

Scottish Borders Council  
Employment Land Audit  
Glossary

## Glossary

### Availability

- Immediate: These sites are serviced (fully or partially) and have no constraints that would prevent the site being developed immediately.
- 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. Sites are classed as being complete when a Building Standards Completion Certificate has been issued.

### Constraints

- Ownership: Land subject to ownership issues, for example option land, owner seeking alternative use to allocation, unwilling seller, submitted an alternative use through the LDP process, more than one owner of a site.
- Contamination: It is known that there has been a previous use on the site which would require remediation prior to any future development.
- 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.

### Established Employment Land Supply

This includes all land available for business and industrial use (including safeguarded business and industrial land and mixed-use sites with potential to be developed for employment use (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 previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within a settlement boundary where further intensification of use is considered acceptable.
- Greenfield: Sites which have never been previously developed or are fully restored derelict land.

### **Housing Market Area (HMA)**

The Employment Land Audit uses Housing Market Areas [HMAs] to look at employment land supply and take-up by wider geographic area. The boundaries of the four Scottish Borders HMAs can be viewed using this [web map](#).

### **Site Servicing**

The employment land audit monitors the servicing of sites within the employment land supply. Six services are recorded in the database; foul drainage, water supply, electricity, access, phone and gas connection. Please note that the availability of gas is recorded for information only. If all five other services are available 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 within 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.

### **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.

### **Use Class 4**

Business, for example (a) as an office, other than a use within class 2 (financial, professional and other services); (b) for research and development of products or processes; or (c) for any industrial process which can be carried out in residential areas without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

### **Use Class 5**

General industrial - use for the carrying out of an industrial process other than one falling within class 4 (business).

**Use Class 6**

Storage or distribution - Use for storage or as a distribution centre.

**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.