

2023

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SCOTTISH BORDERS COUNCIL EMPLOYMENT LAND AUDIT

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1. Introduction

1.1 Purpose of the audit

1.1.1 The Employment Land Audit monitors the supply, take-up and status of business and industrial land within the Scottish Borders, in accordance with the National Planning Framework 4. Businesses have a variety of size and quality requirements, so the audit assesses the range and choice of the sites, which make up the supply. The audit also identifies the availability and constraints of sites, and monitors windfall employment developments.

1.1.2 The audit is undertaken annually in order to monitor the changing pattern of business and industrial development activity within the Scottish Borders. This year's audit records:

- the **established employment land supply** at 31 March 2023
- the **take-up of employment land** between 1 April 2022 to 31 March 2023
- and **windfall employment developments** between 1 April 2022 to 31 March 2023

1.2 Overview of methodology

1.2.1 The established Employment land supply is the total area of:

- Employment use sites (including safeguarded business and industrial land), which were undeveloped or under construction on 31 March 2023.
- Mixed use or redevelopment sites with potential to be developed for business and industrial use, which were undeveloped or under construction on 31 March 2023.

1.2.2 The adopted Local Development Plan (LDP) 2016, sets out the allocations as the basis for establishing the employment land supply within the Scottish Borders. It should be noted that the Proposed Plan was recently subject to Examination and the Report of Examination was received in July 2023. The Council agreed to take forward the Plan as amended in September 2023 and once formally adopted, the Plan will inform the employment land audit.

1.2.3 The take-up of employment land is the total area of land supply, which has been developed (completed) over the previous 12 months.

1.2.4 The Council also monitors **windfall employment developments**. These are new business or industrial developments on sites, which do not form part of the employment land supply (*i.e.* on land not allocated for business and industrial use). These developments are recorded in section 5.

1.2.5 The audit is managed through a database, which holds detailed information on each site. This includes a unique reference number; site area; site type; planning status; tenure; availability; constraints and site servicing information. Much of this data is presented in Appendix 3, along with maps of each site. Further explanation of the methodology is presented within Appendix 1 and a glossary is contained within Appendix 2.

2. Policy Context

2.1 National Policy Drivers

- 2.1.1 The National Planning Framework 4 (NPF4) for Scotland, was adopted by Scottish Ministers on 13 February 2023. NPF4 is a long-term plan, looking to 2045, that guides spatial development, sets out national policies, designates national developments and highlights regional spatial priorities. It now forms part of the Local Development Plan, so influences planning decisions throughout the Scottish Borders. Policy 26 (Business and Industry), in NPF4, states that Local Development Plans *“should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services.”*
- 2.1.2 Allocations should also take account of whether sites are serviced or serviceable within five years; the potential for mixed use development; and their accessibility within the transport network, including options for walking, cycling and public transport.

2.2 Regional Spatial Strategy

- 2.2.1 The Planning (Scotland) Act 2019 establishes a duty for a planning authority, or planning authorities acting jointly, to prepare and adopt a Regional Spatial Strategy (RSS) for their region. The Council has been involved in the production of two Indicative Regional Spatial Strategies (iRSS); one for the South of Scotland and the second for Edinburgh and South-East Scotland. This recognises the importance of the City Region but also the emerging importance of the South of Scotland collaborative approach with Dumfries & Galloway Council. Both strategies were approved by the Council in September 2020 and were submitted to the Scottish Government. The Strategies then informed the development of NPF4 in conjunction with other iRSS from around Scotland.
- 2.2.2 The iRSS articulate a number of shared outcomes and strategic development projects we would like to see achieved and delivered in our region by 2050. The Regional Spatial Strategies will develop further following the adoption of NPF4 and the development of statutory guidance, moving them from interim to formal status. Scottish Borders council will work with other authorities and partner organisations, using established connections across both South of Scotland and Edinburgh and South-East Scotland regions, to develop Regional Spatial Strategies moving forward in line with the priorities set out in NPF4.

2.3 Scottish Borders Local Development Plan

- 2.3.1 The Scottish Borders Local Development Plan 2016 sets the primary policy context for development within the Scottish Borders, including in relation to employment land.
- 2.3.2 The LDP has an economic development policy, which establishes a hierarchy of business and industrial land. Policy ED1, Protection of Business and Industrial Land, aims to ensure adequate supplies of business and industrial land are retained for business and industrial use and are not diluted by a proliferation of other uses. The policy recognises the financial difficulty, resulting from market failure, in bringing forward new employment land. The policy, therefore, protects resources into the long term and complements the Council's economic strategy.
- 2.3.3 The hierarchy identifies key areas of Strategic High Amenity business land (class 4 only) and Strategic (class 4, 5 or 6) business and industrial land. Policy ED1 provides them with rigorous policy protection as it recognises the difficulty in bringing these sites forward. District level employment sites and local sites are also identified, each with different levels of protection.
- 2.3.4 The Local Development Plan 2016 did not bring forward new available business and industrial land but did allocate new mixed-use sites in Cardrona, Reston, Swinton and Tweedbank. These were considered for employment land potential and through this process site TW008 (Tweedbank) was added to the supply. This site has now been developed and is included in the sites that were taken-up this year, see table 9 below.
- 2.3.5 The Proposed Local Development Plan 2023 proposes new business and industrial sites as well as mixed use sites, which incorporate business and industrial uses. It is envisaged the Proposed Local Development Plan, which has gone through Examination, will be adopted in 2024.
- 2.3.6 The Strategic Business and Industrial sites at Tweedbank Industrial Estate and Tweedside Park are the subject of Supplementary Guidance, which sets out the Council's detailed vision for the future of this land in tandem with a Simplified Planning Zone (SPZ). Both documents aim to encourage investment and an improved environment within the Business Park at Tweedbank, capitalising on the arrival of the Borders Railway.

3. Established Employment Land Supply

3.1 Land Supply

- 3.1.1 The 2023 established employment land supply is **91.76ha**, which is made up of 57 sites. Table 1 shows the annual change in established employment land supply since 2019 and shows that the Scottish Borders established employment land supply has decreased by 10.3% since 2019.

Table 1: Annual Established Employment Land Supply (ha)

2019	2020	2021	2022	2023	% change since 2022
102.3	98.9	98.6	95.4	91.76	3.8%

- 3.1.2 The established employment land supply has decreased by 3.8% since the 2022 audit. This is the result of changes to the supply for various reasons, including 4 sites that have been taken-up, totalling 2.42ha; further information regarding these sites is presented in section 4. The remainder of land, comprising the decrease in established land supply, is the result of a site being removed for another development use.
- 3.1.3 Table 2 shows the established employment land supply by Housing Market Area; Appendix 2 provides a map showing Housing Market Area boundaries. The greatest employment land supply is within the Central Borders (66.1ha), whilst there is no established employment land supply within the Southern area.

Table 2: Employment Land Supply by HMA (ha)

Areas	Employment Land Supply
Berwickshire	22.1
Central	66.1
Northern	3.56
Southern	0
Total	91.76

3.2 Site Type

- 3.2.1 Local Development Plan business and industrial land sites (including business and industrial safeguarding) are classified by site type. This establishes the level of protection the employment land is afforded by policy ED1—Protection of Business and Industrial Land. Sites are classified as Strategic High Amenity, Strategic, District or Local. Table 3 sets out a breakdown of the business and industrial land supply by Site Type per Housing Market Area and settlement. In addition to the sites listed below in table 3, one mixed use site, allocated

within the LDP, is included within the business and industrial land supply (GR001). This site is not included in the table below, therefore, the total does not add to 91.76ha.

Table 3: Employment Land Supply by Site Type (ha and number of sites)

		Local		District		Strategic		Strategic High Amenity	
HMA	Settlement	Ha	Sites	Ha	Sites	Ha	Sites	Ha	Sites
Berwickshire	Chirnside	0	0	0.65	1	0	0	0	0
	Coldstream	0	0	7.35	2	0	0	0	0
	Duns	0	0	5.68	5	0	0	0	0
	Eyemouth	0	0	2.08	3	5.7	2	0	0
	Greenlaw	0	0	0.29	1	0	0	0	0
	Area Total		0	0	16.05	12	5.7	2	0
Central	Earlston	0	0	4.84	2	0	0	0	0
	Galashiels	0	0	3.04	2	0	0	0	0
	Hawick	0	0	0.57	3	12.31	4	0	0
	Jedburgh	0	0	7.07	3	0	0	0	0
	Kelso	0	0	0.2	1	3.9	4	0	0
	Morebattle	0	0	0.63	1	0	0	0	0
	Newtown St Boswells	0	0	0	0	0	0	12.77	1
	Selkirk	0.46	1	2.28	5	0	0	0	0
	St Boswells (Charlesfield)	3.36	4	0	0	10.28	2	0	0
	Tweedbank	0	0	0	0	4.36	5	0	0
	Area Total		3.82	5	18.63	17	30.85	15	12.77
Northern	Innerleithen	0	0	0.4	1	0	0	0	0
	Lauder	0	0	1.76	1	0	0	0	0
	Peebles	0	0	0.75	1	0	0	0	0
	West Linton	0	0	0.65	1	0	0	0	0
	Area Total		0	0	3.56	4	0	0	0
Southern	Area Total	0	0	0	0	0	0	0	0
Scottish Borders	Overall Total	3.82	5	38.24	33	36.55	17	12.77	1

* Total does not add up due to rounding and omission of a mixed-use site

3.2.2. Overall, 4% of the employment land supply is Local, 42% is District, 40% is Strategic, 14% is Strategic High Amenity. There are no Strategic High Amenity sites allocated in Berwickshire and the only Strategic High Amenity site in the Northern area (Cavalry Park, Peebles) is fully developed. Currently, only one Strategic High Amenity site is available in the Central area, in

Newtown St. Boswells. Within the Northern area, only district sites are available which account for 9% of the total district supply. There is a good range of Site Types available within the Central area; this higher proportion relates to higher population numbers, offering a supply of labour, and available land supply.

3.3 Site Size

- 3.3.1 Table 4 breaks the employment land supply down into three site size categories; 0-1ha, 1-5ha and >5ha. Berwickshire and Central areas have a range of site sizes available, including larger sites over 5ha. Sites over 5ha are located in Coldstream, Eyemouth, Hawick, Newtown St Boswells and St Boswells (Charlesfield). There is a lack of range of employment land site sizes within the Northern area, three available sites are between 0-1ha and one site is between 1-5ha. 68% of all employment land supply sites are less than 1ha in size, at a total of 18.04ha, but this represents just 20% of the land supply overall. Sites between 1-5ha and sites more than 5ha make up 33.76ha and 39.93ha of land supply respectively.

Table 4: Size breakdown of Employment Land Supply sites (number of sites)

HMA	Settlement	0-1ha	1-5ha	>5ha
Berwickshire	Chirnside	1	0	0
	Coldstream	1	0	1
	Duns	4	1	0
	Eyemouth	3	1	1
	Greenlaw	2	0	0
	Area Total	11	2	2
Central	Earlston	1	1	0
	Galashiels	1	1	0
	Hawick	4	2	1
	Jedburgh	1	2	0
	Kelso	4	1	0
	Morebattle	1	0	0
	Newtown St Boswells	0	0	1
	Selkirk	6	0	0
	St Boswells (Charlesfield)	4	1	1
	Tweedbank	3	2	0
	Area Total	25	10	3
Northern	Innerleithen	1	0	0
	Lauder	0	1	0
	Peebles	1	0	0
	West Linton	1	0	0
	Area Total	3	1	0
Southern	Area Total	0	0	0
Scottish Borders	Total	39	13	5

3.4 Availability

3.4.1 The availability of sites is broken down into the following categories: immediate, one to five years, beyond five years and under construction. The definitions for these categories are set out in Appendix 2. Table 5 looks at the availability of land by area. 48% (17.95ha) of immediately available land is located within the Berwickshire area and 46% (17.35ha) in the Central area. There is 2.16ha of immediately available employment land within the Northern area. Across the Scottish Borders 75.64ha, 82% of the overall land supply, is available within 5 years, and of this, 37.46ha is available immediately.

Table 5: Availability of Employment Land Supply (ha)

HMA	Area	Immediate	1-5 yrs	Beyond 5 yrs	Under Construction	Total
Berwickshire	Chirnside	0.65	0	0	0	0.65
	Coldstream	7.21	0.14	0	0	7.35
	Duns	4.2	1.49	0	0	5.69
	Eyemouth	5.89	0	1.89	0	7.78
	Greenlaw	0	0.64	0	0	0.64
	Berwickshire		17.95	2.27	1.89	0
Central	Earlston	0	0.21	4.63	0	4.84
	Galashiels	0.45	0	2.59	0	3.04
	Hawick	0.72	6.97	5.01	0.18	12.88
	Jedburgh	0.85	4.95	1.27	0.13	7.2
	Kelso	0.9	3.2	0	0.34	4.44
	Morebattle	0	0.63	0	0	0.63
	Newtown St Boswells	0	12.77	0	0	12.77
	Selkirk	1.67	1.08	0	0	2.75
	St Boswells (Charlesfield)	10.68	2.95	0	0	13.63
	Tweedbank	2.08	1.75	0	0	3.83
	Central		17.35	34.51	13.5	0.65
Northern	Innerleithen	0.4	0	0	0	0.4
	Lauder	1.76	0	0	0	1.76
	Peebles	0	0.75	0	0	0.75
	West Linton	0	0.65	0	0	0.65
	Northern		2.16	1.4	0	0
Southern	Area Total	0	0	0	0	0
Scottish Borders	Total *	37.46	38.18	15.39	0.65	91.68

*Figures do not add up due to rounding

3.5 Site servicing

3.5.1 The audit classifies sites as either serviced, partially serviced or not serviced. This is based on availability of services such as electricity, water supply, and roads access. Appendix 1 outlines the methodology in the assessment of site servicing. Table 6 breaks the employment land supply down by servicing classification and area.

Table 6: Employment Land Supply by Servicing Status (ha)

	Area	Serviced	Partially Serviced	Not Serviced
Berwickshire	Chirnside	0.65	0	0
	Coldstream	0.14	7.21	0
	Duns	0.3	3.97	1.42
	Eyemouth	0.46	5.43	1.89
	Greenlaw	0	0.29	0.35
	Area Total	1.55	16.9	3.66
Central	Earlston	0	0.21	4.63
	Galashiels	0.45	2.59	0
	Hawick	0.9	2.97	9.01
	Jedburgh	0.85	1.27	4.95
	Kelso	0.9	0	3.2
	Morebattle	0	0	0.63
	Newtown St Boswells	0	12.77	0
	Selkirk	0.84	1.91	0
	St Boswells (Charlesfield)	0	13.63	0
	Tweedbank	1.12	3.24	0
	Area Total	5.06	38.59	22.42
Northern	Innerleithen	0	0.4	0
	Lauder	1.76	0	0
	Peebles	0	0	0.75
	West Linton	0	0	0.65
	Area Total	1.76	0.4	1.4
Southern	Area Total	0	0	0
Scottish Borders	Total*	8.37	55.89	27.48

*Figures do not add due to rounding

3.5.2 The figures above show that most of the employment land supply is partially serviced (55.89ha), against (27.48ha) which are not serviced. Only 9% of the overall supply is fully serviced, covering 18 sites.

3.6 Immediately available land

There are 25 sites immediately available in total, which account for 37.46ha (41%) of the employment land supply. Several of these sites are strategic sites, see below:

Table 7: Strategic Immediately Available Sites

Site Ref.	Site Name	HMA	Area
CF002	Charlesfield Extension I	Central Borders	9.51
EY007	Gunsgreenhill	Berwickshire	5.43
EY008	Gunsgreen Industrial Estate 1	Berwickshire	0.27
HA014	Galalaw, zEL60	Central Borders	0.72
KE022	South Pinnaclehill - Plot 10	Central Borders	0.2
KE023	South Pinnaclehill - Plot 1	Central Borders	0.26
KE026	South Pinnaclehill - Plot 4	Central Borders	0.23
TW001	Tweedbank Industrial Estate 1	Central Borders	1.49
TW004	Tweedside Park - Scottish Borders Council	Central Borders	0.59
TW009	Former Eildon Mill	Central Borders	0.53

3.6.2 Table 8 shows a breakdown of immediately available sites by size and HMA. The majority of immediately available sites are less than 1ha in size. Only three sites greater than 5ha are immediately available. Over half of all immediately available sites are located in the Central area, at sites in Galashiels, Hawick, Jedburgh, Kelso, Selkirk, St Boswells (Charlesfield) and Tweedbank. There are also seven immediately available sites in Berwickshire, within Chirnside, Coldstream, Duns and Eyemouth and two within the Northern area, in Innerleithen and Lauder.

Table 8: Number of Immediately Available Sites by Site Size

HMA	Area	0-1ha	1-5ha	>5ha
Berwickshire	Chirnside	1	0	0
	Coldstream	0	0	1
	Duns	1	1	0
	Eyemouth	2	0	1
	Area Total	4	1	2
Central	Galashiels	1	0	0
	Hawick	1	0	0
	Jedburgh	1	0	0
	Kelso	4	0	0
	Selkirk	4	0	0
	St Boswells (Charlesfield)	0	1	1
	Tweedbank	2	1	0
	Area Total	13	2	1
Northern	Innerleithen	1	0	0
	Lauder	0	1	0
	Area Total	1	1	0
Southern	Area Total	0	0	0
Scottish Borders	Total	18	4	3

4. Take-up of Employment Land

4.1 Take-up in 2023

4.1.1 Employment land take-up for this 2023 audit refers to the total area of employment land supply land which has been completed between 1st April 2022 and 31st March 2023. There have been no windfall employment developments recorded, as set out within Section 5 of this report.

4.1.2 Table 9 lists the employment sites taken up within this period and appendix 4 provides maps of these sites. In 2022 the land take-up had increased from the previous year. This year the land take-up area was similar to last year, although, this amounted to 4 sites, in 2022 9 sites were taken up.

Table 9: Employment Land Take-up (1 April 2022 to 31 March 2023)

Site Ref.	Site Name	Settlement	Site Area
EY009	Gungreen Industrial Estate	Eyemouth	1.18
JE013	Wildcat Wood & Extension (Plot 2)	Jedburgh	0.13
JE014	Wildcat Wood & Extension (Plot 4)	Jedburgh	0.12
TW008	Site east of railway terminal	Tweedbank	0.99
Total			2.42

4.1.3 Table 9 shows the overall take-up of employment land between 1 April 2022 and 31 March 2023 was 2.42ha, over 4 employment sites. This compares to a take-up of 2.48ha in the previous audit period (2021-2022). A site in Selkirk of 1.44ha, has been removed from the supply because it is likely that the whole site will be developed for housing.

4.2 Take-up since 2019

4.2.1 Table 10 shows the take-up in established land supply over the last 5 years. The table shows that overall, around 10.05ha have been taken up since 2019, equivalent to an annual take-up rate of around 2.01ha a year.

Table 10: Annual Employment Land Take-up, 2019-2023 (ha)

HMA	Settlement	2019	2020	2021	2022	2023
Berwickshire	Coldstream	0	0.2	0.12	0	0
	Duns	0	0	0.2	0	0
	Eyemouth	0.15	0	0.17	0.83	1.18
	Area Total	0.15	0.2	0.29	0.83	1.18
Central	Galashiels	0	0	0	0.22	0
	Hawick	0	1.25	0	0	0
	Jedburgh	0	1.14	0	0.15	0.25
	Kelso	0.4	0	0.88	0.85	0
	Selkirk	0	0	0	0	0
	St Boswells (Charlesfield)	0	0.84	0	0	0
	Tweedbank	0	0	0	0	0.99
	Area Total	0.4	3.23	0.88	1.22	1.24
Northern	Lauder	0	0	0	0.43	0
	Area Total	0	0	0	0.43	0
Southern	Area Total	0	0	0	0	0
Scottish Borders	Total	0.55	3.43	1.17	2.48	2.42

5. Windfall employment developments

5.1 Record of windfall employment developments

- 5.1.1 Windfall employment developments are business and industrial developments on land which does not form part of the employment land supply (e.g. on 'white land'). These developments are also an indicator of potential demand for employment land in addition to the take-up of employment land. Windfall employment developments should be use class 4, 5 or 6 new-build or conversion developments, which occur on land not previously in active, existing business or industrial use. The full methodology is detailed in Appendix 1.
- 5.1.2 There were no windfall employment developments completed between 1 April 2022 and 31 March 2023.

6. Conclusion

- 6.1.1 The overall **established employment land supply** has decreased to 91.76ha from the previous audit (95.4ha). Four sites were taken up in the last year resulting in an overall take-up of employment land of 2.42ha. The take-up for 2023 employment land audit has decreased marginally since the 2022 audit. No windfall employment development was recorded.
- 6.1.2 The current Local Development Plan, which was approved in May 2016, did not bring forward any business and industrial land, but did allocate new mixed-use sites. One of these new sites, in Tweedbank (TW008), was developed for business use within an area which has an identified land supply need. There is a Supplementary Guidance and Simplified Planning Zone (SPZ) covering the Strategic Business and Industrial sites in Tweedbank; both support investment and improvements in the Business Park in Tweedbank.
- 6.1.3 Table 2 shows that there's only 3.56ha of employment land supply in the Northern HMA which accounts for 3.9% of the overall supply. In Peebles, there is only one site available at South Park. Table 3 also shows that there are four sites all of which are district type; suggesting there is a shortage of variety of Business and Industrial land in the Northern HMA. Table 9 shows that most land take-up has been in Central and just one site in Berwickshire this year. 2023 saw a small decrease in take up of (0.06ha) year on year. It should be noted there are only two available sites in Galashiels; one of these sites, GA011 has physical contamination and flood risk issues.
- 6.1.4 It is proposed that the LDP2 will allocate further sites for mixed use, which will include an element of business and industrial land. In order to ensure such land is delivered, the LDP2 will identify a site area for this element of the allocation.
- 6.1.5 Policy 26 in NPF4 requires local authorities to provide a range and choice of employment land sites (see 2.1.1 above). This Audit has assessed the sites, which make up the supply in terms of their size, availability, type, servicing and constraints and has shown that overall, the current employment land supply provides a broad range and choice of sites.

- 6.1.6 The Local Development Plan, which should be adopted in 2024, seeks to allocate land in locations where a shortfall is identified, and funding and delivery mechanisms must be put in place which will help ensure sites are fully serviced and are readily available for use. Sites allocated for specific uses, particularly those of a strategic nature, should continue to be safeguarded although further flexibility within policy should be allowed, where appropriate, to ensure there are adequate opportunities for businesses seeking to set up.
- 6.1.7 Distribution of available land is important and there is a recognised need to allocate further business and industrial land within the Peebles area and Galashiels. Furthermore, with the investment in the Borders Railway, the provision of high amenity business land in the Central Borders is an essential component to gain maximum economic benefit to the Scottish Borders.

7. Appendix 1: Methodology

Established Employment Land Supply and Take-Up

The process for preparing the Employment Land Audit is set out below.

7.1 Update the Geographic Information System (GIS) and database

The audit is managed through a database which holds information including: unique site reference number, site name, existing use, planning status, site availability, site type and site servicing. The data is also recorded spatially using Geographic Information System (GIS). Maps are produced from the GIS project to aid site visits and outline any planning approvals and completions within the previous year.

7.2 Background information

To ensure that the most up to date and accurate information is recorded in the database, Officers liaise with a representative from Economic Development to review all existing land supply sites, in order to gather up to date information on the sites.

Site servicing information is reviewed and updated where appropriate. Data is captured from site servicing maps and recorded in the database for all sites.

All employment/mixed use and redevelopment sites allocated are reviewed and changes including potential additions to the employment land supply are captured and assessed.

7.3 Site Visits

Officers undertake site visits for their allocated areas. All existing land supply sites are shown on settlement maps and are visited. Site visits are undertaken to establish whether there has been a change in the status of sites, for example whether a site has been developed or is under construction. All allocated employment sites are also monitored, in order to identify any new land supply. All allocated mixed use and redevelopment sites are assessed as to whether they have the potential for future employment use. To avoid double counting, such sites can only be included within either the employment land supply or the housing land supply. For sites to be included in the employment land supply, they must be allocated and must not have any development on the site. Vacant buildings are not surveyed within the audit as they may be leased and the land is not readily available for development.

7.4 Site Servicing

Sites are assessed for service provision and service provision potential. For each service 'yes/no/potential' may be recorded. The glossary explains service categories in greater detail. As part of the 2012 audit, the site servicing fields were updated and the methodology revised. Six new fields were created in the database: foul drainage; electricity; water; phone; gas; and access. A drop-down menu was added to the database with the following fields: not serviced; partially serviced; and serviced.

7.5 Database input

Once all site visits have been undertaken, records are updated in the database and any changes are recorded and new sites included.

7.6 GIS spatial updates

Once the database has been updated, changes are captured spatially. Site area data is then updated in the database. A figure for the developable area of sites is also held in the database. This represents an estimate of the floor area of the site that is likely to be developed. This is calculated as 60% of the site area, unless more accurate information is available, for example the gradient of the site may alter the developable area.

7.7 Analysis

The database is exported into an Excel spreadsheet for data analysis. The Employment Land Audit report is then produced along with Appendix 3 which contains maps showing each employment land supply site.

7.8 Windfall employment developments

Windfall employment developments are business/ industrial developments on land which does not form part of the employment land supply. The purpose of the survey of windfall developments is to help identify additional demand for employment land not being met by the employment land supply.

To qualify as windfall employment development, the following criteria will normally be met:

- Land is not allocated for employment use or employment safeguarding
- New development must be use class 4 (business), 5 (industrial) or 6 (storage)
- Development must be new-build or conversion
- Existing land use must not be use classes 4, 5 or 6, unless previously inactive

The process undertaken utilises data held within the Council's Planning and Building Warrants databases. This data is processed using FME software to produce a list of employment developments completed within the timeframe of interest. Each list is then assessed against the criteria above, until a list of all windfall employment developments is achieved. In exceptional cases, a development not meeting all of the criteria listed above may be included as a windfall employment development where it represents substantial demand for employment land. Similarly, developments which meet the criteria above but were minor in scale and do not represent demand for employment land may be omitted from the record of windfall employment developments.

7.9 Changes to the process and revisions

- When the 2012 audit was prepared, the category options for site availability were altered to include: immediate; between 1 and 5 years; and beyond 5 years. As a result of access to more up to date site servicing information, it was considered appropriate to update the availability definitions. A direct comparison should not be drawn between pre-2012 and post-2012 audit figures for site availability for this reason.
- In the 2012 audit, an additional 'removed' option was included amongst site 'status' options. This was in addition to previous 'available', 'under construction' and 'taken up' options. The existing options did not take into account sites that may have been removed for definitional reasons. This could include sites which are no longer suitable for employment development or sites which have been removed from the Development Plan. As a result a new choice was created for such sites, to allow these to be retained in the database but not included in the taken up analysis.
- In the 2013 audit, revisions were made to 2011 and 2012 Established Land Supply and 2011 take-up figures.
- In 2018 ELA sites with the potential for business and industrial uses on mixed use allocations were removed. Theoretically mixed use sites could be developed for many uses including business and industrial, but to avoid subjectivity and the possibility of potentially overestimating they have been removed.

8. Appendix 2: Glossary

Availability

- windfall
- 1-5 years: These sites can be (fully/partially or not serviced) but have minor constraints which prevent immediate development OR the site has no constraints but is not serviced.
- Beyond 5 years: Land that has no extant planning permission, is partially or not serviced, has a major constraint and is unlikely to be developed within 5 years.
- Under Construction: Sites where development has commenced but has not yet been completed.
- Taken Up: Sites where development has been completed. For clarity and consistency, sites are classed as being complete when the Completion Certificate has been issued.

Constraints

- Ownership: Land subject to ownership difficulties (e.g) option land, owner seeking alternative use to allocation, unwilling seller, submitted an alternative use through the LDP process, more than 1 owner of a site.
- Contamination: It is known that there has been a previous use on the site that would warrant the site to be remediate prior to any future development. This can be picked up from any planning approvals in conditions.
- Infrastructure: No road access, no water, no gas, no foul drainage disposal, no surface water disposal, no telecommunications. Known road concerns and issues.
- Marketability: Sites which are not considered to be marketable in the current economic climate.
- Physical: Sites with physical constraints such as topography, ground conditions, flooding and landlocked sites.
- None: Site has no known constraints.

Established Employment Land Supply

More commonly referred to as the employment land supply, the supply includes all land available for business and industrial use (including safeguarded business and industrial land and mixed use or redevelopment sites with potential to be developed for employment use and which are not included within the housing land supply) which were undeveloped or under construction on 31 March on the year of the audit.

Existing Use

(Brownfield) - Land which has been built or used in the past for development purposes. Brownfield land does not include private or public gardens, sports pitches, woodlands or open spaces used for leisure and recreational purposes. The grounds of institutions (such as schools and hospitals) that are no longer used are not considered as brownfield sites. (Greenfield) - Sites which have never been previously developed, or are fully restored derelict land.

Housing Market Area (HMA)

The Employment Land Area uses Housing Market Areas [HMAs] to look at employment land supply and take-up by wider geographic area. A map showing the boundaries of the four Scottish Borders HMAs is shown below.



SESplan

SESplan is the strategic planning authority for South East Scotland and produces the Strategic Development Plan.

Site Servicing

The employment land audit monitors the servicing of sites within the employment land supply. Six services are monitored recorded in the database; foul drainage, water supply, electricity, access, phone and gas connection. Each service is categorised as; yes, no or potential in terms of the provision within the site. Please note that the gas information is only for background information. If all 5 services are provided within the site, the site is classified as fully serviced. If no services are provided within the site, the site is classified as not serviced.

Site Area

This refers to the total gross area (in ha) within the boundary of the site.

Site Reference

A unique site reference number given to every site covered by the Employment Land Audit. Note that these are unique to the Employment Land Audit and do not match those used by the LDP.

Site Type

Local Development Plan business and industrial use sites (including safeguarded business and industrial land) are classified by site type. Site types establish the level of protection the employment land is afforded by policy ED1—Protection of Business and Industrial Land. Sites are classified as Strategic High Amenity, Strategic, District or Local.

Supply

See 'established employment land supply'.

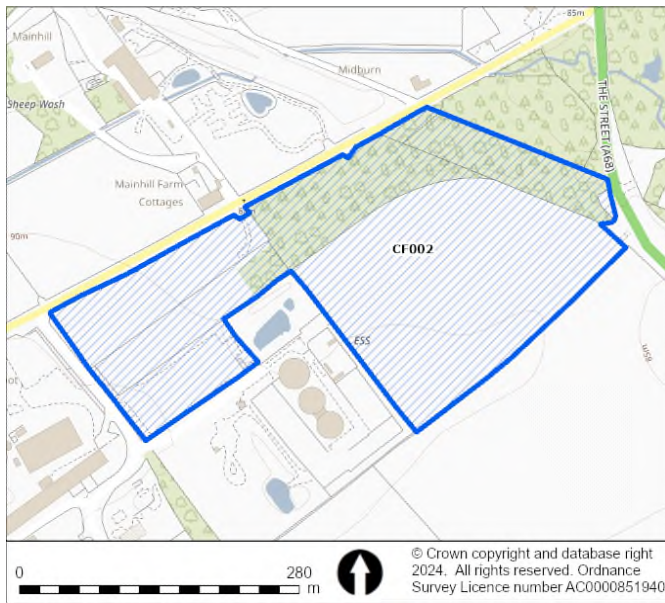
Take-up

The take-up of employment land refers to the total area of established employment land supply which has been developed since the last audit.

Windfall employment developments

Windfall employment developments are business and industrial developments on land which does not form part of the employment land supply. Windfall employment developments should be use class 4/ 5 or 6 new-build or conversion developments which occur on land not in existing business or industrial use. The full methodology is detailed in Appendix 1.

Appendix 3: Established Employment Land Supply Sites



CF002

Site Name: Charlesfield Extension I

Settlement: St Boswells

Area (ha): 9.5

Availability: Immediate

Serviced: Partially Serviced

Constraints: None



CF009

Site Name: Charlesfield

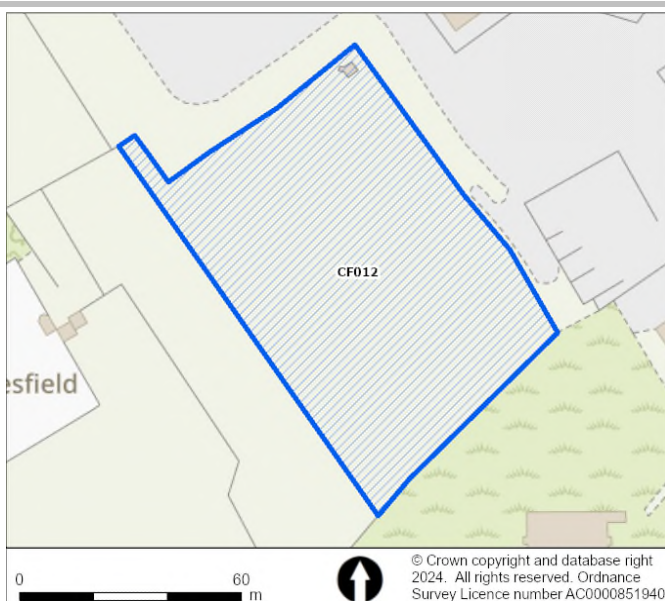
Settlement: St Boswells

Area (ha): 0.8

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Physical



CF012

Site Name: Charlesfield

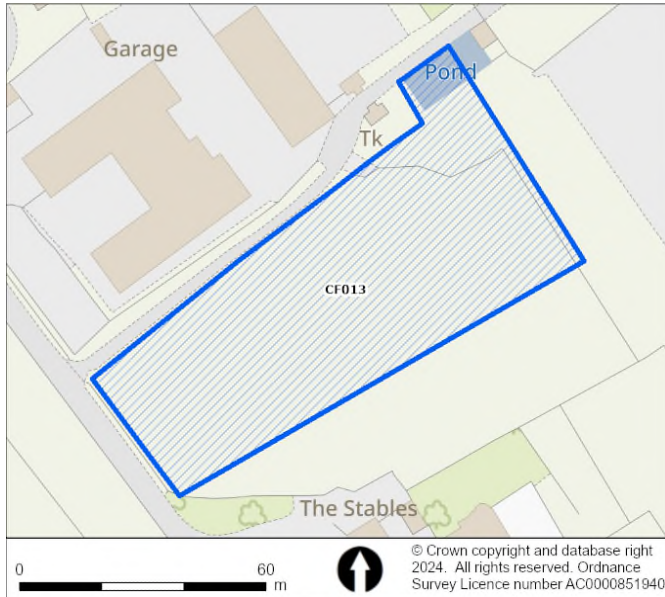
Settlement: St Boswells

Area (ha): 0.7

Availability: One to Five Years

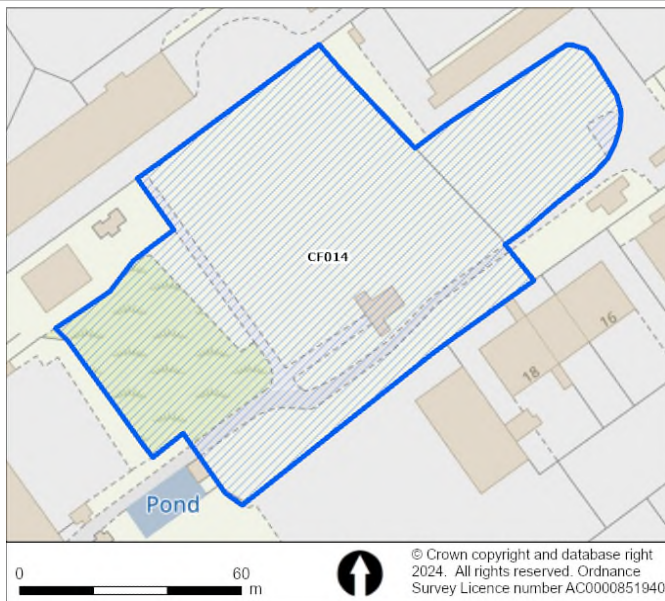
Serviced: Partially Serviced

Constraints: Physical



CF013

Site Name: Charlesfield
Settlement: St Boswells
Area (ha): 0.5
Availability: One to Five Years
Serviced: Partially Serviced
Constraints: Physical



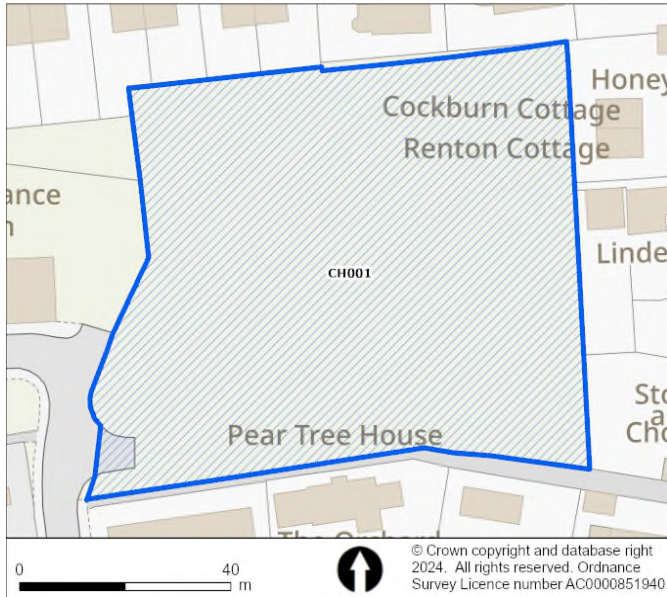
CF014

Site Name: Charlesfield
Settlement: St Boswells
Area (ha): 1.0
Availability: One to Five Years
Serviced: Partially Serviced
Constraints: Physical



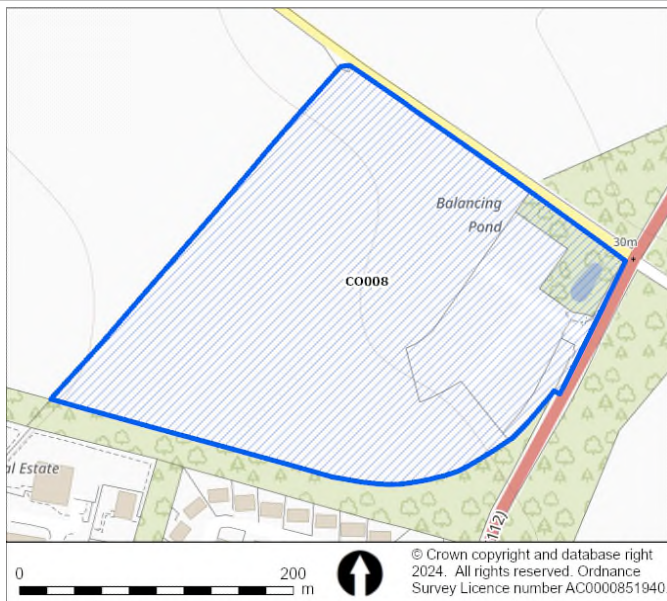
CF015

Site Name: Charlesfield Extension III
Settlement: St Boswells
Area (ha): 1.2
Availability: Immediate
Serviced: Partially Serviced
Constraints: None



CH001

Site Name: Southfield
Settlement: Chirnside
Area (ha): 0.7
Availability: Immediate
Serviced: Serviced
Constraints: None



CO008

Site Name: Lennel Mount North
Settlement: Coldstream
Area (ha): 7.2
Availability: Immediate
Serviced: Partially Serviced
Constraints: Ownership



CO009

Site Name: Hillview Industrial Estate 2
Settlement: Coldstream
Area (ha): 0.1
Availability: One to Five Years
Serviced: Serviced
Constraints: Ownership



DU002

Site Name: Duns Industrial Estate 2

Settlement: Duns

Area (ha): 0.4

Availability: One to Five Years

Serviced: Not Serviced

Constraints: Physical



DU010

Site Name: Duns Industrial Estate 10

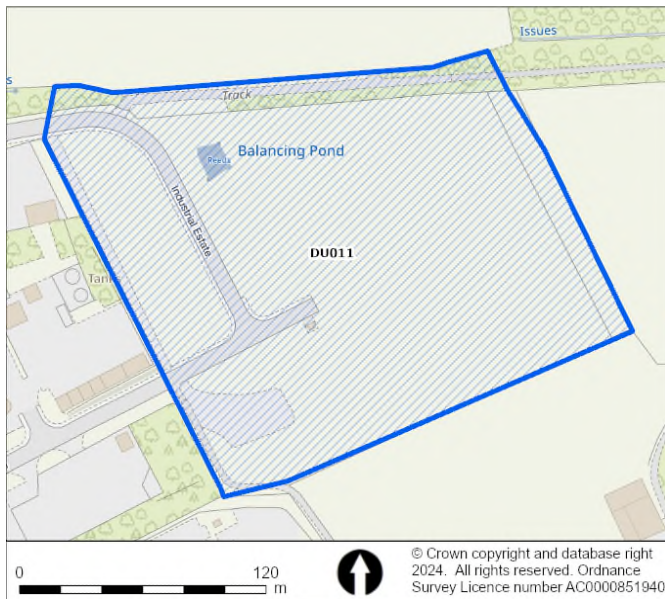
Settlement: Duns

Area (ha): 0.07

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Ownership



DU011

Site Name: Duns Industrial Estate 17

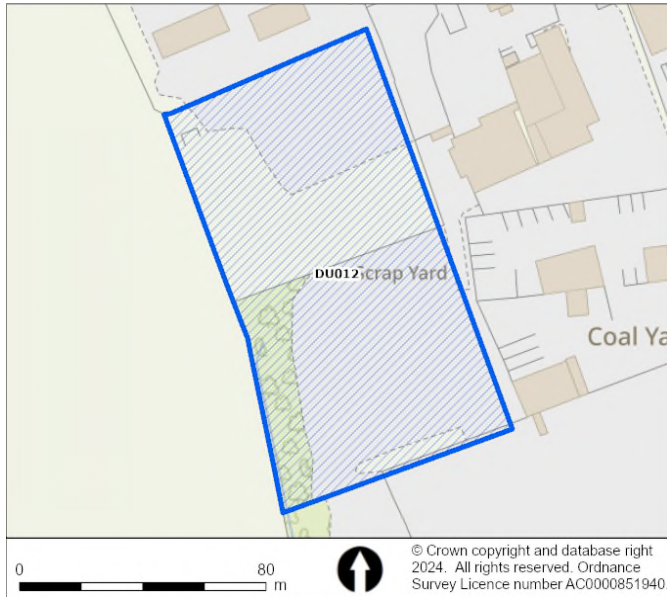
Settlement: Duns

Area (ha): 3.9

Availability: Immediate

Serviced: Partially Serviced

Constraints: None



DU012

Site Name: Duns Industrial Estate 11

Settlement: Duns

Area (ha): 1.0

Availability: One to Five Years

Serviced: Not Serviced

Constraints: None



DU014

Site Name: Duns Industrial Estate 13

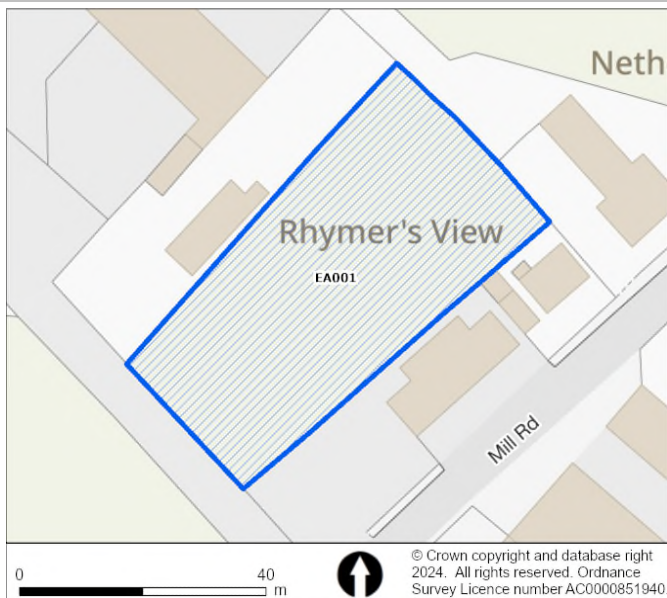
Settlement: Duns

Area (ha): 0.3

Availability: Immediate

Serviced: Serviced

Constraints: Ownership



EA001

Site Name: Mill Road 1

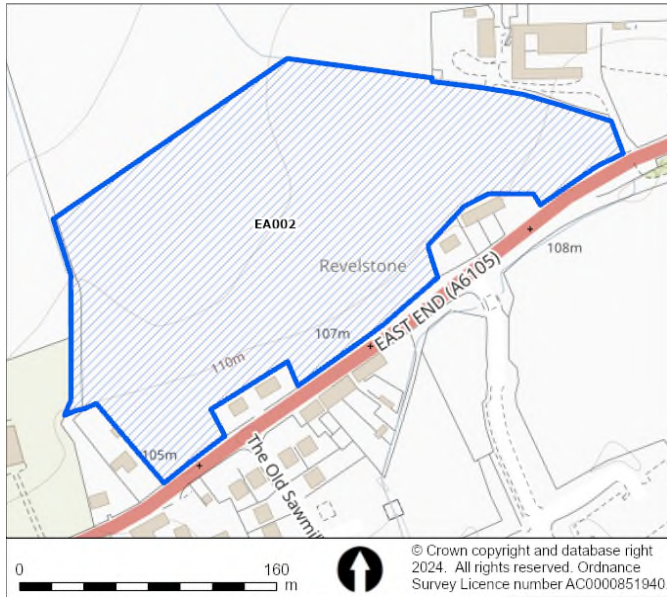
Settlement: Earlston

Area (ha): 0.2

Availability: One to Five Years

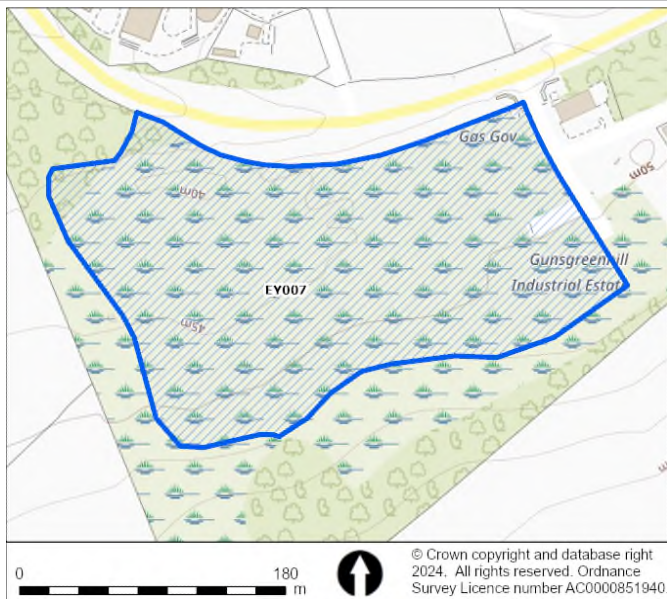
Serviced: Partially Serviced

Constraints: Physical



EA002

Site Name: Townhead
Settlement: Earlston
Area (ha): 4.6
Availability: Beyond Five Years
Serviced: Not Serviced
Constraints: None



EY007

Site Name: Gungreenhill
Settlement: Eyemouth
Area (ha): 5.4
Availability: Immediate
Serviced: Partially Serviced
Constraints: None



EY008

Site Name: Gungreen Industrial Estate 1
Settlement: Eyemouth
Area (ha): 0.3
Availability: Immediate
Serviced: Serviced
Constraints: None



EY013

Site Name: Acredale 3

Settlement: Eyemouth

Area (ha): 0.2

Availability: Immediate

Serviced: Serviced

Constraints: None



EY014

Site Name: Acredale 4

Settlement: Eyemouth

Area (ha): 1.1

Availability: Beyond Five Years

Serviced: Not Serviced

Constraints: Physical
Ownership
Infrastructure



EY015

Site Name: Acredale 5

Settlement: Eyemouth

Area (ha): 0.8

Availability: Beyond Five Years

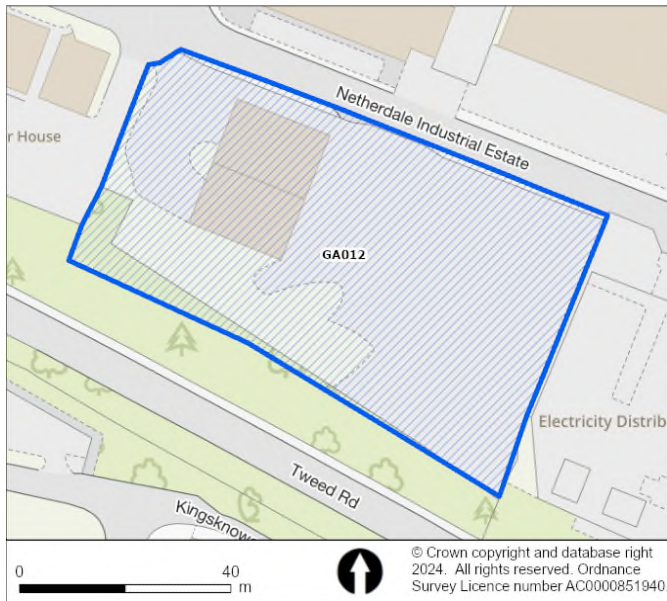
Serviced: Not Serviced

Constraints: Physical
Ownership
Infrastructure



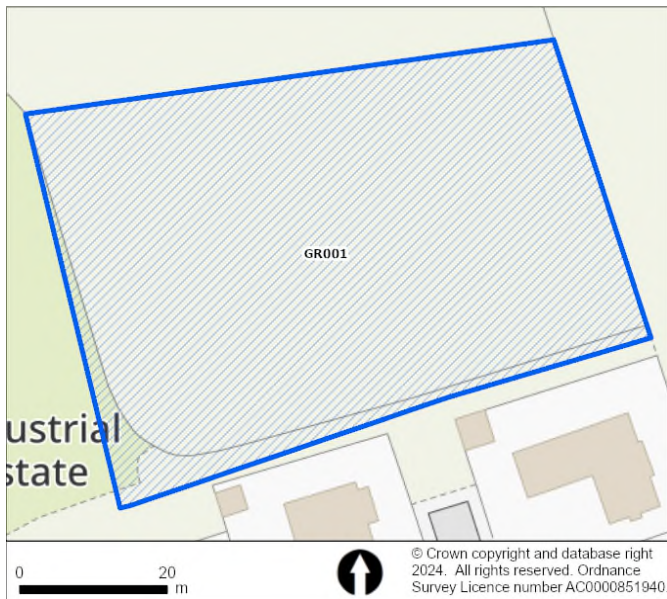
GA011

Site Name: Galafoot
Settlement: Galashiels
Area (ha): 2.6
Availability: Beyond Five Years
Serviced: Partially Serviced
Constraints: Physical Contamination



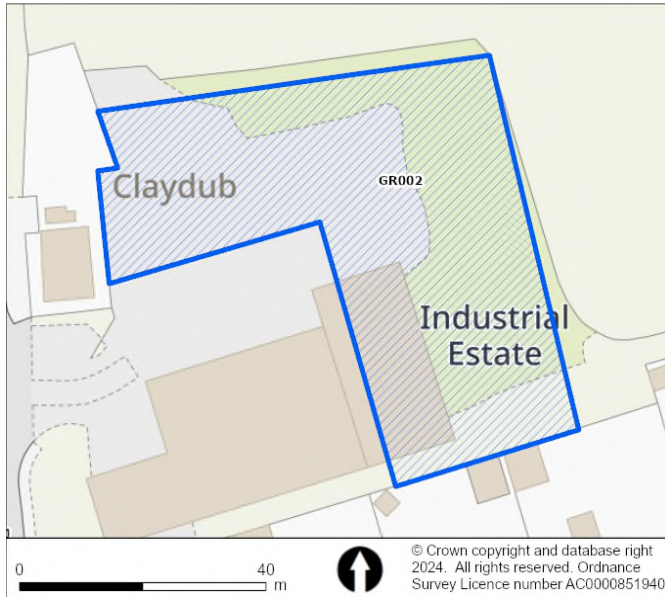
GA012

Site Name: Netherdale Estate South
Settlement: Galashiels
Area (ha): 0.4
Availability: Immediate
Serviced: Serviced
Constraints: None



GR001

Site Name: Extension to Duns Road Industrial Estate
Settlement: Greenlaw
Area (ha): 0.4
Availability: One to Five Years
Serviced: Not Serviced
Constraints: Ownership



GR002

Site Name: Duns Road Industrial Estate 1

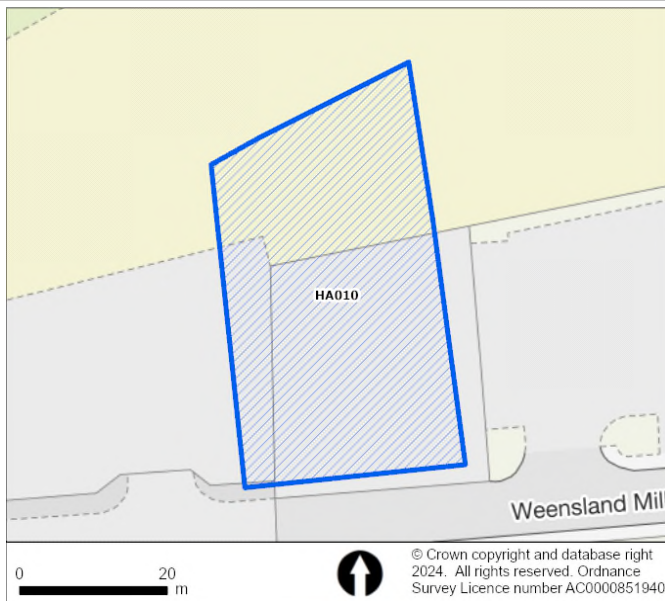
Settlement: Greenlaw

Area (ha): 0.3

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Ownership



HA010

Site Name: Weensland

Settlement: Hawick

Area (ha): 0.1

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Physical



HA013

Site Name: Land West Of Longhorn Hardware

Settlement: Hawick

Area (ha): 0.2

Availability: Under Construction

Serviced: Serviced

Constraints: None



HA014

Site Name: Galalaw, zEL60

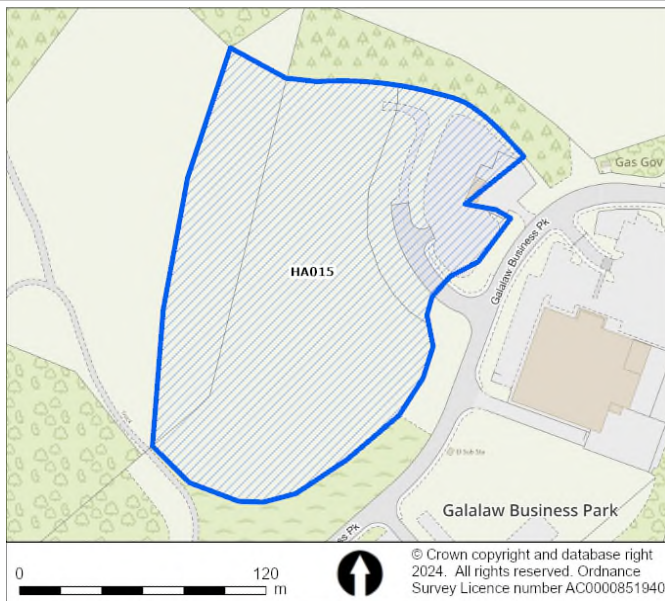
Settlement: Hawick

Area (ha): 0.7

Availability: Immediate

Serviced: Serviced

Constraints: None



HA015

Site Name: Gala Law West

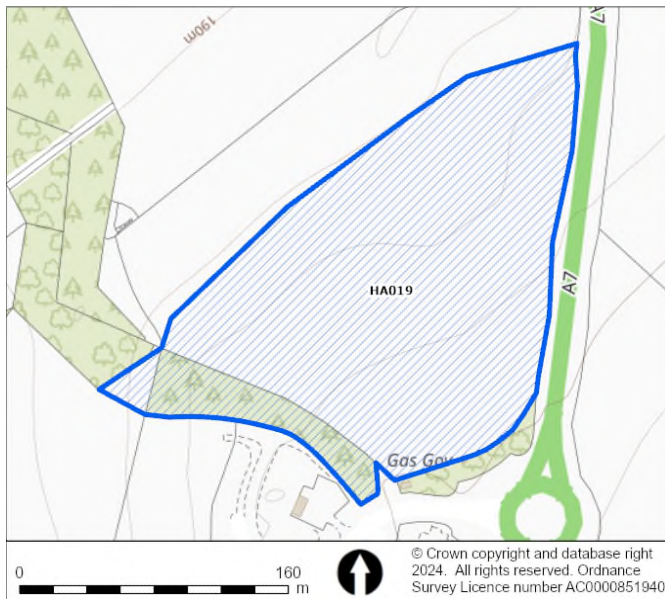
Settlement: Hawick

Area (ha): 2.6

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Marketability



HA019

Site Name: Gala Law North

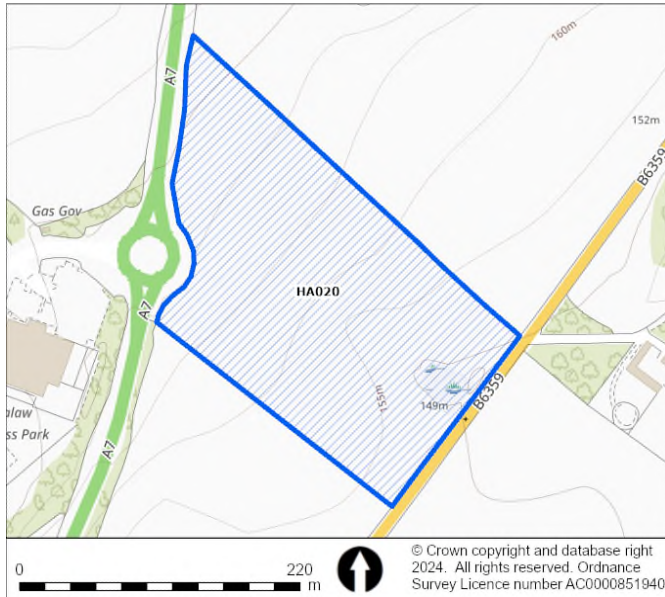
Settlement: Hawick

Area (ha): 4.0

Availability: One to Five Years

Serviced: Not Serviced

Constraints: Marketability



HA020

Site Name: North West Burnfoot

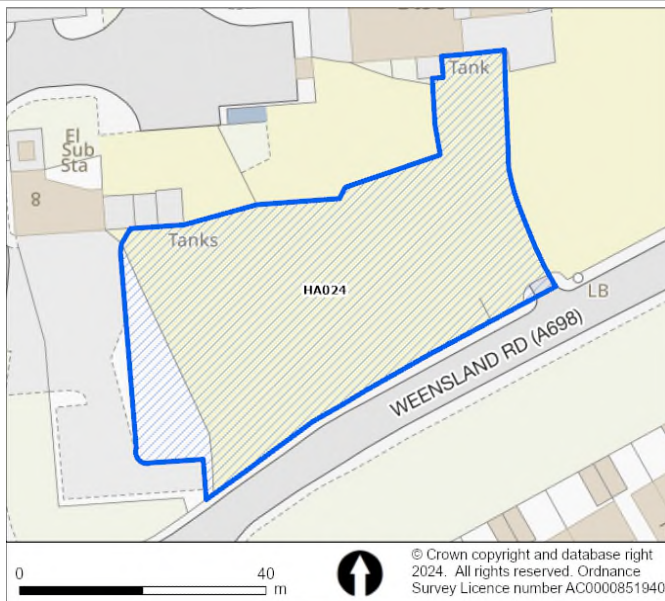
Settlement: Hawick

Area (ha): 5.0

Availability: Beyond Five Years

Serviced: Not Serviced

Constraints: Marketability



HA024

Site Name: Weensland South

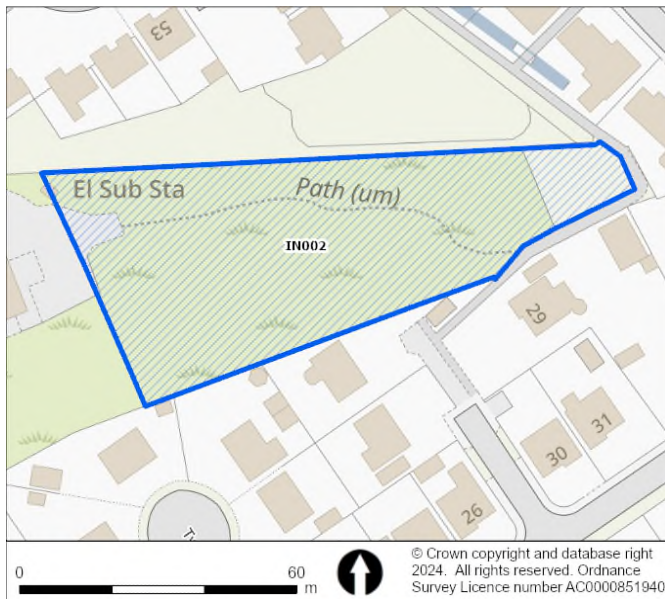
Settlement: Hawick

Area (ha): 0.2

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Physical Infrastructure



IN002

Site Name: Traquair Road East

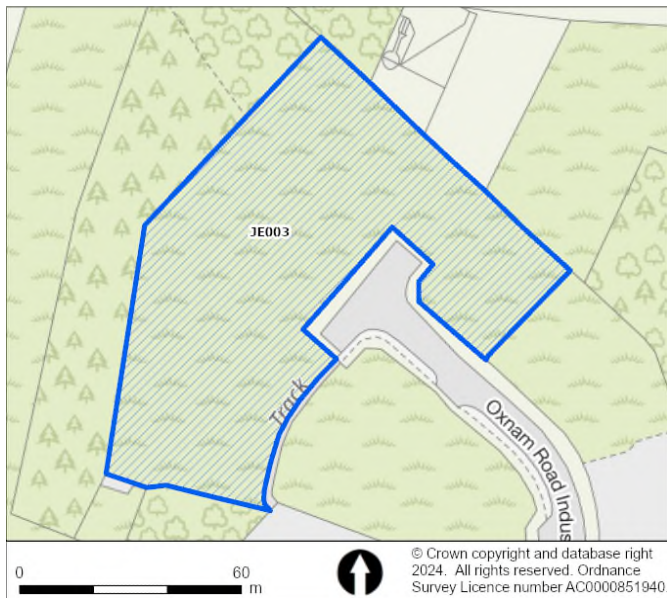
Settlement: Innerleithen

Area (ha): 0.4

Availability: Immediate

Serviced: Partially Serviced

Constraints: None



JE003

Site Name: Land North of Industrial Estate

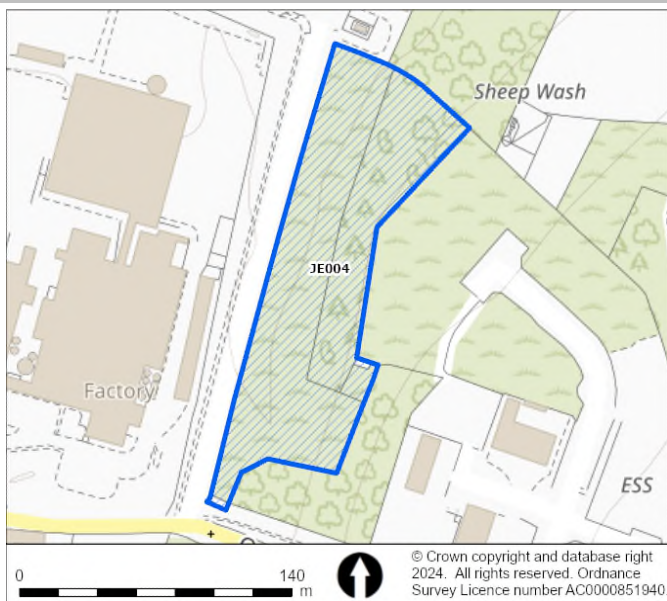
Settlement: Jedburgh

Area (ha): 0.9

Availability: Immediate

Serviced: Serviced

Constraints: None



JE004

Site Name: Western Part of BJEDB001

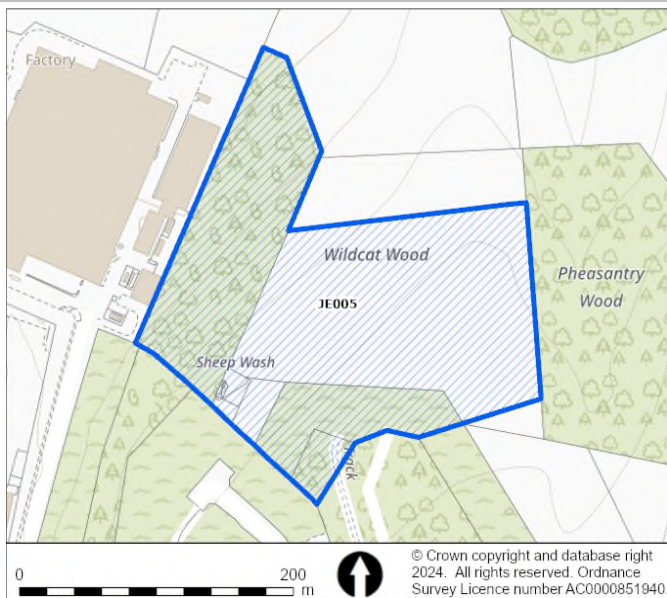
Settlement: Jedburgh

Area (ha): 1.3

Availability: Beyond Five Years

Serviced: Partially Serviced

Constraints: Infrastructure



JE005

Site Name: Northern Part of BJEDB001

Settlement: Jedburgh

Area (ha): 4.9

Availability: One to Five Years

Serviced: Not Serviced

Constraints: Ownership



KE006

Site Name: Part of Pinnaclehill/Spylaw Road VI

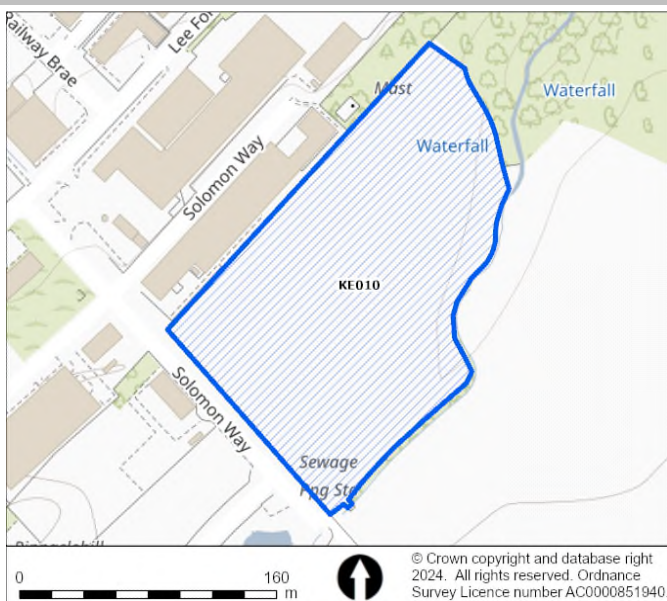
Settlement: Kelso

Area (ha): 0.2

Availability: Immediate

Serviced: Serviced

Constraints: None



KE010

Site Name: Wooden Linn

Settlement: Kelso

Area (ha): 3.2

Availability: One to Five Years

Serviced: Not Serviced

Constraints: None



KE022

Site Name: South Pinnaclehill - Plot 10

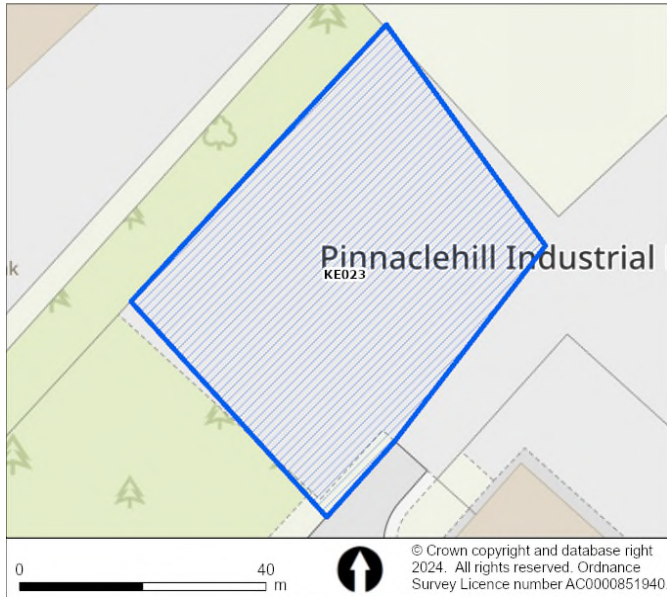
Settlement: Kelso

Area (ha): 0.2

Availability: Immediate

Serviced: Serviced

Constraints: None



KE023

Site Name: South Pinnaclehill - Plot 1

Settlement: Kelso

Area (ha): 0.3

Availability: Immediate

Serviced: Serviced

Constraints: None



KE026

Site Name: South Pinnaclehill - Plot 4

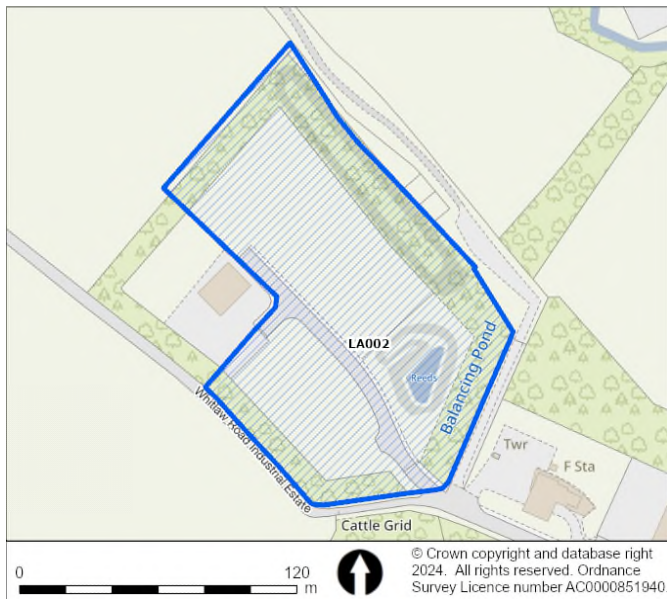
Settlement: Kelso

Area (ha): 0.2

Availability: Immediate

Serviced: Serviced

Constraints: None



LA002

Site Name: North Lauder Industrial Estate

Settlement: Lauder

Area (ha): 1.8

Availability: Immediate

Serviced: Serviced

Constraints: None



MO001

Site Name: Extension to Croft Industrial Park

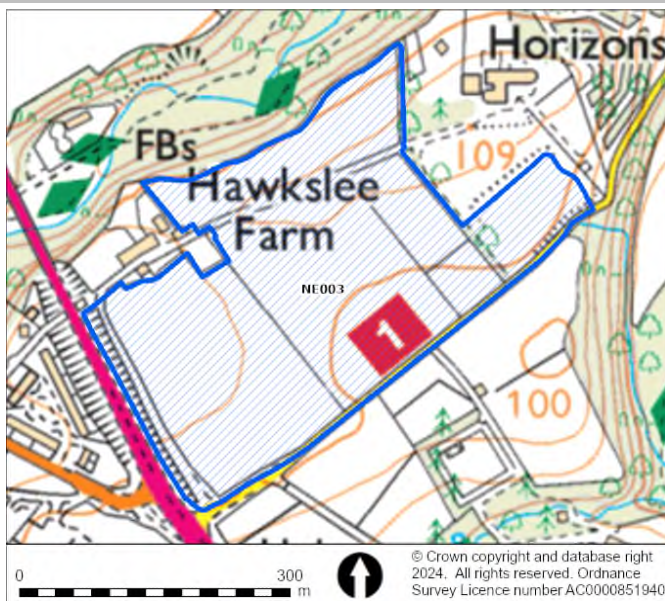
Settlement: Morebattle

Area (ha): 0.6

Availability: One to Five Years

Serviced: Not Serviced

Constraints: Ownership



NE003

Site Name: Tweed Horizons Expansion

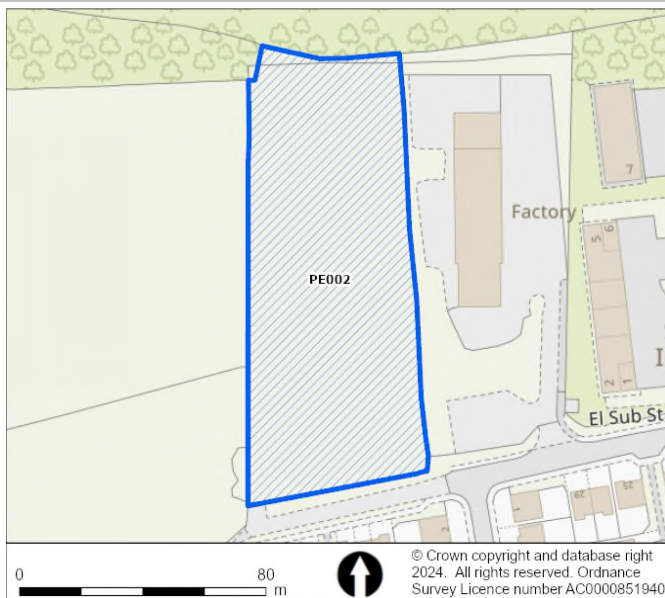
Settlement: Newtown St Boswells

Area (ha): 12.8

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Ownership
Infrastructure



PE002

Site Name: South Park

Settlement: Peebles

Area (ha): 0.7

Availability: One to Five Years

Serviced: Not Serviced

Constraints: Ownership
Infrastructure



SE008

Site Name: Riverside 2

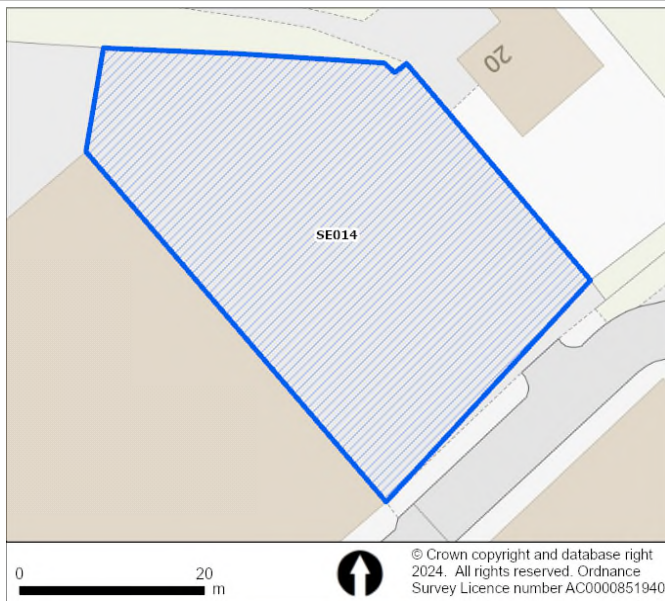
Settlement: Selkirk

Area (ha): 0.6

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: NonePhysical



SE014

Site Name: Tweed Mill Site (undeveloped part)

Settlement: Selkirk

Area (ha): 0.1

Availability: Immediate

Serviced: Partially Serviced

Constraints: Physical
Ownership



SE017

Site Name: Riverside 5 - Former playing field

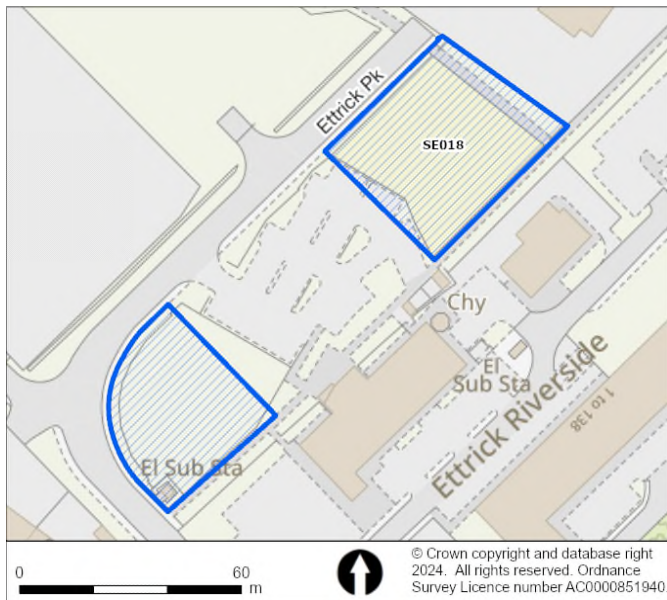
Settlement: Selkirk

Area (ha): 0.5

Availability: Immediate

Serviced: Serviced

Constraints:



SE018

Site Name: Land North West of the Weaving Shed

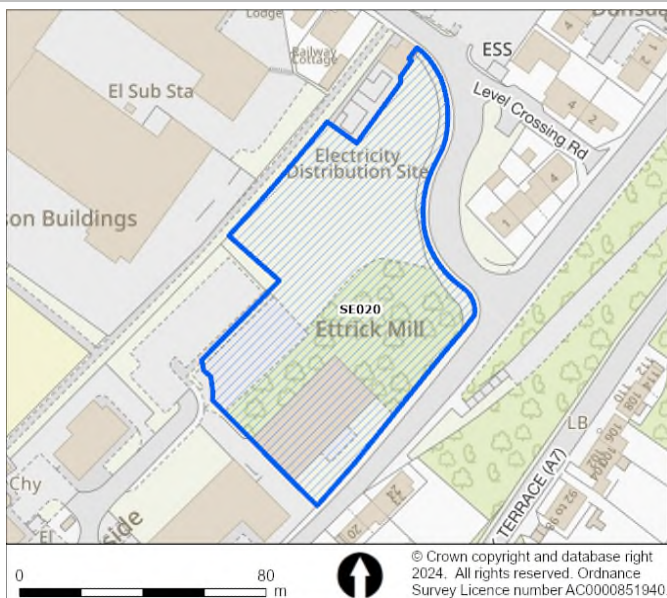
Settlement: Selkirk

Area (ha): 0.3

Availability: Immediate

Serviced: Serviced

Constraints: Physical



SE020

Site Name: Riverside 6 - North of the Yarn Store

Settlement: Selkirk

Area (ha): 0.7

Availability: Immediate

Serviced: Partially Serviced

Constraints:



SE025

Site Name: Bridgehaugh

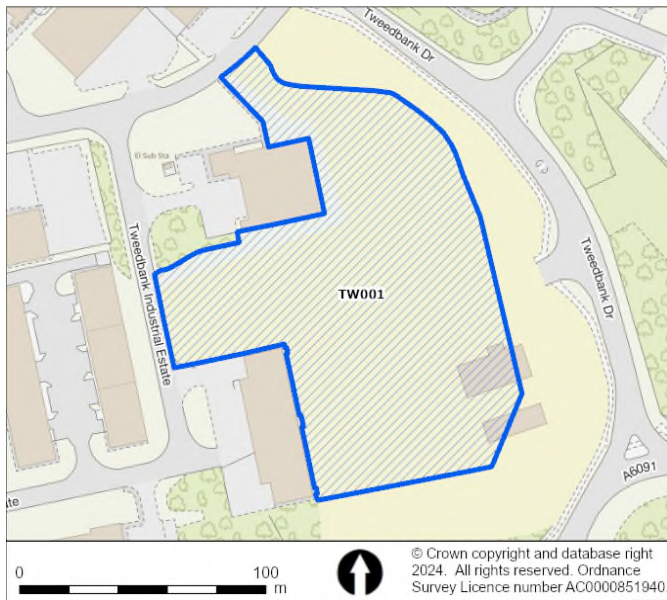
Settlement: Selkirk

Area (ha): 0.5

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Physical



TW001

Site Name: Tweedbank Industrial Estate 1

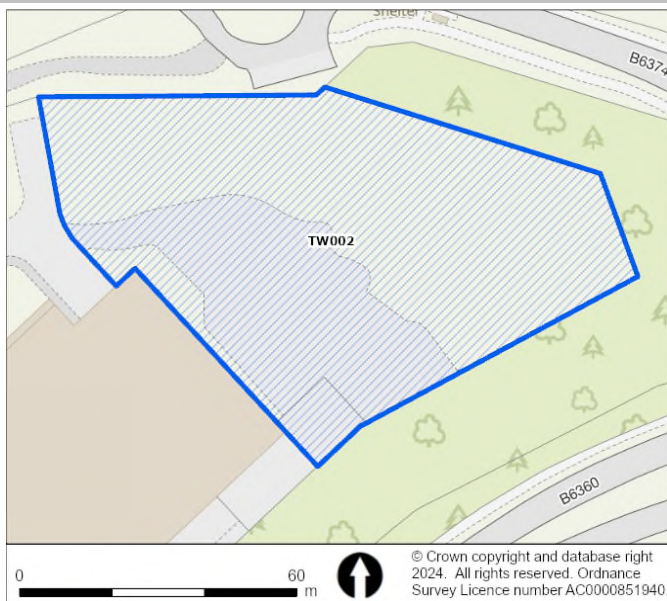
Settlement: Tweedbank

Area (ha): 1.5

Availability: Immediate

Serviced: Partially Serviced

Constraints: None



TW002

Site Name: Tweedside Park - Beside Barbour

Settlement: Tweedbank

Area (ha): 0.6

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: None



TW004

Site Name: Tweedside Park - Scottish Borders Council

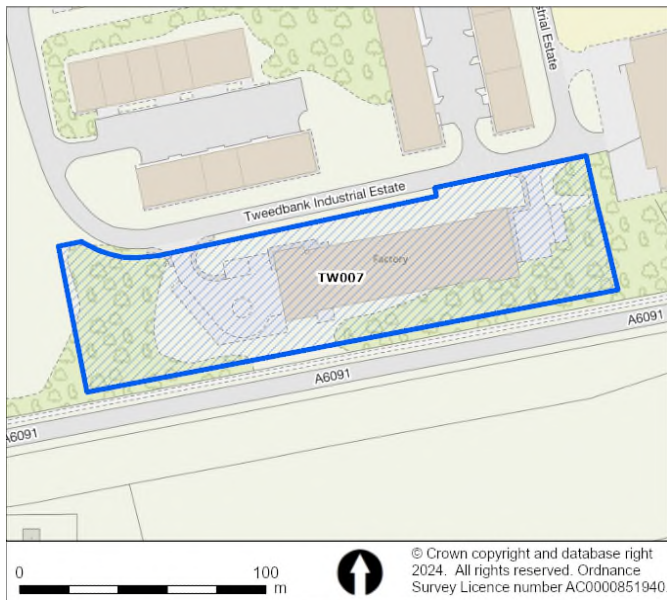
Settlement: Tweedbank

Area (ha): 0.6

Availability: Immediate

Serviced: Serviced

Constraints: None



TW007

Site Name: Site north of A6091

Settlement: Tweedbank

Area (ha): 1.1

Availability: One to Five Years

Serviced: Partially Serviced

Constraints: Physical



TW009

Site Name: Former Eildon Mill

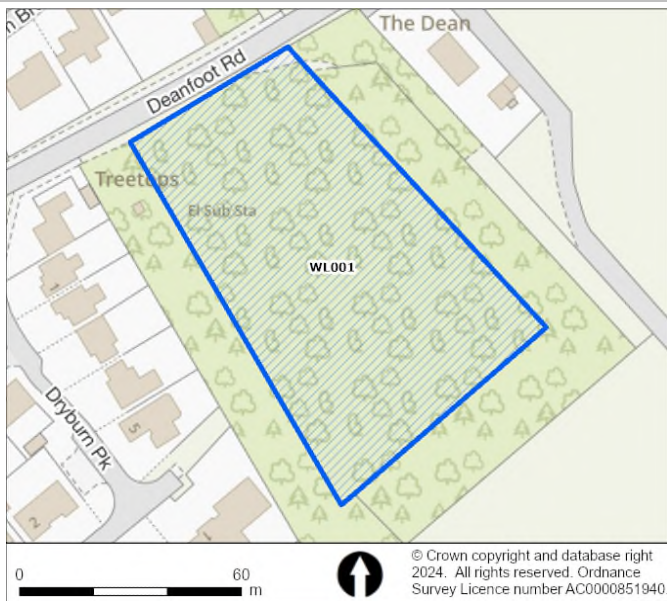
Settlement: Tweedbank

Area (ha): 0.5

Availability: Immediate

Serviced: Serviced

Constraints: None



WL001

Site Name: Deanfoot Road Employment Land

Settlement: West Linton

Area (ha): 0.7

Availability: One to Five Years

Serviced: Not Serviced

Constraints: Ownership

Appendix 4: Sites Taken Up (2023)

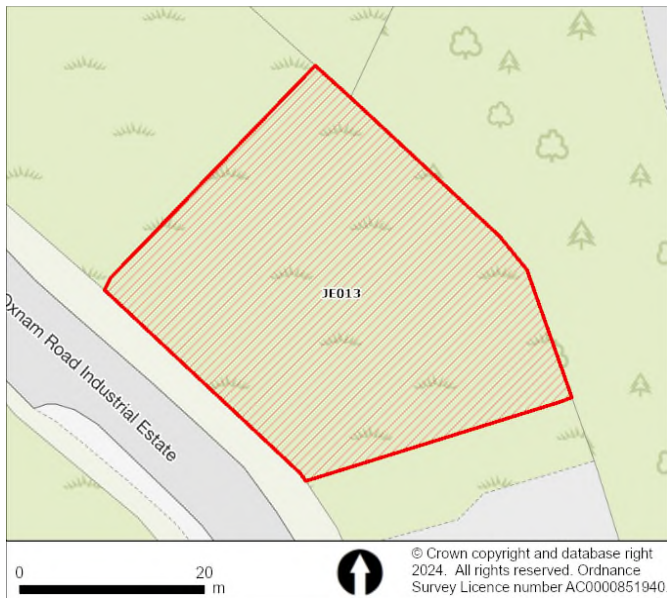


EY009

SiteName: Gunsreen Industrial Estate 2

Settlement: Eyemouth

Area (ha): 1.2

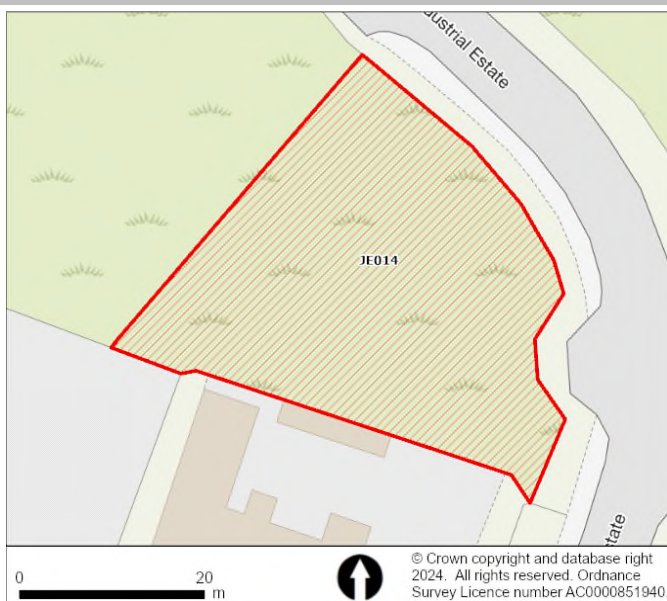


JE013

SiteName: Wildcat Wood & Extension (Plot 2)

Settlement: Jedburgh

Area (ha): 0.1

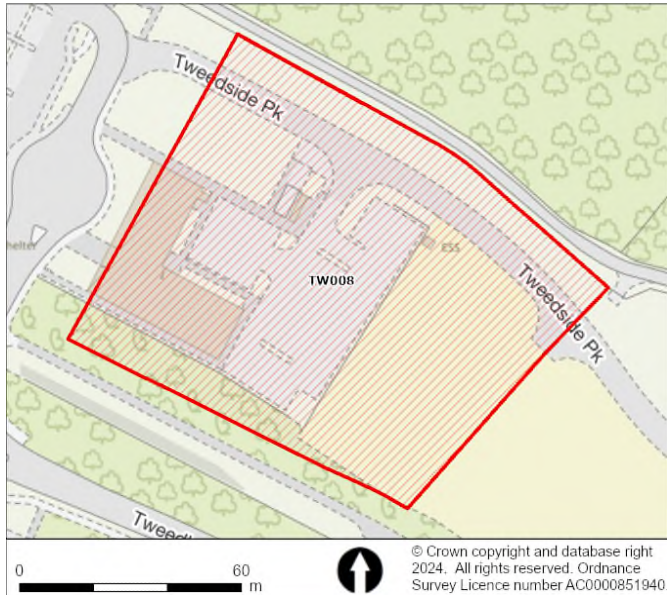


JE014

SiteName: Wildcat Wood & Extension (Plot 4)

Settlement: Jedburgh

Area (ha): 0.1



TW008

SiteName: Site east of railway terminal

Settlement: Tweedbank

Area (ha): 1.0