edinburgh and the lothians structure plan 2015

baseline monitoring report

march 2004

green belt economy land supply transport jobs housing

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east lothian edinburgh midlothian west lothian edinburgh and the lothians structure plan 2015

baseline monitoring report

THE CITY OF EDINBURGH COUNCIL
EAST LOTHIAN COUNCIL
MIDLOTHIAN COUNCIL
WEST LOTHIAN COUNCIL

MARCH 2004

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List of Abbreviations

ELSP	Edinburgh and the Lothians Structure Plan 2015
CEC	City of Edinburgh Council
SRDMS	Scottish Retail Development Monitoring Survey

INTRODUCTION

Int.1 This baseline report has been prepared by the Edinburgh and Lothian Structure Plan (ELSP) Steering Group and was agreed by the ELSP Joint Liaison Committee on 1 March 2004. It provides information on changes to the ELSP Supporting Statement (the Statement) since its publication in March 2003. It is published as a separate but supporting document to the Statement to provide a comprehensive and up-to-date baseline information source to accompany the approved Structure Plan.

Int.2 The report follows the structure of the Statement and summarises the main changes since its publication in 2003. It is based on information published or research completed to March 2004. Structure Plan approval is anticipated in April 2004; if this is delayed for any reason the baseline data will be rolled forward where necessary to coincide with Plan approval. The tables and figures in this report cross-refer to those in the Statement, for ease of reference.

Int.3 The Statement and this Baseline report will form the basis of the monitoring exercise that will commence following approval of the ELSP. The first annual housing monitor report will be published one year after ELSP approval and the first formal Monitoring Statement by 2006, in accordance with the ELSP requirement under paragraph 8.13. This Monitoring Statement will inform the full Structure Plan review that should begin in 2006.

Int.4 The baseline report is accompanied by a separate revised Structure Plan Action Plan, indicating progress and changes to key schemes.

1 POPULATION, HOUSEHOLDS AND DEMOGRAPHICS

1.1 The basic demographic information relating to population projections, components of population change and household projections are not updated for this baseline monitoring report. The General Register Office for Scotland produces population projections every 2 years and released the 2002-based national projections, which take account of the 2001 Census results, in January 2004. These projections form the basis of the Scottish Executive Household projections, which will not be available until later in 2004.

1.2 The Structure Plan chose not to make use of the latest available household projections (2000-based) as the 2001 Census results suggest that these data may be significant over-projections of households across the Structure Plan area. Rather, the earlier 1998 based projections were used. The Scottish population projections released in January 2004 indicate that this approach is correct and that the household projections in the ELSP may be over-estimated. However, until the Scottish Executive produce their 2002-based household projections, which will make full use of 2001 Census information and 2002-based population projections, no update can be made to the household projections in the Statement.

1.3 The first Monitoring Statement will include information based on the 2002-based household projections.

2 HOUSING LAND

2.1 There are two significant changes in terms of the Housing Chapter of the Statement, relating to house prices and average earnings, and the housing land supply.

House Prices

2.2 There has been a significant increase in house prices in the Edinburgh and the Lothians area. This has not been matched by a commensurate rise in earnings. The price/earnings ratio in Edinburgh and the Lothians is significantly above the Scottish average with ratios in Edinburgh itself closer to that of the southeast of England.

Table 2.5 : Estimated ratios of average house prices to earnings, 2003

	House price (*1)	**Earnings** (*2)	**Ratio** (*3)
Edinburgh	£142,500	£27,058	5.3
Edinburgh and the Lothians	£122,500	£25,576	4.8
Scotland	£90,500	£25,266	3.6
Great Britain	£128,000	£27,377	4.7
Greater London	£221,500	£35,114	6.3
South East England	£194,500	£31,420	6.2

Sources :

*(*1) All figures rounded to nearest £500. Edinburgh city house prices comprise an average of figures from the Edinburgh Solicitors Property Centre (ESPC), Lloyds TSB Scotland Scottish House Price Monitor, and HBOS Scottish House Price Index (spring quarter or nearest available data). This is necessarily an approximation. Prices for Edinburgh and the Lothians and Scotland are from Registers of Scotland Residential Sales Distribution (spring data; Edinburgh & the Lothians = Edinburgh conurbation). Prices for Greater London, South East England and Great Britain are from the Halifax (HBOS) House Price Index for the spring quarter. (N.B. unadjusted series – not seasonally adjusted. Figure for Great Britain is based on the UK figure, but with a small adjustment to exclude Northern Ireland).*

*(*2) Gross annual earnings of full-time males, from New Earnings Survey 2003. Based on weekly pay x (365/7). London and S.E. England data are for Government Office Regions. Earnings relate to zone of residence,* ***not*** *zone of work.*

*(*3) Because of the diversity of sources, all figures in this table should be interpreted with caution.*

Housing Tenure

2.3 There has been a small change in housing tenure but with no implications for the Structure Plan objectives. The 2001(3) column is based on the Scottish Household Survey. The 2001 Census information is now available and the bold figures shown in the 2001(4) columns shows how the census information differs from that of the Scottish Household Survey. The differences are minimal.

Table 2.6: Trends in housing tenure, Edinburgh and the Lothians, Scotland 1991 – 2001

	Edinburgh and the Lothians			Scotland		
	1991(2) Census	2001(3) SHS	2001(4) Census	1991(2) Census	2001(3) SHS	2001(4) Census
Owner occupied	61%	67%	–	52%	64%	**63%**
Rent from LA/Sc. Homes (1)	29%	16%	–	38%	23%	**22%**
Rent from Housing Association	3%	6%	–	3%	5%	**6%**
Rent from private landlord	6%	9%	**8%**	5%	6%	–

Source and notes:

(1) *includes local authority, Communities Scotland and former New Town Development Corporations*

(2) *data from Census 1991*

(3) *data from 2001 Scottish Household Survey (SHS)*

(4) *data from Census 2001*

Housing Completions

2.4 The Lothian Housing Land Audit (HLA 2002) indicates the housing completions for the 2001/02 period. There has been an increase in the total number of completions in that period although the overall contribution rate of each area has remained relatively static.

Table 2.7: Housing Completions 1991–2002

	Edinburgh No.	Edinburgh %	East Lothian No.	East Lothian %	Midlothian No.	Midlothian %	West Lothian No.	West Lothian %	Lothians Completions
1991/92	1,230	52	270	11	200	9	650	28	2,350
1992/93	1,187	51	307	13	206	9	632	27	2,332
1993/94	1,880	60	312	10	177	6	744	24	3,033
1994/95	2,242	59	404	11	240	6	912	24	3,798
1995/96	1,864	54	495	14	233	7	888	26	3,480
1996/97	2,170	59	358	10	334	9	812	22	3,674
1997/98	2,290	53	588	13	375	9	1,109	25	4,362
1998/99	3,096	66	503	11	327	7	776	17	4,702
1999/00	1,891	48	283	7	269	7	1,478	38	3,921
2000/01	1,929	48	368	9	268	6	1,435	36	4,000
2001/02	2,559	56	576	13	111	3	1,281	28	4,527
91-02 Total	22,338	55	4,464	11	2,740	7	10,717	26	40,179
91-02 Average	2,030	55	406	11	249	7	974	26	3,652

Source: Lothian Housing Land Audits

Note 1: Since the Draft Supporting Statement and Audit 2001 were published and agreed, minor adjustments have been made to the Edinburgh figures for 1997/98 (-36 completions) and 2000/01.

Note 2: Figures in % columns refer to % of total completions for each period.

Housing Land Supply

2.5 There has been a significant increase in the overall effective land supply. This is due to previously constrained sites being brought forward and sites coming through the development plan process in the City of Edinburgh area (table 2.8). These changes are shown in tables 2.9 and 2.10. Table 2.8 shows all programmed sites in the base supply and not just the 5-year housing land supply.

Table 2.8: Base Year Housing Land Supply: 31 March 2002

	Private				**Public Rented**				**Total**			
	Established		Effective		Established		Effective		Established		Effective	
CEC	9240	**12197**	5820	**11276**	1400	**1172**	1371	**1102**	10640	**13370**	7191	**12378**
ELC	4673	**4122**	4467	**3864**	497	**552**	497	**532**	5170	**4680**	4964	**4396**
MLC	7111	**7215**	6759	**6702**	868	**868**	824	**824**	7979	**8083**	7583	**7526**
WLC	12351	**12137**	9241	**8818**	148	**237**	148	**237**	12499	**12374**	9389	**9055**
Lothians	33375	**35671**	26287	**30660**	2913	**2829**	2840	**2695**	36288	**38507**	29127	**33355**

Sources: Housing Land Audit 2001 and Housing Land Audit 2002
Note: Figures in **bold** *refer to* **Housing Land Supply 31 March 2002**, normal *type to that in* 2001.

2.6 Housing Land Audit 2003 is being prepared and should be published in April/May 2004. It will demonstrate the effective 5-year housing land supply. The first formal housing monitor report will be prepared in 2005.

Constrained Sites

Table 2.9: Output of Constrained Sites in the Base Housing Land Supply

	Capacity of Constrained Sites	Estimated Total Output 2000-2015 (*1)
City of Edinburgh	992	298
East Lothian	284	85
Midlothian	557	167
West Lothian	3319	996
Lothians	**5152**	**1546**

Source: Housing Land Audit 2002
*Note: (*1) assumes 30% of total capacity will be developed for housing over the plan period.*

Table 2.10: New local plan sites not yet included in Audit 2002

	Total Output 2001-2015
City of Edinburgh(*1)	8,869
East Lothian	0
Midlothian	1,835
West Lothian	0
Lothians	**10704**

Source: local plans
*Note: (*1) includes plan-led sites in South East Wedge, Craigmillar Masterplan and Waterfront Granton*

2.7 Appendix 2 in the Statement refers to Emerging Local Plan Housing Sites, by Council area. For clarification purposes, it should be noted that Site Reference WG 1-4 in the City of Edinburgh area should read WG 1, 2 and 4 – i.e. it does not include Site WG3.

Windfall

2.8 In overall terms, there has been a continued increase in housing development on windfall sites, with the most significant gains in the CEC area.

Table 2.11: Windfall Housing Development 1992 – 2002

	Edinburgh	East Lothian	Midlothian	West Lothian	Lothians
1992/93	0	41	10	5	56
1993/94	462	36	6	15	519
1994/95	642	31	11	23	707
1995/96	1,017	66	17	32	1,132
1996/97	1,307	108	38	65	1,518
1997/98	1,657	69	21	125	1,872
1998/99	1,754	80	24	114	1,972
1999/00	1,106	62	53	337	1,558
2000/01	1,498	215	**71**	252	**2,036**
2001/02	**1,835**	**208**	**42**	**85**	**2,170**
Total	**11,278**	**916**	**293**	**1053**	**13,540**
Ave. 1997- 2002	**1,590**	**127**	**42**	**183**	**1,946**
Ave. 1992-2002	**1,128**	**92**	**29**	**105**	**1,354**

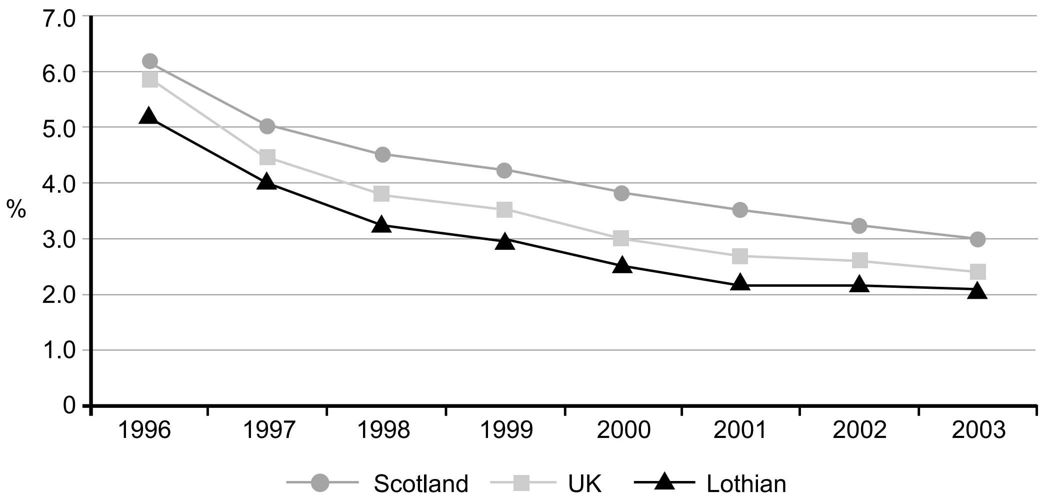
Source: Lothian Housing Land Audits

3 ECONOMIC DEVELOPMENT

Unemployment

3.1 The unemployment rates for Lothian, Scotland and the UK continue to be tracked to assess the performance of Lothian to the Scottish and UK rates. In Lothian, the unemployment rates for 2003 remain below that for Scotland and the UK. However, whilst the rate for Scotland and the UK continues to fall, that for Lothian is levelling out.

Figure 3.1: Unemployment Rates 1996 – 2003



Source: NOMIS.

Economic Land Supply

2002 Supply

3.2 During the process of compiling economic land supply figures for this report, it became evident that the Midlothian and West Lothian figures for March 2002 in the Statement contained some inaccuracies, which are not material to the conclusions reached within the Statement. The corrected figures are shown in the table below:

Table 3.6: Economic Land Supply 2002

	Category 1		**Category 2**		**Category 3**		**Total**	
	Ha	%	Ha	%	Ha	%	Ha	%
City of Edinburgh	176.2	51.5	3.9	0.6	51.7	30.9	231.8	19.1
East Lothian	19.6	5.7	44.5	6.3	–	–	64.1	5.3
Midlothian	13.3	3.9	36.1	5.1	115.4	69.1	164.8	13.6
West Lothian	132.9	38.9	620.6	88.0	–	–	753.5	62.0
Lothians	**342.0**	**100**	**705.1**	**100**	**167.1**	**100**	**1214.2**	**100**

3.3 Overall, the corrections resulted in an increase of approximately 30 hectares of Category 2 land and an increase of 25 hectares of Category 3 land. While the total 2002 land supply has therefore increased, the analysis of the 2002 supply in the Statement (paragraph 3.53) is still generally true, despite the changes to the supply figures.

Categorisation

3.4 The definitions of the categories of economic land (paragraph 3.51 of the Statement) have been amended slightly to more accurately represent the likelihood of the sites being developed during the Plan period. Sites with serious constraints that could delay or prevent their development, such as dependence on uncertain infrastructure (e.g. roads), were classified as Category 3. The categories used are as follows:

Category 1: Land with planning consent and/or allocated in an adopted local plan*; readily available and serviced; marketable.

Category 2: Land with planning consent and/or allocated in an adopted local plan* and considered suitable for development, but restricted or requires full servicing/completion of servicing.

Category 3: Potential land (i.e. land with planning support) allocated in draft or finalised* local plans with planning issues still to be resolved, or land with significant restrictions/constraints/ownership issues still to be resolved.

* *Sites in finalised local plans can move to Categories 1 or 2 if they are not subject to any unresolved objections.*

3.5 The effect of the redefinition of the categories on Table 3.6 is minor. In the case of Edinburgh and East and West Lothian, there was no change, and the total area of the reclassified sites amounted to only 3.3ha in Midlothian.

2003 Supply

3.6 The March 2003 economic land supply is as shown in the table below.

Table 3.6 (2003): Economic Land Supply (as at March 2003)

	Category 1		Category 2		Category 3		Total	
	Ha	%	Ha	%	Ha	%	Ha	%
City of Edinburgh	207.1	51.0	39.5	5.5	14.0	16.1	260.6	21.5
East Lothian	25.3	6.2	38.8	5.4	–	–	64.1	5.3
Midlothian	20.6	5.1	71.6	10.0	73.0	83.9	165.2	13.7
West Lothian	153.0	37.7	566.3	79.1	–	–	719.3	59.5
Lothians	**406.0**	**100**	**716.2**	**100**	**87.0**	**100**	**1209.2**	**100**

Source: Lothian Councils.

3.7 Compared with 2002, the 2003 economic land supply displays the following characteristics:

- *The overall supply of land has remained constant at around 1,200 hectares.*
- *Category 1 land has increased by 64ha (19%). The supply in all Council areas has grown, but over half the total increase comprises the single-user Class 4 site at Gogarburn for the Royal Bank of Scotland HQ.*
- *A small increase has been recorded in Category 2 land (11ha or 1.6%), coupled with a larger decrease of 80ha (or 48%) in Category 3 land. These changes can be attributed largely to sites allocated in emerging local plans which have been re-allocated from Category 3 to Category 2 as the plans have moved forwards towards adoption, together with sites progressing through the development system.*

3.8 The following comments may be made about the 2003 supply:

- *Three fifths of the total supply is within West Lothian.*
- *Only Edinburgh has the majority of its economic land (79%) in Category 1.*

- *The amount of Category 1 land in East Lothian and Midlothian has increased, but still remains relatively low, making up only 11% of the Lothians total.*
- *The majority of Category 2 land is in West Lothian (79%).*
- *A high proportion of Category 3 land in the Lothians is in Midlothian (84%), reflecting constraints on the development of several of the economic sites there.*

Take-up of Economic Land 2002-2003

3.9 The following amounts of land were taken up for Class 4/5/6 uses between 1 April 2002 and 31 March 2003:

City of Edinburgh:	6.2 ha	(22%)
East Lothian:	0 ha	(0%)
Midlothian:	6.8 ha	(25%)
West Lothian:	14.6 ha	(53%)
Lothians total:	**27.6 ha**	

The total take-up of land in the Lothians between 2002 and 2003 was the same as the average annual take-up figure between 1993 and 2002.

3.10 Incorporating the above figures in the Statement, Table 3.7 produces the following breakdown:

Table 3.7 Take-up of Economic Land 2003 (March 1993 - March 2003)

	All categories/ha			Take-up for economic uses	Average annual take up 1993-2003	Total take-up as a % of 1993 supply	% of Lothians take-up 1993-2003
	Mar-93	Mar-03	Change				
Edinburgh	192.1	260.6	68.5	78.1	7.8	40.6	27.2
East Lothian	36.0	64.1	28.1	26.8	2.7	74.4	9.3
Midlothian	74.6	165.2	90.6	68.4	6.8	91.7	23.8
West Lothian	388.2	719.3	331.1	114.1	11.4	29.4	39.7
Lothians	**690.9**	**1209.2**	**518.3**	**287.4**	**28.7**	**41.6**	**100**

3.11 The following observations can be made:

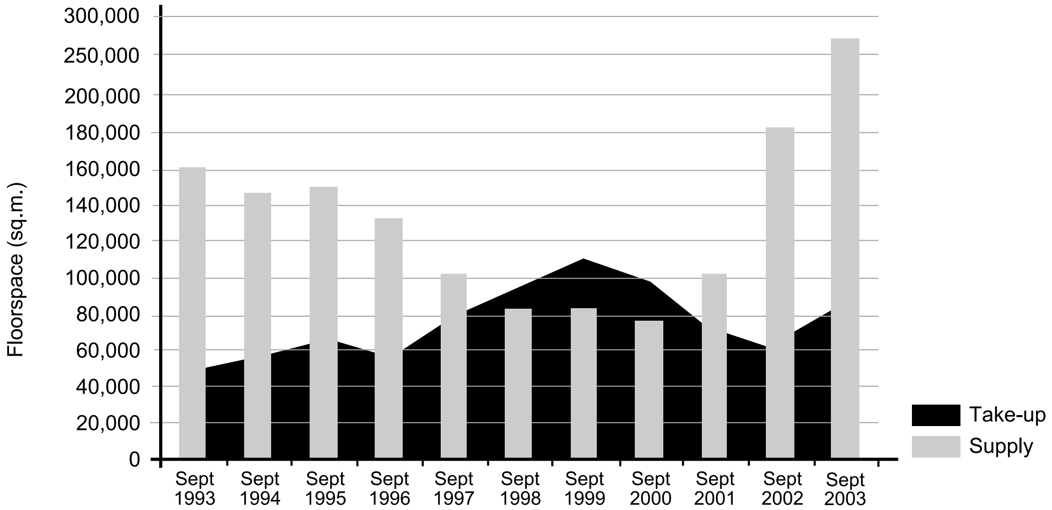
- *In all areas, the supply of land remains well above 1993 levels.*
- *Take-up of land continues steadily in Edinburgh, Midlothian and West Lothian, with the 2002 – 03 take-up comparable with the average rate over the past decade.*
- *In East Lothian, take-up appears to be more sporadic, with no land developed between 2002 and 2003 after significant development in the two previous years.*

Office Supply

Office Space in Edinburgh

3.12 The increase in available office floorspace has continued. In September 2003, the amount of floorspace available in Edinburgh was 1.5 times greater than that available in 2001, despite the take-up of floorspace in 2003 rising above that of 2001.

Figure 3.4: Take-up and Availability of Office Space in Edinburgh 1993 to 2003

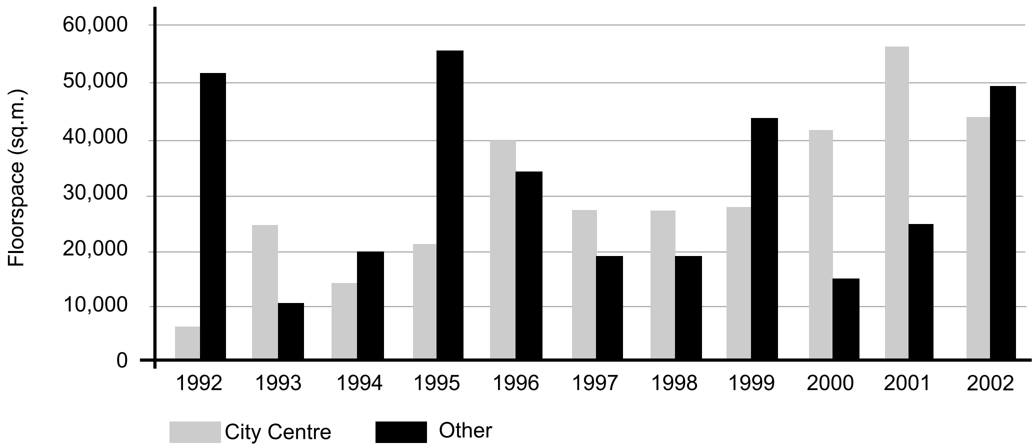


Source: Ryden.

Notes: Available office floorspace excludes property under construction or undergoing refurbishment at any date, but does include Class 4 business units comprising a majority of office floorspace. Take-up figures exclude pre-let property.

3.13 Floorspace completions continued to increase with completions in Edinburgh averaging 68,000 sq.m. per year (Fig. 3.5) from 1995 to 2002.

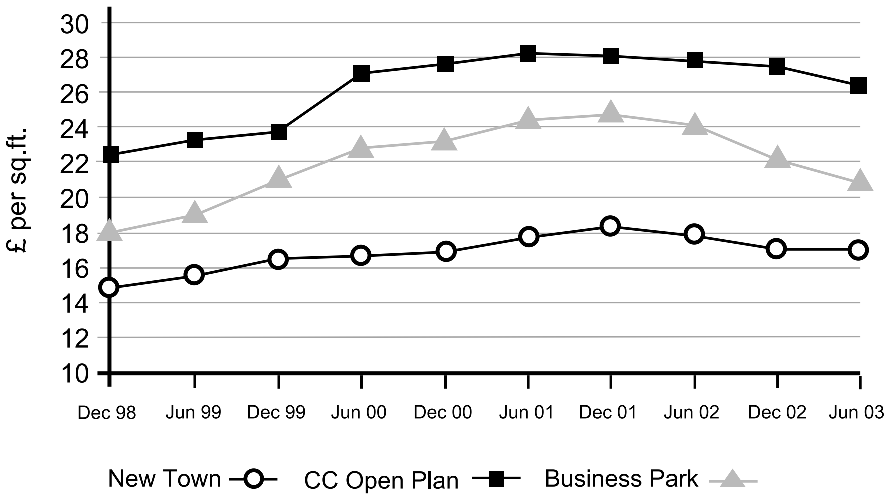
Figure 3.5: Office Floorspace Completed in the City of Edinburgh 1992 - 2002



Note: Floorspace completion figures for 1997 and 1998 are not available separately. Figures for 1997-98 period have been divided equally to yield a figure for each year.

3.14 Over the last 10-year period, annual take-up levels have fluctuated, averaging at nearly 78,000 sq.m. 2003 saw a reversal of the recent trend of decline.

Figure 3.7: Average Office Rental Values in the City of Edinburgh



Source: RICS.

3.15 The decline in average rental values slowed during the 2002/2003 period.

Office Supply in Livingston

3.16 Interest in Livingston's office supply remains strong with total completions in 2002 reaching the same high levels as previous years. Recent office market studies suggest that an adequate supply of available office space is being maintained successfully.

4 TRANSPORT & INFRASTRUCTURE

4.1 The Action Plan and its Schedules have been updated and are available as a supplementary publication. Due to the short timescale since original publication, there are few changes identified.

4.2 The changes include:

Schedule 1 – Indicative Programme for Local Plan Adoption

- *North East Edinburgh Local Plan Alteration adopted January 2004 (1 year slippage)*
- *Midlothian Local Plan Review adoption expected 2006/2007 (1 year slippage)*
- *West Lothian Local Plan PLI 2005 (1 year slippage)*.

Schedule 2 – Strategic Transport Investment Proposals

- *E3 City-Cameron Toll-New Royal Infirmary and beyond timing 2013 (1 year slippage)*
- *E6 South Suburban Loop timing reduced from medium/long term to medium*
- *E12 North Edinburgh Bus Corridors Improvements slipped from short to medium term*
- *E14 Bus priority and cycle walking networks changed timing to short-long term*
- *E16 Edinburgh Airport Road Links timing reduced to medium term*
- *WL6 A801 Avon Gorge medium term timing introduced.*

Schedule 3 – Key Development-Related Actions and Investments

- *South-East Wedge public transport links included in short to long term programme*

4.3 An issue has arisen in respect of the provision of infrastructure. Scottish Water is unable to advise whether there is sufficient capacity in the water supply and sewerage networks and facilities to serve the potential development expected to meet the requirements of the new Structure Plan. It is unlikely that its investment programme will be sufficient to support the development strategy for the Lothians as the current funding emphasis is on improving quality rather than supporting new development.

5 RETAILING

5.1 Only limited information is available for monitoring retail trends on a regular basis across the Lothians as a whole. Although a great deal of data is available relating to retail floorspace and consumer spending patterns, because this is gleaned through expensive surveys the information tends to be intermittent in nature and focus on specific areas within the Lothians. Similarly, retail capacity studies have been undertaken which project future supply and demand across the region, but these are not annual and (so far) have been instigated by Edinburgh, without agreement from the landward Councils. The latest published retail capacity study relates to 1999, but consultants are expected to produce an updated version for publication later in 2005.

5.2 One aspect which can be monitored on a reasonably consistent basis across the Lothians is the scale and type of retail development, in terms of its compliance with the 'sequential approach', i.e. whether or not it is in or attached to town centres. To a large extent this is information which is returned annually to the Scottish Executive for their Retail Development Survey.

5.3 However, some details are needed which do not form part of the published data, and this must be obtained at source from the individual local authorities. For example, the sequential classification needs to be expanded to include other major retail locations which are not town centres (as listed in schedule 6.2 in the structure plan). Furthermore, the published returns only analyse sequential compliance in terms of planning consents. This needs to be expanded to look at applications and completions (i.e. new openings), and the extent to which these are located in town centres or other locations preferred by structure plan policy.

5.4 The following table and graphs show the location of new development on an annual basis for 1998 to 2002, in terms of the sequential classification. Unfortunately the information is only available after a considerable time lapse, and 2002 is the latest year for which data is currently available. It should be noted that the figures relate to 'new' events in a particular year – i.e. new applications received, new planning consents awarded and new developments opened for trading. They are not cumulative. Because the figures for individual years may be heavily influenced by one or two individual developments, it may be wise to look at the aggregate figures for a number of years to discern the overall trends.

5.5 The table shows that over the 5 year period 1998-2002 some 47% of consented retail floorspace (121,200 sq.m. gross) was in or on the edge of recognised town centres. Most of the remaining 134,700 sq.m. was in retail parks and large shopping malls (included in schedule 6.2 in the structure plan). Clearly, there is continuing pressure for development outwith town centres, with the majority of new applications in 2001 and 2002 falling in this category.

5.6 New consents in 2001 and 2002 were also heavily weighted to out-of-centre locations, with the majority of space being not only outwith town centres but also outwith the other existing strategic shopping locations. However, this can be explained by a number of approvals for large food stores either in areas of population growth or areas of recognised deficiency. In most cases these facilities are (or will be) part of a local shopping centre. Structure plan policies are supportive of new development in these circumstances (policy RET 5).

Table 5.1: Retail Developments in Edinburgh and the Lothians 1998 - 2002

	Applications →				Consents →				Started trading →			
	Town Centre	Edge of Centre	Sch 6.2 Shop Ctr	Else-where	Town Centre	Edge of Centre	Sch 6.2 Shop Ctr	Else-where	Town Centre	Edge of Centre	Sch 6.2 Shop Ctr	Else-where
1998	n/a	n/a	n/a	n/a	23,000	9,000	n/a	42,000	n/a	n/a	n/a	n/a
1999	n/a	n/a	n/a	n/a	11,000	6,000	n/a	48,000	n/a	n/a	n/a	n/a
2000	n/a	n/a	n/a	n/a	62,000	500	n/a	8,000	n/a	n/a	n/a	n/a
2001	6,763	1,858	24,484	17,392	1,252	1,858	5,342	15,679	2,565	500	21,366	3,300
2002	0	21,416	16,300	5,564	4,713	1,836	1,330	14,361	25,773	1,836	8,601	0
01 + 02	6,763	23,274	40,784	22,956	5,965	3,694	6,672	30,040	28,338	2,336	29,967	3,300

Note: *All figures are sq.m. gross floorspace, and are based on applications for 1,000 sq.m. of retailing or larger. The figures cover all types of retailing, including shopping centres, superstores and retail warehouses. The year refers to the date when an application was lodged or granted consent, or when a development opened for trading.*

Figure 5.1: Retail Planning Consents 1998 - 2002

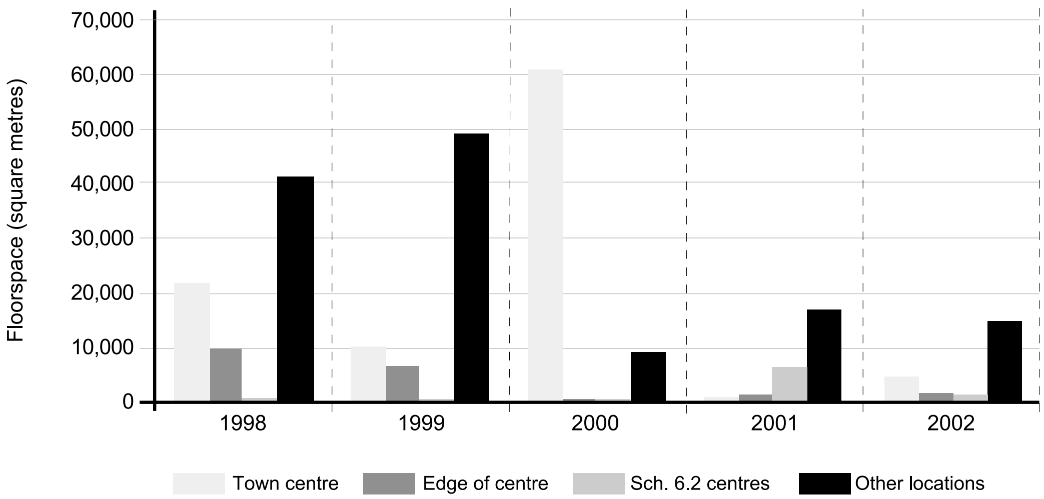


Figure 5.2: Retail Planning Applications 2001 - 2002

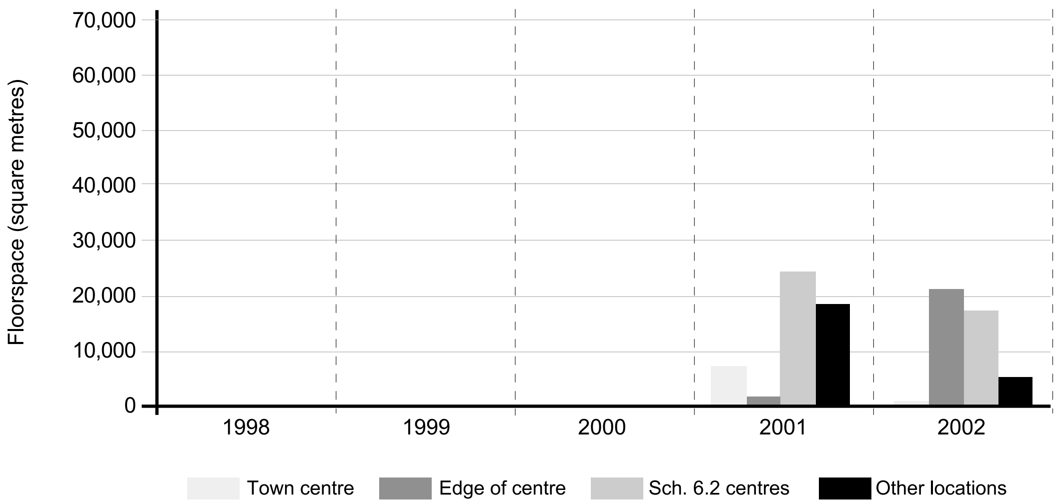
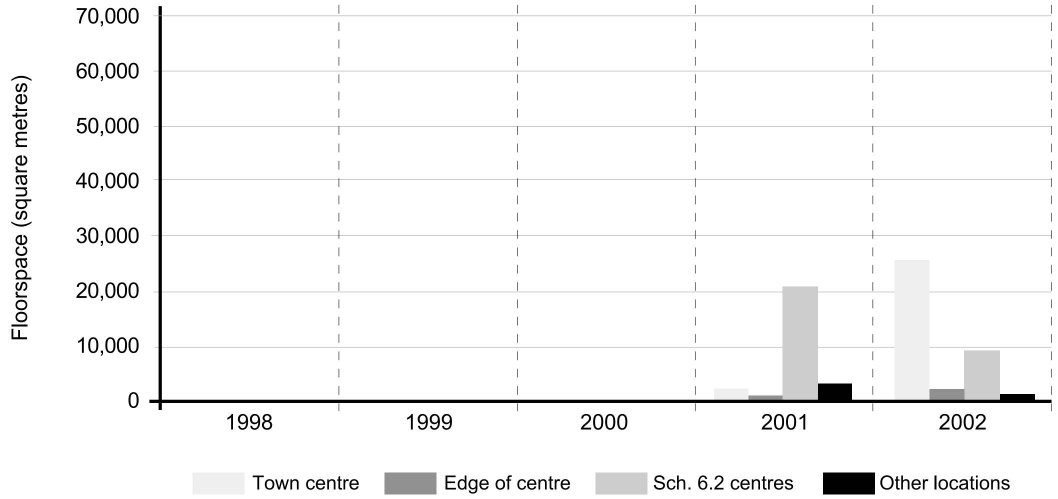


Figure 5.3: Retail Planning Openings 2001 - 2002



6 SUSTAINABILITY INDICATORS

6.1 The sustainability indicators shown below can be monitored within existing resources to assess whether the implementation of the strategy and policies of the Structure Plan meet sustainability objectives.

6.2 There is potential to introduce other sustainability indicators, which is currently being investigated. Such monitoring, however, is likely to have resource implications and requires further consideration.

Table 6.1: Sustainability Indicators

STRUCTURE PLAN INDICATOR	STRUCTURE PLAN STRATEGIC AIM	COMMENT
Housing		
1) Housing on previously developed land (no. of units)	Promoting a more inclusive society	Monitored through Housing Land Audit
2) Affordable housing in new developments (no. of units)	Promoting a more inclusive society	Being monitored by all authorities
Economic Development		
3) Take up of employment land (ha)	Maintaining and Enhancing Economic Competitiveness	Monitored as Employment Land. Consider 'strategic'and local sites.
Transport		
4) Major public transport investment (£)	Integrating Land Use and Transport	Annual monitoring exercise undertaken by all Councils
5) Core path network completed/upgraded (km)	Integrating Land Use and Transport	Being monitored by all authorities
6) Length new cycleways provided (km)	Integrating Land Use and Transport	Being monitored by all authorities
Retail/Leisure		
7) Retail proposals in town centres as opposed to other locations (%)	Integrating Land Use and Transport/Promoting a more inclusive society	Already underway as part of SP BL Monitoring Exercise
Environment		
8) Amount of Vacant and Derelict Land (ha)	Protecting and enhancing the natural and built environment	Currently monitored through Vacant and Derelict Land Survey
9) Net loss of Green Belt (ha)	Protecting and enhancing the natural and built environment	Require system to be set up to monitor planning applications
10) Buildings at risk (no.)	Protecting and enhancing the natural and built environment	Currently monitored by all Councils
11) Contaminated Land (ha)	Protecting and enhancing the natural and built environment	Currently monitored by all Councils
12) Planning consents for renewable energy projects (no.)	Protecting and enhancing the natural and built environment	Monitoring system required but feasible

green belt economy land supply transport jobs housing

east lothian edinburgh midlothian west lothian

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