

Employment Land Audit 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 the 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, no surface water disposal, and/or 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) which were undeveloped or under construction on 31 March on the year of the audit.

Mixed-use sites with potential to be developed for employment use are addressed within the audit report but are not counted in the total established employment land supply figure. This is because the specific area to be developed for business and industrial use is not stipulated; there would therefore be a risk of double counting land supply across different land use audits if mixed-use sites were to be included.

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. 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 hectares, 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 correspond with those used in the LDP.

Site Type

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

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 Classes

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; (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.