

PEOPLE, COMMUNITIES AND PLACES

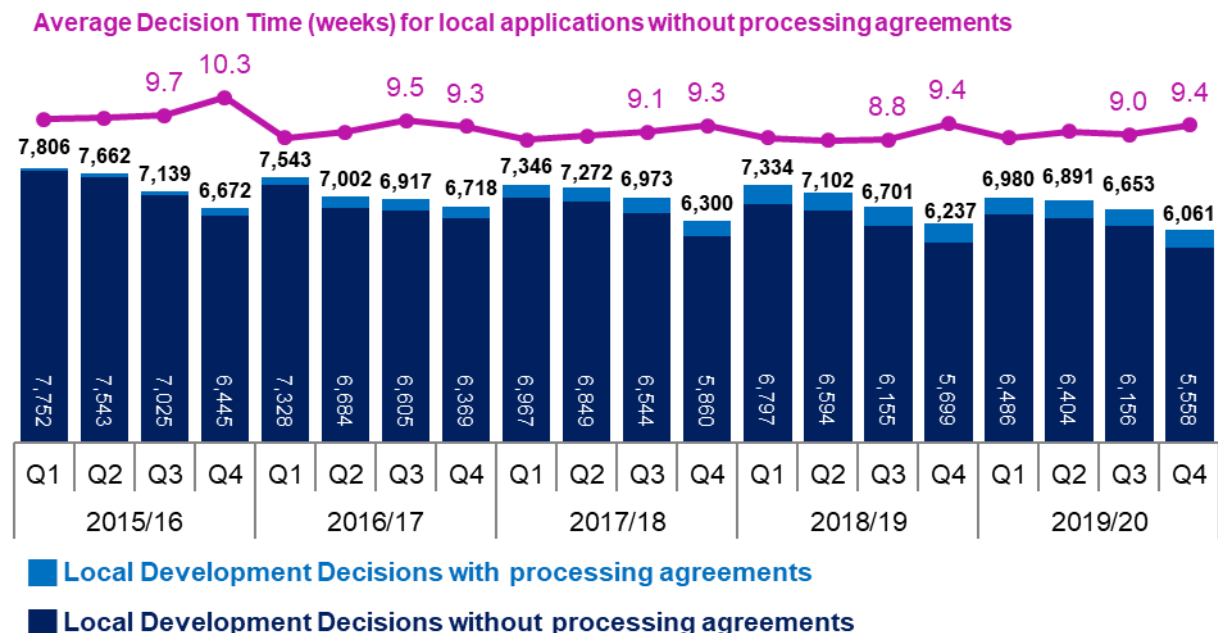
Planning Performance Statistics, 2019/20, Year End

This report presents summary statistics on planning application decision-making timescales for October 2019 to March 2020 (Quarters 3 and 4), as well as historic data going back to quarter one of 2015/16. It is based on data collected by the Scottish Government from Local and Planning Authorities as part of the Planning Performance Framework (introduced in 2012).

Applications for Local Developments (excludes legacy cases)

There were 12,714 decisions on local developments in the final six months of 2019/20, 224 fewer than the same period in the previous year. The average decision time for the 11,714 of these which were not subject to processing agreements was 9.2 weeks, slightly slower than the corresponding time of 9.1 weeks for the final six months of 2018/19.

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



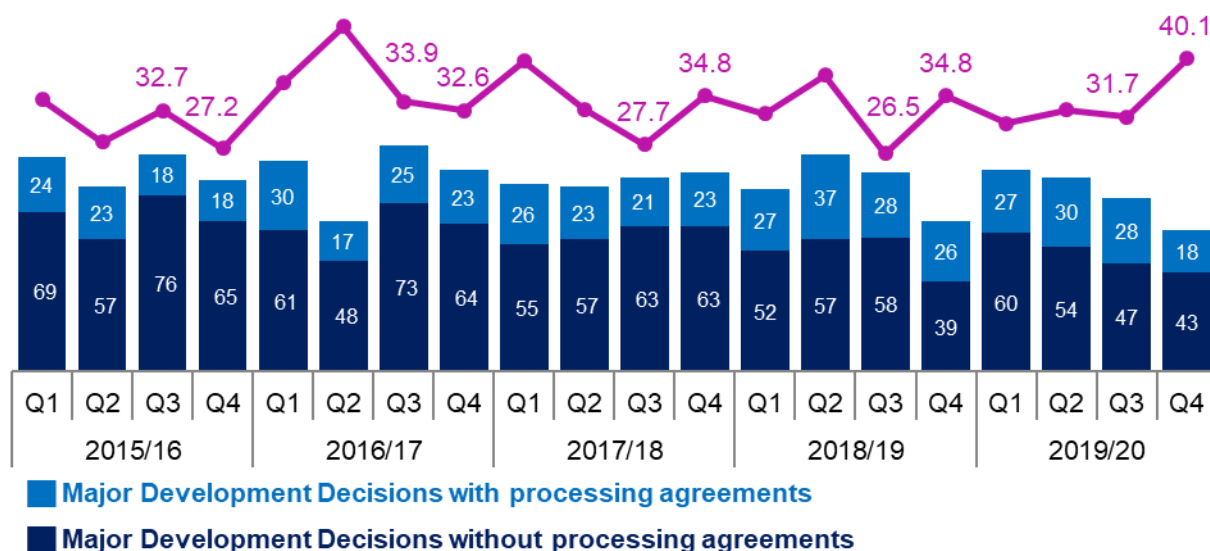
In quarter three of 2019/20 there were 497 local development applications with processing agreements, 77.7% (386) met agreed timescales that had been set between developers and local authorities. In quarter four there were 503, 80.5% (405) meeting the agreed timescales.

Applications for Major Developments (excludes legacy cases)

There were 136 decisions on major developments in the final six months of 2019/20, 15 fewer than in the same period in the previous year. The average decision time for the 90 of these not subject to processing agreements was 35.7 weeks, almost six weeks slower than the 29.8 weeks for the same period in 2018/19.

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

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



The average decision time figures of 31.7 and 40.1 weeks for quarters three and four have been influenced by a number of lengthier decision times, including 19 decision times of longer than a year – seven in quarter three and twelve in quarter four. Two in each quarter had decision times of longer than two years. The longest, in quarter four, taking 4 years.

If the applications that took over two years are excluded the average decision time for quarter three would be 27.1 weeks, over four weeks quicker. For quarter four the average decision time would be 34.1 weeks, a reduction of 6 weeks.

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

In quarter three of 2019/20 there were 28 major development applications with processing agreements, 75.0% (21) met agreed timescales that had been set between developers and local authorities. In quarter four there were 18, 55.6% (10) meeting the agreed timescales.

In quarter three major applications with processing agreements accounted for 37% of all the decisions made for major developments (28 of 75). In quarter four this dropped to 29.5%, 18 of 61 major applications.

There was also one Major Development pre 3rd August 2009 legacy case determined. 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 and The Trossachs National Park) on the detail of planning decisions and timescales.

1.2 Legacy cases

On 3rd August 2009 substantial changes to the statutory development management system, relating to the handling of planning applications, came into effect across the whole of Scotland. A few legacy cases that were validated pre 3rd August 2009 can badly skew results and therefore the analysis in Sections 2 to 5 covers applications validated in the current planning system post 3rd August 2009. Analysis of the limited number of decided legacy cases is provided separately in [Section 10](#).

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

1.3 Detailed tables of results

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

1.4 Categories of planning applications

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

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

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.

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

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

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

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

Details for the classification of all development types can be found in the [Hierarchy of Developments](#) planning series circular.

1.5 Calculation of decision times

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

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

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

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.

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.

1.8 Points to note for this bulletin

Legacy Cases

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

Processing agreements

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

Impact of COVID-19 Pandemic

In March 2020 local authority planning application processing was impacted by the move to home working and restrictions on travel and site access as a result of the COVID-19 Pandemic. This may have led to a delay in determining a small number of applications in the later weeks of March. Some of these applications may have slightly longer decision times while others may not have been determined until April so are not included in the 2019/20 figures. As restrictions came into effect mid-March this is likely to have only affected a small number of applications in Quarter 4.

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

Some local authorities use processing agreements where the developer and the local authority agree on timescales for decisions. When an application is subject to a processing agreement it is not included in average decision time calculations.

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

2.1. All Local Developments

There were 11,714 local development applications not subject to processing agreements in the final six months of 2019/20, 140 fewer than in the equivalent period in 2018/19. The average decision time for these local development applications was 9.2 weeks, slightly slower than the 9.1 weeks for the same period in 2018/19. The percentage of decisions made in less than two months was 74.5%, showing little change from 74.6% for the final six months of 2018/19.

In addition a number of applications were concluded that were subject to processing agreements, these applications are not included in average time calculations. In quarter three of 2019/20 there were 497 local development applications with processing agreements, 77.7% of these applications met agreed timescales that had been set between developers and local authorities. In quarter four there were 503, 80.5% meeting the agreed timescales. In quarter three local applications with processing agreements accounted for 7.5% of all the decisions made for local developments, in quarter four this increased to 8.3%.

Highland made the most decisions on local developments in both quarter three (611 applications, three subject to processing agreements) and quarter four (587 applications, 12 subject to processing agreements).

Chart 3: All Local Developments

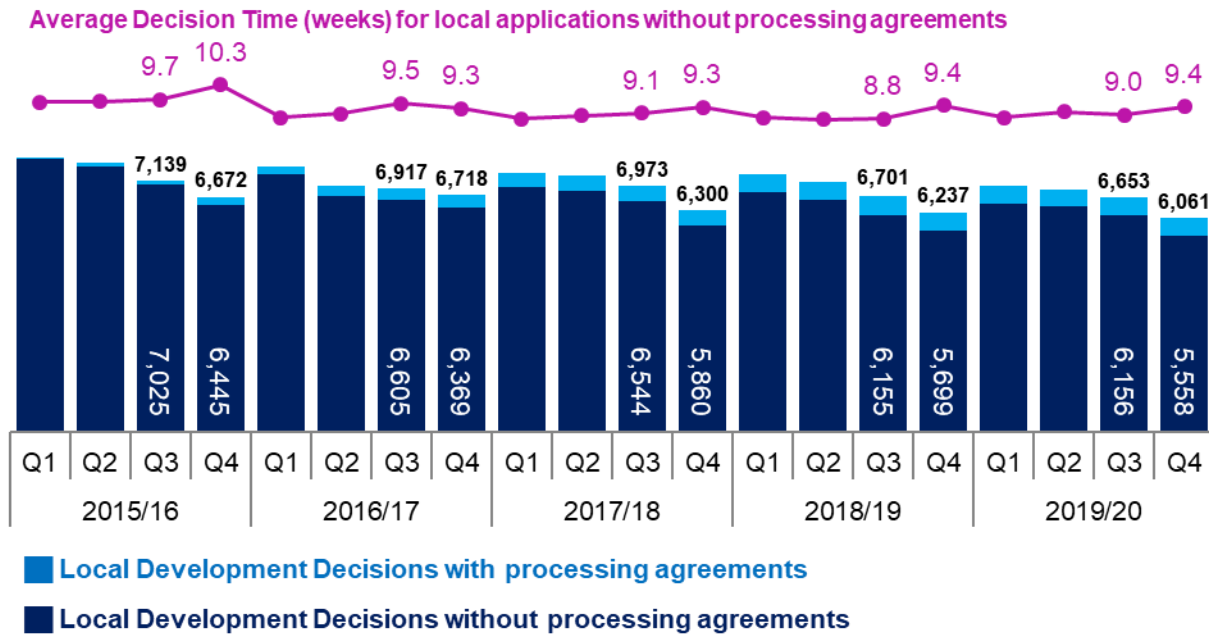
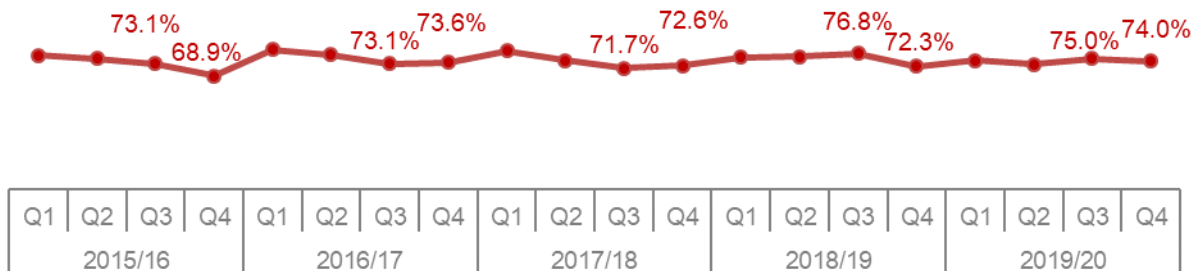


Chart 4: All Local Developments: Percentage of decisions within two months



2.2. Local (Non Householder) Developments

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

There were 5,822 local non-householder developments not subject to processing agreements decided in the final six months of 2019/20, 307 fewer than the same period in the previous year. The average decision was 11.1 weeks, just over a day slower than the 10.9 weeks for the same period in the previous year. The percentage of decisions made in less than two months was 63.7%, up slightly from 63.4% for the corresponding six month period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were 372 local non householder development applications with processing agreements, 77.7% of these applications met agreed timescales that had been set between developers and local authorities. In quarter four there were 374, 79.7% meeting the agreed timescales.

Chart 5: Local Developments (Non Householder)

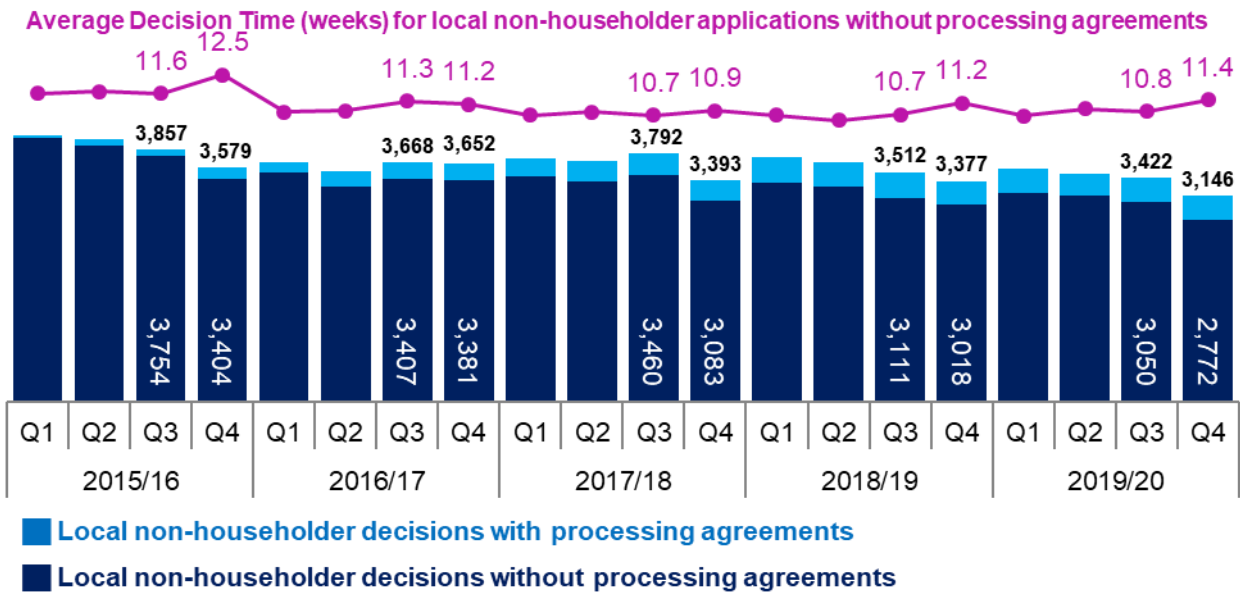
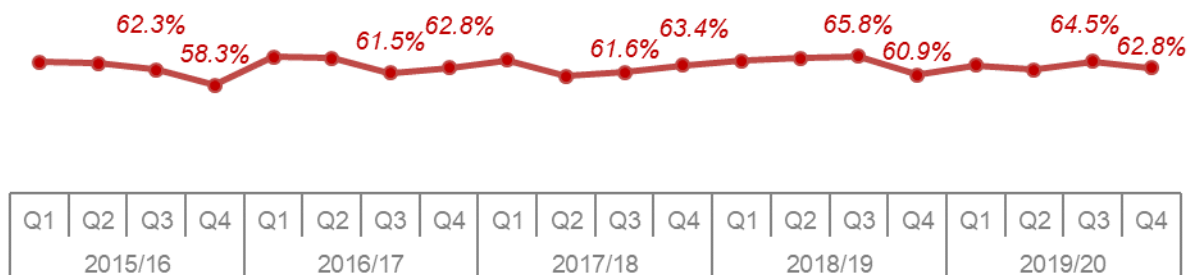


Chart 6: Local Developments (Non Householder): Percentage of decisions within two months



2.3. Householder Developments

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

There were 5,892 householder developments not subject to processing agreements decided during the final six months of 2019/20, 167 more than the equivalent period in the previous year. The average decision time was 7.3 weeks, slightly slower than the 7.2 weeks for the same period in 2018/19. The percentage of decisions made in less than two months was 85.2%, down from 86.7% for the corresponding six month period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were 125 householder applications with processing agreements, 77.6% met agreed timescales set between developers and local authorities. In quarter four there were 129, 82.9% meeting agreed timescales.

Chart 7: Householder Developments

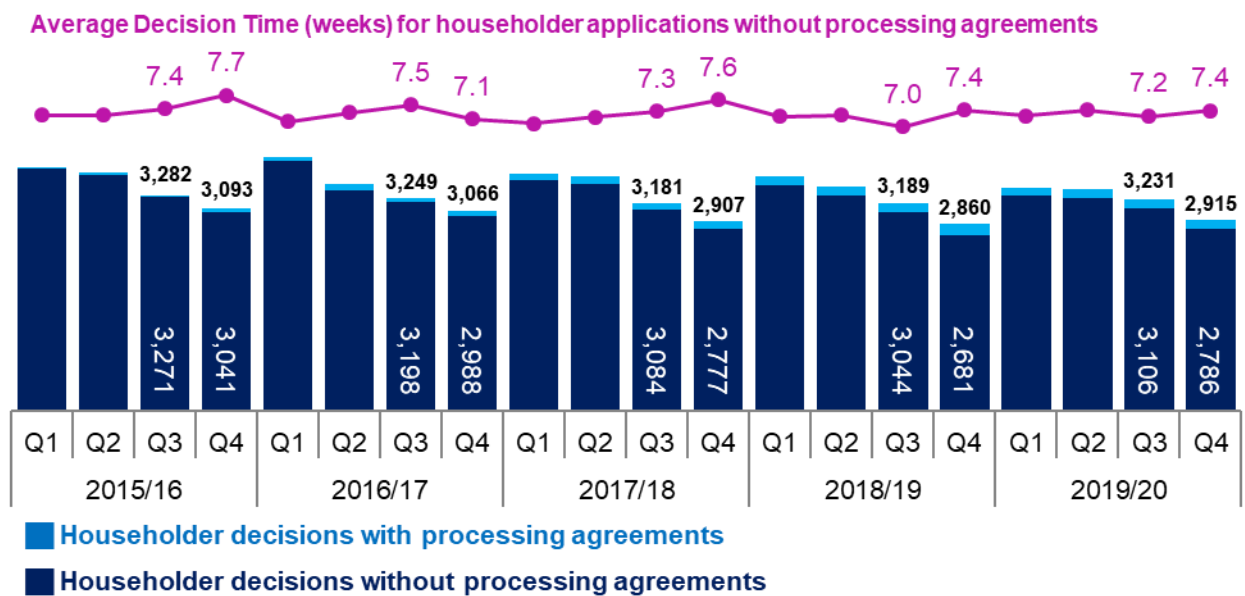
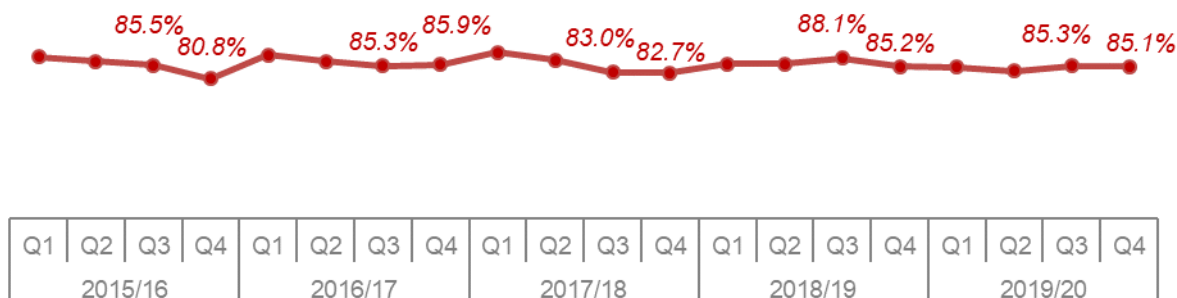


Chart 8: Householder Developments: Percentage of decisions within two months



2.4. Local Housing Developments

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

There were 1,930 local housing developments not subject to processing agreements decided during the final six months of 2019/20, 322 fewer than the same period in the previous year. The average decision time was 12.6 weeks, slightly quicker than the 12.7 weeks for the same period in the previous year. The percentage of decisions made in less than two months was 57.6%, up by over one percentage point from 56.0% for the final six months of 2018/19.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were 174 local housing applications with processing agreements, 74.7% of these met agreed timescales set between developers and local authorities. In quarter four there were 146, 76.7% meeting the agreed timescales.

Chart 9: Local Housing Developments

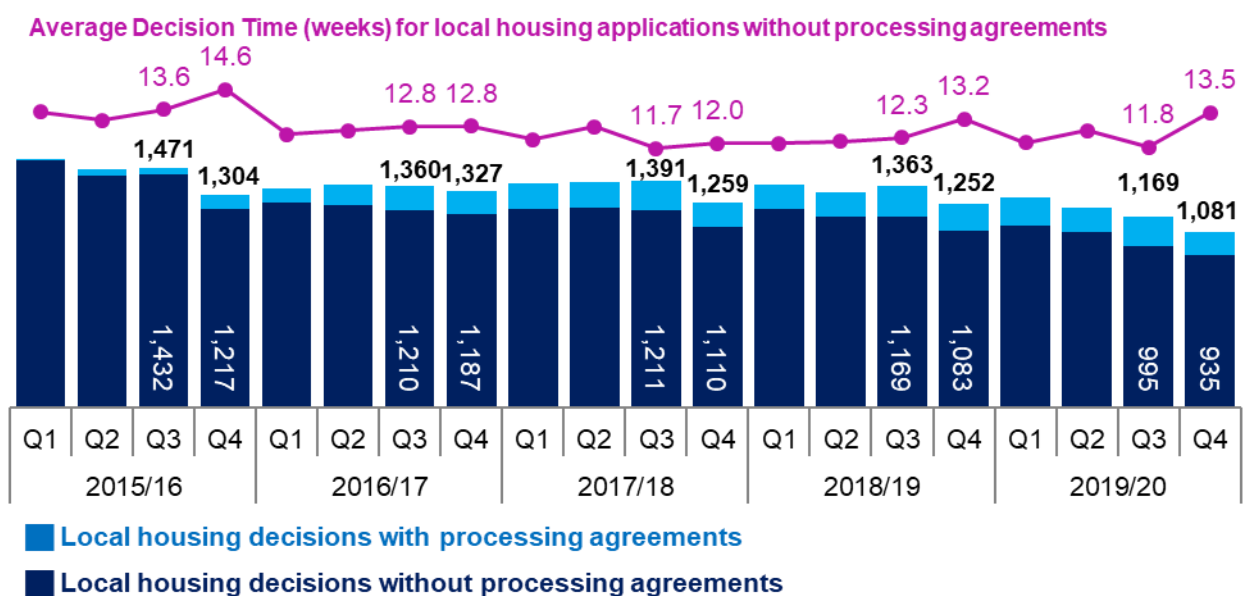
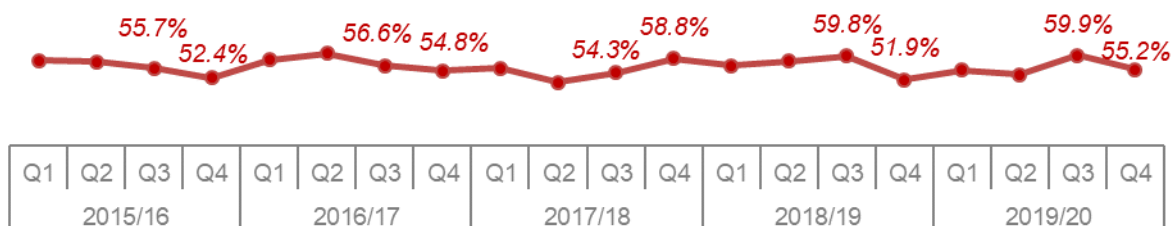


Chart 10: Local Housing Developments: Percentage of decisions within two months



2.5. Local Business and Industry Developments

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

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

There were 634 local business and industry developments not subject to processing agreements decided during the final six months of 2019/20, 57 fewer than the same period in the previous year. The average decision time was 9.9 weeks, two days slower than the 9.6 weeks for the for the final six months of 2018/19. The percentage of decisions made in less than two months was 67.4%, up slightly from 67.0% for the corresponding six month period in the previous year.

Chart 11: Local Business and Industry Developments

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

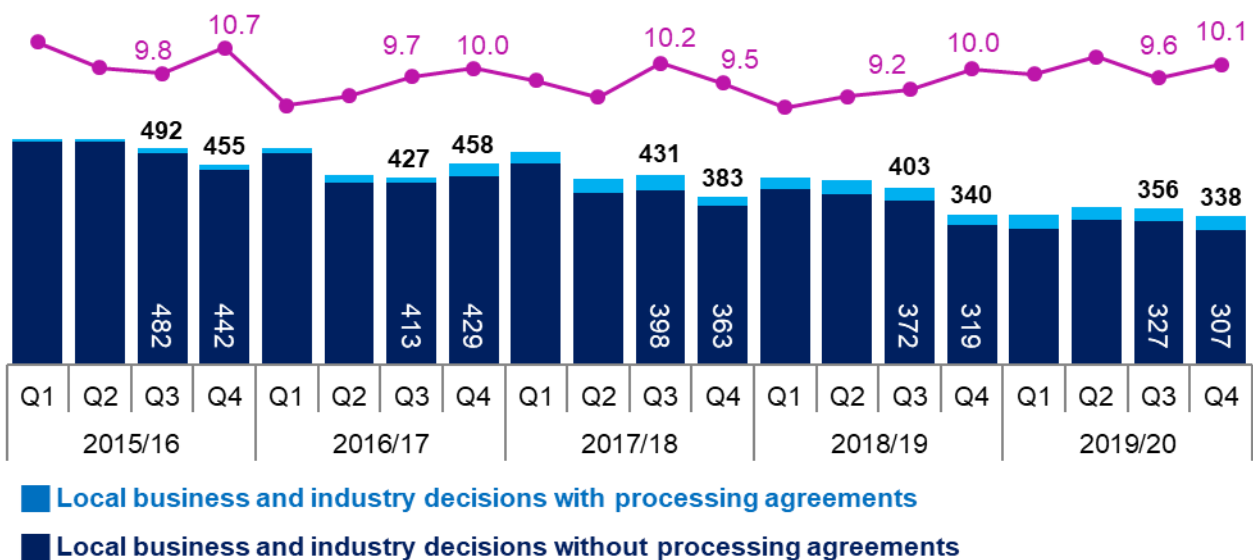
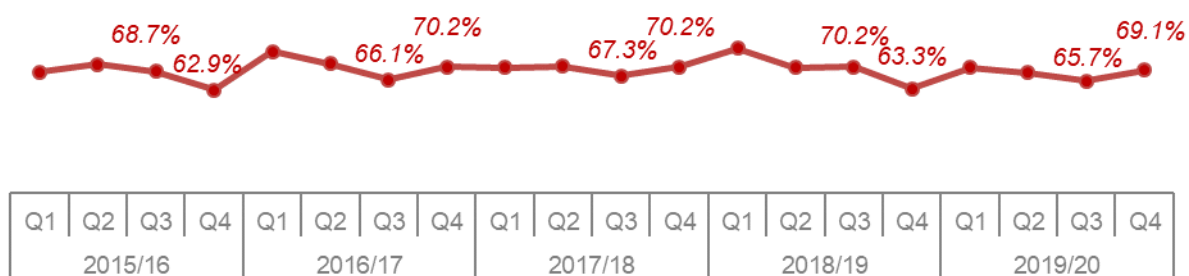


Chart 12: Local Business and Industry Developments: Percentage of decisions within two months



In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were 29 local business and industry applications with processing agreements, 86.2% of these met agreed timescales set between developers and local authorities. In quarter four there were 31, 74.2% meeting agreed timescales.

2.6. Local Other Developments

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

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

There were 2,886 local other developments not subject to processing agreements decided during the final six months of 2019/20, 82 more than in the same period in the previous year. The average decision time was 9.9 weeks, slightly slower than the 9.8 weeks for the final six months of 2018/19. The percentage of decisions made in less than two months was 68.1%, up slightly from 67.9% for the same six month period in the previous year.

Chart 13: Local Other Developments

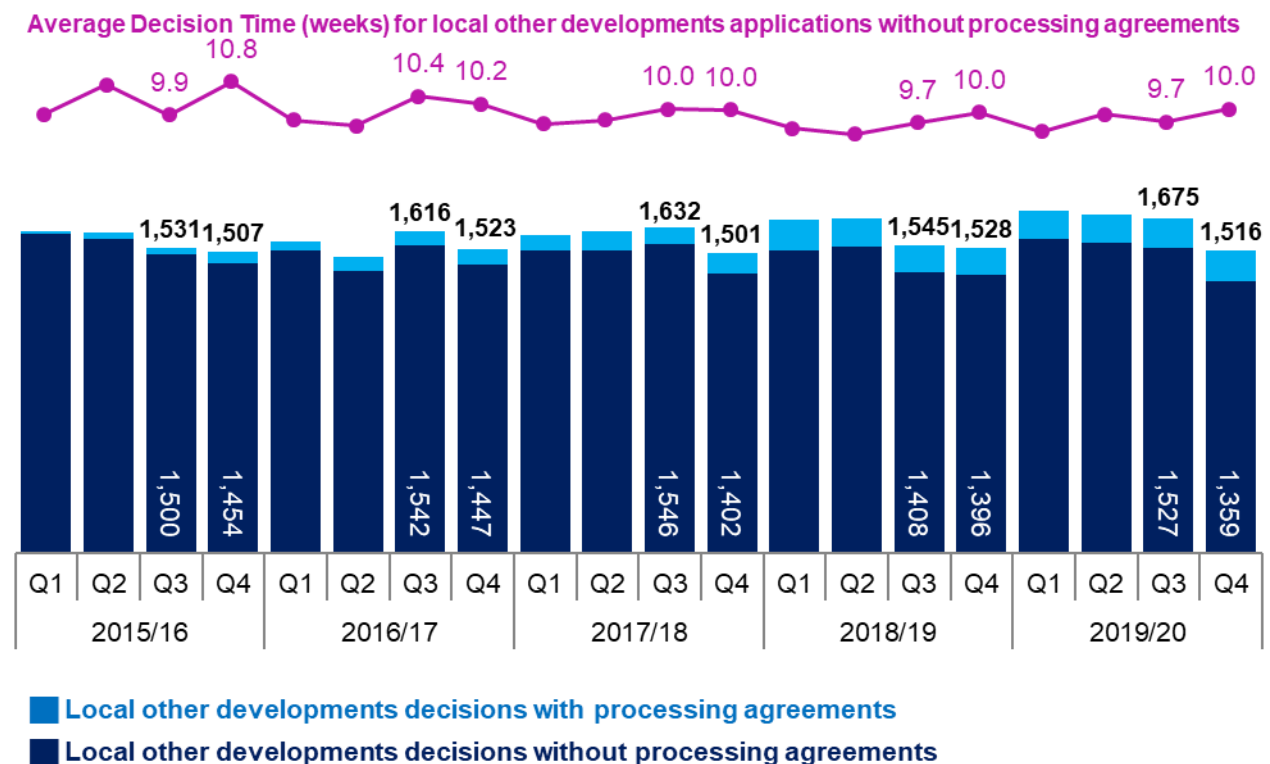
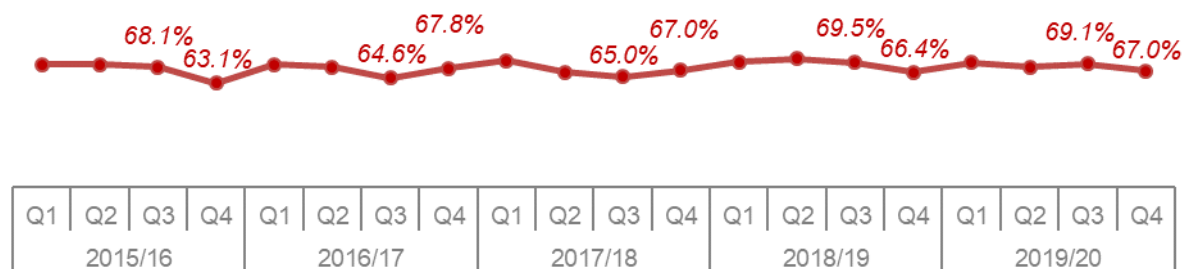


Chart 14: Local Other Developments: Percentage of decisions within two months



In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were 148 local other developments applications with processing agreements, 77.7% of these met agreed timescales that had been set between developers and local authorities. In quarter four there were 157, 80.9% meeting agreed timescales.

3. Major Developments

Major developments include applications for developments of 50 or more homes, as well as other applications covering areas of development such as minerals, housing, business and industry, waste management, electricity generation, fish farming and other developments.

Classification between local and major developments depends on the particular development type. For example, housing developments are classed as major when the application is for 50 or more dwellings or for a site that exceeds two hectares, whereas electricity generation is classed as major when the capacity of the generating station is or exceeds 20 megawatts.

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

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

Some local authorities use processing agreements where the developer and the local authority agree on timescales for decisions. When an application is subject to a processing agreement it is not included in average decision time calculations.

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

3.1. All Major Developments

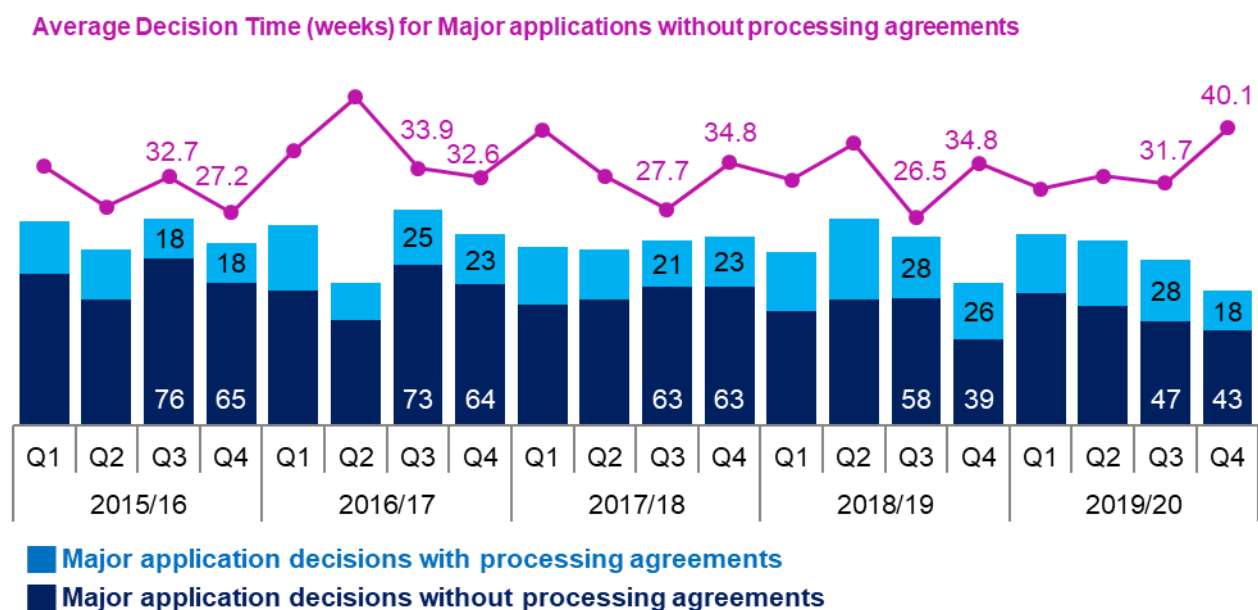
There were 90 major development applications not subject to processing agreements in the final six months of 2019/20, seven fewer than in the same period in 2018/19. The average decision time was 35.7 weeks, almost six weeks slower than the 29.8 weeks for the same period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were 28 major development applications with processing agreements, 75.0% (21) of these met agreed timescales that had been set between developers and local authorities. In quarter four there were 18, 55.6% (10) meeting the agreed timescales.

In quarter three major applications with processing agreements accounted for 37.3% of all major development decisions, in quarter four they accounted for 29.5%.

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

Chart 15: All Major Developments



The average decision time figures of 31.7 and 40.1 weeks for quarters three and four have been influenced by a number of lengthier decision times, including 19 decision times of longer than a year – seven in quarter three and twelve in quarter four. Two in each quarter had decision times of longer than two years. The longest in quarter three taking just under 3 years and the longest in quarter four taking four years.

Just under three quarters (34 of 47) of major development applications decided in quarter three were decided in a time that was quicker than the quarter three average. In quarter four almost two thirds (28 of 43) were decided in a time quicker than the average for that quarter. Further information on the distribution of decision times for major development applications is given in [Annex A](#).

City of Edinburgh made most decisions on major developments in the final six months of 2019/20, 14 in total. In quarter three they determined five major development applications, three of these being subject to a processing agreement. In quarter four they determined nine, also with three subject to a processing agreement.

3.2. Major Housing Developments

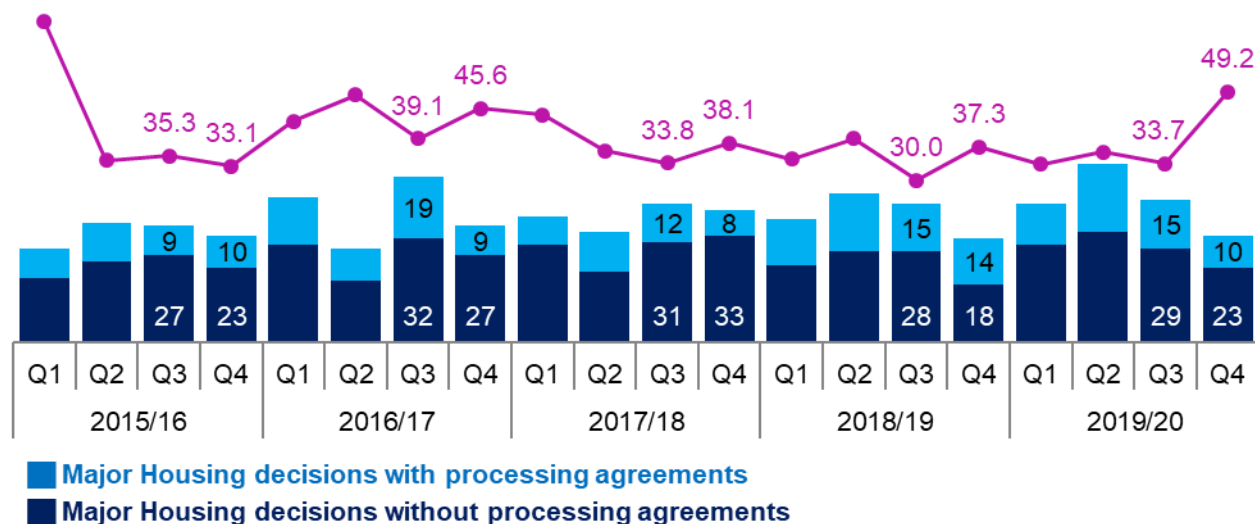
Major Housing developments are those with 50 or more dwellings or with a site area that is or exceeds 2 hectares where the predominant use is for housing.

There were 52 major housing developments not subject to processing agreements decided during the final six months of 2019/20, six more than in the same period in the previous year. The average decision time was 40.5 weeks, more than seven weeks slower than the 32.9 weeks for the same period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were 15 major housing applications with processing agreements, 80.0% (12) of these met agreed timescales set between developers and local authorities. In quarter four there were 10, 60.0% (6) meeting the agreed timescales.

Chart 16: Major Housing Developments

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



Average figures based on a small number of applications can be volatile. In quarter three five major housing applications had decision times of more than one year, the longest taking just under three years. The average decision time of 33.7 weeks was significantly influenced by the application with the longest decision time; the average decision time for the remaining 28 applications was 29.4 weeks, more than four weeks quicker. In quarter four, eight major housing applications had decision times of more than one year, the longest taking four years. The average decision time (49.2 weeks) was significantly influenced by the application taking four years with the

remaining 22 applications averaging 41.9 weeks, more than seven weeks quicker. For further detail on the distribution of decision times for major housing see [Annex A](#). There was also one major housing pre 3rd August 2009 legacy case concluded. Further details about legacy cases are in [Section 10](#).

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.

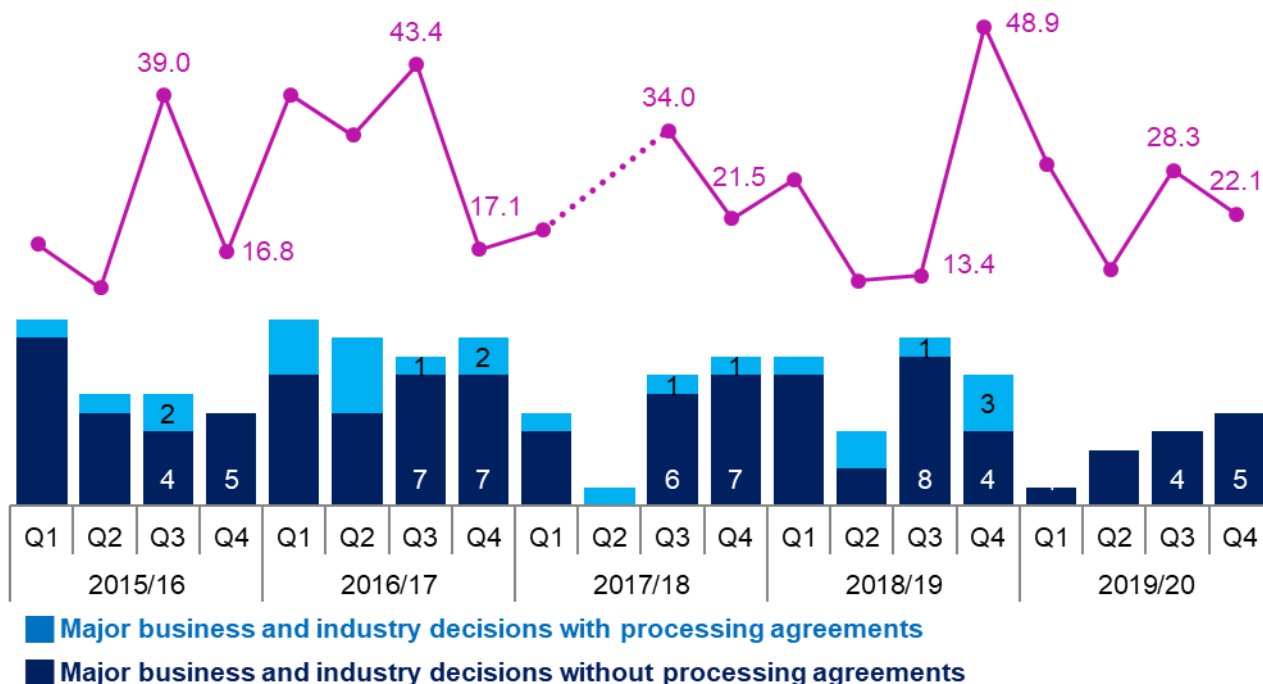
To be classed as major the gross floor space as a result of the development must exceed 10,000 square metres or the site area must exceed 2 hectares.

There were nine major business and industry developments not subject to processing agreements decided during the final six months of 2019/20, three fewer than in the same period in 2018/19. The average decision time of 24.9 weeks was 2 days quicker than the 25.2 weeks in the final six months of 2018/19. The number of major business and industry applications is very small and so average decision times may be significantly influenced by the decision time for a single application.

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

Chart 17: Major Business and Industry Developments

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



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

3.4. Major Other Developments

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

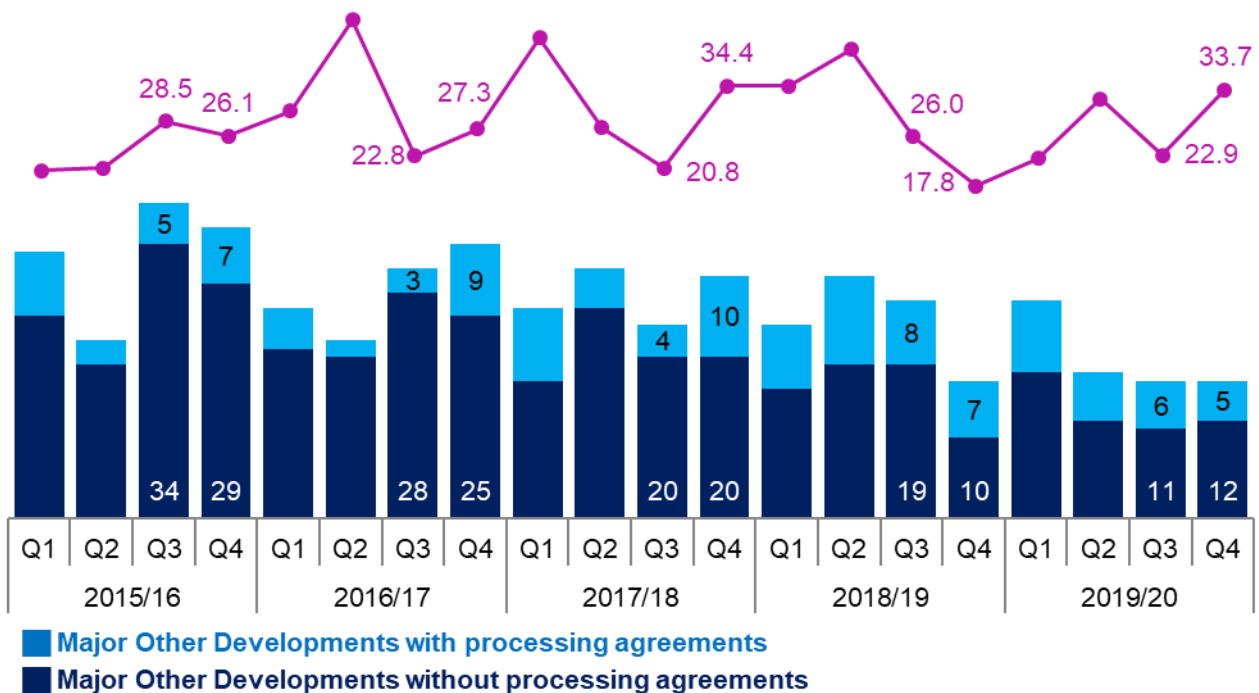
Major other developments are where the gross floor space of any building, structure or erection as a result of such development is or exceeds 5,000 square metres or the area of the site is or exceeds 2 hectares.

There were 23 major other developments not subject to processing agreements decided during the final six months of 2019/20, six fewer than in the equivalent period in the previous year. The average decision time was 28.5 weeks, more than five weeks slower than the 23.2 weeks for the same period in the previous year.

In addition a number of applications were concluded that were subject to processing agreements, these are not included in average time calculations. In quarter three of 2019/20 there were six major other developments applications with processing agreements, 66.7% (4) of these applications met agreed timescales that had been set between developers and local authorities. In quarter four there were five, 40.0% (2) meeting the agreed timescales.

Chart 18: Major Other Developments

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



In quarter three one major other development application had a decision time of more than a year which influenced the average decision time of 22.9 weeks. The average decision time for the remaining 10 applications was 19.3 weeks, more than three weeks quicker. In quarter four, three major other development applications had decision times of more than a year, the longest taking 1.8 years. The average decision time of 33.7 weeks was significantly influenced by the application with the longest decision time. The average decision time for the remaining 11 applications was 28.4 weeks, more than five weeks quicker. Further detail on the distribution of decision times for major other developments is available in [Annex A](#).

4. Processing Agreements

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

In the final six months of 2019/20 there were 1,193 applications decided that had processing agreements, 170 fewer than in the same period in the previous year.

In quarter three 7.1% of all applications (604 of 8,528) had processing agreements, in quarter four this increased to 7.5% (589 of 7,834) of all applications having a processing agreement.

Chart 19: Proportion of applications with Processing Agreements

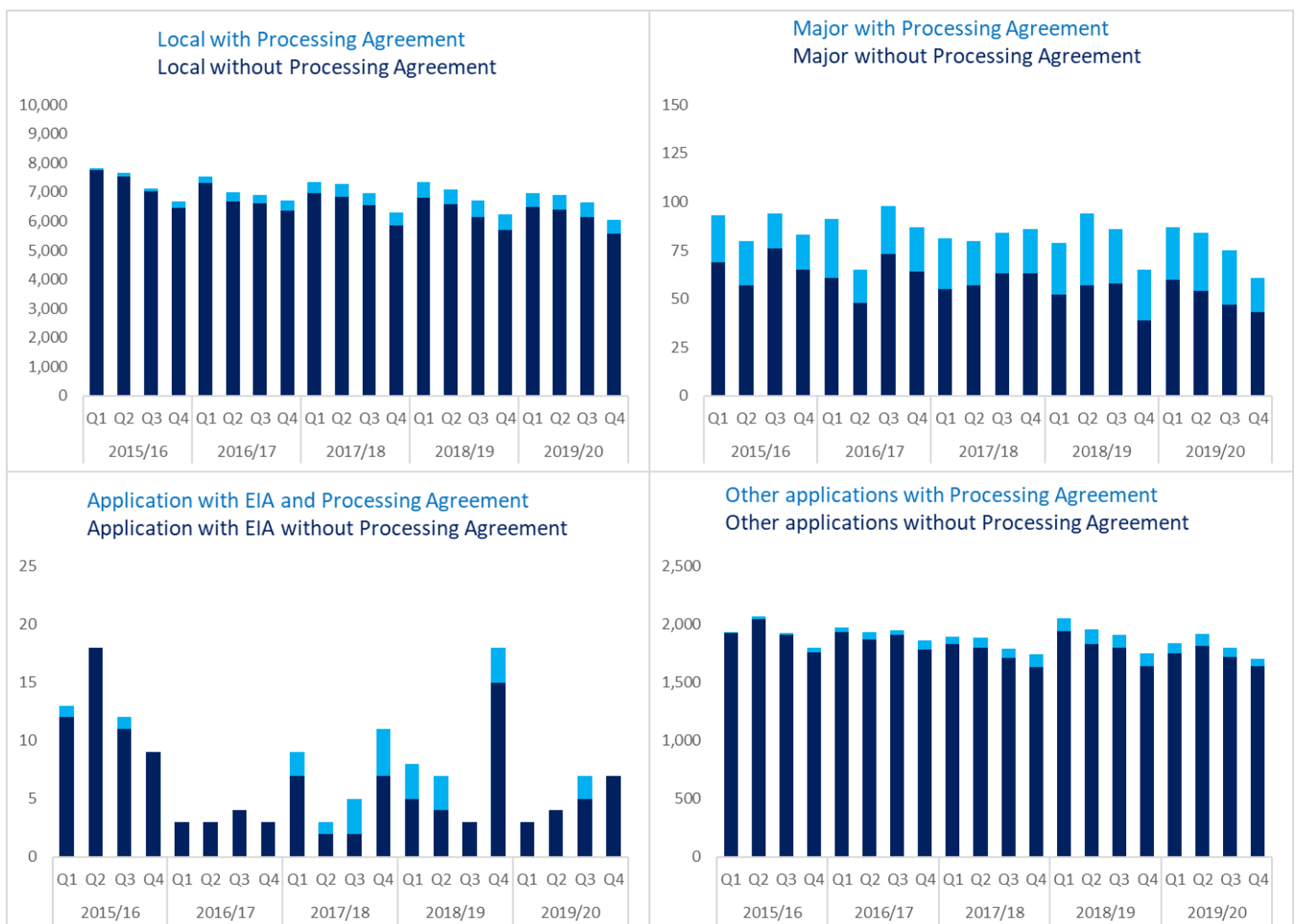


Table 1: Processing Agreements, 2019/20, Quarter 3 and 4

Category of development	Quarter 3		Quarter 4	
	Number of Decisions	% Within Agreed Timescales	Number of Decisions	% Within Agreed Timescales
Major Applications	28	75.0%	18	55.6%
Local Applications	497	77.7%	503	80.5%
EIA Developments	2	50.0%	0	-
Other Consents	77	76.6%	68	75.0%
Total	604	77.3%	589	79.1%

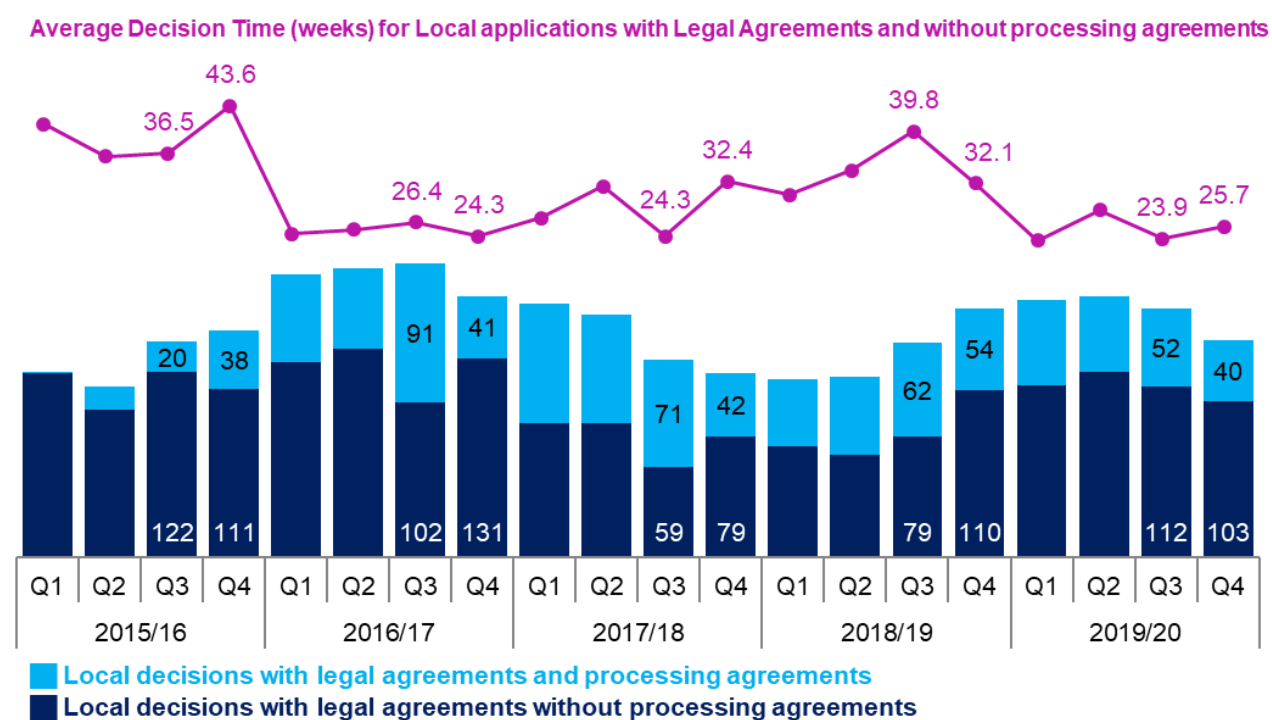
5. Legal Agreements

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

5.1 Local developments with Legal Agreements

In the final six months of 2019/20 there were 215 applications for local developments where planning authorities had planning/ legal agreements in place, 26 more than in the same period in the previous year. The average time taken to make decisions on these applications was 24.8 weeks, over ten weeks quicker than the 35.3 weeks for the same period in 2018/19.

Chart 20: Local developments with Legal Agreements

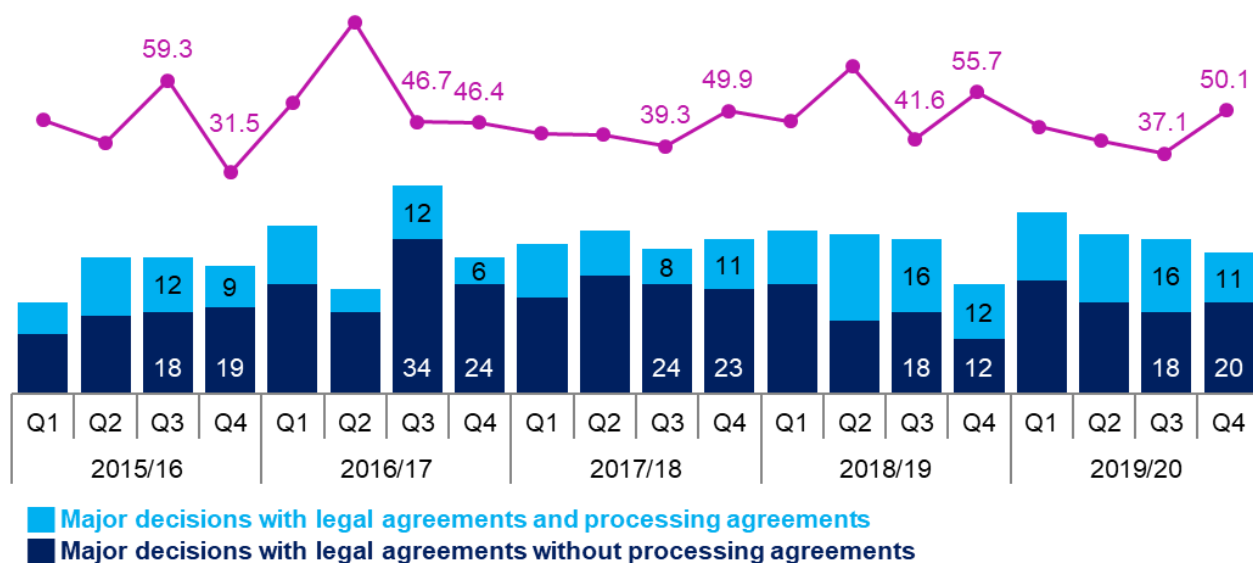


5.2 Major developments with Legal Agreements

In the final six months of 2019/20 there were 38 applications for major developments decided where planning authorities had planning/ legal agreements in place, eight more than in the same period in the previous year. The average time taken to make decisions on these applications was 44.0 weeks, just over three weeks quicker than the 47.2 weeks for the same period in 2018/19.

Chart 21: Major developments with Legal Agreements

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



6. Approval Rates

The overall rate of approvals for all types of application³ (including legacy applications) was 93.6% in quarter 3 and 94.7% in quarter four of 2019/20. These were both slightly higher than the corresponding rates of 93.5% and 94.0% for the respective quarters in the previous year.

7. Delegation Rates

Schemes of Delegation identify who will make the planning authority's decision on different types of planning application, whether it is an appointed officer or elected members. Delegation rates measure the proportion of planning decisions that are made by appointed officers. The delegation rate for all applications (including legacy applications) for quarter three was 96.2% and for quarter four was 96.7%. The corresponding rates for the same quarters in the previous year were 96.4% for quarter three and 95.6% for quarter four.

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

8. Appeals and Local Reviews

Local Review Bodies⁴ dealt with 98 cases in the third quarter of 2019/20, 62.2% of which had the original decision upheld. In quarter four there were 124 applications subject to local reviews with 62.1% resulting in the original decision being upheld. In the same period in the previous year 55.5% (of 146 cases) were upheld in quarter three and 61.9% (of 155 cases) in quarter four had their original decisions upheld.

In addition 65.6% (of 65 cases) of appeals to Scottish Ministers in quarter three and 56.7% (of 60 cases) in quarter four had the original decision upheld. This compares with 51.1% (of 90 cases) and 50.0% (of 86 cases) respectively for quarter three and quarter four in 2018/19.

9. Clock Stops

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

In the final six months of 2019/20 31 local authorities provided information on particular delays for 1,164 applications that were outwith their control and on which it was agreed it was appropriate to stop the clock for periods of time; 610 from 28 authorities in quarter three and 554 across 31 authorities in quarter four. In the previous year clock stopped periods were reported for 463 applications across 30 local authorities in quarter three and for 490 applications across 30 local authorities in quarter four.

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, 2019/20, Quarter 3

Planning Authority	Total applications not subject to processing agreements decided in 2019/20 Q3	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	173	7	4.0%	9.2
Aberdeenshire	453	6	1.3%	8.8
Angus	160	0	0.0%	-
Argyll and Bute	329	47	14.3%	19.0
Cairngorms National Park (NP)	3	0	0.0%	-
Clackmannanshire	62	11	17.7%	6.0
Dumfries and Galloway	236	5	2.1%	12.1
Dundee City	164	6	3.7%	18.0
East Ayrshire	134	11	8.2%	25.5
East Dunbartonshire	178	60	33.7%	6.2
East Lothian	266	34	12.8%	16.0
East Renfrewshire	168	3	1.8%	12.6
City of Edinburgh	863	2	0.2%	31.9
Falkirk	137	1	0.7%	50.4
Fife	352	0	0.0%	-
Glasgow City	656	140	21.3%	11.8
Highland	682	33	4.8%	17.5
Inverclyde	82	6	7.3%	15.7
Loch Lomond and The Trossachs NP	62	19	30.6%	13.8
Midlothian	130	10	7.7%	20.6
Moray	180	57	31.7%	9.5
Na h-Eileanan Siar	121	2	1.7%	47.6
North Ayrshire	137	7	5.1%	11.1
North Lanarkshire	217	8	3.7%	17.5
Orkney Islands	73	31	42.5%	9.3
Perth and Kinross	385	22	5.7%	15.9
Renfrewshire	184	31	16.8%	15.2
Scottish Borders	177	0	0.0%	-
Shetland Islands	84	9	10.7%	5.3
South Ayrshire	211	0	0.0%	-
South Lanarkshire	401	6	1.5%	25.5
Stirling	175	0	0.0%	-
West Dunbartonshire	55	31	56.4%	8.8
West Lothian	234	5	2.1%	20.6
SCOTLAND	7,924	610	7.7%	13.0

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

Table 3: Clock stops by planning authority¹, 2019/20, Quarter 4

Planning Authority	Total applications not subject to processing agreements decided in 2019/20 Q4	Number of applications with clock stopped	Percentage of applications with clock stopped	Average length of time clock stopped (weeks)
Aberdeen City	164	6	3.7%	17.3
Aberdeenshire	349	6	1.7%	0.9
Angus	144	0	0.0%	-
Argyll and Bute	315	43	13.7%	12.1
Cairngorms National Park (NP)	0	-	-	-
Clackmannanshire	71	7	9.9%	2.9
Dumfries and Galloway	211	3	1.4%	9.3
Dundee City	122	9	7.4%	8.6
East Ayrshire	104	7	6.7%	10.9
East Dunbartonshire	145	57	39.3%	4.7
East Lothian	242	22	9.1%	22.8
East Renfrewshire	186	1	0.5%	17.1
City of Edinburgh	929	12	1.3%	24.8
Falkirk	124	2	1.6%	5.8
Fife	440	5	1.1%	17.1
Glasgow City	520	126	24.2%	12.6
Highland	640	31	4.8%	24.3
Inverclyde	72	13	18.1%	7.5
Loch Lomond and The Trossachs NP	69	20	29.0%	10.9
Midlothian	115	12	10.4%	21.9
Moray	138	40	29.0%	7.6
Na h-Eileanan Siar	113	6	5.3%	10.0
North Ayrshire	133	8	6.0%	8.5
North Lanarkshire	169	8	4.7%	6.3
Orkney Islands	69	18	26.1%	7.8
Perth and Kinross	343	12	3.5%	8.2
Renfrewshire	131	19	14.5%	18.2
Scottish Borders	180	0	0.0%	-
Shetland Islands	89	12	13.5%	7.0
South Ayrshire	182	3	1.6%	5.7
South Lanarkshire	363	9	2.5%	27.0
Stirling	114	1	0.9%	6.7
West Dunbartonshire	74	25	33.8%	8.4
West Lothian	185	11	5.9%	39.9
SCOTLAND	7,245	554	7.6%	12.6

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

10. Legacy Cases

One legacy case was decided in quarter three. The decided application was not subject to a processing agreement. There were no legacy cases decided in quarter four of 2019/20,

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

Quarter 3 2019/20 - Decided legacy applications without processing agreements

Table 4

Local Authority	Number of Legacy Cases	Average Decision Time (weeks)
South Lanarkshire	1	536.0
Total	1	536.0

Table 5

Development Type	Number of Legacy Cases	Average Decision Time (weeks)
Housing - Major	1	536.0
Total	1	536.0

Annex A – Distribution of Decision Times for Major Applications

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

The overall average decision time figures for Major Applications of 31.7 and 40.1 weeks for quarters three and four have been influenced by a number of lengthier decision times, including 19 decision times of longer than a year – seven in quarter three and twelve in quarter four. Three of the seven in quarter three and two of the twelve in quarter four had decision times of two years or more.

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

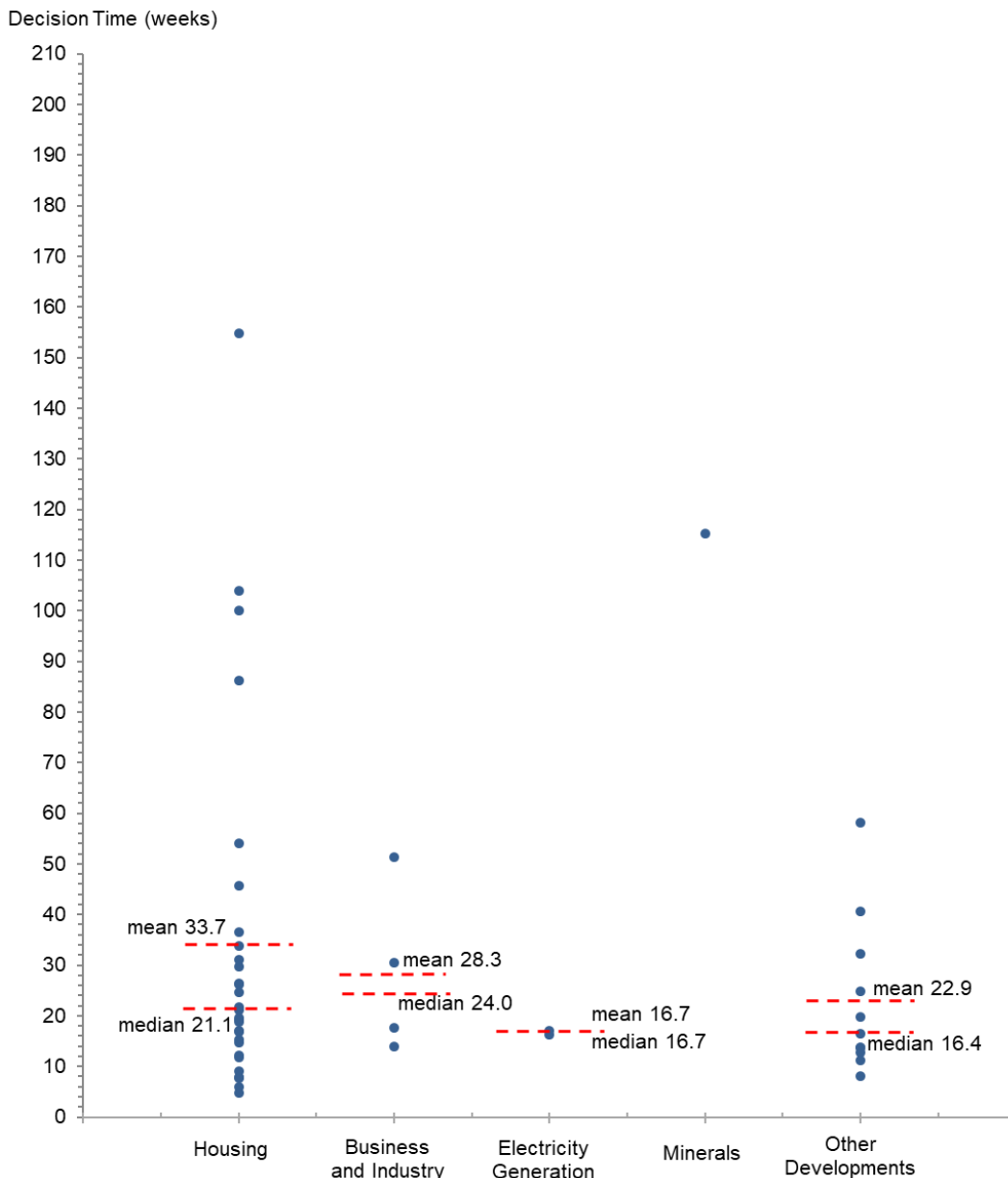
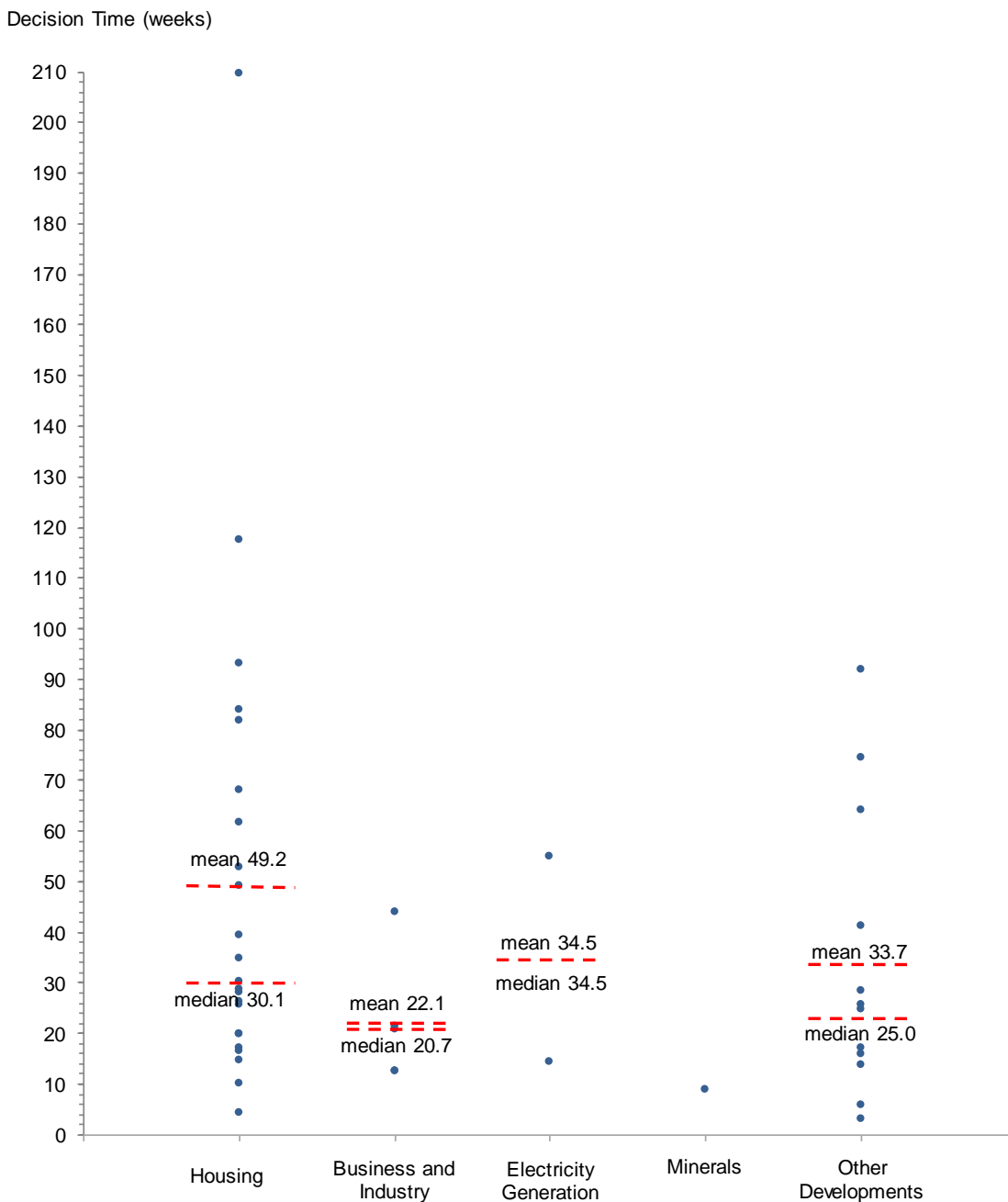


Chart 23: Distribution of decision times in quarter four 2019/20 for major applications



Housing Major - In quarter three five Major Housing applications had decision times of more than one year, the longest taking three years. The average decision time of 33.7 weeks was significantly influenced by the application with the longest decision time; the average decision time for the remaining 28 applications was 29.4 weeks, more than four weeks quicker. In quarter four, eight Major Housing applications had decision times of more than one year, the longest taking four years. The average decision time (49.2 weeks) was significantly influenced by the application taking four years with the remaining 22 applications averaging 41.9 weeks, more than seven weeks quicker.

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- are available via excel spreadsheets on the Planning Statistics webpages at: <https://www.gov.scot/collections/planning-statistics>
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 planstats@gov.scot for further information.
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