

Moray Employment Land Audit

MAY 2017



moray
council





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1. Introduction

1.1 Purpose of Audit

The Moray Employment Land Audit provides an overview of the supply and availability of employment land across the Moray Council area. The audit is an annual document and includes figures for take up and sites under construction.

The audit provides an evidence base for the monitoring and review of policies and proposals included within the Local Development Plan. In addition it can help to identify areas where further analysis and investigation is required. The baseline against which information is analysed is 1 January 2017.

The information contained in the Employment Land Audit will be of use to businesses, developers, and other organisations with an interest in employment land in Moray.

1.2 Methodology

The audit is prepared from information gathered by Council planning officers through monitoring of the development plan, planning approvals and individual inspections.

All employment sites in the existing local development plan have been recorded in a data base, unless the site has been built out in its entirety. In addition to sites allocated in the Moray Local Development Plan 2015 any windfall sites with planning consent for employment uses have been added to the database. It is noted that land with buildings that are vacant are not included in the audit.

Once sites have been identified officers undertake a review of planning applications and collect information such as ownership, proposed use etc for each site. Officers also undertake site visits to monitor development activity. This information is then updated in the data base. The data is then analysed to produce the audit report.

2. Background

2.1 Scottish Planning Policy

Scottish Planning Policy (SPP) sets out the Scottish Governments policies in relation to economic development in Scotland. SPP requires Planning Authorities to allocate a range of sites for business, taking account of current market demand; location, size, quality, and infrastructure requirements; whether sites are serviceable within five years; the potential for a mix of uses; their accessibility to transport networks by walking, cycling and public transport and their integration with and access to existing transport networks. SPP states that business land audits should be undertaken regularly by local authorities to inform review of development plans. Business land audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues of sites within the existing business land supply.

2.2 Moray Local Development Plan

The Moray Local Development Plan 2015 sets out the employment land policies for the Planning Authority (excluding the Cairngorms National Park area). The Local Development Plan includes a suite of policies related to economic development (ED1 to ED9). These seek to safeguard employment land and support development of employment uses on designated sites. The policies also look at the types of uses that will be supported on designated sites. A more flexible approach to rural business proposals is provided for, with policy criteria used to ensure the most appropriate locations are supported in rural areas.

The Moray Local Development Plan 2015 designates land for employment uses.

2.3 Moray Economic Strategy

The Moray Economic Strategy was published in October 2012 by the Moray Community Planning Partnership to provide a long term economic diversification strategy for Moray. Moray Council is working collaboratively with partner organisations to achieve the ambitions of the strategy.

This identifies that there is a shortage of serviced land ready for development to meet the needs of existing businesses and prospective inward investment. The Strategy estimated employment land requirements to 2025 are 25 hectares in Elgin, 10 hectares in Forres and 3-5 hectares at Buckie quayside and a further 5 hectares at March Road or elsewhere in Buckie. The Local Development Plan 2015 sought to address these targets by making appropriate designations. The Moray Local Development Plan 2015 identifies new sites in Elgin (12.34ha), Forres (27.3ha) and Buckie March Road (7.89ha). These sites are now included within the Audit.

2.4 Moray 2026: A Plan for the Future

Moray 2026 sets out five priority areas for the Community Planning Partnership. Moray 2026 states that priority 1 is “a growing, diverse and sustainable economy” and that this is a “top priority at the heart of the future success of Moray. It covers business, employment, infrastructure, public services and the third sector developing sustainable communities.” Whilst employment land supply is not a statistical indicator within Moray 2026 land supply is key to achieving the outcomes including providing quality accommodation, increasing business start-ups, attracting inward investment, and growing employment opportunities in areas of key strength or emerging opportunities.

2.5 Demand for Employment Land

Moray Council Estates and Highlands and Islands Enterprise were contacted to discuss demand for employment land and perceived demand is not considered to have significantly altered. Low up take of sites was considered to be due to a number of reasons including the lack of immediately available serviced sites, unrealistic expectations of land value and difficulties in borrowing. The low take up of sites has perhaps led to more demand for existing vacant buildings when cost/benefit of breathing life into new building was compared to new build projects. Generally closer scrutiny was being given to finance of projects.

The demand for employment sites and buildings was described as a pyramid with the widest demand for smaller buildings and sites and fewer businesses looking for larger spaces. There needs to be land and sites available at all levels of this pyramid to meet demand. The demand across the pyramid was considered to come from a mix of businesses including smaller local businesses including builders, plumbers, plant and machinery supply, smaller businesses looking to grow and inward investors. There is a need to identify opportunities for big inward investment of up to 100 acres.

The Moray Council Industrial Portfolio Annual Report 2016 showed high levels of occupancy within the Moray Council Industrial portfolio with demand in most areas outstripping supply. The Industrial Portfolio Annual Report also highlights the shortage of serviced land available. The provision of further serviced sites and units is considered a priority for future industrial development and a number of projects are currently being investigated.

Highlands and Islands Enterprise noted the importance of promotion and the life sciences are seen as an opportunity for Moray.

Sufficient land and buildings require to be available in Moray to facilitate wider economic development and the aims of the Moray Economic Strategy, including diversifying the economy.

3. Employment Land Supply

Several categories of land supply are identified in the audit. Definitions for these are provided in section 5. Detailed information of the established, constrained, effective and immediately available sites is provided in Appendix 2.

3.1 Established Employment Land Supply

The established employment land supply for Moray is shown in figure 1. There has been an decrease in the gross established supply by 10.6ha since 2016; a significant proportion of this is due to land at Barmuckity being identified as suitable for housing within the Barmuckity Strategic Development Framework. This is a decrease of 10.24 ha to the net supply compared to 2016. The number of sites within the audit has reduced by one due to the removal of windfall sites that no longer have consent.

Figure 1 Established Employment Land Supply (2017) (Figures in hectares)

Gross Established	Net Established	Number of Sites
209.49	156.33	32

The established employment land supply is broken down in figure 2 by town.

Figure 2 Established Employment Land Supply by town (2017) (Figures in hectares)

Town	Gross Established	Net Established	Number of Sites
Elgin	71.36	52.03	5
Forres	59.99	41.33	7
Buckie	35.34	28.23	5
Keith	8.03	6.87	5
Lossiemouth	12.8	10.24	1
Rest of Moray	22.25	17.82	9

There has been a decrease in the established supply across most settlements. In Elgin the established supply has reduced due to part of the site at Barmuckity being identified for housing within the Barmuckity Strategic Development Framework. In Forres the small reduction is due to occupation of sites at Waterford. In Buckie there is a reduction in the established supply due development adjacent to the maltings and recalculation of availability at the Harbour. The established supply at Lossiemouth has reduced in size and to one site as a result of the last remaining area at Coulardbank being under construction. In the Rest of Moray sites have been removed as they no longer have planning consent and the area has also reduced as land at Lhanbryde has been developed for housing.

Figure 3 Established Employment Land Supply by site size (2016) (Figures in hectares)

Site area	Net Established	Number of Sites
0-1ha	3.79	8
1-5ha	33.31	14
>5 ha	119.23	10

3.2 Marketable/Effective Employment Land Supply

The marketable and effective employment land supply in 2017 is shown in figure 4. Overall the marketable/effective area has decreased by 18.79 hectares compared to 2016. There has been a decrease in the number of effective sites from 23 to 17. The decrease is due to better knowledge of constraints effecting sites which has led to some sites being constrained, this has mainly been where owners are unwilling to sell and/or are seeking higher value uses.

Figure 4 Marketable/Effective Employment Land Supply (2017)

Marketable/Effective (Net figure in hectares)	Number of Sites
80.62	17

The marketable/effective employment land supply has been broken down by town in figure 5. The estimated employment land requirements to 2025 from the Moray Economic Strategy are included within the final column to allow comparison.

Figure 5 Marketable/Effective Employment Land Supply by town (2017)

Town	Marketable/Effective (Net figure in hectares)	Number of Sites	Estimated requirements to 2025 ha (MES)
Elgin	35.66	4	25
Forres	13.71	3	10
Buckie	16.03	3	5
Keith	3.81	3	n/a
Lossiemouth	0	0	n/a
Rest of Moray	11.41	4	n/a

The level of effective supply in all towns is in line with the Moray Economic Strategy estimated requirements.

3.3 Immediately Available

The immediately available employment land supply in 2017 is shown in figure 6. The immediately available supply has decreased by 0.78 hectares and there has been a decrease in the number of sites. This is due to sites at Forres being removed from the supply as planning consent has lapsed, site at Coulardbank Lossiemouth being under construction and sites at Westerton Keith being temporarily occupied.

Figure 6 Immediately available Employment Land Supply (2017)

Immediately Available (Net figure in hectares)	Number of Sites
18.07	6

3.4 Constrained

The established land supply that is subject to constraints is shown in figure 7. The constrained supply has increased by 11.2 ha. This is due to better knowledge of constraints effecting sites which has led to sites being constrained, this has mainly been where land owners are unwilling to sell and/or are seeking higher value uses. With the development of the Barmuckity Strategic Development Framework the development is considered to be economically viable and deliverable within five years. Some sites have also been developed or remeasured where there is now a better understanding of the extent of constraints.

Figure 7 Constrained Employment Land Supply (2017)

Constrained Supply (Net figure in hectares)	Number of Sites
75.79	18

The constrained supply can be broken down into the type of constraints identified.

Figure 8 Constrained Employment Land Supply by constraint (2017) (Net figures in hectares) Note some land may fall under more than one constraint.

Constraint Type	Constrained Supply	Number of Sites
Infrastructure	28.36	8
Ownership	43.16	10
Physical	30.94	8

3.5 Take up and Construction

The number and area of proposals completed in the year to 1st January 2017 is shown in figure 9 below. This includes development at Dunelands Findhorn, Waterford Forres, Couldarbank Lossiemouth and the brewery at Mulben. This is lower than previous years (4.41 ha in 2016).

Figure 9 Employment land completed/taken up in year to 1st January 2017

Take up area (Gross figure in hectares)	Number of Sites
1.23	4

The number and area of proposals under construction on the base date of 1st January 2017 is shown in figure 10 below. The sites under construction include sites at Glen Moray Distillery Elgin, Couldarbank Lossiemouth, and the maltings at Buckie. This is a drop in construction activity of 0.47 ha compared to 2016.

Figure 10 Employment land under construction at 1st January 2017

Under Construction (Gross figure in hectares)	Number of Sites
3.18	3

4. Conclusion

This is the fifth employment land audit in this format and comparison can be made to previous audit.

It is clear that the emphasis on employment land continues to be within the five main settlements with more limited supply in the “rest of Moray”. This reflects the strategy within the Moray Local Development Plan 2015. There continues to be a limited choice of serviced sites across all settlements and this is a particular issue in Elgin and Forres.

Around 48% (75.79 ha) of the Established Supply has some form of constraint that is likely to prevent the land being brought forward in the next five years. This is a higher proportion of the supply compared to 2016.

Only 22% (18.07ha) of the Marketable/Effective Supply is Immediately Available. This is a higher proportion than 2016 when the figure was 19%. The area of marketable/effective supply is lower than as better knowledge of constraints has led to sites no longer being considered effective. Historically the amount of immediately available land has been very limited. The amount of land Immediately Available is a very small proportion of the Established Supply and is spread across only six sites. The shortage of serviced land ready for development is identified in the Moray Economic Strategy and Moray Council Industrial Portfolio Annual Report 2015/16 as an issue.

Around 43% of sites (14 sites) in the Established Supply are in the medium size category (1-5ha) with the lowest number of sites (eight sites) in the lowest size category 0-1ha. The remaining 10 sites are in the higher category over 5ha. Given the limited number of sites across Moray this is a reasonable distribution of sizes.

In figure 11 over the page is a summary by settlement.

Figure 11 Settlement Summary

Elgin	Small choice of marketable sites and land available is limited. Only immediately available land is at Chanonry and Linkwood East. There are issues with delivery of higher quality business land and availability of serviced industrial land. Progressing development and servicing sites at Barmuckity (I7) and Newfield (I8) will be critical to the supply in the short term. Additional land must also be identified in the next Local Development Plan to meet the estimated requirements within the Moray Economic Strategy. Strong demand for industrial buildings.
Forres	Very small choice of marketable sites given settlement size and population, but reasonable areas available. Proportion of immediately available land higher than other settlements but this is largely due to the large area available at the Enterprise Park. Waterford now has limited availability with the majority of the land/units now let. Investigations are continuing into the potential for new land to be allocated at Waterford. Strong demand, particularly for smaller units and need for serviced employment land to allow businesses to develop and relocate from smaller units.
Buckie	Small choice of marketable sites but reasonable areas available. Only one very small immediately available site at March Road. Opportunities at harbour. Limited new build activity since 2014 but demand for premises. Progress being made on bringing forward March Road (SE) (I3).
Keith	Very small choice of marketable sites and limited area. Issues with providing readily accessible employment site. Demand for smaller units.
Lossiemouth	Severely restricted choice of sites, only Sunbank OPP1 or windfall opportunities. The topography and ground conditions at Sunbank OPP1 are considered to constrain the site. Coularbank largely developed or under construction.
Rest of Moray	Limited choice of designated sites. In Aberlour, Lhanbryde, and Rothes there are only single sites available, some of which are constrained. In Mosstodloch sites are identified but these are generally to meet the expansion needs of existing businesses. No new windfall sites were identified in this area although policies are in place that would consider Rural Business Proposals. Need for sites in Speyside for small local businesses.

5. Glossary

Constrained Employment Land Supply

This includes land for example, that has planning difficulties, land subject to ownership difficulties (e.g. multiple ownership/unwilling sellers), land with insufficient infrastructure provision, etc. This category therefore includes much of the land in the Established Employment Land Supply that is not Marketable (see below).

Employment Land

This includes land for general industrial and business/office use, storage and distribution uses, business parks and specialist technology parks including research and development uses. This comprises Classes 4 (Business), 5 (General Industrial) and 6 (Storage or Distribution) of the 1997 Town and Country Planning (Use Classes) (Scotland) Order, but is not exclusive to these uses.

Established Employment Land Supply

This includes all undeveloped land that is allocated for industrial/business/ employment use in the adopted Local Plan or has a valid planning approval for these uses.

Gross

This refers to the total area in (hectares) within the boundary of the site.

Immediately Available Land Supply

This is marketable/effective land that currently has planning permission, is serviced and has no other major constraints to immediate development. This definition is useful in the assessment of whether demand for land is being adequately met.

Marketable/Effective Land Supply

This is land that as well as meeting business requirements, has a secure planning status, can be serviced within 5 years, is accessible by walking, cycling and public transport as defined by SPP. Land that is subject to user restrictions or that is held as 'option land' for existing companies' own expansion cannot be considered to be marketable. Such land is not constrained.

Net

The total area of land excluding roads, landscaping etc. As the physical attributes of a site and surrounding land uses will determine the area suitable for development and the level of landscaping required the net area will vary. For sites that are partially complete, the net area given is the area that is actually available to be developed. For sites that are undeveloped the net area is estimated. This estimate is based on an assumption that on average, 20% of available land will be taken up with roads, landscaping etc. If relevant site information is available, this is taken into account in the estimate.

Take-Up

The take up figure includes all proposals where development has been completed within the particular year.

Under Construction

This is the area of land under construction at the base date. These sites are not yet complete. The area under construction area is not included within the land supply or built totals.

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Reference:	M/AB/E/003	Town:	ABERLOUR
Supply Type:	Constrained	LPR:	OPP1
Location:	Mary Avenue		
Grid Ref:	327079		843178
Constraint:	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Physical		
Capacity (Ha):	Gross Established: 0.38 Net Established: 0.3 Constrained: 0.3 Immediately Available: 0 Effective: 0 Under Construction: 0 Built: 0.16		

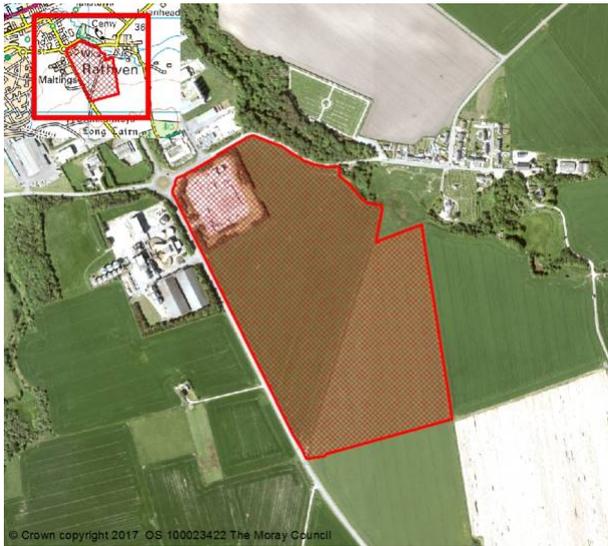


Reference:	M/BC/E/001	Town:	BUCKIE
Supply Type:	Constrained	LPR:	BP1
Location:	High Street		
Grid Ref:	342942		864437
Constraint:	<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical		
Capacity (Ha):	Gross Established: 6.17 Net Established: 4.93 Constrained: 4.93 Immediately Available: 0 Effective: 0 Under Construction: 0 Built: 0		



Reference:	M/BC/E/002	Town:	BUCKIE
Supply Type:	Effective	LPR:	I1
Location:	March Road (NW)		
Grid Ref:	343528		865786
Constraint:	<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical		
Capacity (Ha):	Gross Established: 0.4 Net Established: 0.4 Constrained: 0 Immediately Available: 0.4 Effective: 0.4 Under Construction: 0 Built: 8.25		

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Reference:	M/BC/E/004	Town:	BUCKIE
Supply Type:	Effective	LPR:	I3
Location:	March Road (SE)		
Grid Ref:	343984	86510	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	18.57	Net Established:	14.86
Constrained:	0	Immediately Available:	0
Effective:	14.86	Under Construction:	0
Built:	2.7		

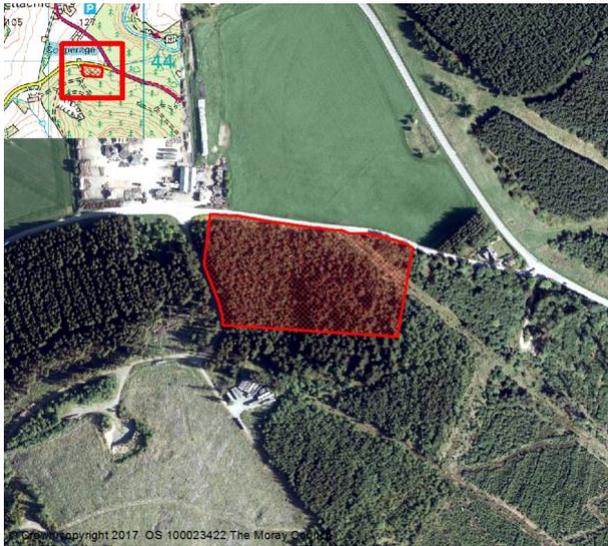


Reference:	M/BC/E/005	Town:	BUCKIE
Supply Type:	Constrained	LPR:	I4
Location:	Maltings		
Grid Ref:	343676	865357	
Constraint:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	9.43	Net Established:	7.27
Constrained:	7.27	Immediately Available:	0
Effective:	0	Under Construction:	1.36
Built:	4.6		

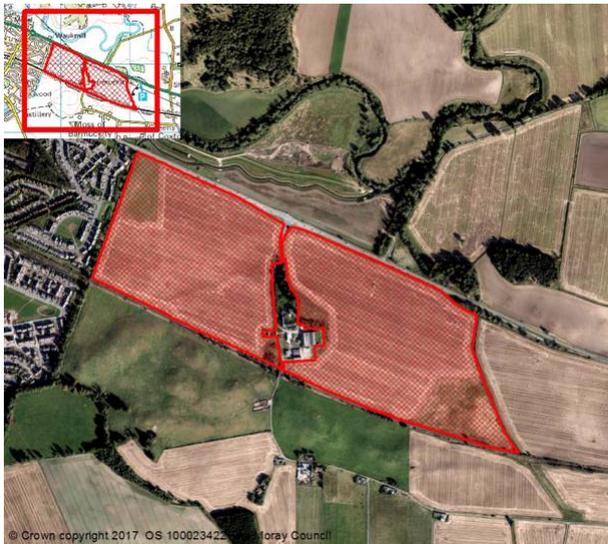


Reference:	M/BC/E/006	Town:	BUCKIE
Supply Type:	Effective	LPR:	I6
Location:	The Harbour Area		
Grid Ref:	343086	865957	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	0.77	Net Established:	0.77
Constrained:	0	Immediately Available:	0
Effective:	0.77	Under Construction:	0
Built:	20.97		

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Reference:	M/CR/E/002	Town:	CRAIGELLACHIE
Supply Type:	Effective	LPR:	
Location:	Bluehill		
Grid Ref:	329445		843890
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	2.24	Net Established:	1.79
Constrained:	0	Immediately Available:	0
Effective:	1.79	Under Construction:	0
Built:	0		



Reference:	M/EL/E/001	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	17
Location:	Barmuckity		
Grid Ref:	324719		861725
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	43.3	Net Established:	27.8
Constrained:	5.78	Immediately Available:	0
Effective:	22.1	Under Construction:	0
Built:	0		

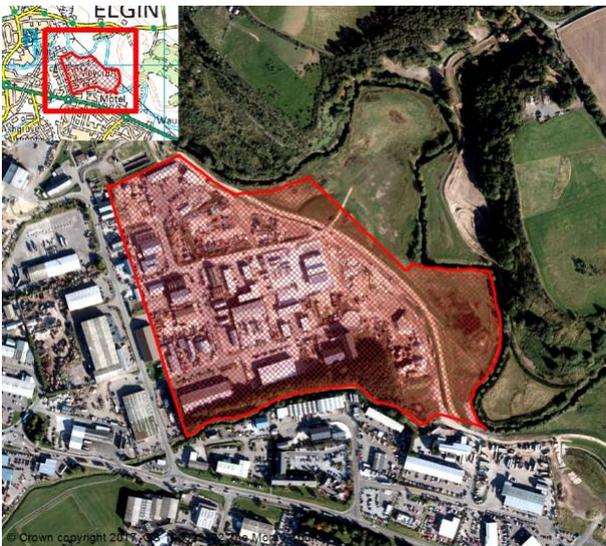


Reference:	M/EL/E/002	Town:	ELGIN
Supply Type:	Constrained	LPR:	BP/OPP
Location:	Riverview		
Grid Ref:	319633		862782
Constraint:			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	4.12	Net Established:	3.3
Constrained:	3.3	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		

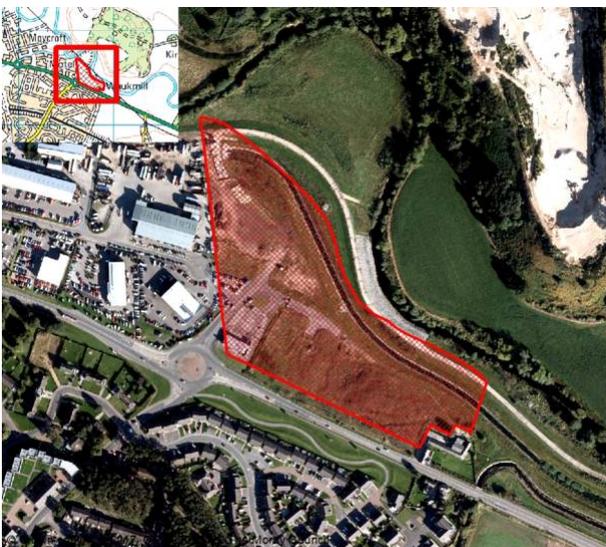
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Reference:	M/EL/E/004	Town:	ELGIN
Supply Type:	Under Construction	LPR:	I12
Location:	Glen Moray Distillery, Bruceland Ro		
Grid Ref:	319932	862424	
Constraint:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	0	Net Established:	0
Constrained:	0	Immediately Available:	0
Effective:	0	Under Construction:	1.7
Built:	6.1		

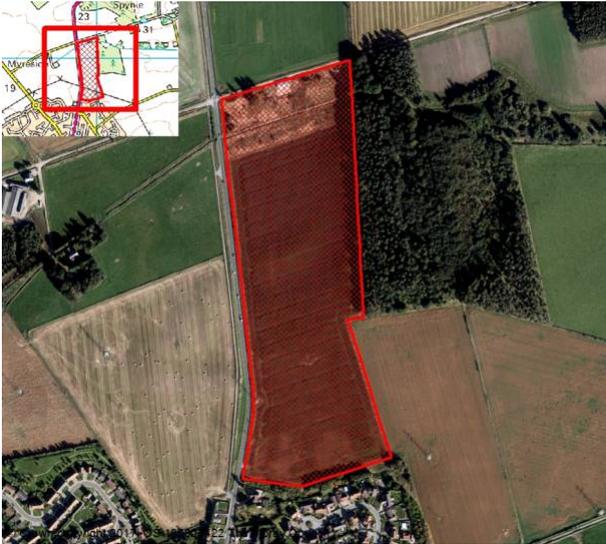


Reference:	M/EL/E/008	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	I2
Location:	Chanorny Industrial Estate		
Grid Ref:	323161	862960	
Constraint:			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	7.76	Net Established:	7.76
Constrained:	5.02	Immediately Available:	2.74
Effective:	2.74	Under Construction:	0
Built:	9.16		



Reference:	M/EL/E/012	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	I6
Location:	Linkwood East		
Grid Ref:	323707	862498	
Constraint:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	4.18	Net Established:	3.57
Constrained:	2.35	Immediately Available:	1.22
Effective:	1.22	Under Construction:	0
Built:	0.26		

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Reference:	M/EL/E/016	Town:	ELGIN
Supply Type:	Effective	LPR:	I8
Location:	Newfield		
Grid Ref:	321907	864903	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	12	Net Established:	9.6
Constrained:	0	Immediately Available:	0
Effective:	9.6	Under Construction:	0
Built:	0		

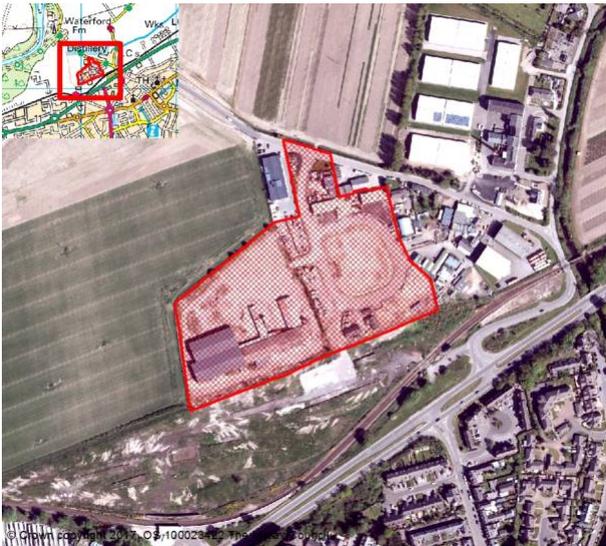


Reference:	M/FR/E/001	Town:	FORRES
Supply Type:	Effective	LPR:	BP1
Location:	Forres Enterprise Park		
Grid Ref:	306378	859307	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	23.34	Net Established:	13.48
Constrained:	0	Immediately Available:	13.48
Effective:	13.48	Under Construction:	0
Built:	17.46		

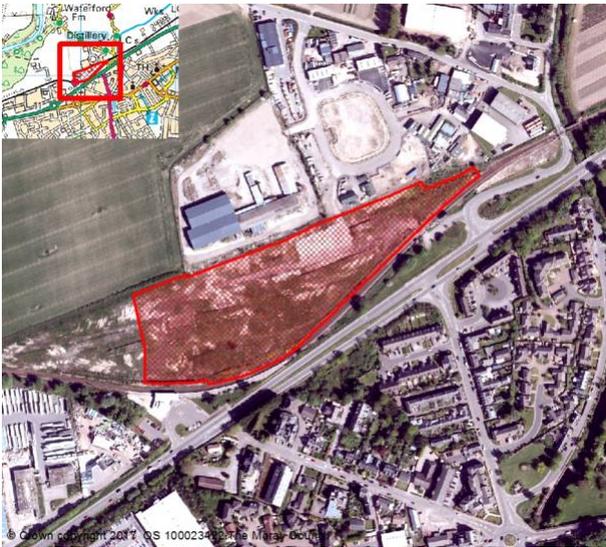


Reference:	M/FR/E/002	Town:	FORRES
Supply Type:	Effective	LPR:	I1
Location:	Greshop West		
Grid Ref:	302270	858660	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	0.12	Net Established:	0.12
Constrained:	0	Immediately Available:	0.12
Effective:	0.12	Under Construction:	0
Built:	5.46		

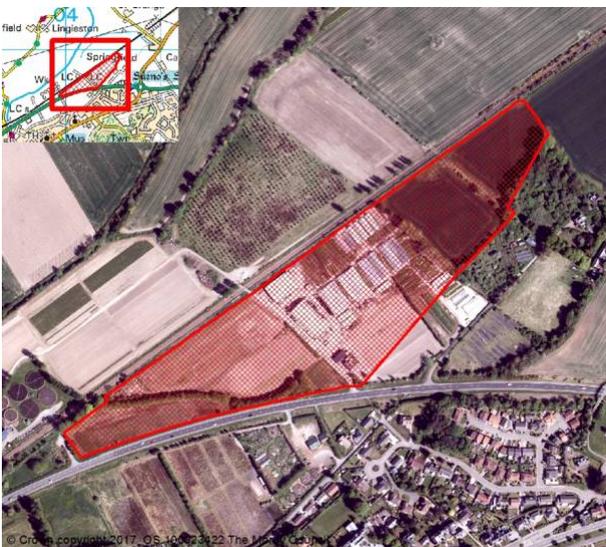
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Reference:	M/FR/E/004	Town:	FORRES
Supply Type:	Effective	LPR:	I3
Location:	Former Waterford Sawmill		
Grid Ref:	303095		859161
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	0.11	Net Established:	0.11
Constrained:	0	Immediately Available:	0.11
Effective:	0.11	Under Construction:	0
Built:	3.11		

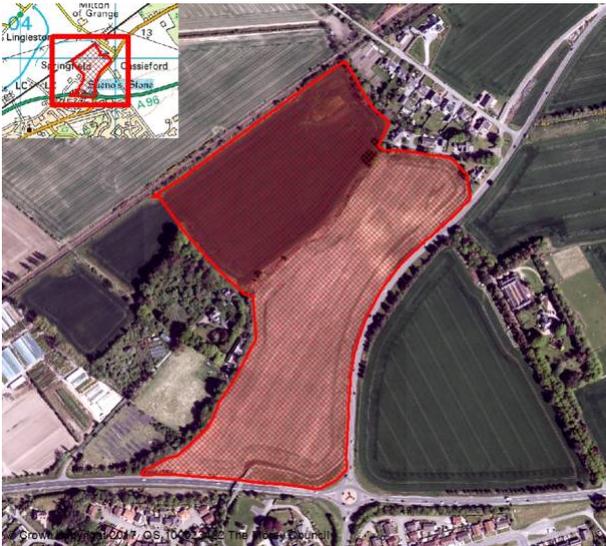


Reference:	M/FR/E/007	Town:	FORRES
Supply Type:	Constrained	LPR:	I6
Location:	Railway Marshalling Yard		
Grid Ref:	303013		858979
Constraint:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	3.19	Net Established:	2.55
Constrained:	2.55	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		

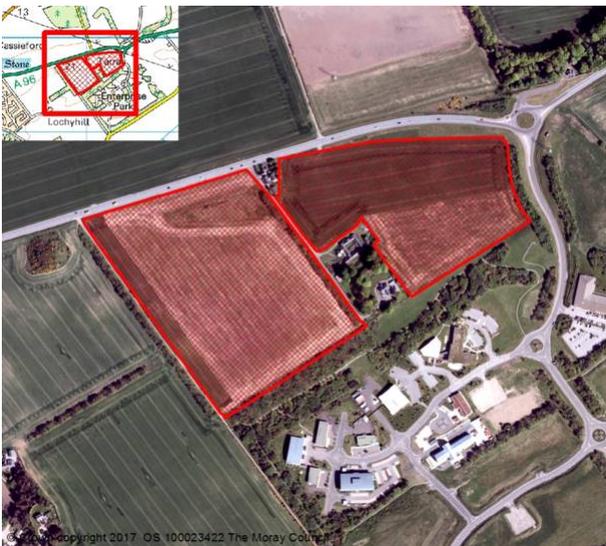


Reference:	M/FR/E/008	Town:	FORRES
Supply Type:	Constrained	LPR:	I7
Location:	Springfield West		
Grid Ref:	304276		859688
Constraint:			
<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	5.65	Net Established:	4.52
Constrained:	4.52	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	3.34		

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Reference:	M/FR/E/010	Town:	FORRES
Supply Type:	Constrained	LPR:	I8
Location:	Springfield East		
Grid Ref:	304758		859929
Constraint:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	11.7	Net Established:	9.36
Constrained:	9.36	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



Reference:	M/FR/E/011	Town:	FORRES
Supply Type:	Constrained	LPR:	BP2
Location:	Enterprise Park Forres Extension		
Grid Ref:	306026		859725
Constraint:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	15.63	Net Established:	10.94
Constrained:	10.94	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



Reference:	M/KH/E/001	Town:	KEITH
Supply Type:	Constrained	LPR:	BP1
Location:	Mulben Road		
Grid Ref:	341628		850900
Constraint:			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	1.52	Net Established:	1.22
Constrained:	1.22	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		

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Reference:	M/KH/E/004	Town:	KEITH
Supply Type:	Effective	LPR:	I4
Location:	Bridge Street		
Grid Ref:	343609	850228	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	2.05	Net Established:	1.64
Constrained:	0	Immediately Available:	0
Effective:	1.64	Under Construction:	0
Built:	1.72		



Reference:	M/KH/E/005	Town:	KEITH
Supply Type:	Constrained	LPR:	I7
Location:	Isla Bank Mills		
Grid Ref:	342764	851453	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	1.84	Net Established:	1.84
Constrained:	1.84	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	4.03		



Reference:	M/KH/E/009	Town:	KEITH
Supply Type:	Effective	LPR:	I3
Location:	Westerton Road		
Grid Ref:	343643	850438	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	1.62	Net Established:	1.29
Constrained:	0	Immediately Available:	0
Effective:	1.29	Under Construction:	0
Built:	0		

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Reference:	M/KH/E/010	Town:	KEITH
Supply Type:	Effective	LPR:	I2
Location:	I2 Extension		
Grid Ref:	343584	850372	
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	1	Net Established:	0.88
Constrained:	0	Immediately Available:	0
Effective:	0.88	Under Construction:	0
Built:	0		



Reference:	M/LH/E/001	Town:	LHANBRYDE
Supply Type:	Constrained	LPR:	OPP1
Location:	Garmouth Road		
Grid Ref:	327839	861693	
Constraint:			
<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	1.49	Net Established:	1.19
Constrained:	1.19	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0.91		



Reference:	M/LS/E/007	Town:	LOSSIEMOUTH
Supply Type:	Constrained	LPR:	OPP1
Location:	Sunbank OPP1		
Grid Ref:	323075	869644	
Constraint:			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input checked="" type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	12.8	Net Established:	10.24
Constrained:	10.24	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		

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Reference:	M/MS/E/003	Town:	MOSSTODLOCH
Supply Type:	Constrained	LPR:	I5
Location:	Baxters		
Grid Ref:	333948		859705
Constraint:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	2.22	Net Established:	1.78
Constrained:	1.78	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	12.05		

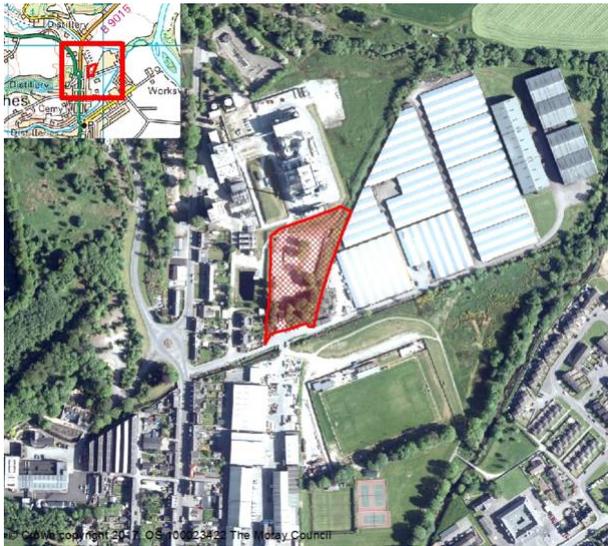


Reference:	M/MS/E/005	Town:	MOSSTODLOCH
Supply Type:	Constrained	LPR:	I2
Location:	North of Baxter's		
Grid Ref:	333613		860016
Constraint:			
<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	3.22	Net Established:	2.57
Constrained:	2.57	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		

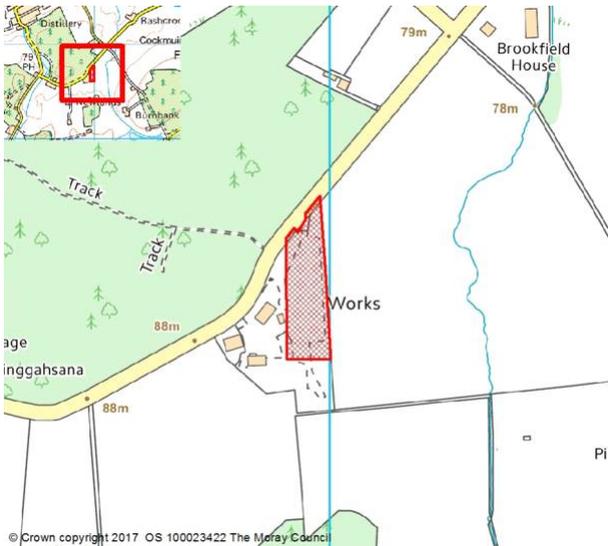


Reference:	M/MS/E/006	Town:	MOSSTODLOCH
Supply Type:	Effective	LPR:	I3
Location:	South of A96		
Grid Ref:	333268		859627
Constraint:			
<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical			
Capacity (Ha):			
Gross Established:	9.9	Net Established:	7.92
Constrained:	0	Immediately Available:	0
Effective:	7.92	Under Construction:	0
Built:	0		

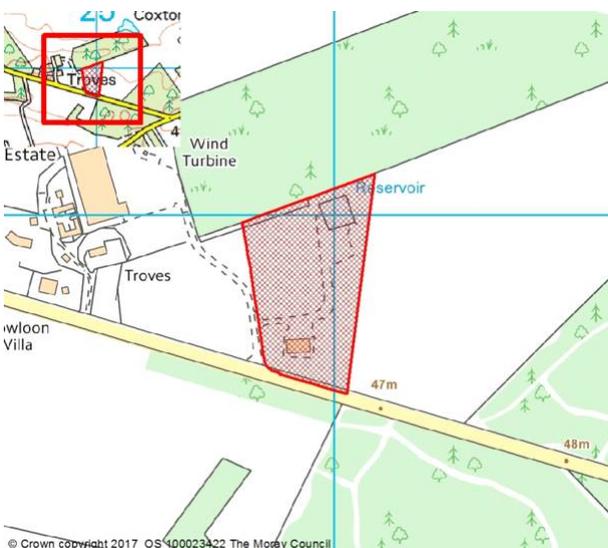
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Reference:	M/RS/E/001	Town:	ROTHES
Supply Type:	Effective	LPR:	I1
Location:	Back Burn		
Grid Ref:	327876		849746
Constraint:	<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical		
Capacity (Ha):	Gross Established: 0.73 Net Established: 0.58 Constrained: 0 Immediately Available: 0 Effective: 0.58 Under Construction: 0 Built: 0		



Reference:	M/TM/E/001	Town:	THOMSHILL
Supply Type:	Constrained	LPR:	
Location:	Thornwood		
Grid Ref:	321977		856644
Constraint:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical		
Capacity (Ha):	Gross Established: 0.63 Net Established: 0.63 Constrained: 0.63 Immediately Available: 0 Effective: 0 Under Construction: 0 Built: 0		



Reference:	M/TV/E/001	Town:	Troves
Supply Type:	Effective	LPR:	I1
Location:	Troves Industrial Estate		
Grid Ref:	324974		324974
Constraint:	<input type="checkbox"/> Owner <input type="checkbox"/> Infrastructure <input type="checkbox"/> Physical		
Capacity (Ha):	Gross Established: 1.41 Net Established: 1.12 Constrained: 0 Immediately Available: 0 Effective: 1.12 Under Construction: 0 Built: 0		