

PEOPLE, COMMUNITIES AND PLACES

Planning Performance Statistics, 2017/18, Q3

This report presents the latest summary statistics on planning application decision-making and timescales for October to December 2017 (Quarter 3), as well as historic data going back to quarter one of 2013/14. 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 6,544 applications for local developments decided in quarter three of 2017/18, 305 (4.5 per cent) fewer than the 6,849 decisions in the previous quarter, and 61 (0.9 per cent) fewer applications than the 6,605 decisions in quarter three of 2016/17. The average decision time for these 6,544 local developments was 9.1 weeks, less than a day slower compared to the previous quarter (9.0 weeks), but slightly quicker than the equivalent quarter (9.5 weeks) in 2016/17.

Chart 1: Applications for Local Developments: Number of decisions

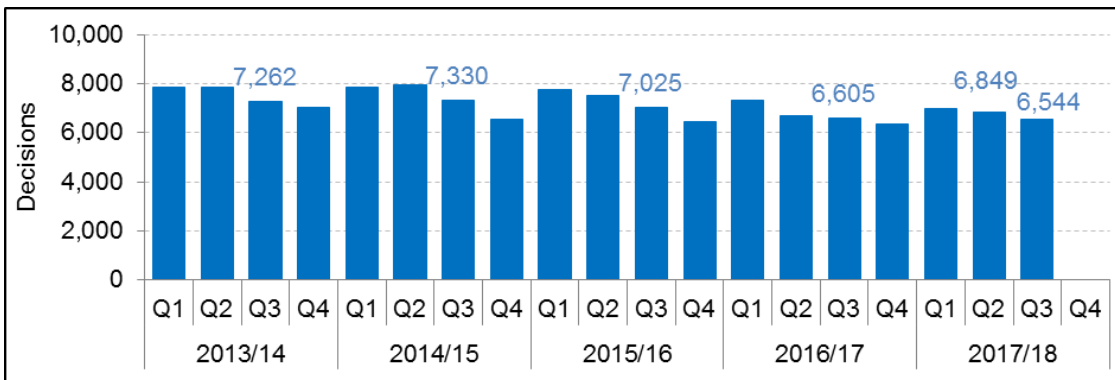
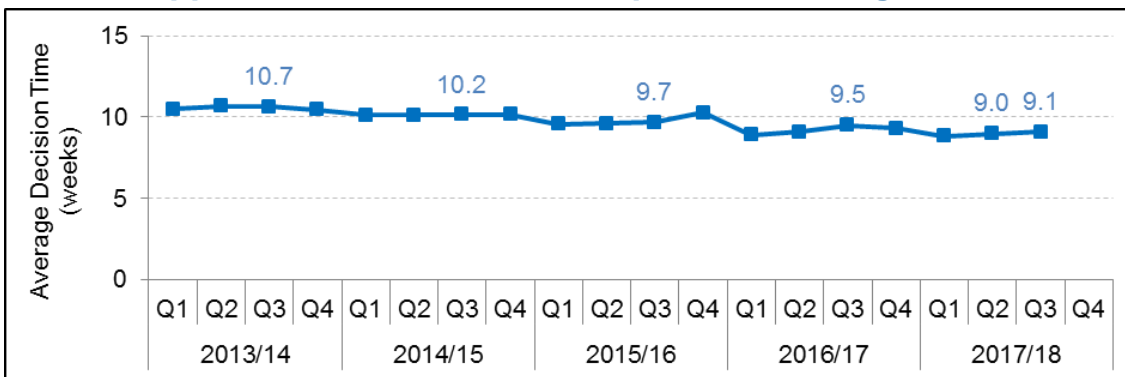


Chart 2: Applications for Local Developments: Average decision time (weeks)



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

In addition, there were 429 local development applications concluded in quarter three of 2017/18 that were subject to separate processing agreements and are not included in average time calculations. 74.8 per cent of these applications met the agreed timescales that had been set between developers and local authorities.

Applications for Major Developments (excludes legacy cases)

For applications subject to average time calculations there were 63 major developments decided in quarter three of 2017/18, 6 (10.5 per cent) more than the 57 decisions in the previous quarter, and 10 (13.7 per cent) fewer than the 73 decisions in the equivalent quarter of 2016/17. The average decision time for these 63 major developments was 27.7 weeks, more than five weeks quicker than the previous quarter (33.0 weeks) and quicker by just over six weeks compared to the equivalent quarter three figure (33.9 weeks) in 2016/17.

Chart 3: Applications for Major Developments: Number of decisions

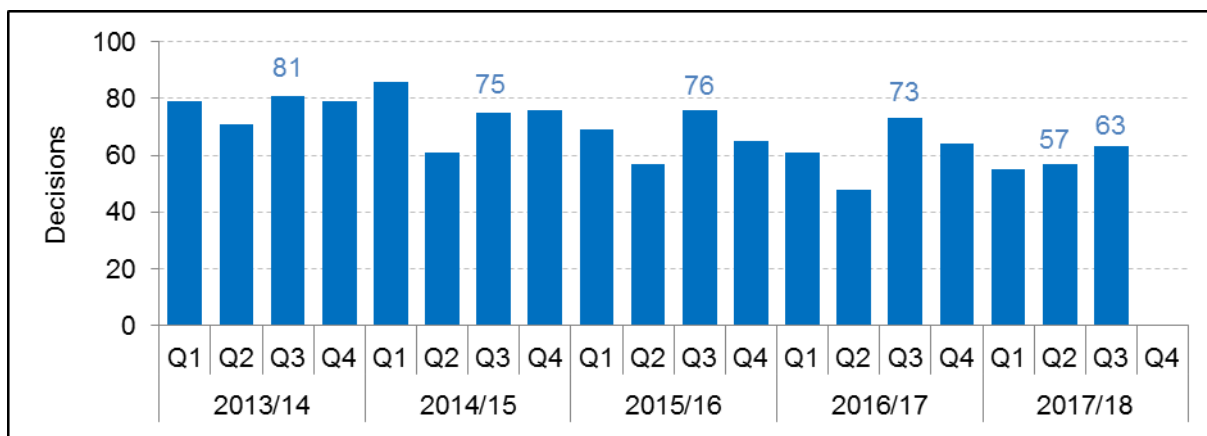
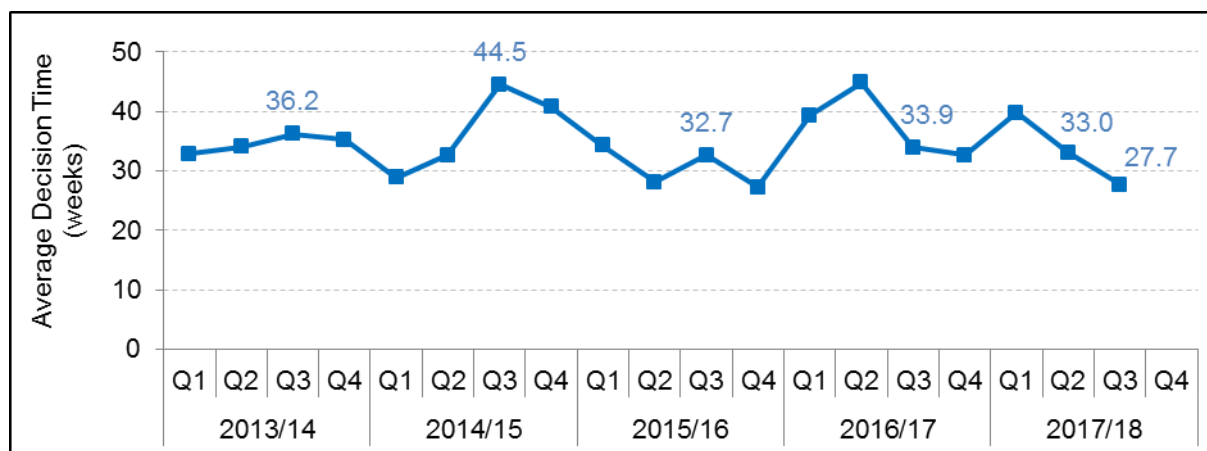


Chart 4: Applications for Major Developments: Average decision time (weeks)



The average time figure of 27.7 weeks has been influenced by a number of lengthier decision times, including nine decision times that each took longer than a year.

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

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

In addition there were a further 21 major development applications concluded in quarter three of 2017/18 that were subject to separate processing agreements. 76.2 per cent of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations. For the most recent quarter, major applications with processing agreements accounted for a quarter of the decisions made for all major developments. When processing agreements are included there is little change in the total number of decisions made in the first three quarters of 2017/18 - 81, 80 and 84.

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

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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 the analysis in Sections 2 to 5 covers applications validated in the current planning system post 3rd August 2009. For applications decided prior to quarter one 2017/18, where appropriate, figures are provided for both post 3rd August 2009 applications and all applications including legacy cases. From quarter one 2017/18, because of the limited number of legacy cases still being processed, figures are only shown for applications validated post 3rd August 2009.

Analysis of the limited number of decided legacy cases is provided separately in [Section 10](#).

1.3 Detailed tables of results

Additional 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 at:

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

1.4 Categories of planning applications

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

Local developments include applications for changes to individual houses and smaller developments for new housing as well as applications covering areas of development such as minerals, business & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish 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 the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts. Typically there are only a small number of decisions made for major developments each quarter and therefore average decision times are likely to be volatile.

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

National developments are mainly large public works (for example, the regeneration of the former Ravenscraig steelworks and the redevelopment of the Dundee Waterfront) and are identified in the National Planning Framework (<http://www.gov.scot/Resource/0045/00453683.pdf>).

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

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

1.5 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.

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

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.

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.

1.6 Stopping the Clock

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

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

1.7 Revisions

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

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

2. Local Developments

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

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

Figures for all applications, which include legacy cases validated before 3rd August 2009, are shown up to the end of 2016/17. From quarter one 2017/18, because of the limited number of legacy cases still being processed, figures are only shown for applications validated post 3rd August 2009.

2.1. All Local Developments

There were 6,544 applications (excluding legacy cases) for local developments decided in quarter three of 2017/18, 305 (4.5 per cent) fewer than the 6,849 decisions in the previous quarter, and 61 (0.9 per cent) fewer applications than the 6,605 decisions in quarter three of 2016/17. The average decision time for these 6,544 local developments was 9.1 weeks, less than a day slower compared to the previous quarter (9.0 weeks), and slightly quicker than the corresponding 2016/17 quarter three figure of 9.5 weeks.

In the third quarter of 2017/18 the percentage of decisions made in less than two months was 71.7 per cent, down from both the previous quarter (74.3 per cent) and from the corresponding quarter three figure of 73.1 per cent in 2016/17.

Chart 5: All Local Developments: Number of decisions

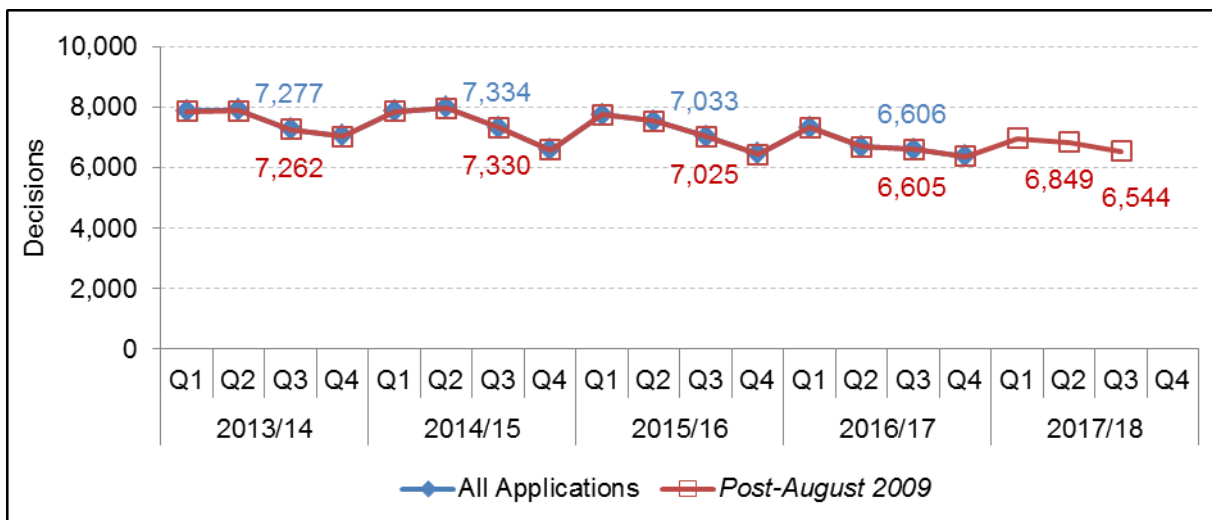


Chart 6: All Local Developments: Average decision time (weeks)

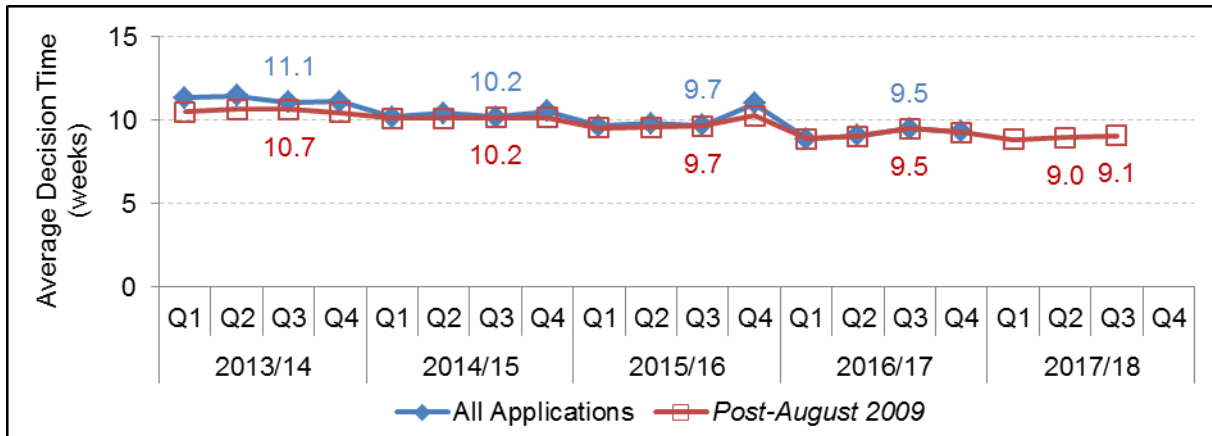
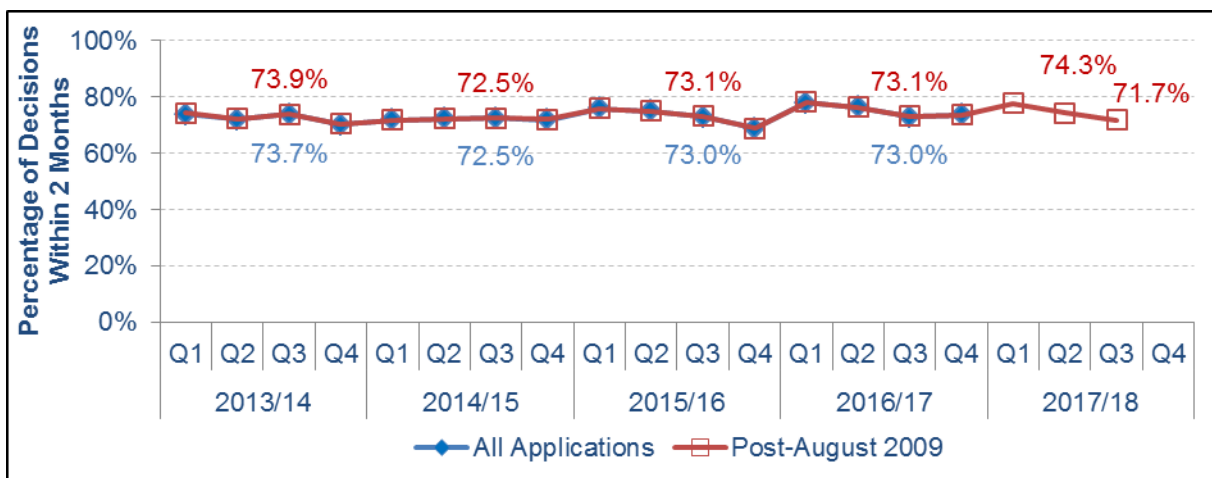


Chart 7: All Local Developments: Percentage of decisions within two months



In addition, there were 429 local development applications concluded in quarter three of 2017/18 that were subject to separate processing agreements and are not included in average time calculations. 321 (74.8 per cent) of these applications met the agreed timescales that had been set between developers and local authorities. For the most recent quarter, local applications with processing agreements accounted for 6.2 per cent of the decisions made for all local developments.

In quarter three of 2017/18 Highland made the most decisions on local developments (671 in total), 670 of these had an average decision time of 9.6 weeks; the remaining application had a processing agreement ([Quarter 3, 2017/18 – Tables 1 & 3](#)).

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 & industry, waste management, electricity generation, freshwater fish farming, marine finfish farming, marine shellfish farming, telecommunications, Approval of Matters Specified in Conditions (AMSCs) and other developments.

There were 3,460 local (non householder) developments decided during the third quarter of 2017/18, with an overall average decision time of 10.7 weeks. This is slightly quicker than the previous quarter (10.8 weeks) and equals the quickest for any quarter since the start of the data collection in 2012/13.

The percentage of local (non householder) developments decided within two months is 61.6 per cent, up from both the previous quarter (60.6 per cent) and from the quarter three figure in 2016/17 (61.5 per cent) ([Quarter 3, 2017/18 – Table 5](#)).

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

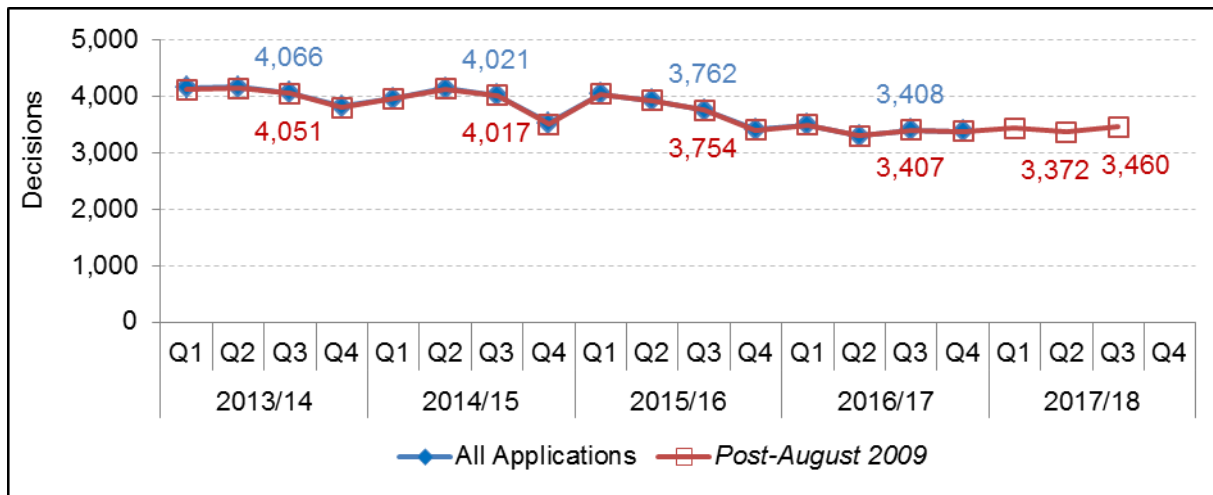


Chart 9: Local Developments (Non Householder): Average decision time (weeks)

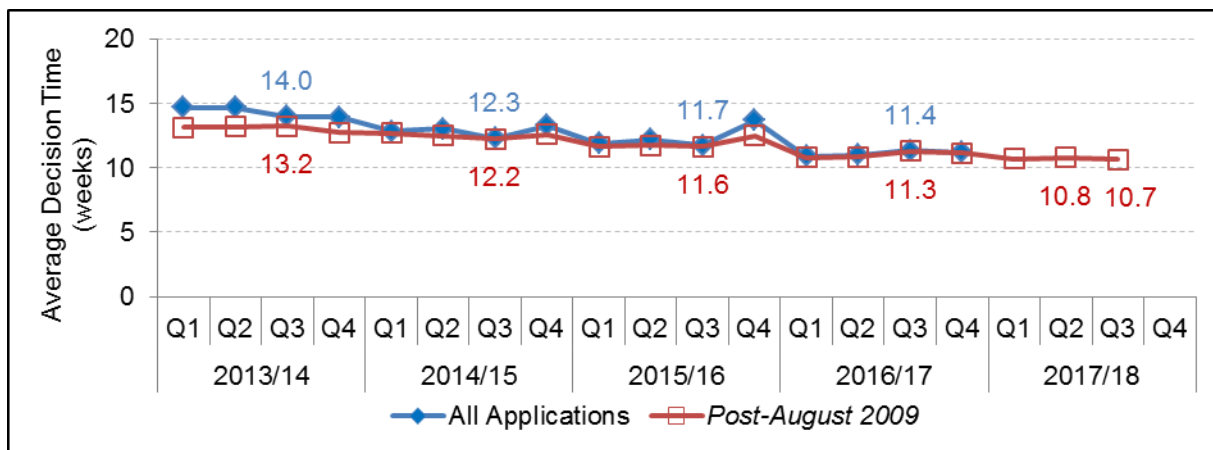
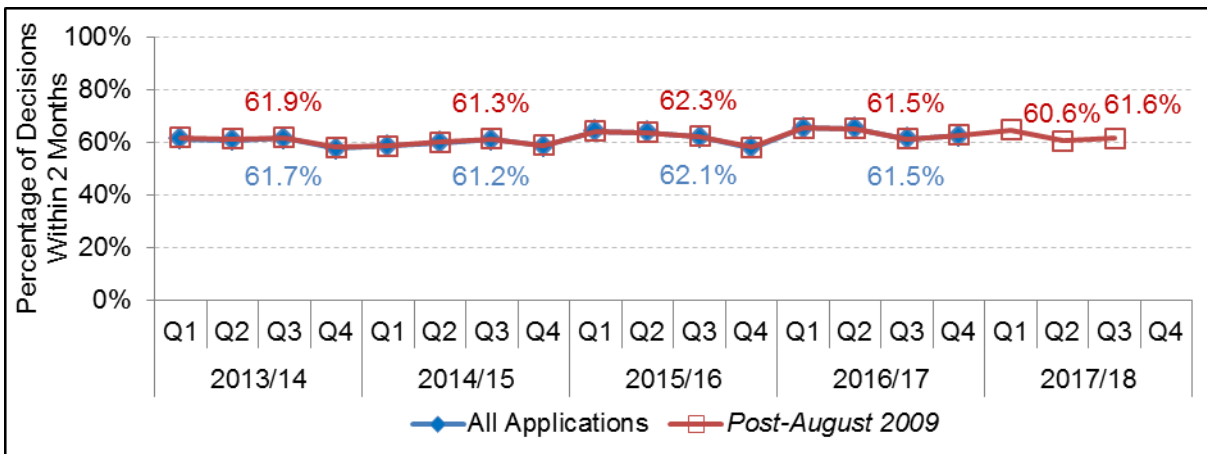


Chart 10: Local Developments (Non Householder): Percentage of decisions within two months



There were a further 332 Local Developments (Non Householder) applications concluded that were subject to separate processing agreements, 238 (71.7 per cent) met the agreed timescales.

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 3,084 householder applications decided during the third quarter of 2017/18, with an overall average decision time of 7.3 weeks, a slight increase from the previous quarter (7.2 weeks) but a slight decrease from the equivalent quarter three figure in 2016/17 (7.5 weeks).

Chart 11: Householder Developments: Number of decisions

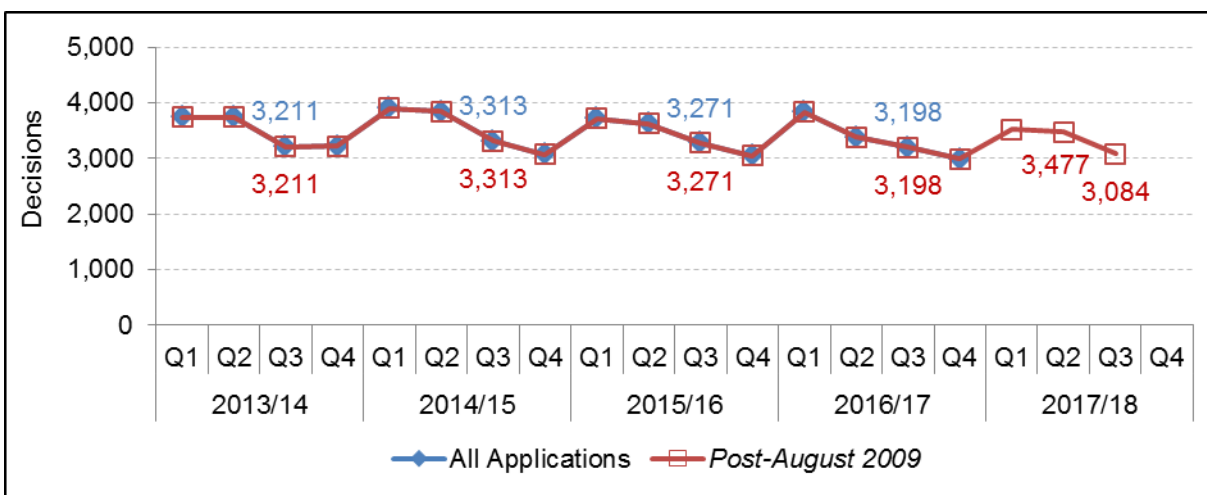
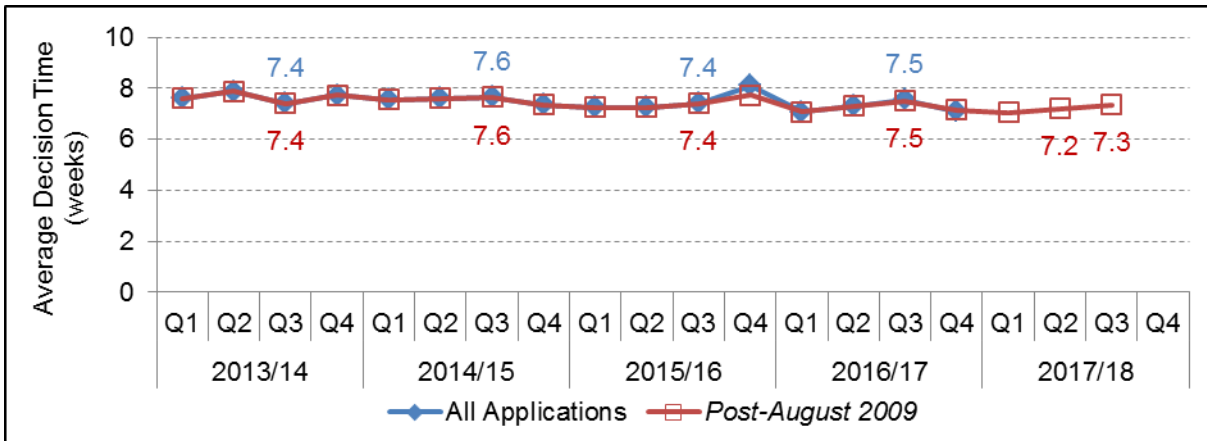
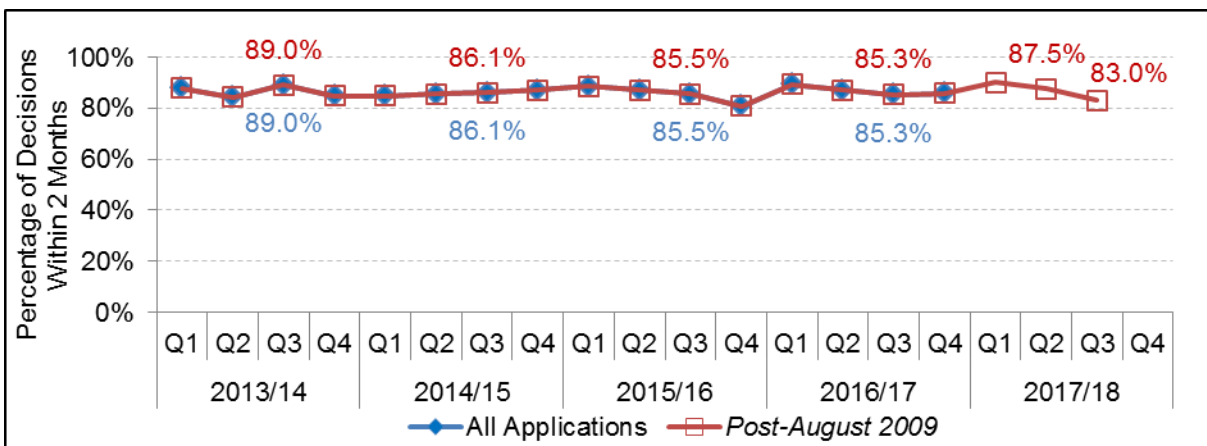


Chart 12: Householder Developments: Average decision time (weeks)



The percentage of householder applications decided within two months was 83.0 per cent in quarter three of 2017/18, down from both the previous quarter (87.5 per cent) and the equivalent Quarter 3 figure for 2016/17 (85.3 per cent) ([Quarter 3, 2017/18 – Table 6](#)).

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



There were a further 97 householder development applications concluded that were subject to separate processing agreements, 83 (85.6 per cent) of which met their agreed timescale. This compares with 82 per cent (93 of 114 householder applications) that met the agreed timescale for the previous quarter.

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.

In quarter three of 2017/18 there were 1,211 decisions made on local housing applications. The overall average decision time was 11.7 weeks, quicker by just over a week compared to the previous quarter (12.8 weeks) and the quickest for any quarter since data collection started in 2012/13.

Chart 14: Local Housing Developments: Number of decisions

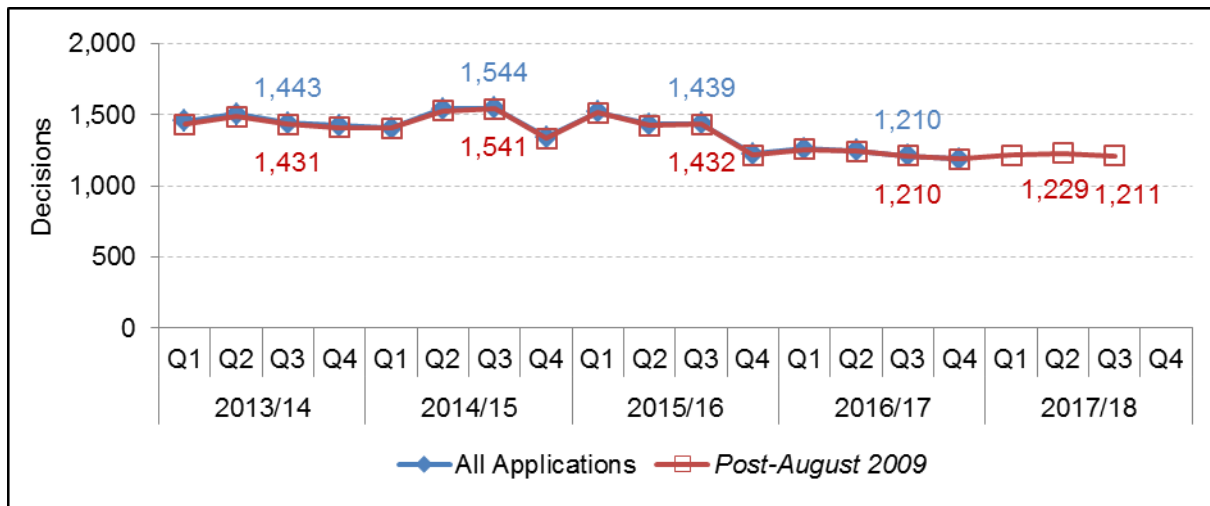
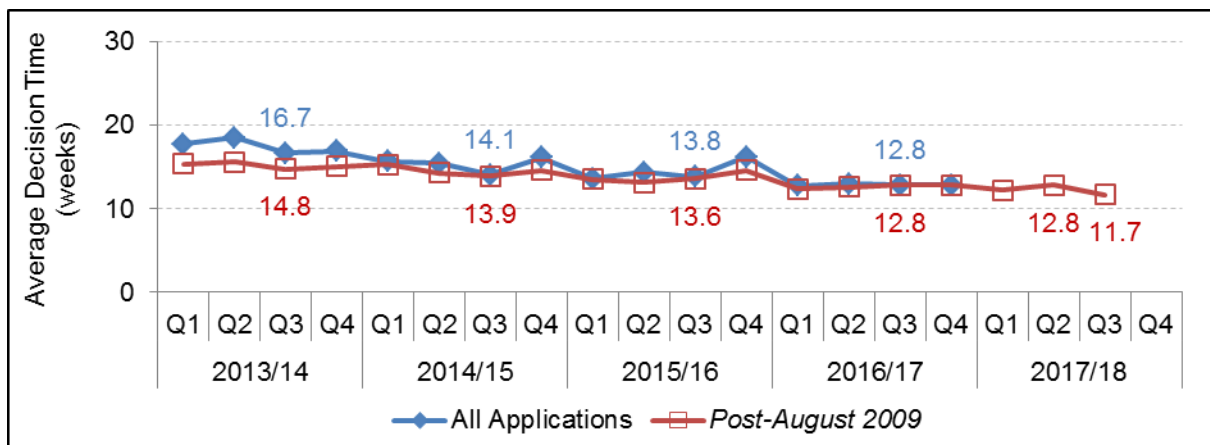
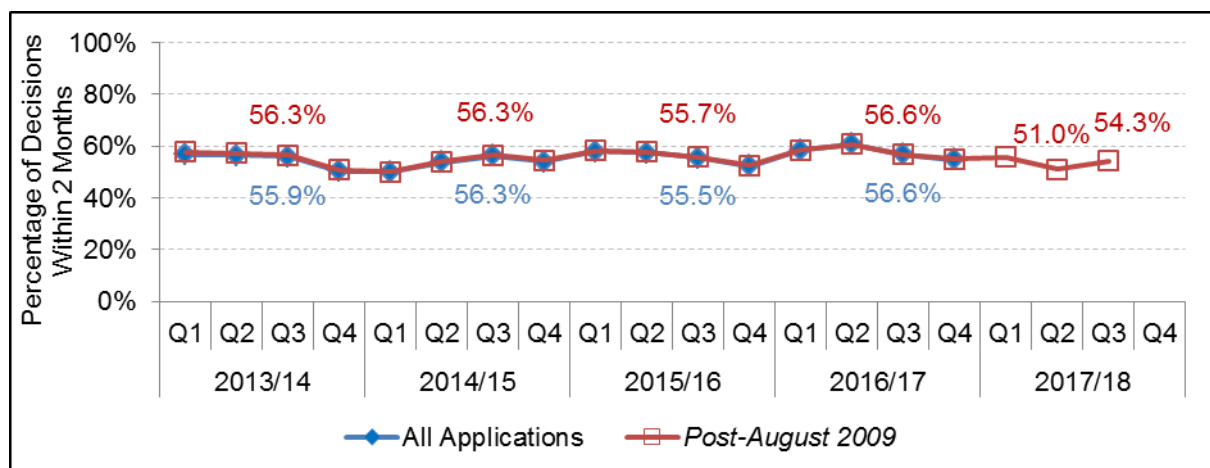


Chart 15: Local Housing Developments: Average decision time (weeks)



The percentage of local housing applications decided within two months was 54.3 per cent, higher than the previous quarter (51.0 per cent) but lower than the quarter three figure in the previous year (56.6 per cent) ([Quarter 3, 2017/18 – Table 8](#)).

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



There were a further 180 local housing applications concluded that were subject to separate processing agreements, of which 74.4 per cent (134 applications) met the agreed timescale. This compares with 79 per cent (124 of 157 local housing applications) that met the agreed timescale for the previous quarter.

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 the gross floor space as a result of the development must not exceed 10,000 square metres and the site area must be 2 hectares or less.

There were 398 local business and industry applications decided during the third quarter of 2017/18, with an average decision time of 10.2 weeks, slower by more than a week compared to the previous quarter (8.9 weeks) which had been the quickest quarter 2 figure since data collection started in 2012/13.

The percentage of local business and industry applications decided within two months was 67.3 per cent, down from the previous quarter (70.3 per cent) but up slightly from the equivalent quarter three figure in the previous year (66.1 per cent) ([Quarter 3, 2017/18 – Table 10](#)).

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

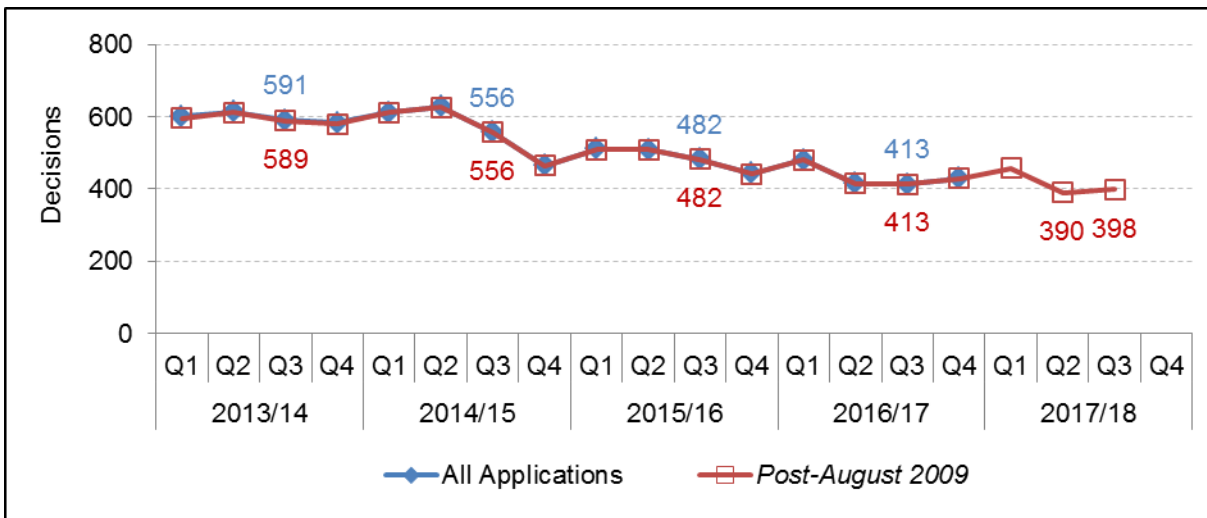


Chart 18: Local Business and Industry Developments: Average decision time (weeks)

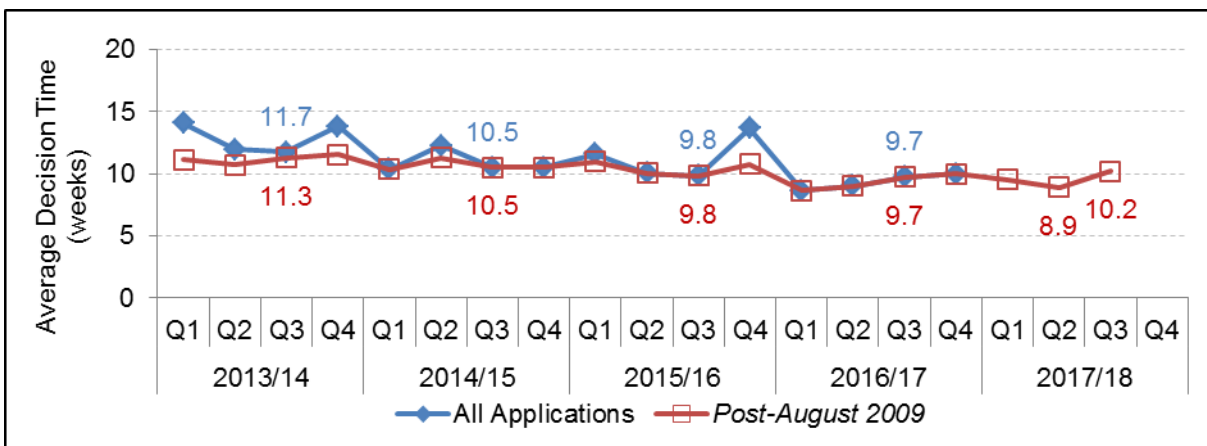
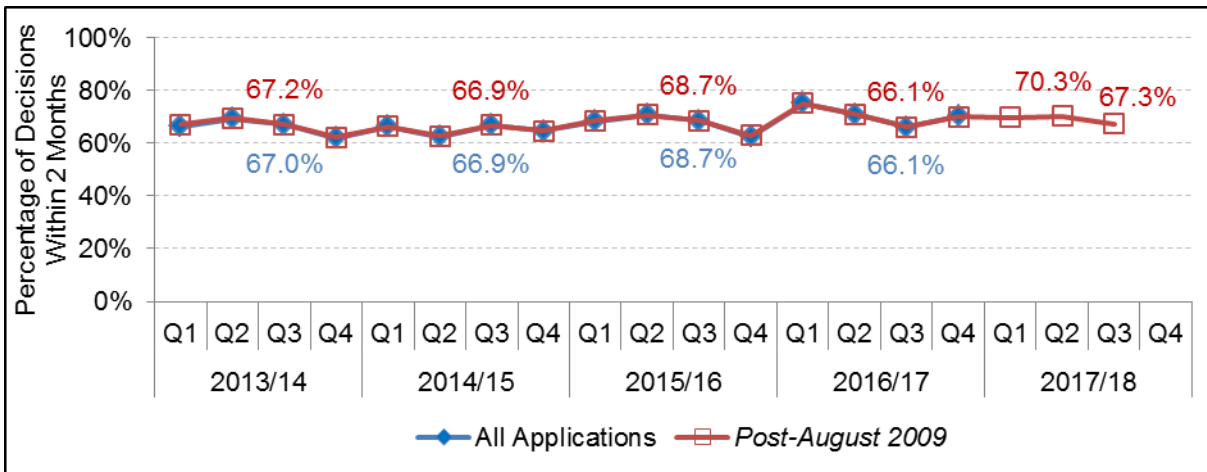


Chart 19: Local Business and Industry Developments: Percentage of decisions within two months



There were a further 33 local business and industry applications concluded that were subject to separate processing agreements, of which 60.6 per cent (20 applications) met the agreed timescale. This compares with 94 per cent (30 of 32 local business and industry applications) that met the agreed timescale for the previous quarter.

2.6. Local Other Developments

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

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

There were 1,546 local other developments decided during the third quarter of 2017/18, with an average decision time of 10.0 weeks, slightly slower than the 9.7 weeks for the previous quarter but slightly quicker than the equivalent quarter three in 2016/17 (10.4 weeks).

In quarter three of 2017/18 the percentage of local other developments decided within two months was 65.0 per cent, down from the previous quarter (66.5 per cent), but up slightly from the equivalent quarter three percentage in 2016/17 (64.6 per cent) ([Quarter 3, 2017/18 – Table 12](#)).

Chart 20: Local Other Developments: Number of decisions

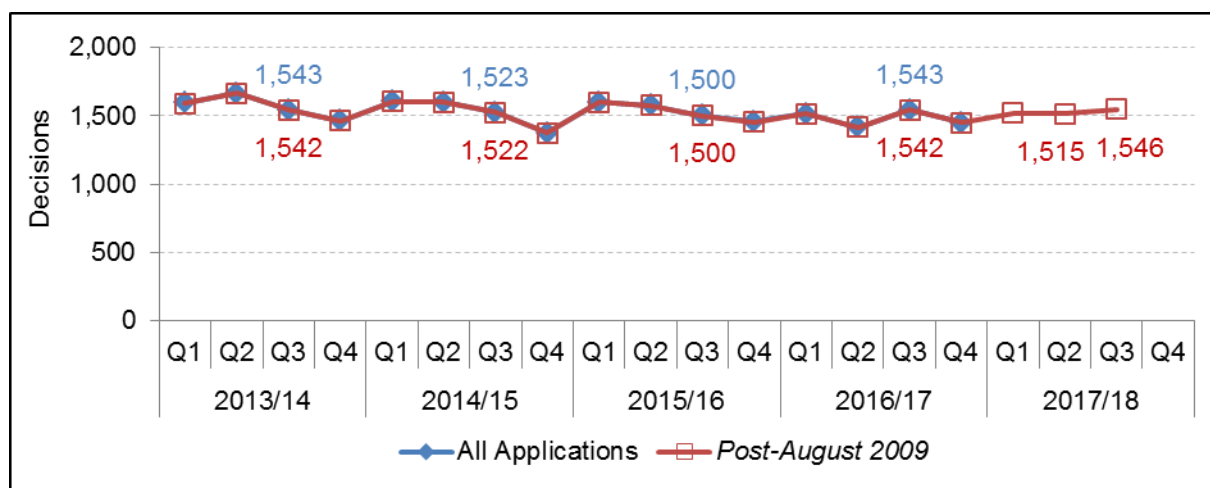


Chart 21: Local Other Developments: Average decision time (weeks)

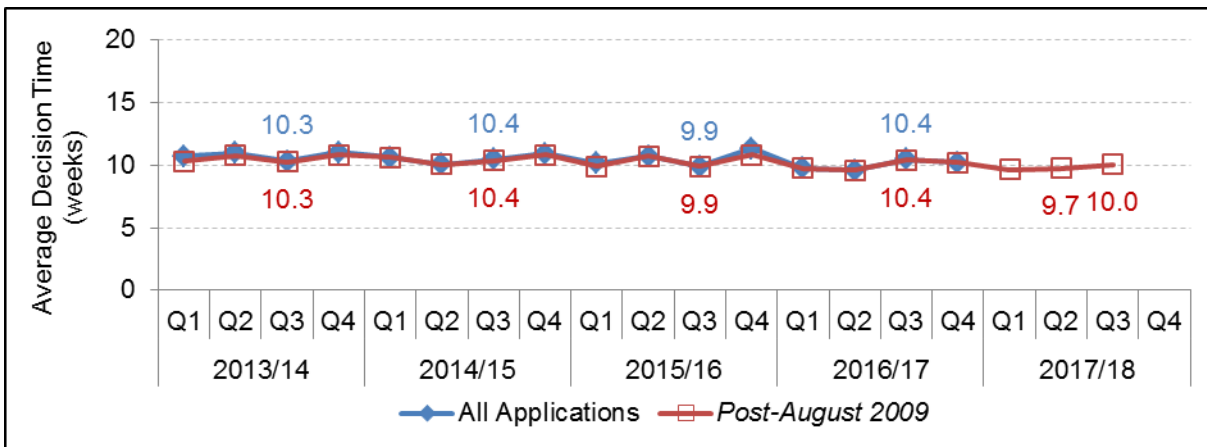
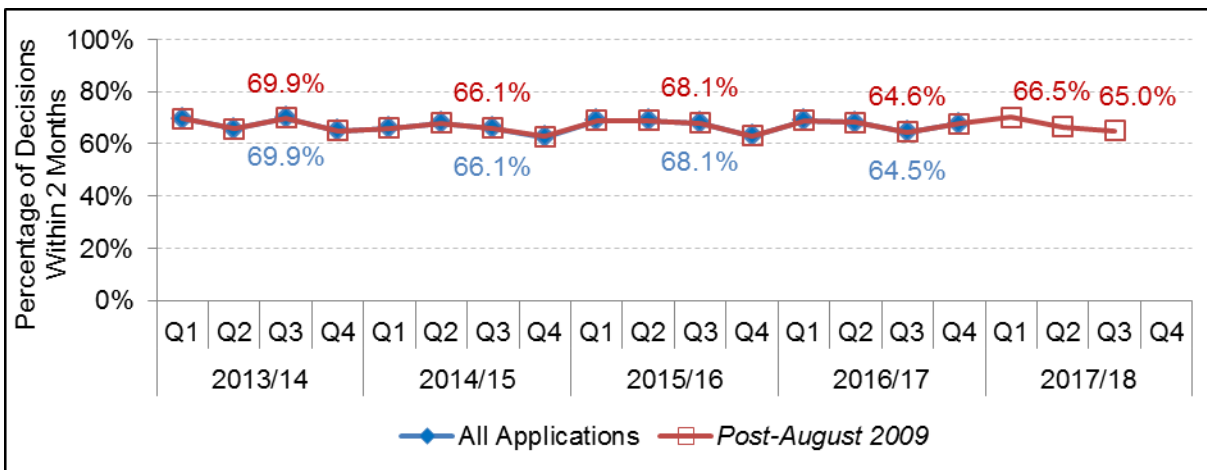


Chart 22: Local Other Developments: Percentage of decisions within two months



There were a further 86 local other developments applications concluded that were subject to separate processing agreements, of which 68.6 per cent (59 applications) met the agreed timescale. This compares with 80.8 per cent (80 of 99 local other developments) that met the agreed timescale for the previous quarter.

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.

Figures for all applications, which include legacy cases validated before 3rd August 2009, are shown up to the end of 2016/17. From quarter one 2017/18, because of the limited number of legacy cases still being processed, figures are only shown for applications validated post 3rd August 2009.

3.1. All Major Developments

For applications subject to average time calculations there were 63 major developments decided in quarter three of 2017/18, 6 (10.5 per cent) more than the 57 decisions in the previous quarter, and 10 (13.7 per cent) fewer than the 73 decisions in the equivalent quarter of 2016/17. The average decision time for these 63 major developments was 27.7 weeks, more than five weeks quicker than the previous quarter (33.0 weeks) and more than six weeks quicker than the equivalent quarter three figure in 2016/17 (33.9 weeks) ([Quarter 3, 2017/18 – Table 2](#)).

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

The average decision time figure of 27.7 weeks has been influenced by a number of lengthier times including nine that each took longer than a year. Of the 63 major development applications 41 (65 per cent) 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](#).

Chart 23: All Major Developments: Number of decisions

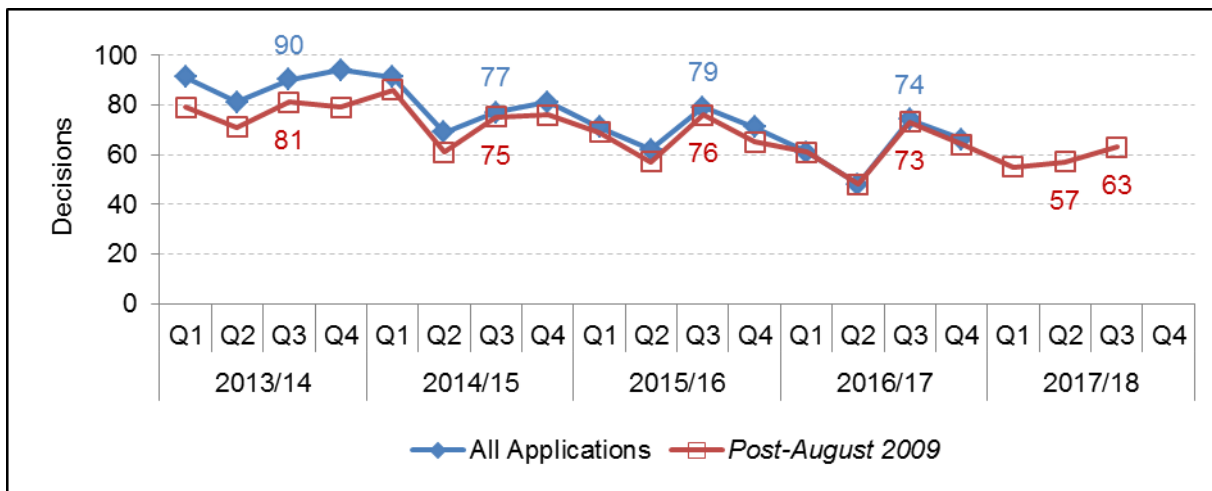
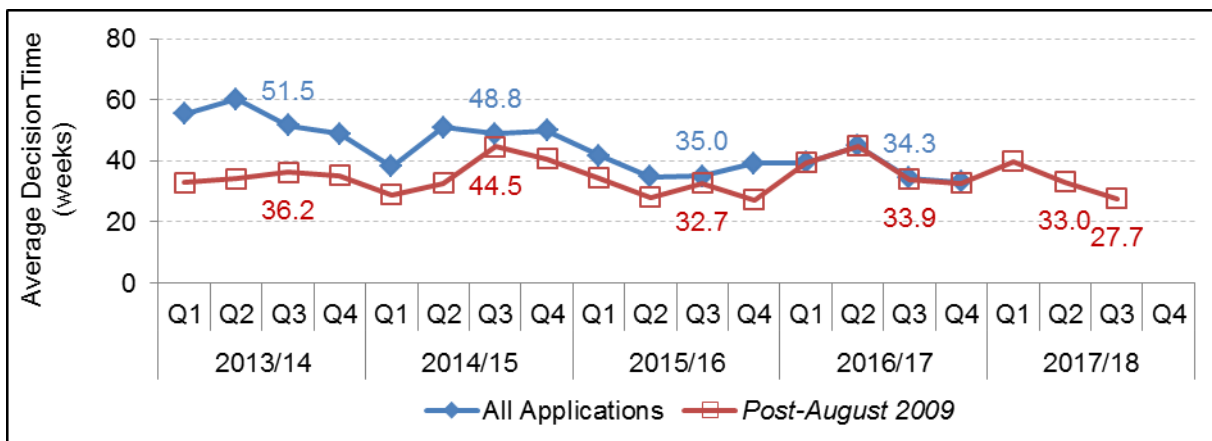


Chart 24: All Major Developments: Average decision time (weeks)



In quarter three of 2017/18 there was one major development that was a pre 3rd August 2009 legacy case. Further details about legacy cases can be seen in [Section 10](#).

There were a further 21 major development applications concluded in quarter three of 2017/18 that were subject to separate processing agreements. 16 (76.2 per cent) of these applications met agreed timescales that had been set between developers and local authorities. Applications subject to processing agreements are not included in average time calculations. For the most recent quarter, major applications with processing agreements accounted for a quarter of the decisions made for all major developments.

In quarter three of 2017/18 Glasgow City made the most decisions on major developments (15 in total); these had an average decision time of 27.3 weeks.

3.2. Major Housing Developments

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

For applications subject to average time calculations there were a total of 31 major housing developments decided during the third quarter of 2017/18 and the average decision time was 33.8 weeks, more than two weeks quicker compared to the previous quarter (36.4 weeks) and just over five weeks quicker than the quarter three figure for 2016/17 (39.1 weeks) ([Quarter 3, 2017/18 – Table 7](#)).

Chart 25: Major Housing Developments: Number of decisions

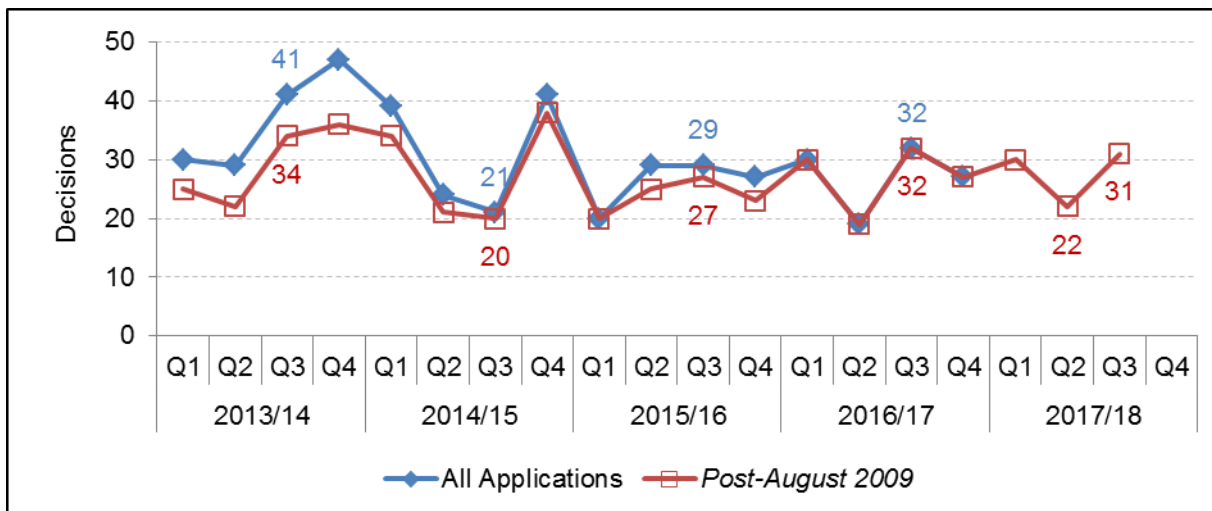
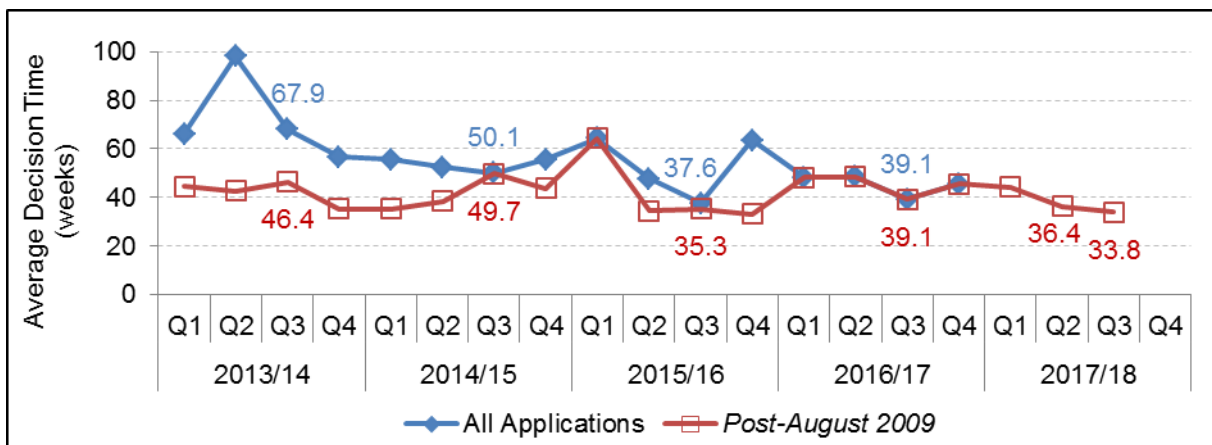


Chart 26: Major Housing Developments: Average decision time (weeks)



Average figures based on a small number of applications can be volatile. In this quarter there were seven Major Housing applications with a decision time of more than one year. 61.3 per cent (19 of the 31 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 quarter three of 2017/18 there was one major housing development that was a pre 3rd August 2009 legacy case. Further details about legacy cases can be seen in [Section 10](#).

In addition, there were 12 major housing applications that were subject to processing agreements with 8 (66.7 per cent) of these meeting agreed timescales.

3.3. Major Business and Industry

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

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

There were six major business and industry developments in quarter three of 2017/18 subject to average decision time calculations. These had an average decision time of 34.0 weeks more than nine weeks quicker than the equivalent quarter in 2016/17 (43.4 weeks) ([Quarter 3, 2017/18 – Table 10](#)).

In addition one major business and industry development was subject to a processing agreement and met agreed timescales.

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

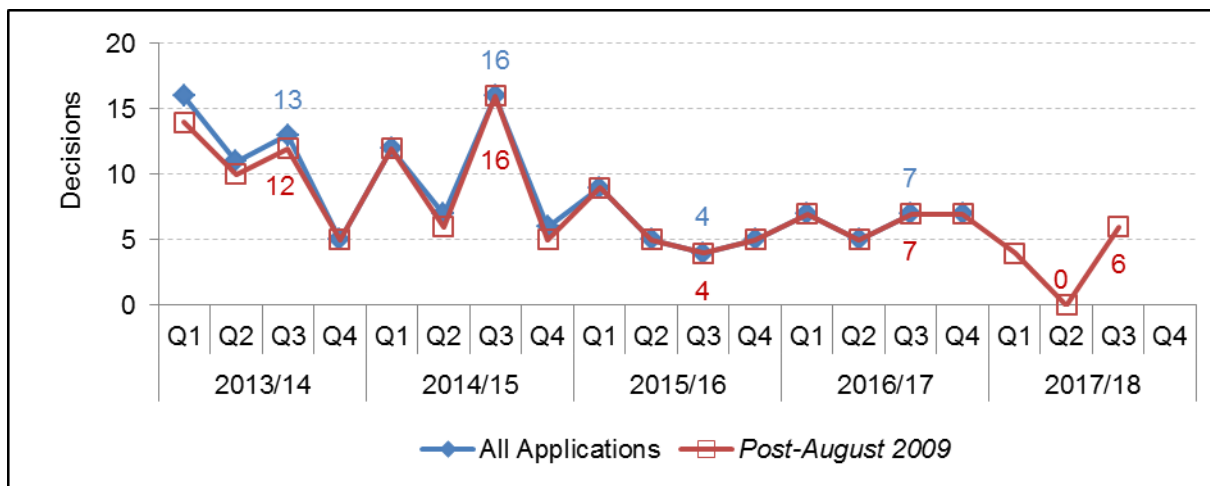
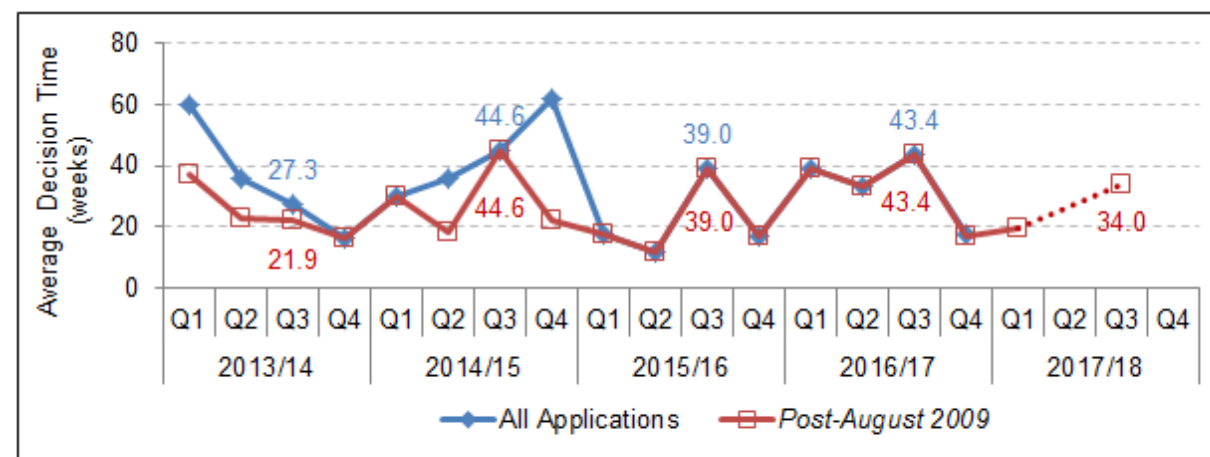


Chart 28: Major Business and Industry Developments: Average decision time (weeks)



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

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 20 major other developments in quarter three of 2017/18. These had an average decision time of 20.8 weeks, more than six weeks quicker than the previous quarter (27.4 weeks) and two weeks quicker than the equivalent quarter in 2016/17 (22.8 weeks) ([Quarter 3, 2017/18 – Table 11](#)).

Chart 29: Major Other Developments: Number of decisions

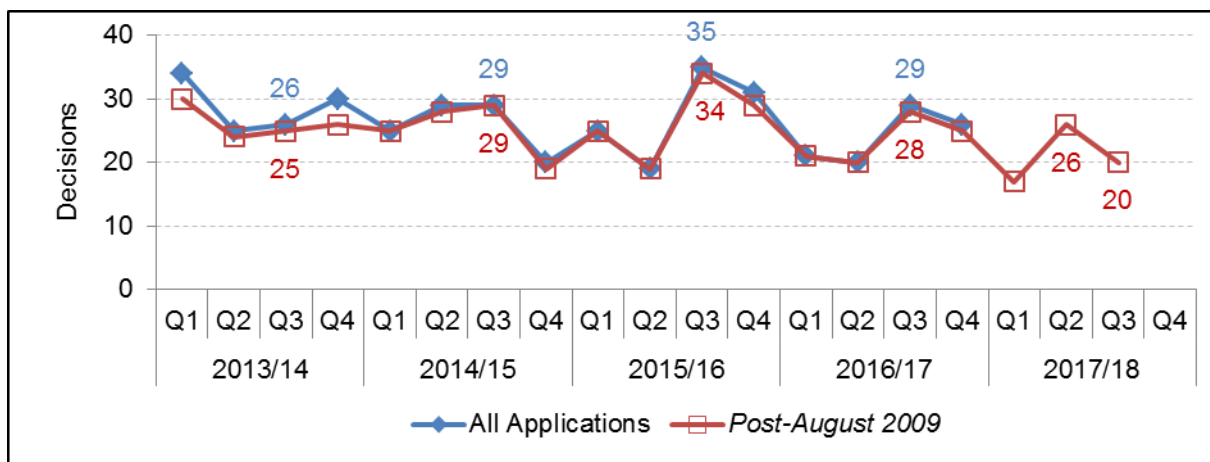
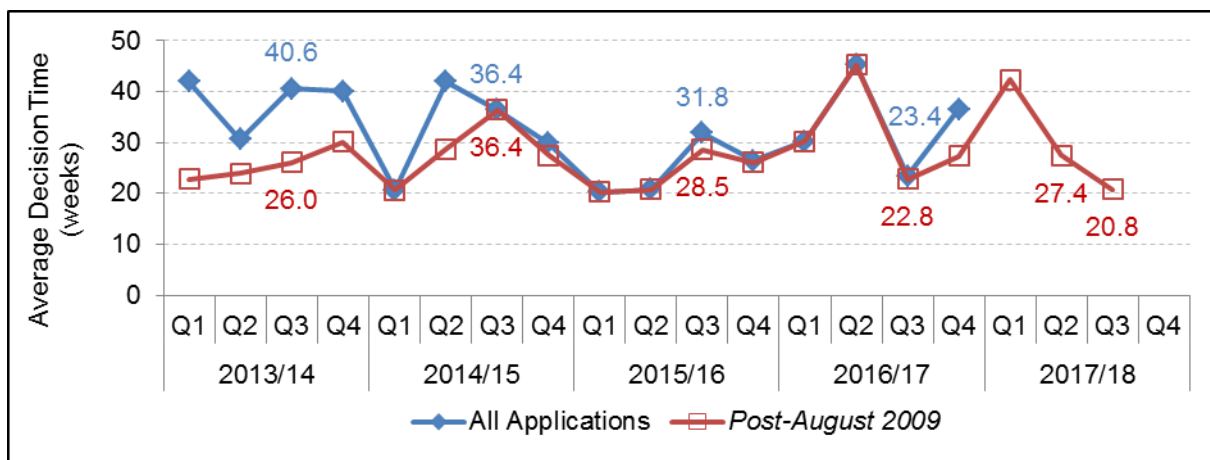


Chart 30: Major Other Developments: Average decision time (weeks)



14 of the 20 major other development applications (70 per cent) were decided in a time that was quicker than the average, while one application had a decision time of

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

In addition, there were four major other developments that were subject to processing agreements all of which met 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 2017/18 there were 530 applications that were subject to a processing agreement, 2 fewer than in the previous quarter, and 74.7 per cent of these were decided within agreed timescales ([Quarter 3, 2017/18 – Table 1](#)).

Table 1: Processing Agreements, 2017/18, Quarter 3

Category of development	Number of Decisions	% Within Agreed Timescales
Major Applications	21	76.2%
Local Applications	429	74.8%
EIA Developments	3	100.0%
Other Consents	77	72.7%
Total	530	74.7%

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.

The figures exclude applications with processing agreements.

5.1 Local developments with Legal Agreements

In quarter three of 2017/18 there were 59 applications for local developments where planning authorities had planning/legal agreements in place, 29 (33 per cent) fewer than the previous quarter. The average time taken to make decisions on these applications was 24.3 weeks, quicker by more than seven weeks than the previous quarter (31.7 weeks) and just over two weeks quicker than quarter three in the previous year (26.4 weeks) ([Quarter 3, 2017/18 – Table 3](#)).

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

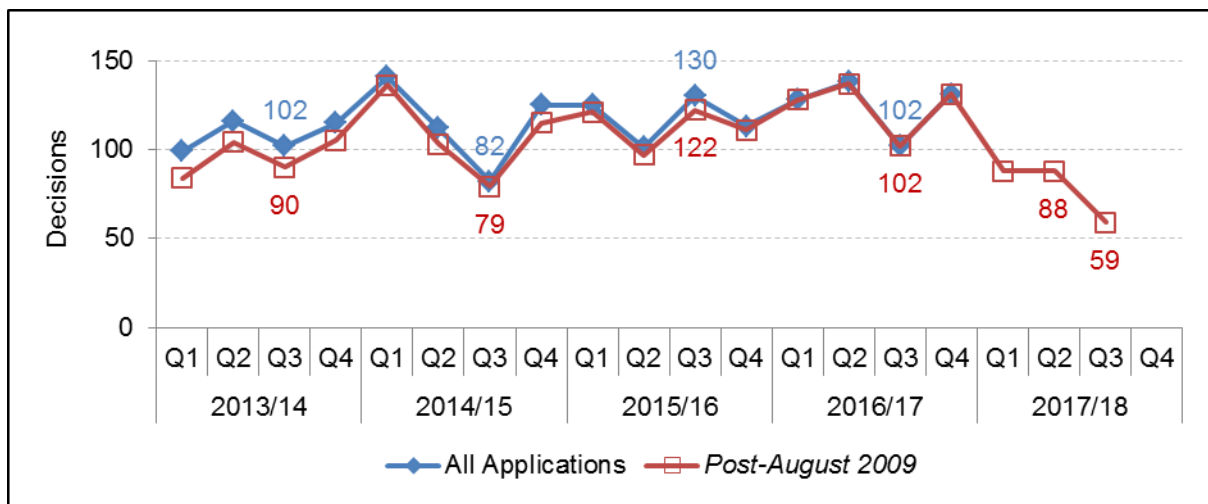
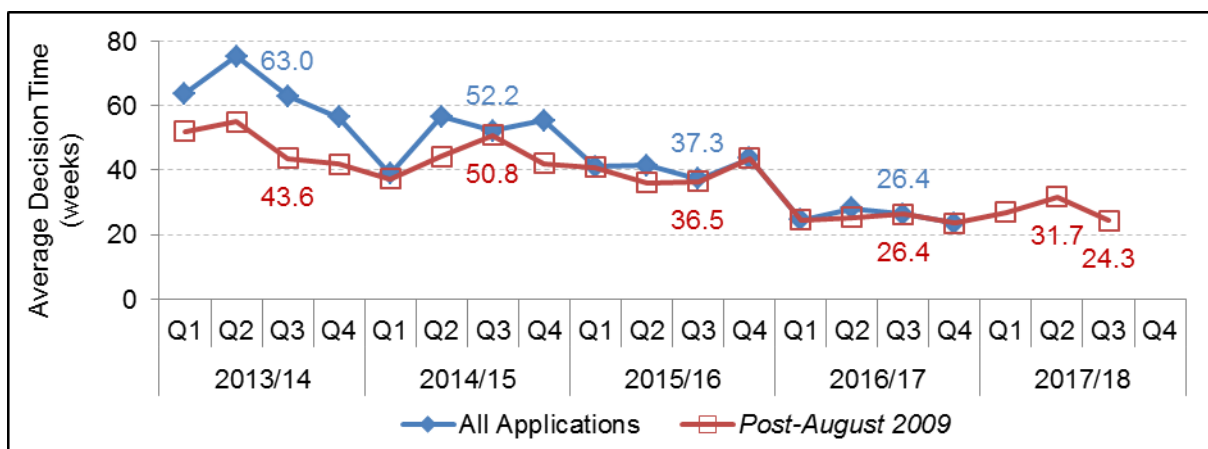


Chart 32: Local developments with Legal Agreements: Average decision time (weeks)



The average decision time figure of 24.3 weeks has been influenced by a number of lengthier times including four that each took longer than a year, one of these taking longer than two years.

5.2 Major developments with Legal Agreements

In quarter three of 2017/18 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 39.3 weeks, more than three weeks quicker compared to the previous quarter (42.9 weeks) and more than seven weeks quicker than the equivalent quarter figure for 2016/17 (46.7 weeks). Included in this quarter's figures are seven decisions that took longer than one year. The timescales involved in concluding legal agreements prior to issue of planning permission will have had a significant influence over the average decision time ([Quarter 3, 2017/18 – Table 2](#)).

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

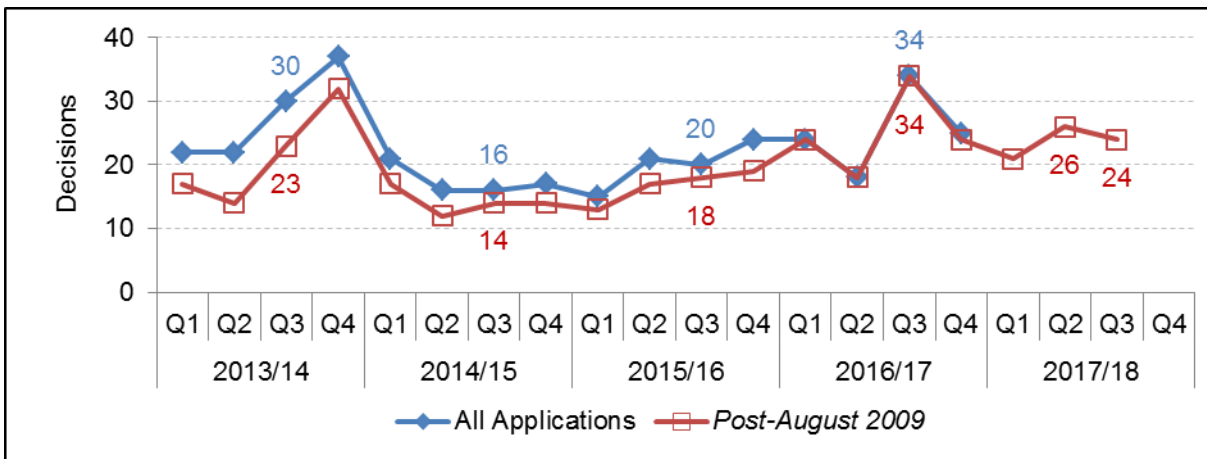
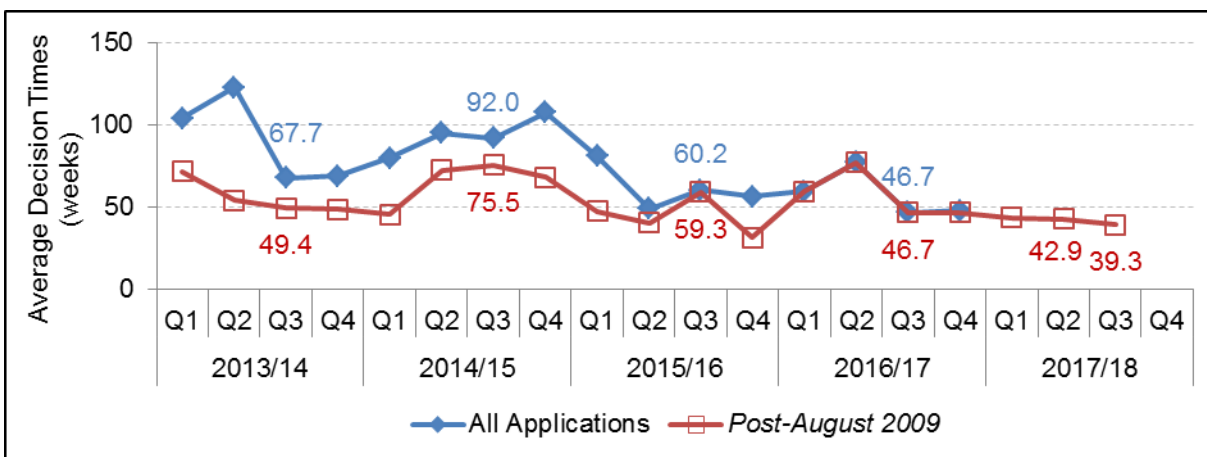


Chart 34: Major developments with Legal Agreements: Average decision time (weeks)



6. Approval Rates

The overall rate of approvals for all types of application³ (including legacy applications) was 93.7 per cent in the period October to December 2017, a slight decrease from the previous quarter (93.9 per cent), and quarter three in 2016/17 (94.2 per cent) ([Quarter 3, 2017/18 – 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 for all applications (including legacy applications) was 95.7 per cent in the third quarter of 2017/18, slightly lower than the previous quarter (96.0 per cent), and slightly higher than quarter three in 2016/17 (94.9 per cent) ([Quarter 3, 2017/18 – Table 20](#)).

8. Appeals and Local Reviews

Local Review Bodies⁴ dealt with 132 cases in the third quarter of 2017/18, 60.6 per cent of which had the original decision upheld. In the previous quarter 58.8 per cent (of 131 cases) had the original decision upheld and the corresponding percentage was 59.8 per cent (of 127 cases) for quarter three in 2016/17.

In addition 71.4 per cent (of 77 cases) of appeals to Scottish Ministers in quarter three of 2017/18 had the original decision upheld. This compares with 56.0 per cent (75 cases) for the previous quarter and 53.5 per cent (71 cases) for quarter three of 2016/17 ([Quarter 3, 2017/18 – Tables 16 & 17](#)).

9. Clock Stops

In quarter three of 2017/18 31 local authorities provided information on particular delays for 426 applications that were outwith their control and on which it was agreed it was appropriate to stop the clock for periods of time. This compares to 298 applications across 28 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 those authorities who are able to report delays in decision-making. Table 2 shows the number of applications where the clock was stopped by the planning authority for applications decided in quarter three 2017/18.

³ Decisions on applications classified as N17 Other consents and certificates 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.

Table 2: Clock stops by planning authority¹, 2017/18, Quarter 3

Planning Authority	Total applications decided in 2017/18 Q3	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	208	22	10.6%	20.9
Aberdeenshire	521	1	0.2%	0.9
Angus	160	1	0.6%	11.4
Argyll & Bute	329	5	1.5%	27.4
Cairngorms NP	1		0.0%	
Clackmannanshire	47	2	4.3%	2.9
Dumfries & Galloway	296	7	2.4%	22.8
Dundee City	163	17	10.4%	6.3
East Ayrshire	126	11	8.7%	30.6
East Dunbartonshire	184	13	7.1%	6.5
East Lothian	247	7	2.8%	14.4
East Renfrewshire	123	1	0.8%	22.7
Edinburgh, City of	741	2	0.3%	39.3
Falkirk ²	131	2	1.5%	41.5
Fife	526	8	1.5%	14.6
Glasgow City	704	83	11.8%	19.9
Highland	756	76	10.1%	28.0
Inverclyde	105	20	19.0%	4.5
Loch Lomond & The Trossachs NP	79	7	8.9%	16.4
Midlothian	127	4	3.1%	45.0
Moray	157	30	19.1%	4.6
Na h-Eileanan Siar	102	2	2.0%	23.1
North Ayrshire	148	9	6.1%	4.5
North Lanarkshire	230	4	1.7%	15.0
Orkney Islands	99	19	19.2%	21.1
Perth & Kinross	406	11	2.7%	21.9
Renfrewshire	174	10	5.7%	17.2
Scottish Borders	185		0.0%	
Shetland Islands	89	15	16.9%	9.0
South Ayrshire	313		0.0%	
South Lanarkshire	379	9	2.4%	6.8
Stirling	232	1	0.4%	21.9
West Dunbartonshire	52	15	28.8%	9.5
West Lothian	182	12	6.6%	17.8
SCOTLAND	8,322	426	5.1%	17.7

1. Processing Agreements are not included in this analysis.

2. Includes 1 Legacy Case

10. Legacy Cases

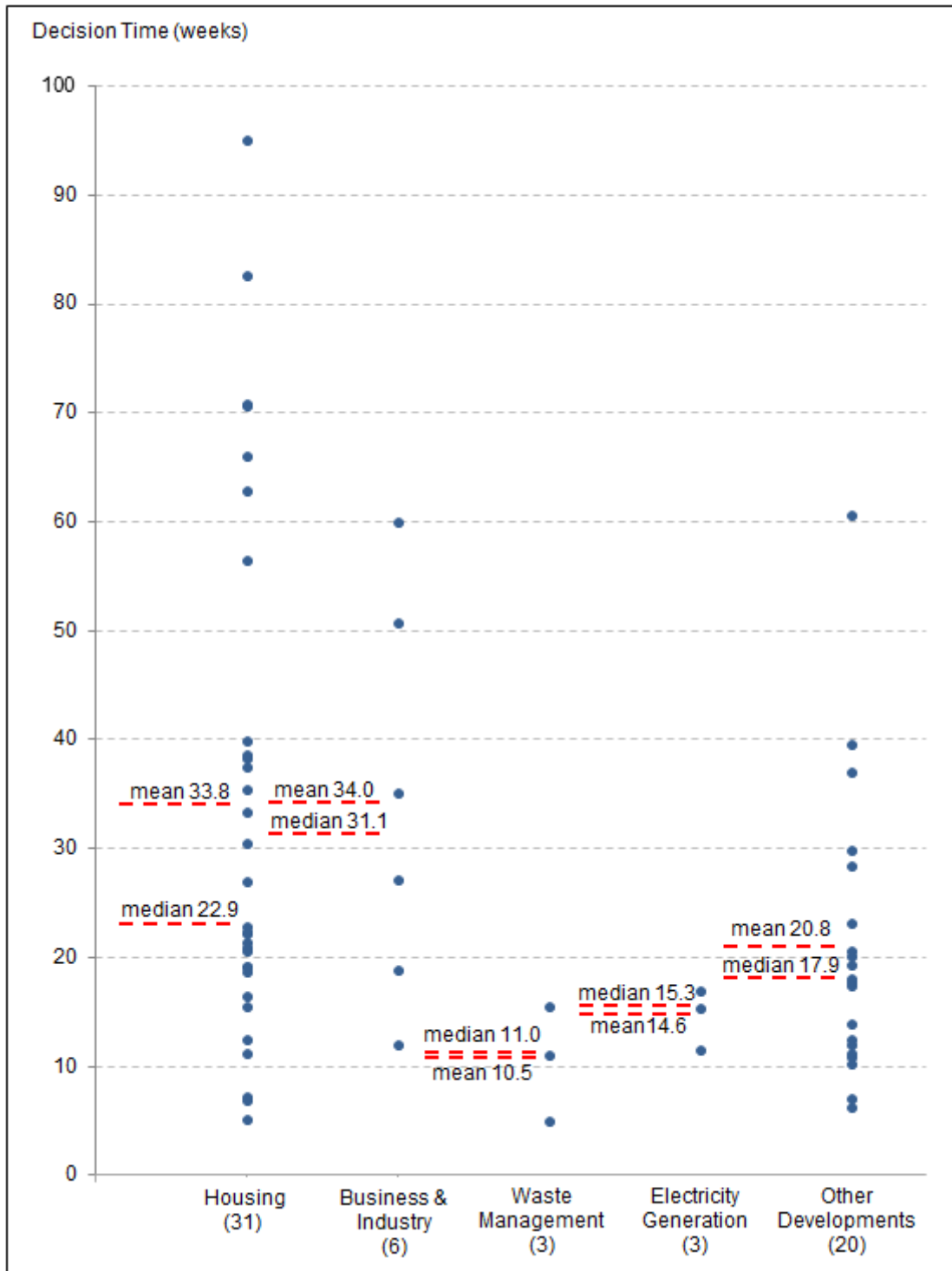
There was one legacy case decided in quarter three of 2017/18 – a Major Housing application covering development of land for up to 550 Houses and associated infrastructure.

The decision time was 6.7 years with the clock stopped for an additional 1.5 years.

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 and December (quarter three) of 2017/18. Each column of dots in Chart 35 shows the distribution of decision times for the applications. Each dot represents one application (some dots land on top of one other). The horizontal lines show the mean and median decision times.

Chart 35: Distribution of decision times in quarter three 2017/18 for major applications (excludes one legacy case)



For the 31 major housing developments decision times ranged from 5.1 weeks to 95.1 weeks (1.8 years). 61 per cent (19 of 31 major housing development applications) were decided in a time that was quicker than the mean. The mean decision time has been influenced by a few lengthy decisions. There were seven applications with a decision time longer than one year.

There were six major business and industry developments with decision times ranging from 12.0 to 60.0 weeks.

There were three major waste management applications with decision times ranging from 5.0 to 15.6 weeks.

There were three major electricity generation developments with decision times ranging from 11.6 weeks to 17.0 weeks.

Decision times for 20 major other developments application ranged from 6.3 weeks to 60.6 weeks (1.2 years). One application had a decision time of over a year. Fourteen of the 20 major other developments applications (70.0 per cent) were decided in a time that was quicker than the mean.

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The data collected for this statistical bulletin:

- are available in more detail through Scottish Neighbourhood Statistics
- are available via excel spreadsheets on the Planning Statistics webpages at: <http://www.gov.scot/Topics/Statistics/Browse/Planning>
Details for individual planning applications are also available on planning authorities' eplanning websites.
- may be made available on request, subject to consideration of legal and ethical factors. Please contact Planning_Stats@gov.scot for further information.
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