



# retail

development survey

2004



**retail**

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# 1. INTRODUCTION AND SUMMARY

- 1.1 This report summarises the results of the 2004 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). All 32 local authorities provided returns, although 4 (East Renfrewshire, Eilean Siar, Orkney Islands and the Shetlands) registered a nil return for the year.
- 1.2 The following main points emerge from the 2004 survey (all figures have been rounded to the nearest '000 sq. m):
- **Number of entries:** during the year, 260 retail developments were recorded as being 'active' at some stage of the planning process.
  - **Distribution of entries:** Glasgow and Clyde Valley and Lothian Structure Plan areas together accounted for some 44% of all entries (compared to 45% in 2003, 52% in 2002 and 50% in 2001.) (Refer to table 2.)
  - **Applications:** 96 retail planning applications were submitted, proposing 623,000 sq. m of floorspace. This is a slightly lower number than 2003 in terms of entries although 61,000 sq. m more in terms of floorspace. (Refer to tables 1 & 3).
  - **Refusals:** 9 applications (44,000 sq. m) were refused consent without the possibility of further appeal, and a further 5 applications (34,000 sq. m) were refused consent, pending the prospect of further appeal, public inquiry or call-in. (Refer to tables 1 & 3.)
  - **Retail Format:** Most applications submitted were for superstores (24/139,000 sq. m) followed by retail warehouse units (14/ 56,000 sq. m). (Refer to table 7.)
  - **Sequential Approach:** More floorspace was approved in town centre/edge of centre locations (259,000 sq. m) than elsewhere (210,000 sq. m). Most refusals were in edge of centre locations. (Refer to table 13.)
  - **Sequential Approach and Retail Format:** Most approved 'mixed' retail development was in town centre / edge of centre locations (128,000 sq. m out of a total of 154,000 sq. m). Most approved comparison development continued this year to be in out of centre/out of town locations (130,000 sq. m out of a total of 156,000 sq. m). (Refer to tables 6,18 & 19.)
  - **Brownfield Development:** Brownfield locations have dominated over greenfield locations for the whole 7 years of this survey and at all stages – 82% approvals, 89% applications, 84% of those developments newly trading. (Refer to tables 11, 16 & 17.)
  - **Under Construction:** 30 qualifying retail developments (for 163,000 sq. m) were under construction during 2004 (compared to 22 covering 123,000 sq. m in 2003 and 24 covering 144,000 sq. m in 2002). (Refer to table 1.)
  - **Newly Trading:** 37 new developments (175,000 sq. m) began trading in 2004 (compared to 30 covering 131,000 sq. m in 2003 and 27 covering 113,000 sq. m in 2002). Most were located in Dundee, Moray, South Ayrshire and West Lothian. (Refer to tables 1 & 3.)
- 1.3 Broad comparisons with results from 1998 to 2003 data are set out in figures 2 to 5.

## 2. BACKGROUND / METHODOLOGY

- 2.1 The Scottish Executive Development Department considers that a monitoring system for retail development within Scotland is desirable in order to:
- (a) Provide the basis for annual retail monitoring reports.
  - (b) Assist the review of the performance of planning policy and its implementation.
  - (c) Provide a mechanism by which specific questions can be answered on retail planning and development in Scotland.
- 2.2 Following research into the design, content and implementation of a suitable system (Monitoring of Retail Developments, Scottish Office Central Research Unit, 1998), an inaugural survey (covering 1998) was carried out and published in November 2000. Results of the 2003 survey are to be published alongside this document.
- 2.3 This bulletin is the product of the seventh 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 2004. 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 relating to Town Centres and Retailing.
- 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 2004, 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	12	9	3			1		2	1
Aberdeenshire	20	6	4					2	15
Angus	7	2	3	3					
Argyll and Bute	1	1							1
Clackmannanshire	4	4	2						2
Dumfries and Galloway	3	1	2				1	2	
Dundee City	11	1	2	1	2	1	2	3	2
East Ayrshire	7	3	3			1	1	1	2
East Dunbartonshire	4	2				1	1	1	2
East Lothian	1	1	1						
East Renfrewshire									
Edinburgh, City of	19	8	5				2	2	4
Eilean Siar									
Falkirk	8	1	1			4			3
Fife	14	8	1	1	1		1	2	
Glasgow City	31	5	12	1	1	1	4	1	6
Highland	15		4	1			1	2	7
Inverclyde	6	1	2						3
Midlothian	2					1	1	1	
Moray	13	3	1					3	6
North Ayrshire	5	4	2				1		3
North Lanarkshire	13	9	10	1			3	2	2
Orkney Islands									
Perthshire & Kinross	7	1		1		2		1	2
Renfrewshire	8	3	2				1		2
Scottish Borders	4		3				1	1	2
Shetland Islands									
South Ayrshire	9		3		1		5	5	1
South Lanarkshire	13	4	8				1	1	2
Stirling	5	1	3				2		1
West Dunbartonshire	11	11	5			3		2	3
West Lothian	7	7	6			1	2	3	
<b>Scotland</b>	<b>260</b>	<b>96</b>	<b>88</b>	<b>9</b>	<b>5</b>	<b>16</b>	<b>30</b>	<b>37</b>	<b>72</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 2004. It does not indicate, that in the case of Aberdeenshire for example, the local authority received twenty applications and approved only six of them. It merely represents the level of activity in each category during the year. None of the planning stages identified is expressed as a proportion of the total number of applications submitted. Furthermore, the total number of entries for each local authority will not necessarily equal the value in each category, as any given scheme may have been at more than one stage during the course of the year and, as a result, may have two or more entries.*

*(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 (31), followed by Aberdeenshire (20) and Edinburgh (19). Edinburgh and Glasgow have featured amongst the highest each year to date.
- 3.3 In total, the number of applications refused was 14. This number has increased very slightly from 2003. 30 retail developments were under construction, a increase from the level in 2003. Newly trading developments are greater in number than in 2003. South Ayrshire had the highest number of developments under construction (5), followed by Glasgow (4). South Ayrshire had the highest number of newly trading developments (5) followed by Dundee, Moray and West Lothian (3 each).
- 3.4 Table 2 illustrates that planning applications and approvals were concentrated in the Glasgow and Clyde Valley Structure Plan area. There was also significant activity in the Aberdeen/Aberdeenshire Structure Plan area and Lothian Structure Plan area.

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

Structure Plan Area	Total Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal/ Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Aberdeen/Aberdeenshire	32	15	7			1		4	16
Argyll and Bute	1	1							1
Ayrshire	21	7	8		1	1	7	6	6
Dumfries and Galloway	3	1	2				1	2	
Dundee and Angus	18	3	5	4	2	1	2	3	2
Eilean Siar									
Falkirk	8	1	1			4			3
Fife	14	8	1	1	1		1	2	
Glasgow and Clyde Valley	86	35	39	2	1	5	10	7	17
Highland	15		4	1			1	2	7
Lothian	29	16	12			2	5	6	4
Moray	13	3	1					3	6
Orkney									
Perthshire & Kinross	7	1		1		2		1	2
Scottish Borders	4		3				1	1	2
Shetland									
Stirling and Clackmannan	9	5	5				2		3
<b>Scotland</b>	<b>260</b>	<b>96</b>	<b>88</b>	<b>9</b>	<b>5</b>	<b>16</b>	<b>30</b>	<b>37</b>	<b>69</b>

## 4. RETAIL FLOORSPACE<sup>1</sup>

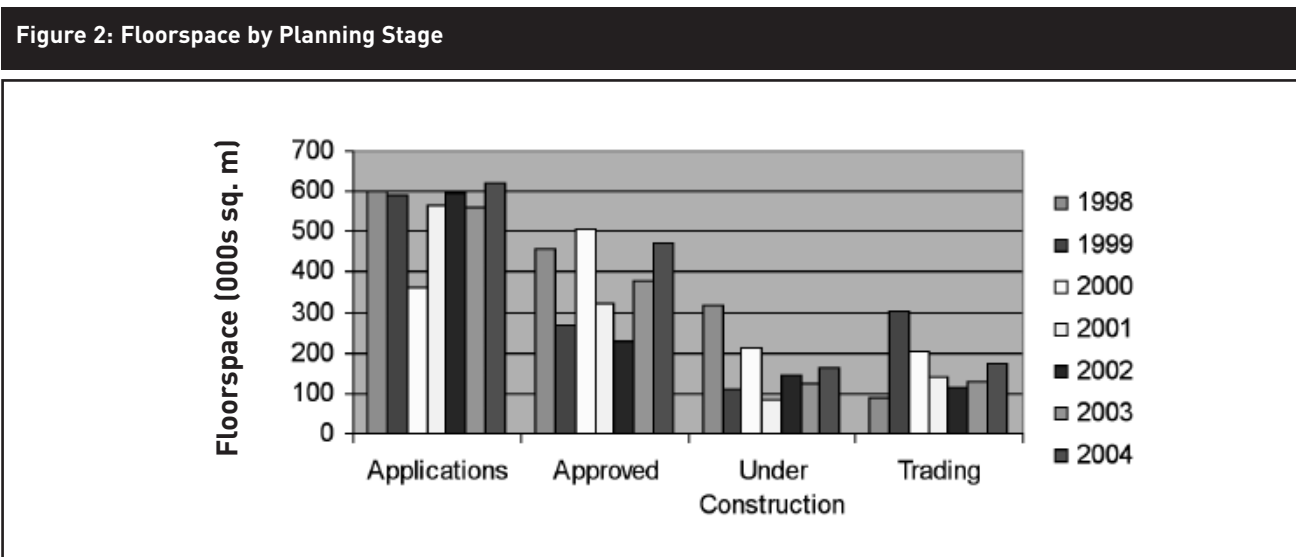
4.1 Table 3 indicates the amount of floorspace at each planning stage in each authority. Figures indicate a challenge to the dominance of Glasgow which has been evident in previous years of this survey. Other areas are now challenging Glasgow for applications submitted, (North Lanarkshire 97,000 sq. m), floorspace approved (North Lanarkshire 93,000 sq. m), developments under construction (South Ayrshire 28,000 sq. m). Glasgow maintains the highest levels of newly trading floorspace (36,000 sq. m) closely followed by, (Dundee 29,000 sq. m). General comparisons with previous years are shown in Figure 2.

<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)**

Local Authority	Total Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal / Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Aberdeen City	12	47000	15000			12000		9000	12000
Aberdeenshire	20	21000	7000					6000	40000
Angus	7	10000	11000	16000					
Argyll and Bute	1	1000							1000
Clackmannanshire	4	12000	5000						8000
Dumfries and Galloway	3	3000	11000				4000	12000	
Dundee City	11	1000	6000	1000	24000	3000	25000	29000	19000
East Ayrshire	7	14000	14000			8000	2000	3000	6000
East Dunbartonshire	4	13000				6000	10000	10000	13000
East Lothian	1	2000	2000						
East Renfrewshire									
Edinburgh, City of	19	60000	36000				6000	7000	36000
Eilean Siar									
Falkirk	8	3000	5000			27000			8000
Fife	14	58000	26000	9000	3000		5000	3000	
Glasgow City	31	94000	58000	2000	2000	4000	19000	36000	46000
Highland	15		14000	2000			2000	8000	86000
Inverclyde	6	2000	33000						22000
Midlothian	2					4000	5000	5000	
Moray	13	8000	1000					7000	24000
North Ayrshire	5	37000	7000				2000		15000
North Lanarkshire	13	97000	93000	6000			12000	4000	12000
Orkney Islands									
Perthshire & Kinross	7	5000		8000		27000		3000	9000
Renfrewshire	8	23000	13000				4000		26000
Scottish Borders	4		10000				1000	1000	9000
Shetland Islands									
South Ayrshire	9		21000		5000		28000	16000	35000
South Lanarkshire	13	24000	31000				1000	10000	18000
Stirling	5	3000	9000				12000		3000
West Dunbartonshire	11	46000	14000			16000		2000	16000
West Lothian	7	40000	31000			8000	26000	4000	
<b>Scotland</b>	<b>260</b>	<b>623000</b>	<b>470000</b>	<b>44000</b>	<b>34000</b>	<b>115000</b>	<b>163000</b>	<b>175000</b>	<b>461000</b>

4.2 Table 4 sets out the floorspace totals at the different planning stages for each of the major cities. This year the total number of entries is equal to the number in 2003 and therefore the joint lowest of all 7 years to date.



**Table 4: Major Scottish Cities, Retail Floorspace Comparison (Floorspace – sq. m)**

Local Authority	Total Entries	Application Submitted	Approved	Refused – No Appeal	Refused – Potential Appeal / Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Aberdeen City	12	47000	15000			12000		9000	12000
Dundee City	11	1000	6000	1000	24000	3000	25000	29000	19000
Edinburgh, City of	19	60000	36000				6000	7000	36000
Glasgow City	31	94000	58000	2000	2000	4000	19000	36000	46000
<b>Scotland</b>	<b>73</b>	<b>202000</b>	<b>114000</b>	<b>3300</b>	<b>26000</b>	<b>19000</b>	<b>50000</b>	<b>81000</b>	<b>113000</b>

4.3 Table 5 sets out the amount of retail floorspace at the different planning stages across Structure Plan areas. As in the previous four years, Glasgow and Clyde Valley Structure Plan area had the highest level of floorspace in submitted applications. It also had the highest levels of approved floorspace for 2004.

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

Structure Plan Area	Total Entries	Application Submitted	Approved	Refused No Appeal	Refused - Potential Appeal / Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Aberdeen/Aberdeenshire	32	68000	21000			12000		15000	53000
Argyll and Bute	1	1000							1000
Ayrshire	21	51000	42000		5000	8000	32000	19000	56000
Dumfries and Galloway	3	3000	11000				4000	12000	
Dundee and Angus	18	11000	17000	17000	24000	3000	25000	29000	19000
Eilean Siar									
Falkirk	8	3000	5000			27000			8000
Fife	14	58000	26000	9000	3000		5000	3000	
Glasgow and Clyde Valley	86	299000	242000	8000	2000	26000	45000	62000	151000
Highland	15		14000	2000			2000	8000	86000
Lothian	29	101000	68000			12000	37000	16000	36000
Moray	13	8000	1000					7000	24000
Orkney									
Perthshire & Kinross	7	5000		8000		27000		3000	9000
Scottish Borders	4		10000				1000	1000	9000
Shetland									
Stirling and Clackmannan	9	15000	13000				12000		11000
<b>Scotland</b>	<b>260</b>	<b>623000</b>	<b>470000</b>	<b>44000</b>	<b>34000</b>	<b>115000</b>	<b>163000</b>	<b>175000</b>	<b>461000</b>

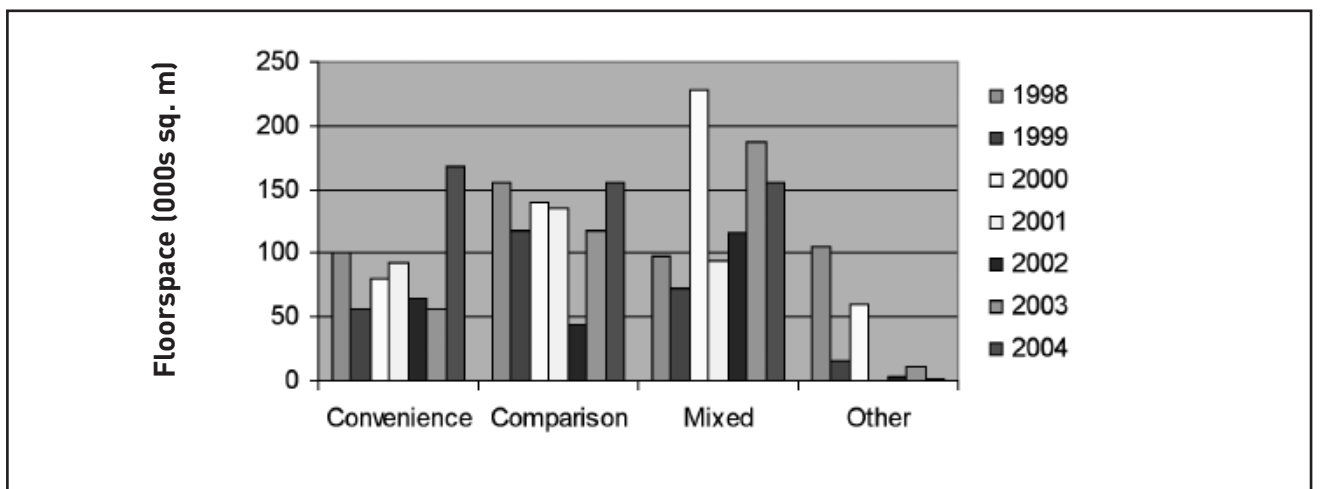
## 5. TYPE OF DEVELOPMENT

5.1 Table 6 sets out the level of floorspace submitted, approved, refused and under construction during 2004, 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:

Convenience	Comparison	Mixed	Other
■ 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 Table 6 shows that most of the submitted floorspace involved mixed (270,000 sq. m) followed by convenience development (186,000 sq. m). Submitted applications for comparison floorspace totalled 142,000 sq. m, the lowest figure since 2001.
- 5.3 Most floorspace approved was for convenience (168,000 sq. m), closely followed by comparison (156,000 sq. m) and mixed (155,000 sq. m). The highest amount refused consent without the prospect of further appeal was for comparison formats (26,000 sq. m). Most floorspace under construction was also for comparison (74,000 sq. m).

**Figure 3: Type of Approved Retail Activity**



**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	Submitted	Approved	Refused - No Further Appeal	Submitted	Approved	Refused - No Further Appeal	Submitted	Approved	Refused - No Further Appeal
Aberdeen City	10000			6000	1000		31000	14000				
Aberdeenshire	13000	3000		5000			3000	3000				
Angus		4000	16000				10000	7000				
Argyll and Bute	1000											
Clackmannanshire	5000	2000					2000	2000				
Dumfries and Galloway	3000	11000										4000
Dundee City	1000	2000	1000			25000		5000				
East Ayrshire	2000	11000	2000	3000	3000		9000					
East Dunbartonshire	8000			4000		10000						
East Lothian	2000	2000										
East Renfrewshire												
Edinburgh, City of	14000		4000	23000	17000	4000	12000	18000		3000		
Eilean Siar												
Falkirk		5000		3000								
Fife	24000			5000	9000	5000	30000	26000				
Glasgow City		16000	19000	6000	40000	2000	89000	8000				
Highland		14000	2000			2000						
Inverclyde	2000	10000						22000				
Midlothian						5000						
Moray	8000	1000		4000								
North Ayrshire	3000	7000	2000				34000					
North Lanarkshire	33000	25000	10000	63000	63000	6000	2000	4000				
Orkney Islands												
Perthshire & Kinross						8000				5000		
Renfrewshire	15000	13000		8000				4000				
Scottish Borders		8000	1000		2000							
Shetland Islands												
South Ayrshire		2000	8000		6000	6000		14000				
South Lanarkshire	8000	12000		3000	16000		3000	3000		10000		
Stirling	3000	9000	5000		5000	12000						
West Dunbartonshire	27000	11000		8000	1000		9000			1000		
West Lothian	3000	3000		1000	1000		37000	29000				
<b>Scotland</b>	<b>186000</b>	<b>168000</b>	<b>19000</b>	<b>142000</b>	<b>156000</b>	<b>26000</b>	<b>270000</b>	<b>155000</b>	<b>0</b>	<b>47000</b>	<b>18000</b>	<b>4000</b>

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

<b>Table 7: Retail Format by Key Planning Stage (Floorspace – sq. m)</b>								
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	5	8000	5	8000			1	1000
Supermarket	10	33000	9	25000	1	1000	2	6000
Superstore	24	139000	26	123000	4	17000	6	28000
Other							1	2000
<b>Comparison</b>								
Retail Warehouse Park	6	81000	4	75000			4	37000
Retail Warehouse Unit(s)	14	56000	15	70000	4	26000	5	24000
Other	2	5000	4	11000			4	14000
<b>Mixed</b>								
District/Town Centre	4	13000	2	3000	5	27000		
<b>Infill Development</b>								
Individual Unit	2	12000	1	2000	3	14000		
Local Shops/	3	11000	3	12000	4	20000		
<b>Neighbourhood Centre</b>								
Retail Park	9	101000	5	66000	17	221000	2	26000
Shopping Centre/Mall	7	132000	9	62000			3	18000
Other Mixed	6	13000	4	12000	17	65000	1	4000
<b>Other</b>								
Factory Outlet Centre							1	4000
Retail Warehouse Club								
Not known	1	3000						
Not listed above	3	16000	1	1000				
<b>Scotland</b>	<b>96</b>	<b>623000</b>	<b>88</b>	<b>470000</b>	<b>55</b>	<b>392000</b>	<b>30</b>	<b>163000</b>

5.5 The table shows that, across Scotland, there were more applications submitted (24) for superstore development than for any other retail format. For mixed shopping centre/mall the number of submitted applications decreased slightly in number on 2003 figures and the total approved floorspace for mixed shopping centre applications decreased from 179,000 sq. m in 2003 to 62,000 sq. m in 2004. There was no applications for factory outlet centres, whilst one factory outlet centre was under construction during 2004.

5.6 Most approvals involved convenience superstores (26 totalling 123,000 sq. m) followed by comparison retail warehouse units (15 totalling 70,000 sq. m) and 5 mixed retail park applications were approved, totalling 66,000 sq. m. Of the formats under construction, comparison totalled the highest amount of floorspace (75,000 sq. m), followed by mixed floorspace (48,000 sq. m).

5.7 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)**

	Application Submitted	Approved	Refused - No Further Appeal	Under Construction
<b>Aberdeen, Dundee, Edinburgh, Glasgow combined</b>				
Retail Warehouse Park	10000	14000		25000
Mixed Shopping Centre / Mall	89000	18000		3000
Retail Warehouse Units	25000	40000	2000	
Convenience Superstore	14000	9000		12000
Factory Outlet Centre				
<b>Other Local Authorities</b>				
Retail Warehouse Park	71000	61000		12000
Mixed Shopping Centre / Mall	43000	45000		15000
Retail Warehouse Units	31000	30000	24000	24000
Convenience Superstore	125000	115000	17000	16000
Factory Outlet Centre				4000

5.8 The highest cumulative level of submitted floorspace across the four major cities was for mixed shopping centres/malls (89,000 sq. m) and the highest cumulative level of approved floorspace across the four cities was for retail warehouse units (40,000 sq. m).

## 6. CONSTRUCTION TYPE

6.1 Table 9 outlines the type of construction activity granted planning consent in each local authority. It shows that approximately 80% of all approved floorspace was new build. Most of the conversion/refurbishment was in North Lanarkshire (42,000 sq. m) and most of the extension floorspace took place in Glasgow (7,000 sq. m).

**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			1	1000	2	14000
Aberdeenshire					4	7000
Angus	1	2000			2	8000
Argyll and Bute						
Clackmannanshire			1	2000	1	2000
Dumfries and Galloway					2	11000
Dundee City			1	5000	1	2000
East Ayrshire					3	14000
East Dunbartonshire						
East Lothian					1	2000
East Renfrewshire						
Edinburgh, City of	1	5000	1	4000	3	26000
Eilean Siar						
Falkirk					1	5000
Fife					1	26000
Glasgow City			3	7000	9	51000
Highland			2	4000	2	10000
Inverclyde					2	33000
Midlothian						
Moray					1	1000
North Ayrshire					2	7000
North Lanarkshire	3	42000	2	5000	5	46000
Orkney Islands						
Perthshire & Kinross						
Renfrewshire					2	13000
Scottish Borders					3	10000
Shetland Islands						
South Ayrshire			1	2000	2	19000
South Lanarkshire			2	4000	6	27000
Stirling			1	1000	2	7000
West Dunbartonshire	1	1000	1	2000	3	11000
West Lothian			4	5000	2	26000
<b>Scotland</b>	<b>6</b>	<b>51000</b>	<b>20</b>	<b>42000</b>	<b>62</b>	<b>377000</b>

6.2 Table 10 apportions the type of construction activity granted planning consent to structure plan areas.

<b>Table 10: Approved Construction Activity Across Structure Plan Areas (Floorspace – sq. m)</b>						
<b>Structure Plan Area</b>	<b>Alteration/Conversion and Refurbishment</b>		<b>Extension</b>		<b>New Build</b>	
	No.	Floorspace	No.	Floorspace	No.	Floorspace
Aberdeen/Aberdeenshire			1	1000	6	20000
Argyll and Bute						
Ayrshire			1	2000	7	40000
Dumfries and Galloway					2	11000
Dundee and Angus	1	2000	1	5000	3	10000
Eilean Siar						
Falkirk					1	5000
Fife					1	26000
Glasgow and Clyde Valley	4	43000	8	18000	27	181000
Highland			2	4000	2	10000
Lothian	1	5000	5	9000	6	54000
Moray					1	1000
Orkney						
Perthshire & Kinross						
Scottish Borders					3	10000
Shetland						
Stirling and Clackmannan			2	4000	3	10000
<b>Scotland</b>	<b>6</b>	<b>51000</b>	<b>20</b>	<b>42000</b>	<b>62</b>	<b>377000</b>

6.3 The table shows that Glasgow and Clyde Valley Structure Plan area had the highest level of approved floorspace for conversion/refurbishment, extensions and new build accounting for over half, (51%) of the total approved floorspace for 2004.

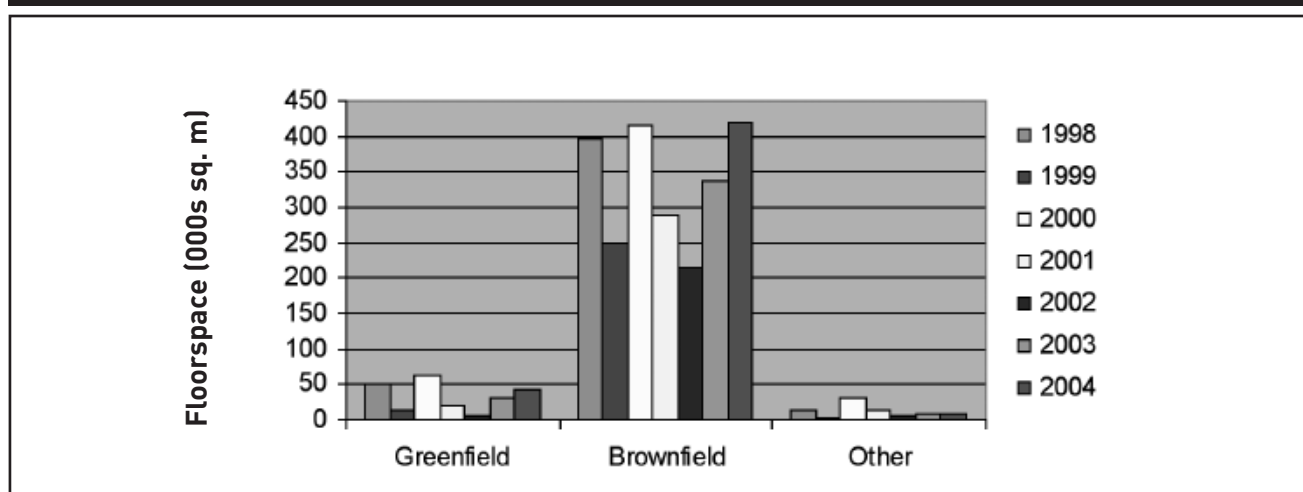
## 7. LOCATION OF DEVELOPMENT

7.1 Table 11 shows the prominence of brownfield over greenfield in terms of number of entries at each stage and the amount of floorspace proposed. Figure 4 compares the brownfield/greenfield approvals over the 7 years of this survey.

**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	8	7	3		5	4	4	2
	Brownfield	85	78	6	5	10	25	31	5
	Other	3	3			1	1	2	
	Scotland	96	88	9	5	16	30	37	7
% of Total Entries	Greenfield	8%	9%	33%	0%	31%	13%	11%	29%
	Brownfield	89%	82%	67%	100%	63%	83%	84%	71%
	Other	3%	9%	0%	0%	6%	3%	5%	0%
Floorspace (sq. m gross)	Greenfield	71000	43000	16000		33000	43000	25000	10000
	Brownfield	543000	418000	28000	34000	79000	116000	144000	64000
	Other	9000	9000			3000	5000	6000	
<b>Scotland</b>		<b>623000</b>	<b>470000</b>	<b>44000</b>	<b>34000</b>	<b>115000</b>	<b>163000</b>	<b>175000</b>	<b>73000</b>

**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	24	25	46	20	2	2			3	6	14	11	12	14	1	1
Industry	21	11	11	6	2		3	2	9	4			4	1	1	
Housing	8	2	9	5	1		1				4	3	3	1		
Mixed	8	4	9	3	1				1		2		3			
Countryside/Greenbelt		1	1	1							1		1			2
Sport/Recreation	2	2	1			1		1			1	1	2		1	2
Opportunity Sites	9	3	4	6		2		1	3		3	3				
Offices	3	1	4								1	1	2			
Open Space	1	1			1				2							
Other	10	7	9	10	2				1	1	2		8	6	1	1
<b>Total</b>	<b>86</b>	<b>57</b>	<b>94</b>	<b>51</b>	<b>9</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>18</b>	<b>12</b>	<b>28</b>	<b>19</b>	<b>35</b>	<b>22</b>	<b>4</b>	<b>6</b>

7.3 The largest number of retail applications submitted, approved under construction and newly trading were for sites allocated for retail uses and generally areas allocated for industry were second largest.

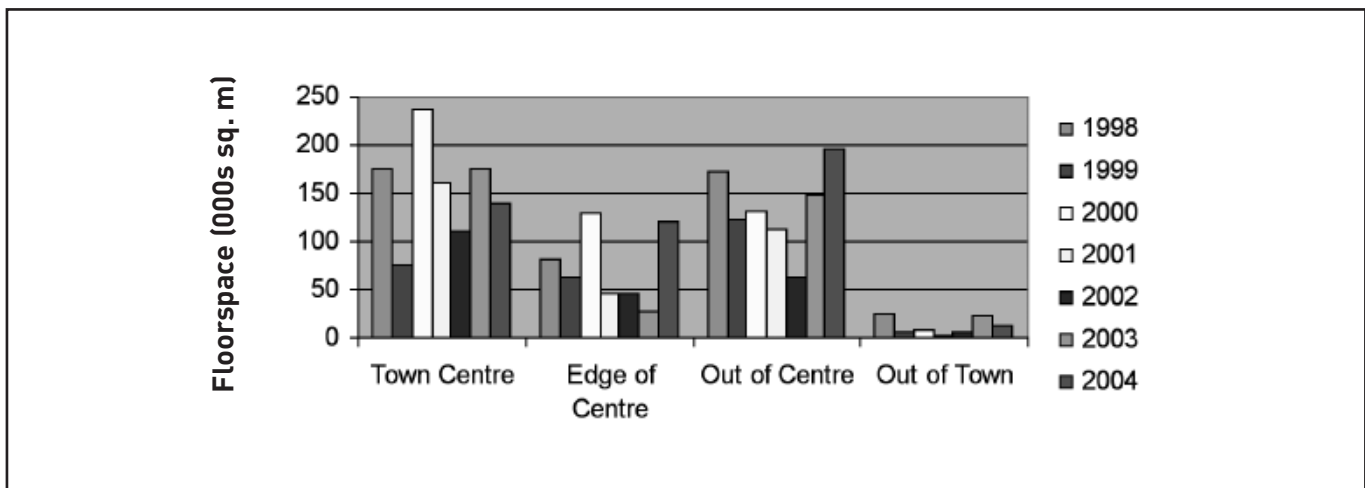
## 8. SEQUENTIAL APPROACH

- 8.1 One of the key policy guidelines contained within SPP8 and maintained from NPPG8 is the requirement for planning authorities and developers to adopt a sequential approach to selecting sites for all uses that contribute to the vitality and viability of a particular town centre. Town centre sites are identified as the preferred choice of location.
- 8.2 Table 13 sets out the level of planning applications, approvals, refusals, etc. on the basis of the sequential approach across Scotland.

		No. of Entries	Application Submitted	Approved	Refused - No Appeal	Refused - Potential Appeal/Inquiry	Withdrawn	Under Construction	Commenced Trading	Other
Number of Entries	Town Centre	57	26	28			2	13	11	1
	Edge of Centre	48	17	18	2		1	3	5	2
	Out of Centre	132	46	35	7	5	11	11	18	3
	Out of Town	19	5	5			2	3	3	1
	Not Known	4	2	2						
	<b>Scotland</b>		<b>260</b>	<b>96</b>	<b>88</b>	<b>9</b>	<b>5</b>	<b>16</b>	<b>30</b>	<b>37</b>
% of Total Entries	Town Centre	22%	27%	32%	0%	0%	13%	43%	30%	14%
	Edge of Centre	18%	18%	20%	22%	0%	6%	10%	14%	29%
	Out of Centre	51%	48%	40%	78%	100%	69%	37%	49%	43%
	Out of Town	7%	5%	6%	0%	0%	13%	10%	8%	14%
	Not Known	2%	2%	2%	0%	0%	0%	0%	0%	0%
Floor-space (sq. m gross)	Town Centre	426000	240000	139000			11000	81000	58000	4000
	Edge of Centre	271000	72000	120000	10000		6000	17000	24000	12000
	Out of Centre	746000	285000	195000	34000	34000	73000	47000	73000	52000
	Out of Town	153000	20000	12000			25000	19000	20000	5000
	Not Known	9000	6000	3000						
	<b>Scotland</b>	<b>1600000</b>	<b>623000</b>	<b>470000</b>	<b>44000</b>	<b>34000</b>	<b>115000</b>	<b>163000</b>	<b>175000</b>	<b>73000</b>
% of Total Floor-space	Town Centre	27%	39%	30%	0%	0%	10%	50%	33%	5%
	Edge of Centre	17%	12%	26%	23%	0%	5%	10%	14%	16%
	Out of Centre	47%	46%	41%	77%	100%	63%	29%	42%	71%
	Out of Town	10%	3%	3%	0%	0%	22%	12%	11%	7%
	Not Known	1%	1%	1%	0%	0%	0%	0%	0%	0%

- 8.3 The table indicates that more floorspace was approved in town centre and edge of centre combined (259,000 sq. m) than in out of centre and out of town combined (210,000 sq. m). The percentage of town centre sites receiving approval fell 4% on 2003 figures down to 30%.
- 8.4 Figure 5 compares the sequential location of approved floorspace with returns for 1998 to 2004.

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



- 8.5 Table 14 shows the sequential location of approved planning consents in each local authority area. A significant contribution to the level of approved floorspace for out of centre locations comprised of two large applications, one within North Lanarkshire (30,650 sq. m) and the other within Glasgow (26,500 sq. m) (Refer to 10 Largest Approved Schemes). Table 15 sets out the same information for Structure Plans.

**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			1	13000			2	2000
Aberdeenshire					4	7000		
Angus			2	6000	1	5000		
Argyll and Bute								
Clackmannanshire	2	5000						
Dumfries and Galloway					2	11000		
Dundee City	1	5000						
East Ayrshire	1	2000	1	9000	1	3000		
East Dunbartonshire								
East Lothian					1	2000		
East Renfrewshire								
Edinburgh, City of			1	9000	4	27000		
Eilean Siar								
Falkirk					1	5000		
Fife	1	26000						
Glasgow City	4	13000	2	11000	6	34000		
Highland	2	4000			1	7000	1	3000
Inverclyde			2	33000				
Midlothian								
Moray	1	1000						
North Ayrshire	1	2000			1	5000		
North Lanarkshire	3	12000	2	13000	5	69000		
Orkney Islands								
Perthshire & Kinross								
Renfrewshire	1	6000	1	7000				
Scottish Borders	1	1000	1	7000			1	2000
Shetland Islands								
South Ayrshire	2	19000			1	2000		
South Lanarkshire	1	8000	2	9000	4	13000		
Stirling			1	3000	1	1000	1	5000
West Dunbartonshire	3	10000	2	3000				
West Lothian	4	25000			2	6000		
<b>Scotland</b>	<b>28</b>	<b>139000</b>	<b>18</b>	<b>120000</b>	<b>35</b>	<b>195000</b>	<b>5</b>	<b>12000</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	13000	4	7000	2	2000
Argyll and Bute								
Ayrshire	4	23000	1	9000	3	10000		
Dumfries and Galloway					2	11000		
Dundee and Angus	1	5000	2	6000	1	5000		
Eilean Siar								
Falkirk					1	5000		
Fife	1	26000						
Glasgow and Clyde Valley	12	49000	11	75000	15	116000		
Highland	2	4000			1	7000	1	3000
Lothian	4	25000	1	9000	7	34000		
Moray	1	1000						
Orkney								
Perthshire & Kinross								
Scottish Borders	1	1000	1	7000			1	2000
Shetland								
Stirling and Clackmannan	2	5000	1	3000	1	1000	1	5000
<b>Scotland</b>	<b>28</b>	<b>139000</b>	<b>18</b>	<b>120000</b>	<b>35</b>	<b>195000</b>	<b>5</b>	<b>12000</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 continued prominence of brownfield sites at most planning stages and sequential locations.

**Table 16: Greenfield/Brownfield Development by Sequential Location & 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	2	23	1		17		5	39	2	1	4	
Approved	1	25	2		18		5	29	1	1	4	
Refused - No Appeal					2		3	4				
Refused - Potential Appeal								5				
Under Construction	1	12			3		2	9		1	1	1

**Table 17: Greenfield/Brownfield Development by Sequential Location & 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	30000	209000	1000		72000		37000	240000	8000	4000	15000	
Approved	21000	112000	6000		120000		20000	172000	3000	2000	10000	
Refused - No Appeal					10000		16000	18000				
Refused - Potential Appeal								34000				
Under Construction	21000	59000			17000		12000	35000		10000	5000	5000

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

**Table 18: Retail Format by Sequential Location and Planning Stage (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	9	1	14	2	10	3	4		18	16	11	1	2	2	1	
Approved	14	4	9	1	9	3	6		15	13	7		1	3	1	
Refused - No Appeal					2				3	4						
Refused - Potential Appeal									2	2	1					
Under Construction	6	4	3		1	2			3	4	3	1		3		

**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	32000	1000	196000	11000	49000	10000	13000		85000	127000	69000	5000	14000	4000	1000	
Approved	48000	12000	78000	1000	57000	14000	50000		48000	122000	25000		3000	8000	1000	
Refused - No Appeal					10000				8000	26000						
Refused - Potential Appeal									11000	7000	16000					
Under Construction	28000	17000	36000		2000	15000			8000	24000	11000	4000		19000		

8.8 The tables show that most applications submitted for town centre locations were of a mixed format (14). Within edge of centre and out of centre areas convenience was the most frequently recorded format (10 & 18 respectively).



## 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:** Three of the largest applications were in Aberdeen local authority area. Six were either in out of centre or out of town locations and eight were new build. Six were mixed development and eight were on brownfield sites.
- **Largest approved schemes:** Six were in the Glasgow and Clyde Valley Structure Plan area of which three were in North Lanarkshire local authority area. Eight were new build, nine were on brownfield sites and seven were either in town centre or edge of centre locations.
- **Largest refused consent without the prospect of further appeal:** Eight from nine applications were for new build and three were in Angus local authority area. Six were for brownfield sites and seven were in out of centre locations. Four were comparison retail warehouse unit(s) and five were either convenience superstores or supermarket retail formats.
- **Largest refused consent but with the possibility of appeal / inquiry / call-in:** All five applications were for new build developments on brownfield sites in out of centre locations. Two were for comparison retail warehouse unit(s) and two were convenience superstore retail formats.
- **Largest developments under construction:** All ten were for new build and six were either comparison retail warehouse unit(s) or retail warehouse parks. Three were in the Glasgow and Clyde Valley structure plan area. Seven were on brownfield sites and six were in town centre locations.
- **Largest schemes newly trading:** Seven were for new build and seven were in out of centre locations. Nine were on brownfield sites and three were of a comparison retail warehouse unit format.
- **Largest withdrawn schemes:** All applications were for new build, eight were in out of centre or out of town locations and seven were for brownfield sites. Four applications were for comparison retail warehouse units and three were of a mixed retail format.

**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 2004</b>									
79000	Pollok Centre, Cowglen Road, Glasgow	Glasgow	Glasgow and Clyde Valley	New Build	Mixed - Shopping Centre/Mall	Yes	NK	Brownfield	Town Centre
30650	Retail Park on OKI site, Castlecary Road, Wardpark, Cumbernauld	North Lanarkshire	Glasgow and Clyde Valley	Alteration/ Conversion	Comparison - Retail Warehouse Park	No	8	Brownfield	Out of centre
30450	Retail Park on OKI site, Castlecary Road, Wardpark, Cumbernauld	North Lanarkshire	Glasgow and Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	9	Brownfield	Out of centre
24849	Superstore and Retail Park on Safeway Site, East Road, Irvine	North Ayrshire	Ayrshire	New Build	Mixed - Retail Park	Yes	0	Brownfield	Town Centre
21500	Swan Road, Esplanade, Kirkcaldy, Fife	Fife	Fife	New Build	Mixed - Shopping Centre/Mall	Yes	30	Brownfield	Town Centre
21274	Dedridge North West, Livingston	West Lothian	Lothian	New Build	Mixed - Retail Park	No	3	Greenfield	Town Centre
14900	Hermiston Gait, Edinburgh	Edinburgh	Lothian	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Greenfield	Out of centre
12400	Berryden Road, Aberdeen	Aberdeen	Aberdeen and Aberdeenshire	New Build	Mixed - Retail Park	No	2	Brownfield	Out of centre
12400	Berryden Road, Aberdeen	Aberdeen	Aberdeen and Aberdeenshire	New Build	Mixed - Retail Park	No	2	Brownfield	Out of centre
10300	Laurel Drive, Bridge of Don, Aberdeen	Aberdeen	Aberdeen and Aberdeenshire	Alteration/ Conversion	Convenience - Supermarket	No	1	Brownfield	Out of Town

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 2004</b>									
30650	Retail Park on OKI site, Castlecary Road, Wardpark, Cumbernauld	North Lanarkshire	Glasgow and Clyde Valley	Alteration/ Conversion	Comparison - Retail Warehouse Park	No	8	Brownfield	Out of centre
30450	Retail Park on OKI site, Castlecary Road, Wardpark, Cumbernauld	North Lanarkshire	Glasgow and Clyde Valley	New Build	Comparison - Retail Warehouse Park	No	9	Brownfield	Out of centre
26500	London Road, Hamilton Road, Glasgow	Glasgow	Glasgow and Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No	NK	Brownfield	Out of centre
26000	Regenesis, Former Co-op Site, Dunfermline	Fife	Fife	New Build	Mixed - Shopping Centre/Mall	Yes	35	Brownfield	Town Centre
22322	JJGallacher, Scott Lithgow and East Glen Yards	Inverclyde	Glasgow and Clyde Valley	New Build	Mixed - Retail Park	Yes	0	Brownfield	Edge of Centre
21274	Dedridge North West, Livingston	West Lothian	Lothian	New Build	Mixed - Retail Park	No	3	Greenfield	Town Centre
13800	Land at Kyle Mill, Smith Street, Ayr	South Ayrshire	Ayrshire	New Build	Mixed - Shopping Centre/Mall	Yes	19	Brownfield	Town Centre
12500	King Street Bus Depot, Aberdeen	Aberdeen	Aberdeen and Aberdeenshire	New Build	Mixed - Retail Park	No	5	Brownfield	Edge of Centre
10245	JJGallacher, Scott Lithgow and East Glen Yards	Inverclyde	Glasgow and Clyde Valley	New Build	Convenience - Superstore	No	0	Brownfield	Edge of Centre
10128	Faraday Retail Park, Coatbridge	North Lanarkshire	Glasgow and Clyde Valley	Alteration/ Conversion	Convenience - Superstore	No	1	Brownfield	Edge 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>9 Largest Schemes Refused - No Appeal</b>									
9300	B & Q, Fife Leisure Park, Dunfermline	Fife	Fife	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Greenfield	Out of centre
7900	Waverly Vinters, Crieff Road, Perth and Kinross	Perthshire and Kinross	Perthshire and Kinross	New Build	Comparison - Retail Warehouse Unit(s)	No	2	Brownfield	Out of centre
6422	B & Q Plc, Lock Street, Coatdyke, Coatbridge	North Lanarkshire	Glasgow and Clyde Valley	Alteration/ Conversion	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
5480	Westway, Arbroath	Angus	Dundee and Angus	New Build	Convenience - Superstore	No	1	Greenfield	Out of centre
5296	Wardmill Road/Dens Road, Arbroath	Angus	Dundee and Angus	New Build	Convenience - Superstore	No	1	Brownfield	Edge of Centre
4800	Westburn Foundary, Cairnie Road, Arbroath	Angus	Dundee and Angus	New Build	Convenience - Superstore	No	1	Brownfield	Edge of Centre
2000	585 Nitshill Road, Glasgow	Glasgow	Glasgow and Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
1700	Lidle Supermarket, Inshes, Inverness	Highland	Highland	New Build	Convenience - Superstore	No	0	Greenfield	Out of centre
1258	Lidle Supermarket, Dura Street, Dundee	Dundee	Dundee and Angus	New Build	Convenience - Supermarket	No	1	Brownfield	Out of centre
<b>5 Largest Refused - Potential Appeal or Inquiry</b>									
16000	Dunsinane Industrial Estate, Dundee	Dundee	Dundee and Angus	New Build	Mixed - other	Yes	NK	Brownfield	Out of centre
8000	Basell UK, Dayton Drive, Camperdown, Dundee	Dundee	Dundee and Angus	New Build	Convenience - Superstore	Yes	5	Brownfield	Out of centre
4600	Land at Heathfield Road/ Lochside Road, South Ayrshire	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Unit(s)	No	3	Brownfield	Out of centre
3437	Fulmar Way, Donibristle IE, Dalgety Bay, Fife	Fife	Fife	New Build	Convenience - Superstore	No	1	Brownfield	Out of centre
1900	240 Petershill Road, Glasgow	Glasgow	Glasgow and 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 Under Construction</b>									
21274	Dedridge North West, Livingston	West Lothian	Lothian	New Build	Mixed - Retail Park	No	3	Greenfield	Town Centre
13800	Land at Kyle Mill, Smith Street, Ayr	South Ayrshire	Ayrshire	New Build	Mixed - Shopping Centre/Mall	Yes	19	Brownfield	Town Centre
12400	East Dock Street, Dundee	Dundee	Dundee and Angus	New Build	Comparison - Retail Warehouse Park	No	10	Brownfield	Edge of Centre
12100	Brown & Tawse, Kingsway West, Dundee	Dundee	Dundee and Angus	New Build	Comparison - Retail Warehouse Park	No	13	Brownfield	Out of centre
12000	21 Westerhouse Road, Glasgow	Glasgow	Glasgow and Clyde Valley	New Build	Convenience - Superstore	No	2	Brownfield	Town Centre
9700	Strathkelvin Retail Park, Bishopbriggs, East Dunbartonshire	East Dunbartonshire	Glasgow and Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Greenfield	Out of Town
7800	Springkerse Retail Park, North of Wickes, Stirling	Stirling	Stirling and Clackmannan	New Build	Comparison - Retail Warehouse Park	No	3	Greenfield	Out of centre
7100	ASDA, Watsonville Park Motherwell Town Centre	North Lanarkshire	Glasgow and Clyde Valley	New Build	Convenience - Superstore	No	1	Brownfield	Town Centre
5600	Beresford Terrace, Ayr	South Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Unit(s)	No	3	Brownfield	Town Centre
4645	Hawkslaw Trading Estate, Leven	Fife	Fife	New Build	Comparison - Retail Warehouse Park	No	3	Brownfield	Town 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>									
36000	Glasgow Fort, Auchinlea Park	Glasgow	Glasgow and Clyde Valley	New Build	Mixed - Shopping Centre/Mall	Yes	60	Brownfield	Town Centre
10000	B&Q, Mavor Ave, East Kilbride	South Lanarkshire	Glasgow and Clyde Valley	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
8147	Cuckoo Bridge, Dumfries	Dumfries and Galloway	Dumfries and Galloway	New Build	Convenience - Superstore	No	1	Greenfield	Out of centre
7500	Ex-Frasers, 57-67 Union Street, Aberdeen	Aberdeen	Aberdeen and Aberdeenshire	Alteration/ Conversion	Other Comparison	No	2	Brownfield	Town Centre
6200	Craig Road, Dingwall, Highland	Highland	Highland	New Build	Convenience - Superstore	No	0	Brownfield	Edge of Centre
5800	Land adjacent to Holmston Roundabout, Ayr	South Ayrshire	Ayrshire	New Build	Other - Not listed above	No	1	Brownfield	Out of Town
5300	98 Ocean Drive, Ocean Terminal Shopping Centre, Edinburgh	Edinburgh	Lothian	Alteration/ Conversion	Mixed - Shopping Centre/Mall	No	0	Brownfield	Out of centre
4222	Existing B & Q Warehouse, South Road, Dundee	Dundee	Dundee and Angus	Alteration/ Brownfield	Out of centre				
Conversion	Comparison - Retail Warehouse Unit(s)	No	1						
3300	Queens Drive, East Ayrshire	East Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Unit(s)	No	0	Brownfield	Out of centre
3300	Tullibardine Distillery, Perthshire and Kinross	Perthshire and Kinross	Perthshire and Kinross	New Build	Other - Not listed above	Yes	0	Brownfield	Out of centre

Floor Area sq. m	Description Type	Local Authority	Structure Plan Area	Construction Use	Retail Format	Mixed	No. of Units	Brown/ Greenfield	Sequential Location
<b>10 Largest Schemes Withdrawn</b>									
20900	Perth Agricultural Centre, Crieff Road	Perthshire and Kinross	Perthshire and Kinross	New Build	Mixed - Retail Park	Yes	9	Brownfield	Out of Town
12400	Berryden Road, Aberdeen	Aberdeen	Aberdeen and Aberdeenshire	New Build	Mixed - Retail Park	No	2	Brownfield	Out of centre
10000	Retail Warehouse, Glasgow Road, Wrangler, Falkirk	Falkirk	Falkirk	New Build	Comparison - Retail Warehouse Unit(s)	No	1	Brownfield	Out of centre
9300	Middlefield Road, Falkirk	Falkirk	Falkirk	New Build	Comparison - Retail Warehouse Unit(s)	Yes	1	Greenfield	Out of centre
8444	Alderstone Road, Livingston	West Lothian	Lothian	New Build	Mixed - District/Town /City Centre infill D'ment	No	2	Greenfield	Town Centre
8000	Superstore, Glasgow Road, Wrangler, Falkirk	Falkirk	Falkirk	New Build	Convenience - Superstore	No	1	Brownfield	Out of centre
7900	Greenholm Street, East Ayrshire	East Ayrshire	Ayrshire	New Build	Comparison - Retail Warehouse Unit(s)	No	2	Brownfield	Out of centre
6200	Woodhead Park, Lenzie Road, Kirkintilloch, East Dunbartonshire	East Dunbartonshire	Glasgow and Clyde Valley	New Build	Convenience - Superstore	No	1	Greenfield	Edge of Centre
5600	Waverly Vinters, Crieff Road, Perthshire and Kinross	Perthshire and Kinross	Perthshire and Kinross	New Build	Comparison - Retail Warehouse Unit(s)	No	0	Brownfield	Out of centre
5500	Heather Avenue, West Dunbartonshire	West Dunbartonshire	Glasgow and Clyde Valley	New Build	Convenience - Superstore	Yes	1	Brownfield	Out of centre



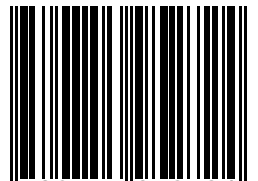
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