



SCOTTISH EXECUTIVE  
Development Department

# 1999 Retail Development Survey



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# **1999 Retail Development Survey**

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## 1999 Retail Development Survey

### 1. Introduction and Summary

1.1 This report summarises the results of the 1999 Scottish Retail Development Survey. The survey is a co-operative effort between local authorities and the Scottish Executive Development Department. It involves the monitoring of all retail developments over 1,000 sq. m (gross) which are recorded as 'active' by local authorities during the calendar year (A guide to the different planning stages used for the study is set out in Figure 1). All 32 local authorities provided returns, although four (Argyll and Bute, Eilean Siar, Orkney and Shetland) registered a nil return for the year.

1.2 The following main points emerge from the 1999 survey (all figures have been rounded to the nearest '000 sq. m.):

- **Number of entries:** during the year, 252 retail developments were recorded as being 'active' at some stage of the planning process, up slightly on 1998. (Refer to table 1)
- **Distribution of entries:** Glasgow and Clyde Valley and Lothian Structure Plan areas together accounted for some 61% of all entries (compared to 56% in 1998). (Refer to table 2)
- **Applications:** 115 retail planning applications were submitted, proposing 591,000 sq. m floorspace – very similar to 1998. (Refer to tables 1 & 3)
- **Approvals/Refusals:** 56 planning permissions (for 266,000 sq. m) were approved and 9 applications (for 40,000 sq. m) were refused consent without the possibility of further appeal, and a further 20 applications (for 124,000 sq. m) were refused consent, pending the prospect of further appeal, public inquiry or call-in. The amounts approved and refused were both lower than in 1998. (Refer to tables 1 & 3)
- **Retail Format:** There were more applications for superstores (28 applications covering 132,000 sq. m) than for any other retail format. Other popular formats were: supermarkets (19 covering 38,000 sq. m), retail warehouse unit(s) (15 covering 82,000 sq. m), and shopping centres/malls (13 covering 125,000 sq. m). Shopping centre/mall applications were much higher than in 1998 and retail warehouse park applications much lower. (Refer to table 7)
- **Sequential approach:** As in 1998, more floorspace was approved in town centre and edge of centre locations (137,000 sq. m) than elsewhere (128,000 sq. m). Most refusals were in out of centre locations. (Refer to table 13)
- **Sequential approach and retail format:** Most 'mixed' retail development was in town centre/edge of centre locations (52,000 out of a total of 73,000 sq. m approved), whilst much 'comparison' development was in out of centre locations (69,000 out of a total of 118,000 sq. m approved). 'Convenience' retail approvals were spread over the types of sequential location. 16,000 sq. m of 'other' retail formats (including 9,000 sq. m of

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factory outlet space in out of centre locations) was approved. (Refer to tables 6, 18 and 19)

- **Brownfield development:** The prominence of brownfield development over greenfield was very noticeable at all stages - 78% of applications, 91% of planning consents, 79% of development under construction, and 76% of newly trading development. (Refer to tables 11, 16 & 17)
- **Under construction:** 24 retail developments (for 109,000 sq. m) were under construction during 1999 (compared to 30 covering 319,000 sq. m in 1998). (Refer to table 1)
- **Newly trading:** 37 new developments (for 303,000 sq. m) began trading (compared to 25 covering 89,000 sq. m in 1998). A very large proportion (56%) of the newly trading floorspace was located in Glasgow. (Refer to tables 1 and 3)

### 2. Background / Methodology

2.1 The Scottish Executive Development Department considers that a monitoring system for retail development within Scotland is desirable in order to:

- (a) Provide the basis for annual retail monitoring reports.
- (b) Assist the review of the performance of planning policy and its implementation.
- (c) Provide a mechanism by which specific questions can be answered on retail planning and development in Scotland.

2.2 Following research into the design, content and implementation of a suitable monitoring system (*Monitoring of Retail Developments*, Scottish Office Central Research Unit, 1998), an inaugural survey (covering 1998) was carried out and published in 2000 (*1998 Retail Development Survey*, Scottish Executive 2000).

2.3 This bulletin is the product of the second annual survey. It summarises information gathered from the 32 Scottish local authorities about all significant retail developments that were in the planning system, under construction or which commenced trading during 1999. Figure 1 is a guide to the planning stages used.

2.4 The data has been analysed to identify and present the statistics and trends outlined in this bulletin. It is hoped that the information provided will be of use to planning authorities, developers and others wishing to identify market trends across Scotland. Where applicable, the information will also be used to assess the effectiveness of planning policy, including NPPG 8 (revised).

2.5 The information is presented in the same way as in the 1998 bulletin to allow for comparison (except for Table 12, which presents information in a hopefully more useful way, and Table 20, which now includes the 10 largest applications rather than the 10 largest developments featuring at any stage in the year.)

#### **Figure 1: Planning Stages Recorded by Local Authorities**

1. Planning application submitted. Outline or detailed planning application has been submitted (and registered).
2. Potential appeal or inquiry. Planning authority has refused planning permission and there is the potential for an appeal, or an appeal has been held but the decision is still awaited. This also includes inquiries to be held, or awaiting decision, following call-in by the Scottish Ministers.
3. Planning permission refused. No prospect of appeal as a result of time lapse or dismissal of appeal.
4. Planning permission granted (outline or detailed).
5. Planning application withdrawn. Application for retail scheme has been submitted but subsequently withdrawn prior to a planning decision.
6. No decision. Outline or detailed planning application has been submitted (and registered) within the calendar year but no decision was made during the same year.
7. Development under construction. Following grant of permission in detail or approval of all reserved matters, development works have commenced on site but scheme is not trading.
8. Development commenced trading following completion of part or whole development.
9. Any other status of development proposal not included in the above.

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### 3. Number of Retail Developments

3.1 Table 1 summarises the number of retail developments recorded by each local authority in 1999, in terms of the planning stages reached.

**Table 1: Planning Stage by Local Authority**

Local Authority	Total Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Aberdeen City	14	5	2	1	1			1	7
Aberdeenshire	5	3	1	1			1		
Angus	3					1		2	
Argyll and Bute									
Clackmannanshire	2	1	1				1	1	
Dumfries & Galloway	8	3	1		1		1	2	1
Dundee City	11	7	1				2		1
East Ayrshire	1		1					1	
East Dunbartonshire	4	3	3						
East Lothian	1						1	1	
East Renfrewshire	3	3	1		1	1		1	
Edinburgh, City of	31	10	10	1	5	7	8	2	
Eilean Siar									
Falkirk	9	2	1						6
Fife	3	1					1	1	
Glasgow City	36	13	11	1			2	9	
Highland	8	8	2	1					
Inverclyde	8		1		1	2		1	3
Midlothian	7	3	2			1	2	2	
Moray	3	1		1			1		
North Ayrshire	8	7	4		2	2		3	
North Lanarkshire	24	3	3		1	1	1	1	14
Orkney Islands									
Perthshire & Kinross	6	5	1			1			1
Renfrewshire	11	5			1	3		2	1
Scottish Borders	3	3	1	1	2				
Shetland Islands									
South Ayrshire	11	5	3		3	2		1	
South Lanarkshire	11	6	1	1	1			4	1
Stirling	4	3	2		1			1	
West Dunbartonshire	11	11	2			1	2		
West Lothian	6	4	1	1			1	1	
<b>Scotland</b>	<b>252</b>	<b>115</b>	<b>56</b>	<b>9</b>	<b>20</b>	<b>22</b>	<b>24</b>	<b>37</b>	<b>35</b>

**Notes:** (a) It is important to note that this table does not permit conclusions to be drawn regarding the rate of approval/refusal for each local authority. The table provides a snapshot of planning activity throughout 1999. It does **not** indicate that, in the case of Glasgow for example, the local authority received thirteen applications and approved eleven of them. It merely represents the level of activity in each category during the year. None of the planning stages identified is expressed as a proportion of the total number of applications submitted. Furthermore, the total number of entries for each local authority will not necessarily equal the value in each category, as any given scheme may have been at more than one stage during the course of the year and, as a result, may have two or more entries.

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(b) Some authorities included developments in their returns which were not 'active' during the course of the year in terms of any of the planning stages. Therefore, 'Other' generally refers to applications made in an earlier year and not yet decided, or where an earlier approval has not yet been implemented.

3.2 The table shows that Glasgow had the highest number of recorded entries for the year (36), followed by Edinburgh (31) and North Lanarkshire (24). The same three authorities also featured in 1998, although Edinburgh had the most entries. Glasgow also had the most applications submitted during the year (13), followed by West Dunbartonshire (11) and Edinburgh (10) - reversing the 1998 position of 15 in Edinburgh and 10 in Glasgow. Glasgow (11) and Edinburgh (10) granted a similar number of consents - compared to 1998 when Glasgow had by far the most.

3.3 Very few applications were refused without prospect of further appeal – only 9 in total, compared to 25 in 1998. Edinburgh (5) again had the highest number of applications refused pending appeal, local inquiry or determination by Ministers.

3.4 Edinburgh also had the highest number of developments under construction (8), followed by Dundee, Glasgow, Midlothian and West Dunbartonshire with 2 each. Glasgow had by far the largest number of newly trading developments (9).

3.5 Table 2 illustrates that planning applications and approvals were concentrated in the Glasgow and Clyde Valley and Lothian Structure Plan areas. A significant number of applications were also submitted and approved in the Ayrshire area.

**Table 2: Planning Stage by Structure Plan Area**

Structure Plan Area	Total Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Withdrawn	Under Construction	Trading	Other
Aberdeen/Aberdeenshire	19	8	3	2	1		1	1	7
Argyll and Bute									
Ayrshire	20	12	8		5	4		5	
Dumfries and Galloway	8	3	1		1		1	2	1
Dundee and Angus	14	7	1			1	2	2	1
Eilean Siar									
Falkirk	9	2	1						6
Fife	3	1					1	1	
Glasgow & Clyde Valley	108	44	22	2	5	8	5	18	19
Highland	8	8	2	1					
Lothian	45	17	13	2	5	8	12	6	
Moray	3	1		1			1		
Orkney									
Perthshire and Kinross	6	5	1			1			1
Scottish Borders	3	3	1	1	2				
Shetland									
Stirling and Clackmannan	6	4	3		1		1	2	
<b>Scotland</b>	<b>252</b>	<b>115</b>	<b>56</b>	<b>9</b>	<b>20</b>	<b>22</b>	<b>24</b>	<b>37</b>	<b>35</b>

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### 4. Retail Floorspace

4.1 Table 3 indicates the amount of floorspace at each planning stage in each authority. The predominance of Glasgow is shown – with the largest amount of floorspace submitted, approved, under construction and newly trading. A massive 56% of the newly trading floorspace was located in Glasgow. Although the amount included in submitted applications in Scotland was similar to 1998, the amount approved was almost halved, the amount refused more than halved, and only a third as much was under construction. However, the amount newly trading in 1999 was over 3 times that in the previous year.

**Table 3: Planning Stage (Gross Sq. m Floorspace) by Local Authority**

Local Authority	No. Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Under Construction	Trading	Withdrawn	Other
Aberdeen City	14	10,000	2,000	8,000	15,000		1,000		91,000
Aberdeenshire	5	10,000	1,000	1,000		3,000			
Angus	3						8,000	1,000	
Argyll and Bute									
Clackmannanshire	2	4,000	4,000			8,000	8,000		
Dumfries and Galloway	8	21,000	2,000		10,000	2,000	8,000		15,000
Dundee City	11	54,000	9,000			11,000			6,000
East Ayrshire	1		3,000				3,000		
East Dunbartonshire	4	2,000	4,000						
East Lothian	1					4,000	4,000		
East Renfrewshire	3	4,000	2,000		1,000		2,000	1,000	
Edinburgh, City of	31	51,000	54,000	5,000	34,000	24,000	7,000	59,000	
Eilean Siar									
Falkirk	9	7,000	11,000						53,000
Fife	3	1,000				6,000	1,000		
Glasgow City	36	159,000	89,000	7,000		26,000	171,000		
Highland	8	19,000	9,000	2,000					
Inverclyde	8		4,000		19,000		5,000	5,000	12,000
Midlothian	7	6,000	3,000			3,000	20,000	1,000	
Moray	3	3,000		5,000		6,000			3,000
North Ayrshire	8	21,000	12,000		5,000		10,000	6,000	
North Lanarkshire	24	28,000	10,000		10,000	2,000	2,000	6,000	114,000
Orkney Islands									
Perthshire & Kinross	6	13,000	1,000					3,000	4,000
Renfrewshire	11	17,000			1,000		20,000	12,000	14,000
Scottish Borders	3	4,000	2,000	1,000	3,000				
Shetland Islands									
South Ayrshire	11	18,000	11,000		20,000		2,000	11,000	
South Lanarkshire	11	55,000	1,000	10,000	2,000		23,000		2,000
Stirling	4	16,000	14,000		4,000		5,000		
West Dunbartonshire	11	56,000	10,000			10,000		4,000	
West Lothian	6	12,000	8,000	1,000		4,000	3,000		
<b>Scotland</b>	<b>252</b>	<b>591,000</b>	<b>266,000</b>	<b>40,000</b>	<b>124,000</b>	<b>109,000</b>	<b>303,000</b>	<b>109,000</b>	<b>314,000</b>

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4.2 Table 4 sets out the floorspace totals at the different planning stages for each of the major Cities. The predominance of Glasgow is again shown. The large amount of floorspace under the 'other' heading in Aberdeen is a reflection of applications submitted in 1998 and not determined in 1999.

**Table 4: Major Scottish Cities, 1998 Retail Floorspace Comparison**

Local Authority	No. Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Under Construction	Trading	Withdrawn	Other
Aberdeen City	14	10,000	2,000	8,000	15,000		1,000		91,000
Dundee City	11	54,000	9,000			11,000			6,000
Edinburgh, City of	31	51,000	54,000	5,000	34,000	24,000	7,000	59,000	
Glasgow City	36	159,000	89,000	7,000		26,000	171,000		
<b>Total</b>	<b>92</b>	<b>274,000</b>	<b>154,000</b>	<b>20,000</b>	<b>49,000</b>	<b>61,000</b>	<b>179,000</b>	<b>59,000</b>	<b>97,000</b>

4.3 Table 5 sets out the amount of retail floorspace at the different planning stages across Structure Plan areas. As in 1998, the Glasgow and Clyde Valley area had the highest level of floorspace in submitted applications, as well as the most approved, refused, under construction, and newly trading. Although some distance behind, the Lothian area was second in terms of submitted and approved floorspace and, more narrowly, second in terms of refused and under construction floorspace.

**Table 5: Planning Stage (Floorspace) by Structure Plan Area**

Structure Plan Area	No. Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Under Construction	Trading	Withdrawn	Other
Aberdeen & Aberdeenshire	19	20,000	3,000	9,000	15,000	3,000	1,000		91,000
Argyll and Bute									
Ayrshire	20	39,000	25,000		24,000		15,000	17,000	
Dumfries and Galloway	8	21,000	2,000		10,000	2,000	8,000		15,000
Dundee and Angus	14	54,000	9,000			11,000	8,000	1,000	6,000
Eilean Siar									
Falkirk	9	7,000	11,000						53,000
Fife	3	1,000				6,000	1,000		
Glasgow and Clyde Valley	108	322,000	120,000	17,000	33,000	38,000	222,000	29,000	142,000
Highland	8	19,000	9,000	2,000					
Lothian	45	69,000	65,000	6,000	34,000	35,000	34,000	60,000	
Moray	3	3,000		5,000		6,000			3,000
Orkney									
Perthshire and Kinross	6	13,000	1,000					3,000	4,000
Scottish Borders	3	4,000	2,000	1,000	3,000				
Shetland									
Stirling and Clackmannan	6	19,000	18,000		4,000	8,000	13,000		
<b>Scotland</b>	<b>252</b>	<b>591,000</b>	<b>265,000</b>	<b>40,000</b>	<b>123,000</b>	<b>109,000</b>	<b>302,000</b>	<b>110,000</b>	<b>314,000</b>

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### 5. Type of Development

5.1 Table 6, on following page, sets out the level of floorspace submitted, approved, refused and under construction during 1999, across all local authorities for a range of retail 'types'. The retail types are classed as 'Convenience', 'Comparison including Retail Warehouse', 'Mixed' and 'Other', and comprise the following types of retail format:

<u>Convenience</u>	<u>Comparison</u>	<u>Mixed</u>	<u>Other</u>
<ul style="list-style-type: none"> <li>• Superstore</li> </ul>	<ul style="list-style-type: none"> <li>• Retail Warehouse Unit(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Individual Unit</li> </ul>	<ul style="list-style-type: none"> <li>• Factory Outlet</li> </ul>
<ul style="list-style-type: none"> <li>• Supermarket</li> </ul>	<ul style="list-style-type: none"> <li>• Retail Warehouse Park</li> </ul>	<ul style="list-style-type: none"> <li>• Retail Park</li> </ul>	<ul style="list-style-type: none"> <li>• Factory Outlet Centre</li> </ul>
<ul style="list-style-type: none"> <li>• Discount Supermarket</li> </ul>	<ul style="list-style-type: none"> <li>• Other Comparison</li> </ul>	<ul style="list-style-type: none"> <li>• Shopping Centre / Mall</li> </ul>	<ul style="list-style-type: none"> <li>• Retail Warehouse Club</li> </ul>
<ul style="list-style-type: none"> <li>• Other Convenience</li> </ul>		<ul style="list-style-type: none"> <li>• District / Town / City Centre Infill</li> <li>• Local Shops / Neighbourhood Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Not Listed Above</li> </ul>
		<ul style="list-style-type: none"> <li>• Other Mixed</li> </ul>	

5.2 The table shows that most of the submitted floorspace involved 'Mixed' developments (238,000 sq. m), followed by 'Convenience' (188,000 sq. m) and 'Comparison' (143,000 sq. m) – entirely reversing the order in 1998.

5.3 However, as in 1998, most floorspace approved during 1999 related to proposals under the 'Comparison' category (118,000 sq. m), although somewhat reduced from the 1998 total of 155,000 sq. m. The highest amount refused consent without the prospect of further appeal was again the 'Comparison' format (35,000 sq. m compared to 67,000 sq. m in 1998). No 'Mixed' proposals and only 5,000 sq. m of 'Convenience' floorspace were refused consent.

5.4 There were similar amounts of Convenience and Comparison floorspace under construction in 1999 and 1998, although the amount of Mixed floorspace being constructed was much reduced (5,000 sq. m compared to 164,000 sq. m).

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Table 6: Retail Type by Planning Stage and Local Authority	Convenience					Comparison					Mixed					Other				
	Submitted	Approved	Refused - No Further Appeal	Under Construction		Submitted	Approved	Refused - No Further Appeal	Under Construction		Submitted	Approved	Refused - No Further Appeal	Under Construction		Submitted	Approved	Refused - No Further Appeal	Under Construction	
Aberdeen City	10,000	2,000						8,000												
Aberdeenshire	10,000	1,000	1,000						3,000											
Angus																				
Argyll and Bute																				
Clackmannanshire						4,000	4,000												8,000	
Dumfries and Galloway	4,000	2,000				13,000									4,000				2,000	
Dundee City	32,000			2,000		21,000					9,000								9,000	
East Ayrshire		3,000																		
East Dunbartonshire	1,000						2,000			1,000	1,000									
East Lothian				4,000																
East Renfrewshire	2,000					2,000	2,000													
Edinburgh, City of	23,000	18,000		13,000		5,000	14,000	5,000	9,000	22,000	21,000			3,000						
Eilean Siar																				
Falkirk	5,000						11,000			2,000										
Fife	1,000			6,000																
Glasgow City	30,000	8,000				51,000	61,000	7,000	26,000	78,000	21,000									
Highland	5,000	3,000	2,000			2,000				12,000	6,000									
Inverclyde							4,000													
Midlothian	2,000	3,000		3,000		1,000				4,000										
Moray	3,000			6,000				5,000												
North Ayrshire	1,000					15,000	10,000			4,000	1,000									
North Lanarkshire	3,000						2,000			25,000	6,000			2,000		3,000				
Orkney Islands																				
Perthshire & Kinross	5,000	1,000				3,000									6,000					
Renfrewshire	9,000					5,000				2,000					1,000					
Scottish Borders	3,000		1,000			2,000	2,000													
Shetland Islands																				
South Ayrshire	16,000	11,000								3,000										
South Lanarkshire	4,000	1,000				10,000		10,000		41,000										
Stirling		5,000								7,000					9,000	9,000				
West Dunbartonshire	15,000					9,000	6,000		6,000	29,000				4,000	4,000				4,000	
West Lothian	4,000		1,000	4,000						8,000	8,000									
<b>Scotland</b>	<b>188,000</b>	<b>57,000</b>	<b>5,000</b>	<b>38,000</b>		<b>143,000</b>	<b>118,000</b>	<b>35,000</b>	<b>44,000</b>	<b>238,000</b>	<b>73,000</b>			<b>5,000</b>	<b>24,000</b>	<b>16,000</b>		<b>23,000</b>		

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5.5 Table 7 provides a more detailed breakdown by specific retail format at a national level, to identify the amounts of floorspace involved at each of the key planning stages.

**Table 7: Retail Format by Key Planning Stage**

Retail Format	Planning Application Submitted		Approved		Refused - No Further Appeal		Under Construction	
	No.	Sq. m	No.	Sq. m	No.	Sq. m	No.	Sq. m
<b>Convenience</b>								
Discount Supermarket	11	14,000	5	6,000	1	1,000	1	1,000
Supermarket	19	38,000	8	16,000	3	5,000	1	2,000
Superstore	28	132,000	10	35,000			10	35,000
Other								
<b>Comparison</b>								
Retail Warehouse Park	5	38,000	7	44,000	3	23,000	4	17,000
Retail Warehouse Unit(s)	15	82,000	12	65,000	2	11,000	1	24,000
Other	1	10,000	1	8,000			1	2,000
<b>Mixed</b>								
District/Town Centre Infill Development	2	3,000	2	3,000			2	4,000
Individual Unit			1	6,000				
Local Shops/ Neighbourhood Centre	1	2,000						
Retail Park	8	53,000	1	16,000				
Shopping Centre/Mall	13	125,000	4	44,000				
Other Mixed	7	69,000	1	5,000				
<b>Other</b>								
Factory Outlet Centre	4	20,000	1	9,000			1	8,000
Retail Warehouse Club								
Not listed above	1	4,000	2	7,000			3	16,000
<b>Scotland</b>	<b>115</b>	<b>590,000</b>	<b>55</b>	<b>264,000</b>	<b>9</b>	<b>40,000</b>	<b>24</b>	<b>109,000</b>

5.6 The table shows that, across Scotland, there were more applications (28) for more floorspace (132,000 sq. m) for superstore development than for any other retail format. Shopping Centre/Mall applications were much more numerous than in the previous year (13 applications for 125,000 sq. m compared to 4/36,000). On the other hand, applications for retail warehouse *park* development were much reduced (5/38,000 compared to 13/146,000 in 1998).

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5.7 Most approvals and refusals involved retail warehouse parks and retail warehouse units, although a significant amount of shopping centre/mall development was also approved (and none refused). As in 1998, there were more Superstores under construction (10) than any other retail format, but there were no shopping centre/mall developments under construction in 1999.

5.8 Table 8 provides a comparison of the highest cumulative totals across key planning stages between the four combined major cities and the rest of Scotland.

**Table 8: Retail Format – Major City / Non-City Comparison**

	Application submitted (sq.m)	Approved	Refused - No Further Appeal	Under Construction
<b>Aberdeen, Dundee, Edinburgh, Glasgow combined</b>				
Retail Warehouse Park	12,000	19,000	13,000	9,000
Mixed shopping Centre / Mall	41,000	30,000		
Retail Warehouse Units	55,000	49,000	7,000	24,000
Convenience Superstore	86,000	20,000		12,000
Factory Outlet Centre				
<b>Other Local Authorities</b>				
Retail Warehouse Park	26,000	25,000	10,000	8,000
Mixed shopping Centre / Mall	84,000	14,000		
Retail Warehouse Units	27,000	16,000	4,000	
Convenience Superstore	46,000	15,000		23,000
Factory Outlet Centre	20,000	9,000		8,000

5.9 The highest cumulative level of floorspace submitted across the four major cities was for convenience superstores; much higher than in 1998, when retail warehouse parks provided the most floorspace.

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### 6. Construction Type

6.1 Table 9 outlines the type of construction activity granted planning consent in each local authority. Unsurprisingly, it shows that around three-quarters of all approved development involved new build; a similar proportion to 1998. Although there was a significant amount of conversion and extension floorspace approved in Glasgow in 1998, there was very little in 1999.

**Table 9: Approved Construction Activity Across Local Authorities**

Local Authority	Alteration/Conversion		Extension		New Build	
	No.	Floorspace	No.	Floorspace	No.	Floorspace
Aberdeen City					2	2,000
Aberdeenshire					1	1,000
Angus						
Clackmannanshire			1	4,000		
Dumfries & Galloway					1	2,000
Dundee City					1	9,000
East Ayrshire					1	3,000
East Dunbartonshire					3	4,000
East Lothian						
East Renfrewshire					1	2,000
Edinburgh, City of	2	8,000	1	1,000	7	45,000
Eilean Siar						
Falkirk					1	11,000
Fife						
Glasgow City	3	15,000			8	74,000
Highland					2	9,000
Inverclyde					1	4,000
Midlothian			2	3,000		
Moray						
North Ayrshire	2	4,000			2	7,000
North Lanarkshire	2	5,000			1	6,000
Orkney Islands						
Perthshire & Kinross					1	1,000
Renfrewshire						
Scottish Borders	1	2,000				
Shetland Islands						
South Ayrshire					3	11,000
South Lanarkshire					1	1,000
Stirling					2	14,000
West Dunbartonshire					2	10,000
West Lothian			1	8,000		
<b>Scotland</b>	<b>10</b>	<b>34,000</b>	<b>5</b>	<b>16,000</b>	<b>41</b>	<b>216,000</b>

6.2 Table 10 apportions these figures to structure plan areas.

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**Table 10: Approved Construction Activity Across Structure Plan Areas**

Structure Plan Area	Alteration/Conversion		Extension		New Build	
	No.	Floorspace	No.	Floorspace	No.	Floorspace
Aberdeen/Aberdeenshire					3	3,000
Argyll and Bute						
Ayrshire	2	4,000			6	21,000
Dumfries and Galloway					1	2,000
Dundee and Angus					1	9,000
Eilean Siar						
Falkirk					1	11,000
Fife						
Glasgow and Clyde Valley	5	20,000			17	101,000
Highland					2	9,000
Lothian	2	8,000	4	12,000	7	45,000
Moray						
Orkney						
Perthshire and Kinross					1	1,000
Scottish Borders	1	2,000				
Shetland						
Stirling and Clackmannan			1	4,000	2	14,000
<b>Scotland</b>	<b>10</b>	<b>34,000</b>	<b>5</b>	<b>16,000</b>	<b>41</b>	<b>216,000</b>

**7. Location of Development**

7.1 Table 11 shows the prominence of brownfield development over greenfield, both in terms of the number of entries at each stage, and the amount of proposed floorspace. Proportions were similar to 1998.

**Table 11: Greenfield / Brownfield Development by Planning Stage**

		Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Under Construction	Trading	Withdrawn	Other
Number of Entries	Greenfield	17	4	1	6	5	9	2	5
	Brownfield	90	51	8	11	19	28	18	30
	Other	8	1		3			2	
	Scotland	115	56	9	20	24	37	22	35
% of Total Entries	Greenfield	15%	7%	11%	30%	21%	24%	9%	14%
	Brownfield	78%	91%	89%	55%	79%	76%	82%	86%
	Other	7%	2%	0%	15%	0%	0%	9%	0%
Floorspace (sq. m gross)	Greenfield	83,000	13,000	6,000	35,000	20,000	64,000	10,000	60,000
	Brownfield	498,000	249,000	34,000	58,000	90,000	237,000	94,000	253,000
	Other	9,000	2,000		29,000			5,000	
	Scotland	590,000	264,000	40,000	122,000	110,000	301,000	109,000	313,000

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7.2 Table 12 sets out the local plan allocation (where known) for the number of proposals at each planning stage. Allocations for adopted local plans and draft local plans (where relevant) are included.

**Table 12: Retail Development by Local Plan Policy Allocation**

Policy Allocation in Adopted and Draft Local Plan	Application Submitted		Approved		Refused No Appeal		Refused – Potential Appeal/ Inquiry		Under Construction		Trading		Withdrawn		Other	
	adopted	draft	adopted	draft	Adopted	draft	adopted	draft	adopted	draft	adopted	draft	adopted	draft	adopted	draft
Retail	35	25	13	10	2		4	3	6	6	13	17	3	5	5	9
Industry	27	13	17	5	4	2	5	4	6	2	9	3	10	4	14	6
Housing	10	2	8	1	1	1	3		6		2	3	3	1	1	1
Mixed	10	3	5	3	1		2				3	1	1	1	1	
Countryside/G'belt	7	1	2				4	3	2	1	3	2	1		1	
Sport/Recreation	5	1	1						1		2		2	1	2	
Opportunity Sites	3	2		1	1	2						1	1		1	5
Offices	2		2						1							
Open Space	1			1												
Other	9	11	6	8		1			1	1	3	2	1		4	2
<b>Total</b>	<b>109</b>	<b>58</b>	<b>54</b>	<b>29</b>	<b>9</b>	<b>6</b>	<b>18</b>	<b>10</b>	<b>23</b>	<b>10</b>	<b>35</b>	<b>29</b>	<b>22</b>	<b>12</b>	<b>29</b>	<b>23</b>

7.3 Although the largest number of retail applications were for sites allocated for retail use, a considerable proportion of approvals were on sites allocated for other uses, particularly industry, housing and mixed uses. In general terms, the proportions were similar to 1998. However, it was somewhat lower with approvals and higher with newly trading developments. There were also more retail applications refused where the land was zoned for retail use.

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### 8. Sequential Approach

8.1 One of the key policy guidelines contained within NPPG8 (Revised 1998) is the requirement for planning authorities to adopt a sequential approach to selecting sites for new retail, commercial leisure developments and other key town centre uses. Town centre sites are identified as the preferred location choice, followed by, edge of centre and out of centre sites.

8.2 Table 13 sets out the level of planning applications, approvals, refusals etc. on the basis of the sequential approach, across Scotland.

**Table 13: Sequential Location by Key Planning Stage**

		No. Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Under Construction	Trading	Withdrawn	Other
Number of Entries	Town Centre	57	31	15	2	4	6	9	4	6
	Edge of Centre	44	23	12	1	3	1	7	2	6
	Out of Centre	124	50	26	5	8	12	15	15	20
	Out of Town	27	11	3	1	5	5	6	1	3
	<b>Scotland</b>	<b>252</b>	<b>115</b>	<b>56</b>	<b>9</b>	<b>20</b>	<b>24</b>	<b>37</b>	<b>22</b>	<b>35</b>
% of Total Entries	Town Centre	23%	27%	27%	22%	20%	25%	24%	18%	17%
	Edge of Centre	17%	20%	21%	11%	15%	4%	19%	9%	17%
	Out of Centre	49%	43%	46%	56%	40%	50%	41%	68%	57%
	Out of Town	11%	10%	5%	11%	25%	21%	16%	5%	9%
Floorspace (sq. m gross)	Town Centre	459,000	183,000	74,000	3,000	27,000	13,000	114,000	8,000	90,000
	Edge of Centre	272,000	133,000	63,000	1,000	33,000	6,000	37,000	7,000	40,000
	Out of Centre	738,000	240,000	122,000	25,000	37,000	74,000	121,000	93,000	134,000
	Out of Town	149,000	36,000	6,000	10,000	25,000	17,000	29,000	1,000	49,000
	<b>Scotland</b>	<b>1,618,000</b>	<b>592,000</b>	<b>265,000</b>	<b>39,000</b>	<b>122,000</b>	<b>110,000</b>	<b>301,000</b>	<b>109,000</b>	<b>313,000</b>
% of Total Floorspace	Town Centre	28%	31%	28%	8%	22%	12%	38%	7%	29%
	Edge of Centre	17%	22%	24%	3%	27%	5%	12%	6%	13%
	Out of Centre	46%	41%	46%	64%	30%	67%	40%	85%	43%
	Out of Town	9%	6%	2%	25%	21%	15%	10%	1%	16%

8.3 The table indicates that more floorspace was approved in town centre and edge of centre locations (137,000 sq.m) than in out of centre and out of town locations (128,000 sq.m). The proportion approved in out of town locations was considerably lower than in 1998 (2% of total approved floorspace compared to 6% in 1998). As in 1998, most refusals were in out of centre locations.

8.4 Table 14 shows the 'sequential' location of approved planning consents in each local authority area. Table 15 sets out the same information for structure plan areas.

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**Table 14: Sequential Approach – Approved Planning Applications by Local Authority**

	Town centre		Edge of Centre		Out of Centre		Out of Town	
	No.	Sq. m	No.	Sq. m	No.	Sq. m	No.	Sq. m
Aberdeen City					2	2,000		
Aberdeenshire	1	1,000						
Angus								
Argyll and Bute								
Clackmannanshire					1	4,000		
Dumfries & Galloway			1	2,000				
Dundee City	1	9,000						
East Ayrshire			1	3,000				
East Dunbartonshire	1	1,000	1	nk	1	2,000		
East Lothian								
East Renfrewshire	1	2,000						
Edinburgh, City of	2	3,000	1	6,000	6	42,000	1	3,000
Eilean Siar								
Falkirk			1	11,000				
Fife								
Glasgow City	3	27,000	3	24,000	5	38,000		
Highland	1	6,000			1	3,000		
Inverclyde					1	4,000		
Midlothian					1	1,000	1	2,000
Moray								
North Ayrshire	1	1,000	1	5,000	2	5,000		
North Lanarkshire			1	6,000	2	5,000		
Orkney Islands								
Perthshire & Kinross			1	1,000				
Renfrewshire								
Scottish Borders					1	2,000		
Shetland Islands								
South Ayrshire	2	7,000			1	5,000		
South Lanarkshire							1	1,000
Stirling	1	9,000			1	5,000		
West Dunbartonshire			1	6,000	1	4,000		
West Lothian	1	8,000						
<b>Scotland</b>	<b>15</b>	<b>74,000</b>	<b>12</b>	<b>64,000</b>	<b>26</b>	<b>122,000</b>	<b>3</b>	<b>6,000</b>

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**Table 15: Sequential Approach - Approved Planning Applications by Structure Plan Area**

Structure Plan Area	Town Centre		Edge of Centre		Out of Centre		Out of Town	
	No.	Sq. m	No.	Sq. m	No.	Sq. m	No.	Sq. m
Aberdeen/Aberdeenshire	1	1,000			2	2,000		
Argyll and Bute								
Ayrshire	3	8,000	2	7,000	3	10,000		
Dumfries and Galloway			1	2,000				
Dundee and Angus	1	9,000						
Eilean Siar								
Falkirk			1	11,000				
Fife								
Glasgow and Clyde Valley	5	30,000	6	35,000	10	53,000	1	1,000
Highland	1	6,000			1	3,000		
Lothian	3	11,000	1	6,000	7	43,000	2	5,000
Moray								
Orkney								
Perthshire and Kinross			1	1,000				
Scottish Borders					1	2,000		
Shetland								
Stirling and Clackmannan	1	9,000			2	9,000		
<b>Scotland</b>	<b>15</b>	<b>74,000</b>	<b>12</b>	<b>62,000</b>	<b>26</b>	<b>122,000</b>	<b>3</b>	<b>6,000</b>

8.5 Tables 16 and 17 provide a detailed breakdown of greenfield/brownfield development by planning stage and the four locations defined by the sequential approach. They highlight the prominence of brownfield sites at most planning stages and sequential locations. [Note that the 1998 Report indicated that there were 19 greenfield approvals (82,000 sq. m) and one brownfield approval (1,000 sq. m) in edge of centre locations. This was incorrect; the figures had been transposed.]

**Table 16: Greenfield/Brownfield Development by Sequential Location and Planning Stage (No.)**

	Town Centre			Edge of Centre			Out of Centre			Out of Town		
	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other
Submitted	1	28	2		23		10	36	5	6	4	1
Approved		15			12		3	22	1	1	2	
Refused - No Appeal		2			1		1	4			1	
Refused - Pot. Appeal		3	1		3		2	4	2	4	1	
Under Construction		6			1		2	10		3	2	

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**Table 17: Greenfield/Brownfield Development by Sequential Location and Planning Stage (sq m)**

	Town Centre			Edge of Centre			Out of Centre			Out of Town		
	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other
Submitted	28,000	151,000	4,000	133,000			33,000	203,000	4,000	21,000	14,000	1,000
Approved	74,000			63,000			10,000	109,000	2,000	3,000	3,000	
Refused - No Appeal	3,000			1,000			7,000	19,000		10,000		
Refused - Pot. Appeal	4,000	23,000		33,000			11,000	20,000	6,000	24,000	2,000	
Under Construction	13,000			6,000			9,000	65,000		11,000	6,000	

8.6 Tables 18 and 19 set out the varying frequency and size of different retail formats across each planning stage and sequential location.

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**Table 18: Retail Format by Sequential Location and Planning Stage (Number)**

	Town Centre				Edge of Centre				Out of Centre				Out of Town			
	Convenience	Comparison	Mixed	Other	Convenience	Comparison	Mixed	Other	Convenience	Comparison	Mixed	Other	Convenience	Comparison	Mixed	Other
Submitted	13	1	15	2	15	3	5		26	14	6	4	4	2	5	
Approved	5	2	6	2	6	4	2		10	13	1	2	3			
Refused - No further appeal	2				1				1	4				1		
Refused - Potential Appeal	3		1		1		2		3	2	1	2	1	2	2	
Under Construction	3		2	1		1			6	3		3	3	1		1

**Table 19: Retail Format by Sequential Location and Planning Stage (Floorspace - sq. m gross)**

	Town Centre				Edge of Centre				Out of Centre				Out of Town			
	Convenience	Comparison	Mixed	Other	Convenience	Comparison	Mixed	Other	Convenience	Comparison	Mixed	Other	Convenience	Comparison	Mixed	Other
Submitted	28,000	2,000	134,000	19,000	73,000	15,000	44,000		79,000	91,000	54,000	15,000	7,000	11,000	18,000	
Approved	11,000	24,000	30,000	9,000	17,000	24,000	22,000		24,000	69,000	21,000	7,000	6,000			
Refused - No further appeal	3,000				1,000				1,000	24,000				10,000		
Refused - Potential Appeal	4,000		23,000		4,000		29,000		4,000	18,000	3,000	13,000	2,000	17,000	7,000	
Under Construction	7,000		4,000	2,000		6,000			19,000	33,000		21,000	12,000	3,000		2,000

8.7 As with the 1998 returns, the tables show that “mixed retail development” was most common in town centre locations. “Convenience” retailing was the most frequently recorded type within edge of centre areas, whilst “comparison” was the dominant type of retailing recorded in out of centre locations.

## 9. Largest Developments by Planning Stage

9.1 Table 20, below, sets out the ten largest retail schemes at each of the planning stages identified in this report. There is one difference to the layout used last year: the first group are the ten largest retail applications lodged during the year, rather than the ten largest schemes recorded.

The key trends from the table may be summarised as follows:

- **Largest applications:** With the exception of one in Edinburgh and one in Dumfries and Galloway, these were all in the Glasgow and Clyde Valley area. (5 of them in Glasgow itself). Nine were on brownfield sites. Eight were for mixed retail uses.
- **Largest approved schemes:** Three of the four largest approved schemes were in Glasgow, the other being the Ocean Liner Terminal development in Edinburgh. All were brownfield developments and 7 of the ten were town centre/edge of centre developments.
- **Largest refused consent without the prospect of further appeal:** Only 9 in total fell into this category and were scattered throughout the country. The five largest were retail warehouse park or warehouse unit proposals. Six of the nine were out of centre or out of town proposals.
- **Largest refused consent but with the possibility of appeal/inquiry/call-in:** These were also distributed fairly widely and included Princes Street Galleries in Edinburgh, the Scott Lithgow site in Port Glasgow, and Shielhill in Aberdeen. Six of the 10 were out of centre/out of town proposals.
- **Largest developments under construction:** Again these were distributed widely, including Braehead, and developments in Dundee, Clackmannan, Edinburgh, Elgin and Dunfermline. All were new build schemes and 8 were on brownfield sites.
- **Largest schemes newly trading:** Six of the 10 were in Glasgow - Braehead, Buchanan Galleries, St Enoch Centre, Argyle Street (Marks and Spencer), Buchanan Street, and Robroyston. The 3 largest newly trading schemes were all shopping centre/mall developments in Glasgow.
- **Largest withdrawn schemes:** Five were in Edinburgh and none in Glasgow.

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**Table 20: Largest Retail Developments by Planning Stage**

<i>Floor Area SqM</i>	<i>Description</i>	<i>Local Authority</i>	<i>Structure Plan Area</i>	<i>Construction Type</i>	<i>Retail Format</i>	<i>Mixed Use?</i>	<i>No. of Units</i>	<i>Brownfield/Greenfield</i>	<i>Sequential Location</i>
<b>10 Largest Applications 1999</b>									
27900	Auchinlea Road	Glasgow	Glasgow & Clyde Valley	New Build	Mixed - other	Yes		Greenfield	Town Centre
24500	Braehead, Kings Inch Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	Yes	1	Brownfield	Out of centre
22325	Centre West Car Park, East Kilbride	South Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed - Shopping Centre/Mall	No	20	Brownfield	Town Centre
21366	Ocean Terminal, Leith Docks	Edinburgh	Lothian	New Build	Mixed - Shopping Centre/Mall	Yes	58	Brownfield	Out of centre
19045	Olympia and Princes Car Park, E Kilbride	South Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed - Shopping Centre/Mall	No	24	Brownfield	Town Centre
18000	Meadowside Quay	Glasgow	Glasgow & Clyde Valley	New Build	Mixed - other	Yes		Brownfield	Out of centre
16700	Riverford Road, Cogan Street	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	Yes		Brownfield	Out of centre
14615	Motherwell Town Centre Redevelopment	North Lanarkshire	Glasgow & Clyde Valley	Extension	Mixed - Shopping Centre/Mall	No	50	Brownfield	Town Centre
13042	29 Saracen Street	Glasgow	Glasgow & Clyde Valley	Alteration/Conv	Mixed - Retail Park	No		Brownfield	Edge of Centre
12820	Cuckoo Bridge (North), Dumfries	Dumfries & Galloway	Dumfries & Galloway	New Build	Mixed - Retail Park	No		Brownfield	Out of centre
<b>10 Largest Approved Schemes</b>									
21850	London Road/Hamilton Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
21366	Ocean Terminal, Leith Docks	Edinburgh	Lothian	New Build	Mixed - Shopping Centre/Mall	Yes	58	Brownfield	Out of centre
16200	St Rollox, Springburn Road	Glasgow	Glasgow & Clyde Valley	New Build	Mixed - Retail Park	No		Brownfield	Edge of Centre
14500	Forge Phase 3, Millerston Street	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No		Brownfield	Town Centre
11400	Bison Works, Falkirk	Falkirk	Falkirk	New Build	Comparison - Retail Warehouse Park	Yes		Brownfield	Edge of Centre
9500	Braehead Retail Park, Kings Inch Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No		Brownfield	Out of centre
9300	The Old Barracks, Forthside	Stirling	Stirling & Clackmannan	New Build	Other - Factory Outlet Centre	Yes	51	Brownfield	Town Centre
8900	Overgate Extension	Dundee	Dundee & Angus	New Build	Mixed - Shopping Centre/Mall	Yes	9	Brownfield	Town Centre
8170	ASDA, Almondvale Centre, Livingston	West Lothian	Lothian	Extension	Mixed - Shopping Centre/Mall	No	19	Brownfield	Town Centre
7850	Nelson Mandela Place, Buchanan Street	Glasgow	Glasgow & Clyde Valley	Alteration/Conv	Other Comparison	No		Brownfield	Town Centre
<b>9 Largest Schemes Refused - No Appeal</b>									
10219	Dalmarnock Trading Estate, Rutherglen	South Lanarkshire	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	8	Brownfield	Out of Town
7900	Beach Boulevard	Aberdeen	Aberdeen/Aberdeenshire	New Build	Comparison - Retail Warehouse Park	No	6	Brownfield	Out of centre
6500	Saughs Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No		Greenfield	Out of centre
5109	Hermiston Gait extension	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	No	5	Brownfield	Out of centre
4550	Linkwood Rd North, Elgin	Moray	Moray	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
2036	Tesco, High Street, Alness	Highland	Highland	New Build	Convenience - Supermarket	No	1	Brownfield	Town Centre
1300	Kelso	Scottish Borders	Scottish Borders	New Build	Convenience - Supermarket			Brownfield	Town Centre
1241	LIDL Falkirk Road, Linlithgow	West Lothian	Lothian	New Build	Convenience - Discount Supermarket	No	1	Brownfield	Out of centre
1200	Fraserburgh Stn Yard (Lidl)	Aberdeenshire	Aberdeen/Aberdeenshire	New Build	Convenience - Supermarket	No		Brownfield	Edge of Centre
<b>10 Largest Refused - Potential Appeal or Inquiry</b>									
23250	Princes Street Galleries	Edinburgh	Lothian	New Build	Mixed - Shopping Centre/Mall	Yes	100	Other	Town Centre
18600	Scott Lithgow Site, Port Glasgow	Inverclyde	Glasgow & Clyde Valley	New Build	Mixed - Retail Park	Yes	9	Brownfield	Edge of Centre
15000	Shielhill/Dubford	Aberdeen	Aberdeen/Aberdeenshire	New Build	Comparison - Retail Warehouse Park	No	8	Greenfield	Out of Town
11100	Land south of Heathfield Road, Ayr	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Park	Yes	9	Brownfield	Out of centre

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10430	Park Street/Menteith Road, Motherwell	North Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed - other	No	2	Brownfield	Edge of Centre
9750	Hammerlands, Moffat	Dumfries & Galloway	Dumfries & Galloway	New Build	Other - Factory Outlet Centre	No		Greenfield	Out of centre
6500	Land north of Heathfield Road, Ayr	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Park	Yes		Brownfield	Out of centre
4322	201-207 Dalry Rd. (Scottish Metropolitan)	Edinburgh	Lothian	New Build	Convenience - Superstore	No	1	Brownfield	Edge of Centre
3500	Keir Mains, Dunblane	Stirling	Stirling & Clackmannan	New Build	Mixed - other	Yes	2	Greenfield	Out of Town
3100	Mixed housing/commercial use, nr Dalry	North Ayrshire	Ayrshire	Alteration/Conv	Mixed - other	Yes	1	Greenfield	Out of Town

### 10 Largest Schemes Under Construction

24200	Braehead	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No	14	Brownfield	Out of centre
9300	King's Cross Road - Clepington Road	Dundee	Dundee & Angus	New Build	Other - Not listed above	Yes	1	Brownfield	Out of centre
7763	West of Moss Rd, Tillicoultry	Clackmannan	Stirling & Clackmannan	New Build	Other - Factory Outlet Centre	No	34	Brownfield	Out of centre
6996	Kinnaird Park / Pillar	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	Yes		Brownfield	Out of centre
6300	Edgar Rd North, Elgin	Moray	Moray	New Build	Convenience - Superstore	No	1	Brownfield	Out of centre
6000	East Dunfermline District Centre	Fife	Fife	New Build	Convenience - Superstore	No	1	Greenfield	Out of Town
5700	Kilbowie Park, Clydebank	West Dunbartonshire	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	6	Brownfield	Edge of Centre
4751	Safeway, Gilmerton Road	Edinburgh	Lothian	New Build	Convenience - Superstore	No	1	Greenfield	Out of centre
4435	Drumkinnon Bay, Balloch	West Dunbartonshire	Glasgow & Clyde Valley	New Build	Other - Not listed above	Yes	19	Brownfield	Out of centre
4200	Tesco Store, Musselburgh	East Lothian	Lothian	New Build	Convenience - Superstore	No	1	Brownfield	Town Centre

### 10 Largest Schemes Commenced Trading

55000	Braehead	Glasgow	Glasgow & Clyde Valley	New Build	Mixed - Shopping Centre/Mall	Yes	100	Brownfield	Out of centre
52000	Buchanan Galleries	Glasgow	Glasgow & Clyde Valley	New Build	Mixed - Shopping Centre/Mall	No	80	Brownfield	Town Centre
26000	St Enoch Centre	Glasgow	Glasgow & Clyde Valley	Extension	Mixed - Shopping Centre/Mall	No		Brownfield	Town Centre
18000	IKEA, Straiton	Midlothian	Lothian	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Greenfield	Out of Town
15750	Argyle St/Virginia St (Marks & Spencer)	Glasgow	Glasgow & Clyde Valley	Extension	Other Comparison	No	1	Brownfield	Town Centre
15350	Abbotsinch Retail Park, Paisley	Renfrewshire	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	5	Brownfield	Out of centre
14865	Hamilton Palace Grounds	South Lanarkshire	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	8	Greenfield	Edge of Centre
8000	Buchanan St./Sauchiehall Street/Bath St	Glasgow	Glasgow & Clyde Valley	Alteration/Conv	Other Comparison	No		Brownfield	Town Centre
7763	West of Moss Rd, Tillicoultry	Clackmannan	Stirling & Clackmannan	New Build	Other - Factory Outlet Centre	No	34	Brownfield	Out of centre
7600	Saughs Road, Robroyston	Glasgow	Glasgow & Clyde Valley	New Build	Convenience - Superstore	No	1	Greenfield	Out of centre

### 10 Largest Withdrawn Schemes

17770	Kinnaird Park / Pillar	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	No		Brownfield	Out of centre
16260	Newcraighall / Chartwell (phase 3)	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	No		Brownfield	Out of centre
11354	Kinnaird Park / Pillar	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	Yes		Brownfield	Out of centre
9300	Renfrew Rd, Wallneuk, Paisley	Renfrewshire	Glasgow & Clyde Valley	New Build	Mixed - Retail Park	No	3	Brownfield	Out of centre
6900	Land north of Heathfield Road, Ayr	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Unit(s)	Yes	3	Brownfield	Out of centre
6300	Broadwood Retail Park Cumbernauld	North Lanarkshire	Glasgow & Clyde Valley	New Build	Convenience - Superstore	No	1	Greenfield	Out of centre
4872	Abercromby, Seafield Road East	Edinburgh	Lothian	Alteration/Conv	Comparison - Retail Warehouse Unit(s)	No	4	Brownfield	Out of centre
4800	New Street, Irvine (modify size condition)	North Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Park	No	7	Brownfield	Edge of Centre
3800	Dalmonach Works, Jamestown	West Dunbartonshire	Glasgow & Clyde Valley	New Build	Convenience - Superstore	No	1	Brownfield	Out of centre
3719	Newcraighall / Chartwell (phase 2)	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	No	2	Brownfield	Out of centre