

PERTH and KINROSS
EMPLOYMENT LAND AUDIT 2005

Produced by
PERTH & KINROSS COUNCIL
Planning & Transportation



Perth & Kinross Council, Planning & Transportation
Pullar House, 35 Kinnoull Street, PERTH, PH1 5GD

USEFUL CONTACTS

Survey data, general information

Mrs Rachael Grist

tel: 01738 475381

e-mail: EmploymentLandAudit@pkc.gov.uk

For detailed area information on:-

- **Eastern Area**

Mrs Esther Rogers-Nicoll

tel: 01738 475380

e-mail: EasternLocalPlan@pkc.gov.uk

- **Highland Area**

Mr Ron Moody

tel: 01738 475387

e-mail: HighlandLocalPlan@pkc.gov.uk

- **Kinross Area**

Mrs Brenda Murray

tel: 01738 475343

e-mail: KinrossLocalPlan@pkc.gov.uk

- **Perth Area**

Mr Ron Moody

tel: 01738 475387

e-mail: PerthLocalPlan@pkc.gov.uk

- **Strathearn Area**

Ms Katrina McWilliam

tel: 01738 475386

e-mail: StrathearnLocalPlan@pkc.gov.uk

LOCAL PLAN PROGRESS

Eastern Area Local Plan

Adopted November 1998

Draft Plan published August 2005

Highland Area Local Plan

Adopted November 2000

Kinross Area Local Plan

Adopted July 2004

Perth Local Plan

Amalgamation of Perth Central Area and Perth Area Local Plan

Draft Plan published December 2004

Strathearn Area Local Plan

Adopted May 2001

CONTENTS	Page
Useful Contacts	2
1. Introduction	
1.1. Purpose of Audit	4
2. Background	
2.1. Scottish Planning Policy	4
2.2. Perth and Kinross Structure Plan	5
2.3. Perth and Kinross Local Plans and Map	5 & 6
3. Employment Land Audit 2005	
3.1. Preparation of Audit	7
3.2. Monitoring Arrangements	7
3.3. Consultation	8
3.4. Employment Land Supply	8
3.5. Employment Land Supply Summary	9
3.6. Detailed Information	10
Appendix 1 Glossary of Terms and Abbreviations	11
Appendix 2 Employment Land Supply in Perth and Kinross	13
Appendix 3 Local Plan Employment Land Supply	16
<ul style="list-style-type: none"> • Eastern Planning Area <ul style="list-style-type: none"> ○ Alyth ○ Blairgowrie and Rattray ○ Coupar Angus • Highland Planning Area <ul style="list-style-type: none"> ○ Aberfeldy ○ Landward ○ Pitlochry • Kinross Planning Area <ul style="list-style-type: none"> ○ Kinross ○ Milnathort ○ Landward • Perth Planning Area <ul style="list-style-type: none"> ○ Landward ○ Perth City • Strathearn Planning Area <ul style="list-style-type: none"> ○ Auchterarder ○ Crieff ○ Landward 	
Appendix 4 Employment Site Location Maps	34

1. INTRODUCTION

1.1 Purpose of Audit

The Perth and Kinross Employment Land Audit is a central source document highlighting all employment land for business and industrial use within Perth & Kinross. This includes both supply and availability.

It forms an important basis for monitoring and reviewing policies and proposals included in the Structure and Local Plans. In addition it helps to identify areas where further analysis and investigation (e.g. contamination studies) are required.

The information that is held will be of interest to Companies, Developers and other Organisations with a requirement for, or an interest in, employment land in Perth and Kinross.

The information is presented in summary form at Council level and individual site detail at Local Plan level. Maps showing site locations are also included.

This is the first of what is to be an annual audit.

2. BACKGROUND

Scottish Planning Policy, the Perth and Kinross Structure Plan and Local Plan Policy all provide the context for the provision of employment land within Perth and Kinross.

2.1 Scottish Planning Policy

Scottish Planning Policy (SPP) 2: Economic Development, published in November 2002, sets out the Scottish Executive's planning policy for economic development.

SPP2 states the following:

- Planning Authorities should ensure that existing and proposed business locations are sustainable and competitive, provide choice for a diverse range of economic developments and are consistent with other policies.
- Provision should be made for special sites and development in small towns and rural areas.
- The location of economic development should take account of access to services and be located in the most sustainable location for the particular type of use.
- Long term planning should identify areas for re-use and re-development.

SPP2 also states that Development Plans should maintain a supply of sites offering a choice of size, location and environmental amenity, and which allow flexibility for market uncertainty. Allocated sites should be regularly reviewed

taking account of their marketability. Marketable land should be provided in sufficient quantity and quality to meet the diverse range of industrial, business and commercial requirements, including the growth and expansion of indigenous firms.

2.2 Perth and Kinross Structure Plan

The Perth & Kinross Structure Plan, approved in June 2003 by Scottish Ministers, seeks to promote the sustainable development of Perth and Kinross and give broad strategic land planning guidance to 2020.

It states that Local Plans shall seek to ensure that a 5 year supply of marketable land, in each category (business and industrial), is available and maintained at all times.

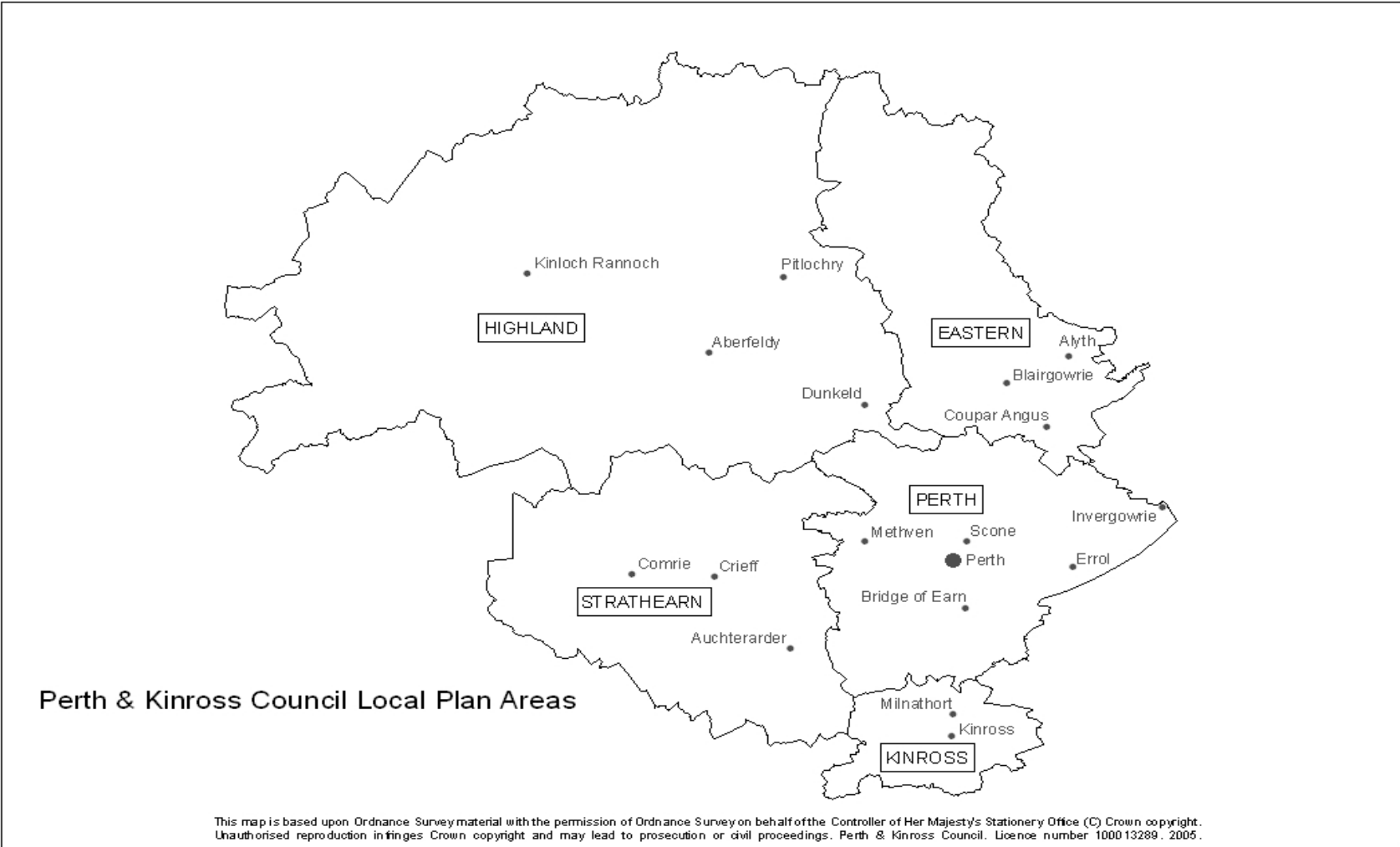
2.3 Perth and Kinross Local Plans

New employment land allocations in Perth & Kinross, required to meet business demand and sustain the economy, are identified in six Local Plans:

- Eastern (draft) 2005
- Highland (adopted) 2000
- Kinross (adopted) 2004
- Perth (draft) 2004
- Strathearn (adopted) 2001

The Local Plan areas can be seen in detail below.

This audit contains details of opportunity sites as well as employment land sites zoned within each of the local plans. New employment land sites allocated in the Perth and Eastern Draft Local Plans have been included in this audit. Their status, unlike those in the other Local Plans, may be uncertain as they are currently the subject of Local Plan consultations. Consequently, until the Draft Plan becomes Finalised, these sites are considered to be constrained, rather than marketable employment land.



3. EMPLOYMENT LAND AUDIT 2005

3.1 Preparation of Audit

This audit has been prepared from information gathered from Local Plans and through the monitoring of planning approvals. In addition individual site inspections were carried out over the summer of 2005 and full details were recorded.

Employment land site details recorded for the purposes of this audit are as follows:

- Reference number – unique to employment land sites
- Location and address
- Status
- Local Plan reference number
- Size, including the undeveloped, constrained, marketable and immediately available areas
- Comments, including constraints

The information is provided in this document at both Perth & Kinross Council level and Local Plan level. A summary of the employment land supply in Perth and Kinross can be seen in *Appendix 2 – Employment Land Supply in Perth & Kinross*. Additional detail for each of the employment land sites can be seen in *Appendix 3 – Local Plan Employment Land Supply*.

The site status indicates whether a site is under construction, if it is partially developed, whether it has planning consent, or is identified in a Draft, Finalised or Adopted Local Plan. Where sites have planning consent, the type is noted i.e. detailed or outline. If consent has been granted, but expired, this is also stated.

If a site has no entry in the Local Plan reference column, it is generally referred to as a windfall site.

Full details of individual employment land sites, including; ownership and tenure; planning applications; site history; proposed use class uses and site photographs, can be viewed on request via the author of this document.

The base date for the published data is **September 2005**. All figures are given in hectares and are gross areas, unless otherwise stated.

3.2 Monitoring Arrangements

Employment land information will be kept up to date throughout the year, with the monitoring of planning applications. This will be complimented by annual site inspections. Future audits will therefore provide full details of the take up of employment land, as well as details of employment land lost to other uses.

Future year's publications will also contain detailed trend analysis.

3.3 Consultation

This Employment Land Audit is subject to consultation with various internal and external parties. A list of Consultees can be found in *Appendix 2*.

3.4 Employment Land Supply

Several categories of employment land supply are identified in the audit. These include the following:

Total Employment Land Supply: This includes all land (undeveloped and subsequently developed or under construction) that has been zoned for business / industrial / general employment use in the latest Draft, Finalised or Adopted Local Plans.

Any land that has undergone development to date (2%), has done so following site identification in 2004 (no audit was released in 2004).

The development status of a site is listed in the 'Site Status' column, which can be found in *Appendix 3 – Local Plan Employment Land Supply*. As this is the first Employment Land Audit, development rates / land take up will be available by Local Plan area from 2006 onwards.

Established Employment Land Supply: This includes all undeveloped land - including constrained and unconstrained sites - that is allocated for business / industrial / employment use in Draft, Finalised or Adopted Local Plans. It may also include land not identified in the Local Plans that has a valid and secure planning status.

Constrained Land Supply: This includes land with planning constraints (or no planning permission), ownership issues (e.g. multiple ownership / unwilling sellers) or land with insufficient infrastructure provision etc. This category includes much of the land that has been identified for employment uses, that is not marketable i.e. it is considered to be non-effective.

Marketable (Effective) Land Supply: This is land which meets business requirements, is identified in a Finalised or Adopted Local Plan, has a secure planning status (it has either outline planning permission or detailed consent or there are no known barriers to gaining consent), can be serviced or serviceable (i.e. will be free of constraints) within 5 years, and is consistent with policy in NPPG 17: Transport and Planning.

If a site does not meet these criteria then it is not included as marketable land. Land is deemed to be available, even if planning permission has been granted, until physical construction commences. In reality, however, land, is likely to be unavailable to other developers and interested parties prior to physical development. This is more difficult to monitor.

It is the responsibility of Perth & Kinross Council to ensure that an adequate supply of marketable land is available, throughout the Local Plan Areas, in accordance with the Structure Plan.

Immediately Available Land Supply: This is Marketable Land that has planning permission, is serviced and has no other major constraints to immediate development.

3.5 Employment Land Supply Summary

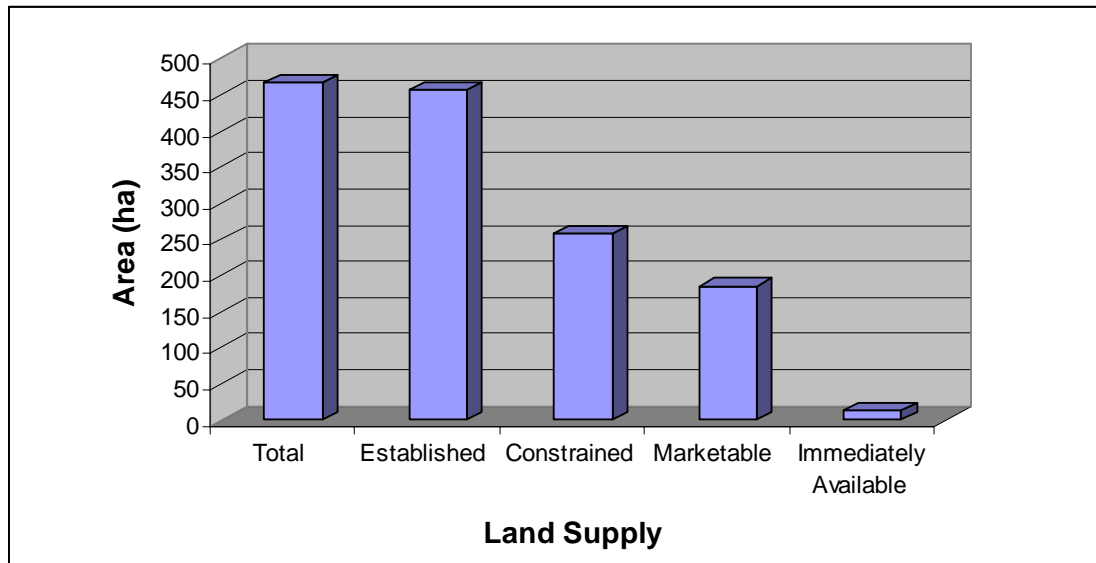
A summary of employment land supply is shown below in *Figures 1 and 2*.

Figure 1 – Perth and Kinross Employment Land Supply Summary 2005 (gross areas in hectares)

Employment / Local Plan Area	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Eastern	29.3	27.5	17.8	7.4	2.3
Highland	26.0	23.8	10.2	11.3	2.3
Kinross	18.5	17.0	15.5	1.5	0.0
Perth	369.6	365.5	197.2	159.6	8.6
Strathearn	24.1	22.2	16.7	5.5	0.0
TOTAL	467.5	455.9	257.3	185.4	13.2

2% of the total employment land supply has been developed (or is under construction) since the site was originally identified in 2004.

Figure 2 – Perth and Kinross Employment Land Supply 2005



3.6 Detailed Information

A Glossary and list of abbreviations used in this Audit can be found in *Appendix 1 – Glossary of Terms and Abbreviations*.

Detailed information on established, constrained, marketable and immediately available employment land supply is reproduced in full in *Appendices 3 and 4*.

Location maps for each of the Employment Land Supply sites can be found in *Appendix 5 – Employment Land Supply – Location Maps*. Ordnance Survey mapping included within this audit has been used, as a backdrop, to display Perth and Kinross Council information. It has been provided by Perth and Kinross Council under licence from the Ordnance Survey, in order to fulfil its public function to publicise the supply of employment land and should not be used for any other purpose. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping for their own use.

APPENDIX 1

GLOSSARY of TERMS and ABBREVIATIONS

Area: Site Area (gross) in hectares. Site areas, in all cases are approximate, and are only intended as a guide.

Brownfield Sites: Land / sites which have previously been developed, or used for some purpose that has ceased. They may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary, where further intensification of use is considered acceptable. Private and public gardens, sports and recreation grounds, woodlands and amenity open space are excluded.

Constrained Area: Area of land with planning constraints (or no planning permission), ownership issues (e.g. multiple ownership / unwilling sellers) or land with insufficient infrastructure provision etc. This category includes much of the land that has been identified for employment uses, that is not marketable i.e. it is considered to be non-effective.

Effective Land Supply: The part of the established employment land supply that is expected to be free of development constraints in the period under consideration. It will therefore be available for construction / development.

Employment Land: This includes land zoned for general industrial and business / office use, storage and distribution uses, business parks and specialist technology parks, including research and development uses. In the main this comprises Classes 4, 5 and 6 of the 1997 Town and Country Planning (Use Classes) (Scotland) Order, but is not exclusive to these uses. It does not include land zoned for retail purposes or buildings (that are vacant but not derelict), although there is scope in the future to include vacant premises.

Employment Land Audit: An annual mechanism for monitoring the employment land supply and identifying sites within the established land supply that are expected to be effective within the period under consideration.

Established Area: This is the area of undeveloped land, including constrained and unconstrained sites, that is allocated for business / industrial / employment use in Draft, Finalised or Adopted Local Plans. It may also include land not identified in the Local Plans that has a valid and secure planning status.

Exp: Expired planning consent. Planning consent expires after 3 years for outline planning permission and 5 years for detailed consent.

Gross Area: This refers to the total area (in hectares) within the boundary of the site and includes allocation for roads, landscaping etc.

Imm Avail Area: Area of immediately available land supply - in hectares

Immediately Available Area: This is the area of Marketable Land that has planning permission, is serviced and has no other major constraints to immediate development.

LP Ref: The reference used in the latest Local Plan, if applicable.

Local Plan Inset Boundary: As used in the latest (Draft, Finalised or Approved) Local Plan.

Marketable (Effective) Area: This is the area of land which meets business requirements, is identified in a finalised or adopted local plan, has a secure planning status (it has either outline planning permission or detailed consent or there are no known barriers to gaining consent), can be serviced or serviceable (i.e. will be free of constraints) within 5 years, and is consistent with policy in NPPG 17: Transport and Planning.

Population: This refers to the settlement population as at 29th April 2001 (Census night).

Serviced: The provision of roads and public utilities, including water, electricity and sewage.

Site Ref: Unique reference for each employment site

Total Area: This is the total employment land supply area (undeveloped and subsequently developed or under construction) that has been zoned for business / industrial / general employment use in the latest Draft, Finalised or Adopted Local Plans. Any land that has undergone development to date, has done so following site identification in 2004.

Undeveloped Land: A site is considered to be undeveloped, but available, until physical construction is underway.

Windfall: This term relates to the identification (and subsequent development) of employment land at sites not allocated for employment use in Local Plans.

APPENDIX 2

LIST OF CONSULTEES

The following were invited to take part in the consultation process:

Algo Blairgowrie Ltd
Bell Ingram
Bidwells
Calders
Castlecroft Securities Ltd
CKD Galbraith
Condies
D M Hall & Son
F G Burnett
Frank Knight
Graham & Sibbald
GVA Grimley
Hardies
Hatrick Bruce Ltd
Irvinggeddes W S
J & E Shepherd
JL Anderson
Jones Lang LaSalle
Kilmartin Property Group
Miller Hendry
Montagu Evans
Morris Leslie Ltd
Ryden
Savills
Scottish Enterprise Tayside
Smiths Gore
Thorntons W S

APPENDIX 3

EMPLOYMENT LAND SUPPLY IN PERTH and KINROSS

**– Established, Constrained, Marketable and Immediately
Available Areas**

(as at September 2005)

Perth and Kinross Local Plan Employment Sites - Summary

Local Plan Area: Eastern

Settlement	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Alyth	2.47	2.47	2.47	0.00	0.00
Blairgowrie and Rattray	16.56	14.71	11.11	1.28	2.32
Coupar Angus	10.27	10.27	4.17	6.10	0.00
Total Area	29.30	27.45	17.75	7.38	2.32

Local Plan Area: Highland

Settlement	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Aberfeldy	2.44	2.26	0.00	0.00	2.26
Acharn (Landward)	0.47	0.47	0.47	0.00	0.00
Blair Atholl (Landward)	2.10	2.10	1.59	0.51	0.00
Bruar / Pitagowan (Landward)	2.10	0.00	0.00	0.00	0.00
Kenmore (Landward)	0.55	0.55	0.55	0.00	0.00
Murthly/Gellyburn (Landward)	0.71	0.71	0.71	0.00	0.00
Pitlochry	17.66	17.66	6.86	10.80	0.00
Total Area	26.03	23.75	10.18	11.31	2.26

Local Plan Area: Kinross

Settlement	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Kinross	10.60	9.19	7.70	1.49	0.00
Milnathort	5.26	5.26	5.26	0.00	0.00
Powmill (Landward)	1.89	1.85	1.85	0.00	0.00
Rumbling Bridge (Landward)	0.70	0.70	0.70	0.00	0.00
Total Area	18.45	17.00	15.51	1.49	0.00

Local Plan Area: Perth

Settlement	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Almondbank/Pitcairngreen (Landward)	4.76	4.76	4.76	0.00	0.00
Bankfoot (Landward)	0.48	0.48	0.48	0.00	0.00
Bridge of Earn (Landward)	18.00	18.00	18.00	0.00	0.00
Burrelton/Woodside (Landward)	0.50	0.50	0.50	0.00	0.00
Errol (Landward)	7.00	7.00	7.00	0.00	0.00
Forgandenny (Landward)	0.80	0.80	0.80	0.00	0.00

Glenfarg (Landward)	69.00	69.00	0.00	69.00	0.00
Inchmichael (Landward)	13.02	13.02	2.72	10.30	0.00
Inchture (Landward)	3.60	3.60	3.60	0.00	0.00
Invergowrie/Kingoodie (Landward)	52.00	52.00	0.00	52.00	0.00
Kinrossie (Landward)	0.60	0.60	0.60	0.00	0.00
Perth City	187.50	183.33	146.39	28.34	8.60
Scone (Landward)	12.12	12.12	12.12	0.00	0.00
Stanley (Landward)	0.26	0.26	0.26	0.00	0.00
Total Area	369.64	365.47	197.23	159.64	8.60

Local Plan Area: Strathearn

Settlement	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Aberuthven (Landward)	2.08	2.08	2.08	0.00	0.00
Auchterarder	8.37	8.37	8.37	0.00	0.00
Blackford (Landward)	8.10	6.20	6.20	0.00	0.00
Comrie (Landward)	0.50	0.50	0.00	0.50	0.00
Crieff	5.03	5.03	0.00	5.03	0.00
Total Area	24.08	22.18	16.65	5.53	0.00
PERTH and KINROSS TOTAL	455.85	467.50	257.32	185.35	13.18

APPENDIX 4

LOCAL PLAN EMPLOYMENT LAND SUPPLY

(as at September 2005)

Perth and Kinross Local Plan Employment Sites - Summary

Local Plan Area: Eastern

Settlement: Alyth

Population: 2301

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eEAA001	Mornity Industrial Estate	Airlie Street	Adopted Local Plan Site	AE1	0.47	0.47	0.47	0.00	0.00	Constraints - Drainage and Ownership. No business / industrial development planning applications received for this site since 1998. Adjacent to existing business. Vacant Land.
eEAA070	Former Sawmill	Bamff Road	Adopted Local Plan Site	AO1	1.00	1.00	1.00	0.00	0.00	Constraints - Drainage and Contamination. New site in draft local plan identified as a mixed use development (housing and associated workspaces). Brownfield site. No business / industrial development planning applications received for this site. Derelict Land & Buildings.
eEAA119	Mornity West	Behind Health Centre	New Draft Local Plan Site	AE2	1.00	1.00	1.00	0.00	0.00	Constraints - Drainage and Draft Local Plan site, subject to public consultation. This site will be released for employment generating uses, subject to demand. No business / industrial development planning applications received for this site.
Settlement Employment Land Area (ha)					2.47	2.47	2.47	0.00	0.00	

Settlement: Blairgowrie and Rattray

Population: 8441

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eEAB002	Welton Road Industrial Estate	Signal Box Road (south)	Under Construction	No unique ref	0.61	0.00	0.00	0.00	0.00	Constraints - None known. Site subject to development activity. The planning application stretches across this site and eEAB003. No longer Derelict Land & Buildings. Relocation of roads depot / vehicle garage from northern to southern end of industrial estate.
eEAB003	Welton Road Industrial Estate	Signal Box Road (north)	Under Construction	No unique ref	0.94	0.00	0.00	0.00	0.00	Constraints - None. Development is underway - erection of salt dome / relocation of roads depot. The planning application stretches across this site and eEAB002. No longer Derelict land.
eEAB004	Erchtside Works	Haugh Road	Adopted Local Plan Site	BO1	1.28	1.28	0.00	1.28	0.00	Constraints - Contamination. Part of a larger opportunity site (BO1) in the Local Plan. Mixed use development, comprising housing, with a minimum of 40% to be employment generating. Planning for mixed use development has been refused. Derelict Land.

eEAB005	Welton Road	Skirmie Park (north)	Site Partially Developed	No unique ref	0.50	0.20	0.00	0.00	0.20	Constraints - None known. Development of industrial unit on part of the site is complete. Only remaining section (0.2ha) is Vacant Land.
eEAB007	Welton Road Extension	Skirmie Park (south)	Detailed Consent	BE1	11.00	11.00	8.88	0.00	2.12	Constraints - Contamination. This site encompasses the southern section of Skirmie Park (currently being cleared and made ready for development - service road is in place) and additional agricultural land, to form a phased extension. Southern section is newly identified in the draft Local Plan. Access through existing industrial estate, initially with provision of a new link road to Coupar Angus in the long term. No longer vacant buildings (although there may be another section of vacant buildings along the road).
eEAB118	Westfield Farm	Rattray	New Draft Local Plan Site	BO2	2.23	2.23	2.23	0.00	0.00	Constraints - Contamination, Access and Draft Local Plan site, subject to public consultation. Brownfield opportunity site (previously a pig farm) newly identified in draft local plan. Employment generating uses to occupy a minimum of 25% of the site. Now derelict land and buildings. No planning applications have been received on this site.

Settlement Employment Land Area (ha)	16.56	14.71	11.11	1.28	2.32
---	--------------	--------------	--------------	-------------	-------------

Settlement: Coupar Angus

Population: 2190

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eEAC006	Candlehouse Lane	Candlehouse Lane / A94	Adopted Local Plan Site	CE1	0.32	0.32	0.32	0.00	0.00	Constraints - Drainage. No business / industrial planning applications received for this area. Adjacent to newly constructed health centre. Site immediately available but no drainage capacity. Archaeological investigation required to establish acceptability of development. Vacant Land.
eEAC008	Grampian Foods	Perth Road	Detailed Consent	CE3	6.10	6.10	0.00	6.10	0.00	Constraints - Drainage. Planning consent has been granted for a factory extension to Grampian Foods, which is one of the largest employers in the area. Factory extension is due to create 300 new jobs.
eEAC116	Abbey Wall East	Off Candlehouse Lane	New Draft Local Plan Site	CE3	1.96	1.96	1.96	0.00	0.00	Constraints - Drainage and Draft Local Plan site, subject to public consultation. Site will be released in a phased manner. Access through existing industrial estate. No business / industrial planning applications received. Archaeological investigation and flood risk assessment reqd.
eEAC117	Old Railway Station site	Nortel Forfar Road	Adopted Local Plan Site	CO1	1.89	1.89	1.89	0.00	0.00	Constraints - Drainage and Contamination. Opportunity site for employment generating uses. Noise assessment and access improvements required to facilitate the first section of the new connection to the Dundee Road. All planning applications to date have been refused. Derelict Land.

Settlement Employment Land Area (ha)	10.27	10.27	4.17	6.10	0.00
---	--------------	--------------	-------------	-------------	-------------

Local Plan Total Employment Land Area (ha)	29.30	27.45	17.75	7.38	2.32
---	--------------	--------------	--------------	-------------	-------------

Local Plan Area: Highland

Settlement: Aberfeldy

Population: 1895

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eHIA009	Breadalbane Terrace	A827	Site Partially Developed	No unique ref	1.16	0.98	0.00	0.00	0.98	Constraints - Drainage. Brownfield site with pp (04/01601/FUL) for small section (bottom RHS) - Development is now almost complete (bungalow conversion into offices is underway - conversion of warehouse into small industrial units / workshops is complete). Much of the rest of the site has been sublet and is in use, but there is scope for further development.
eHIL121	Croftnamuick	Camserney	Detailed Consent	None	1.28	1.28	0.00	0.00	1.28	Constraints - None known. Site has been cleared ready for work to start, so planning consent will be active. However, owner has bought an alternative site from the Council in Aberfeldy (Breadalbane Terrace) and is unlikely to continue development at this site.
Settlement Employment Land Area (ha)					2.44	2.26	0.00	0.00	2.26	

Settlement: Acharn (Landward)

Population: 50

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eHIL010	Manufactory	Off main road	Adopted Local Plan Site	O5	0.47	0.47	0.47	0.00	0.00	Constraints - Drainage. No demand / interest in developing site for past 20 years - may in future be removed from the local plan. No business / industrial development planning applications received for this site. Planting required at east of site.
Settlement Employment Land Area (ha)					0.47	0.47	0.47	0.00	0.00	

Settlement: Blair Atholl (Landward)

Population: 475

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eHIL012	Blair Atholl Sawmill Yard (front)	B8079	Adopted Local Plan Site	No unique ref	0.51	0.51	0.00	0.51	0.00	Constraints - Drainage. Surrounded by existing employment land - new industrial units, roads depot and sawmill yard. No business / industrial development planning applications received for this site, although a sign states that they are taking reservations for Phase V (jamie@tulliemet.com). PP (04/01428/FUL) received for erection of extension to existing industrial units, located next to existing units.

eHIL016	Goods Yard	Station Road	Adopted Local Plan Site	O9	0.71	0.71	0.71	0.00	0.00	Constraints - Drainage and Contamination. Could be used for affordable housing. No business / industrial development planning applications received for this site. Derelict Land.
---------	------------	--------------	-------------------------	----	------	------	------	------	------	---

Settlement Employment Land Area (ha)	0.71	0.71	0.71	0.00	0.00
---	-------------	-------------	-------------	-------------	-------------

Settlement: Pitlochry

Population: 2564

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eHIP017	Armoury Area	Armoury Road / Ferry Road	Detailed Consent	O2	13.00	13.00	3.00	10.00	0.00	Constraints - Access, Topography, Drainage and some areas of Contamination. PP for medical centre, care home and community hospital. This will take up all of the area with development potential. There are no development proposals / planning applications for the western section of this site (3ha).
eHIP018	Dundarrach	Perth Road	Adopted Local Plan Site	O3	3.86	3.86	3.86	0.00	0.00	Constraints - Access, Ownership and Drainage. Currently an open field. Various constraints will need to be overcome. No business / industrial development planning applications received for this site.
eHIP019	Stack Yard	Foss Road	Detailed Consent	O4	0.80	0.80	0.00	0.80	0.00	Constraints - Drainage. PP for 2 industrial units (like those in Blair Atholl). Very good access to A9 but must be suitably screened. Vacant Land - previously used as a material storage / site hut area during construction of A9. Restrictions on businesses that may create a lot of traffic at the junction with the A9.
Settlement Employment Land Area (ha)					17.66	17.66	6.86	10.80	0.00	
Local Plan Total Employment Land Area (ha)					26.03	23.75	10.18	11.31	2.26	

Local Plan Area: Kinross

Settlement: Kinross

Population: 4681

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eKIK020	Bridgend West	Clashburn Road	Site Partially Under Construction	11	2.90	1.49	0.00	1.49	0.00	Constraints - Contamination, Ownership and Drainage. Some of the site is under construction (1.41ha - David Sands Head Office and Distribution Centre) and is therefore no longer available for further development. Requires provision of proposed link road from the north. Derelict Land.
eKIK112	Bridgend East	Station Road	Planning Consent Awaiting a Decision	12	7.70	7.70	7.70	0.00	0.00	Constraints - Drainage, Access and Contamination. Currently agricultural land. No business / industrial development planning applications have been received for this area although PP (FUL) has been received for houses on the northern section. GS Brown own the land to the north and have applied to build houses on the northern tip of this site, to replace land that PKC want to build a park and ride on. Derelict Land.
Settlement Employment Land Area (ha)					10.60	9.19	7.70	1.49	0.00	

Settlement: Milnathort

Population: 1738

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eKIK021	Ladeside Yard	Stirling Road	Adopted Local Plan Site	16	4.60	4.60	4.60	0.00	0.00	Constraints - Drainage, Access, Ownership and Contamination. Existing access through yard to Websters Building Supplies and Forth Wines. Currently rough open land. One planning application (03/00110/FUL) received for corner of site, adjacent to existing industrial units. Open space.
eKIK113	Old Station	Auld Mart Business Park	Detailed Consent	15	0.66	0.66	0.66	0.00	0.00	Constraints - Drainage, Ownership and Contamination. Planning permission for residential houses on eastern section refused in 2003. Derelict buildings have been removed from back of site. Derelict Land.
Settlement Employment Land Area (ha)					5.26	5.26	5.26	0.00	0.00	

Settlement: Powmill (Landward)

Population: 249

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
----------	-----------	---------	-------------	--------	-----------------	-----------------------	-----------------------	----------------------	---------------------	----------

Local Plan Area: Perth

Settlement: Almondbank/Pitcairngreen (Landward)

Population: 1364

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
ePEL090	Dalcrue Industrial Estate	Dalcrue	New Draft Local Plan Site	LA2	2.95	2.95	2.95	0.00	0.00	Constraints - Drainage, Contamination, Access and Draft Local Plan site, subject to public consultation. Dalcrue has attracted a significant number of small specialist employment uses (scrap yards & car repair operations). Scope for further expansion. Many of the buildings look close to dereliction - used to be a government storage area. Area includes a building that has recently been demolished. No business / industrial planning applications have been received for this site.
ePEL094	Cromwellpark	Off Bridgeton Brae	New Draft Local Plan Site	V1	0.61	0.61	0.61	0.00	0.00	Constraints - Drainage, Access and Draft Local Plan site, subject to public consultation. Not a very prominent site. No business / industrial planning applications have been received for this site.
ePEL095	West Cromwellpark	Off Bridgeton Brae	New Draft Local Plan Site	V2	1.20	1.20	1.20	0.00	0.00	Constraints - Drainage, Access and Draft Local Plan site, subject to public consultation. Adjacent to new Salmon Hatchery building. Tucked away location. No business / industrial planning applications have been received for site (except erection of a security fence).
Settlement Employment Land Area (ha)					4.76	4.76	4.76	0.00	0.00	

Settlement: Bankfoot (Landward)

Population: 1136

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
ePEL024	Barnsbrae	B867	Adopted Local Plan Site	V3	0.48	0.48	0.48	0.00	0.00	Constraints - Drainage. Adjacent to housing and an existing business (located between the burn and the A9). No business / industrial development planning applications have been received for this site.
Settlement Employment Land Area (ha)					0.48	0.48	0.48	0.00	0.00	

Settlement: Bridge of Earn (Landward)

Population: 2330

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
----------	-----------	---------	-------------	--------	-----------------	-----------------------	-----------------------	----------------------	---------------------	----------

Settlement: Forgardenny (Landward)**Population: 676**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
ePEL099	Eastfield	B935	New Draft Local Plan Site	V7	0.80	0.80	0.80	0.00	0.00	Constraints - Drainage and Draft Local Plan site, subject to public consultation. Adjacent to existing employment land on edge of village. Long term opportunity. No business / industrial planning applications have been received for this site.
Settlement Employment Land Area (ha)					0.80	0.80	0.80	0.00	0.00	

Settlement: Glenfarg (Landward)**Population: 616**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
ePEL089	Binn Farm	Off A912	Detailed Consent	LA1	69.00	69.00	0.00	69.00	0.00	Constraints - Drainage. Major Landfill site, with considerable scope for a wider variety of recycling and waste operations. Short term phasing. Various business / industrial planning applications have been received.
Settlement Employment Land Area (ha)					69.00	69.00	0.00	69.00	0.00	

Settlement: Inchmichael (Landward)**Population: 50**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
ePEL026	Horn Farm (west)	A90 Slip Road	Outline Planning Permission	LA8	10.30	10.30	0.00	10.30	0.00	Constraints - None known. PP (outline) for roadside services, although this is looking unlikely to be developed. Good visibility and access to A90 and flyover. An application (which was subsequently withdrawn) was made for a new settlement covering this area (00/00118/OUT). Short Term phasing. There is potential for other employment uses, if not developed as roadside services, subject to traffic and landscape impact.
ePEL086	East Inchmichael	A958	New Draft Local Plan Site	LA9	0.50	0.50	0.50	0.00	0.00	Constraints - Draft Local Plan site, subject to public consultation. Long Term development opportunity - possible extension to existing businesses (Cairn Mhor winery and shed manufacturer). Uses to be compatible with proximity of residential property. Access improvements required by developer. No business / industrial planning applications have been received for this site.

ePEP038	Inveralmond Motormile	North of Chrysler & Smart Showroom	In Use Temporarily	Motor mile	0.86	0.86	0.86	0.00	0.00	Constraints - Temporarily in use. Has received planning permission for temporary use - this will prevent short term development by other parties. At northern end of motormile (most has now been developed), next to Chrysler Jeep and Smart showroom. Previous planning applications for hotel complexes etc have been refused (00/01172/OUT).
ePEP039	Broxden Farm	West of proposed Calyx National	Adopted Local Plan Site	P11	3.54	3.54	0.00	3.54	0.00	Constraints - Contamination. Adjacent to recently developed Travelodge, Brewers Fayre, MacDonalds, Park and Ride etc. May not develop further onto this site. Short term opportunity tied in with PP 04/01500/OUT for Calyx National Garden etc but unlikely to be developed as part of this application.
ePEP041	Hillside Hospital	Dundee Road	Adopted Local Plan Site	P15	1.70	1.70	1.70	0.00	0.00	Constraints - Ownership, Topography and Contamination. Brownfield site. Preferred use is hotel and / or conference centre, although no recent planning applications have been received on this site. Short term development opportunity. Derelict land and buildings.
ePEP042	Newton Farm	Crieff Road	Adopted Local Plan Site	P10	6.10	6.10	6.10	0.00	0.00	Constraints - Topography, Contamination and Access. Short term development opportunity. The one planning application received (in 1997) on this site was withdrawn. There have been no further applications. A transport assessment will be required.
ePEP043	Tayview Industrial Estate	Perth Harbour	Adopted Local Plan Site	P14	4.30	4.30	4.30	0.00	0.00	Constraints - Contamination, Access and Topography. Long term development opportunity. A previous building at the front of the site has been demolished - this will allow access onto the road. Derelict Land.
ePEP067	Mains of Huntingtower	Huntingtower	New Draft Local Plan Site	P9	29.30	29.30	29.30	0.00	0.00	Constraints - Access and Draft Local Plan site, subject to public consultation. Long term development opportunity. Requires new access and landscaping at the front, along Crieff Road. Transport assessment required. The landowners are seeking the inclusion of an extended area for a wider range of mixed uses, within the Finalised Local Plan. No business / industrial planning applications have been received for this site. Outside adopted LP settlement boundary.
ePEP104	Former Car Showroom	Glasgow Road / Riggs Road	Under Construction	P1	1.60	0.00	0.00	0.00	0.00	Constraints - Contamination. Brownfield Site. Short term re-development opportunity of former garage, which could include an element of affordable housing. Site previously owned by MacRae & Dick but sold on to developers. Latest application (June 2005) is for a class 1 retail unit - Lidl want to relocate from across the road and sell their old site for housing. Previously derelict land and buildings.
ePEP105	Railway Land	Edinburgh Road / Manson Terrace	New Draft Local Plan Site	P2	1.90	1.90	1.90	0.00	0.00	Constraints - Contamination, Access and Draft Local Plan site, subject to public consultation. Short term development opportunity with difficult access from the harbour. Unlikely to be developed in the short term. No business / industrial planning applications have been received for this site. Derelict land.
ePEP106	Goods Yard	Tulloch Road	New Draft Local Plan Site	P3	10.90	10.90	10.90	0.00	0.00	Constraints - Access, Contamination, Ownership and Draft Local Plan site, subject to public consultation. Site currently in use by owners (railway) but scheduled as a long term development. No business / industrial planning applications have been received for this site.
ePEP107	Dewar's	Inveralmond	Site Partially Developed	P6	5.50	4.20	0.00	0.00	4.20	Constraints - Contamination. Short term development opportunity. Industrial unit for Oxoid Ltd has been built. Remainder of site is serviced but, as yet, undeveloped. Site is adjacent to new housing with a gap in the middle zoned for 41 affordable houses (05/00855/FUL). Area east of Oxoid premises is a balancing lake and can't be built on. Derelict Land.

Local Plan Area: Strathearn

Settlement: Aberuthven (Landward)

Population:

225

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eSTL046	Aberuthven Enterprise Park	Maiden Planes Place	Adopted Local Plan Site	O4a	0.30	0.30	0.30	0.00	0.00	Constraints - Drainage. Small site behind recently built office block. Access road in place, linking adjacent eSTL047. No business / industrial development planning applications received for this site.
eSTL047	Aberuthven Enterprise Park	Main Road	Detailed Consent	O4b	1.78	1.78	1.78	0.00	0.00	Constraints - Drainage embargo. Site is suitable for longer term high quality business and industrial uses - planning permission has been granted for 15 industrial units (1 built). For sale -1000m sq serviced plots for business use (01764 662079).
Settlement Employment Land Area (ha)					2.08	2.08	2.08	0.00	0.00	

Settlement: Auchterarder

Population:

3945

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eSTA048	Strathearn House (west)	A824 / A9	Adopted Local Plan Site	ED1	1.39	1.39	1.39	0.00	0.00	Constraints - Drainage, Access and Cost. Ploughed agricultural land bounded by the A9 and A824. No sale boards. No business / industrial development planning applications have been received for this site.
eSTA050	Pow Hillock	A824	Adopted Local Plan Site	ED2	4.00	4.00	4.00	0.00	0.00	Constraints - Drainage and Ownership. Development of this northern edge (Townhead Farm) of Auchterarder will be determined through a Master Plan. This includes phased development of approx 800 houses and associated employment land. To date, no business / industrial planning applications have been received for this site.
eSTA066	Strathearn House (east)	A824 / A9	Adopted Local Plan Site	ED1	2.98	2.98	2.98	0.00	0.00	Constraints - Drainage, Access and Cost. No business / industrial development planning applications received for this site. PP (03/02152/FUL) for 6 houses between eSTA066 and eSTA048, at Strathearn House, refused on 18.03.2004.
Settlement Employment Land Area (ha)					8.37	8.37	8.37	0.00	0.00	

Settlement: Blackford (Landward)**Population: 556**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eSTL054	Highland Spring	Stirling Street	Adopted Local Plan Site	O6	6.20	6.20	6.20	0.00	0.00	Constraints - Drainage. East of Highland Spring factory. PP for new warehouse? - no ref on Uniform. May be reserved for Highland Spring factory expansion. No business / industrial development planning applications have been received for this site.
eSTL079	Tullibardine Distillery	Moray Street / Stirling Street	Development Complete	O5	1.90	0.00	0.00	0.00	0.00	Tourist/visitor centre and retail units complete, although many of the units are still to be let. Applications received for farm shop and children's play area. No space for developments other than those associated with the visitors centre.
Settlement Employment Land Area (ha)					8.10	6.20	6.20	0.00	0.00	

Settlement: Comrie (Landward)**Population: 1839**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eSTL059	West of Tomperran Farm	A85	Detailed Consent	O7	0.50	0.50	0.00	0.50	0.00	Constraints - None known. Currently agricultural land - fields. Adjacent to existing office accommodation (03/01952/FUL refused to change office into coffee shop). PP for architects office on northern section of the site.
Settlement Employment Land Area (ha)					0.50	0.50	0.00	0.50	0.00	

Settlement: Crieff**Population: 6579**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Established Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Imm Avail Area (ha)	Comments
eSTC060	Halley's Yard	Bridgend Industrial (central)	Adopted Local Plan Site	No unique ref	1.24	1.24	0.00	1.24	0.00	Constraints - Contamination and Drainage. Brownfield site. Derelict Land and two buildings, one of which is used occasionally.
eSTC061	Bridgend Industrial (west)	Muthill Road	Detailed Consent	ED3	3.11	3.11	0.00	3.11	0.00	Constraints - Drainage. Currently agricultural land - untended fields. Identified as an option for a supermarket site (although no planning application as yet).

eSTC062	Bridgend Industrial (east)	Muthill Road	Adopted Local Plan Site	No unique ref	0.68	0.68	0.00	0.68	0.00	Constraints - Drainage. Untended vacant land opposite Crieff Visitors Centre. No planning applications received on this site since 1997 (97/00235/FUL)
---------	----------------------------	--------------	-------------------------	---------------	------	------	------	------	------	--

Settlement Employment Land Area (ha)					5.03	5.03	0.00	5.03	0.00	
---	--	--	--	--	-------------	-------------	-------------	-------------	-------------	--

Local Plan Total Employment Land Area (ha)					24.08	22.18	16.65	5.53	0.00	
---	--	--	--	--	--------------	--------------	--------------	-------------	-------------	--
