the third quarter of 2016/17, with an overall average decision time of 9.5 weeks, slower by three days compared to the previous quarter (9.1 weeks), but the quickest quarter three figure since the start of the data collection in 2012/13.

([Quarter 3, 2016/17 – Tables 3 & 4](#))

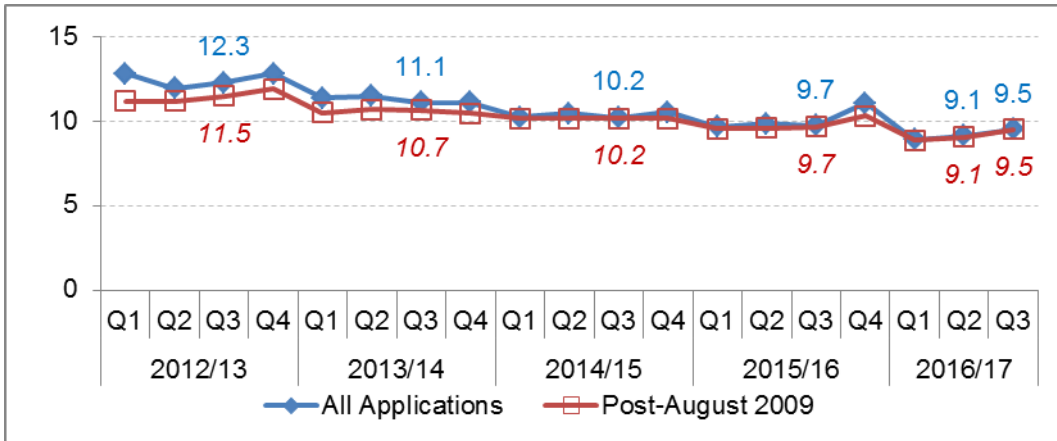
**Chart 5: All Local Developments: Number of decisions**



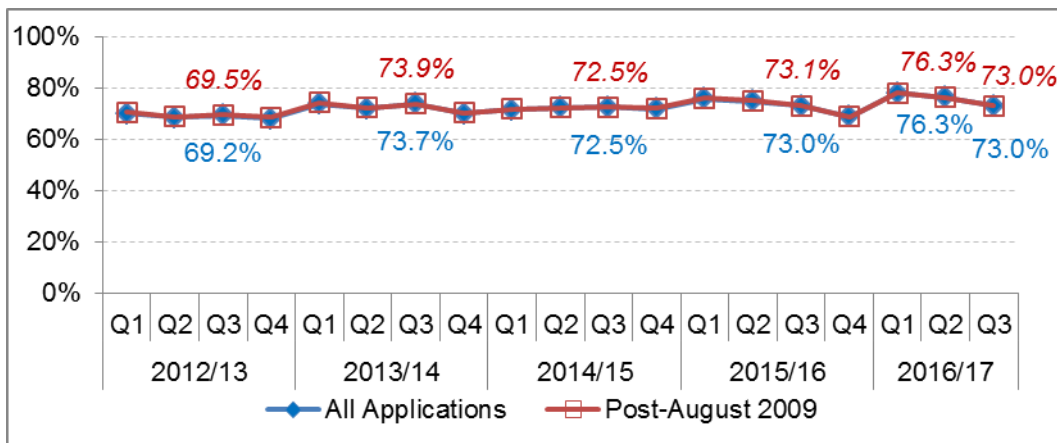
<sup>2</sup> Applications for approval of matters specified in conditions (AMSCs) relate to conditions attached to planning permission in principle requiring the further approval, consent or agreement of the planning authority for any detailed aspect of the development.



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



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



In the third quarter of 2016/17 the percentage of decisions made in less than two months was 73.0%, down from the previous quarter (76.3%). Corresponding quarter three figures for earlier years were 73.1% in 2015/16, 72.5% in 2014/15, 73.9% in 2013/14 and 69.5% in 2012/13.

When the one legacy case is included in quarter three the average decision time remains the same at 9.5 weeks and the percentage of decisions within two months also remains unchanged at 73.0%.

In addition, there were 312 local developments decided in the third quarter of 2016/17 that had processing agreements in place, with 86% of these meeting agreed timescales. Developments with processing agreements are not included in average time calculations. For the most recent quarter, local applications with processing agreements accounted for 5% of the decisions made for all local developments.

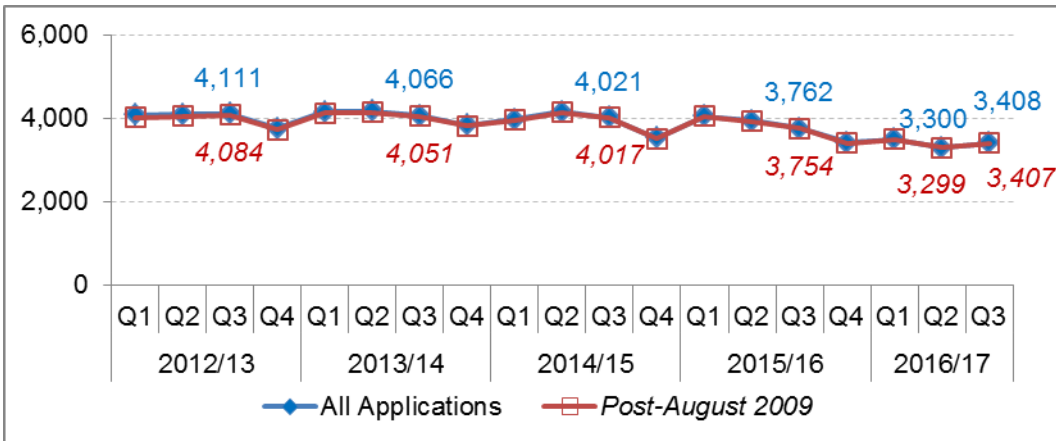
In quarter three of 2016/17 Highland made the most decisions on local developments (613 in total), 611 of these had an average decision time of 11.4 weeks and a further two local applications had processing agreements with both meeting the agreed timescales that had been set between the developer and local authority.



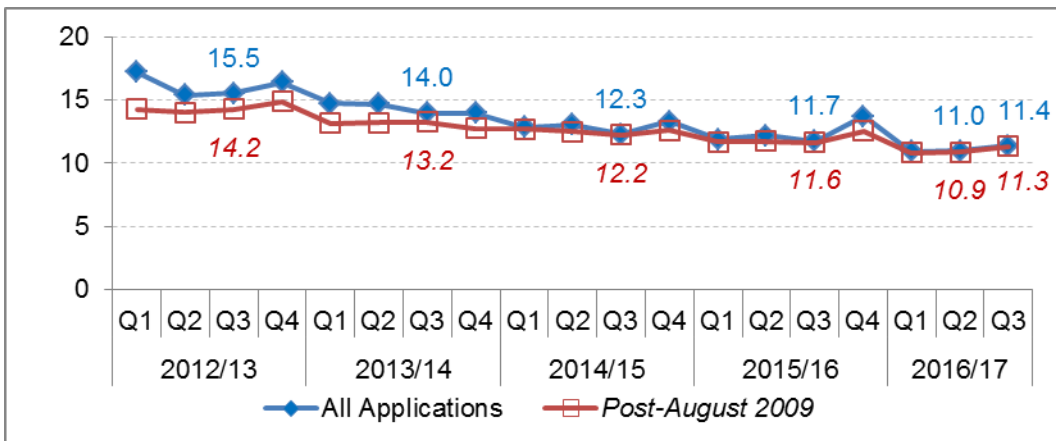
## 2.2 All Local (Non Householder) Developments

There were 3,407 local (non householder) developments decided during the third quarter of 2016/17, with an overall average decision time of 11.3 weeks. This is slower than the previous quarter (10.9 weeks) but quicker than the equivalent quarter three figures in each of the previous four years.

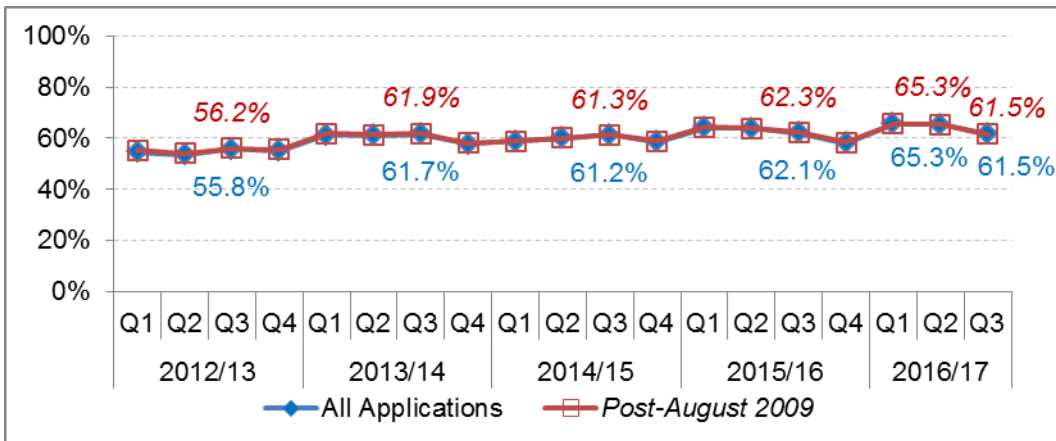
**Chart 8: All Local Developments (Non Householder): Number of decisions**



**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 61.5%, down from the previous quarter (65.3%) and from the quarter three figure in 2015/16 (62.3%). ([Quarter 3, 2016/17 – Table 5](#))

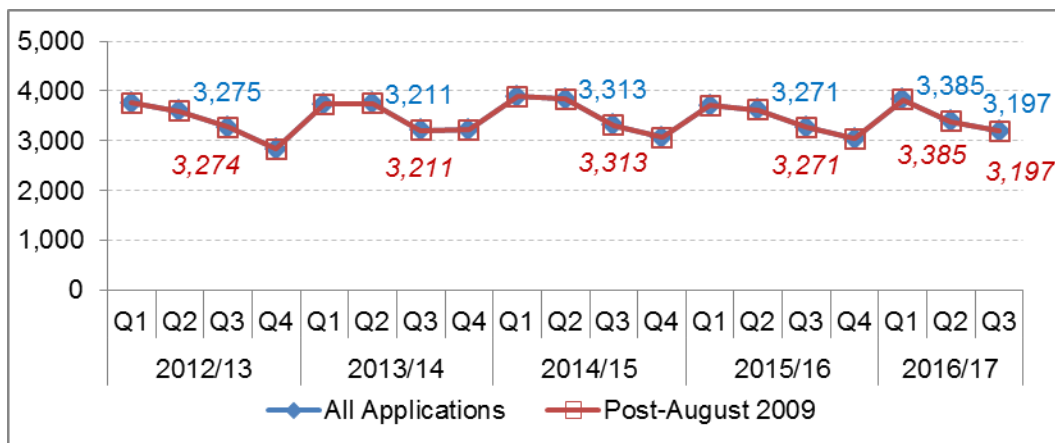
When the one legacy case is included, the average decision time for quarter three of 2016/17 increases slightly from 11.3 weeks to 11.4 weeks and the percentage of decisions within two months remains unchanged at 61.5%.

### 2.3 Householder Developments

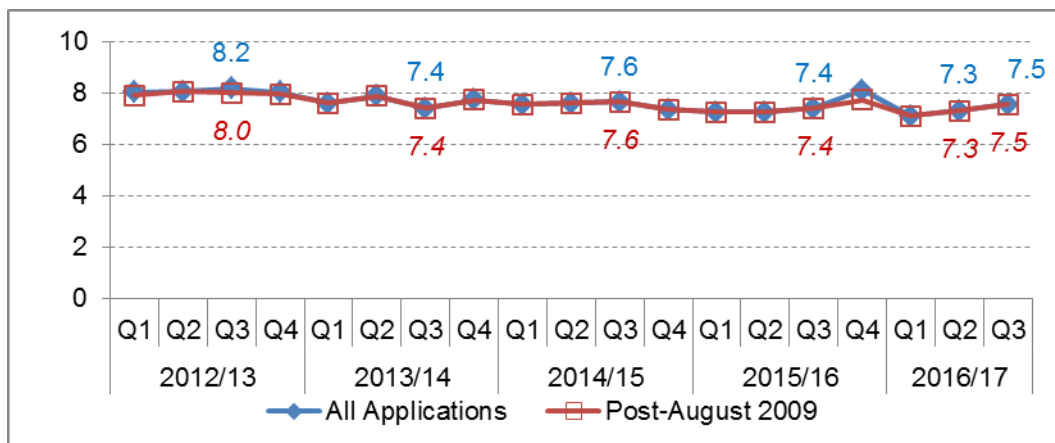
These include all applications for development in the curtilage of a residential property which are not change of use, for example: extensions, alterations to garages, swimming pools, walls, fences, driveways or porches.

There were 3,197 householder applications decided during the third quarter of 2016/17, with an overall average decision time of 7.5 weeks, an increase from the previous quarter (7.3 weeks) and the equivalent quarter three figure in 2015/16 (7.4 weeks).

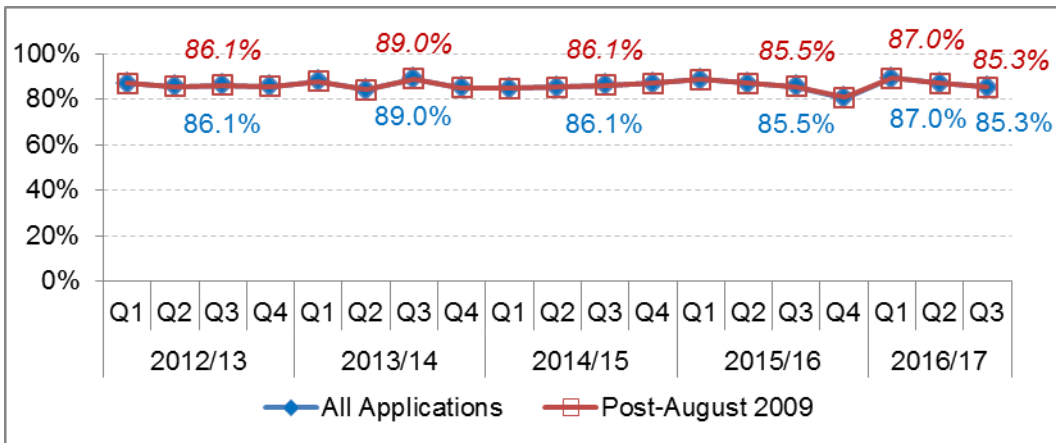
**Chart 11: Householder Developments: Number of decisions**



**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 was 85.3% in quarter three of 2016/17, down from the previous quarter (87.0%) and also down from the quarter three figures in each of the previous four years. ([Quarter 3, 2016/17 – Table 6](#))

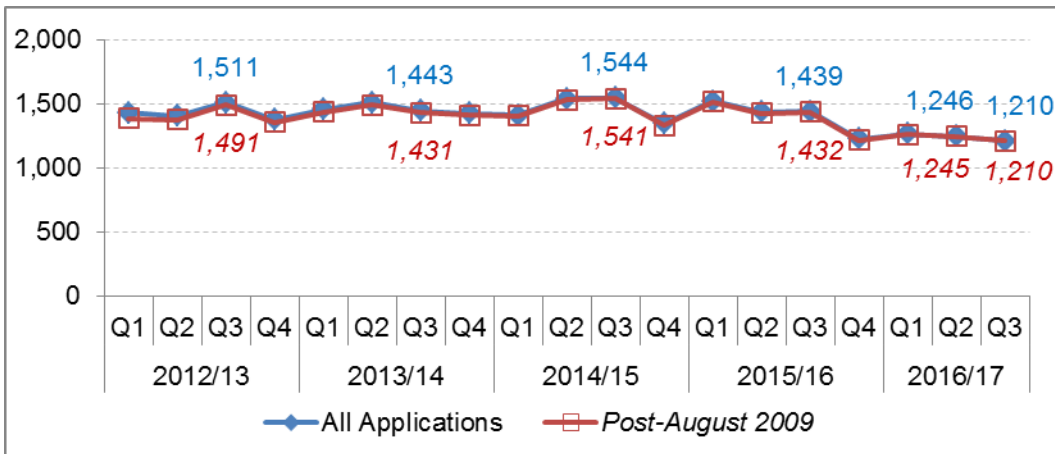
There were no householder legacy cases decided in quarter three of 2016/17.

## 2.4 Local Housing Developments

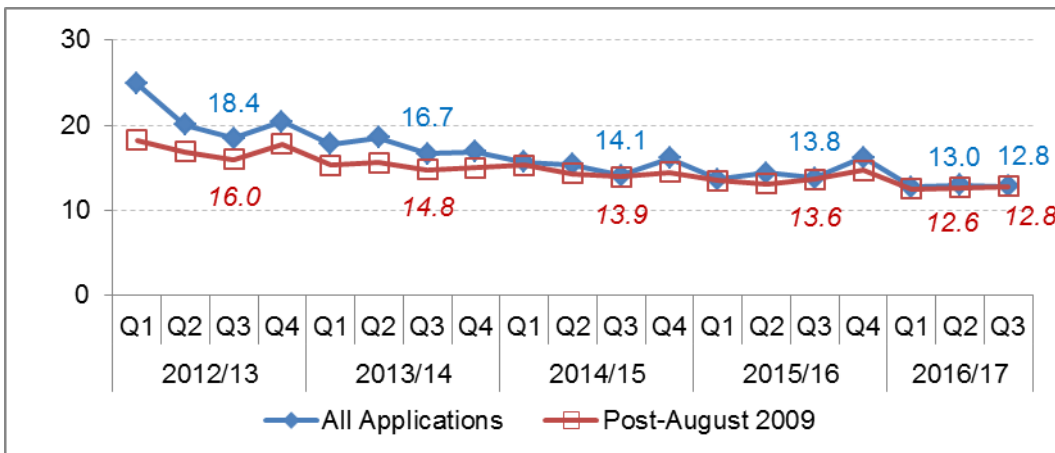
Local Housing developments are those that have less than 50 dwellings and with a site area that is less than 2 hectares.

In quarter three of 2016/17 there were 1,210 decisions made on local housing applications. The overall average decision time was 12.8 weeks, slower by more than one day compared to the previous quarter (12.6 weeks) but quicker than the equivalent quarter three figures in each of the previous four years.

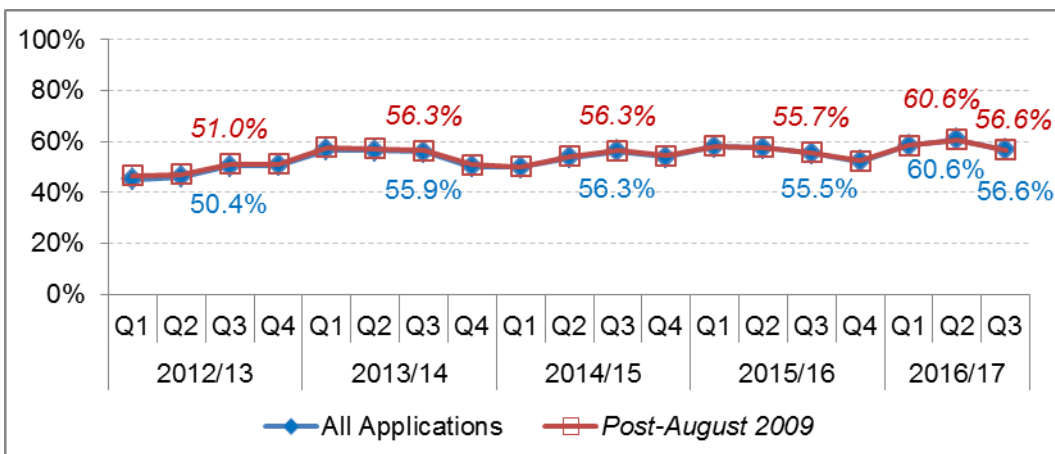
**Chart 14: Local Housing Developments: Number of decisions**



**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 56.6%, lower than the previous quarter (60.6%) but higher than the quarter three figures in each of the previous four years. ([Quarter 3, 2016/17 – Table 8](#))

There were a further 150 local housing applications concluded that were subject to separate processing agreements, of which 133 (89%) met the agreed timescale. This compares with 102 (82% of 124 local housing applications) that met the agreed timescale for the previous quarter.

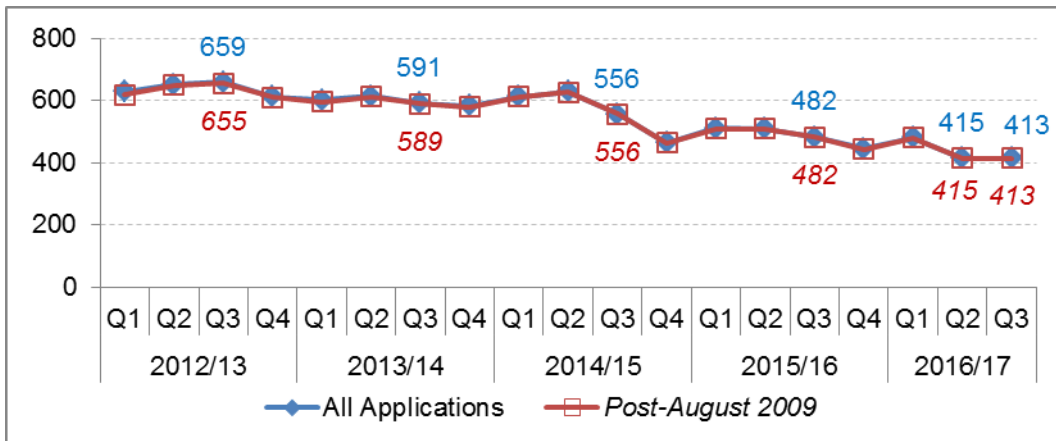
There were no local housing legacy cases decided in quarter three of 2016/17.

## 2.5 Local Business and Industry Developments

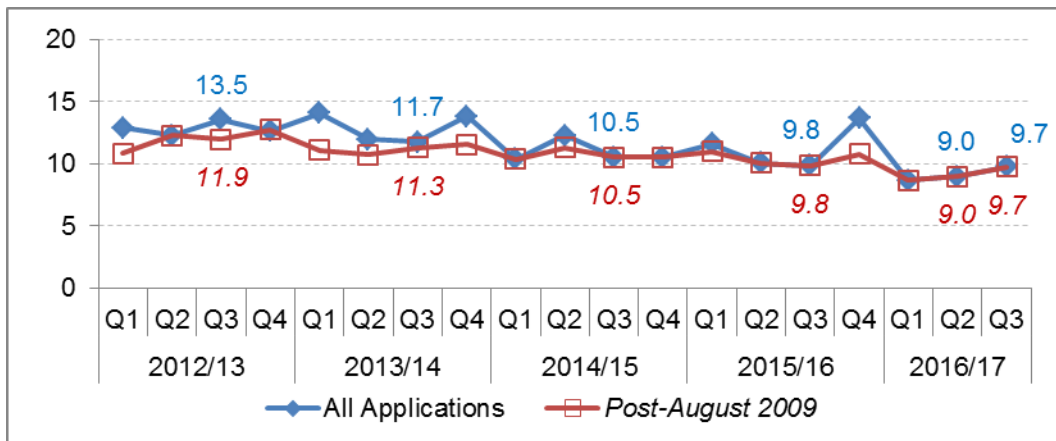
Local Business and Industry developments are those with floor space less than 10,000 square metres and with a site area less than 2 hectares.

There were 413 local business and industry applications decided during the third quarter of 2016/17, with an overall average decision time of 9.7 weeks, slower by more than five days compared to the previous quarter (9.0 weeks) but quicker than the equivalent quarter three figures in each of the previous four years.

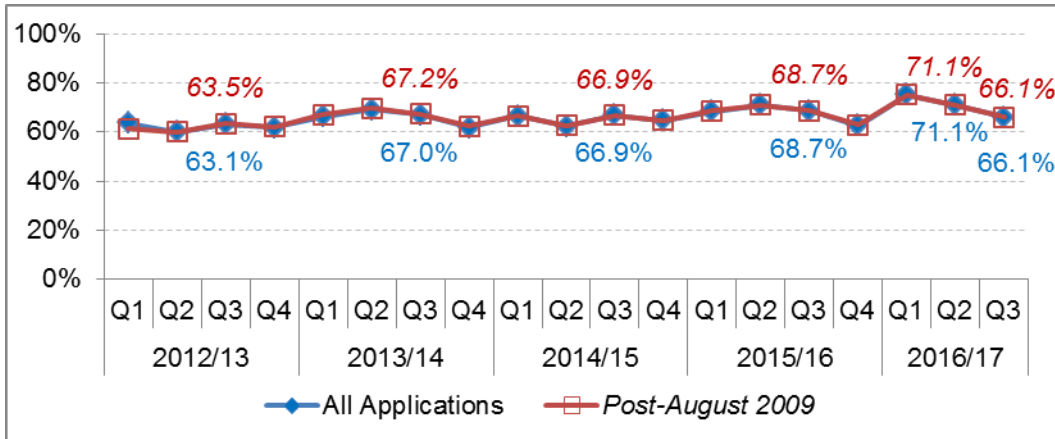
**Chart 17: Local Business and Industry Developments: Number of decisions**



**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 66.1%, down from the previous quarter (71.1%) and from the equivalent quarter three figures in each of the previous three years. ([Quarter 3, 2016/17 – Table 10](#))

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

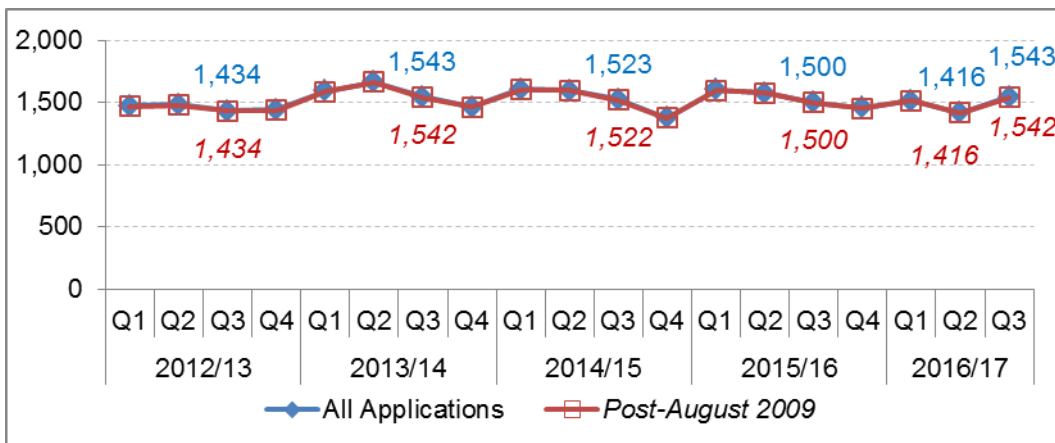


## 2.6 Local Other Developments

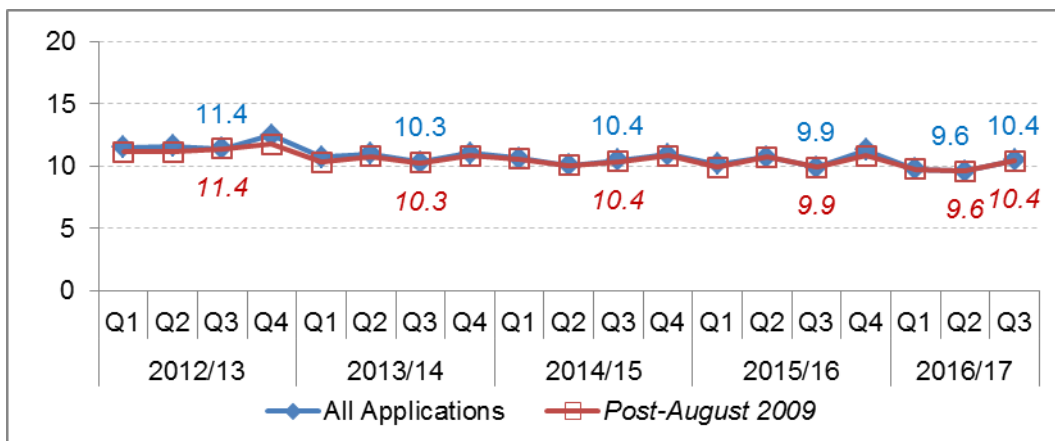
The category “other developments” includes any developments not falling wholly within any of the specific categories of development for minerals, housing, business & industry, waste management, electricity generation, fish farming and AMSCs. It includes, but is not limited to, retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. It can also include mixed use projects. 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 1,542 local other developments decided during the third quarter of 2016/17, with an overall average decision time of 10.4 weeks, slower than both the previous quarter (9.6 weeks), and the equivalent quarter three figure in 2015/16 (9.9 weeks).

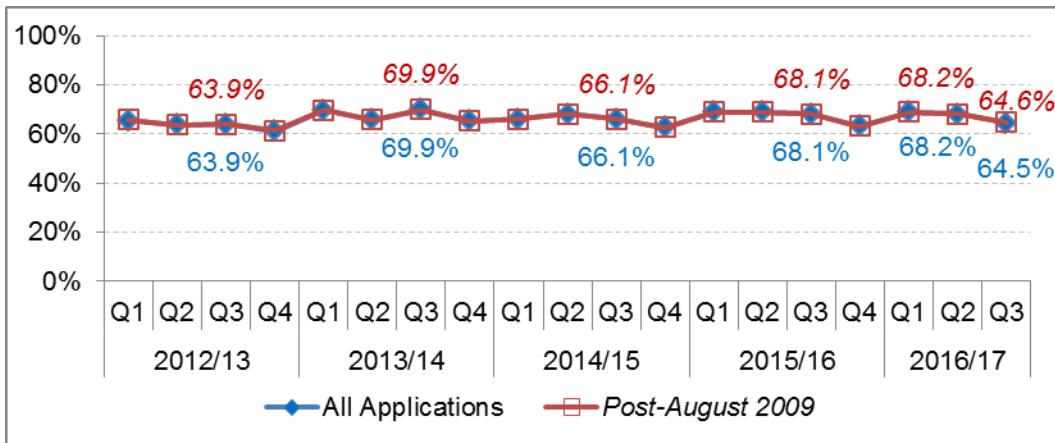
**Chart 20: Local Other Developments: Number of decisions**



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



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



In quarter three of 2016/17 the percentage of local other developments decided within two months was 64.6%, down from the previous quarter (68.2%), and from the equivalent quarter three percentage in 2015/16 (68.1%). Corresponding quarter three figures for previous years were 66.1% in 2014/15, 69.9% in 2013/14 and 63.9% in 2012/13. ([Quarter 3, 2016/17 – Table 12](#))

When the one legacy case is included, the average decision time for quarter three of 2016/17 remains unchanged at 10.4 weeks and the percentage of decisions within two months decreases slightly from 64.6% to 64.5%.

### 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:

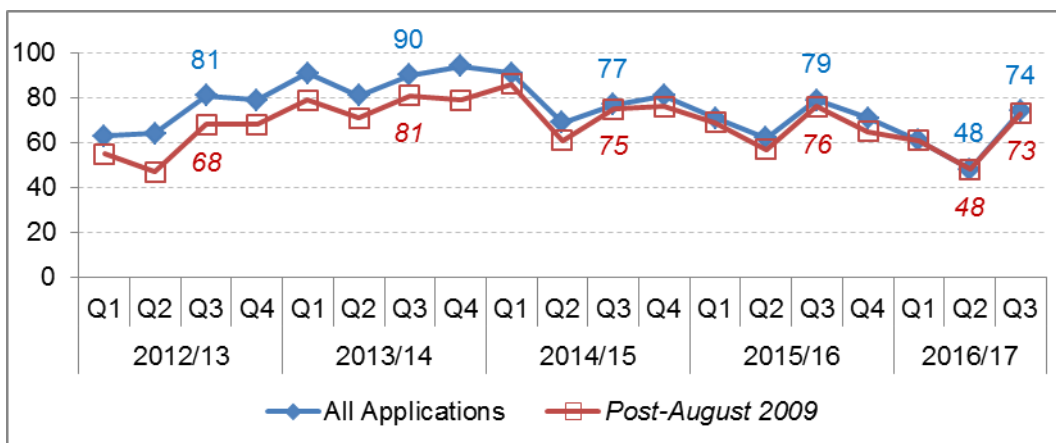
<http://www.gov.scot/Resource/Doc/278390/0083657.pdf>

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.

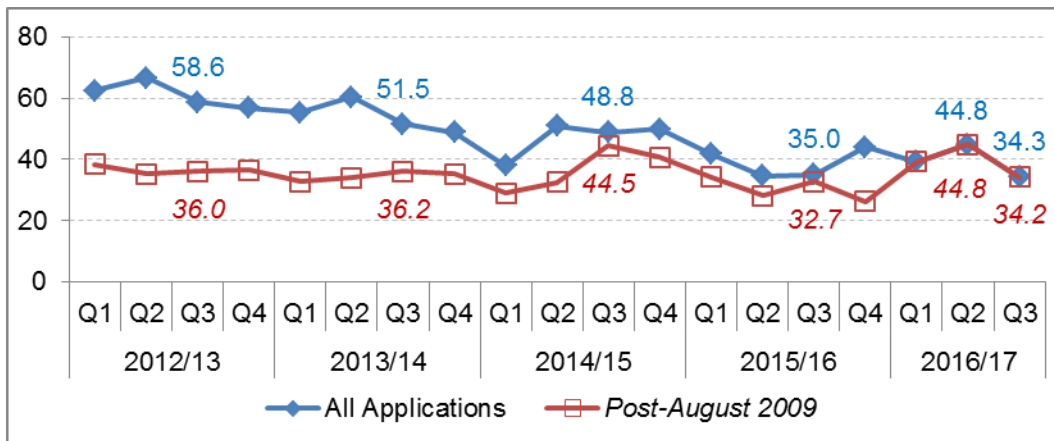
#### 3.1 All Major Developments

For applications subject to average time calculations there were 73 major applications decided during the third quarter of 2016/17 with an overall average decision time of 34.2 weeks, more than ten and a half weeks quicker than the previous quarter (44.8 weeks) but slower than quarter 3 in 2015/16 (32.7 weeks). Comparable figures for quarter three in earlier years were 44.5 weeks in 2014/15, 36.2 weeks in 2013/14 and 36.0 weeks in 2012/13. ([Quarter 3, 2016/17 – Table 2](#))

**Chart 23: All Major Developments: Number of decisions**



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



The average time figure of 34.2 weeks has been influenced by a number of lengthier decision times including three decision times that each took longer than two years. More than 70% of the 73 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 25 major development applications concluded in quarter three of 2016/17 that were subject to separate processing agreements. 64% 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.

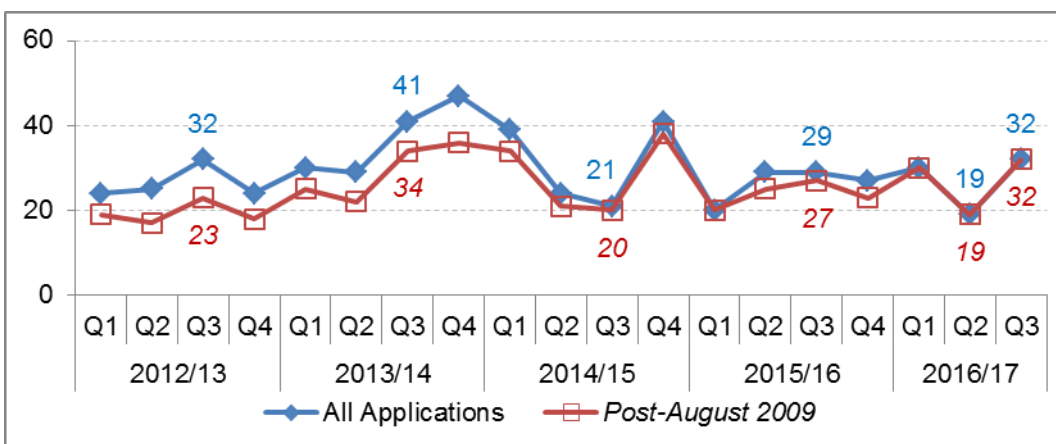
The time taken to make decisions on major applications can vary greatly between planning authorities and average figures based on a small number of applications can be volatile.

In quarter three of 2016/17 Glasgow City made the most decisions on major developments (16 in total, excluding one legacy case), thirteen of these had an average decision time of 22.1 weeks and a further three major applications had processing agreements with none meeting the agreed timescales that had been set between the developer and local authority.

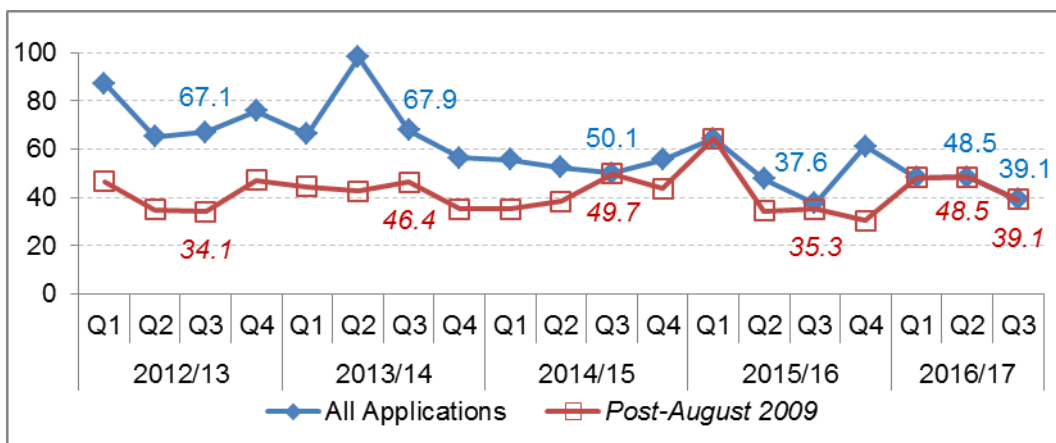
### 3.2 Major Housing Developments

Major Housing developments are those with 50 or more dwellings or have a site area that is or exceeds 2 hectares where the predominant use is for housing. For applications subject to average time calculations there were a total of 32 major housing developments decided during the third quarter of 2016/17 and the average decision time was 39.1 weeks, quicker by more than nine weeks compared to the previous quarter (48.5 weeks) but slower than the quarter three figure for 2015/16 (35.3 weeks). Figures for earlier years are 49.7 weeks in 2014/15, 46.4 weeks in 2013/14 and 34.1 weeks in 2012/13. ([Quarter 3, 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 ten applications with a decision time of more than one year. 63% of the 32 major housing development applications were decided in a time that was quicker than the average. For further detail on the distribution of decision times for major housing see [Annex A](#).

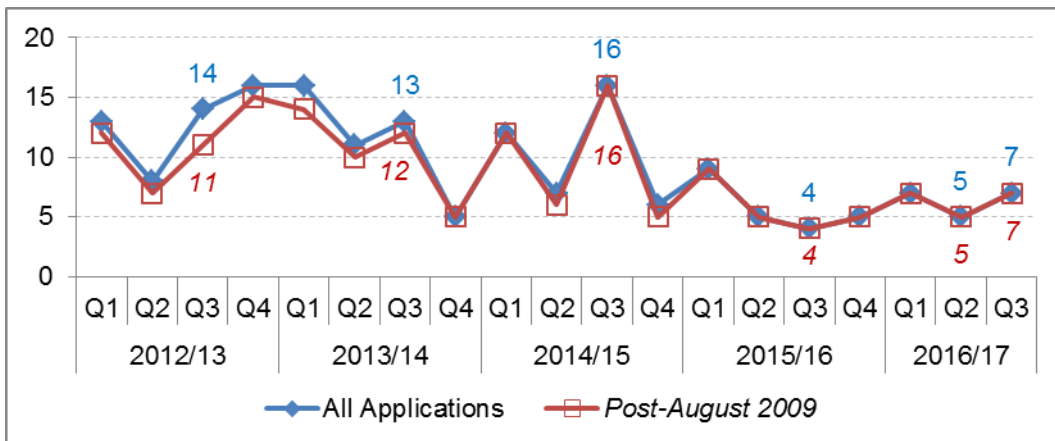
In addition, there were 19 major housing applications that were subject to processing agreements with 74% of these meeting agreed timescales.

### 3.3 Major Business and Industry

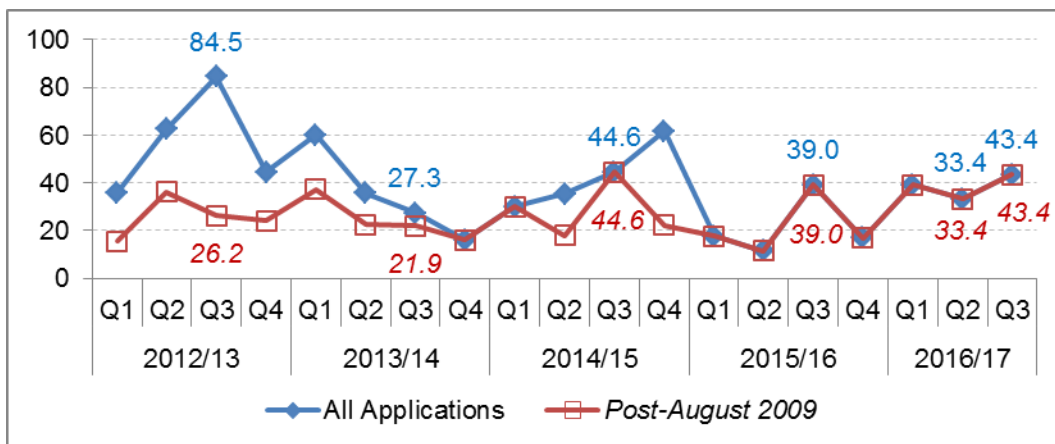
Major Business and Industry developments are those with floor space that is or exceeds 10,000 square metres or have a site area that is or exceeds 2 hectares.

There were seven major business and industry developments in quarter three of 2016/17. These had an average decision time of 43.4 weeks, slower by ten weeks compared to the five developments in the previous quarter (33.4 weeks). Quarter three figures for earlier years are 39.0 weeks in 2015/16, 44.6 weeks in 2014/15, 21.9 weeks in 2013/14 and 26.2 weeks in 2012/13. ([Quarter 3, 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 two very lengthy decision times (1.9 and 2.0 years). For further details on the distribution of decision times for major business & industry developments see [Annex A](#).

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

### 3.4 Major Other Developments

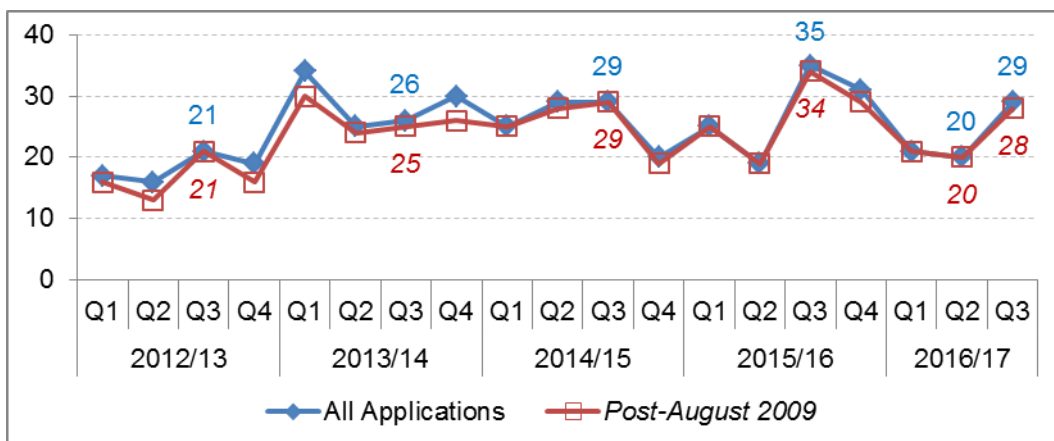
The category “other developments” includes any developments not falling wholly within any of the specific categories of development for minerals, housing, business & industry, waste management, electricity generation, fish farming. It includes, but is not limited to, retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. It can also include mixed use projects. 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 28 major other developments in quarter three of 2016/17. These had an average decision time of 22.8 weeks, twenty two and a half weeks quicker than the previous quarter (45.3 weeks) and the quickest quarter three figure since the start of the data collection in 2012/13. ([Quarter 3, 2016/17 – Table 11](#))

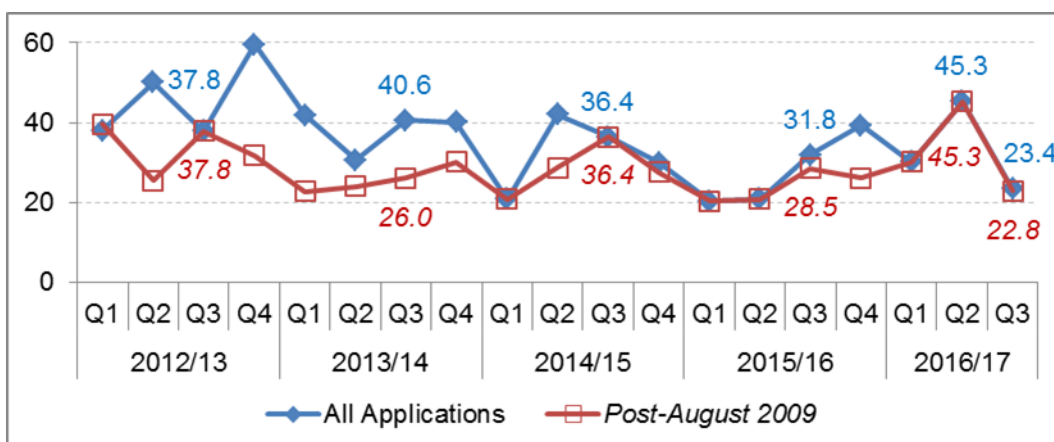
71% of the 28 major other development applications were decided in a time that was quicker than the average.

For further detail on the distribution of decision times for major other developments see [Annex A](#).

**Chart 29: Major Other Developments: Number of decisions**



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



In addition, there were three major other developments that were subject to processing agreements with one 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 three of 2016/17 there were 381 applications that were subject to a processing agreement, and 83.5% of these were decided within agreed timescales. ([Quarter 3, 2016/17 – Table 1](#)).

**Table 1: Processing Agreements, 2016/17, Quarter 3**

<b>Category of development</b>	<b>Number of Decisions</b>	<b>% Within Agreed Timescales</b>
Major Applications	25	64.0%
Local Applications	312	85.9%
EIA Developments	0	-
Other Consents	44	77.3%
<b>Total</b>	<b>381</b>	<b>83.5%</b>

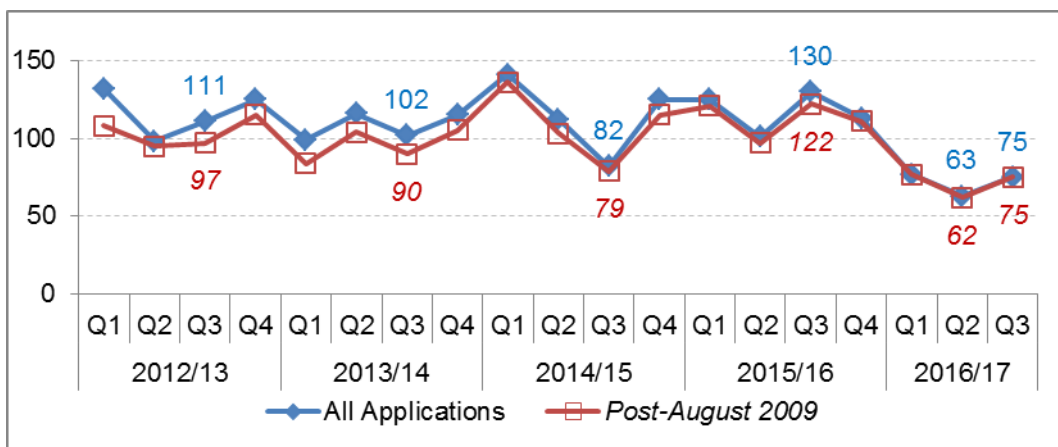
## 5. Legal Agreements

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

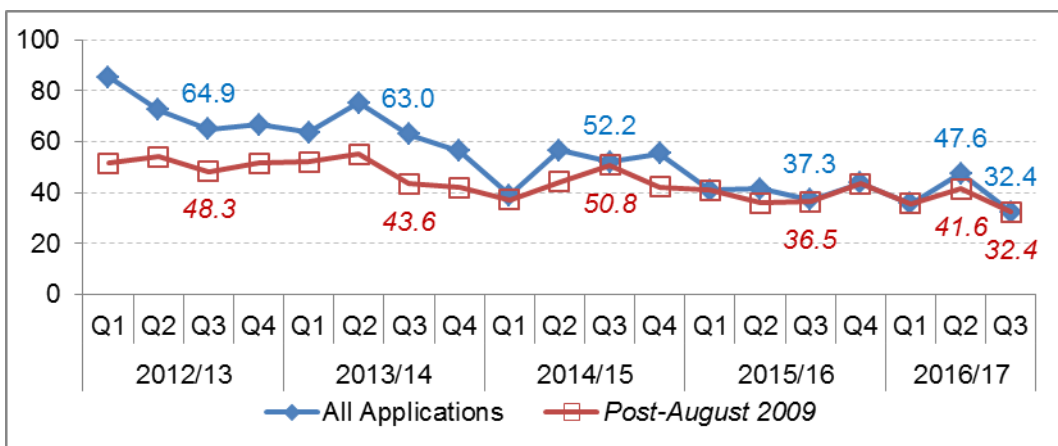
### 5.1 Local developments with Legal Agreements

In quarter three of 2016/17 there were 75 applications for local developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 32.4 weeks, the quickest average decision time since the start of this data collection in quarter one of 2012/13. ([Quarter 3, 2016/17 – Table 3](#))

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



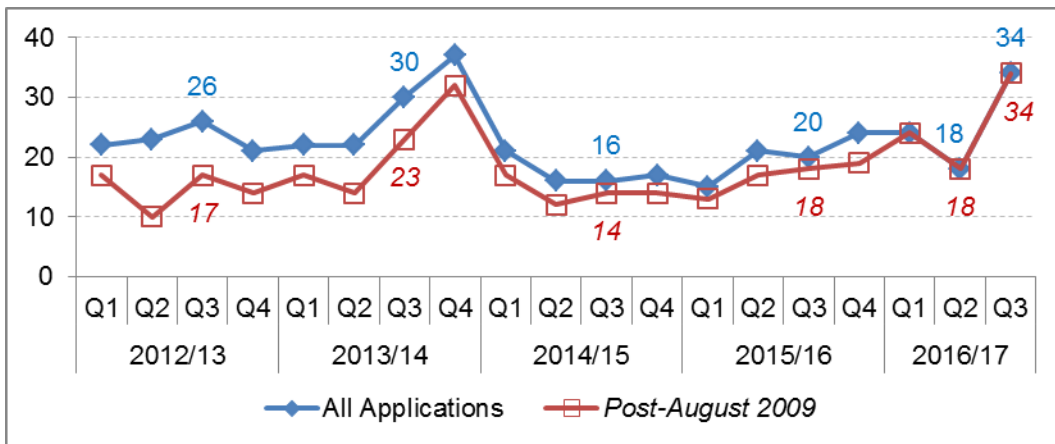
**Chart 32: Local developments with Legal Agreements: Average decision time (weeks)**



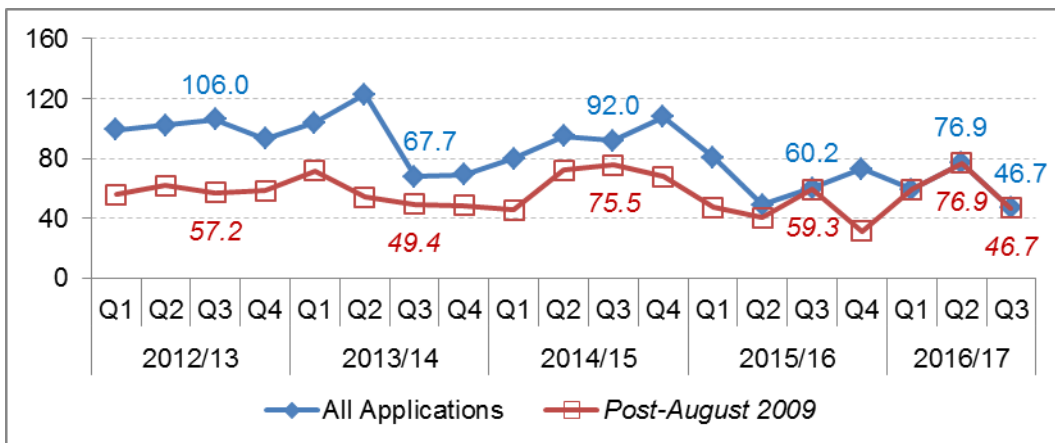
## 5.2 Major developments with Legal Agreements

In quarter three of 2016/17 there were 34 applications for major developments where planning authorities had planning/legal agreements in place. The average time taken to make decisions on these applications was 46.7 weeks, quicker by more than 30 weeks compared to the previous quarter (76.9 weeks) and quicker than the equivalent quarter three figures for earlier years. Included in this quarter's figures are three lengthy decisions that each took longer than two years. ([Quarter 3, 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 94.2% in the period October to December 2016, a decrease from the previous quarter (94.6%), but an increase from quarter three in 2015/16 (94.0%). ([Quarter 3, 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 is an appointed officer or elected members. Delegation rates measure the proportion of planning decisions that are made by appointed officers. The delegation rate was 94.9% in the third quarter of 2016/17, lower than the previous quarter (95.9%), but higher than quarter three in 2015/16 (94.6%). ([Quarter 3, 2016/17 – Table 20](#))

## **8. Appeals and Local Reviews**

Local Review Bodies dealt with 121 cases in the third quarter of 2016/17, 64.5% of which had the original decision upheld. In the previous quarter 54.0% (126 cases) had the original decision upheld and the corresponding percentage was 59.5% (148 cases) for quarter three in 2015/16.

In addition 53.5% (71 cases) of appeals to Scottish Ministers in quarter three of 2016/17 had the original decision upheld. This compares with 36.3% (80 cases) for the previous quarter and 50.7% (75 cases) for quarter three of 2015/16. ([Quarter 3, 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 3<sup>1,2</sup>**

Planning Authority	Total applications decided in 2016/17 Q3	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	307	34	11.1%	17.3
Aberdeenshire	479	3	0.6%	22.3
Angus	179	2	1.1%	54.2
Argyll & Bute	307	6	2.0%	58.3
Cairngorms NP	0	0	-	-
Clackmannanshire	51	0	0.0%	-
Dumfries & Galloway	278	3	1.1%	37.1
Dundee City	141	9	6.4%	23.0
East Ayrshire	132	19	14.4%	34.3
East Dunbartonshire	196	11	5.6%	5.0
East Lothian	248	1	0.4%	237.1
East Renfrewshire	175	7	4.0%	19.0
Edinburgh, City of	913	0	0.0%	-
Falkirk	128	1	0.8%	20.9
Fife	723	1	0.1%	12.6
Glasgow City	692	37	5.3%	30.2
Highland	728	4	0.5%	41.5
Inverclyde	108	8	7.4%	19.1
Loch Lomond & The Trossachs NP	78	2	2.6%	55.6
Midlothian	115	3	2.6%	48.2
Moray	133	5	3.8%	3.5
Na h-Eileanan Siar	101	0	0.0%	-
North Ayrshire	167	5	3.0%	6.6
North Lanarkshire	273	8	2.9%	13.6
Orkney Islands	136	11	8.1%	13.4
Perth & Kinross	357	21	5.9%	22.6
Renfrewshire	151	13	8.6%	12.3
Scottish Borders	194	0	0.0%	-
Shetland Islands	85	6	7.1%	18.1
South Ayrshire	200	1	0.5%	9.4
South Lanarkshire	419	12	2.9%	16.5
Stirling	156	1	0.6%	78.3
West Dunbartonshire	70	16	22.9%	14.9
West Lothian	171	19	11.1%	25.3
SCOTLAND	8,591	269	3.1%	23.4

1. Processing Agreements are not included in this analysis.

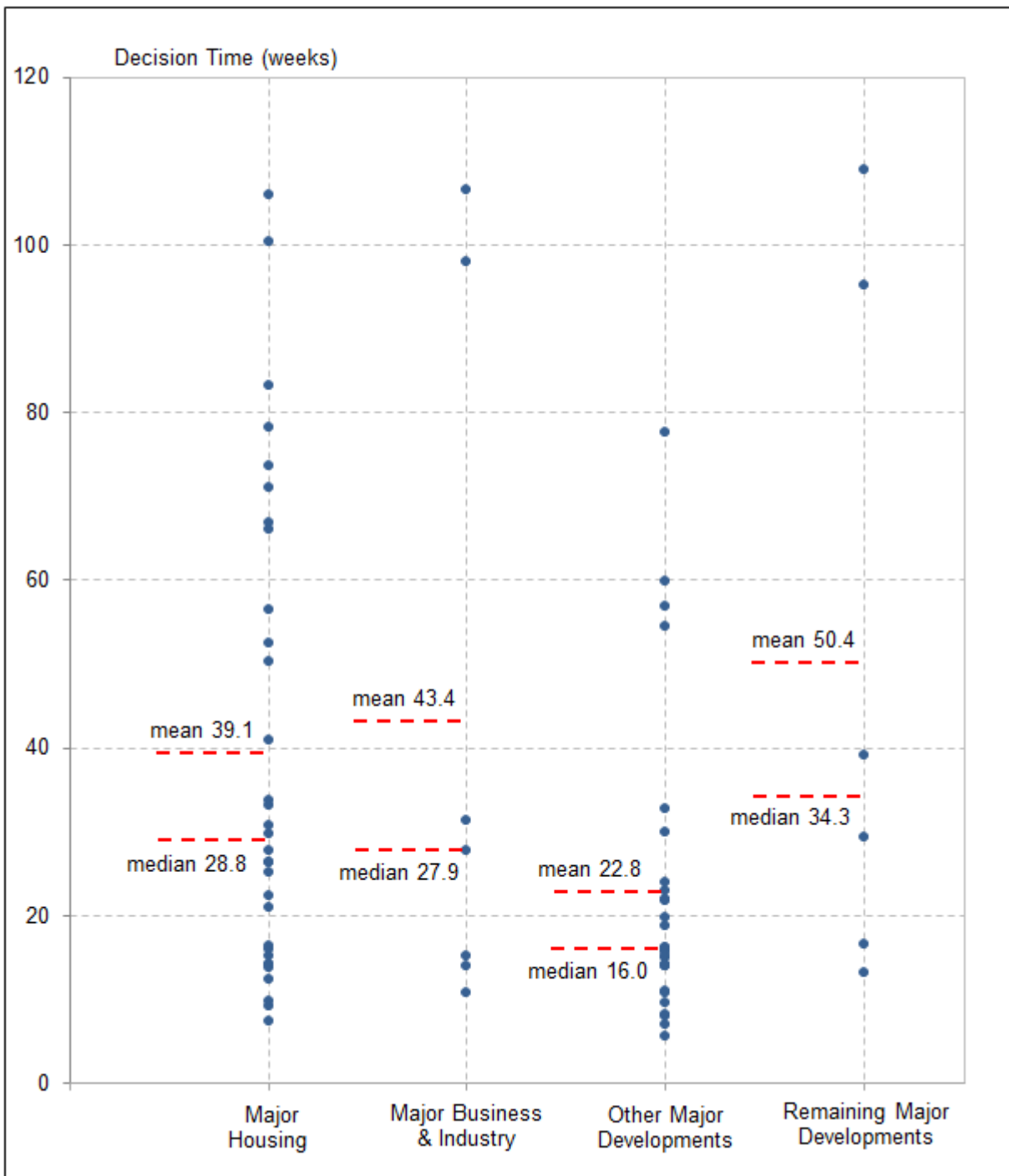
2. Includes Legacy Cases

For quarter three of 2016/17 there were 29 planning authorities who gave details for a total of 269 applications decided where the clock was stopped. This compares with 284 applications for 29 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 October to December (quarter three) 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 (excludes one legacy case)**



The first column of dots in Chart 35 shows the distribution of decision times for the 32 major housing applications. The horizontal line at 39.1 weeks shows the mean and the horizontal line at 28.8 weeks shows the median decision time for major

housing developments. Decision times range from 7.4 weeks to 105.9 weeks. 62.5% of the 32 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 a few lengthy decisions. There were ten applications with a decision time longer than one year. The lengthiest decision that took over two years for an approval was for a proposed residential development of 107 private dwellings and 12 affordable apartments in addition to ancillary works. A further decision that took almost 2 years was an approval for the erection of 53 detached dwellings with associated landscaping, roads and drainage infrastructure.

The second column of dots shows the decision times for the seven major business & industry applications. The horizontal line at 43.4 weeks shows the mean and the line at 27.9 weeks shows the median decision time for major business & industry developments. Decision times range from 10.9 weeks to 106.6 weeks. The application with the longest decision time (2.0 years) was an approval on a seven hectare site for the formation of business land and associated access, drainage and landscaping.

The third column of dots shows the decision time for the 28 major other developments. The category “other developments” includes any developments not falling wholly within any of the specific categories of development for minerals, housing, business & industry, waste management, electricity generation, fish farming. It includes, but is not limited to, retail, leisure and entertainment, education, healthcare, community facilities, transport interchanges, water and drainage developments and projects. It can also include mixed use projects. The horizontal line at 22.8 weeks shows the mean and the line at 16.0 weeks shows the median decision time for major other developments. Decision times range from 5.7 weeks to 77.7 weeks. 71% of the 28 major other development applications were decided in a time that was quicker than the mean. The longest decision time (1.5 years) was an approval for planning permission in principle for a mixed use development including residential, retail, financial, professional and other services, food and drink, business and/or hotel.

The last column of dots shows the distribution of decision times for the six remaining major developments. These include two applications for minerals, one application for waste management and a further three for electricity generation. The horizontal line at 50.4 weeks shows the mean and the line at 34.3 weeks shows the median decision time for these developments. Decision times are 13.3, 16.6, 29.4, 39.1, 95.1 and 109.0 weeks. The longest decision time was an approval for continued mineral extraction and proposed extension including recycling of imported waste and site restoration.



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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](mailto:planstats@gov.scot)

For general enquiries about Scottish Government statistics please contact:

Office of the Chief Statistician, Telephone: 0131 244 0442,  
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Details for individual planning applications are also available on planning authorities' eplanning websites.

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