



## 2020 Employment Land Audit

The Perth and Kinross Employment Land Audit has been produced to provide up to date and accurate information on the supply and availability of employment land for business and industrial use within the Perth and Kinross Council area.



**Comhairle Pheairt  
is Cheann Rois**

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# 1. Introduction

## Definition of Employment Land

Allocated employment land includes general industrial and business/office use, storage and distribution, business parks and specialist technology parks, including research and development uses. This mainly 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 allocated for retail purposes or windfall sites which include buildings that are vacant but not derelict.

## Purpose of the Audit

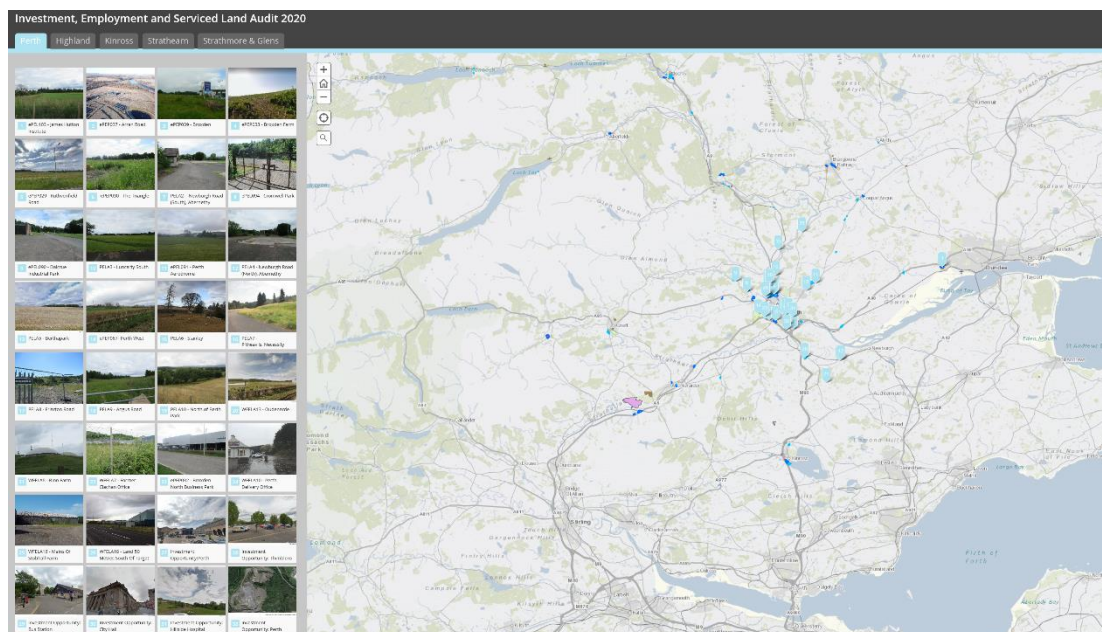
The Employment Land Audit (ELA) is an annual mechanism for monitoring the employment land supply, identifying serviced business land and highlighting take up of sites. The Perth and Kinross ELA has been produced to provide up to date and accurate information on the supply and availability of employment 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 within the Local Development Plan (LDP). 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.

## Spatial Overview

Each Employment Land Audit site, including the areas identified as serviced can be viewed on our [PKC Investment, Employment and Serviced Land Audit Story Map](#). The spatial overview also includes relevant planning applications, employment take up, investment opportunities not identified within the ELA, employment safeguarding, tourism allocations, related sale schedules and photographs of each site.



From November 2020 the employment sites can also be viewed and downloaded as a shp.file or csv.file from our [Open Data Platform](#).

## 2. Background

The Scottish Government's National Planning Framework 3 (2014) and Scottish Planning Policy (2014), the TAY plan Strategic Development Plan (2017), and the Perth and Kinross Local Development Plan (2014) provide the context for the provision of employment land within Perth and Kinross.

### Scottish Planning Policy

Scottish Planning Policy (SPP): Economic Development, published in June 2014, sets out the Scottish Government's planning policy for sustainable economic growth.

### The National Planning Framework for Scotland 3

The National Planning Framework (3), approved in June 2014, is the statutory spatial strategy for Scotland for the long-term development of Scotland's towns, cities and countryside. The Scottish Government's central purpose is to create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth. To achieve this, the Government Economic Strategy aims to share the benefits of growth by encouraging economic activity and investment across all of Scotland's communities, whilst protecting our natural and cultural assets. The NPF's spatial strategy shows where there will be opportunities for growth and regeneration, investment in the low carbon economy, environmental enhancement and improved connections across the country. It indicates where we expect most change to happen, from our city regions to rural areas and coastal towns. Planning Authorities are required to take National Planning Framework 3 into account when preparing development plans and it is a material consideration in the determination of planning applications. In order to secure sustainable economic growth, there is a need for sufficient employment land of the right quality and in the right location. The Employment Land Audit is one mechanism that can be used to assess whether this is being met within Perth and Kinross.

Note: National Planning Framework 3 (2014) remains in place until it is replaced by an adopted NPF4 in 2021.

### TAYplan Strategic Development Plan

TAYplan Strategic Development Plan, approved in 2017, directs development to specific locations such as the Perth Core Area and the largest settlements within Perth and Kinross to identify and safeguard at least a 5-year employment land supply that has the potential to support economic growth. Policy 3 (Managing TAYplan's Assets) recommends that areas are safeguarded for class 4 office type uses in the main settlements and promote the year-round role of the tourism sector.

## Perth and Kinross Local Development Plan 2

Perth and Kinross Local Development Plan 2, published in October 2019, recognises the importance of its businesses as a key driver of sustainable economic growth and maintaining and improving their competitiveness is vital to the Perth and Kinross economy.

The Plan also recognises the need for new businesses to be established and through its spatial strategy and general policies it seeks to create a positive and flexible framework to encourage new wealth creation opportunities. The Plan promotes mixed use sites to help minimise the need to travel by car and most sites should be within or on the edge of existing settlements.

The Employment Land Strategy is a main component in the LDP in order to ensure that there is a readily available supply of employment land. The ELA adopts a hierarchical approach with larger employment land allocations in larger settlements - in particular the Perth Core Area. It also promotes sites that will allow existing businesses to expand or for new ones to establish.

### 3. Employment Land Audit 2020

#### Preparation of the Audit

This audit has been prepared from information provided in the Local Development Plan (LDP) and through the monitoring of planning application approvals. Each employment site is visited and surveyed annually. Employment sites included in the audit are those defined within the LDP and windfall sites which have valid/current planning permission for employment uses (use class 4, 5, 6). Each site must be a parcel of land at least 0.1 hectares in size.

The definitions of each use class are displayed below:

#### **Class 4. Business**

- (a) as an office, other than a use within class 2 (financial, professional and other services);
- (b) for research and development of products or processes; or
- (c) for any industrial process;

being a use, which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

#### **Class 5. General industrial**

Use for the carrying on of an industrial process other than one falling within class 4 (business).

#### **Class 6. Storage or distribution**

Use for storage or as a distribution centre.

**Industrial Process** means a process, other than a process carried out in or adjacent to, a mine or quarry, for or incidental to

- (a) the making of any article or part of any article including a ship or vessel or a film, video or sound recording;
- (b) the altering, repairing, maintaining, ornamenting, finishing, cleaning, washing, packing, canning, adapting for sale, breaking up or demolition of any article; or
- (c) the getting, dressing or treatment of minerals; in the course of any use other than agriculture.

Each site is assessed for provision of services and any potential constraints. The assessment includes the following criteria; access, drainage and water, onsite broadband, gas networks, flood risk and presence of peat soils with high carbon levels. The historic environment is also considered which includes proximity to listed buildings, conservation areas, battlefields and gardens, Designed Landscapes and whether there are any archaeological records onsite. The natural environment is assessed regarding protected species or if the site is within a Special landscape Area. Key stakeholders are included in this process, including Transport Scotland, SEPA and Scottish Water.

The following internal departments are consulted during the ELA process; Local Development Team, Sustainable Development, Building Standards, Development Management and Estates.

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

- Reference number – unique to employment land sites
- Unique Property Reference Number (UPRN)
- Location and address
- Local Development Plan/planning application reference number
- Size (including serviced, constrained, marketable and immediately available area)
- Site status (including brownfield or greenfield; ownership; under construction/partially developed; planning history and potential constraints)

The base date for the published data is June 2020. All figures are given in hectares and are gross areas, unless otherwise stated.

## **Monitoring**

Employment land information is updated via monitoring planning applications. This is complimented by consultation with key stakeholders and cross reference with other land use assessments such as the Scottish Vacant and Derelict Land Survey (SVDLS) and Perth and Kinross's Housing Land Audit, as well as site inspections.

## **Employment Land supply**

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

- **Total Available Employment Land:** This includes land that has been zoned for business, industrial and general employment use in the adopted Local Development Plan and windfall sites which have current planning permission for use classes 4,5 and 6.
- **Marketable Land:** This includes minor and immediately available land.
- **Major Constrained Land:** Area of land with significant constraints which can affect the immediate availability of the site. Constraints can include:
  - Ownership issues (For example, multiple owners or unwilling sellers)
  - Physical constraints including poor infrastructure provision or difficult topography
  - Limited road access
  - Poor availability of services to the site including water, drainage, gas, electricity
  - Ground condition constraints
  - Land contamination
- **Minor Constrained Land:** This is land which meets either one of the following:
  - Has constraints, but the extent of the constraints has been assessed to demonstrate with appropriate mitigation these sites can be marketable within 1-5 years.
  - Not yet serviced but there is no insurmountable constraint on servicing capability or other obstacle to development.
  - Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs.
  - Is located within the Flood Protection Scheme area - Therefore flooding mitigation measures are necessary, including water resistance, resilience measures and evacuation procedures.
- **Immediately Available:** This is land which:
  - Meets business requirements with no known constraints; and
  - is fully serviced; and
  - is identified within the draft/adopted Local Development Plan; or
  - has a secure planning status; and
  - has existing or easily achievable connections to road, rail and green networks.



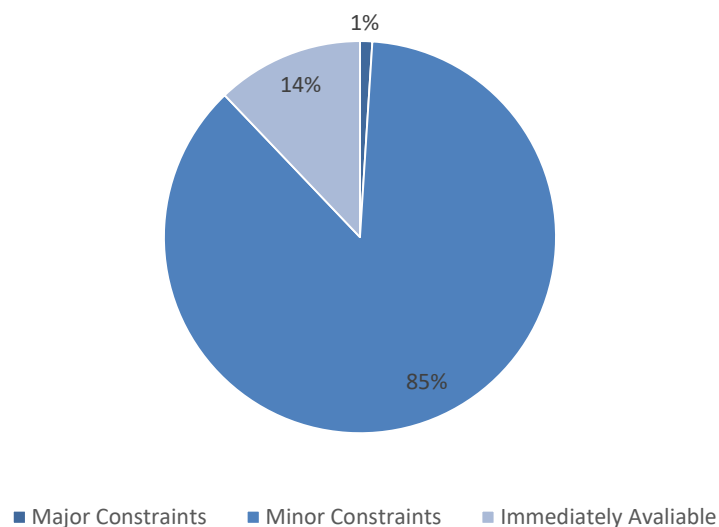
## Employment Land Supply Summary Figures

Key characteristics of the council's employment land figures are:

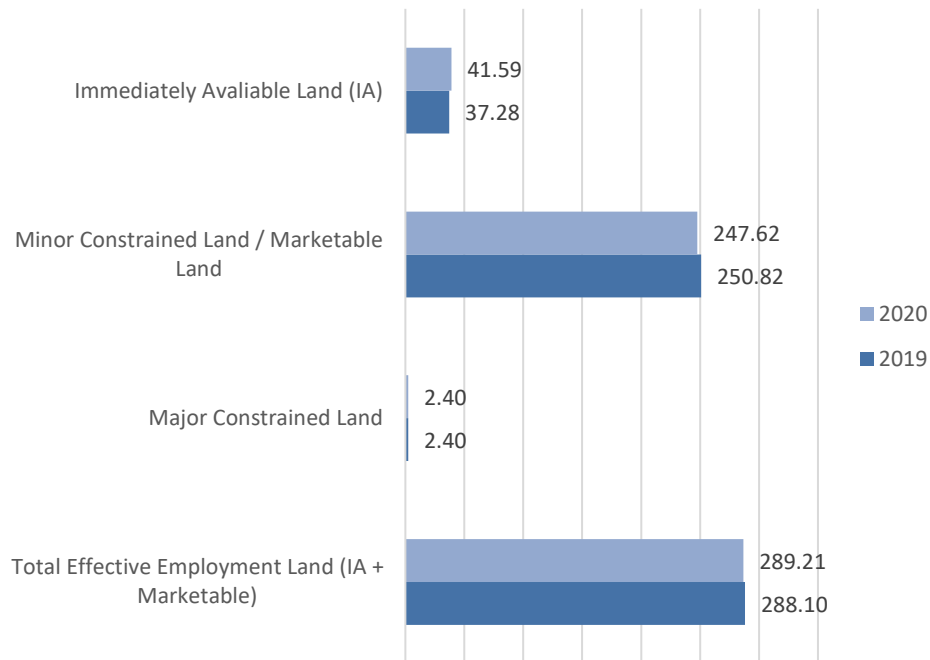
- There has been 1 site removal from the 2020 audit.
- There are 53 Employment sites in total, consisting of 42 Local Development Plan allocated sites (79% of Total Sites) and 10 Windfall sites (21% of Total Sites)
- The total area of identified Employment Land is 291.61 Hectares.
- The total area of effective land (Immediately available + marketable) is 289.21 Hectares.
- Of the total area of identified employment land, 85% is constrained by minor factors including physical, amenity and ownership constraints.
- The second largest proportion is land immediately available which consists of 14% of the total Employment Land Area.
- The remaining 1% is deemed to be majorly constrained. 2.40 hectares of land has been identified as major constrained until the Cross Tay Link Road (CTRL) is developed.
- 7.43 hectares of land has been identified as windfall.
- 1.15 hectares of land has been identified as take-up between June 2019 and June 2020.
- 30.44 hectares of land has been identified as serviced.

It is important to consider how the availability of Employment Land is dispersed. A summary of total employment land supply for 2019 and 2020 is shown below in Table 1 and by area for Perth and Kinross in Chart 3.

**Chart 1: Employment Land Allocations 2020**



**Chart 2: Employment Land Allocations 2019/2020**

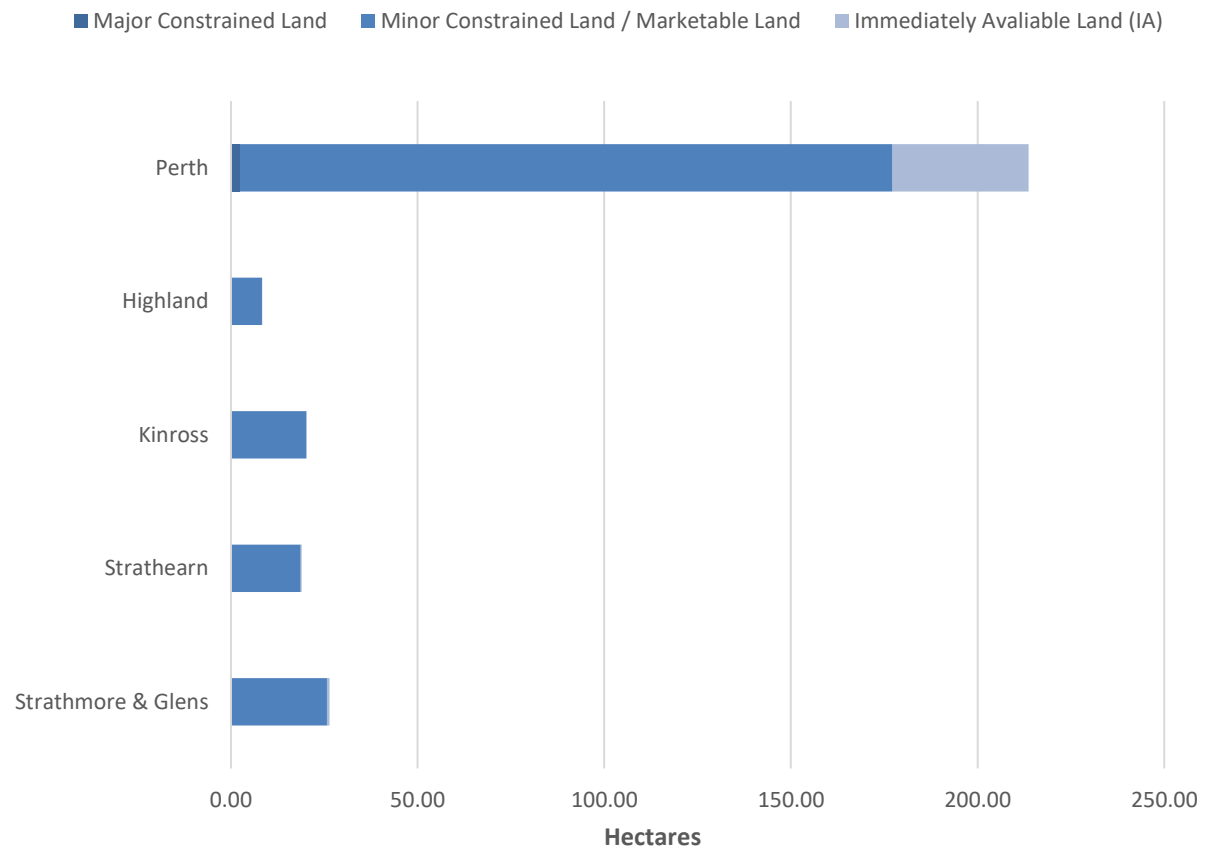


**Table 1: Summary of Total Employment Supply 2019/2020**

LDP Area	Total Available Land (ha)		Major Constrained Area (ha)		Minor Constrained Area (ha)		Immediately Available Area (ha)	
	2019	2020	2019	2020	2019	2020	2019	2020
Perth	216.68	213.54	2.40	2.40	177.89	174.69	36.39	36.45
Strathearn	18.71	20.46	0.00	0.00	18.71	18.71	0.00	4.25
Kinross	20.24	20.24	0.00	0.00	20.24	20.24	0.00	0.00
Highland	8.43	8.43	0.00	0.00	8.30	8.30	0.13	0.13
Strathmore & Glens	26.44	26.44	0.00	0.00	25.68	25.68	0.76	0.76
<b>Total</b>	<b>290.50</b>	<b>291.61</b>	<b>2.40</b>	<b>2.40</b>	<b>250.82</b>	<b>247.62</b>	<b>37.28</b>	<b>41.59</b>

**Chart 3: Summary by area 2020**

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## 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.

**ELA Take-up:** Calculation of employment sites which have been completely developed.

**FPS:** Flood Protection Scheme

**FRA:** Flood Risk Assessment

**Greenfield Sites:** A Greenfield site has not been built upon previously.

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

**LDP Ref:** The reference used in the latest Local Development Plan.

**Serviced:** Serviced sites should have road infrastructure up to the edge of the individual plot with the other services provided adjacent to the overall site (electricity connection, water supply connection, foul drainage connection, gas connection and telecommunication connection). For smaller sites which are unlikely to require an internal servicing/road network for multiple units they are considered to be serviced if the road access is adjacent. Also, on larger sites where there is a road frontage, we consider this to be serviced in terms of road access and have estimated the area (using the characteristics of neighbouring sites to determine an estimated plot depth).

**Site Ref:** Unique reference for each employment site.

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

**Windfall:** Sites which have full current planning permission for employment use and are not allocated for employment use in the Local Development Plan.

*Note:* Windfall sites will be removed from the audit once a building completion is issued, or if the planning application is to lapse where no building works have started.

Perth Core - Allocated/Windfall																			
Site Ref	Site Name	Settlement	LDP Ref	Type	Total Area (ha)	I		M		C		Developed	Serviced	FPS	FRA	Take-Up	Take-Up Date	Constraint Information	ELA Comments
						19	20	19	20	19	20								
ePEL103	James Hutton Institute	Invergowrie	E37	Employment	56.44			57.42	56.44			NO	NO	N	N	-	-	Requirement for road and access improvements to the satisfaction of the Council and Roads Authority. Requirement to provide new native woodland landscape edge at the western boundary. Evaluation of archaeological potential and mitigation on site will be required and protection of the setting of nearby Schedule Monument should be ensured. Development must be compatible with existing uses.	Size adjusted in 2020 due to change between LDP1 and LDP2. Core Employment Uses - Class 4 Food. Drainage capacity available.
ePEP037	Arran Road	Perth	E3	Employment	15.11			16.00	15.11			PART	PART	Y	N	0.89	28/04/2020	Access and junction improvements at Arran Road / Bute Drive are required. Potential flood risk, within Flood Protection Scheme area, therefore Flood Risk Assessment is required to define the developable area of the site. Southern section contains vacant and serviced land. Clarification of Scottish Water's intentions regarding a water pumping station are required. Upgrade programmed by Scottish Water - may need an extension	Partial take-up 2020, erection of a steel portal framed building for employment uses (19/00668/NDOM7). Site identified within Scottish Vacant and Derelict Survey (ref 1117, 1111, 1112, 1113, 1114, 1115, 1116). Opportunity for short term development. Northern section currently acting as open space.
ePEP039	Broxden	Perth	E2	Mixed Use	4.00			4.00	4.00			NO	YES	N	Y	-	-	Land contamination investigations required. Flood Risk Assessment required which will define the open space which will be protected in perpetuity for flood risk reasons. Flood Risk Assessment must demonstrate that development does not increase the risk of flooding elsewhere particularly downstream on the Craigie Burn. Environmental considerations - Open space to also provide a green wedge into the city and links to the Green Belt. Active Travel - Cycle paths, core paths and rights of way must be incorporated into masterplan and designed to improve active transport links to Perth.	Site identified within Scottish Vacant and Derelict Survey (ref 805).
ePEP033	Broxden Farm	Perth	E340	Employment	2.89			4.50	2.89			NO	NO	N	Y	-	-	Flood Risk Assessment required. This land is identified within Phase 2. Phase 2 of the business land development must be fully serviced before the occupation of 50% of the residential dwellings associated with phase 4.	LDP2 changed ref from MU1 to E340. Site size changed in 2020. LDP allocated 4.5ha of employment land, however residential use has taken up the majority of this site. 2.89ha remain for potential employment use.
ePEP029	Ruthvenfield Road	Perth	E38	Employment	18.59			25.00	18.59			NO	YES	Y	N	-	-	A masterplan will be required for the comprehensive development of this site setting out the phased release of the employment land. Phasing should incorporate suitable road access through the site into Site H73 (Almond Valley Village). Site located within the Flood Protection Scheme area, therefore flooding mitigation measures are necessary, including water resistance, resilience measures and evacuation procedures. Land contamination investigations required.	The site was split by the new western bypass and the land south allocated for housing removed from ELA. The access to the site has been Improved (2019).
ePEP030	The Triangle	Perth	E1	Employment	1.17	1.17	1.17					PART	YES	N	N	-	-	-	1.17ha of employment allocation is available within this 4.39ha site. Site identified within Scottish Vacant and Derelict Survey (ref 1110). Potential removal in 2021 as building works have started.
PELA2	Newburgh Road (South)	Abernethy	E4	Employment	0.50	0.50	0.50					NO	NO	N	N	-	-	Development must be compatible with residential amenity.	-

ePEL094	Cromwell Park	Almondbank	E6	Employment	0.60	0.60			0.60			NO	YES	N	Y	-	-	Road and access improvements to the satisfaction of the Council as Roads Authority. Limited drainage capacity available for Almondbank / Pitcairngreen. Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs.	Site identified within Scottish Vacant and Derelict Survey (ref 808).
ePEL090	Dalcrue Industrial Park	Dalcrue	E9	Employment	3.46			3.35	3.46			NO	YES	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Existing narrow dirt track access, requirement for road and access improvements to the satisfaction of the Council Roads Authority. Limited drainage capacity available for Almondbank / Pitcairngreen. Enhancement of biodiversity must be considered.	Size adjusted in 2019 due to change between LDP1 and LDP2.
PELA3	Luncarty South	Luncarty	MU27	Employment	5.00			5.00	5.00			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Masterplan should be submitted at the time of any planning application to ensure built form and layout respond appropriately to the landscape. Enhancement of biodiversity and protection of riverbank habitats is required. Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay SAC. Cycle paths, core paths and rights of way should be incorporated into masterplan and designed to improve active transport links between Luncarty and Perth. Requirement for developer contribution towards connections and improvements to core paths in the vicinity. Archaeological assessment of the site required.	LDP2 changed ref from H27 to MU27. 5.00ha of employment allocation is available within this 64.00ha site.
ePEL091	Perth Aerodrome	Scone	MU3	Mixed Use	2.60	2.60			2.60			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Development must be compatible with airport use. Land contamination investigation is required. Enhancement of biodiversity and protection of habitats is required. Any development must incorporate core paths and rights of way to green networks. Improvements to the adjacent footway along the A94 required. Existing private drainage system at airport, therefore spare capacity would need to be investigated. Servicing investigation required to incorporate water supply and storage.	Site identified within Scottish Vacant and Derelict Survey (ref 1095).
PELA4	Newburgh Road (North)	Abernethy	MU8	Mixed Use	2.17			1.50	2.17			NO	NO	N	Y	-	-	Flood Risk Assessment should be carried out in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders and PKC's Flood Risk and Flood Risk Assessments Guidance. Requirement to restore existing culvert and upgrade layout to deal with surface water from steep southern slopes. Requirement for road and access improvements to the satisfaction of the Council and Roads Authority. Develop gateway improvement to settlement from the East to ensure the built form and layout strengthens the character of the settlement and creates an attractive eastern village boundary. A landscape framework is required. Evaluation of archaeological potential and mitigation will be required.	LDP2 publication listed site as 1.50ha however the area is 2.17ha. This has been corrected in the ELA 2019. Site identified within Scottish Vacant and Derelict Survey (ref 1074).

PELA5	Berthapark	Perth	MU345	Mixed Use	25.00			25.00	25.00			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. A masterplan will be required for the comprehensive development of this site setting out the phased release of both the housing, community and employment land. Construction Method Statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation. Where the development of the site is within 30 metres of a watercourse an Otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation. Development shall be phased with the delivery of the Cross Tay Link Road. The first phase of development (for not more than 750 homes and a secondary school) shall not commence until the first phase of the Cross Tay Link Road, linking the site to the A9/A85 junction, has been provided. Facilities to enable the expansion area to be connected to Perth's bus network. Network of paths and cycle routes are required and should provide good active travel links to Perth, Almondbank and green corridors. Protection and enhancement of biodiversity is required, in particular protection of ancient woodland. Full land contamination investigation required. Archaeological investigation and report will be required to detail the sensitive design of development to protect and maintain the setting of the scheduled ancient monument of Huntingtower Cairn.	LDP2 changed ref from H7 to MU345. Recognised as a major development site.
ePEP067	Perth West	Perth	MU70	Mixed Use	25.00			25.00	25.00			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. A masterplan will be required for the comprehensive development of this site setting out the phased release of housing, community and employment land. Development not to commence before the A9/A85 junction improvements are complete. Facilities to enable connection to Perth's bus network. A geo-environmental audit is required. Drainage Impact Assessment required. Energy Statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development. The Energy Statement will be expected to consider possible linkages to site MU73. Noise Impact Assessment (and possibly noise attenuation measures adjacent to the A9). Construction Method Statement is required for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay SAC. Ground investigation to be carried out for the proposed cemetery site prior to planning permission in accordance with the Scottish Environment Protection Agency's Guidance on assessing the impacts of cemeteries on groundwater (LUPS GW32). An archaeological programme of works with results feeding into a mitigation strategy for the preservation of heritage assets in situ or by record. Feasibility study is required to assess the restoration of the existing culvert on the Newton Burn. A detailed woodland survey at the appropriate time of year should be carried out by a suitably qualified consultant who has experience of woodland habitat surveys and include a National Vegetation Classification (NVC) Survey and map with site community floristic descriptions, target notes and locally important site features, and an assessment of the role and importance of the Lamberkine Woodland's connectivity to the wider woodland network.	LDP2 changed ref from H70 to MU70. 25.00ha of employment allocation is available within this 298.67ha site.

PELA6	Stanley	Perth	H30-34	Mixed Use	1.00			1.00	1.00			NO	NO	N	N	-	-	Various Adopted Local Plan Sites (see LDP document for site specifics) Excludes H33 as this site is designated for housing.	1.00ha of employment allocation is available across 5 sites which total 25.70ha.
PELA7	Pitheavlis	Perth	E165	Employment	2.07	2.00			2.07			Part	YES	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.	LDP2 changed ref from MU1 to E165 and size to 2.07ha.
PELA8	Friarton Road	Perth	Op8	Opportunity	6.74			6.80	6.74			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Landscaping improvements are required at the western edge of site.	Size adjusted in 2019 due to change between LDP1 and LDP2 due to the creation of a playground. Site identified within Scottish Vacant and Derelict Survey (ref 1034).
PELA9	Angus Road	Scone	MU4	Mixed Use	2.50	2.50			2.50			Part	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs.	2.50ha of employment allocation is available within this 2.98ha site which includes an existing car park.
PELA10	North of Berth Park	Perth	MU168	Mixed Use	2.40					2.40		NO	NO	N	Y	-	-	No access until the CTRL is completed.	2019 addition. 2.40ha of employment allocation is available within this 7.97ha site. Site majorly constrained due to access until the CTRL is delivered. site requires a Flood Risk Assessment.
WFELA13	Oudenarde	Bridge of Earn	n/a	Employment	34.00	34.00	34.00					NO	NO	N	N	-	-	-	WFELA13 is immediately available and is intended for employment uses. The site will be considered for allocation as an allocated employment site through the preparation of LDP3.
WFELA6	Former Steading at Hill Park	Perth	n/a	Windfall	0.00	0.26						NO	YES	N	N	0.26	02.09.2019	-	2020 Removal. The site was added to the ELA in 2017. The site has been removed from the 2020 audit as building works were completed in September 2019 (19/00033/NDOM7) Erection of an office building (Class 4) and ancillary works.
WFELA8	Binn Farm	Glenfarg	n/a	Windfall	0.94			0.94	0.94			NO	PART	N	N	-	-	Possible ownership restrictions.	2018 addition. Erection of a storage and distribution building (18/00385/FLL).
WFELA7	Former Clachan Office	Perth	n/a	Windfall	0.14			0.14	0.14			PART	YES	N	N	-	-	Warrant Issued (18/01482/NDOM7) but building works have not yet started. Once the completion certificate is issued this site will be removed from the ELA.	2018 addition. Formation of vehicular accesses, erection of a warehouse/workshop and shop/display area building, siting of 2no. storage containers, formation of parking area, erection of a fence and associated works
ePEP032	Broxden North Business Park	Perth	n/a	Windfall	0.24	0.37	0.24					PART	YES	N	N	-	-	Area currently under development with significant take up in 2018 - including new Porsche Centre, Costa Drive Thru and Broxden Farm Pub. This site will likely be removed from 2021 audit once the building completion is issued.	Site size adjusted in accordance with planning permission boundary. Site formerly allocated in local plan and remains in ELA as windfall. Current permission: Erection of an office building, formation of a vehicular access, parking area, landscaping and associated works. Site size has changed to reflect the current planning application boundary.
WFELA10	Perth Delivery Office	Perth	n/a	Windfall	0.32		0.22					PART	YES	N	N	-	-	-	2019 addition. Planning approved, erection of 4 commercial units (class 4), formation of parking areas and associated works.
WFELA16	Mains Of Stobhall Farm	Perth	n/a	Windfall	0.32		0.32					YES	PART	N	N	-	-	-	2020 addition. Planning permission (19/01132/FLL) to form whisky store and bottling area. Warrant approved (19/01705/NDOM8). Building works have not yet started.



WFELA18	Land 50 Metres South Of Target House	Perth	n/a	Windfall	0.44				0.44			NO	YES	N	Y	-	-	Development shall not commence on site until a detailed sustainable urban drainage system (SUDS) has been submitted for the written agreement of the Council as Planning Authority, in consultation with SEPA where necessary. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C753) and the Council's Flood Risk and Flood Risk Assessments Developer Guidance, and shall incorporate source control. All works shall be carried out in accordance with the agreed scheme and be operational prior to the bringing into use of the development.	2020 addition. Planning permission (19/01777/FLL) Erection of an industrial unit (Class 4).
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Perth 2019 Total	213.54	36.45	174.69	2.40
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Highland Area - Allocated/Windfall																			
HELA1	Borlick	Aberfeldy	E10	Employment	5.00			5.00	5.00			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs.	
HELA2	Tullymully South	Dunkeld	E12	Employment	1.20			1.20	1.20			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Requirement for road and access improvements to the satisfaction of the Council as Roads Authority. Landscaping framework required. Built form and layout should respond appropriately to its sensitive location. Production of Design Statement to ensure that development is in keeping with the local landscape and to protect the integrity of the adjacent designated Dunkeld House Garden and Designed Landscape. Enhancement of biodiversity and protection of habitats is required. Feasibility study required to assess the restoration of the existing culvert.	
HELA3	Tullymully North	Dunkeld	E13	Employment	2.10			2.10	2.10			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Requirement for road and access improvements to the satisfaction of the Council and Roads Authority. Landscaping framework required. Built form and layout should respond appropriately to its sensitive location. Production of Design Statement to ensure that development is in keeping with the local landscape and to protect the integrity of the adjacent designated Dunkeld House Garden and Designed Landscape. Enhancement of biodiversity and protection of habitats is required. Feasibility study required to assess the restoration of the existing culvert.	
WFELA9	Cally Industrial Estate	Dunkeld	n/a	Windfall	0.13		0.13					NO	YES	N	N	-	-	-	2019 addition. Planning approved, erection of an industrial unit (class 4, 5 and 6). Building warrant approved (19/01016/NDOM8). No building works have started. This site will potentially be removed from the 2021 ELA if a completion certificate is issued.

Highland 2019 Total	8.43	0.13	8.30	0.00
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Kinross-shire Area - Allocated/Windfall																			
KELA1	South Kinross	Kinross	E16	Employment	1.20			1.20	1.20			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Requirement for road and access improvements to the satisfaction of the Council as Roads Authority. Noise attenuation measures adjacent to motorway. Noise impact assessment required. Noise attenuation measures adjacent to the motorway should be well designed and coordinated with those at E18 and E20, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills.	
eKIK112	Station Road South	Kinross	E18	Employment	2.77			2.77	2.77			NO	YES	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall. Requires provision of link road and multi-user path from Station Road to southern boundary of the site. Land contamination investigation required. Noise attenuation measures adjacent to the motorway should be well designed and coordinated with those at E16 and E20, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills. Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven Special Protection Area. Significant woodland planting along western boundary of site required.	Site identified within Scottish Vacant and Derelict Survey (ref 1120)
eKIK021	Stirling Road	Milnathort	E19	Employment	7.75			4.50	7.75			NO	YES	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Drainage constrained in the north due to localised flooding. The Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall. Provision of new junction to Stirling Road, facilitating access to existing industrial areas. Provide enhancement to core path network through site. Ownership restrictions. Land contamination investigations required. Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on Loch Leven Special Protection Area. Significant woodland planting along western and southern boundary of site required	Size adjusted in 2019 due to change between LDP1 and LDP2. Planning permission approved (19/01243/FLL) for the erection of replacement workshop and office.
KELA2	Old Perth Road	Milnathort	E20	Employment	2.90	2.90		2.90				NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Noise impact assessment required. Noise attenuation measures adjacent to motorway. Noise attenuation measures adjacent to the motorway should be well designed and coordinated with those at E16 and E18, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills. Archaeological Investigation required.	

KELA3	Vicars Bridge Road	Blairingone	E22	Employment	0.50	0.50			0.50			NO	YES	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Landscape framework required.	
eKIL022	Powmill Cottage	Powmill	E23	Employment	1.50	1.50			1.50			NO	PART	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Land slopes steeply down to river therefore landscaping framework is required to establish topography constraints. Enhancement of biodiversity, natural space and riparian strip required. Noise impact assessment required.	
eKIK113	Auld Mart Business Park	Milnathort	E21	Employment	0.65			0.65	0.65			YES	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Possible ownership restrictions. Drainage constrained in the north due to localised flooding. Land contamination investigations required. Noise impact assessment. Noise attenuation measures adjacent to motorway. Noise attenuation measures adjacent to the motorway should be well designed and coordinated with those at E16 and E18, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills. Archaeological Investigation required.	To date all planning submissions have been refused or expired.
eKIL023	Rumbling Bridge	Rumbling Bridge	E24	Employment	0.65			0.65	0.65			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Land contamination investigations required.	
KELA4	Balado Bridge	Kinross	E35	Employment	1.90	1.90			1.90			YES	YES	N	Y	-	-	Flood Risk Assessment required. Consideration of retention of Radar Housing. Consideration of air quality issues.	
WFELA11	Nivingston	Kinross	n/a	Windfall	0.42				0.42			PART	NO	N	N	-	-	-	2019 addition. Planning approved, erection of workshop. Remedial works required - demolition of shed (18/01316/FLL).

Kinross-shire 2019 Total	20.24	0.00	20.24	0.00
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Strathearn Area - Allocated/Windfall																			
SELA1	Land south of A824	Auchterarder	E25	Employment	8.00			8.00	8.00			NO	NO	N	Y	-	-	Over part of the site there is a flood risk presented by the watercourse running to the south of the site and a Flood Risk Assessment will be needed at planning application stage. Any development at the site should avoid adverse impact on the Scottish Water Waste Water Treatment Works located immediately to the south of the site, specifically avoiding placing any restriction on the works' ability to continue to operate. This, plus the landscaping and biodiversity requirements, may reduce the developable area. Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape and to neighbouring residential property. Transport Assessment required. Landscape framework, including green buffer to neighbouring residential property, green buffer to Ruthven Water, extend and retain riparian planting. Enhancement of biodiversity and protection of habitats is required.	

eSTC061	Bridgend, Muthill Road	Crieff	E26	Employment	3.00	3.00		3.00			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs.	Planning permission approved (19/01666/FLL) for erection of a office building (class 4)
SELA3	Main Road	Aberuthven	E29	Employment	2.71	4.80		2.71			NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs.	Size adjusted in 2019 due to change between LDP1 and LDP2. Minor constraints as this site requires a Flood Risk Assessment.
SELA4	Broich Road	Crieff	MU7	Mixed Use	5.00			5.00	5.00		NO	NO	N	N	-	-	-	5.00ha of employment allocation is available within this 46.73ha site.
WFELA17	Land 50 Metres North Of 6A Maidenplain Place	Aberuthven		Windfall	0.25		0.25				NO	YES	N	N	-	-	-	2020 Addition. Planning permission (19/01156/FLL) Erection of an office building (class 4) and storage and workshop building (class 6).
WFELA18	Kirkton	Auchterarder		Windfall	4.00		4.00				NO	NO	N	N	-	-	-	2020 Addition. 4ha of employment land will be provided in the Auchterarder area, provision to be phased with the delivery of this major development site.

Strathearn 2019 Total	22.96	4.25	18.71	0.00
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**Strathmore & Glens Area - Allocated/Windfall**

eEAA001	Mornity Ind Estate	Alyth	E30	Employment	0.45			0.45	0.45		NO	YES	N	N	-	-	Potential ownership restrictions.	Potential ownership restrictions.
eEAB007	Welton Road	Blairgowrie	E31	Employment	13.20			13.00	13.20		NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Land contamination investigations required. Transport Assessment. Link road from Coupar Angus Road to Welton Road - layout to be developed in conjunction with Welton Housing Site H62. Wastewater Network Investigations may be required resulting in network improvements. Evaluation of Archaeological potential and mitigation will be required specifically for protection of Scheduled Monuments. Retention of wooded area for screening purposes and Biodiversity study with provision for the protection of habitats and enhancement of biodiversity including the provision of buffering between housing and business land. Construction Method Statement to	13.20ha of employment allocation is available within this 17.36ha site as there should be provision of indicative landscaping. Minor constraints as this site requires a Flood Risk Assessment.
eEAC008	Coupar Angus West	Coupar Angus	E32	Employment	6.60			6.60	6.60		NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. No drainage capacity - unless development goes to a private treatment plant, subsequently freeing up space for other developments. Scottish Water could offer to run the private plant. Access to be assessed in relation to existing adjacent land uses. Noise attenuation measures may be required. Landscaping of site periphery required.	6.60ha of employment allocation is available within this 7.33ha site as there should be provision of indicative landscaping.
SGELA1	Western Blairgowrie	Blairgowrie	MU5	Mixed Use	4.00			4.00	4.00		NO	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Development of a masterplan through consultation with the community and Council. Provision of 4ha of business land to be developed in phased manner with housing development. Wastewater Network Investigations may be required resulting in network improvements. Development to be kept below the 90 m contour line to the north of the site, area above that level to be considered for community woodland or similar use. Protection of ancient woodland in southern part of site. Evaluation of Archaeological potential and mitigation will be required including protection of Fir.	4.00ha of employment allocation is available within this 24.56ha site. Minor constraints as this site requires a Flood Risk Assessment.

SGELA2	East of Scotland Farmers	Coupar Angus	E33	Employment	1.43			3.00	1.43			PART	NO	N	Y	-	-	Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. Access restrictions - Access to either be through the adjacent site, alternatively a route should be investigated from the south-western corner of the site to the roundabout on Burnside Road. Noise attenuation measures may be required.	1.43 of undeveloped employment allocation available within this 3.00ha site.
SGELA3	Spittalfield	Spittalfield	MU6	Mixed Use	0.53	0.25	0.53					NO	NO	N	N	-	-	-	0.53ha of employment allocation is available within this 2.14ha site due to housing constraint of max 75% of site in LDP2.
WFELA12	Former Glenisla Golf Course	Alyth	n/a	Windfall	0.23		0.23					NO	YES	N	N	-	-	-	2019 addition. Planning approved, 3no. Class 4 business units (phase 1). Masterplan proposes a further 6no.Units.

Strathmore & Glens 2019 Total	26.44	0.76	25.68	0.00
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2019 ELA TOTAL	291.61	41.59	247.62	2.40
			Available:	291.61

Effective Land= Immediately available & marketable	289.21
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Windfall	3.43
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### Appendix 3: Serviced Employment Land Sites

Perth Core - Allocated/Windfall												
Site Ref	Site Name	Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Roads/Access	Broadband/telecom	Water	Drainage	Serviced Land Comments/Explanation
ePEP037	Arran Road	Perth	E3	Part	6.00	Y	Y	Y	Y	Y	Y	Reduction in size as 0.89ha has been developed in 2020. There is planning permission (15/01826/FLM) for multiple units at the southern end of the site, a NID was submitted in September 2018, however it does not appear that the access has been provided yet so this part remains unserved. The middle part of the site has planning permission (12/01356/FLM) which includes internal access road and has been serviced in terms of access. The northern part of the site does not have planning application and would likely need an internal road network to service individual plots.
ePEP039	Broxden	Perth	E2	Yes	3.73	Y	Y	Y	Y	Y	Y	The condition to service this land (12/01692/IPM) has been discharged. There are 2no. large plots available and access has been provided up to the edge of both of these plots, the condition related to other services has been discharged.
ePEP029	Ruthvenfield Road	Perth	E38	Yes	2.82	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. This is a large site which will require internal service access within it but there are frontage plots along Ruthvenfield Road which could be considered to be serviced in terms of having direct road access. The serviced area has been estimated along Ruthvenfield Road using the plot depth of existing properties to the east. Broadband (BT) and fibre optic is available North East along Ruthvenfield Road. LV Mains is available North West of the site and from Bertha Park View. Gas, water supply and drainage are available from Ruthvenfield Road.
ePEP030	The Triangle	Perth	E1	Yes	1.17	Y	Y	Y	Y	Y	Y	The LDP allocation is now largely developed. The remaining area has a planning permission (18/00088/FLL) which suggests that this site will be taken up by an individual occupier and with the road access being immediately adjacent to this site, and its proximity to existing businesses, it is considered to be serviced. Full service check required in 2020 if it has not been taken up.
ePEL094	Cromwell Park	Almondbank	E6	Yes	0.60	Y	Y	Y	Y	Y	Y	Neighbouring properties gain access from the same road, therefore this site is considered to be serviced. Full service check required in 2020.
ePEL090	Dalcrue Industrial Park	Dalcrue	E9	Yes	3.46	Y	Y	Y	Y	Y	Y	Access passes through middle of site, providing plots either side. Neighbouring properties gain access from the same road, therefore this site is considered to be serviced. Full service check required in 2020.
PELA7	Pitheavlis	Perth	E165	Yes	2.15	Y	Y	Y	Y	Y	Y	There is an internal road layout within this site left from the previous use which might be sufficient for any future use. Full service check required in 2020.
WFELA8	Binn Farm	Glenfarg	n/a	Part	0.94	N	N	Y	N	N	N	Full Estates survey has been carried out Oct 19. Access only. BT line is available on the South boundary of this site, however works would be required as no telecommunication box is located nearby. LV mains electricity line is located 50 metres south west of the site.

WFELA7	Former Clachan Office	Perth	n/a	Yes	0.14	N	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. Formation of access required from Ruthvenfield Road as stated in permission (18/00517/FLL). Building works not started Oct 2019. Gas available on Ruthvenfield Road, 10 Metres South of the site boundary. LV mains electricity runs on the South boundary of the site. Broadband (BT), water supply and drainage are available on site.
ePEP032	Broxden North Business Park	Perth	n/a	Yes	0.24	Y	Y	Y	Y	Y	Y	Serviced status confirmed - no need for Estates check. Building works started and the main structure is now built. It is anticipated the site will be removed in 2020 ELA.
WFELA10	Perth Delivery Office	Perth	n/a	Yes	0.22	N	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. Neighbouring property PH2 Business Centre is connected to gas and has shared access. The LV mains electricity line runs on the East boundary of the site. Broadband (BT/Virgin), water supply and drainage are available on site.
WFELA16	Mains Of Stobhall Farm	Perth	n/a	Part	0.32	N	Y	Y	Y	N	N	Full Estates survey has been carried out June 20. Partially serviced to the southern boundary of the site, including access, 11kV electricity line, broadband (Openreach). There is no gas supply owned by SGN. Please note that privately owned gas pipes or pipes owned by other Gas Transporters may be present in this area and information regarding those pipes needs to be requested from the owners. Distribution water mains is located on A93, however there is no current connection to Mains of Stobhall. Virgin services are not available
WFELA18	Land 50 Metres South Of Target House	Perth	n/a	Yes	0.44	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out June 20. Fully serviced to the southern boundary of the site, including access to Ruthvenfield Road, 11kV electricity line and service cable is available on site, broadband (Openreach), mains water supply available from Blairgowrie Road. SGN gas supply (intermediate pressure mains) is located on the south boundary of this site. Virgin and fibreoptic services available

Perth 2020 Total

22.23

**Highland Area - Allocated/Windfall**

WFELA9	Cally Industrial Estate	Dunkeld	n/a	Yes	0.13	N	Y	Y	Y	Y	Y	Full Estates survey has been carried out June 20. Partially serviced to the southern boundary of the site, including, access, LV main electricity, broadband (Openreach) box located on access road, mains water supply available from Blairgowrie Road. There is no gas supply owned by SGN. Please note that privately owned gas pipes or pipes owned by other Gas Transporters may be present in this area and information regarding those pipes needs to be requested from the owners. Virgin services are not available.
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Highland 2020 Total

0.13

**Kinross-shire Area - Allocated/Windfall**

eKIK112	Station Road South (North and middle plot)	Kinross	E18	Yes	1.90	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. The site has existing access roads. The area to south of the SuDS has been omitted due flood risk. All the plots are serviced, including LV main electricity, gas mains, broadband (BT), mains water supply and drainage is proposed by Scottish Water. However, the southern plot currently doesn't have access to electricity and no plans have been proposed for water or drainage supply.
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eKIK021	Stirling Road	Milnathort	E19	Yes	1.50	Y	Y	Y	Y	Y	Y	Y	This site is fully serviced with two existing vacant buildings.
KELA3	Vicars Bridge Road	Blairingone	E22	Yes	0.50	N	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. Small site with access adjacent. LV mains electricity is available on the North East boundary. Combined water/drainage supply and broadband (BT) is available on site. There is no gas supply within the surrounding area.
eKIL022	Powmill Cottage	Powmill	E23	Part	1.35	N	N	Y	Y	Y	Y	N	Full Estates survey has been carried out Oct 19. Road access and Broadband (BT) are available on site. No LV mains, however there is an electricity service cable located on the neighbouring site of Powmill Cottage. Trunk main water supply runs through the East side of the site. There is no gas supply or mains drainage within the surrounding area.
KELA4	Balado Bridge	Kinross	E35	Yes	1.90	Y	Y	Y	Y	Y	Y	Y	This site is fully serviced with existing vacant buildings.

Kinross-shire 2020 Total

7.15

**Strathearn Area - Allocated/Windfall**

WFELA17	Land 50 Metres North Of 6A Maidenplain Place	Aberuthven		Yes	0.25	N	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out June 20. Partially serviced to the southern boundary of the site, including, access, LV main electricity, broadband (BT), mains water supply and waste drainage. There is no gas supply owned by SGN. Please note that privately owned gas pipes or pipes owned by other Gas Transporters may be present in this area and information regarding those pipes needs to be requested from the owners.
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Strathearn 2020 Total

0.25

**Strathmore & Glens Area - Allocated/Windfall**

eEAA001	Mornity Ind Estate	Alyth	E30	Yes	0.45	Y	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. The site is suitable for a single occupier. Access can be taken from neighbouring industrial estate. No planning permission Oct 2019. Broadband (BT) and drainage is available on site. LV mains electricity are located on the site, including access to substation. The water supply is located nearby on the adjacent road. LP and MP gas mains run on the South East boundary of the site.
WFELA12	Former Glenisla Golf Course	Alyth	n/a	Yes	0.23	N	Y	Y	Y	Y	Y	N	Full Estates survey has been carried out June 20. Scottish Water's services run along the B954 which could provide a connection to either side of the site. Virgin media is not available within the surrounding area. However, existing broadband services exist on the east boundary of the site. Planned services have been proposed by Openreach for the site. Scottish & Southern 11KV electricity line is located to the east of the site. Access is available from the B954. There is no gas supply in the surrounding area.

Strathmore & Glens 2020 Total

0.68

2020 Serviced Land TOTAL

30.44