

Scottish Borders Council  
Employment Land Audit

Report of Year 2023-2024

## 2. Report of Year 2023-2024

The base date for this audit is 1 April 2023 - 31 March 2024.

### 2.1 Land supply

The 2024 established employment land supply is **91.64 hectares** (ha), which is made up of 58 sites. These sites can be viewed using this [web map](#). Table 1 shows the annual change in employment land supply since 2020. The employment land supply has decreased by 0.12 ha since 2023, with the following noted changes:

Reduction in employment land supply, due to development having taken place:

- Hawick site HA029 partially taken up (0.2ha)
- Selkirk site SE018 partially taken up (0.2ha)

Increase in employment land supply:

- Hawick site HA028 – new site (0.1ha)
- Tweedbank site TW004 – amendment to boundary (0.3ha)

**Table 1: Annual Established Employment Land Supply (ha)**

2020	2021	2022	2023	2024	% change since 2023
98.9	98.6	95.4	91.76	91.64	0.1%

Table 2 shows the established employment land supply by Housing Market Area. The boundaries of the Housing Market Areas can be viewed using this [web map](#). The greatest employment land supply is within the Central Borders HMA (66ha) with no supply within the Southern HMA.

**Table 2: Employment Land Supply by Housing Market Area (HMA) (ha)**

HMA	Employment Land Supply (ha)
Berwickshire	22.1
Central	66
Northern	3.56
Southern	0
<b>Total*</b>	<b>91.64</b>

\* Total does not add up due to rounding

### 2.2 Site Type

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 HMA and settlement. It should be noted that one mixed use site in Greenlaw (GR001) is not included within the table below which means that the total does not add up to 91.64ha.

**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
	<b>Area Total*</b>		<b>0</b>	<b>0</b>	<b>16.05</b>	<b>12</b>	<b>5.7</b>	<b>2</b>	<b>0</b>
Central	Earlston	0	0	4.84	2	0	0	0	0
	Galashiels	0	0	3.04	2	0	0	0	0
	Hawick	0	0	0.65	4	12.08	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	2.08	5	0	0	0	0
	St Boswells (Charlesfield)	3.36	4	0	0	10.28	2	0	0
	Tweedbank	0	0	0	0	4.63	5	0	0
	<b>Area Total*</b>		<b>3.82</b>	<b>5</b>	<b>18.51</b>	<b>18</b>	<b>30.89</b>	<b>15</b>	<b>12.77</b>
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
	<b>Area Total*</b>		<b>0</b>	<b>0</b>	<b>3.56</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Southern</b>	<b>Area Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Scottish Borders</b>	<b>Overall Total*</b>	<b>3.82</b>	<b>5</b>	<b>38.12</b>	<b>34</b>	<b>36.59</b>	<b>17</b>	<b>12.77</b>	<b>1</b>

\* Total does not add up due to the omission of a mixed-use site (Greenlaw GR001).

**Key findings:**

- 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.
- 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.

## 2.3 Site Size

Table 4 breaks the employment land supply down into three site size categories; 0-1ha, 1-5ha and >5ha.

**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
	<b>Area Total</b>	<b>11</b>	<b>2</b>	<b>2</b>
Central	Earlston	1	1	0
	Galashiels	1	1	0
	Hawick	5	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
	<b>Area Total</b>	<b>26</b>	<b>10</b>	<b>3</b>
Northern	Innerleithen	1	0	0
	Lauder	0	1	0
	Peebles	1	0	0
	West Linton	1	0	0
	<b>Area Total</b>	<b>3</b>	<b>1</b>	<b>0</b>
Southern	<b>Area Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
Scottish Borders	<b>Total</b>	<b>40</b>	<b>13</b>	<b>5</b>

### Key findings:

- 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.
- 69% of all employment land supply sites are less than 1ha in size, at a total of 18.2ha, but this represents just 25% of the land supply overall.
- Sites between 1-5ha and sites more than 5ha make up 33.52ha and 39.93ha of land supply respectively.

## 2.4 Availability

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 within the Glossary. Table 5 looks at the availability of land by area. 49% (17.95ha) of immediately available land is located within the Berwickshire area and 45% (16.45ha) in the Central area. There is 2.16ha of immediately available employment land within the Northern area. Across the Scottish Borders, 36.56ha of land is immediately available with 36.91ha available within 1-5 years.

**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
	<b>Berwickshire</b>	<b>17.95</b>	<b>2.27</b>	<b>1.89</b>	<b>0</b>	<b>22.11</b>
Central	Earlston	0	0.21	4.63	0	4.84
	Galashiels	0.45	0	2.59	0	3.04
	Hawick	0.72	6.83	5.01	0.18	12.74
	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	1.46	1.08	0	0	2.54
	St Boswells (Charlesfield)	10.68	2.95	0	0	13.63
	Tweedbank	1.39	0.62	0	2.62	4.63
	<b>Central</b>	<b>16.45</b>	<b>33.24</b>	<b>13.5</b>	<b>3.27</b>	<b>66.46</b>
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
	<b>Northern</b>	<b>2.16</b>	<b>1.4</b>	<b>0</b>	<b>0</b>	<b>3.56</b>
Southern	<b>Southern</b>	0	0	0	0	0
Scottish Borders	<b>Total *</b>	<b>36.56</b>	<b>36.91</b>	<b>15.39</b>	<b>3.27</b>	<b>92.13</b>

\*Figures do not add up due to rounding

## 2.5 Site servicing

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. The methodology provides further information in respect of 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	0.00	0.00
	Coldstream	0.14	7.21	0.00
	Duns	0.30	3.97	1.42
	Eyemouth	0.46	5.43	1.89
	Greenlaw	0.00	0.29	0.35
	<b>Area Total</b>	<b>1.54</b>	<b>16.90</b>	<b>3.66</b>
Central	Earlston	0.00	0.21	4.63
	Galashiels	0.45	2.59	0.00
	Hawick	0.89	2.83	9.01
	Jedburgh	0.85	1.27	4.95
	Kelso	1.25	0.00	3.20
	Morebattle	0.00	0.00	0.63
	Newtown St Boswells	0.00	12.77	0.00
	Selkirk	0.82	1.59	0.00
	St Boswells (Charlesfield)	0.00	13.64	0.00
	Tweedbank	1.39	3.24	0.00
	<b>Area Total</b>	<b>5.64</b>	<b>38.14</b>	<b>22.41</b>
Northern	Innerleithen	0.00	0.40	0.00
	Lauder	1.76	0.00	0.00
	Peebles	0.00	0.00	0.75
	West Linton	0.00	0.00	0.65
	<b>Area Total</b>	<b>1.76</b>	<b>0.40</b>	<b>1.40</b>
Southern	<b>Area Total</b>	0	0	0
Scottish Borders	<b>Total*</b>	<b>8.95</b>	<b>55.44</b>	<b>27.47</b>

\*Figures do not add up due to rounding

Table 6 shows that that most of the employment land supply is partially serviced (55.44ha), against 27.47ha which are not serviced. Only 9% (8.95ha) of the overall supply is fully serviced.

## 2.6 Immediately available land

There are 25 sites immediately available in total, which account for 37.97ha (41%) of the employment land supply. Several of these sites are strategic sites as set out within Table 7.

**Table 7: Strategic Immediately Available Sites**

Site Ref.	Site Name	Settlement	HMA	Area
CF002	Charlesfield Extension 1	St Boswells	Central Borders	9.51
EY007	Gunsgreenhill	Eyemouth	Berwickshire	5.43
EY008	Gunsgreen Industrial Estate 1	Eyemouth	Berwickshire	0.27
HA014	Galalaw (zEL60)	Hawick	Central Borders	0.72
KE022	South Pinnaclehill - Plot 10	Kelso	Central Borders	0.20
KE023	South Pinnaclehill - Plot 1	Kelso	Central Borders	0.26
KE026	South Pinnaclehill - Plot 4	Kelso	Central Borders	0.23
TW004	Tweedside Park	Tweedbank	Central Borders	0.86
TW009	Former Eildon Mill	Tweedbank	Central Borders	0.53

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 Chirside, 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	Chirside	1	0	0
	Coldstream	0	0	1
	Duns	1	1	0
	Eyemouth	2	0	1
	<b>Area Total</b>	<b>4</b>	<b>1</b>	<b>2</b>
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	0	0
	<b>Area Total</b>	<b>13</b>	<b>1</b>	<b>1</b>
Northern	Innerleithen	1	0	0
	Lauder	0	1	0
	<b>Area Total</b>	<b>1</b>	<b>1</b>	<b>0</b>
Southern	<b>Area Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
Scottish Borders	<b>Total</b>	<b>18</b>	<b>3</b>	<b>3</b>



## 2.7 Take-up of Employment Land

### Take-up in 2024

Employment land take-up for this audit refers to the total area of employment land which has been completed between 1 April 2023 and 31 March 2024. There have been no windfall employment developments recorded, as set out within section 2.8 of this report.

Table 9 lists the employment sites taken up during this period and these sites can be viewed on the [web maps](#). The level of take up has been significantly low during this period, with a total of 0.43 hectares taken up across two sites. This compares to a take-up of 2.42ha in the previous audit (2022-23).

**Table 9: Employment Land Take-up (1 April 2023 to 31 March 2024)**

Site Ref.	Site Name	Settlement	Site Area
SE031	Bridgehaugh 1	Selkirk	0.20
HA029	Gala Law West 2	Hawick	0.24
<b>Total</b>			<b>0.43</b>

### Take-up since 2020

Table 10 shows the take-up in established land supply over the last 5 years. The table shows that overall around 9.74ha have been taken up since 2020, equivalent to an annual take-up rate of around 1.94ha a year.

**Table 10: Annual Employment Land Take-up, 2020-2024 (ha)**

HMA	Settlement	2020	2021	2022	2023	2024
Berwickshire	Coldstream	0.2	0.12	0	0	0
	Duns	0	0.2	0	0	0
	Eyemouth	0	0.17	0.83	1.18	0
	Area Total	0.2	0.29	0.83	1.18	0
Central	Galashiels	0	0	0.22	0	0
	Hawick	1.25	0	0	0	0.24
	Jedburgh	1.14	0	0.15	0.25	0
	Kelso	0	0.88	0.85	0	0
	Selkirk	0	0	0	0	0.2
	St Boswells (Charlesfield)	0.84	0	0	0	0
	Tweedbank	0	0	0	0.99	0
Area Total	3.23	0.88	1.22	1.24	0.24	
Northern	Lauder	0	0	0.43	0	0
	Area Total	0	0	0.43	0	0
Southern	Area Total	0	0	0	0	0
Scottish Borders	Total	3.43	1.17	2.48	2.42	0.24

## 2.8 Windfall Development (if any)

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.

There were no windfall employment developments completed between 1 April 2023 and 31 March 2024.

## 2.9 Overarching findings and conclusions

The overall **established employment land supply** has decreased to 91.64ha from the previous audit (91.76ha). Two small sites were taken up in the last year resulting in an overall take up of employment land of 0.43ha. A new site was added to the audit in Hawick and the amendment of a site boundary in Tweedbank has seen an increase in employment land of 0.35ha. No windfall employment development was recorded.

The next Employment Land Audit (2024/25) will take account of the adoption of the Scottish Borders Local Development Plan 2024. This allocates new business and industrial sites in Eshiels, Galashiels, Greenlaw, Hawick, Kelso, Westruther and Yetholm. These sites have been allocated due to a shortfall being identified within these areas. 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 in the LDP 2024 is allowed, where appropriate, to ensure there are adequate opportunities for businesses seeking to set up.