



2022 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.

Contacts.

Detailed area information can be obtained from the Local Development Team.

developmentplan@pkc.gov.uk

Contents

| | |
|--|----|
| Contacts | 1 |
| Detailed area information can be obtained from the Local Development Team..... | 1 |
| 1. Introduction | 3 |
| Definition of Employment Land | 3 |
| Purpose of the Audit | 3 |
| Spatial Overview | 3 |
| 2. Background | 4 |
| Scottish Planning Policy | 4 |
| The National Planning Framework for Scotland 3 | 4 |
| The National Planning Framework for Scotland 4 | 4 |
| TAYplan Strategic Development Plan | 5 |
| Perth and Kinross Local Development Plan 2 | 5 |
| 3. Employment Land Audit 2022 | 5 |
| Preparation of the Audit | 5 |
| Class 4. Business..... | 6 |
| Class 5. General industrial..... | 6 |
| Class 6. Storage or distribution | 6 |
| Monitoring | 7 |
| Employment Land supply..... | 7 |
| Employment Land Supply Summary Figures..... | 9 |
| Appendix 1: Glossary of Terms and Abbreviations | 12 |
| Appendix 2: Perth and Kinross Employment Sites | 13 |
| Appendix 3: Serviced Employment Land Sites | 19 |

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 buildings (that are vacant but not derelict), although there is scope in the future to include vacant premises.

Purpose of the Audit

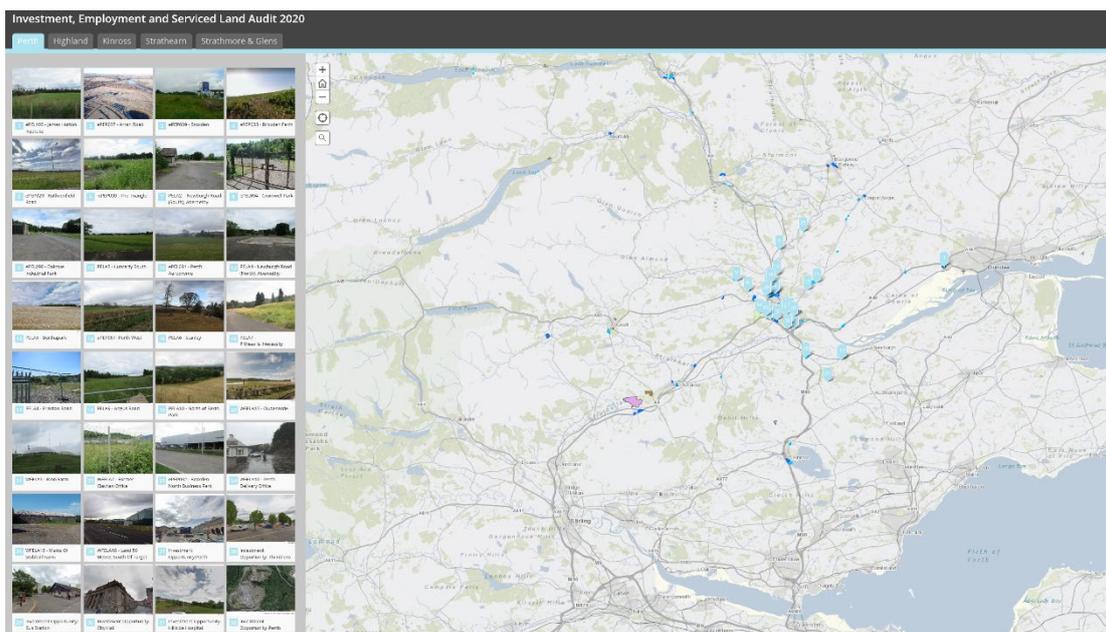
The Employment Land Audit (ELA) is an annual mechanism for monitoring the employment land supply, identifying serviced business land, and highlighting take-up of sites. The Perth and Kinross ELA has been produced to provide up to date and accurate information on the supply and availability of employment 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](#). We advise reading this document in conjunction with the 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 2022 the employment sites will also be available to download as a shp.file or csv.file

from our [Open Data Platform](#).

2. Background

The Scottish Government's National Planning Framework 3 (2014), Scottish Planning Policy (2014), the TAYplan Strategic Development Plan (2017), and the Perth and Kinross Local Development Plan (2019) provide the context for the provision of employment land within Perth and Kinross.

Scottish Planning Policy

Scottish Planning Policy (SPP) sets out the Scottish Government's planning policy for sustainable economic growth. It sets out the following key principles in relation to the allocation and monitoring of economic land. These include:

- Promoting business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environments;
- Allocating sites that provide for a diverse range of needs of different sectors and sizes of business and that also provide flexibility to accommodate changing circumstances; and
- Giving due weight to the net economic benefit of proposed developments.

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 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 National Planning Framework 4, [NPF4](#), by Scottish Ministers in autumn 2022.

The National Planning Framework for Scotland 4

The forthcoming National Planning Framework 4 marks a shift in thinking and focuses on the Climate Emergency and the Nature Crisis. The document will combine the National Spatial Strategy with the Scottish Planning Policy to provide one single overarching planning strategy and policy document leading planning decisions until 2045 once adopted. The national spatial strategy sets out a shared

vision for Scotland to create sustainable places, liveable places, productive places, and distinctive places, with particular focus on net zero emissions, resilient communities, a wellbeing economy, and better, greener places. NPF4 will become a crucial document in shaping Scotland for the next couple decades. The finalised NPF4 will be published alongside a delivery plan that will identify and prioritise the guidance to support the delivery of the NPF4. It will guide the preparation of Local Development Plans, Local Place Plans, Regional Spatial Strategies, and will be a material consideration in the determination of future planning applications. To secure sustainable economic growth, there is a demand for appropriate employment land of sufficient quality, in the right location. The Employment Land Audit is one mechanism that can be used to identify and address whether this is being met within Perth and Kinross.

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 2022

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 Openreach, Virgin Media, Transport Scotland, SGN, SSEN, SEPA and Scottish Water.

The following internal departments are consulted during the ELA process; Local Development Plan Team, Climate Change and 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 2022. 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 zero site removals from the 2022 audit.
- There has been eight new sites (WFELA103, WFELA104, WFELA105, WFELA106, WFELA107, WFELA108, WFELA109, WFELA113) added to the 2022 audit.
- There are 61 Employment sites in total, consisting of 41 Local Development Plan allocated sites (67% of Total Sites) and 20 Windfall sites (33% of Total Sites).
- The total area of identified Employment Land is 292.72 Hectares.
- The total area of effective land (Immediately available + marketable) is 290.32 Hectares.
- Of the total area of identified employment land, 84% is constrained by minor factors including physical, amenity and ownership constraints.
- The second largest proportion is land immediately available which consists of 15% 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 (CTLR) is developed.
- 44.98 hectares of land has been identified as windfall.
- 36.94 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 2021 and 2022 is shown below in Table 1, and by area for Perth and Kinross in Chart 3.

Chart 1: Employment Land Allocations 2022

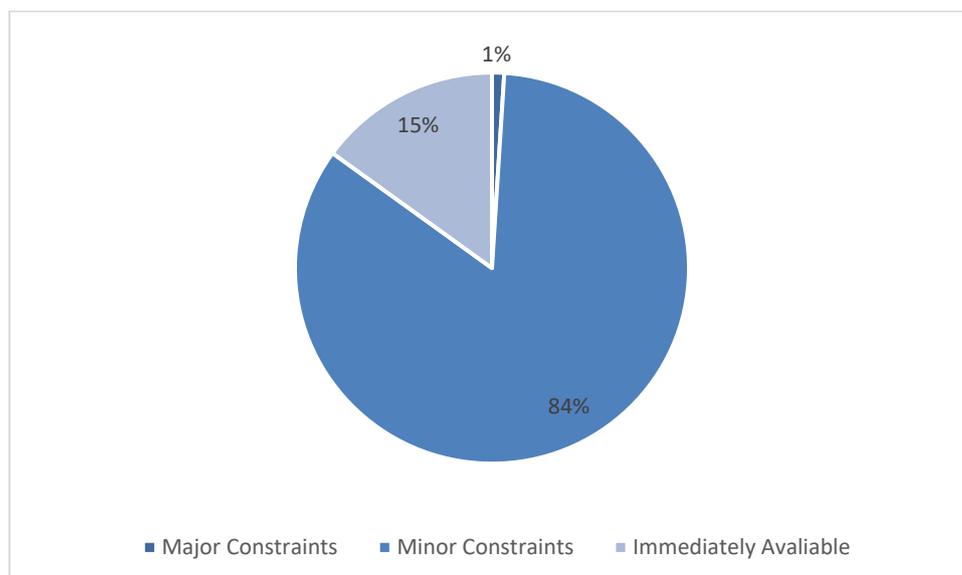


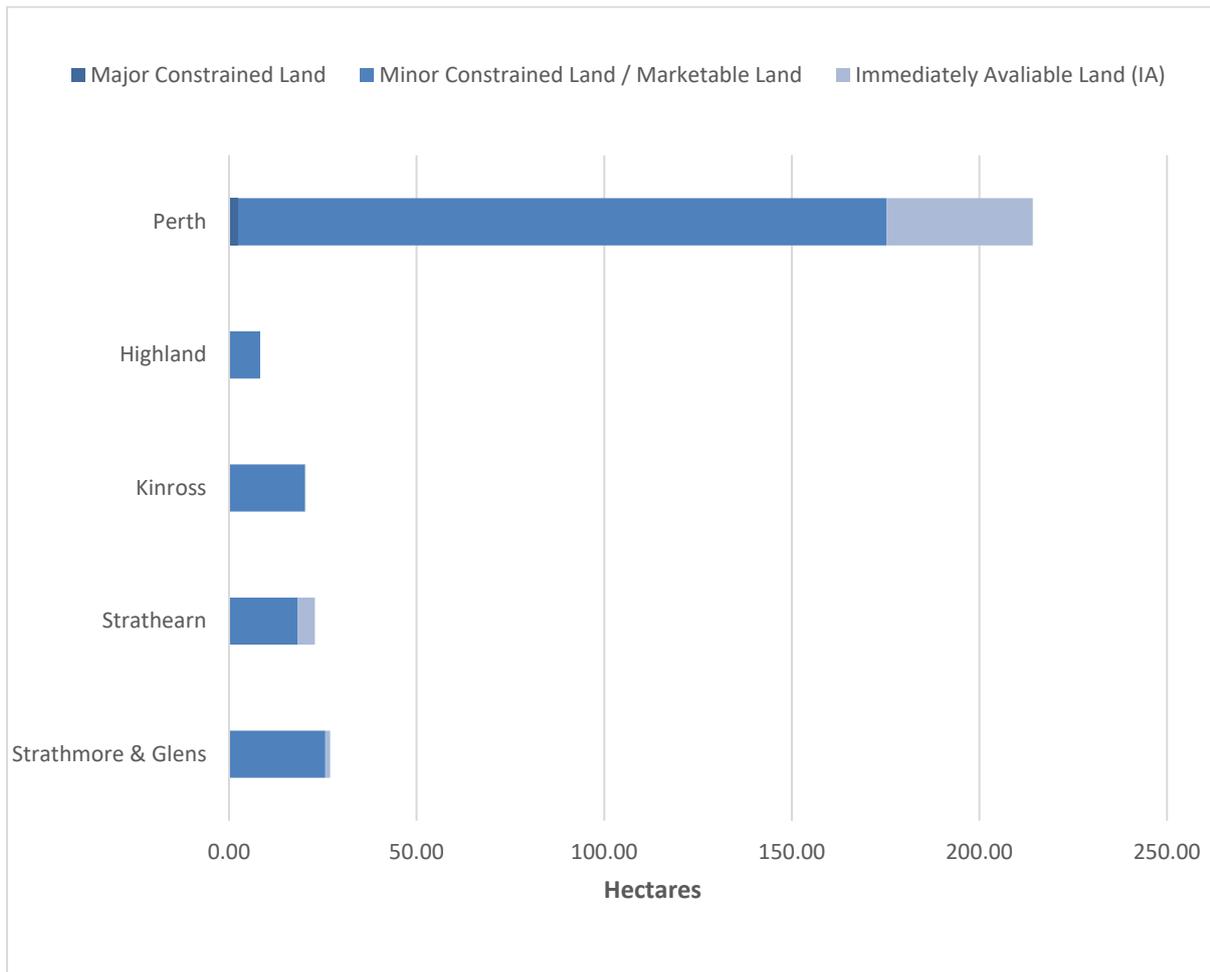
Chart 2: Employment Land Allocations 2021/2022



Table 1: Summary of Total Employment Supply 2021/2022

| LDP Area | Total Available Land (ha) | | Major Constrained Area (ha) | | Minor Constrained Area (ha) | | Immediately Available Area (ha) | |
|--------------------|---------------------------|---------------|-----------------------------|-------------|-----------------------------|---------------|---------------------------------|--------------|
| | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 | 2021 | 2022 |
| Perth | 211.07 | 214.22 | 2.40 | 2.40 | 172.34 | 172.34 | 36.33 | 39.48 |
| Highlands | 8.30 | 8.30 | 0.00 | 0.00 | 8.30 | 8.30 | 0.00 | 0.00 |
| Kinross | 19.46 | 20.38 | 0.00 | 0.00 | 19.46 | 20.27 | 0.00 | 0.11 |
| Strathearn | 22.88 | 22.88 | 0.00 | 0.00 | 18.36 | 18.36 | 4.52 | 4.52 |
| Strathmore & Glens | 26.83 | 26.94 | 0.00 | 0.00 | 25.68 | 25.68 | 1.15 | 1.26 |
| Total | 288.54 | 292.72 | 2.40 | 2.40 | 244.14 | 244.95 | 42.00 | 45.37 |

Chart 3: Summary by area 2022



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 - Prepared to support a planning application. It considers what area is developable (it considers what is low or no risk) and what mitigation measures are required (mitigation is encouraged if there is a low risk). SEPA mapping and the LDP2 (site specific requirements) is evaluated and a FRA is developed to provide more detail which determines the risk.

For windfall sites SEPA River and Coastal flood risk mapping is used to determine whether a FRA is required. If the site is within a SEPA low flood risk area a FRA may be required, and if it is close to a medium risk area then a FRA is likely, or if there are medium risk areas within the site boundary then we would require a FRA.

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: Local Development Plan.

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 | Serviced Info | Brownfield/Greenfield | FPS | FRA | Take-Up | Take-Up Date | Constraint Information | ELA Comments |
| | | | | | | 21 | 22 | 21 | 22 | 21 | 22 | | | | | | | | | | |
| ePEL103 | James Hutton Institute | Invergowrie | E37 | Employment | 56.44 | | | 56.44 | 56.44 | | | NO | NO | | B/G | 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 | | | 15.11 | 15.11 | | | PART | PART | 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. | G | 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 (19/00688/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 | 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 plots, the condition related to other services has been discharged. Full service check required in 2020. | G | 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 | | | 2.89 | 2.89 | | | NO | NO | | G | 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 | | | 18.59 | 18.59 | | | NO | YES | 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. | G | Y | N | - | - | | |
| ePEP030 | The Triangle | Perth | E1 | Employment | 1.17 | 1.17 | 1.17 | | | | | PART | YES | The LDP allocation is now largely developed. The remaining area has a planning permission (18/00088/FL) 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 2021 if it has not been taken up. Building works started 04.02.2019 (18/00492/NDOM7). Potential removal 2021 if completion certificate is issued. | G | N | Y | - | - | | |
| PELA2 | Newburgh Road | Abernethy | E4 | Employment | 0.50 | 0.50 | 0.50 | | | | | NO | NO | | G | N | N | - | - | Development must be compatible with residential amenity. | |
| ePEL094 | Cromwell Park | Almondbank | E6 | Employment | 0.60 | 0.60 | | 0.60 | | | | NO | YES | Neighbouring properties gain access from the same road; therefore, this site is considered to be serviced. Full service check required in 2020. | B | 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 | Dalcruie Industrial Park | Dalcruie | E9 | Employment | 3.46 | | | 3.46 | 3.46 | | | NO | YES | 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. | B | 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 | | G | 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 | | | | | | 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 | 0.76 | | 0.76 | 0.76 | | NO | NO | | | | | | 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 | | | | | | 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 | | | | | | 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 Various Adopted Local Plan Sites (see LDP document for site specifics) Excludes H33 as this site is designated for housing. | 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 | | | | | | 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. | 1.00ha of employment allocation is available across 5 sites which total 25.70ha. |
| PELA7 | Pitheavis | Perth | E165 | Employment | 2.07 | | 2.07 | 2.07 | | PART | YES | | | | | | 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. | LDP2 changed ref from MU1 to E165 and size to 2.07ha. |
| PELA8 | Friarton Road | Perth | Op8 | Opportunity | 6.74 | | 6.74 | 6.74 | | NO | NO | | | | | | 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 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 | | | | | | 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 | 2.40 | NO | NO | | | | | | No access until the CTRL is completed. | 2019 addition. 2.40ha of employment allocation is available within this 7.97ha site. Site majority 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 | | | | | | | 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. |

| | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--|-------|-----|----------|---------------|--------------|---------------|-------------|------|--|--|------|------|---|---|---|---|---|---|---|--|
| WFELA7 | Former Clachan Office | Perth | n/a | Windfall | 0.14 | | | 0.14 | 0.14 | | | PART | YES | 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. | B | 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 | 0.24 | 0.24 | | | | | PART | YES | 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. | B | 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 2020 audit once the building completion is issued. | 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. |
| WFELA16 | Mains Of Stobhall Farm | Perth | n/a | Windfall | 0.32 | 0.32 | 0.32 | | | | | YES | PART | | B | | | | | - | 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 | 0.44 | | | NO | YES | | B | | | | | - | 2020 addition. Planning permission (19/01777/FLL) Erection of an industrial unit (Class 4). |
| WFELA100 | Former Coates Of Fingask Indoor Riding Arena | Perth | n/a | Windfall | 0.10 | 0.10 | 0.10 | | | | | YES | YES | | B | N | N | - | - | | 2021 addition. Change of use from indoor horse riding arena to commercial storage and distribution unit (Class 6) |
| WFELA103 | Land 40 Metres South West Of The Rait | Rait | n/a | Windfall | 0.14 | | 0.14 | | | | | NO | NO | Full service check carried out in 2022. Site has poor access to services | B | N | N | | | | 2022 addition. Change of use of former fernery/smithy to form a business unit (class 4) and erection of a food production unit (class 5) |
| WFELA104 | Land Auld Bond Road | Perth | n/a | Windfall | 0.75 | | 0.75 | | | | | NO | PART | Full service check carried out in 2022. Electricity line is available on site and passes the north of the site. Fibreoptic services adjacent to site servicing neighbouring sites. | G | N | Y | | | | 2022 addition. Erection of 11 light industrial units and associated works (class 4) |
| WFELA105 | Inveralmond Industrial Estate | Perth | n/a | Windfall | 0.5 | | 0.5 | | | | | NO | YES | Full service check undertaken in 2022. | B | N | N | | | | 2022 addition. Erection of workshop and office building (class 5) |
| WFELA106 | 403 - 405 High Street Perth | Perth | n/a | Windfall | 0.16 | | 0.16 | | | | | NO | YES | This site is fully serviced in 2022 with existing buildings on the site. | B | N | N | | | | 2022 addition. Erection of 3 industrial units (class 5) |
| WFELA107 | Inveralmond Industrial Estate | Perth | n/a | Windfall | 1.6 | | 1.6 | | | | | NO | YES | This site is fully serviced in 2022 with two existing buildings on the site. The site has road access from Ruthvenfield Way and Inveralmond Way. | B | N | N | | | | 2022 addition. Erection of a storage and distribution unit and 4 tanks for waste recycling operations and associated works (class 5) |
| Perth 2022 Total | | | | | 214.22 | 39.48 | 172.34 | 2.40 | | | | | | | | | | | | | |

Highland Area - Allocated/Windfall

| | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|------------|-----------|-----|------------|-------------|-------------|-------------|-------------|------|--|--|----|----|-----------------------------|---|---|---|---|---|--|--|
| HELA1 | Borlick | Aberfeldy | E10 | Employment | 5.00 | | | 5.00 | 5.00 | | | NO | NO | | G | N | Y | - | - | Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation costs. | |
| HELA2 | Tullymilly | Dunkeld | E12 | Employment | 1.20 | | | 1.20 | 1.20 | | | NO | NO | 2020 service check required | G | 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 | Tullymilly | Dunkeld | E13 | Employment | 2.10 | | | 2.10 | 2.10 | | | NO | NO | 2020 service check required | G | 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. | |
| Highland 2022 Total | | | | | 8.30 | 0.00 | 8.30 | 0.00 | | | | | | | | | | | | | |

Kinross-shire Area - Allocated/Windfall

| | | | | | | | | | | | | | | | | | | | | | |
|-------|---------------|---------|-----|------------|------|--|--|------|------|--|--|----|----|--|---|---|---|---|---|--|--|
| KELA1 | South Kinross | Kinross | E16 | Employment | 1.20 | | | 1.20 | 1.20 | | | NO | NO | | G | 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 | 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. | B | 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 | | 7.75 | 7.75 | NO | YES | This site is fully serviced with two existing vacant buildings. | B/G | 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 | Site 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 | | G | 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 | 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. | G | 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 | 0.72 | | 0.72 | 0.72 | NO | PART | 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. | G | 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 | | B | 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 | | G | 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 | This site is fully serviced and includes existing vacant buildings. | B | 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 | 0.42 | PART | NO | | B/G | N | N | - | - | | 2019 addition. Planning approved, erection of workshop. Remedial works required - demolition of shed (21/02257/FLL). | |
| WFELA108 | Bridgend Industrial Estate | Kinross | n/a | Windfall | 0.81 | | 0.81 | 0.81 | YES | YES | Full service check 2022. The site has electricity services but no gas services. | B | N | N | - | - | | 2022 addition. Erection of an industrial unit (Class 4). | |
| WFELA109 | Land 70 Metres South Of Gallowhill | Kinross | n/a | Windfall | 0.11 | | 0.11 | 0.00 | NO | YES | Full service check in 2022. The site is serviced with electricity and access. Water services to the neighbouring buildings south of the site on Gallowhill Road. Broadband services are available at Gallowhill Cottage the neighbouring cottage north of the site. | B | N | N | - | - | | 2022 addition. Change of use from agricultural storage building to workshop (class 5) and display area, and erection of fence | |
| Kinross-shire 2022 Total | | | | | 20.38 | | 0.11 | 20.27 | | 0.00 | | | | | | | | | |

Strathern Area - Allocated/Windfall

| | | | | | | | | | | | | | | | | | | | | |
|-----------------------|--|--------------|-----|------------|-------|--|--|------|-------|--|--|-----|-----|---|--|--|--|---|---|---|
| | | | | | | | | | | | | | | | | | | 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. | | |
| SELA1 | Land south of A824 | Auchterarder | E25 | Employment | 8.00 | | | 8.00 | 8.00 | | | NO | NO | | | | | | | |
| eSTC061 | Bridgend, Muthill Road | Crieff | E26 | Employment | 2.65 | | | 2.65 | 2.65 | | | NO | NO | 2020 service check required | | | | | 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 an office building (class 4) |
| SELA3 | Main Road | Aberuthven | E29 | Employment | 2.71 | | | 2.71 | 2.71 | | | NO | NO | | | | | | 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 | | | | | | | 5.00ha of employment allocation is available within this 46.73ha site. |
| WFELA17 | Land 50 Metres North Of 6A Maidenplain Place | Aberuthven | n/a | Windfall | 0.25 | | | 0.25 | 0.25 | | | NO | YES | 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. | | | | | | 2020 Addition. Planning permission (19/01156/FLL) Erection of an office building (class 4) and storage and workshop building (class 6). Possible removal in 2023 as planning application expires on 08.09.2022 |
| WFELA101 | Land At Ferneyfold Farm | Crieff | n/a | Windfall | 0.27 | | | 0.27 | 0.27 | | | YES | YES | Fully serviced 2021. | | | | | | Change of use and extension to agricultural building to form micro-distillery and warehouse, formation of parking area and associated works |
| WFELA110 | Kirkton | Auchterarder | n/a | Windfall | 4.00 | | | 4.00 | 4.00 | | | NO | YES | 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 fiberoptic services available | | | | | | 4ha of employment land will be provided in the Auchterarder area, provision to be phased with the delivery of this major development site. Planning permission expires on 27.06.2023 |
| Strathearn 2022 Total | | | | | 22.88 | | | 4.52 | 18.36 | | | | | | | | | | | |

Strathmore & Glens Area - Allocated/Windfall

| | | | | | | | | | | | | | | | | | | | | | |
|---------|--------------------|-------------|-----|------------|-------|--|--|-------|-------|--|--|----|-----|--|--|--|--|--|-----------------------------------|---|---|
| | | | | | | | | | | | | | | | | | | | Potential ownership restrictions. | Potential ownership restrictions. | |
| eEAA001 | Mornity Ind Estate | Alyth | E30 | Employment | 0.45 | | | 0.45 | 0.45 | | | NO | YES | 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 is 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. | | | | | | | |
| eEAB007 | Welton Road | Blairgowrie | E31 | Employment | 13.20 | | | 13.20 | 13.20 | | | NO | NO | | | | | | | 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 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 other 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. | 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. |

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | | | | | | |
|----------|------------------------------------|--------------|-----|------------|------|------|------|------|--|------|-----|---|--|--|--|--|---|
| eEAC008 | Coupar Angus West | Coupar Angus | E32 | Employment | 6.60 | | 6.60 | 6.60 | | NO | NO | | | | | 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 | | | | | 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 | | 1.43 | 1.43 | | PART | NO | | | | | 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 | 0.53 | 0.53 | | | NO | NO | | | | | | 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 | 0.23 | | | NO | YES | 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. | | | | 2019 addition. Planning approved, 3no. Class 4 business units (phase 1). Masterplan proposes a further 6no.Units. | |
| WFELA102 | Land South of Scotland Farmers Ltd | Blairgowrie | n/a | Windfall | 0.39 | 0.39 | 0.39 | | | PART | YES | Full service check undertaken in 2021. | | | | | 2021 addition. Erection of a chemical storage building with associated office. potential 2022 take-up (21/01037/NDOM9) |
| WFELA113 | Colbeggie Farm | Kettins | n/a | Windfall | 0.11 | 0.11 | | | | NO | YES | Site fully serviced in 2022. Buildings on the site currently have no electricity services but neighbouring buildings do. | | | | | 2022 addition. Part change of use of agricultural building to form gin distillery including storage, distribution and associated works |

| | | | | | | | |
|--|--|--|--|--------|-------|------------|--------|
| Strathmore & Glens 2022 Total | | | | 26.94 | 1.26 | 25.68 | 0.00 |
| 2022 ELA TOTAL | | | | 292.72 | 45.37 | 244.95 | 2.40 |
| | | | | | | Available: | 292.72 |
| Effective Land= Immediately available & marketable | | | | 290.32 | | | |
| Windfall | | | | 44.98 | | | |

Appendix 3: Serviced Employment Land Sites

| Perth Core - | | | | | | | | | | | | |
|--------------|------------|------------|---------|----------|--------------------|-----|-------------|--------|--------------------|-------|----------|---|
| Site Ref | Site Name | Settlement | LDP Ref | Serviced | Serviced Size (ha) | Gas | Electricity | Access | Broadband/tel ecom | Water | Drainage | Serviced Land Comments/Explanation |
| PELA5 | Berthapark | Perth | MU345 | Part | 0.34 | Y | Y | Y | Y | Y | Y | <p>Two sites within Bertha Park are considered to be part serviced. There are no internal roads, however where there is a road frontage onto these areas of the development, these areas are considered to be serviced.</p> <p>We anticipate other services such as gas, broadband, water etc are present due to the close proximity of other development. Full service check will be undertaken in Sept 2022.</p> |
| ePEP037 | Arran Road | Perth | E3 | Part | 6.00 | Y | Y | Y | Y | Y | Y | <p>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.</p> |
| ePEP039 | Broxden | Perth | E2 | Yes | 3.73 | Y | Y | Y | Y | Y | Y | <p>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.</p> |

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | |
|---------|-------------------------|------------|------|-----|------|---|---|---|---|---|---|--|
| 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. |
| 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. |
| 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. |
| 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. |

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | | |
|---------|--------------------------------------|-------|-----|------|------|---|---|---|---|---|---|---|---|
| WFELA7 | Former Clachan Office | Perth | n/a | Yes | 0.14 | N | Y | 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 | 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 2022 ELA. |
| WFELA16 | Mains Of Stobhall Farm | Perth | n/a | Part | 0.32 | N | Y | 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 | 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 |

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | |
|----------|---|-------|-----|------|------|---|---|---|---|---|---|--|
| WFELA100 | Former Coates Of Fingask Indoor Riding Arena | Perth | n/a | Yes | 0.22 | N | Y | Y | Y | Y | N | Full Estates Survey carried out Aug 2021. |
| WFELA107 | Inveralmond Industrial Estate | Perth | n/a | Yes | 1.6 | Y | Y | Y | Y | Y | Y | This site is fully serviced in 2022 with two existing buildings on the site. The site has road access from Ruthvenfield Way and Inveralmond Way. |
| WFELA106 | 403 - 405 High Street Perth | Perth | n/a | Yes | 0.16 | Y | Y | Y | Y | Y | Y | This site is fully serviced in 2022 with existing buildings on the site. |
| WFELA105 | Inveralmond Industrial Estate | Perth | n/a | Yes | 0.5 | Y | Y | Y | Y | Y | Y | Full service check undertaken in 2022. |
| WFELA104 | Land Auld Bond Road | Perth | n/a | Part | 0.75 | N | Y | Y | Y | N | N | Full service check carried out in 2022. Electricity line is available on site and passes the north of the site. Fibreoptic services adjacent to site servicing neighbouring sites. |
| WFELA103 | Land 40 Metres South West Of The Garden Cottage | Rait | n/a | Yes | 0.14 | N | Y | Y | Y | Y | Y | Full service check carried out in 2022. Site has poor access to services |

Perth 2022 Total 24.78

Highland Area -

| | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|

Highland 2022 Total 0.00

Kinross-shire Area -

| | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | |
|---------|--|-------------|-----|------|------|---|---|---|---|---|---|--|
| 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. |
| eKIK021 | Stirling Road | Milnathort | E19 | Yes | 1.50 | 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 | 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 | 0.72 | N | N | 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. |

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | | |
|----------|----------------------------|---------|-----|-----|------|---|---|---|---|---|---|---|---|
| KELA4 | Balado Bridge | Kinross | E35 | Yes | 1.90 | Y | Y | Y | Y | Y | Y | Y | This site is fully serviced with existing vacant buildings. |
| WFELA109 | Gallowhill Cottages | Kinross | n/a | Yes | 0.11 | N | Y | Y | Y | Y | Y | Y | Full service check in 2022. The site is serviced with electricity and access. Water services to the neighbouring buildings south of the site on Gallowhill Road. Broadband services are available at Gallowhill Cottage the neighbouring cottage north of the site. |
| WFELA108 | Bridgend Industrail Estate | Kinross | n/a | Yes | 0.81 | N | Y | Y | Y | Y | Y | Y | Full service check 2022. The site has electricity services but no gas services. |

Kinross-shire 2022 Total

7.44

Strathearn Area -

| | | | | | | | | | | | | | |
|----------|-------------------------|--------|-----|-----|------|---|---|---|---|---|---|---|--|
| eSTC061 | Bridgend, Muthill Road | Crieff | E26 | Yes | 2.65 | Y | Y | Y | Y | Y | Y | Y | As of April 2021 the site has been partially developed and the adjacent available land will have access to services. |
| WFELA101 | Land at Ferneyfold Farm | Crieff | n/a | Yes | 0.27 | N | Y | Y | Y | Y | Y | N | Full service check undertaken in 2021. |

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | | |
|---------|--|------------|-----|-----|------|---|---|---|---|---|---|---|---|
| WFELA17 | Land 50 Metres North Of 6A Maidenplain Place | Aberuthven | n/a | 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. |
|---------|--|------------|-----|-----|------|---|---|---|---|---|---|---|---|

Strathearn 2022 Total

3.17

Strathmore & Glens Area -

| | | | | | | | | | | | | | |
|----------|------------------------------------|------------|-----|-----|------|---|---|---|---|---|---|---|---|
| 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. |
| WFELA102 | Land South of Scotland Farmers Ltd | Blairstown | n/a | Yes | 0.39 | Y | Y | Y | Y | Y | Y | Y | Full service check undertaken in 2021. |

Appendix 3: Serviced Employment Land Sites

| | | | | | | | | | | | | |
|----------|-----------------------------|---------|-----|-----|------|---|---|---|---|---|---|---|
| WFELA12 | Former Glenisla Golf Course | Alyth | n/a | Yes | 0.23 | N | 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. |
| WFELA113 | Colbeggie Farm | Kettins | n/a | Yes | 0.48 | Y | Y | Y | Y | Y | Y | Site fully serviced in 2022. Buildings are serviced or adjacent to all services. |

Strathmore & Glens 2022 Total

1.55

2022 Serviced Land TOTAL

36.94