

EMPLOYMENT LAND AUDIT 2009



**Perth and Kinross Council
The Environment Service
August 2009**

CONTACTS

For detailed area information on:-

- **Eastern Area** Esther Rogers-Nicoll
tel: 01738 475380
E-mail: EasternLocalPlan@pkc.gov.uk
- **Highland Area** Julie Robertson
tel: 01738 475371
E-mail: HighlandLocalPlan@pkc.gov.uk
- **Kinross Area** Euan McLaughlin
tel: 01738 475381
E-mail: KinrossLocalPlan@pkc.gov.uk
- **Perth Area** Ron Moody
tel: 01738 475387
E-mail: PerthLocalPlan@pkc.gov.uk
- **Strathearn Area** Ciara Duffy
tel: 01738 475389
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 (Perth Central Area Local Plan adopted 1997 and Perth Area Local Plan adopted 1997)
Strathearn Area Local Plan	Adopted May 2001

CONTENTS Page

Contacts 2

1. Introduction

1.1. Purpose of the Audit 6

2. Background

2.1. Scottish Planning Policy 6

2.2. The Perth and Kinross Structure Plan 7

2.3. Perth and Kinross Local Plans 8

3. Employment Land Audit 2009

3.1. Preparation of the Audit 10

3.2. Monitoring Arrangements 11

3.3. Employment Land Supply 12

3.4. Employment Land Supply Summary Figures 14

3.5. Employment Land Site Location Maps 16

APPENDICES

Appendix 1 Glossary of Terms and Abbreviations

Appendix 2 Perth and Kinross Employment Sites -
Local Plan Area Summary

Appendix 3 Perth and Kinross Employment Sites -
by Local Plan Area and Settlement

Appendix 4 Employment Land Sites - Location Maps

1. INTRODUCTION

1.1 Purpose of the Audit

The Perth and Kinross Employment Land Audit is an annual document which provides information on the supply and availability of employment land for business and industrial use within the Perth and Kinross Council area.

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 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 the level of Local Plan and council area and also at individual site level within each Local Plan area. Maps of the employment land sites are also presented.

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 2 (SPP2): 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 The Perth and Kinross Structure Plan

The Perth and 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 for the years 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.

Strategic Development Plans

A new planning system for development plans, as a consequence of the Planning etc (Scotland) Act 2006, came into force January 2009. This has seen the removal of the requirement to prepare structure plans. Perth & Kinross Council, working with Angus, Dundee and Fife Councils have been required to prepare joint Strategic Development Plans (SDPs). The new Strategic Development Plan will encompass most of Perth and Kinross and, with the pre existing Structure and Local Plan, will set the development framework for Perth and Kinross.

An analysis of current business land activity, market demand for economic land and emerging employment land supply will be undertaken during SDP process.

2.3 Perth and Kinross Local Plans

New employment land allocations in Perth and Kinross, required to meet business demand and sustain the economy, are identified in the existing five adopted Local Plan areas. This audit contains details of opportunity sites as well as employment land sites zoned within each of the current adopted Local Plans.

With the introduction of the new Planning System a new Local Development Plan for Perth and Kinross is currently being prepared which will consolidate the existing five Local Plan areas into one Local Development Plan. These changes will not affect the current Employment Land Audit, until the new Local Development Plan has been adopted.

Figure 1: Planning Areas in Perth and Kinross



© Crown copyright. All rights reserved. Perth & Kinross Council. Licence number 100013289. 2008.



Scale:
Kilometers
0 2.5 5 10 15 20



3. EMPLOYMENT LAND AUDIT 2009

3.1 Preparation of the Audit

This audit has been prepared from information provided in the Local Plans and through the monitoring of planning application approvals.

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 and current planning permissions

A Glossary and list of abbreviations used in this Audit can be found in Appendix 1, Glossary of Terms and Abbreviations. Summary information about employment land availability in Perth and Kinross at Local Plan level is presented in Appendix 2, Perth and Kinross Employment Sites - Local Plan Area Summary. Information for each of the employment land sites is presented in Appendix 3, Perth and Kinross Employment Sites by Local Plan Area and Settlement.

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 of consent is noted as either 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 referred to as a windfall site.

The base date for the published data is August 2009. All figures are given in hectares and are gross areas, unless otherwise stated.

3.2 Monitoring Arrangements

Employment land information is updated through the monitoring of planning applications. This is complimented by stakeholder consultation, cross reference to related land use assessments (e.g. Scottish Vacant and Derelict Land Survey, Housing Land Audit) and targeted site inspections. This Employment Land Audit is subject to consultation with various internal and external parties.

3.3 Employment Land Supply

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

Total Area: 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 Plan.

Any land that has undergone development to date, 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.

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

Marketable Area: 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 (that is it will be free of constraints) within 2 -5 years, and
- is consistent with policy in National Planning Policy Guidelines 17: Transport and Planning.

Immediately Available: 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),
- Is currently serviced (that is free of constraints)

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.

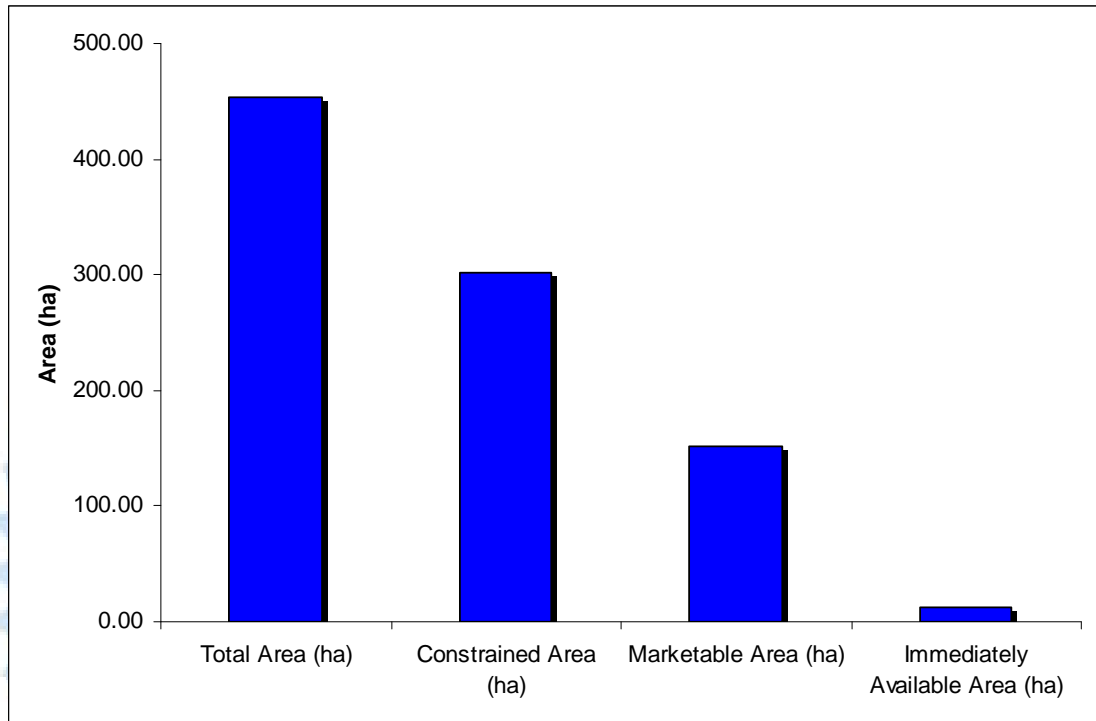
3.4 Employment Land Supply Summary Figures

A summary of employment land supply by Local Plan area is shown below in Table 1 and by category for Perth and Kinross in Figure 2. The current total employment land area in Perth and Kinross is **453.83** hectares.

Table 1: Perth and Kinross Employment Land Supply Audit Summary 2009 by Local Plan Area and Site Category

Local Plan Area:	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Eastern	27.46	19.03	11.99	0.11
Highland	24.2	13.24	0	1.27
Kinross	17.4	13.05	0.7	1.22
Perth	364.13	242.58	132.92	8.95
Strathearn	20.64	13.33	6.06	0.3
PERTH and KINROSS TOTAL	453.83	301.23	151.67	11.85

Figure 2: Perth and Kinross Employment Land Supply Audit Summary 2009 by site category



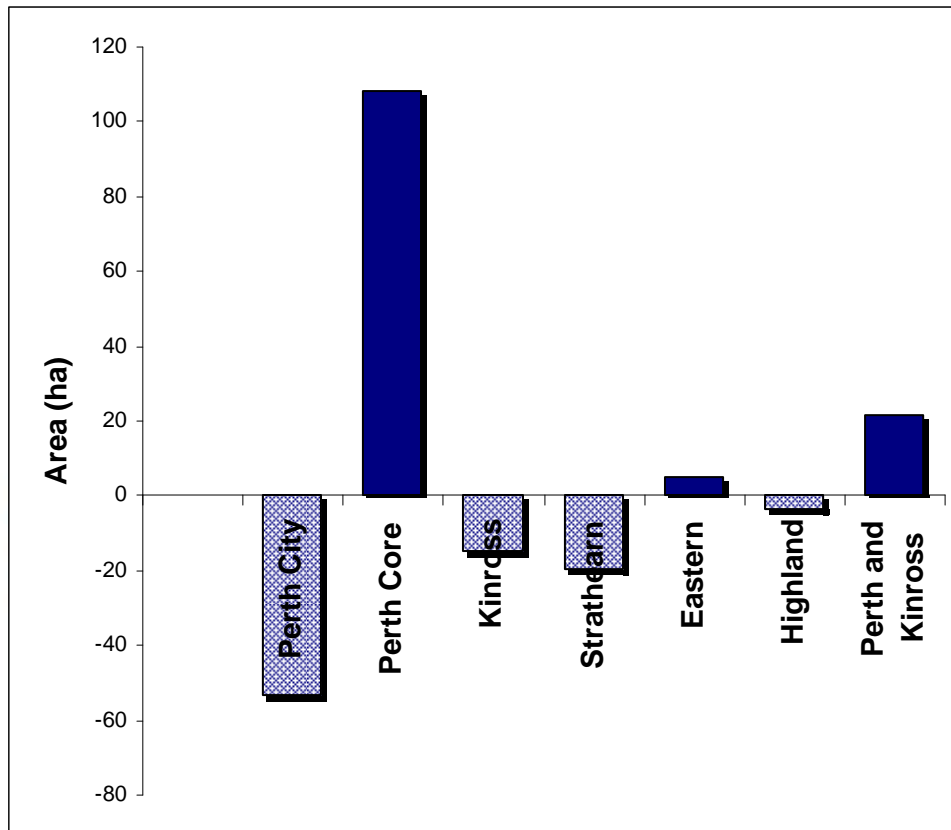
Perth and Kinross Council seek to ensure that an adequate supply of marketable land is available within the Local Plan Areas, in accordance with the five year supply of marketable land as defined in the 2003 Perth and Kinross Structure Plan. Throughout Perth and Kinross the total supply of marketable and immediately available land from the 2009 Employment Land Audit (163.53 ha) exceeds the five year marketable land supply defined in the 2003 Perth and Kinross Structure Plan (142 ha) by almost 22 ha. However, the majority of marketable employment land is located in the Perth Core area. There is a shortage of marketable land in Perth City, and to a lesser extent in Kinross, Strathearn and Highland Planning Areas (Table 2, Figure 3). **Only 11.85 ha (3%) of the total employment land has been identified as immediately available or serviced business land.**

Table 2. Perth and Kinross Business and Industrial land supply from the 2003 Structure Plan in relation to the Marketable and Immediate Area defined in the 2009 Employment Land Audit

Planning Area	Projected 5 Year Marketable Supply(ha)	Actual Supply(ha)	Deficit/Surplus (ha)
	(2003 Structure Plan)	(2009 Employment Land Audit)	
Perth City	86	32.57	-53.43
Perth Core	1.2	109.30	108.10
Kinross	16.6	1.92	-14.68
Strathearn	26	6.36	-19.64
Eastern	7	12.10	5.10
Highland	5	1.27	-3.73
Perth and Kinross	141.8	163.52	21.72



Figure 3. Deficit and Surplus of Marketable Area defined in the 2009 Employment Land Audit in relation to Business and Industrial land supply from the 2003 Structure Plan



3.5 Employment Land Sites - Location Maps

Location maps for each of the Employment Land Supply sites can be found in Appendix 4 – Employment Land Sites - 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 that Perth and Kinross Council can fulfil its public function to publicise the availability of employment land. The mapping should not be used for any other purpose and persons viewing this mapping should contact the Ordnance Survey for advice if they wish to licence Ordnance Survey mapping for their own use.

APPENDIX 1: Glossary of Terms and Abbreviations



Glossary of Terms and Abbreviations and list of consultees

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 (for example, multiple ownership or unwilling sellers) or land with insufficient infrastructure provision. 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.

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.

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

Local Plan Inset Boundary: The settlement 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 (such as 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 from the 2001 Census.

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.





Perth and Kinross Local Plan Employment Sites - Summary

Local Plan Area: Eastern

Settlement	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Alyth	2.47	2.47	0.00	0.00
Blairstown and Rattray	14.72	12.39	2.12	0.11
Coupar Angus	10.27	4.17	9.87	0.00
Total Area	27.46	19.03	11.99	0.11

Local Plan Area: Highland

Settlement	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Aberfeldy	2.24	1.28	0.00	0.00
Acharn (Landward)	0.47	0.47	0.00	0.00
Blair Atholl (Landward)	2.10	2.10	0.00	0.00
Kenmore (Landward)	0.55	0.55	0.00	0.00
Murthly/Gellyburn (Landward)	0.71	0.71	0.00	0.00
Pitlochry	18.13	8.13	0.00	1.27
Total Area	24.20	13.24	0.00	1.27

Local Plan Area: Kinross

Settlement	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Kinross	9.55	5.90	0.00	1.22
Milnathort	5.26	5.26	0.00	0.00
Powmill (Landward)	1.89	1.89	0.00	0.00
Rumpling Bridge (Landward)	0.70	0.00	0.70	0.00
Total Area	17.40	13.05	0.70	1.22

Local Plan Area: Perth

Settlement	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Almondbank/Pitcairngreen (Landward)	4.76	2.96	0.00	0.00
Bankfoot (Landward)	0.48	0.48	0.00	0.00
Bridge of Earn (Landward)	18.00	18.00	0.00	0.00
Burrelton/Woodside (Landward)	0.50	0.50	0.00	0.00
Errol (Landward)	7.00	7.00	0.00	0.00
Forgandenny (Landward)	0.80	0.80	0.00	0.00
Glenfarg (Landward)	69.00	47.00	47.00	0.00

Inchmichael (Landward)	13.02	2.72	10.30	0.00
Inchture (Landward)	3.60	3.60	0.00	0.00
Invergowrie/Kingoodie (Landward)	52.00	0.00	52.00	0.00
Kinrossie (Landward)	0.60	0.60	0.00	0.00
Perth City	181.99	146.54	23.62	8.95
Scone (Landward)	12.12	12.12	0.00	0.00
Stanley (Landward)	0.26	0.26	0.00	0.00
Total Area	364.13	242.58	132.92	8.95

Local Plan Area: Strathearn

Settlement	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediately Available Area (ha)
Aberuthven (Landward)	2.08	0.30	1.19	0.00
Auchterarder	8.37	8.37	0.00	0.00
Blackford (Landward)	4.66	4.66	0.00	0.00
Comrie (Landward)	0.50	0.00	0.00	0.30
Crieff	5.03	0.00	4.87	0.00
Total Area	20.64	13.33	6.06	0.30
PERTH and KINROSS TOTAL	453.83	301.23	151.67	11.85

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)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eEAA001	Mornity Industrial Estate	Airlie Street	Adopted Local Plan Site		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, although starting to look derelict and very overgrown.
eEAA070	Former Sawmill	Bamff Road	Adopted Local Plan Site	AO1	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	0.00	0.00	Constraints - None known. There are no current applications for the site situated behind Alyth Health Centre, which is currently an open field.
Settlement Employment Land Area (ha)					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)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eEAB004	Erichtside Works	Hugh Road	Adopted Local Plan Site	BO1	1.28	1.28	0.00	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. Appeal in progress for residential development, site is also derelict land (402).
eEAB005	Skirmie Park (north)	Welton Road	Detailed Consent	Windfall	0.21	0.00	0.00	0.11	Constraints - None known. Development of industrial unit on part of the site is complete. Only remaining section (0.11ha) is Vacant Land.
eEAB007	Skirmie Park (south)	Welton Road (Extension)	Adopted Local Plan Site	BE1	11.00	8.88	2.12	0.00	Constraints - Contamination. This site encompasses the southern section of Skirmie Park 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	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)	14.72	12.39	2.12	0.11
---	--------------	--------------	-------------	-------------

Settlement: Coupar Angus

Population: 2190

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eEAC006	Candlehouse Lane	Candlehouse Lane / A94	Adopted Local Plan Site	CE1	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. Very overgrown. Vacant Land.
eEAC008	Grampian Foods	Perth Road	Detailed Consent	CE3	6.10	0.00	6.02	0.00	Constraints - Drainage - may be resolved by developing private drainage? Planning consent had been granted for a factory extension to Grampian Foods, which is one of the largest employers in the area. However existing employment site currently has no Planning Permission.
eEAC116	Abbey Wall East	Off Candlehouse Lane	New Draft Local Plan Site	CE3	1.96	1.96	1.96	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 required.
eEAC117	Old Railway Station site	Nortel Forfar Road	Detailed Consent	CO1	1.89	1.89	1.89	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. Site has current planning permission for 10 houses and new road (06/00203/FUL) with an additional application pending (05/02157/FUL). Site has been cleared but no sign of development.

Settlement Employment Land Area (ha)	10.27	4.17	9.87	0.00
---	--------------	-------------	-------------	-------------

Local Plan Total Employment Land Area (ha)	27.46	19.03	11.99	0.11
---	--------------	--------------	--------------	-------------

Local Plan Area: Highland

Settlement: Aberfeldy

Population: 1895

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eHIA009	Breadalbane Terrace	Dunkeld Road	Development Complete	windfall	0.96	0.00	0.00	0.00	All of site appears to be in use, mainly by Grieve Groundworks who run their main depot from here following the approved PP (05/02184/FUL).
eHIL121	Croftnamuick	Camserney	Detailed Consent (exp)	Windfall	1.28	1.28	0.00	0.00	Constraints - Contamination. Site was cleared ready for work to start, so planning consent will be active. Owner operates from an alternative site from the Council in Aberfeldy (Breadalbane Terrace), however site is being used for storage and some activity is evident, but no physical infrastructure has been erected.
Settlement Employment Land Area (ha)					2.24	1.28	0.00	0.00	

Settlement: Acharn (Landward)

Population: 50

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eHIL010	Manufactory	Off main road	Adopted Local Plan Site	O5	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	0.00	0.00	

Settlement: Blair Atholl (Landward)

Population: 475

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eHIL012	Blair Atholl Sawmill Yard (front)	B8079	Adopted Local Plan Site	Windfall	0.51	0.51	0.00	0.00	Constraints - Drainage and likely contamination. 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@tullimet.com).

eHIL013	Goods Yard	Off Ford Road	Adopted Local O6 Plan Site		1.20	1.20	0.00	0.00	Constraints - Drainage, Contamination and Access. Old railway goods yard. Narrow section will be difficult to develop / won't sustain a large development. No business / industrial development planning applications received for this site. There is a new access point allowing access to the widest section.
eHIL115	Blair Atholl Sawmill Yard (rear)	B8079	Adopted Local Windfal Plan Site	I	0.39	0.39	0.00	0.00	Constraints - Drainage and likely contamination. Located at the rear of area currently used as a sawmill yard. Currently being used to store the logs. Potential for further development.

Settlement Employment Land Area (ha) **2.10** **2.10** **0.00** **0.00**

Settlement: Kenmore (Landward)

Population: 62

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eHIL015	Croft na Caber	Next to and behind Hotel car park	Adopted Local O8 Plan Site		0.55	0.55	0.00	0.00	Constraints - Drainage. Currently agricultural land (fields). Adjacent to existing hotel car park. PP pending for a commercial and leisure development (08/01577/FUL).

Settlement Employment Land Area (ha) **0.55** **0.55** **0.00** **0.00**

Settlement: Murthly/Gellyburn (Landward)

Population: 395

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eHIL016	Goods Yard	Station Road	Adopted Local O9 Plan Site		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** **0.00** **0.00**

Settlement: Pitlochry

Population: 2564

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
----------	-----------	---------	-------------	--------	-----------------	-----------------------	----------------------	---------------------	----------

eHIP017	Armoury Area	Armoury Road / Ferry Road	Development Complete	O2	13.00	3.00	0.00	0.00	Constraints - Access, Topography, Drainage and some areas of Contamination. Medical centre, care home and community hospital complete which has taken up all of the area with development potential. There are no development proposals / planning applications for the western section of this site (3ha). This part of the site is considerably restricted due to woods, poor access and topography.
eHIP018	Dundarrach	Perth Road	Adopted Local Plan Site	O3	3.86	3.86	0.00	0.00	Constraints - Access, Ownership and Drainage. Currently an open field. Approximately 50% of the site is affected by the 1 in 100 year flood event. No business / industrial development planning applications received for this site.
eHIP019	Stack Yard	Foss Road	Detailed Consent	O4	1.27	1.27	0.00	1.27	Constraints - Drainage and impending development of 2nd unit. Development of 1st industrial unit is complete and site boundary redrawn. Very good access to A9 but must be suitably screened. Previously used as a material storage during construction of A9. Restrictions on businesses that may create a lot of traffic at the junction with the A9. 2 current applications on Plots 5 and 6, but so far remain undeveloped.

Settlement Employment Land Area (ha)	18.13	8.13	0.00	1.27
---	--------------	-------------	-------------	-------------

Local Plan Total Employment Land Area (ha)	24.20	13.24	0.00	1.27
---	--------------	--------------	-------------	-------------

Local Plan Area: Kinross

Settlement: Kinross

Population: 4681

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eKIK020	Bridgend West	Clashburn Road	Adopted Local Plan Site	I1	1.85	0.00	0.00	1.22	Constraints - Contamination, Ownership and Drainage. Requires provision of proposed link road from the north. Two developments have taken place in the south of the site making 0.63 Ha of the site unavailable for development (07/01295/FUL and 07/01571/FUL) with Permission granted on a 0.48 Ha space to the rear of the site (09/00592/FUL).
eKIK112	Bridgend East	Station Road	Development Complete	I2	7.70	5.90	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 approved for houses on the northern section. GS Brown own the land to the north and have built houses on the tip of this site, to replace land that PKC want to build a park and ride on. Derelict Land (1012).
Settlement Employment Land Area (ha)					9.55	5.90	0.00	1.22	

Settlement: Milnathort

Population: 1738

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eKIK021	Ladeside Yard	Stirling Road	Detailed Consent	I6	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 for 5 industrial units (04/02400/FUL) adjacent to emp land. Open space.
eKIK113	Auld Mart Business Park	Auld Mart Road	Planning Consent Awaiting a Decision	I5	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	0.00	0.00	

Settlement: Powmill (Landward)

Population: 249

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate 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)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEL090	Dalcrue Industrial Park	Dalcrue	New Draft Local Plan Site	LA2	2.95	1.15	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. 1.8 ha (east) of site approved and developed in 01/2008
ePEL094	Cromwellpark	Off Bridgeton Brae	New Draft Local Plan Site	V1	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	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	2.96	0.00	0.00	

Settlement: Bankfoot (Landward)

Population: 1136

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEL024	Barnsbrae	B867	Planning Consent Awaiting a Decision	V3	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	0.00	0.00	

Settlement: Bridge of Earn (Landward)

Population: 2330

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
----------	-----------	---------	-------------	--------	-----------------	-----------------------	----------------------	---------------------	----------

Settlement Employment Land Area (ha)	7.00	7.00	0.00	0.00
---	-------------	-------------	-------------	-------------

Settlement: Forgardenny (Landward)

Population: 676

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEL099	Eastfield	B935	New Draft Local Plan Site	V7	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	0.00	0.00
---	-------------	-------------	-------------	-------------

Settlement: Glenfarg (Landward)

Population: 616

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEL089	Binn Farm	Off A912	Detailed Consent	LA1	69.00	47.00	47.00	0.00	Constraints - Drainage, Ownership. Major Landfill site which has been developed into an 'eco park' established in April '09 (www.binnecopark.com). The park focuses on industry in waste resource management, renewable energy production and food production. Therefore, future business development on this site is constrained to these sectors.

Settlement Employment Land Area (ha)	69.00	47.00	47.00	0.00
---	--------------	--------------	--------------	-------------

Settlement: Inchmichael (Landward)

Population: 50

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEL026	Horn Farm (west)	A90 Slip Road	Outline Planning Permission	LA8	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	0.00	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.

ePEL087	South Inchmichael	A958	New Draft Local Plan Site	LA10	0.20	0.20	0.00	0.00	Constraints - Topography, Environmental Factors and Draft Local Plan site, subject to public consultation. Likely to be withdrawn from local plan due to constraints. Long Term development opportunity. Uses to be compatible with proximity of residential property. No business / industrial planning applications have been received for this site.
ePEL120	Horn Farm (east)	A90	Newly Identified Site (not in Local Plans)	windfall	2.02	2.02	0.00	0.00	Constraints - Windfall site. Land adjacent to existing business land (Perthshire Caravans). Good visibility and access to A90 and flyover. No business / industrial development planning applications have been received for this site.
Settlement Employment Land Area (ha)					13.02	2.72	10.30	0.00	

Settlement: Inchtute (Landward)

Population: 735

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEL101	West Mains	B953	New Draft Local Plan Site	V10	3.60	3.60	0.00	0.00	Constraints - Ownership and Draft Local Plan site, subject to public consultation. Good access via flyover to A90. GS Brown have an interest in the site. Site includes existing working farm. Large scale development for 169 houses (05/01553/FUL - decision nyk) in Inchtute. Drainage capacity available. Design to be compatible with the proximity of residential property. No planning applications other than 90/02234/FUL for roadside services which was refused in 1991.
Settlement Employment Land Area (ha)					3.60	3.60	0.00	0.00	

Settlement: Invergowrie/Kingoodie (Landward)

Population: 1659

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEL103	Scottish Crop Research Institute	A90 / Errol Road	Outline Planning Permission (exp)	V12	52.00	0.00	52.00	0.00	Constraints - Access and Contamination. Agri-science park. Planning permission (in outline) was approved for the eastern part of the site, but has now lapsed (01/01562/FUL). Drainage capacity available.
Settlement Employment Land Area (ha)					52.00	0.00	52.00	0.00	

Settlement: Kinrossie (Landward)

Population: 50

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
----------	-----------	---------	-------------	--------	-----------------	-----------------------	----------------------	---------------------	----------

ePEL100	Newhall Farm Lane	Off Thorngreen Road	Outline Planning Permission	V9	0.60	0.60	0.00	0.00	Constraints - Drainage and Draft Local Plan site, subject to public consultation. Currently agricultural land and polytunnels belonging to Zwetsloot Flowers, who are proposing to relocate their business. Site is adjacent to proposed residential development which has PP (outline) for 5 affordable houses - (draft lp ref VH30). There are two outline consents for the development of a residential dwelling (05/00263/OUT & 06/01017/OUT).
---------	-------------------	---------------------	-----------------------------	----	------	------	------	------	--

Settlement Employment Land Area (ha)	0.60	0.60	0.00	0.00
---	-------------	-------------	-------------	-------------

Settlement: Perth City **Population: 43501**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
ePEP029	Inveralmond Industrial Estate (West)	Ruthvenfield Road	Planning Consent Awaiting a Decision	P7	40.70	40.70	0.00	0.00	Constraints - Access, Impact of retail proposals on town centre and Contamination. Awaiting decision for planning permission (in outline) for large scale business, industrial and retail development. Short term opportunity. Currently agricultural land on edge of existing industrial estate.
ePEP030	Inveralmond Industrial Estate (East)	A9/A912	Adopted Local Plan Site	P5	5.00	5.00	0.00	0.00	Constraints - Access. Short term development opportunity. The only planning application (99/01921/OUT) on this site was withdrawn. There have been no other applications since then (2000). Currently acting as open space.
ePEP032	Broxden North Business Park	Lamberkine Drive	Draft Local Plan Site	P11	3.40	0.00	0.00	3.40	Constraints - None. Short term development opportunity. First section of land, on approach from roundabout, has been developed, the remainder is agricultural land / open space. The site currently has Planning Permission for 3 sections of site, but so far no sign of development.
ePEP033	Calyx National Garden for	Broxden South / Cherrybank	Unknown	P12	24.80	0.00	21.92	0.00	Constraints - None known. Site was proposed to become the Calyx National Garden for which PP (outline) was granted, however funding has fallen through and project no longer looks set to go ahead. Outline Consent has been submitted for 22.8 ha west area of site for mixed residential, school and industrial land. 2 ha east of the site have been removed as gardens and outbuildings to be maintained by the Council. In addition 0.88 ha to the west of the site has accommodated the extension of the Park and Ride.
ePEP034	Mains of Huntingtower	West of Auction Mart	New Draft Local Plan Site	P8	5.80	5.80	0.00	0.00	Constraints - Access and Draft Local Plan site, subject to public consultation. Short term development, adjacent to Perth Agricultural Park / Huntingtower Park. Possible location for a DIY store. 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. Transport assessment required. Outside adopted LP settlement boundary.
ePEP035	Kinfauns	West Kinfauns	Adopted Local Plan Site	V8	2.00	2.00	0.00	0.00	Constraints - Drainage. Good access to M90. Adjacent to Highland Distillers HQ. No business / industrial planning applications have been received for this site.

ePEP037	Arran Road	North Muirton Industrial Estate	Detailed Consent	P4	16.70	16.70	0.00	0.00	Constraints - Access and Ownership. Two industrial units have been built on southern section of site (the site boundary has been redrawn to exclude these units). Development of northern section is in question due to various constraints. Short term development opportunity. Northern section currently acting as open space. Southern section contains vacant land.
ePEP038	Inveralmond Motormile	North of Chrysler & Smart Showroom	In Use Temporarily	Motormile	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	0.00	0.00	3.54	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, however is now no longer going ahead.
ePEP041	Hillside Hospital	Dundee Road	Detailed Consent	P15	1.70	0.00	1.70	0.00	Constraints - Ownership, Topography and Contamination. Brownfield site. Preferred use is hotel and / or conference centre. Short term development opportunity. Building demolished and site currently being used as a temporary car park.
ePEP042	Newton Farm	Crieff Road	Adopted Local Plan Site	P10	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	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. 1034 section of land at the front of the site is being used (temporary?) to store lorry trailers.
ePEP044	Ladeside Industrial Estate	Ladeside Industrial Estate	Newly Identified Site (not in Local Plans)	Windfall	0.27	0.00	0.00	0.27	No known constraints, Newly identified site 2008. To be placed on market by Estates in November 2008 for private development purposes. Site still lying in derelict state with no planning applications submitted.
ePEP067	Mains of Huntingtower	Huntingtower	New Draft Local Plan Site	P9	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	Riggs Road	Draft Local Plan Site	P1	0.54	0.54	0.00	0.00	Constraints - Contamination and Draft Local Plan site, subject to public consultation. 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. Southern section of site developed (Lidl superstore) and removed from audit.
ePEP105	Railway Land	Edinburgh Road / Manson Terrace	New Draft Local Plan Site	P2	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.

ePEL045	Stanley Mills	Cotton Yard	Adopted Local V18 Plan Site	0.26	0.26	0.00	0.00	Constraints - Drainage, Contamination and Environmental Factors. Existing buildings which are either derelict or partially restored (externally only). No business / industrial development planning applications have been received for this site.
Settlement Employment Land Area (ha)				0.26	0.26	0.00	0.00	
Local Plan Total Employment Land Area (ha)				364.13	242.58	132.92	8.95	

Local Plan Area: Strathearn

Settlement: Aberuthven (Landward)

Population:

225

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eSTL046	Aberuthven Enterprise Park (west)	Maiden Planes Place	Adopted Local Plan Site	O4a	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 (east)	Main Road	Site Partially Developed	O4b	1.78	0.00	1.19	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). 0.59 ha of the site has been developed inline with the stated uses.
Settlement Employment Land Area (ha)					2.08	0.30	1.19	0.00	

Settlement: Auchterarder

Population:

3945

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eSTA048	Strathearn House (west)	A824 / A9	Adopted Local Plan Site	ED1	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	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	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. Approved on Appeal 13/12/2004.
Settlement Employment Land Area (ha)					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)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eSTL054	Highland Spring	Stirling Street	Adopted Local Plan Site	O6	4.66	4.66	0.00	0.00	Constraints - Drainage. East of Highland Spring factory. May be reserved for Highland Spring factory expansion. No business / industrial development planning applications have been received for this site.
Settlement Employment Land Area (ha)					4.66	4.66	0.00	0.00	

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

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eSTL059	West of Tomperran Farm	A85	Site Partially Developed	O7	0.50	0.00	0.00	0.30	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. Northern 0.25 of site developed 2008
Settlement Employment Land Area (ha)					0.50	0.00	0.00	0.30	

Settlement: Crieff**Population: 6579**

Site Ref	Site Name	Address	Site Status	LP Ref	Total Area (ha)	Constrained Area (ha)	Marketable Area (ha)	Immediate Area (ha)	Comments
eSTC060	Halley's Yard	Bridgend Industrial (central)	Newly Identified Site (not in Local Plans)	windfall	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. Outline consent refused in 2007, and no further applications have been submitted. Site still mainly derelict.
eSTC061	Bridgend Industrial (west)	Muthill Road	Unknown	ED3	3.11	0.00	3.11	0.00	Constraints - Drainage. Currently agricultural land - untended fields. Identified as an option for a supermarket site (however outline planning permission refused). No further applications have been made for this site.
eSTC062	Bridgend Industrial (east)	Muthill Road	Adopted Local Plan Site	windfall	0.68	0.00	0.52	0.00	Constraints - Drainage, uneven topography and very overgrown with trees on site. Untended vacant land opposite Crieff Visitors Centre. 0.16 Ha of site has been developed by the adjoining Brogan fuels, and remainder of the site has Planning permission for an office building (09/00289/FUL), however as yet, no sign of development.

Settlement Employment Land Area (ha)	5.03	0.00	4.87	0.00
Local Plan Total Employment Land Area (ha)	20.64	13.33	6.06	0.30
