SCOTTISH EXECUTIVE
Development Department

2000 Retail Development Survey

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SCOTTISH EXECUTIVE

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Contents

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January 2003

1. Introduction and Summary

1.1 This report summarises the results of the 2000 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 2000 survey (all figures have been rounded to the nearest '000 sq. m.):

- **Number of entries**: during the year, 223 retail developments were recorded as being 'active' at some stage of the planning process, down on 1999, but similar to 1998. (Refer to table 1)

- **Distribution of entries**: Glasgow & Clyde Valley and Lothian Structure Plan areas together accounted for some 57% of all entries (compared to 61% in 1999 and 56% in 1998). (Refer to table 2)

- **Applications**: 72 retail planning applications were submitted, proposing 363,000 sq. m floorspace – much reduced on previous years. (Refer to tables 1 & 3)

- **Approvals/Refusals**: 78 applications (for 508,000 sq. m) were approved, 14 applications (for 73,000 sq. m) were refused consent without the possibility of further appeal, and a further 6 applications (for 34,000 sq. m) were refused consent, pending the prospect of further appeal, public inquiry or call-in. The amount approved was almost double that recorded in 1999. Much less was refused compared to the previous two years. (Refer to tables 1 & 3)

- **Retail Format**: There were more applications for shopping centres/malls (8 applications covering 82,000 sq. m) and retail warehouse parks (6 covering 80,000 sq. m) than for any other retail format. Other popular formats were: retail warehouse unit(s) (15 covering 56,000 sq. m) and superstores (10 covering 55,000 sq. m). (Refer to table 7)

- **Sequential approach**: As in 1998 and 1999, more floorspace was approved in town centre and edge of centre locations (367,000 sq. m) than elsewhere (140,000 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 (193,000 out of a total of 229,000 sq. m approved), whilst much 'comparison' development was in out of centre locations (80,000 out of a total of 138,000 sq. m approved). 'Convenience' retail approvals were spread over the types of sequential location. (Refer to tables 6, 18 and 19)

- **Brownfield development**: The prominence of brownfield development over greenfield was again noticeable at all stages - 74% of applications, 78% of planning consents, 86% of development under construction, and 77% of newly trading development. (Refer to tables 11, 16 & 17)

- **Under construction**: 36 retail developments (for 215,000 sq. m) were under construction during 2000 (compared to 24 covering 109,000 sq. m in 1999 and 30 covering 319,000 sq. m in 1998). (Refer to table 1)

- **Newly trading**: 44 new developments (for 203,000 sq. m) began trading (compared to 37 covering 303,000 sq. m in 1999 and 25 covering 89,000 sq. m in 1998). The highest amounts were located in West Lothian, Dundee, Edinburgh and Glasgow. (Refer to tables 1 and 3)

1.3 Broad comparisons with 1998 and 1999 data are set out in figures 2 to 5.

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 system (*Monitoring of Retail Developments*, Scottish Office Central Research Unit, 1998), an inaugural survey (covering 1998) was carried out and published in November 2000. Results of the 1999 survey were published in August 2001.

2.3 This bulletin is the product of the third 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 2000. Figure 1 is a guide to the planning stages used. Planning stage 6 was changed this year to include proposals made in earlier years but not yet decided.

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 earlier reports to allow for comparison. Broad comparisons are shown in figures 2 to 5.

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) either during the year or in previous years, but no decision was made during the calendar 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.

3. Number of Retail Developments

3.1 Table 1 summarises the number of retail developments recorded by each local authority in 2000, 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	17	5	6	1	1		4	4	8
Aberdeenshire	6	3	3				1	1	2
Angus	5	4				1	1		3
Argyll and Bute	0								
Clackmannanshire	2	2	1						1
Dumfries & Galloway	4	2	3				1		1
Dundee City	13	2	4	1	2		1	2	2
East Ayrshire	1	1	1					1	
East Dunbartonshire	2						1	1	
East Lothian	1	1							
East Renfrewshire	2	1	1	1					
Edinburgh, City of	28	6	6	1		2	7	9	4
Eilean Siar	0								
Falkirk	4		1	1				1	1
Fife	6	4	3				1	1	
Glasgow City	35	10	10			1	6	5	3
Highland	8	4	4			3		2	
Inverclyde	4		1						3
Midlothian	4		2				1	2	1
Moray	2	1	1		1				
North Ayrshire	1	1							
North Lanarkshire	19	1	6	2	1		1	1	8
Orkney Islands	0								
Perthshire & Kinross	7	3	2				3	1	4
Renfrewshire	5			1	1	1	1	1	1
Scottish Borders	1						1	1	
Shetland Islands	0								
South Ayrshire	13	5	2	2		2			6
South Lanarkshire	5	3		1				1	
Stirling	6	4	4	1					1
West Dunbartonshire	14	4	10	1			5	4	3
West Lothian	8	5	7	1			1	6	
Scotland	**223**	**72**	**78**	**14**	**6**	**10**	**36**	**44**	**52**

***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 2000. It does **not** indicate that, in the case of Glasgow for example, the local authority received ten applications and approved them all. 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.*

(b) '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 (35), followed by Edinburgh (28) and North Lanarkshire (19). The same three authorities also featured in 1998 and 1999. As in 1999, Glasgow also had the most applications submitted during the year (10) and, with West Dunbartonshire, the most approvals (10 each).

3.3 In total, the number of applications refused was lower than in 1999 and much lower than in 1998. Both the number of developments under construction and those newly trading were higher than the previous two years. Edinburgh had the highest number of developments under construction (7), followed by Glasgow (6), and West Dunbartonshire (5). Edinburgh also had by far the largest number of newly trading developments (9) – in previous years this had been Glasgow.

3.4 Table 2 illustrates that planning applications and approvals were concentrated in the Glasgow & Clyde Valley and Lothian Structure Plan areas. There was also significant activity in the Aberdeen/Aberdeenshire structure plan 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	23	8	9	1	1		5	5	10
Argyll and Bute	0								
Ayrshire	15	7	3	2		2		1	6
Dumfries & Galloway	4	2	3				1		1
Dundee and Angus	18	6	4	1	2	1	2	2	5
Eilean Siar	0								
Falkirk	4		1	1				1	1
Fife	6	4	3				1	1	
Glasgow & Clyde Valley	86	19	28	6	2	2	14	13	18
Highland	8	4	4			3		2	
Lothian	41	12	15	2		2	9	17	5
Moray	2	1	1		1				
Orkney	0								
Perthshire and Kinross	7	3	2				3	1	4
Scottish Borders	1						1	1	
Shetland	0								
Stirling and Clackmannan	8	6	5	1					2
Scotland	**223**	**72**	**78**	**14**	**6**	**10**	**36**	**44**	**52**

4. Retail Floorspace

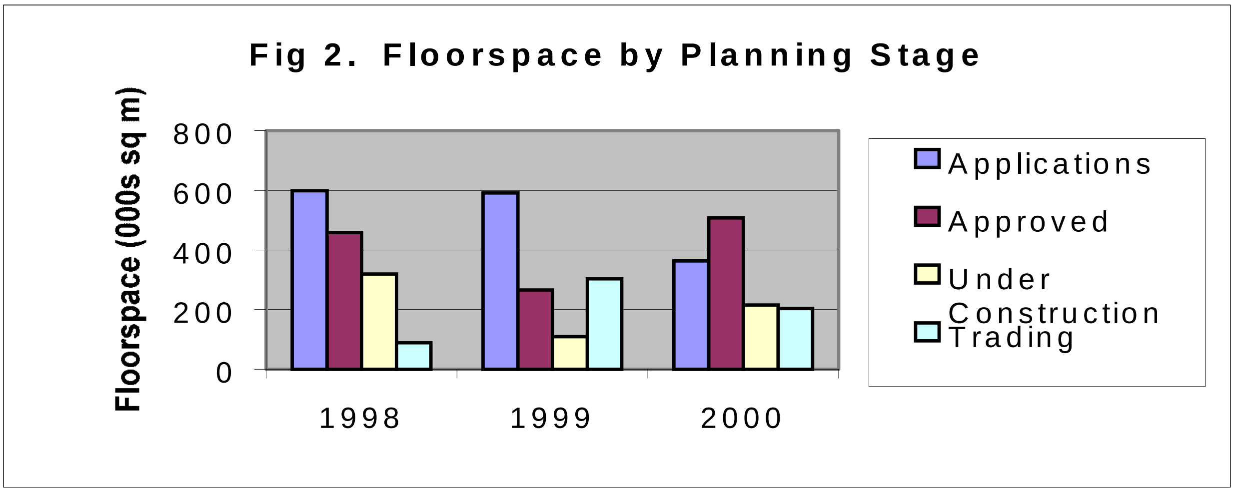
4.1 Table 3 indicates the amount of floorspace at each planning stage in each authority. The predominance of Glasgow is less obvious than in previous years.

Although it had the largest amount of floorspace submitted and approved, more was under construction in Edinburgh and newly trading in West Lothian, Edinburgh and Dundee. The amount included in submitted applications in Scotland as a whole was much reduced on previous years. The amount approved was double that in 1999, whilst a lower amount was refused. Twice as much was under construction than in 1999. Newly trading floorspace was two thirds of that in 1999, although still twice as high as 1998. General comparisons with previous years are shown in Figure 2.

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	17	17,000	60,000	8,000	6,000	8,000	8,000		38,000
Aberdeenshire	6	6,000	9,000			3,000	3,000		5,000
Angus	5	10,000				4,000		3,000	8,000
Argyll and Bute	0								
Clackmannanshire	2	8,000	2,000						5,000
Dumfries & Galloway	4	15,000	39,000			13,000			4,000
Dundee City	13	18,000	23,000	9,000	8,000	25,000	31,000		19,000
East Ayrshire	1	6,000	6,000				6,000		
East Dunbartonshire	2					1,000	1,000		
East Lothian	1	nk							
East Renfrewshire	2	1,000	1,000	1,000					
Edinburgh, City of	28	31,000	25,000	4,000		63,000	31,000	5,000	35,000
Eilean Siar	0								
Falkirk	4		5,000	5,000			8,000		
Fife	6	23,000	14,000			3,000	6,000		8,000
Glasgow City	35	88,000	99,000			53,000	30,000	17,000	30,000
Highland	8	21,000	25,000				3,000	4,000	
Inverclyde	4		19,000						12,000
Midlothian	4		3,000			1,000	3,000		4,000
Moray	2	6,000	6,000		3,000				
North Ayrshire	1	8,000							
North Lanarkshire	19	23,000	55,000	15,000	15,000	1,000	3,000		70,000
Orkney Islands	0								
Perthshire & Kinross	7	11,000	8,000			9,000	4,000		12,000
Renfrewshire	5			1,000	2,000	4,000	4,000	4,000	5,000
Scottish Borders	1					1,000	1,000		
Shetland Islands	0								
South Ayrshire	13	6,000	9,000	18,000				3,000	17,000
South Lanarkshire	5	22,000		nk			3,000		
Stirling	6	5,000	6,000	4,000					1,000
West Dunbartonshire	14	15,000	53,000	7,000		24,000	18,000		9,000
West Lothian	8	23,000	41,000	1,000		2,000	40,000		
Scotland	**223**	**363,000**	**508,000**	**73,000**	**34,000**	**215,000**	**203,000**	**36,000**	**282,000**

Note: nk = Floorspace not known



4.2 Table 4 sets out the floorspace totals at the different planning stages for each of the major Cities. There is a more even spread than in previous years.

Table 4: Major Scottish Cities, Retail Floorspace Comparison

Local Authority	No. Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Under Construction	Trading	Withdrawn	Other
Aberdeen City	17	17,000	60,000	8,000	6,000	8,000	8,000		38,000
Dundee City	13	18,000	23,000	9,000	8,000	25,000	31,000		19,000
Edinburgh, City of	28	31,000	25,000	4,000		63,000	31,000	5,000	35,000
Glasgow City	35	88,000	99,000			53,000	30,000	17,000	30,000
Total	**93**	**154,000**	**207,000**	**21,000**	**14,000**	**149,000**	**100,000**	**22,000**	**122,000**

4.3 Table 5 sets out the amount of retail floorspace at the different planning stages across Structure Plan areas. As in 1998 and 1999, the Glasgow & Clyde Valley area had the highest level of floorspace in submitted applications, as well as the most approved, refused, and under construction, although the Lothian area was the highest in terms of newly trading 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	23	23,000	69,000	8,000	6,000	11,000	11,000		43,000
Argyll and Bute	0								
Ayrshire	15	20,000	14,000	18,000			6,000	3,000	17,000
Dumfries & Galloway	4	15,000	39,000			13,000			4,000
Dundee and Angus	18	28,000	23,000	9,000	8,000	29,000	31,000	3,000	26,000
Eilean Siar	0								
Falkirk	4		5,000	5,000			8,000		8,000
Fife	6	23,000	14,000	0		3,000	6,000		
Glasgow & Clyde Valley	86	150,000	226,000	24,000	17,000	83,000	59,000	20,000	126,000
Highland	8	21,000	25,000				3,000	4,000	
Lothian	41	53,000	69,000	6,000		66,000	74,000	5,000	39,000
Moray	2	6,000	6,000		3,000				
Orkney	0								
Perthshire and Kinross	7	11,000	8,000			9,000	4,000		12,000
Scottish Borders	1					1,000	1,000		
Shetland	0								
Stirling and Clackmannan	8	12,000	9,000	4,000					7,000
Scotland	**223**	**362,000**	**507,000**	**74,000**	**34,000**	**215,000**	**203,000**	**35,000**	**282,000**

5. Type of Development

5.1 Table 6 sets out the level of floorspace submitted, approved, refused and under construction during 2000, 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::

Convenience

- Superstore
- Supermarket
- Discount Supermarket
- Other Convenience

Comparison

- Retail Warehouse Unit(s)
- Retail Warehouse Park
- Other Comparison

Mixed

- Individual Unit
- Retail Park
- Shopping Centre / Mall
- District / Town / City Centre Infill
- Local Shops / Neighbourhood Centre
- Other Mixed

Other

- Factory Outlet
- Factory Outlet Centre
- Retail Warehouse Club
- Not Listed Above

5.2 The table shows that most of the submitted floorspace involved 'Comparison' (158,000 sq. m) or 'Mixed' developments (131,000 sq. m). 'Convenience', at 67,000 sq. m, was much reduced on previous years.

5.3 Most floorspace approved was for 'Mixed' (93,000 sq. m) or 'Comparison' developments (84,000 sq. m). The highest amount refused consent without the prospect of further appeal was again the 'Comparison' format.

5.4 Most floorspace under construction was for 'Mixed' (93,000 sq. m) or 'Comparison' developments (84,000 sq. m).

5.5 Figure 3 indicates comparisons with 1999 and 1998.

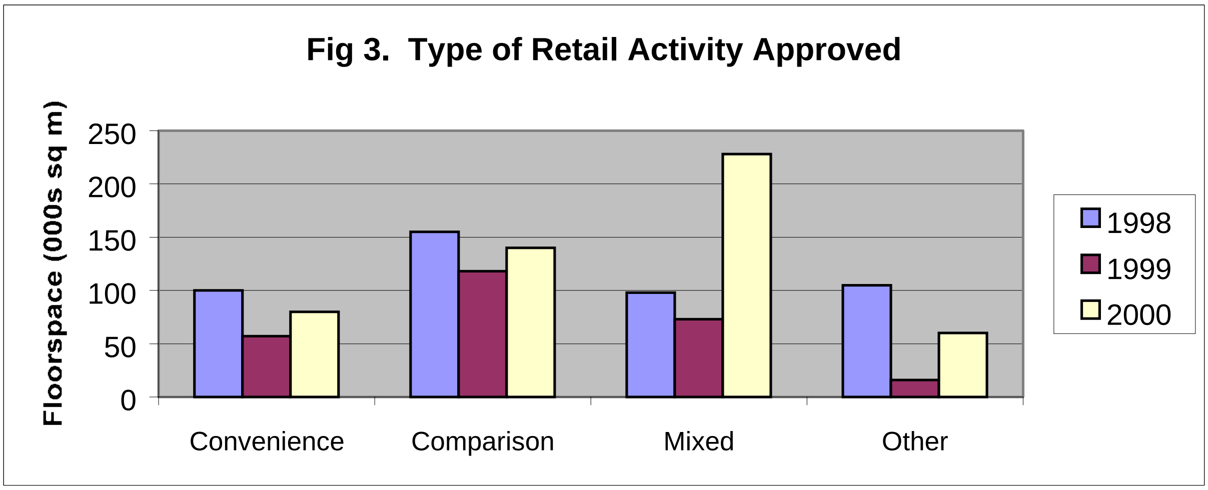


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Table 6: Retail Type by Planning Stage and Local Authority

Local Authority (nk = size not known)	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	7,000	5,000	8,000	6,000	9,000	23,000		2,000	1,000					32,000		
Aberdeenshire	6,000	9,000						3,000								
Angus				4,000	10,000											
Argyll and Bute																
Clackmannanshire	5,000				2,000	2,000										
Dumfries & Galloway					12,000	12,000			4,000	27,000		13,000				
Dundee City	8,000	9,000			9,000	15,000	9,000					25,000				
East Ayrshire					6,000	6,000										
East Dunbartonshire												1,000				
East Lothian	nk															
East Renfrewshire	1,000	1,000	1,000													
Edinburgh, City of	2,000		4,000	6,000	1,000	3,000		8,000	28,000	22,000		49,000				
Eilean Siar																
Falkirk		5,000	5,000													
Fife		1,000			23,000	12,000		3,000								
Glasgow City	20,000	18,000		1,000	52,000	21,000		52,000	16,000	60,000						
Highland	2,000	3,000							19,000	22,000						
Inverclyde										19,000						
Midlothian		2,000		2,000		1,000										
Moray					6,000	6,000										
North Ayrshire	8,000															
North Lanarkshire		3,000				10,000	5,000	2,000	23,000	42,000	10,000					
Orkney Islands																
Perthshire & Kinross	3,000			1,000	4,000	4,000		4,000					4,000	4,000		4,000
Renfrewshire			1,000					4,000								
Scottish Borders				1,000												
Shetland Islands																
South Ayrshire	1,000	9,000			3,000		18,000		2,000							
South Lanarkshire	2,000								20,000		nk					
Stirling					2,000	2,000			3,000	4,000	4,000					
West Dunbartonshire	1,000	11,000		11,000		6,000		6,000	13,000	30,000	7,000	3,000	1,000	6,000		4,000
West Lothian	1,000	4,000			19,000	17,000	1,000		2,000	2,000		2,000	1,000	18,000		
Scotland	**67,000**	**80,000**	**19,000**	**32,000**	**158,000**	**140,000**	**33,000**	**84,000**	**131,000**	**228,000**	**21,000**	**93,000**	**6,000**	**60,000**		**8,000**

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
Convenience								
Discount Supermarket	4	5,000	6	8,000	2	2,000	4	5,000
Supermarket	6	9,000	6	10,000			2	2,000
Superstore	10	55,000	12	61,000	3	18,000	5	25,000
Comparison								
Retail Warehouse Park	6	80,000	5	66,000	2	18,000	4	17,000
Retail Warehouse Unit(s)	15	56,000	13	54,000	3	15,000	7	53,000
Other	9	22,000	5	19,000			3	13,000
Mixed								
District/Town Centre Infill Development	3	5,000	3	5,000			4	29,000
Individual Unit			1	6,000				
Local Shops/ Neighbourhood Centre	4	13,000						
Retail Park	3	17,000	8	78,000	1	7,000	1	13,000
Shopping Centre/Mall	8	82,000	11	98,000			4	51,000
Other Mixed	1	12,000	2	43,000	3	14,000		
Other								
Factory Outlet	1	1,000	1	1,000				
Factory Outlet Centre	1	1,000	2	19,000				
Retail Warehouse Club	1	4,000	1	4,000			1	4,000
Not listed above			2	36,000			1	4,000
Scotland	**72**	**362,000**	**78**	**508,000**	**14**	**74,000**	**36**	**216,000**

5.6 Although there were more applications for retail warehouse units than any other format, most floorspace was for retail warehouse parks or shopping centres/malls. In general, there was a greater spread across the retail formats than in previous years. Applications for superstores were much reduced (10 applications for 55,000 sq. m compared to 28/132,000 in 1999 and 32/116,000 in 1998).

5.7 Most approvals involved mixed retail park and shopping centre/mall developments. Although there were many convenience and comparison developments under construction, the 8 district/town centre infill and shopping centre/mall developments provided a very significant amount of the total floorspace under construction.

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**
Aberdeen, Dundee, Edinburgh, Glasgow combined				
Comparison - Retail Warehouse Park	50,000	31,000		9,000
Mixed - Shopping Centre / Mall	20,000	39,000		46,000
Comparison - Retail Warehouse Units	11,000	14,000	9,000	41,000
Convenience - Superstore	37,000	29,000	12,000	10,000
Mixed – Retail Park		13,000		
Other Local Authorities				
Comparison - Retail Warehouse Park	30,000	35,000	18,000	8,000
Mixed - Shopping Centre / Mall	62,000	59,000		5,000
Comparison - Retail Warehouse Units	45,000	40,000	6,000	12,000
Convenience - Superstore	18,000	32,000	6,000	15,000
Mixed – Retail Park	17,000	65,000	7,000	13,000

6. Construction Type

6.1 Table 9 outlines the type of construction activity granted planning consent in each local authority. As in previous years, around three-quarters of all approved development involved new build. Most of the conversion/refurbishment approved was in Glasgow & Edinburgh. Interestingly, no new build was approved in Edinburgh during the year.

Table 9: Approved Construction Activity Across Local Authorities

Local Authority	Alteration/Conversion/ Refurbishment		Extension		New Build	
	No.	Floorspace	No.	Floorspace	No.	Floorspace
Aberdeen City			1	4,000	5	56,000
Aberdeenshire					3	9,000
Angus						
Clackmannanshire					1	2,000
Dumfries & Galloway					3	39,000
Dundee City	1	2,000	1	6,000	2	15,000
East Ayrshire			1	6,000		
East Dunbartonshire						
East Lothian					1	nk
East Renfrewshire					1	1,000
Edinburgh, City of	2	15,000	4	11,000		
Eilean Siar						
Falkirk					1	5,000
Fife					3	14,000
Glasgow City	5	43,000			5	56,000
Highland			2	18,000	2	7,000
Inverclyde					1	19,000
Midlothian	1	2,000			1	1,000
Moray					1	6,000
North Ayrshire						
North Lanarkshire					6	55,000
Orkney Islands						
Perthshire & Kinross	1	4,000			1	4,000
Renfrewshire						
Scottish Borders						
Shetland Islands						
South Ayrshire					3	9,000
South Lanarkshire						
Stirling			2	4,000	2	2,000
West Dunbartonshire	2	4,000			8	48,000
West Lothian					7	41,000
Scotland	**12**	**70,000**	**11**	**49,000**	**57**	**389,000**

6.3 Table 10 apportions these figures to structure plan areas.

Table 10: Approved Construction Activity Across Structure Plan Areas

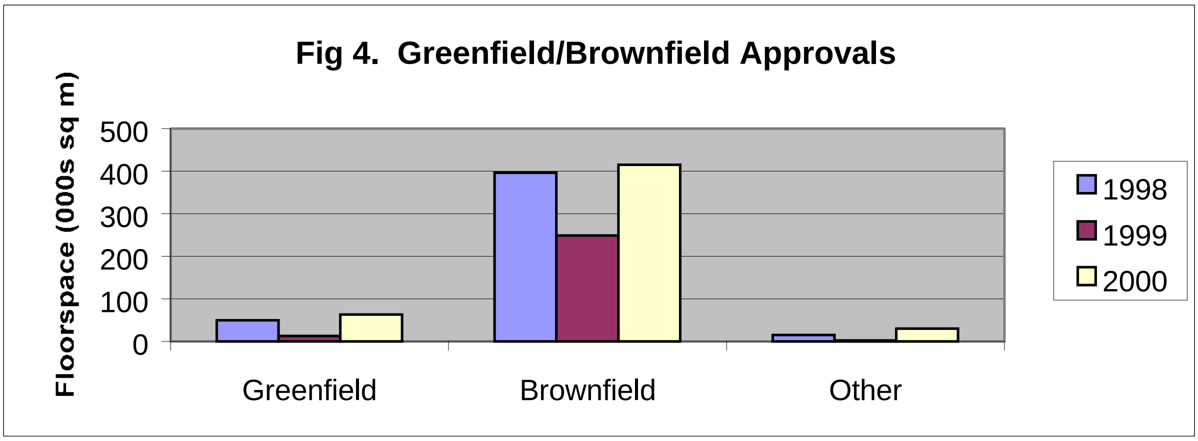
Structure Plan Area	Alteration/Conversion		Extension		New Build	
	No.	Sq. m.	No.	Sq. m.	No.	Sq. m.
Aberdeen/Aberdeenshire			1	4,000	8	65,000
Argyll and Bute						
Ayrshire			1	6,000	3	9,000
Dumfries & Galloway					3	39,000
Dundee and Angus	1	2,000	1	6,000	2	15,000
Eilean Siar						
Falkirk					1	5,000
Fife					3	14,000
Glasgow & Clyde Valley	7	47,000			21	179,000
Highland			2	18,000	2	7,000
Lothian	3	17,000	4	11,000	9	42,000
Moray					1	6,000
Orkney						
Perthshire and Kinross	1	4,000			1	4,000
Scottish Borders						
Shetland						
Stirling and Clackmannan			2	4,000	3	4,000
Scotland	**12**	**70,000**	**11**	**49,000**	**57**	**389,000**

7. Location of Development

7.1 Table 11 shows the continuing prominence of brownfield development over greenfield, both in terms of the number of entries and the amount of proposed floorspace. Figure 4 compares Greenfield/Brownfield approvals with 1999 and 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	10	8	2	1	2	5	3	6
	Brownfield	53	61	12	4	31	34	7	39
	Other	9	9		1	3	5		7
	Scotland	72	78	14	6	36	44	10	52
% of Total Entries	Greenfield	14%	10%	14%	17%	6%	11%	30%	12%
	Brownfield	74%	78%	86%	67%	86%	77%	70%	75%
	Other	12%	12%		17%	8%	11%		13%
Floorspace (sq. m gross)	Greenfield	39,000	63,000	5,000	5,000	6,000	33,000	6,000	30,000
	Brownfield	296,000	415,000	69,000	25,000	182,000	159,000	28,000	217,000
	Other	27,000	30,000		3,000	27,000	12,000		35,000
	Scotland	362,000	508,000	74,000	33,000	215,000	204,000	34,000	282,000



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	20	22	35	28				1	10	11	11	12		1	11	16
Industry	16	8	19	7	5	6	2		7	2	8	4	1	2	7	4
Housing	9	4	2		3	1			2		7	2	4		8	4
Mixed	5	1	1						3		2	1			3	1
Countryside/G'belt			1		1				1		1		2		3	1
Sport/Recreation	2	2	2		2	1	2	1	1						3	1
Opportunity Sites		3	1	2				1	1		1			1	3	6
Offices	2		1						4		2				1	
Open Space	1	1	1	1					1		1					
Other	8	2	8	6			1		5	3	8	4	1	1	6	2
Total	63	43	71	44	11	8	5	3	35	16	41	23	8	5	45	35

7.3 The largest number of retail applications, approvals and developments under construction and newly trading were for sites allocated for retail use. In general the proportions were somewhat higher than previous years. No retail application was refused where the land was zoned for retail use in the adopted local plan, and only one where it was zoned in a draft plan.

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.

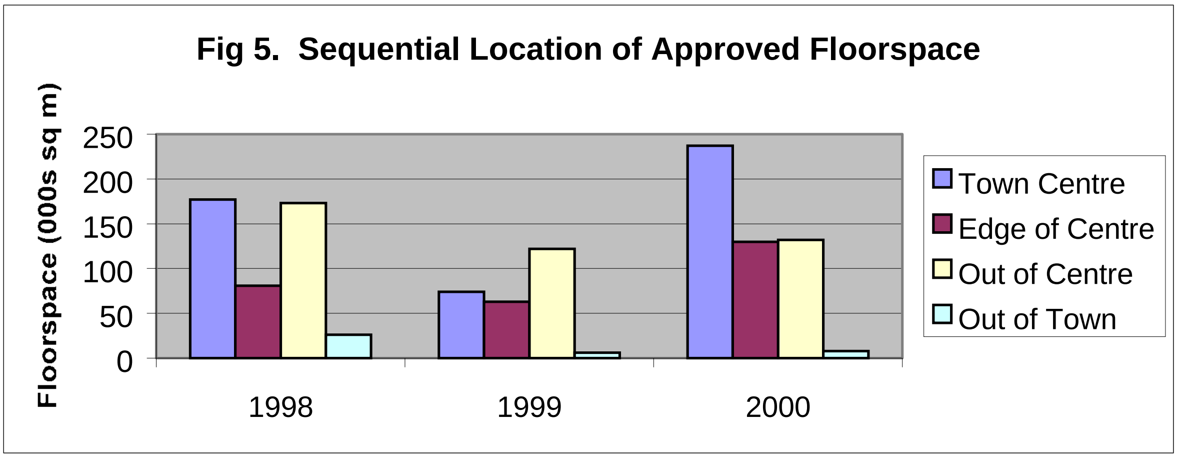
8.2 Table 13 sets out the level of planning applications, approvals, refusals etc. on the basis of the sequential approach, across Scotland.

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	64	24	30	1	1	15	13	0	15
	Edge of Centre	50	16	20	5	0	7	11	3	8
	Out of Centre	97	30	25	6	5	13	19	5	26
	Out of Town	12	2	3	2	0	1	1	2	3
	Scotland	**223**	**72**	**78**	**14**	**6**	**36**	**44**	**10**	**52**
% of Total Entries	Town Centre	29%	33%	38%	7%	17%	42%	30%		29%
	Edge of Centre	22%	22%	26%	36%		19%	25%	30%	15%
	Out of Centre	43%	42%	32%	43%	83%	36%	43%	50%	50%
	Out of Town	5%	3%	4%	14%		3%	2%	20%	6%
Floorspace (sq. m gross)	Town Centre	510,000	155,000	237,000	1,000	15,000	96,000	81,000	0	124,000
	Edge of Centre	248,000	54,000	130,000	26,000	0	32,000	46,000	4,000	34,000
	Out of Centre	518,000	149,000	132,000	42,000	19,000	85,000	74,000	25,000	102,000
	Out of Town	46,000	4,000	8,000	5,000	0	3,000	2,000	5,000	22,000
	Scotland	**1,322,000**	**362,000**	**507,000**	**74,000**	**34,000**	**216,000**	**203,000**	**34,000**	**282,000**
% of Total Floorspace	Town Centre	39%	43%	47%	1%	44%	44%	40%		44%
	Edge of Centre	19%	15%	26%	35%		15%	23%	12%	12%
	Out of Centre	39%	42%	26%	57%	56%	39%	36%	74%	36%
	Out of Town	3%	1%	2%	7%		1%	1%	15%	8%

8.3 The table indicates that more floorspace was approved in town centre and edge of centre locations (367,000 sq.m) than in out of centre and out of town locations (140,000 sq.m). Comparison with the 1998 and 1999 returns illustrates a continuing rise in the proportion on town centre/edge of centre sites. Most refusals continued to be in out of centre locations.

8.4 Figure 5 compares the sequential location of approved floorspace with 1999 and 1998 returns.



8.5 Table 14 shows the 'sequential' location of approvals in each local authority area. Table 15 sets out the same information for structure plan areas.

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	36,000	0		4	24,000	0	
Aberdeenshire	2	6,000	0		1	3,000	0	
Angus	0		0		0		0	
Argyll and Bute	0		0		0		0	
Clackmannanshire	0		0		1	2,000	0	
Dumfries & Galloway	0		0		3	39,000	0	
Dundee City	1	2,000	0		3	21,000	0	
East Ayrshire	0		0		1	6,000	0	
East Dunbartonshire	0		0		0		0	
East Lothian	0		0		0		0	
East Renfrewshire	1	1,000	0		0		0	
Edinburgh, City of	4	20,000	0		1	6,000	0	
Eilean Siar	0		0		0		0	
Falkirk	0		1	5,000	0		0	
Fife	0		1	1,000	2	12,000	0	
Glasgow City	5	58,000	4	39,000	1	2,000	0	
Highland	1	16,000	1	1,000	0		2	7,000
Inverclyde	0		1	19,000	0		0	
Midlothian	1	2,000	0		0		1	1,000
Moray	0		0		1	6,000	0	
North Ayrshire	0		0		0		0	
North Lanarkshire	2	37,000	3	16,000	1	2,000	0	
Orkney Islands	0		0		0		0	
Perthshire & Kinross	1	4,000	1	4,000	0		0	
Renfrewshire	0		0		0		0	
Scottish Borders	0		0		0		0	
Shetland Islands	0		0		0		0	
South Ayrshire	2	9,000	0		0		0	
South Lanarkshire	0		0		0		0	
Stirling	1	3,000	1	1,000	2	2,000	0	
West Dunbartonshire	1	3,000	7	44,000	2	6,000	0	
West Lothian	6	40,000	0		1	1,000	0	
Scotland	**30**	**237,000**	**20**	**130,000**	**24**	**132,000**	**3**	**8,000**

Table 15: Sequential Approach - Approved 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	4	42,000	0		5	27,000	0	
Argyll and Bute	0		0		0		0	
Ayrshire	2	9,000	0		1	6,000	0	
Dumfries & Galloway	0		0		3	39,000	0	
Dundee and Angus	1	2,000	0		3	21,000	0	
Eilean Siar	0		0		0		0	
Falkirk	0		1	5,000	0		0	
Fife	0		1	1,000	2	12,000	0	
Glasgow & Clyde Valley	9	99,000	15	118,000	4	10,000	0	
Highland	1	16,000	1	1,000	0		2	7,000
Lothian	11	62,000	0		2	7,000	1	1,000
Moray	0		0		1	6,000	0	
Orkney	0		0		0		0	
Perthshire and Kinross	1	4,000	1	4,000	0		0	
Scottish Borders	0		0		0		0	
Shetland	0		0		0		0	
Stirling and Clackmannan	1	3,000	1	1,000	3	4,000	0	
Scotland	**30**	**237,000**	**20**	**130,000**	**24**	**132,000**	**3**	**8,000**

8.6 Tables 16 and 17 provide a detailed breakdown of greenfield/brownfield development by planning stage and the four locations defined by the sequential approach. As in previous years, they highlight the prominence of brownfield sites at most planning stages and sequential locations.

Table 16: No. of Greenfield/Brownfield Development by Sequential Location and Planning Stage

	Town Centre			Edge of Centre			Out of Centre			Out of Town		
	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other
Submitted	2	17	5	0	13	3	6	23	1	2	0	0
Approved	2	23	5	0	19	1	5	18	2	1	1	1
Refused - No Appeal	0	1	0	0	5	0	0	6	0	2	0	0
Refused - Pot. Appeal	0	1	0	0	0	0	1	3	1	0	0	0
Under Construction	0	12	3	0	7	0	1	12	0	1	0	0

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

	Town Centre			**Edge of Centre**			**Out of Centre**			**Out of Town**		
	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other	Green	Brown	Other
Submitted	19,000	115,000	22,000		50,000	4,000	16,000	131,000	1,000	4,000		
Approved	45,000	169,000	22,000		129,000	1,000	12,000	115,000	6,000	6,000	2,000	1,000
Refused - No Appeal		1,000			26,000			42,000		5,000		
Refused - Pot. Appeal		15,000					5,000	11,000	3,000			
Under Construction		69,000	27,000		32,000		3,000	82,000		3,000		

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

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	7	4	11	2	6	5	4	0	7	19	3	1	7	4	11	0
Approved	9	4	13	4	8	4	8	0	6	14	3	2	1	1	1	0
Refused - No further appeal	1	0	0	0	1	1	2	0	3	3	1	0	0	1	1	0
Refused - Potential Appeal	0	0	1	0	0	0	0	0	3	1	1	0	0	0	0	0
Under Construction	3	4	7	1	5	2	0	0	3	7	2	1	0	1	0	0

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	21,000	31,000	98,000	5,000	23,000	13,000	18,000		24,000	112,000	11,000	1,000		1,000	2,000	
Approved	24,000	31,000	127,000	55,000	37,000	27,000	66,000		16,000	79,000	30,000	6,000	2,000	1,000	6,000	
Refused - No further appeal	1,000				4,000	5,000	17,000		15,000	27,000	nk			1,000	4,000	
Refused - Potential Appeal			15,000						14,000	3,000	2,000					
Under Construction	7,000	27,000	58,000	4,000	22,000	9,000			3,000	43,000	34,000	4,000		3,000		

8.8 As with the 1998 and 1999 returns, the tables show that “mixed retail development” was most common in town centre locations. “Comparison” was the dominant type of retailing recorded in out of centre locations.

9. Largest Developments by Planning Stage

9.1 Table 20 shows the ten largest retail schemes at each of the planning stages identified in this report. The key trends from the table may be summarised as follows:

- **Largest applications**: Six were in the Glasgow & Clyde Valley area. (4 of them in Glasgow itself). All were on brownfield sites or associated with existing town centres. All were for mixed retail uses or retail warehouse parks.

- **Largest approved schemes**: These were much more widely distributed than in previous years – a feature this year being two large developments in Aberdeen. Eight were brownfield developments and 8 of the ten were town centre/edge of centre developments.

- **Largest refused consent without the prospect of further appeal**: These were again fairly widely scattered throughout the country. All were new build proposals and none were town centre proposals.

- **Largest refused consent but with the possibility of appeal/inquiry/call-in**: Only six fell into this category and were also distributed fairly widely. Five were out of centre proposals.

- **Largest developments under construction**: Four of these were located in Edinburgh and three in Glasgow, although the largest was the Overgate Centre in Dundee. All, except one, were new build schemes and all were on brownfield sites.

- **Largest schemes newly trading**: These were widely distributed and included the Overgate Centre in Dundee, Braehead retail warehouse park and two developments in Livingston. Eight were on brownfield sites.

- **Largest withdrawn schemes**: The only proposal of significant size was in Glasgow. Most were smaller convenience format schemes outwith the Central Belt.

Table 20: Largest Retail Developments by Planning Stage

Floor Area SqM	Description	Local Authority	Structure Plan Area	Construction Type	Retail Format	Mixed Use?	No. of Units	Brownfield/ Greenfield	Sequential Location
	10 Largest Applications 1999								
22836	Motherwell Town Centre	North Lanarkshire	Glasgow & Clyde Valley	Extension	Mixed - Shopping Centre/Mall	Yes	50+	Brownfield	Town Centre
19000	Olympia/Princes Centres, East Kilbride	South Lanarkshire	Glasgow & Clyde Valley	Extension	Mixed - Shopping Centre/Mall	Yes	0	Brownfield	Town Centre
17470	Retail Park, Almondvale Road, Livingston	West Lothian	Lothian	New Build	Comparison - Retail Warehouse Park	Yes	10	Greenfield	Town Centre
16700	Riverford Road, Cogan Street	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	Yes		Brownfield	Out of centre
16300	Eastgate Extension, Inverness	Highland	Highland	Extension	Mixed - Shopping Centre/Mall	No	0	Brownfield	Town Centre
15040	525 Crown Street	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No		Brownfield	Out of centre
12569	Newkirkgate, Leith	Edinburgh	Lothian	Refurbishment	Mixed - Shopping Centre/Mall	No	35	Other	Town Centre
12000	Candleriggs, Trongate, Wilson Street	Glasgow	Glasgow & Clyde Valley	Alteration/Conv	Mixed - other	Yes		Brownfield	Town Centre
11678	Cuckoo Bridge South, Dumfries	Dumfries & Galloway	Dumfries & Galloway	New Build	Comparison - Retail Warehouse Park	Yes	7	Brownfield	Out of centre
10868	Pollok Shopping Centre	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No		Brownfield	Town Centre
	10 Largest Approved Schemes								
35000	Cumbernauld Town centre	North Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed - Shopping Centre/Mall	Yes	45	Brownfield	Town Centre
32000	Guild Street Station/Union Square	Aberdeen	Aberdeen/Aberdeenshire	New Build	Other - Not listed above	Yes	38	Brownfield	Town Centre
27900	Auchinlea Road	Glasgow	Glasgow & Clyde Valley	New Build	Mixed - other	Yes		Greenfield	Town Centre
19000	Links Road	Aberdeen	Aberdeen/Aberdeenshire	New Build	Comparison - Retail Warehouse Park	No	13	Brownfield	Out of centre
18600	Scott Lithgow/E Glen Yards, Port Glasgow	Inverclyde	Glasgow & Clyde Valley	New Build	Mixed - Retail Park	Yes	9	Brownfield	Edge of Centre
17500	Phase III (updated) Almondvale Livingston	West Lothian	Lothian	New Build	Other - Factory Outlet Centre	Yes	110	Brownfield	Town Centre
17470	Retail Park, Almondvale Road, Livingston	West Lothian	Lothian	New Build	Comparison - Retail Warehouse Park	Yes	10	Greenfield	Town Centre
16300	Eastgate Extension, Inverness	Highland	Highland	Extension	Mixed - Shopping Centre/Mall	No	0	Brownfield	Town Centre
14700	Cuckoo Bridge (Outline), Dumfries	Dumfries & Galloway	Dumfries & Galloway	New Build	Mixed - other	Yes	7	Brownfield	Out of centre
13042	29 Saracen Street	Glasgow	Glasgow & Clyde Valley	Alteration/Conv	Mixed - Retail Park	No		Brownfield	Edge of Centre
	10 Largest Schemes Refused - No Appeal								
11100	Land south of Heathfield Road, Ayr	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Park	Yes	9	Brownfield	Out of centre
10430	Park Street/Menteith Road, Motherewll	North Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed - other	No	2	Brownfield	Edge of Centre
9300	Former Van Leer Site, Kingsway West	Dundee	Dundee & Angus	New Build	Comparison - Retail Warehouse Unit(s)	Yes	1	Brownfield	Out of centre
8000	Bridge of Don Barracks	Aberdeen	Aberdeen/Aberdeenshire	New Build	Convenience - Superstore	No	1	Brownfield	Out of centre
6500	ADL, Castle Street, Dumbarton	West Dunbartonshire	Glasgow & Clyde Valley	New Build	Mixed - Retail Park	No	7	Brownfield	Edge of Centre
6500	Land north of Heathfield Road, Ayr	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Park	Yes	0	Brownfield	Out of centre
5400	Callander Road, Falkirk	Falkirk	Falkirk	New Build	Convenience - Superstore	No	1	Brownfield	Out of centre
4645	Park Street, Menteith Road, Motherwell	North Lanarkshire	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No	2	Brownfield	Edge 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

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	6 Largest Refused - Potential Appeal or Inquiry								
14615	Motherwell Town Centre Redevelopment	North Lanarkshire	Glasgow & Clyde Valley	Extension	Mixed - Shopping Centre/Mall	No	50+	Brownfield	Town Centre
6000	Kepplestone, Queens's Road	Aberdeen	Aberdeen/Aberdeenshire	New Build	Convenience - Superstore	No	1	Brownfield	Out of centre
4900	Vacant Land North of Arbroath Road	Dundee	Dundee & Angus	New Build	Convenience - Superstore	No	1	Greenfield	Out of centre
3300	Nairn Road, Forres	Moray	Moray	New Build	Convenience - Superstore	No	1	#N/A	Out of centre
2848	Matalan - Stack Leisure Park	Dundee	Dundee & Angus	Alteration/Conv	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
2000	Aldi Stores, Renfrew Juniors, Inchinnan	Renfrewshire	Glasgow & Clyde Valley	New Build	Mixed - other	No	2	Brownfield	Out of centre
	10 Largest Schemes Under Construction								
25000	Overgate Centre	Dundee	Dundee & Angus	New Build	Mixed - Shopping Centre/Mall	Yes	43	Brownfield	Town Centre
24500	Braehead, Kings Inch Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	Yes	1	Brownfield	Out of centre
22238	Harvey Nichols/The Walk, St. Andrew Sq	Edinburgh	Lothian	New Build	Mixed - District/Town/City Centre infill	Yes	24	Other	Town Centre
21366	Ocean Terminal, Leith Docks	Edinburgh	Lothian	New Build	Mixed - Shopping Centre/Mall	Yes	58	Brownfield	Out of centre
14500	Forge Retail Park, Millerston Street	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No		Brownfield	Town Centre
12820	Cuckoo Bridge. North	Dumfries & Galloway	Dumfries & Galloway	New Build	Mixed - Retail Park	No	7	Brownfield	Out of centre
7850	Nelson Mandela Place, Buchanan Street	Glasgow	Glasgow & Clyde Valley	Alteration/Conv	Other Comparison	No		Brownfield	Town Centre
6996	Kinnaird Park / Pillar	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	Yes	0	Brownfield	Out of centre
6061	Tesco, Meadow Place Road	Edinburgh	Lothian	New Build	Convenience - Superstore	Yes	1	Brownfield	Edge of Centre
5700	K Park, Argyle Road, Clydebank	West Dunbartonshire	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	6	Brownfield	Edge of Centre
	10 Largest Schemes Commenced Trading								
25000	Overgate Centre	Dundee	Dundee & Angus	New Build	Mixed - Shopping Centre/Mall	Yes	43	Brownfield	Town Centre
24200	Braehead	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	14	Brownfield	Out of centre
17500	Phase III (updated) Almondvale Livingston	West Lothian	Lothian	New Build	Other - Factory Outlet Centre	Yes	110	Brownfield	Town Centre
17470	Retail Park, Almondvale Road, Livingston	West Lothian	Lothian	New Build	Comparison - Retail Warehouse Park	Yes	10	Greenfield	Town Centre
8350	Bison Works, Falkirk	Falkirk	Falkirk	New Build	Comparison - Retail Warehouse Park	Yes	9	Brownfield	Edge of Centre
6996	Kinnaird Park / Pillar	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Park	Yes	0	Brownfield	Out of centre
6061	Tesco, Meadow Place Road	Edinburgh	Lothian	New Build	Convenience - Superstore	Yes	1	Brownfield	Edge of Centre
6000	Tesco, East Dunfermline District Centre	Fife	Fife	New Build	Convenience - Superstore	No	1	Greenfield	Out of centre
5807	Retail extension, Kilmarnock	East Ayrshire	Ayrshire	Extension	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
5700	K Park, Argyle Road, Clydebank	West Dunbartonshire	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	6	Brownfield	Edge of Centre
	10 Largest Withdrawn Schemes								
16700	Riverford Road, Cogan Street	Glasgow	Glasgow & Clyde Valley	New Build	Comparison - Retail Warehouse Park	Yes		Brownfield	Out of centre
3700	Stevenson St , Paisley	Renfrewshire	Glasgow & Clyde Valley	New Build	Convenience - Supermarket	No	1	Brownfield	Out of centre
3300	Ferrymuir, South Queensferry	Edinburgh	Lothian	New Build	Convenience - Superstore	Yes	1	Greenfield	Out of Town
2540	Lochside Whisky Distillery, Brechin Road	Angus	Dundee & Angus	New Build	Other Comparison	Yes	2	Brownfield	Out of centre
2000	Bridgefield, Girvan	South Ayrshire	Ayrshire	New Build	Convenience - Supermarket	Yes	1	Greenfield	Out of Town
1700	Showground, Supermarket, Nairn	Highland	Highland	New Build	Convenience - Supermarket	No	1	Brownfield	Edge of Centre
1300	Lidl Store, Pennyland Terrace, Thurso	Highland	Highland	New Build	Convenience - Discount Supermarket	No	1	Brownfield	Edge of Centre
1269	LIDL, 19 Maybury Road	Edinburgh	Lothian	New Build	Convenience - Discount Supermarket	No	1	Brownfield	Out of centre
1200	Damside, Ayr	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Unit(s)	No	2	Brownfield	Edge of Centre
1115	Dunvegan Road, Portree (Safeway)	Highland	Highland	New Build	Convenience - Supermarket	No	1	Greenfield	Out of centre

ISBN 0-7559-0737-X

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Astron B29024 1/03

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