



SCOTTISH EXECUTIVE  
Development Department



# Retail

Development Survey

# 2001



# 2001

# Retail Development Survey

Enquiries about this survey should be addressed to:  
Carrie Smith  
Tel: 0131 244 7529  
Or by e-mail to [carrie.smith@scotland.gsi.gov.uk](mailto:carrie.smith@scotland.gsi.gov.uk)

July 2004

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ISBN 0-7559-4229-9

Scottish Executive  
St Andrew's House  
Edinburgh  
EH1 3DG

Produced for the Scottish Executive by Astron B36033 7-04

Published by the Scottish Executive, July 2004

Further copies are available from  
The Stationery Office Bookshop  
71 Lothian Road  
Edinburgh EH3 9AZ  
Tel 0870 606 55 66

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# Contents

	Page
1. Introduction and Summary	1
2. Background/Methodology	2
3. Number of Retail Developments	3
4. Retail Floorspace	6
5. Type of Development	10
6. Construction Type	16
7. Location of Development	18
8. Sequential Approach	20
9. Largest Developments by Planning Stage	26



# Retail

Development Survey

# 1. Introduction and Summary

- 1.1** This report summarises the results of the 2001 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 different planning stages is set out in Figure 1 overleaf). All 32 local authorities provided returns, although four (East Lothian, Eilean Siar, Orkney Islands and the Shetlands) registered a nil return for the year.
- 1.2** The following main points emerge from the 2001 survey (all figures have been rounded to the nearest '000 sq. m):
- **Number of Entries:** During the year, 214 retail developments were recorded as being 'active' at some stage of the planning process, down on 2000, 1999 and 1998. (Refer to table 1)
  - **Distribution of Entries:** Glasgow and Clyde Valley and Lothian Structure Plan areas together accounted for some 50% of all entries (compared to 57% in 2000 and 61% in 1999). (Refer to table 2)
  - **Applications:** 92 retail planning applications were submitted, proposing 565,000 sq. m floorspace. This shows figures returning towards 1998 and 1999 levels after a low in 2000. (Refer to tables 1 and 3)
  - **Refusals:** 10 applications (72,000 sq. m) were refused consent without the possibility of further appeal and a further 5 applications (23,000 sq. m) were refused consent, pending the prospect of further appeal, public inquiry or call-in. (Refer to tables 1 and 3)
  - **Retail Format:** The highest number of applications submitted was for superstore formats (25/23,000 sq. m) and the largest total floorspace submitted was for shopping centre/mall (6/201,000 sq. m). (Refer to table 7)
  - **Sequential Approach:** As in all previous years more floorspace was approved in town centre and edge of centre locations (207,000 sq. m) than elsewhere (115,000 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 (65,000 sq. m out of a total of 94,000 sq. m). For the first year most 'comparison' development was in town centre/edge of centre locations (76,000 sq. m out of a total of 135,000 sq. m). (Refer to tables 6,18 and 19)
  - **Brownfield Development:** The prominence of brownfield development over greenfield was again noticeable at all stages – 87% of applications, 81% of planning consents, 81% of newly trading development and 75% of development under construction. (Refer to tables 11, 16 and 17)
  - **Under Construction:** 16 qualifying retail developments (84,000 sq. m) were under construction during 2001 (compared to 36 covering 215,000 sq. m in 2000 and 24 covering 109,000 sq. m in 1999). (Refer to table 1)
  - **Newly Trading:** 26 new developments (139,000 sq. m) began trading (compared to 44 covering 203,000 sq. m in 2000 and 37 covering 303,000 sq. m in 1999). The highest amounts were located in Glasgow, Edinburgh, Aberdeenshire and North Lanarkshire. (Refer to tables 1 and 3).
- 1.3** Broad comparisons with 1998, 1999 and 2000 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:
- Provide the basis for annual retail monitoring reports.
  - Assist the review of the performance of planning policy and its implementation.
  - 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 2000 survey were published in January 2003.
- 2.3 This bulletin is the product of the fourth 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 2001. 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 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 NPPG8 (revised).
- 2.5 The information is presented in the same way as in the earlier reports to allow for comparison.

**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 planning 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 of or the 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 2001, in terms of the planning stage 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	13	3	2	1	2				7
Aberdeenshire	8	1	1					4	3
Angus	4	2	1		1			1	1
Argyll and Bute	1	1							
Clackmannanshire	4	1	2			2			
Dumfries and Galloway	7	4	4				1	1	3
Dundee City	10	2	3			1		1	3
East Ayrshire	2								
East Dunbartonshire	1							1	
East Lothian	0								
East Renfrewshire	1		1						
Edinburgh, City of	20	9	7				4	2	3
Eilean Siar	0								
Falkirk	7	3	1			4			1
Fife	12	8							
Glasgow City	35	6	13	2		1	2	6	5
Highland	5	5	2						
Inverclyde	4					1			3
Midlothian	4	2							2
Moray	3	1	2					1	
North Ayrshire	2	2							2
North Lanarkshire	16	10	5	2		2	5	4	3
Orkney Islands	0								
Perthshire and Kinross	9	3	3	1			1	1	2
Renfrewshire	5	3	1	1					
Scottish Borders	1		1						
Shetland Islands	0								
South Ayrshire	10		5	1		3			1
South Lanarkshire	10	10	5		1		2		
Stirling	9	5	4	1	1		1		2
West Dunbartonshire	7	7	3	1		1		2	2
West Lothian	4	4	2					2	
<b>Scotland</b>	<b>214</b>	<b>92</b>	<b>68</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>16</b>	<b>26</b>	<b>43</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 2001. It does not indicate, that in the case of Dumfries and Galloway for example, the local authority received four 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 (20) and North Lanarkshire (16). The same three authorities have featured each year to date.
- 3.3** The total number of applications refused (15) has declined continuously from 1998. 16 retail developments were under construction, the lowest amount of the 4 years of this survey. Newly trading developments are also fewer in number than the previous two years (26). North Lanarkshire has the highest number of developments under construction (5), followed by Edinburgh (4). Glasgow has the largest number of newly trading developments (6), followed by North Lanarkshire (4) and Aberdeenshire (4).
- 3.4** Table 2 illustrates that planning applications and approvals were concentrated in the Glasgow and Clyde Valley and Lothian Structure Plan areas. There was also high levels of activity in the Stirling and Clackmannan Structure Plan area.

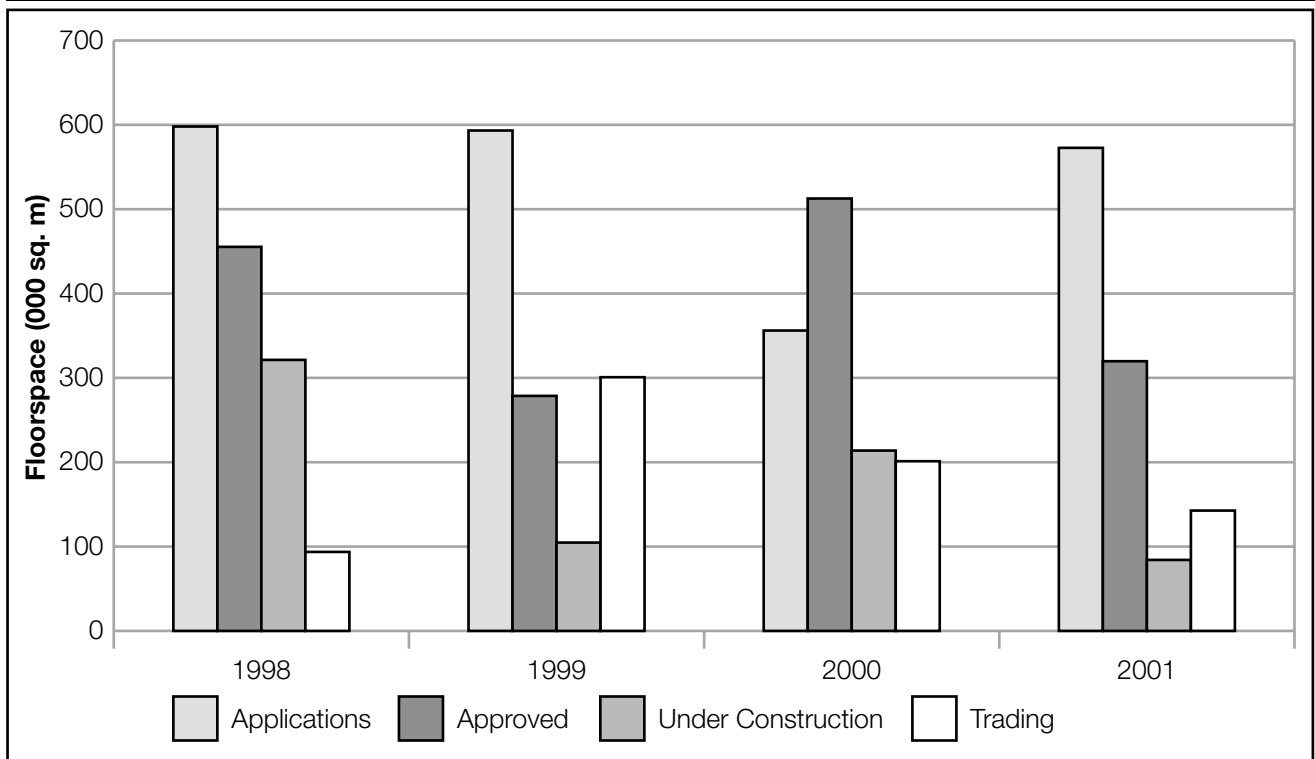
**Table 2: Planning Stage by Structure Plan Area**

<b>Structure Plan Area</b>	<b>Total Entries</b>	<b>Application Submitted</b>	<b>Approved</b>	<b>Refused - No Appeal</b>	<b>Refused - Potential Appeal/Inquiry</b>	<b>Withdrawn</b>	<b>Under Construction</b>	<b>Commenced Trading</b>	<b>Other</b>
Aberdeen/Aberdeenshire	21	4	3	1	2			4	10
Argyll and Bute	1	1							
Ayrshire	14	2	5	1		3			3
Dumfries and Galloway	7	4	4				1	1	3
Dundee and Angus	14	4	4		1	1		2	4
Eilean Siar	0								
Falkirk	7	3	1			4			1
Fife	12	8							
Glasgow and Clyde Valley	79	36	28	6	1	5	9	13	13
Highland	5	5	2						
Lothian	28	15	9				4	4	5
Moray	3	1	2					1	
Orkney									
Perthshire and Kinross	9	3	3	1			1	1	2
Scottish Borders	1		1						
Shetland									
Stirling and Clackmannan	13	6	6	1	1	2	1		2
<b>Scotland</b>	<b>214</b>	<b>92</b>	<b>68</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>16</b>	<b>26</b>	<b>43</b>

## 4. Retail Floorspace<sup>1</sup>

4.1 Table 3 indicates the amount of floorspace at each planning stage in each authority. Glasgow has the highest floorspace levels in 2001. It has the largest amount of floorspace submitted, approved and newly trading. Falkirk had the highest amount withdrawn. City of Edinburgh also shows significant amounts of retail floorspace under construction and newly trading. The amount of floorspace included in submitted applications in Scotland has returned to levels similar to those prior to 2000 and whilst the amount of floorspace approved in 2001 is less than 2000 it is an increase on 1999 levels. Construction levels are significantly less than 2000 but similar to 1999 figures. Levels of newly trading retail floorspace have reduced notably on 1999 and 2000 amounts. General comparisons with previous years are shown in Figure 2.

**Figure 2: Floorspace by Planning Stage**



<sup>1</sup> Floorspace totals for Scotland may not be the same when comparing Local Authority areas with Structure Plan areas due to individual areas being rounded to the nearest 1000.

**Table 3: Planning Stage by Local Authority (Floorspace – sq. m)**

<b>Local Authority</b>	<b>Total Entries</b>	<b>Application Submitted</b>	<b>Approved</b>	<b>Refused - No Appeal</b>	<b>Refused - Potential Appeal / Inquiry</b>	<b>Withdrawn</b>	<b>Under Construction</b>	<b>Commenced Trading</b>	<b>Other</b>
Aberdeen City	13	5000	2000	6000	7000				71000
Aberdeenshire	8	2000	1000					10000	14000
Angus	4	7000	3000		4000			4000	4000
Argyll and Bute	1	1000							
Clackmannanshire	4	1000	6000			3000			
Dumfries and Galloway	7	17000	20000				2000	12000	11000
Dundee City	10	8000	30000			9000		6000	27000
East Ayrshire	2								
East Dunbartonshire	1							1000	
East Lothian	0								
East Renfrewshire	1		1000						
Edinburgh, City of	20	35000	24000				21000	25000	27000
Eilean Siar	0								
Falkirk	7	19000	2000			30000			9000
Fife	12	60000							
Glasgow City	35	134000	104000	13000		17000	13000	54000	45000
Highland	5	15000	2000						
Inverclyde	4					7000			24000
Midlothian	4	12000							5000
Moray	3	6000	10000					6000	
North Ayrshire	2	9000							9000
North Lanarkshire	16	86000	22000	37000		2000	18000	10000	61000
Orkney Islands	0								
Perthshire and Kinross	9	11000	12000	6000			4000	1000	4000
Renfrewshire	5	12000	6000	1000					
Scottish Borders	1		1000						
Shetland Islands	0								
South Ayrshire	10		19000	1000		10000			2000
South Lanarkshire	10	78000	28000		10000		22000		
Stirling	9	25000	20000	4000	2000		4000		6000
West Dunbartonshire	7	16000	9000	4000		1000		7000	3000
West Lothian	4	6000	3000					3000	
<b>Scotland</b>	<b>214</b>	<b>565000</b>	<b>325000</b>	<b>72000</b>	<b>23000</b>	<b>79000</b>	<b>84000</b>	<b>139000</b>	<b>322000</b>

4.2 Table 4 sets out the floorspace totals at the different planning stages for each of the major cities. 2001 shows the lowest level of total entries than previous years when combining the four main cities. Again, Glasgow's predominance is highlighted.

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

Local Authority	Total Entries	Application Submitted	Approved	Refused – No Appeal	Refused – Potential Appeal/Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Aberdeen City	13	5000	2000	6000	7000				71000
Dundee City	10	8000	30000			9000		6000	27000
Edinburgh, City of	20	35000	24000				21000	25000	27000
Glasgow City	35	134000	104000	13000		17000	13000	54000	45000
<b>Scotland</b>	<b>78</b>	<b>182000</b>	<b>160000</b>	<b>19000</b>	<b>7000</b>	<b>26000</b>	<b>34000</b>	<b>85000</b>	<b>170000</b>

4.3 Table 5 sets out the amount of retail floorspace at the different planning stages across Structure Plan areas. As in 1999 and 2000 Glasgow and Clyde Valley Structure Plan area had the highest level of floorspace in submitted applications as well as approved, refused, under construction and newly trading.

**Table 5: Planning Stage by Structure Plan Area (Floorspace – sq. m)**

<b>Structure Plan Area</b>	<b>Total Entries</b>	<b>Application Submitted</b>	<b>Approved</b>	<b>Refused – No Appeal</b>	<b>Refused – Potential Appeal/Inquiry</b>	<b>Withdrawn</b>	<b>Under Construction</b>	<b>Commenced Trading</b>	<b>Other</b>
Aberdeen/Aberdeenshire	21	7000	3000	6000	7000			10000	85000
Argyll and Bute	1	1000							
Ayrshire	14	9000	19000	1000		10000			10000
Dumfries and Galloway	7	17000	20000				2000	12000	11000
Dundee and Angus	14	15000	33000		4000	9000		10000	31000
Eilean Siar	0								
Falkirk	7	19000	2000			30000			9000
Fife	12	58000							
Glasgow and Clyde Valley	79	326000	169000	55000	10000	27000	53000	72000	133000
Highland	5	15000	2000						
Lothian	28	53000	27000				21000	27000	31000
Moray	3	6000	10000					6000	
Orkney	0								
Perthshire and Kinross	9	11000	12000	6000			4000	1000	4000
Scottish Borders	1		1000						
Shetland	0								
Stirling and Clackmannan	13	26000	26000	4000	2000	3000	4000		6000
<b>Scotland</b>	<b>214</b>	<b>563000</b>	<b>324000</b>	<b>72000</b>	<b>23000</b>	<b>79000</b>	<b>84000</b>	<b>138000</b>	<b>320000</b>

## 5. Type of Development

5.1 Table 6 (overleaf) sets out the levels of floorspace submitted, approved, refused and under construction during 2001, across all local authorities for a range of retail 'types'. The retail types are classed as *convenience*, *comparison*, *mixed* and *other*, and comprise the following types of retail format:

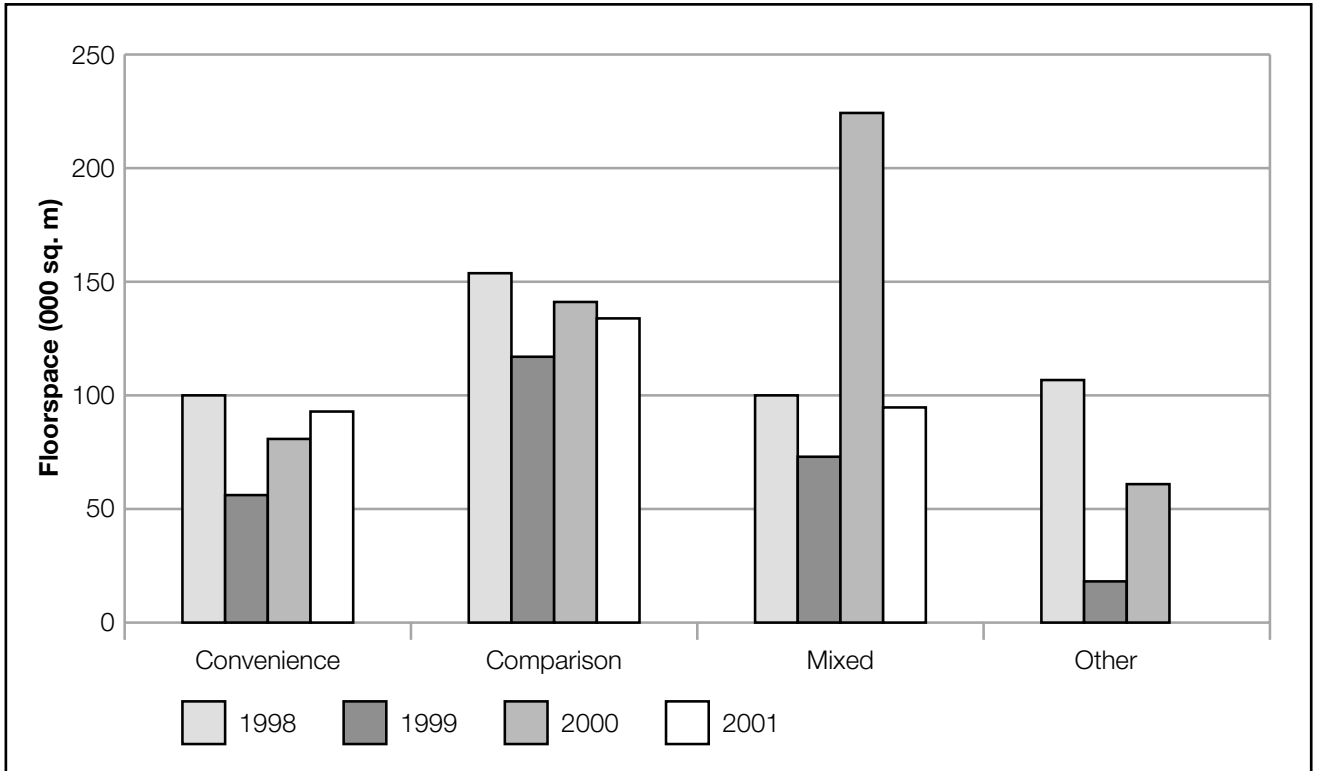
<b>Convenience</b>	<b>Comparison</b>	<b>Mixed</b>	<b>Other</b>
■ Superstore	■ Retail Warehouse Unit(s)	■ Retail Park	■ Factory Outlet
■ Supermarket	■ Retail Warehouse Park	■ Shopping Centre/ Mall	■ Factory Outlet Centre
■ Discount Supermarket	■ Other Comparison	■ District/Town/ City Centre Infill	■ Not Listed Above
■ Other Convenience		■ Local Shop/ Neighbourhood Centre	
		■ Other Mixed	

5.2 The table shows that most of the submitted floorspace involved mixed (260,000 sq. m) or convenience development (146,000 sq. m). The amount of submitted comparison floorspace is only slightly less than convenience (138,000 sq. m). The amount of floorspace submitted for both convenience and mixed retail developments are double the levels for 2000.

5.3 Most floorspace approved was for comparison (136,000 sq. m). Mixed and convenience developments show similar levels at 94,000 sq. m and 93,000 sq. m respectively. In the previous two years the highest amount refused consent without the potential for further appeal was comparison development although in 2001 this was mixed. Floorspace under construction was either mixed (46,000 sq. m) or comparison (38,000 sq. m).

5.4 Figure 3 indicates comparisons with 1998, 1999 and 2000.

Figure 3: Type of Retail Activity Approved





**Table 6: Retail Type by Planning Stage and Local Authority (Floorspace – sq. m)**

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			6000		3000				1000	2000						
Aberdeenshire		1000							2000							
Angus	4000				3000	3000										
Argyll and Bute					1000	1000										
Clackmannanshire		5000				1000										
Dumfries and Galloway	7000	6000		2000	10000	10000		4000								
Dundee City	4000	6000			4000	25000										
East Ayrshire																
East Dunbartonshire																
East Lothian																
East Renfrewshire		1000														
Edinburgh, City of	10000	9000		3000	17000	6000		6000	6000	9000		18000			2000	
Eilean Siar																
Falkirk	17000				2000	2000										
Fife	21000				26000								11000			
Glasgow City	10000	26000	8000		3000	49000	5000	13000	121000	29000						
Highland	10000	2000			6000											
Inverclyde																
Midlothian																
Moray	6000	10000														
North Ayrshire	9000															



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

**Table 7: Retail Format by Key Planning Stage (Floorspace – sq. m)**

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	3	4000	2	2000	1	1000		
Supermarket	7	14000	6	11000	1	8000		
Superstore	25	123000	17	80000	2	10000		
Other	2	5000						
<b>Comparison</b>								
Retail Warehouse Park	7	47000	9	85000			1	10000
Retail Warehouse Unit(s)	16	66000	9	33000	1	5000	5	20000
Other	11	26000	8	17000	1	1000	3	8000
<b>Mixed</b>								
District/Town Centre Infill Development	6	22000	5	19000			5	23000
Individual Unit								
Local Shops/Neighbourhood Centre	3	9000	3	12000				
Retail Park			1	4000				
Shopping Centre/Mall	6	201000	6	42000	2	37000	2	23000
Other Mixed	2	29000	2	17000	1	4000		
<b>Other</b>								
Factory Outlet								
Factory Outlet Centre					1	6000		
Retail Warehouse Club								
Not known	1	2000						
Not listed above	3	15000						
<b>Scotland</b>	<b>92</b>	<b>563000</b>	<b>68</b>	<b>322000</b>	<b>10</b>	<b>72000</b>	<b>16</b>	<b>84000</b>

5.6 The table shows that, across Scotland, there were more applications submitted (25) for the development of superstore floorspace than for any other retail format. For mixed shopping centre/mall formats there has been a continued reduction in the number of applications since 1999. The decrease since 1998 in Factory Outlet Centres is also shown, to the extent that in 2001 there were no applications submitted, approved or under construction. The only data for Factory Outlet Centres for 2001 is for refusal.

5.7 The most number of approvals also involved superstores (17 totalling 80,000 sq. m). Although while retail warehouse parks were less in the number approved, the amount of floorspace approved was higher at 85,000 sq. m. The total amounts for comparison and mixed retail developments demonstrate similar numbers of applications and levels of floorspace being constructed. No convenience formats over the survey threshold were 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 (Floorspace – sq. m)**

	<b>Application Submitted</b>	<b>Approved</b>	<b>Refused – No Further Appeal</b>	<b>Under Construction</b>
<b>Aberdeen, Dundee, Edinburgh, Glasgow combined</b>				
Retail Warehouse Park		68000		10000
Mixed Shopping Centre/Mall	93000	13000		
Retail Warehouse Units	17000	9000	5000	
Convenience Superstore	13000	32000	6000	
Factory Outlet Centre				
Mixed Retail Park				
<b>Other</b>	<b>Local</b>			<b>Authorities</b>
Retail Warehouse Park	47000	17000		
Mixed Shopping Centre/Mall	108000	29000	37000	23000
Retail Warehouse Units	49000	24000		20000
Convenience Superstore	111000	47000	4000	
Factory Outlet Centre			6000	
Mixed Retail Park		4000		

- 5.9 The highest cumulative level of floorspace submitted across the four major cities was for mixed shopping centre/mall (93,000 sq. m). This shows a move away from previous years from either comparison or convenience retail formats.

## 6. Construction Type

6.1 Table 9 outlines the type of construction activity granted planning consent in each local authority. It shows over 80% of all approved development involved new build. This is a similar percentage to all previous years. Most of the conversion/refurbishment approved for 2001 was in West Dunbartonshire. This is also the first year since 1998 Glasgow City had no retail floorspace created by conversion/refurbishment.

**Table 9: Approved Construction Activity Across Local Authorities (Floorspace – sq. m)**

Local Authority	Alteration/Conversion and Refurbishment		Extension		New Build	
	No.	Floorspace	No.	Floorspace	No.	Floorspace
Aberdeen City					2	2000
Aberdeenshire					1	1000
Angus					1	3000
Argyll and Bute						
Clackmannanshire	1	1000			1	5000
Dumfries and Galloway					4	20000
Dundee City			1	6000	2	25000
East Ayrshire						
East Dunbartonshire						
East Lothian						
East Renfrewshire					1	1000
Edinburgh, City of	1	1000	2	6000	4	17000
Eilean Siar						
Falkirk					1	2000
Fife						
Glasgow City			5	20000	8	83000
Highland					2	2000
Inverclyde						
Midlothian						
Moray					2	10000
North Ayrshire						
North Lanarkshire	2	4000	1	1000	2	17000
Orkney Islands						
Perthshire and Kinross			1	3000	2	9000
Renfrewshire					1	6000
Scottish Borders					1	1000
Shetland Islands						
South Ayrshire			1	2000	4	17000
South Lanarkshire			2	4000	3	24000
Stirling			1	1000	3	18000
West Dunbartonshire	2	7000			1	1000
West Lothian					2	3000
<b>Scotland</b>	<b>6</b>	<b>13000</b>	<b>14</b>	<b>43000</b>	<b>48</b>	<b>267000</b>

6.2 Table 10 apportions the type of construction activity granted planning consent to Structure Plan areas.

**Table 10: Approved Construction Activity Across Structure Plan Areas (Floorspace – sq. m)**

Structure Plan Areas	Alteration/Conversion and Refurbishment		Extension		New Build	
	No.	Floorspace	No.	Floorspace	No.	Floorspace
Aberdeen/Aberdeenshire					3	3000
Argyll and Bute						
Ayrshire					4	17000
Dumfries and Galloway			1	2000	4	20000
Dundee and Angus					3	27000
Eilean Siar			1	6000		
Falkirk					1	2000
Fife						
Glasgow and Clyde Valley	4	12000	8	25000	16	132000
Highland					2	2000
Lothian	1	1000	2	6000	6	20000
Moray					2	10000
Orkney						
Perthshire and Kinross			1	3000	2	9000
Scottish Borders					1	1000
Shetland						
Stirling and Clackmannan	1	1000	1	1000	4	23000
<b>Scotland</b>	<b>6</b>	<b>14000</b>	<b>14</b>	<b>43000</b>	<b>48</b>	<b>266000</b>

6.3 The table shows that the Glasgow and Clyde Valley Structure Plan area had twelve times the level of approved floorspace for conversion/refurbishment than Lothian. It also had more than four times the approved level of floorspace for extensions and over six times the level of approved floorspace of new build than Lothian.

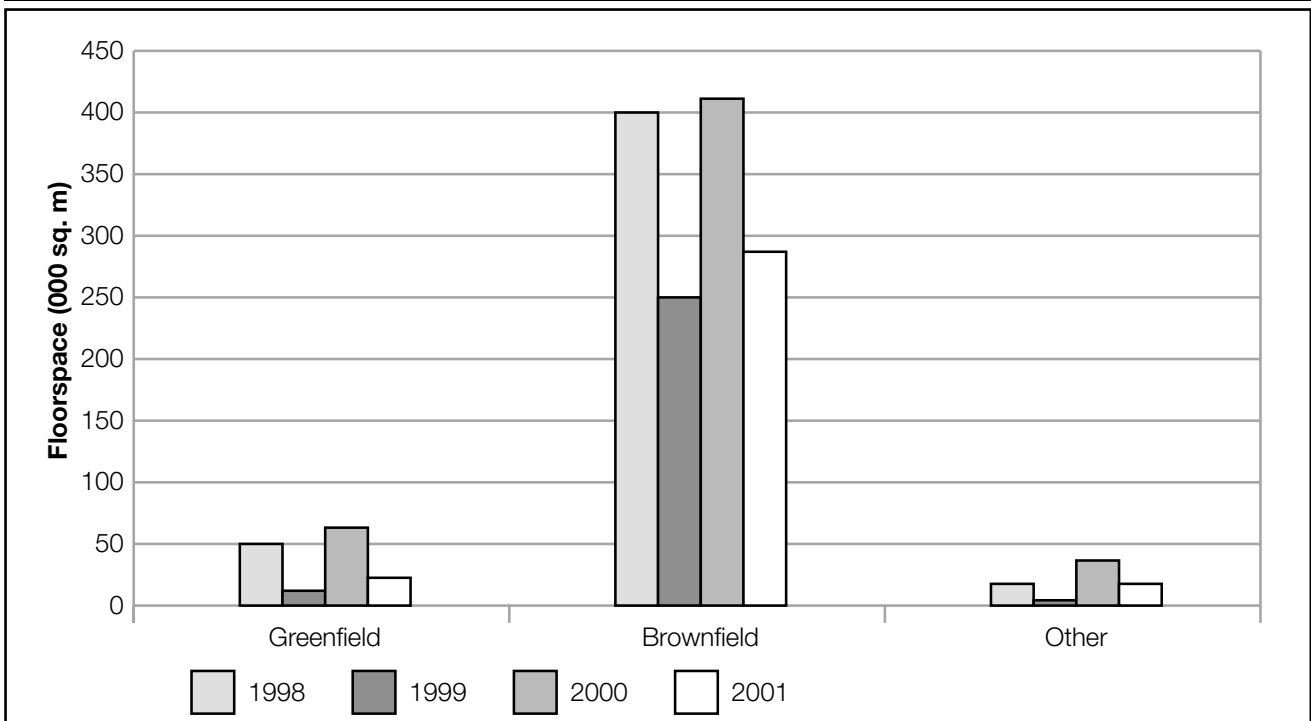
## 7. Location of Development

7.1 Table 11 shows the prominence of brownfield development over greenfield both in terms of number of entries at each stage and the amount of proposed floorspace. Figure 4 compares greenfield/brownfield approvals with 1998, 1999 and 2000.

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

		Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal/Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Number of Entries	Greenfield	6	6	3	1	2		4	4
	Brownfield	80	55	6	4	10	12	21	36
	Other	6	7	1		3	4	1	3
	Scotland	92	68	10	5	15	16	26	43
% of Total Entries	Greenfield	7%	9%	30%	20%	13%	0%	15%	9%
	Brownfield	87%	81%	60%	80%	67%	75%	81%	84%
	Other	7%	10%	10%	0%	20%	25%	4%	7%
Floorspace (sq. m)	Greenfield	26000	19000	10000	2000	17000		13000	18000
	Brownfield	468000	290000	60000	21000	57000	63000	124000	223000
	Other	70000	14000	1000		6000	21000	1000	81000
	Scotland	564000	323000	72000	22000	80000	84000	138000	322000

**Figure 4: Greenfield/Brownfield Approvals**



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**

	Application Submitted		Approved		Refused – No Appeal		Refused – Potential Appeal/Inquiry		Withdrawn		Under Construction		Commenced Trading		Other	
	adopted	draft	adopted	draft	adopted	draft	adopted	draft	adopted	draft	adopted	draft	adopted	draft	adopted	draft
Retail	32	34	31	31		5			5	4	6	13	6	19	12	9
Industry	20	5	12	1	1	1	2	1	7	1	3		8	3	13	5
Housing	8	7	8	6	2	2	1		1	1			1	2	7	3
Mixed	4	6	4	2					1				2		1	1
Countryside/ Green belt	2	1	2		2	1							2		5	5
Sport/ Recreation	2	2	4	1	1	1				1					1	2
Opportunity Sites	9	3	5	5	1	1	1	1	1	2			1			3
Offices	2		3								4					
Open Space	2		1		1										2	
Other	30	52	13	33	5	3	1	4	2	9	4	7	8	15	9	21
<b>Total</b>	<b>111</b>	<b>110</b>	<b>83</b>	<b>79</b>	<b>13</b>	<b>14</b>	<b>5</b>	<b>6</b>	<b>17</b>	<b>18</b>	<b>17</b>	<b>20</b>	<b>28</b>	<b>39</b>	<b>50</b>	<b>49</b>

7.3 The largest number of retail applications submitted, approved and under construction were for sites allocated for retail uses and generally areas allocated for industry were the next largest. This year shows a significant increase on previous years of retail applications being submitted and approved on locations allocated as 'other'.

## 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.

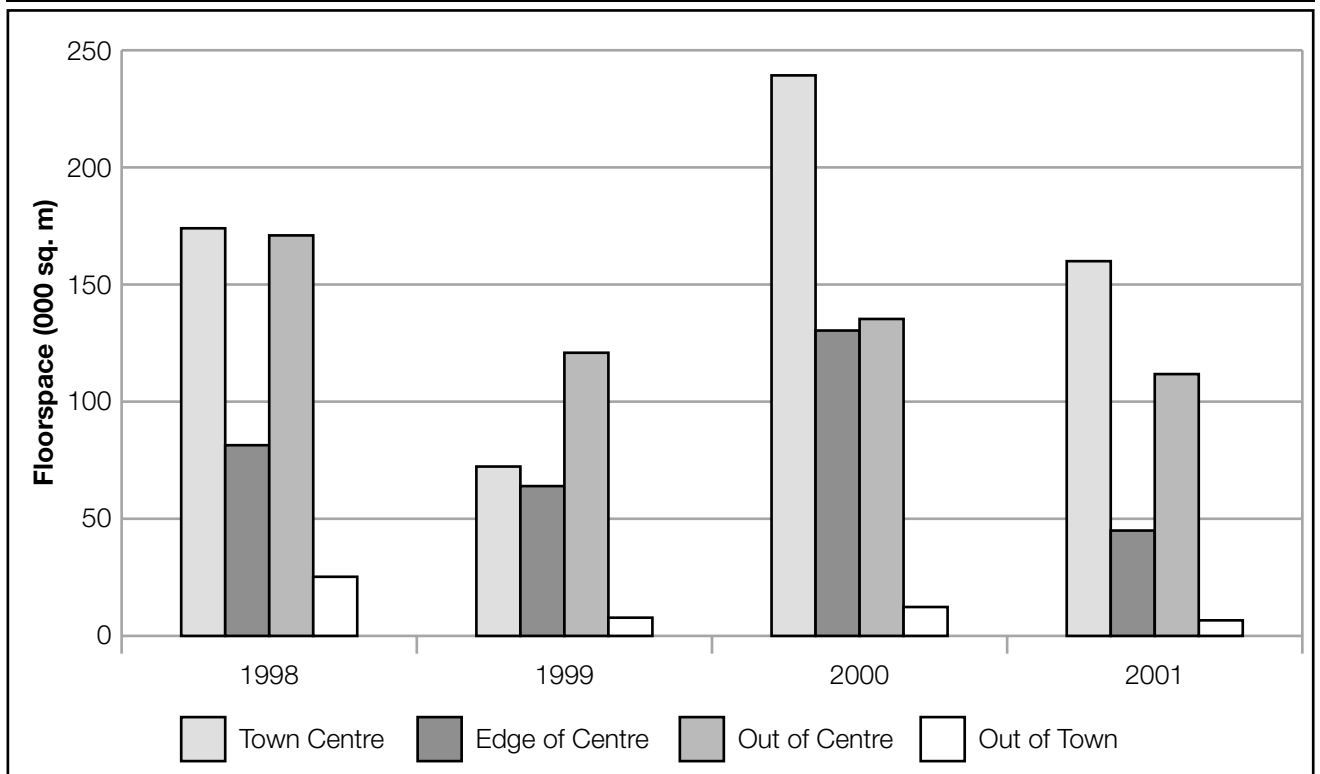
**Table 13: Sequential Location by Key Planning Stage**

		No. of Entries	Application Submitted	Approved	Refused – No Appeal	Refused – Potential Appeal/Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Number of Entries	Town Centre	62	24	28	2		4	9	9	6
	Edge of Centre	42	17	14	2	1	3	3	3	8
	Out of Centre	98	47	25	4	3	8	4	12	25
	Out of Town	10	3	1	2				2	4
	Not Known	2	1			1				
<b>Scotland</b>		<b>214</b>	<b>92</b>	<b>68</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>16</b>	<b>26</b>	<b>43</b>
% of Total Entries	Town Centre	29%	26%	41%	20%	0%	27%	56%	35%	14%
	Edge of Centre	20%	18%	21%	20%	20%	20%	19%	12%	19%
	Out of Centre	46%	51%	37%	40%	60%	53%	25%	46%	58%
	Out of Town	5%	3%	1%	20%	0%	0%	0%	8%	9%
	Not Known	1%	1%	0%	0%	20%	0%	0%	0%	0%
Floor-space (sq. m)	Town Centre	511000	240000	161000	37000		12000	51000	25000	81000
	Edge of Centre	177000	47000	46000	9000	10000	14000	22000	15000	33000
	Out of Centre	607000	265000	112000	20000	11000	54000	11000	93000	193000
	Out of Town	32000	11000	3000	5000				6000	15000
	Not Known	2000	1000			1000				
<b>Scotland</b>		<b>1329000</b>	<b>564000</b>	<b>322000</b>	<b>71000</b>	<b>22000</b>	<b>80000</b>	<b>84000</b>	<b>139000</b>	<b>322000</b>
% of Total Floor-space	Town Centre	38%	43%	50%	52%	0%	15%	61%	18%	5%
	Edge of Centre	13%	8%	14%	13%	45%	18%	26%	11%	10%
	Out of Centre	46%	47%	35%	28%	50%	68%	13%	67%	60%
	Out of Town	2%	2%	1%	7%	0%	0%	0%	4%	5%
	Not Known	0%	0%	0%	0%	5%	0%	0%	0%	0%

**8.3** The table indicates that more floorspace was approved in town centre and edge of centre combined (207,000 sq. m) than in out of centre and out of town combined (115,000 sq. m). Comparison with the previous two years returns show a continuing rise in the percentage of town centre sites receiving approval and a continuation of the highest percentage of refusals being in out of centre locations.

**8.4** Figure 5 compares the sequential location of approved floorspace with 1998, 1999 and 2000 returns.

**Figure 5: Sequential Location of Approved Floorspace**



**8.5** 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.

**Table 14: Sequential Approach – Approved Planning Applications by Local Authority  
 (Floorspace – sq. m)**

Local Authority 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 City					2	2000		
Aberdeenshire	1	1000						
Angus					1	3000		
Argyll and Bute								
Clackmannanshire	1	5000			1	1000		
Dumfries and Galloway	1	2000	1	4000	2	14000		
Dundee City			1	12000	2	18000		
East Ayrshire								
East Dunbartonshire								
East Lothian								
East Renfrewshire	1	1000						
Edinburgh, City of	2	4000	1	2000	3	15000	1	3000
Eilean Siar								
Falkirk			1	2000				
Fife								
Glasgow City	7	70000	4	14000	2	19000		
Highland			2	2000				
Inverclyde								
Midlothian								
Moray	1	6000			1	3000		
North Ayrshire								
North Lanarkshire	1	7000	1	1000	3	14000		
Orkney Islands								
Perthshire & Kinross			1	4000	2	8000		
Renfrewshire	1	6000						
Scottish Borders					1	1000		
Shetland Islands								
South Ayrshire	4	15000	1	4000				
South Lanarkshire	2	22000			3	6000		
Stirling	2	14000	1	1000	1	4000		
West Dunbartonshire	2	4000			1	4000		
West Lothian	2	3000						
<b>Scotland</b>	<b>28</b>	<b>160000</b>	<b>14</b>	<b>46000</b>	<b>25</b>	<b>112000</b>	<b>1</b>	<b>3000</b>

**Table 15: Sequential Approach – Approved Planning Applications by Structure Plan Area (Floorspace – sq. m)**

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	1000			2	2000		
Argyll and Bute								
Ayrshire	4	15000	1	4000				
Dumfries and Galloway	1	2000	1	4000	2	14000		
Dundee and Angus			1	12000	3	20000		
Eilean Siar								
Falkirk			1	2000				
Fife								
Glasgow and Clyde Valley	14	111000	5	15000	9	43000		
Highland			2	2000				
Lothian	4	6000	1	2000	3	15000	1	3000
Moray	1	6000			1	3000		
Orkney								
Perthshire and Kinross			1	4000	2	8000		
Scottish Borders					1	1000		
Shetland								
Stirling and Clackmannan	3	19000	1	1000	2	5000		
<b>Scotland</b>	<b>28</b>	<b>160000</b>	<b>14</b>	<b>46000</b>	<b>25</b>	<b>111000</b>	<b>1</b>	<b>3000</b>

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. They highlight the prominence of brownfield sites at most planning stages and sequential locations.

**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		24		16	1		5	38	4		2	1
Approved	1	24	3	12	2		4	19	2	1		
Refused												
No Appeal		2		1	1		1	3		2		
Refused – Potential Appeal				1			1	2				
Under Construction		6	3	3				3	1			

**Table 17: Greenfield/Brownfield Development by Sequential Location and Planning Stage (Floorspace – 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		240000		45000	2000		25000	177000	63000		6000	5000
Approved	1000	154000	6000	43000	3000		14000	93000	4000	3000		
Refused – No Appeal		37000		8400	1000		6000	14000		5000		
Refused – Potential Appeal				10000			2000	10000				
Under Construction		33000	18000	22000			8000	3000				

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

8.8 As for all previous years returns, the tables show that ‘mixed retail development’ was most common in town centre locations (13). Convenience was the most frequently recorded type within edge of centre areas (10), whilst comparison was the dominant type of retailing recorded in out of centre locations (21).

**Table 18: Retail Format by Sequential Location and Planning Stage (No.)**

	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	13		10	7			20	21	4	2				
Approved	11	7	10		7	5	2		6	14	5					
Refused – No Appeal			2		2				2	1		1				
Refused – Potential Appeal					1				2	1						
Under Construction		2	7		3				2	4						

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

	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	33000	12000	194000		25000	22000			88000	100000	66000	11000				
Approved	49000	52000	60000		17000	24000	5000		24000	59000	29000					
Refused – No Appeal			37000		9000				10000	5000		6000				
Refused – Potential Appeal					10000				8000	4000						
Under Construction		5000	46000		22000				11000							

## 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 the report.

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

- **Largest applications:** Seven were in the Glasgow and Clyde Valley area. All were new build and seven were mixed use developments. Nine were on brownfield sites and seven were either in town centres or edge of centre.
- **Largest approved schemes:** Seven were in Glasgow and Clyde Valley area and all were on brownfield sites. Nine were new build developments, seven were either in town centres or edge of centre and there is variety in the type of formats.
- **Largest refused consent without the prospect of further appeal:** Again over half of these were in the Glasgow and Clyde Valley area (6). There is variety in the format and whether the sites are Greenfield or brownfield. Six were in out of centre/out of town locations.
- **Largest refused consent but with the possibility of appeal/inquiry/call-in:** Only five fell into this category. These were widely distributed in terms of location and four were new build developments. They were either convenience or comparison, there were no mixed development formats.
- **Largest developments under construction:** Nine were in town centre or edge of centre locations although all were in a mixture of locations throughout Scotland. Seven were new build developments and were on brownfield or other land.
- **Largest schemes newly trading:** Nine of these developments were new build and seven were out of centre. Nine were on brownfield land and each were in a variety of locations. Nine were either comparison or convenience.
- **Largest withdrawn schemes:** All of these developments were new build. There was a mixture of format and over half (6) were out of centre.

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

Floor Area sq. m	Description	Local Authority	Structure Plan Area	Construction Type	Retail Format	Mixed Use	No. of Units	Brown/Greenfield	Sequential Location
<b>10 Largest Applications 2001</b>									
93000	Pollok Centre, Cowglen Road	Glasgow	Glasgow & Clyde Valley	New Build	Mixed – Shopping Centre/Mall	Yes	NK	Brownfield	Town Centre
57000	Ravenscraig Motherwell Lanarkshire	North Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed – Shopping Centre/Mall	Yes	0	Other	Out of Centre
27850	Auchinlea Park (Glasgow Fort)	Glasgow	Glasgow & Clyde Valley	New Build	Mixed – other	Yes	NK	Brownfield	Town Centre
22300	Halbeath Retail Park, Dunfermline	Fife	Fife	New Build	Comparison – Retail Warehouse Park	No	7	Brownfield	Out of Centre
19045	Olympia East Kilbride	South Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed – Shopping Centre/Mall	No	0	Brownfield	Town Centre
19000	East Kilbride –Town Centre Expansion	South Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed – Shopping Centre/Mall	Yes	30	Brownfield	Town Centre
12400	The Old Barracks, Forthside	Stirling	Stirling & Clackmannan	New Build	Mixed – District/ Town/City Centre infill	Yes	43	Brownfield	Town Centre
11000	Regenesis, Randolph Street, Dunfermline	Fife	Fife	New Build	Mixed – Shopping Centre/Mall	Yes	20	Brownfield	Town Centre
10000	Mavor Avenue, East Kilbride, B&Q	South Lanarkshire	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Unit(s)	No	1	Brownfield	Edge of Centre
9432	Dalmarnock Trading Estate	South Lanarkshire	Glasgow & Clyde Valley	New Build	Other – Not listed above	No	2	Brownfield	Out of Centre



Floor Area sq. m	Description	Local Authority	Structure Plan Area	Construction Type	Retail Format	Mixed Use	No. of Units	Brown/Greenfield	Sequential Location
<b>10 Largest Approved Schemes</b>									
27850	Auchinlea Park (Glasgow Fort)	Glasgow	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Park	Yes	NK	Brownfield	Town Centre
19000	East Kilbride –Town Centre Expansion	South Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed – Shopping Centre/Mall	Yes	30	Brownfield	Town Centre
16000	Glasgow Harbour, Meadowside Quay	Glasgow	Glasgow & Clyde Valley	New Build	Mixed – other	Yes	NK	Brownfield	Out of Centre
12400	East Dock Street, Dundee	Dundee	Dundee & Angus	New Build	Comparison – Retail Warehouse Park	No	10	Brownfield	Edge of Centre
12400	The Old Barracks, Forthside	Stirling	Stirling & Clackmannan	New Build	Mixed – District/ Town/City Centre infill	Yes	43	Brownfield	Town Centre
12100	Brown & Tawse, Kingsway West	Dundee	Dundee & Angus	New Build	Comparison – Retail Warehouse Park	No	13	Brownfield	Out of Centre
12050	Auchinlea Park (Glasgow Fort)	Glasgow	Glasgow & Clyde Valley	New Build	Convenience – Superstore	Yes	NK	Brownfield	Town Centre
10900	Pollok Shopping Centre	Glasgow	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Park	No	NK	Brownfield	Town Centre
10500	Forge Shopping Centre	Glasgow	Glasgow & Clyde Valley	Extension	Mixed – Shopping Centre/Mall	No	NK	Brownfield	Town Centre
9291	B&Q, Coatbridge Lanarkshire	North Lanarkshire	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Unit(s)	No	1	Brownfield	Out of Centre

Floor Area sq. m	Description	Local Authority	Structure Plan Area	Construction Type	Retail Format	Mixed Use	No. of Units	Brown/Greenfield	Sequential Location
<b>10 Largest Schemes Refused – No Appeal</b>									
22836	Motherwell Town Centre Redevelopment	North Lanarkshire	Glasgow & Clyde Valley	Extension	Mixed – Shopping Centre/Mall	No	50+	Brownfield	Town Centre
14615	Motherwell Town Centre Redevelopment	North Lanarkshire	Glasgow & Clyde Valley	Extension	Mixed – Shopping Centre/Mall	No	50+	Brownfield	Town Centre
8398	Old Shettleston Road	Glasgow	Glasgow & Clyde Valley	New Build	Convenience – Supermarket	No	1	Brownfield	Edge of Centre
6000	Kepplestone	Aberdeen	Aberdeen/Aberdeenshire	New Build	Convenience – Superstore	No	1	Brownfield	Out of Centre
5600	Levenfields, Station Road, Kinross	Perthshire & Kinross	Perthshire & Kinross	New Build	Other – Factory Outlet Centre	No	0	Greenfield	Out of Centre
4656	40 Hamilton Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Unit(s)	No	1	Brownfield	Out of Centre
3650	Erection of retail development	West Dunbartonshire	Glasgow & Clyde Valley	New Build	Convenience – Superstore	No	1	Brownfield	Out of Centre
3500	Keir Mains, Dunblane	Stirling	Stirling & Clackmannan	New Build	Mixed – other	Yes	2	Greenfield	Out of Town
1343	Gowanlea Nurseries, Johnstone	Renfrewshire	Glasgow & Clyde Valley	Extension	Other Comparison	No	1	Greenfield	Out of Town
1100	Holmston Road, Ayr	South Ayrshire	Ayrshire	New Build	Convenience – Discount Supermarket	No	1	Other	Edge of Centre
<b>5 Largest Refused – Potential Appeal or Inquiry</b>									
10000	Mavor Avenue, East Kilbride, B&Q	South Lanarkshire	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Unit(s)	No	1	Brownfield	Edge of Centre
6100	North Anderson Drive Fire Station	Aberdeen	Aberdeen/Aberdeenshire	New Build	Convenience – Superstore	No	1	Brownfield	Out of Centre
3530	Macnab Avenue, Montrose	Angus	Dundee & Angus	New Build	Other Comparison	Yes	2	Brownfield	Out of Centre
1800	Borrowmeadow Road	Stirling	Stirling & Clackmannan	New Build	Convenience – Discount Supermarket	No	3	Greenfield	Out of Centre
1000	Garthdee Road	Aberdeen	Aberdeen/Aberdeenshire	Extension	Convenience – Superstore	No	1	Brownfield	Not Known



Floor Area sq. m	Description	Local Authority	Structure Plan Area	Construction Type	Retail Format	Mixed Use	No. of Units	Brown/Greenfield	Sequential Location
<b>10 Largest Schemes Under Construction</b>									
19000	East Kilbride –Town Centre Expansion	South Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed – Shopping Centre/Mall	Yes	30	Brownfield	Town Centre
10200	Forge Retail Park, Parkhead	Glasgow	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Park	No	1	Brownfield	Edge of Centre
8920	Harvey Nichols, Edinburgh	Edinburgh	Lothian	New Build	Mixed – District/ Town/City Centre infill	Yes	1	Other	Town Centre
7897	Town Park, Coatbridge	North Lanarkshire	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Unit(s)	No	1	Brownfield	Edge of Centre
7025	The Walk (St. Andrew Square)	Edinburgh	Lothian	New Build	Mixed – District/ Town/City Centre infill	Yes	23	Other	Town Centre
3700	8 Dunkeld Road, Perth	Perthshire & Kinross	Perthshire & Kinross	New Build	Comparison – Retail Warehouse Unit(s)	No	3	Brownfield	Edge of Centre
3700	Thisle Centre Extension, Stirling	Stirling	Stirling & Clackmannan	Extension	Mixed – Shopping Centre/Mall	Yes	3	Brownfield	Town Centre
3251	Palace Grounds Hamilton.	South Lanarkshire	Glasgow & Clyde Valley	New Build	Mixed – District/ Town/City Centre infill	Yes	3	Brownfield	Town Centre
2900	1 George Square	Glasgow	Glasgow & Clyde Valley	Alteration/Conv	Other Comparison	Yes	NK	Brownfield	Town Centre
2800	Gyle Marks & Spencer extension	Edinburgh	Lothian	Extension	Other Comparison	No	1	Other	Out of Centre

Floor Area sq. m	Description	Local Authority	Structure Plan Area	Construction Type	Retail Format	Mixed Use	No. of Units	Brown/ Greenfield	Sequential Location
<b>10 Largest Schemes Commenced Trading</b>									
24500	Braehead, Kings Inch Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Unit(s)	Yes	1	Brownfield	Out of Centre
21366	Ocean Terminal, Leith Docks	Edinburgh	Lothian	New Build	Mixed – Shopping Centre/Mall	Yes	58	Brownfield	Out of Centre
11678	Cuckoo Bridge (North)	Dumfries & Galloway	Dumfries & Galloway	New Build	Comparison – Retail Warehouse Park	No	7	Brownfield	Out of Centre
9200	Forge Retail Park, Parkhead	Glasgow	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Unit(s)	No	1	Brownfield	Edge of Centre
9200	St Rollox, Springburn Road	Glasgow	Glasgow & Clyde Valley	New Build	Convenience – Superstore	No	1	Brownfield	Out of Centre
7850	Nelson Mandela Place, Buchanan Street	Glasgow	Glasgow & Clyde Valley	New Build	Other Comparison	No	3	Brownfield	Town Centre
5671	Claypotts, Baldovie Road	Dundee	Dundee & Angus	New Build	Convenience – Superstore	Yes	1	Greenfield	Out of Centre
5600	B & O, Edgar Road, Elgin	Moray	Moray	New Build	Comparison – Retail Warehouse Unit(s)	No	1	Brownfield	Out of Centre
5000	Inverurie Harlaw Road Tesco	Aberdeenshire	Aberdeen/ Aberdeenshire	New Build	Convenience – Superstore	No	0	Brownfield	Town Centre
4200	Amendment to Conditions	West Dunbartonshire	Glasgow & Clyde Valley	Alteration/Conv	Other Comparison	No	3	Brownfield	Out of Centre



Floor Area sq. m	Description	Local Authority	Structure Plan Area	Construction Type	Retail Format	Mixed Use	No. of Units	Brown/Greenfield	Sequential Location
<b>10 Largest Schemes Withdrawn</b>									
3.5ha	Heathfield Road, Ayr	South Ayrshire	Ayrshire	New Build	Comparison – Retail Warehouse Unit(s)	Yes	0	Brownfield	Out of Centre
16700	Riverford Road, Cogan Road	Glasgow	Glasgow & Clyde Valley	New Build	Comparison – Retail Warehouse Park	Yes	NK	Brownfield	Out of Centre
9290	Kings Cross Road, Dundee	Dundee	Dundee & Angus	New Build	Comparison – Retail Warehouse centre Unit(s)	No	1	Brownfield	Out of Centre
8500	Middlefield, Falkirk	Falkirk	Falkirk	New Build	Convenience – Superstore	No	1	Greenfield	Out of Centre
8500	Middlefield, Falkirk	Falkirk	Falkirk	New Build	Convenience – Superstore	No	1	Greenfield	Out of Centre
8000	Glasgow Road, Camelon	Falkirk	Falkirk	New Build	Convenience – Superstore	No	1	Brownfield	Out of Centre
7200	East Glen Yard, Port Glasgow	Inverclyde	Glasgow & Clyde Valley	New Build	Mixed – Retail Park	No	9	Brownfield	Edge of Centre
7200	Kyle Street, Ayr	South Ayrshire	Ayrshire	New Build	Mixed – Shopping Centre/Mall	Yes	22	Brownfield	Town Centre
5000	Baltic Quay, Grangemouth	Falkirk	Falkirk	New Build	Convenience – Superstore	No	5	Brownfield	Edge of Centre
3000	River Street, Ayr	South Ayrshire	Ayrshire	New Build	Mixed – Shopping Centre/Mall	Yes	3	Other	Town Centre

NK = Not Known

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Astron B36033 7/04

