

JUNE 2021

# Moray Employment Land Audit



**moray**  
council







*Elgin Business Park, Barmuckity*  
*Credit: Andy Innes Aerial Photography*

For further information, please contact:  
[rowena.macdougall@moray.gov.uk](mailto:rowena.macdougall@moray.gov.uk)



# 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 Local Development Plan 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 2021.

The information contained in the Employment Land Audit will also 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 2020 any windfall sites with planning consent for employment uses have been added to the database unless these are constrained to a single user (e.g. a distillery). It is noted that land with buildings that are vacant are not included in the audit nor are redeveloped sites.

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 2020 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 within the Primary and Development Policies sections. 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 2020 was adopted on 27 July 2020 and designates land for employment uses within towns. Sites from the 2020 plan were first included in the 2020 audit.

### 2.3 Moray Economic Strategy and Moray Economic Partnership (MEP)'s Economic Recovery Plan.

The Moray Economic Strategy 2019 -2029 was published in December 2018 by the Moray Economic Partnership. The 10 year strategy sets out the vision and a high-level series of actions required to deliver a successful and vibrant economy in Moray. One of the key measures is the level of immediately available employment land.

An Economic Recovery Plan has been developed by the Moray Economic Partnership with actions to accelerate economic recovery from the impacts of the covid-19 pandemic. This includes provision of employment land in Forres and Speyside/East of Moray.

## **2.4 Local Outcome Improvement Plan**

One of four priorities within the Moray Community Planning Partnership Local Outcomes Improvement Plan is “A growing, diverse and sustainable economy.” Whilst employment land supply is not a performance indicator within the Local Outcomes Improvements Plan land supply is important for achieving outcomes.

## **2.5 Demand for Employment Land**

Moray Council Estates and Highlands and Islands Enterprise (HIE) have advised that to date despite the Covid-19 pandemic and impacts of Brexit demand has held up relatively well, particularly for smaller units and serviced and small office space. What longer term impacts on demand there may be due to the pandemic and Brexit remain unclear. There has also been notable developments of new private sector small business units in Elgin- with 14 units developed by Saltire at 17 Elgin Business Park, Barmuckity and 18 by Excel at 12 Chanonry.

The Moray Council Industrial Portfolio Annual Report 2019-2020 showed continued high levels of occupancy within the Moray Council Industrial portfolio with strong demand for smaller units. The provision of further serviced sites and units is an issue and a number of projects are being considered with a focus on Speyside and Forres where there are shortages and limited private sector interest in providing units on speculative basis.

HIE have responded to demand at Forres Enterprise Park by obtaining consent for 8 office pods adjacent to the Horizon building and for two small business units. A road extension has been built to open up part of the site for development. HIE also continue to support Elgin Business Park

The demand for employment sites and buildings is still considered to be greatest for smaller buildings with fewer businesses looking for larger sites. Demand for smaller sites and buildings are generally from small local businesses including builders, plumbers and plant and machinery supply. Demand for medium sized sites is from smaller businesses looking to grow and the demand for larger sites is generally from inward investors. There needs to be land and sites available at all levels to meet demand. The Moray Economic Strategy sees future demand within aerospace/space related businesses, life sciences, creative industries and digital, as well as the engineering sector. There is also demand from existing business looking to relocate and expand. A key industry for Moray is the food and drink industry. Whisky distilling has seen considerable expansion over recent years, including bonded warehousing. These businesses are long established and often in rural areas. The Local Development Plan currently looks to support such expansion through its policy on rural business which supports proposals where there is locational justification.

Sufficient land and buildings require to be available to facilitate wider economic development and to support the vision of the Moray Economic Strategy and support economic recovery.

### 3. Employment Land Supply

Several categories of land supply are identified in the audit. Definitions for these are provided in section 5.

Detailed information on 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 increase in the gross established supply by 4.6 ha since 2020. This is an increase of 6.7 ha to the net supply compared to 2020. These increases are due to two new sites being added at Ashgrove and land adjacent to Hendry Hydraulics at Pinefield. There has also been a recalculation of some sites where re-measurement or errors were identified or where there is now better knowledge of the site servicing requirements. The number of sites within the audit compared to 2020 has increased by two due new sites being added at OPP4 Ashgrove as a result of a consent and the addition of a small area of land at I5 Pinefield to allow the expansion of Hendry Hydraulics.

Figure 1 Established Employment Land Supply (2021) (Figures in hectares)

Gross Established	Net Established	Number of Sites
299.77	224.91	37

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

Figure 2 Established Employment Land Supply by town (2021) (Figures in hectares)

Town	Gross Established	Net Established	Number of Sites
Elgin	190.78	144.32	18
<i>Elgin</i>	<i>130.13</i>	<i>96.81</i>	<i>11</i>
<i>Lossiemouth</i>	<i>12.8</i>	<i>10.24</i>	<i>1</i>
<i>Mosstodloch</i>	<i>46.44</i>	<i>36.35</i>	<i>5</i>
<i>Troves</i>	<i>1.41</i>	<i>0.92</i>	<i>1</i>
Forres	52.78	32.57	4
Buckie	42.96	36.46	6
<i>Buckie</i>	<i>42.15</i>	<i>35.81</i>	<i>5</i>
<i>Cullen</i>	<i>0.81</i>	<i>0.65</i>	<i>1</i>
Keith	11.1	9.64	6
Speyside	2.15	1.92	3
<i>Aberlour</i>	<i>1.4</i>	<i>1.32</i>	<i>2</i>
<i>Roths</i>	<i>0.75</i>	<i>0.6</i>	<i>1</i>

**ELGIN MARKET AREA** - There have been increases in the established supply (19.5ha increase in gross established supply and 17.73ha in net supply) compared to 2020 in Elgin. This is as a result of new sites being added at OPP4 Ashgrove and a small area at I5 Pinefield. However, the majority of the increase is associated with a better understanding of the land at Burnside of Birnie (I16 and LONG3), including the impacts of the A96 dualling and other constraints, which has led to the re-measurement of the site. Land at I4 Glen Moray Distillery has also been added back into the established supply after being classed as under construction for a number of years. At Mosstodloch the gross area of the Mixed Use LONG was reduced to remove the area reserved for housing. Within the Elgin Market Area there have also been readjustments due to construction activity and completions at I7 Elgin Business Park, Barmuckity, I2 Chanonry, and I6 Linkwood East.

**FORRES MARKET AREA** - There has seen a small reduction in the gross (1.36ha) and net established (0.66ha) supply as a result of development activity at I2 Waterford and the construction of a new road at the BP1 Enterprise Park.

**BUCKIE MARKET AREA** - There is a small increase (1.8ha) to the gross established area at Buckie compared to 2020 following a re-measurement of the I4 Maltings site. The net area has remained the same.

**KEITH MARKET AREA** - There has been a substantial decrease (reduction of 15.46ha from the gross established supply) at Keith compared to 2020. This is primarily due to an error in the measurement of the LONG site of over 10ha. The I3 Westerton Road site is under construction and sites at I2 Westerton Road South have also been occupied.

**SPEYSIDE MARKET AREA** - There is a small increase (0.14ha) in area compared to 2020 following a review of the I1 Back Burn site in Rothes.

The established employment land supply has also been broken down by size of site to provide an indication of the range of size of sites available.

*Figure 3 Established Employment Land Supply by site size (2020) (Figures in hectares)*

Site area	Net Established	Number of Sites
0 - 1 ha	6.76	10
1 - 5 ha	23.24	12
>5 ha	194.91	15

The land supply is broken down by the type of employment uses that are considered suitable on the site. The greatest proportion of land is suitable for Class 5 General Industrial uses (and also Class 4 Business and Class 6 Storage and Distribution). On some designations the whole area may be capable of accommodating higher amenity or a greater mix of uses but on some designations distinct areas within a site are identified. These tend to be uses within Class 4 that require a higher amenity setting or due to the location close to residential development general industrial uses would not be suitable. On some larger sites areas that could accommodate a greater mix of uses ( for example Class 1 Shops where ancillary to main use, Class 4 Business, Class 5 General Industrial, Class 6 Storage or Distribution, Class 7 Hotel and Hostels and Use Class 11 Assembly and Leisure) are identified to help support delivery of the site as a whole. A breakdown of the type of sites is shown in figures 4 and 5 below. It is noted that some sites will be counted in both the General Industrial and High Amenity figures as on larger sites part of the site may be identified for a greater mix of uses.

*Figure 4 Net supply by type (2021). Figures in hectares*

	Net Area	Number of Sites
General Industrial	164.21	30
High Amenity	60.68	12



Figure 5: Net supply by Market Area and type (2021). Figures in hectares

Market Area	General Industrial	Number of Sites	High Amenity	Number of Sites
<b>Elgin</b>	<b>105.5</b>	<b>16</b>	<b>38.8</b>	<b>6</b>
<i>Elgin</i>	<i>63.11</i>	<i>9</i>	<i>33.68</i>	<i>5</i>
<i>Lossiemouth</i>	<i>5.12</i>	<i>1</i>	<i>5.12</i>	<i>1</i>
<i>Mosstodloch</i>	<i>36.35</i>	<i>5</i>		
<i>Troves</i>	<i>0.92</i>	<i>1</i>		
<b>Forres</b>	<b>22.3</b>	<b>4</b>	<b>10.27</b>	<b>1</b>
<b>Buckie</b>	<b>29.44</b>	<b>4</b>	<b>7.02</b>	<b>2</b>
<i>Buckie</i>	<i>29.44</i>	<i>4</i>	<i>6.37</i>	<i>1</i>
<i>Cullen</i>			<i>0.65</i>	<i>1</i>
<b>Keith</b>	<b>6.05</b>	<b>4</b>	<b>3.59</b>	<b>2</b>
<b>Speyside</b>	<b>0.92</b>	<b>2</b>	<b>1</b>	<b>1</b>
<i>Aberlour</i>	<i>0.32</i>	<i>1</i>	<i>1</i>	<i>1</i>
<i>Roths</i>	<i>0.6</i>	<i>1</i>		

### 3.2 Marketable/Effective Employment Land Supply

The marketable and effective employment land supply in 2021 is shown in figure 6. Overall the marketable/effective area has decreased by 25.35 hectares compared to 2020. The number of effective sites has also reduced by two. The decrease is due to construction activity at I7 Elgin Business Park/ Barmuckity, I6 Linkwood East, I2 Chanonry at Elgin, the construction of a new road at BP1 Forres Enterprise Park, and occupation of a site at I2 Waterford Forres and in Keith I3 Westerton Road East and occupation of sites at I2 Westerton Road South. There is also more market detail now available on proposed plots at Elgin Business Park, Barmuckity to more accurately measure the available land. 17.75ha at I4 Easter Newforres has moved to the constrained supply following investigation into infrastructure costs.

Figure 6 Marketable/Effective Employment Land Supply (2021)

Marketable/Effective (Net figure in hectares)	Number of Sites
101.68	21

The marketable/effective employment land supply has been broken down by market area in figure 7. Annual requirements established through historic demand studies, build out rates recorded in previous audits, and from discussions with HIE and Moray Council Estates have been used to provide the estimated number of years supply available. It is noted that previously it was desirable to have a five year effective land supply at all times and therefore previous Local Development Plans sought to designate a minimum of 10 year land supply. However, to ensure a generous supply, increase choice and the prospect of a 10 year replacement period for future Local Development Plans, the Moray Local Development Plan 2020 sought to designate a minimum of 15 years supply.

Figure 7 Marketable/Effective Employment Land Supply by market area (2021)

Market Area	Marketable/ Effective (Net figure in hectares)	Number of Sites	Estimated Annual Requirements	Available Supply in years
Elgin	59.42	10	2.8	21 years
Forres	13.02	1	0.8	16 years
Buckie	22.34	4	0.8	28 years
Keith	5.3	4	0.4	13 years
Speyside	1.6	2	0.4	4 years

The level of effective supply in Elgin, and Buckie is currently good. However, the choice of sites is limited across all areas. It is noted that within in Elgin there are only small areas now available within I6 Linkwood East and I2 Chanonry. In Forres whilst there is a good supply of land this is all at BP1 Forres Enterprise Park. Whilst Keith has a less than 15 years supply there is a LONG allocation that could be brought forward, however there is a limited choice of sites in Keith with these primarily being in the Westerton Road area. There is a shortage of sites in Speyside and finding suitable sites has been an ongoing issue. Removal of a site in the Examination of the 2020 Local Development Plan means there will be a reliance on windfall proposals within this area.

The effective land supply is broken down by the type of employment uses that are considered suitable on the site. The greatest proportion of land is suitable for Class 5 General Industrial uses (and also Class 4 Business and Class 6 Storage or Distribution). As set out above some sites are wholly or have areas that would be capable of accommodating higher amenity uses or a greater mix of uses. These tend to be uses within Class 4 that require a higher amenity setting or due to the location of the site close to residential development general industrial uses would not be suitable. On some larger sites areas that could accommodate a greater mix of uses ( for example Class 1 Shops where ancillary to main use, Class 4 Business, Class 5 General Industrial, Class 6 Storage or Distribution, Class 7 Hotel and Hostels and Use Class 11 Assembly and Leisure) are identified to help support delivery of the site as a whole.

A breakdown of the type of sites is shown in figures 8 and 9 below. It is noted that some sites will be counted in both the General Industrial and High Amenity figures as on larger sites part of the site may be identified for a greater mix of uses.

Figure 8: Effective area by type (2021) Figures in hectares.

	Effective Area	Number of Sites
General Industrial	84.86	16
High Amenity	36.82	8

Figure 9: Effective area by Market Area and type (2021). Figures in hectares.

Market Area	General Industrial	Number of Sites	High Amenity	Number of Sites
<b>Elgin</b>	<b>42.64</b>	<b>9</b>	<b>16.78</b>	<b>3</b>
<i>Elgin</i>	28.92	7	16.78	3
<i>Mosstodloch</i>	12.8	1		
<i>Troves</i>	0.92	1		
<b>Forres</b>	<b>2.75</b>	<b>1</b>	<b>10.27</b>	<b>1</b>
<b>Buckie</b>	<b>15.32</b>	<b>2</b>	<b>7.02</b>	<b>2</b>
<i>Buckie</i>	15.32	2	6.37	1
<i>Cullen</i>			0.65	1
<b>Keith</b>	<b>3.55</b>	<b>3</b>	<b>1.75</b>	<b>1</b>
<b>Speyside</b>	<b>0.6</b>	<b>1</b>	<b>1</b>	<b>1</b>
<i>Aberlour</i>			1	1
<i>Roths</i>	0.6	1		

The Elgin and Buckie market areas have relatively healthy supplies of general industrial land providing at least the equivalent of 15 years supply. In Forres there is a significant shortage of general industrial land and this requires to be urgently addressed. Only a small portion of the BP1 Forres Enterprise Park is able to accommodate general industrial uses. In Keith the general industrial supply is more limited however there is a LONG allocation that could be drawn down if there is shortage. There is, and has historically been, a significant shortage of general industrial land in Speyside. This means there is a reliance on windfall proposals to accommodate demand.



### 3.3 Immediately Available

The immediately available employment land supply in 2021 is shown in figure 10. The immediately available supply decreased by 2.11ha compared to 2020. The decrease is due to construction activity at I7 Elgin Business Park Barmuckity, I6 Linkwood East, I2 Chanonry at Elgin, and the construction of a new road at BP1 Forres Enterprise Park. Take up at I7 Elgin Business Park/Barmuckity has been very good and therefore it is anticipated that the level of immediately available land in the Elgin Market Area will reduce significantly over the next few years. Bringing forward and servicing sites new sites will be critical to maintaining supplies.

Figure 10 Immediately available Employment Land Supply (2021)

Immediately Available (Net figure in hectares)	Number of Sites
35.34	6

### 3.4 LONG

The Moray Local Development Plan 2020 included LONG employment sites for the first time. The LONG supply is set out in figure 11 below. These sites set out the direction of growth and assist in forward planning. In the previous audit these were classed as constrained as they would not be built out in the time frame of the Development Plan. However, this is not considered to be reflective of their availability and these are now recorded separately. LONG sites are designated at LONG3 Burnside of Birnie Elgin, LONG MU1 South of the A96, LONG 2 West of Mosstodloch, LONG 2 Westerton Road Keith and LONG2 March Road.

Figure 11: LONG sites 2021

LONG (Net figure in hectares)	Number of Sites
48.06	5

### 3.5 Constrained

The established land supply that is subject to constraints is shown in figure 12. The constrained supply has decreased by 16.12ha compared to 2020. This is due to unconstrained parts of LONG sites now being recorded separately as set out above. It is noted that 17.75ha has been added to the constrained supply as I4 Easter Newforres has been classed as constrained due to initial investigations that suggest high infrastructure costs.

Figure 12 Constrained Employment Land Supply (2021)

Constrained Supply (Net figure in hectares)	Number of Sites
75.15	15

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

Figure 13 Constrained Employment Land Supply by constraint (2021) (Net figures in hectares) Note some land may fall under more than one constraint.

Constraint Type	Constrained Supply	Number of Sites
Infrastructure	45.07	8
Ownership	14.15	4
Physical	44.23	10

### 3.6 Take up and Construction

The number and area of proposals completed in the year to 1st January 2021 is shown in figure 14 below. This includes completion or occupation of sites at I7 Elgin Business Park, Barmuckity and I6 Linkwood East in Elgin and I3 Benromach and I2 Waterford in Forres. This is an increase of 3.8ha compared to the 2020 Audit. Just over half of the land developed was at Benromach. However, it is note the 2020 Audit relied on Development Management and Buildings Standards data as site visits were curtailed due to the Covid-19 restrictions at the time.

Figure 14 Employment land completed/taken up in year to 1st January 2021

Take up area (Gross figure in hectares)	Number of Sites
4.68ha	4

The number and area of proposals under construction on the base date of 1st January 2021 is shown in figure 15 below. This is a small increase in construction compared to 8.22ha in 2020. The sites under construction include sites at I7 Elgin Business Park, Barmuckity, I6 Linkwood East, I2 Chanonry, OPP4 Ashgrove in Elgin, the road extension at BP1 Forres Enterprise Park, development in Keith at I3 Westerton Road East (including a small part of I11) and the initiation of development at Troves.

Figure 15 Employment land under construction at 1st January 2021

Under Construction (Gross figure in hectares)	Number of Sites
9.06	9

It is noted that this does not represent all building activity, and only that on designated sites or windfall sites that are not restricted to a single user. Other notable areas of activity primarily relate to expansion proposals of existing businesses, sites in the countryside and expansion of distilleries.

## 4. Conclusion

The Employment Land Audit has been carried out in this format for several years allowing comparison to be made to previous audits.

It is clear that the emphasis on employment land continues to be within the main settlements of Elgin, Forres, Buckie and Keith. However, Mosstodloch is also the focus of a large proportion of the supply in the Elgin Market Area. The shortage of general industrial land in the Forres Market Area is a significant issue that requires to be addressed. There is a significant shortage of land and sites within the Speyside Market Areas which means there is a reliance on windfall sites to accommodate demand. There continues to be a limited choice of serviced sites/immediately available sites across all settlements.

Around 33% (75.15 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 lower than 2020 when it was 42%, however this is due to the LONG sites no longer being counted within the constrained supply.

34.7% (35.34ha) of the Marketable/Effective Supply is Immediately Available. This is comparable to 2020. Historically the amount of immediately available land has been very limited. There continues to be a lack of choice of immediately available sites with only 6 sites being classed in this category. The availability of Immediately Available employment land is a Key Measure in the Moray Economic Strategy.

In figure 16 below is a summary by market area.



Figure 16 Market Area Summary

<p><b>Elgin (including Lossiemouth and Mosstodloch)</b></p>	<p>Development at Barmuckity/Elgin Business Park (I7) is progressing with several plots under construction and others now built. There continues to be significant interest in the remaining plots, including some of the larger plots. The 14 starter units at the back of the site are almost complete with strong interest in these. The high levels of take up at Elgin Business Park/Barmuckity (I7) suggest the level of Immediately Available land will reduce significantly over the next few years and therefore bringing new sites forward and servicing these is critical to maintaining a supply of serviced sites.</p> <p>At Chanonry (I2) and Linkwood East (I6) there continues to small areas of immediately available land but this is reducing year on year. At Chanonry there is a private development of 18 starter units that is currently being marketed. At OPP4 Ashgrove a storage and distribution building with ancillary trade counter is under construction and consent is in place for an additional general industrial/storage or distribution building here.</p> <p>Bringing forward other sites within Elgin will be critical to maintaining a choice of immediately available sites. To the north of Elgin Newfield (I8) is being actively marketed increasing choice of sites across Elgin. Land has been identified at Burnside of Birnie (I16/LONG3) to meet future demand.</p> <p>Choice of sites is severely restricted in Lossiemouth, only Sunbank OPP1 or windfall opportunities are available. The topography and ground conditions at Sunbank OPP1 are considered to constrain the site.</p> <p>In Mosstodloch additional land is identified at I3 West of Mosstodloch and there are discussions ongoing with the landowner regarding the site.</p> <p>There are issues with delivery of higher quality business land. Strong demand continues for industrial buildings.</p>
<p><b>Forres</b></p>	<p>Very small choice of marketable/effective sites given settlement size and population, but reasonable areas available at the BP1 Enterprise Park. I4 Easter Newforres is understood to have high infrastructure costs that will likely require public sector funding support to make this site effective.</p> <p>Strong demand for small offices at the Horizon Scotland at BP1 Enterprise Park which has led to a consent for an 8 “pod” office unit. Consent has also been granted for two small business units in the north west of BP1. A road extension will open up an area for development to the south east of BP1.</p>

<b>Forres</b>	<p>The Economic Recovery Plan includes an action to progress the development of employment land or industrial units in Forres.</p> <p>The remaining land at Waterford (I2) is now constrained due to restricted access.</p> <p>Strong demand, particularly for smaller units and need for serviced employment land to allow businesses to develop and relocate from smaller units.</p>
<b>Buckie</b>	<p>Small choice of marketable sites but reasonable areas available. Significant area immediately available at I3 Rathven Industrial Estate. Redevelopment opportunities at harbour. Small site available at Cullen.</p> <p>The Moray Local Development Plan identifies a reserve of industrial land at March Road (LONG2) that could be brought forward if need arose.</p>
<b>Keith</b>	<p>Very small choice of marketable sites focussed around the Westerton Road area. Issues with providing readily accessible employment sites. Demand for smaller units. Opportunities for higher amenity employment uses promoted within a mixed use site to the south of Banff Road (MU).</p>
<b>Speyside</b>	<p>Severely limited choice of designated sites. There is a need for sites for small local businesses in Speyside. The Moray Local Development Plan 2020 identifies a site at Speyview (R2) where 1ha of the housing site is identified for employment uses. The removal of a site during the Examination of the Moray Local Development Plan 2020 means there is a reliance on windfall proposals supported through policy.</p> <p>The Economic Recovery Plan includes an action to progress the development of employment land or industrial units in Speyside.</p>



Chanonry, Elgin

## 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.

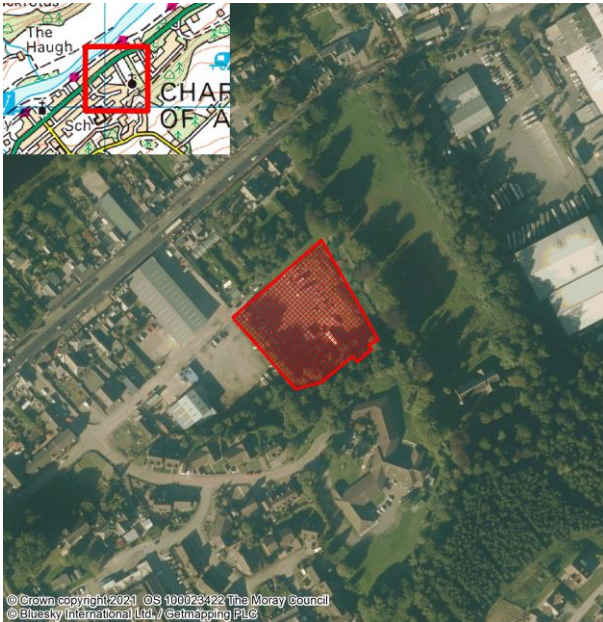
### **Under Construction**

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.



# The Moray Council Employment Land Audit 2021

Reference:	M/AB/E/003	Town:	ABERLOUR
Supply Type:	Constrained	LPR:	20/OPP1
Location:	Mary Avenue		
Grid Ref:	327079	843178	



## Established Supply (Ha):

Gross Established:	0.4	Net Established:	0.32
--------------------	-----	------------------	------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

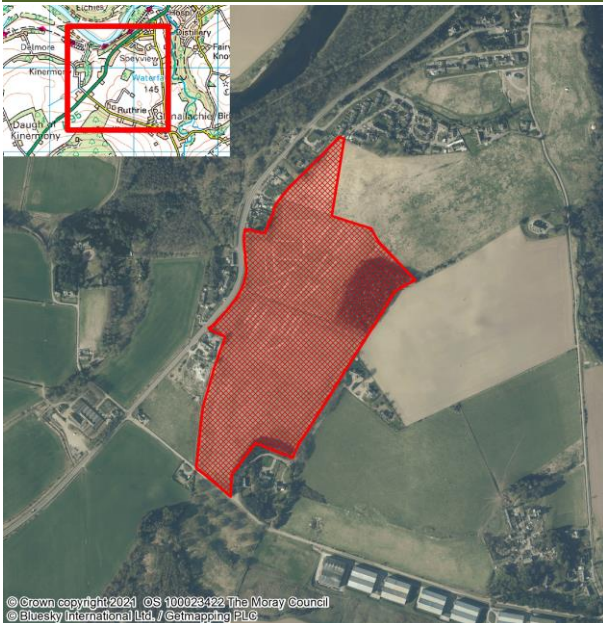
☐ Owner ☒ Infrastructure ☐ Physical

Constrained Total (Ha): 0.32

## Development (Ha):

Built:	0.14	Under Construction:	0
--------	------	---------------------	---

Reference:	M/AB/E/005	Town:	ABERLOUR
Supply Type:	Effective	LPR:	20/R2
Location:	Speyview		
Grid Ref:	325631	841602	



## Established Supply (Ha):

Gross Established:	1	Net Established:	1
--------------------	---	------------------	---

## Effective Supply (Ha):

Effective:	1	General Industrial:	0
Immediately Available:	0	High Amenity:	1

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

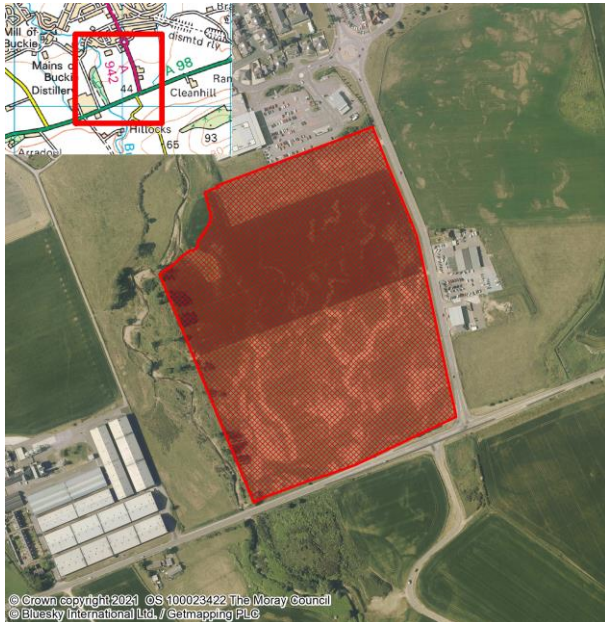
Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/BC/E/001	<b>Town:</b>	BUCKIE
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/MU
<b>Location:</b>	High Street (W)		
<b>Grid Ref:</b>	342942	864437	



## Established Supply (Ha):

Gross Established:	6.37	Net Established:	6.37
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	6.37	General Industrial:	0
Immediately Available:	0	High Amenity:	6.37

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

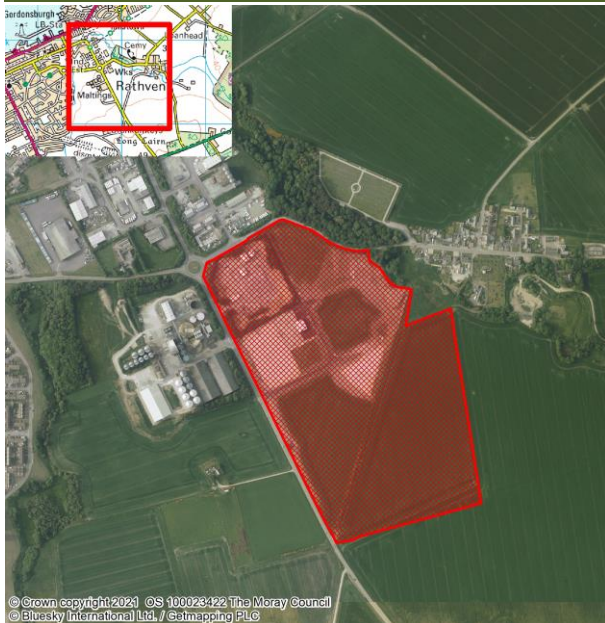
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

<b>Reference:</b>	M/BC/E/004	<b>Town:</b>	BUCKIE
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/I3
<b>Location:</b>	March Road (SE)		
<b>Grid Ref:</b>	343984	865510	



## Established Supply (Ha):

Gross Established:	17.69	Net Established:	14.55
--------------------	-------	------------------	-------

## Effective Supply (Ha):

Effective:	14.55	General Industrial:	14.55
Immediately Available:	7.95	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	3.14	Under Construction:	0
--------	------	---------------------	---



# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/BC/E/005	<b>Town:</b>	BUCKIE
<b>Supply Type:</b>	Constrained	<b>LPR:</b>	20/14
<b>Location:</b>	Maltings		
<b>Grid Ref:</b>	343676	865357	



## Established Supply (Ha):

Gross Established:	10.3	Net Established:	8.5
--------------------	------	------------------	-----

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☒ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 8.5

## Development (Ha):

Built:	5.96	Under Construction:	0
--------	------	---------------------	---

<b>Reference:</b>	M/BC/E/006	<b>Town:</b>	BUCKIE
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/15
<b>Location:</b>	The Harbour Area		
<b>Grid Ref:</b>	343086	865957	



## Established Supply (Ha):

Gross Established:	0.77	Net Established:	0.77
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0.77	General Industrial:	0.77
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

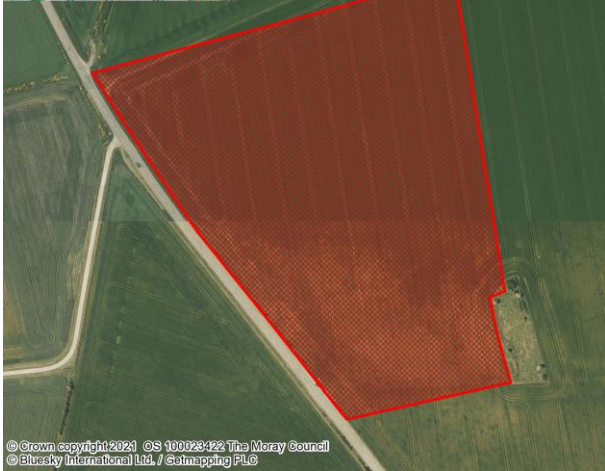
Constrained Total (Ha): 0

## Development (Ha):

Built:	20.97	Under Construction:	0
--------	-------	---------------------	---

# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/BC/E/007	<b>Town:</b>	BUCKIE
<b>Supply Type:</b>	Effective 5years+	<b>LPR:</b>	20/LNG2
<b>Location:</b>	March Road (LONG)		
<b>Grid Ref:</b>	344222	865018	



© Crown copyright 2021 OS 100028422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	7.02	Net Established:	5.62
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	5.62
-------	------

## Constrained

☐ Owner ☒ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

<b>Reference:</b>	M/CL/E/002	<b>Town:</b>	CULLEN
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/11
<b>Location:</b>	South of Cemetery		
<b>Grid Ref:</b>	351482	866184	



© Crown copyright 2021 OS 100028422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	0.81	Net Established:	0.65
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0.65	General Industrial:	0
Immediately Available:	0	High Amenity:	0.65

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

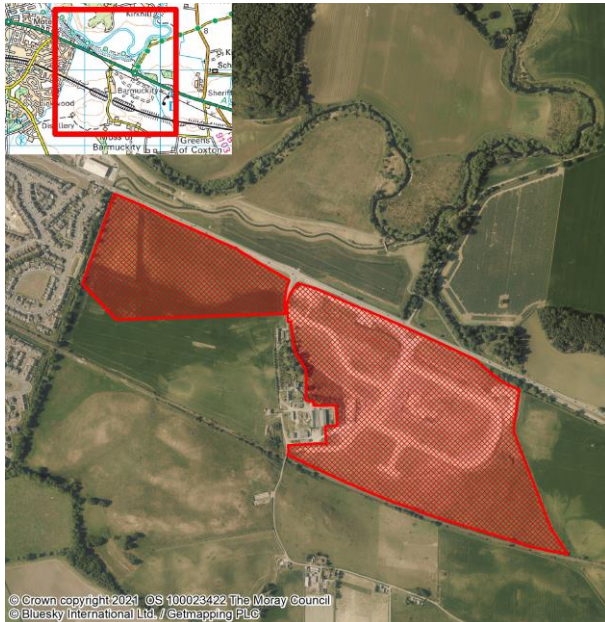
## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---



# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/EL/E/001	<b>Town:</b>	ELGIN
<b>Supply Type:</b>	Part Constrained	<b>LPR:</b>	20/17
<b>Location:</b>	Elgin Business Park, Barmuckity		
<b>Grid Ref:</b>	324719	861725	



## Established Supply (Ha):

Gross Established:	37.95	Net Established:	23.23
--------------------	-------	------------------	-------

## Effective Supply (Ha):

Effective:	17.37	General Industrial:	11.19
Immediately Available:	11.18	High Amenity:	6.18

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

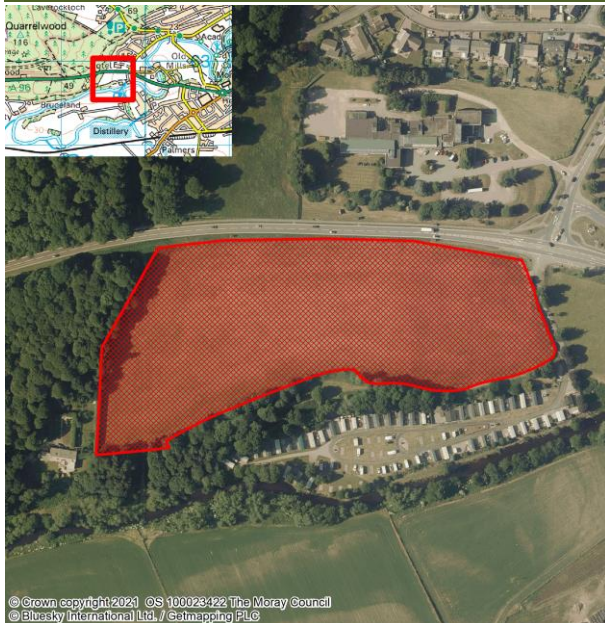
☐ Owner ☐ Infrastructure ☒ Physical

Constrained Total (Ha): 5.86

## Development (Ha):

Built:	0.91	Under Construction:	2.87
--------	------	---------------------	------

<b>Reference:</b>	M/EL/E/002	<b>Town:</b>	ELGIN
<b>Supply Type:</b>	Constrained	<b>LPR:</b>	20/MU1
<b>Location:</b>	Riverview		
<b>Grid Ref:</b>	319633	862782	



## Established Supply (Ha):

Gross Established:	4.12	Net Established:	3.3
--------------------	------	------------------	-----

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☒ Infrastructure ☒ Physical

Constrained Total (Ha): 3.3

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---



# The Moray Council Employment Land Audit 2021

Reference:	M/EL/E/004	Town:	ELGIN
Supply Type:	Constrained	LPR:	20/112
Location:	Glen Moray Distillery		
Grid Ref:	319932	862424	



© Crown copyright 2021 OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	1.3	Net Established:	1.3
--------------------	-----	------------------	-----

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

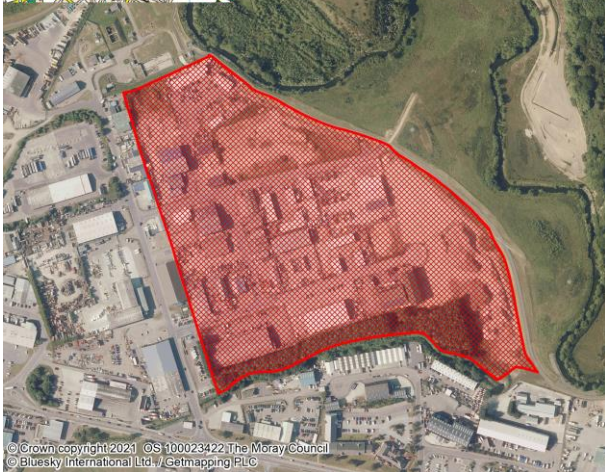
☒ Owner ☐ Infrastructure ☒ Physical

Constrained Total (Ha): 1.3

## Development (Ha):

Built:	6.5	Under Construction:	0
--------	-----	---------------------	---

Reference:	M/EL/E/008	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	20/12
Location:	Chanonry Industrial Estate		
Grid Ref:	323161	862960	



© Crown copyright 2021 OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	3.77	Net Established:	2.49
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	1.27	General Industrial:	1.27
Immediately Available:	1.27	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☒ Infrastructure ☒ Physical

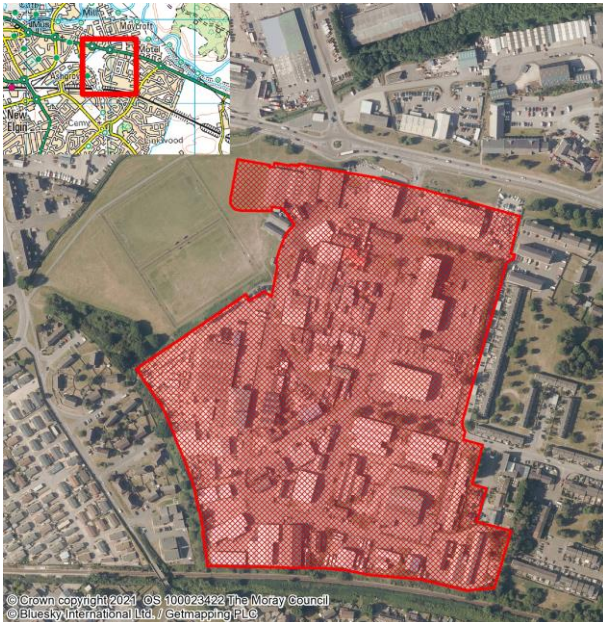
Constrained Total (Ha): 1.22

## Development (Ha):

Built:	9.16	Under Construction:	0.6
--------	------	---------------------	-----

# The Moray Council Employment Land Audit 2021

Reference:	M/EL/E/011	Town:	ELGIN
Supply Type:	Effective	LPR:	20/15
Location:	Pinefield Industrial Estate		
Grid Ref:	322991	862330	



## Established Supply (Ha):

Gross Established:	0.18	Net Established:	0.18
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0.18	General Industrial:	0.18
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

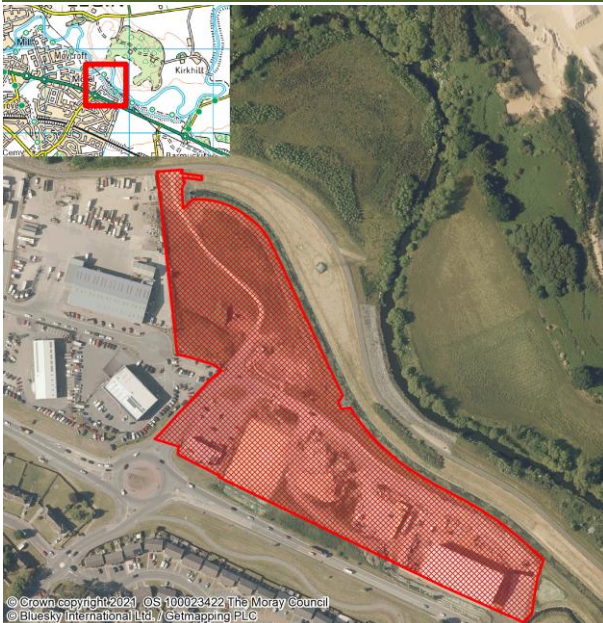
☒ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	12.23	Under Construction:	0
--------	-------	---------------------	---

Reference:	M/EL/E/012	Town:	ELGIN
Supply Type:	Effective	LPR:	20/16
Location:	Linkwood East		
Grid Ref:	323707	862498	



## Established Supply (Ha):

Gross Established:	1.71	Net Established:	1.4
--------------------	------	------------------	-----

## Effective Supply (Ha):

Effective:	1.4	General Industrial:	1.4
Immediately Available:	1.4	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☒ Owner ☐ Infrastructure ☒ Physical

Constrained Total (Ha): 0

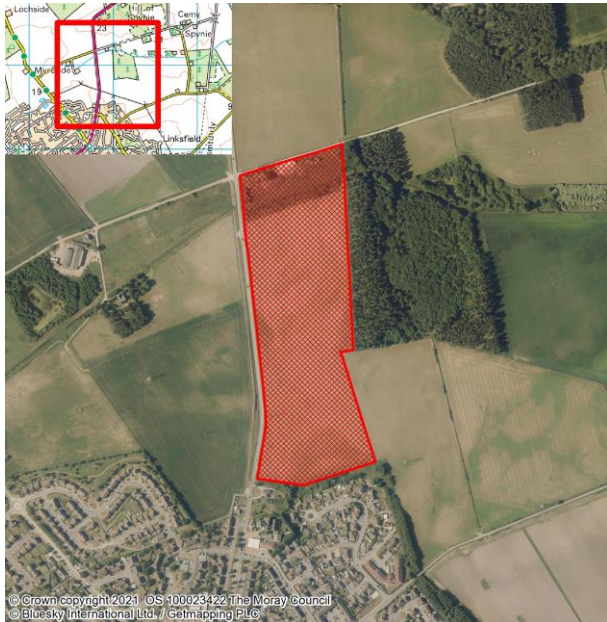
## Development (Ha):

Built:	1.82	Under Construction:	0.19
--------	------	---------------------	------



# The Moray Council Employment Land Audit 2021

Reference:	M/EL/E/016	Town:	ELGIN
Supply Type:	Effective	LPR:	20/18
Location:	Newfield		
Grid Ref:	321907	864903	



## Established Supply (Ha):

Gross Established:	12	Net Established:	9.6
--------------------	----	------------------	-----

## Effective Supply (Ha):

Effective:	9.6	General Industrial:	9.6
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

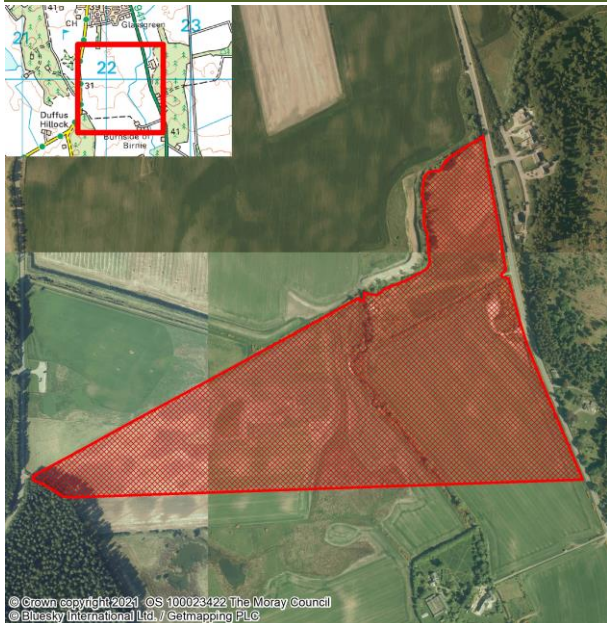
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

Reference:	M/EL/E/017	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	20/116
Location:	Burnside of Birnie		
Grid Ref:	322206	859613	



## Established Supply (Ha):

Gross Established:	22.3	Net Established:	17.87
--------------------	------	------------------	-------

## Effective Supply (Ha):

Effective:	9	General Industrial:	4
Immediately Available:	0	High Amenity:	5

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☒ Infrastructure ☒ Physical

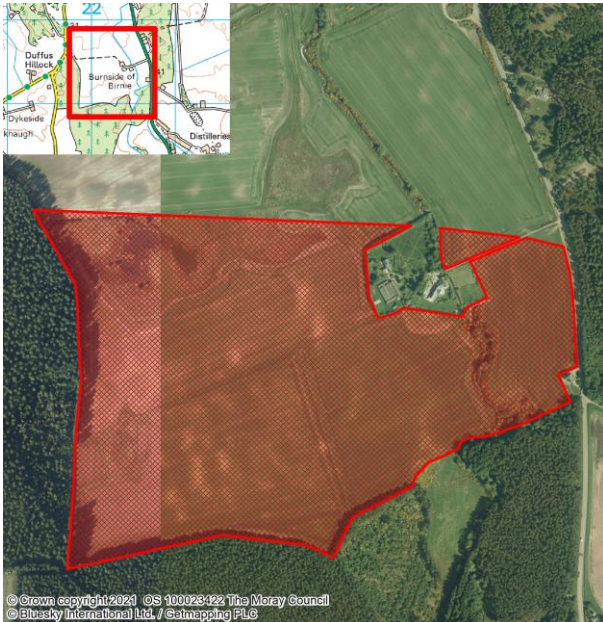
Constrained Total (Ha): 8.87

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/EL/E/018	<b>Town:</b>	ELGIN
<b>Supply Type:</b>	Part Constrained	<b>LPR:</b>	20/LNG3
<b>Location:</b>	Burnside of Birnie (LONG)		
<b>Grid Ref:</b>	322279	859158	



## Established Supply (Ha):

Gross Established:	38.2	Net Established:	30.56
--------------------	------	------------------	-------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	20.74
-------	-------

## Constrained

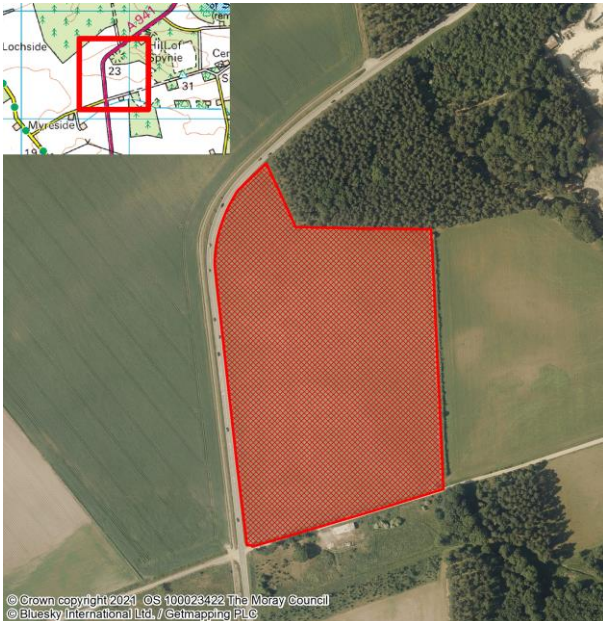
☐ Owner ☐ Infrastructure ☒ Physical

Constrained Total (Ha): 9.8

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

<b>Reference:</b>	M/EL/E/019	<b>Town:</b>	ELGIN
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/MU2
<b>Location:</b>	Lossiemouth Road (NE)		
<b>Grid Ref:</b>	321871	865361	



## Established Supply (Ha):

Gross Established:	7	Net Established:	5.6
--------------------	---	------------------	-----

## Effective Supply (Ha):

Effective:	5.6	General Industrial:	0
Immediately Available:	0	High Amenity:	5.6

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

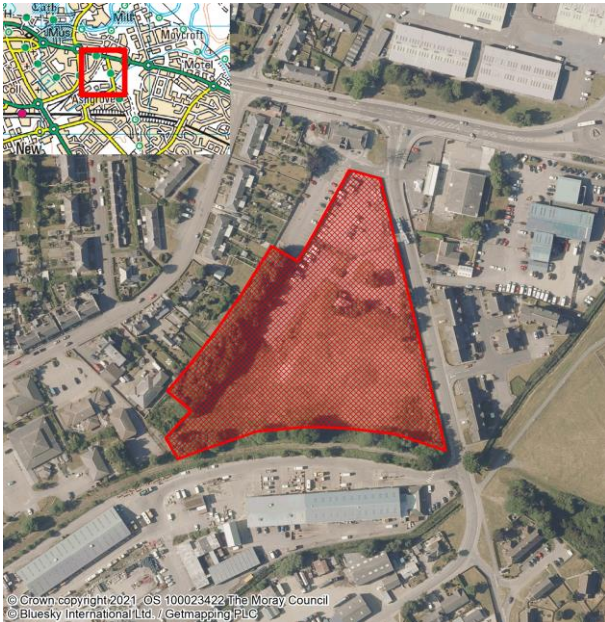
## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---



# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/EL/E/020	<b>Town:</b>	ELGIN
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/OPP4
<b>Location:</b>	Ashgrove Road (Yard)		
<b>Grid Ref:</b>	322589	862554	



## Established Supply (Ha):

Gross Established:	1.6	Net Established:	1.28
--------------------	-----	------------------	------

## Effective Supply (Ha):

Effective:	1.28	General Industrial:	1.28
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

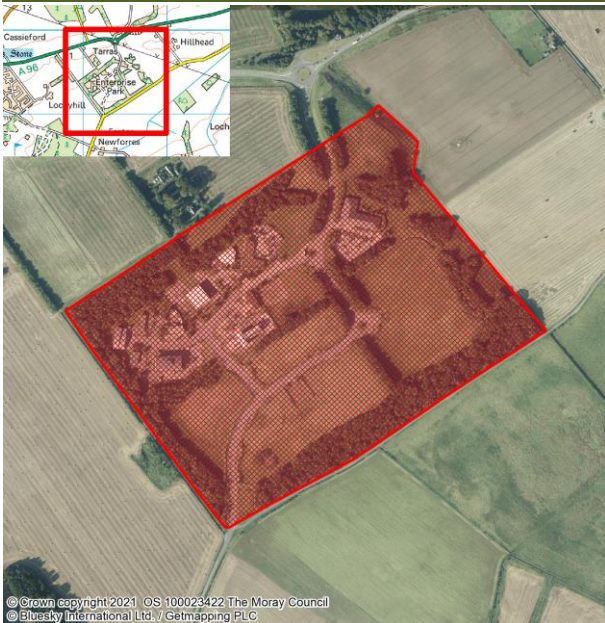
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0.31
--------	---	---------------------	------

<b>Reference:</b>	M/FR/E/001	<b>Town:</b>	FORRES
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/BP1
<b>Location:</b>	Forres Enterprise Park		
<b>Grid Ref:</b>	306378	859307	



## Established Supply (Ha):

Gross Established:	22.88	Net Established:	13.02
--------------------	-------	------------------	-------

## Effective Supply (Ha):

Effective:	13.02	General Industrial:	2.75
Immediately Available:	13.02	High Amenity:	10.27

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

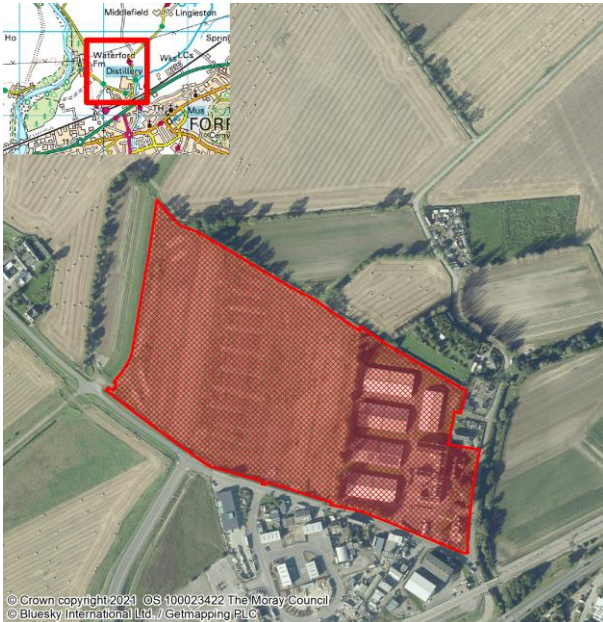
## Development (Ha):

Built:	17.46	Under Construction:	0.46
--------	-------	---------------------	------



# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/FR/E/006	<b>Town:</b>	FORRES
<b>Supply Type:</b>	Under Construction	<b>LPR:</b>	20/13
<b>Location:</b>	Benromach Distillery		
<b>Grid Ref:</b>	303187	859423	



## Established Supply (Ha):

Gross Established:	0	Net Established:	0
--------------------	---	------------------	---

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

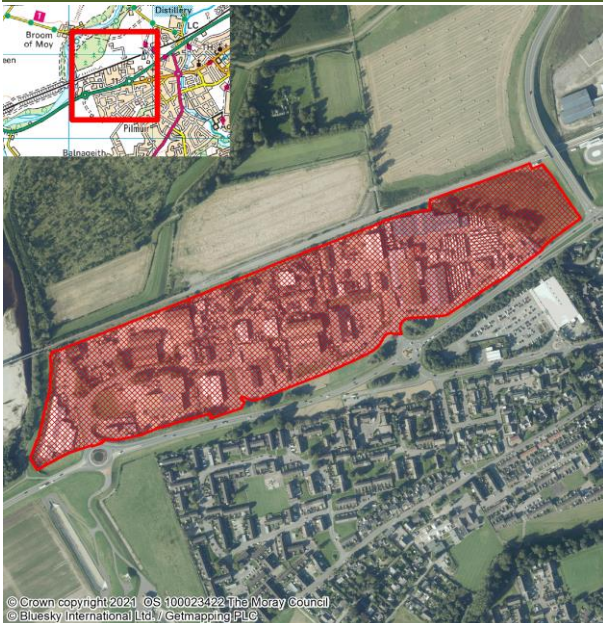
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	5.41	Under Construction:	2.25
--------	------	---------------------	------

<b>Reference:</b>	M/FR/E/012	<b>Town:</b>	FORRES
<b>Supply Type:</b>	Constrained	<b>LPR:</b>	20/11
<b>Location:</b>	Greshop		
<b>Grid Ref:</b>	302463	858717	



## Established Supply (Ha):

Gross Established:	1.3	Net Established:	1
--------------------	-----	------------------	---

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☒ Physical

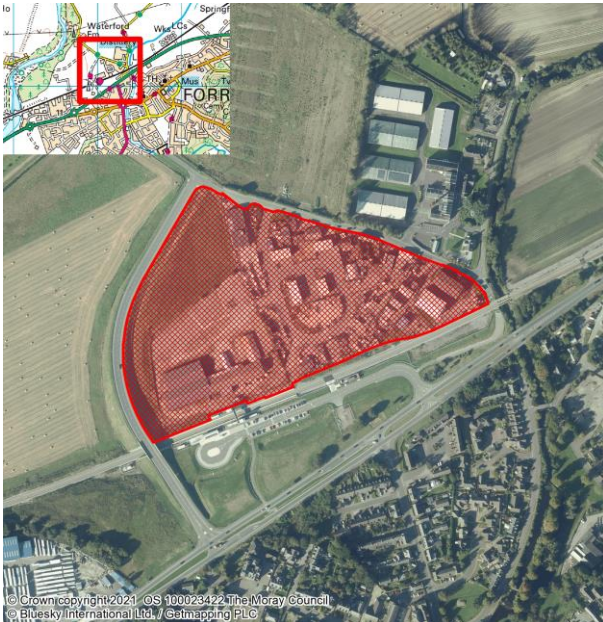
Constrained Total (Ha): 1

## Development (Ha):

Built:	15.7	Under Construction:	0
--------	------	---------------------	---

# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/FR/E/013	<b>Town:</b>	FORRES
<b>Supply Type:</b>	Constrained	<b>LPR:</b>	20/12
<b>Location:</b>	Waterford		
<b>Grid Ref:</b>	303151	859195	



## Established Supply (Ha):

Gross Established:	1	Net Established:	0.8
--------------------	---	------------------	-----

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

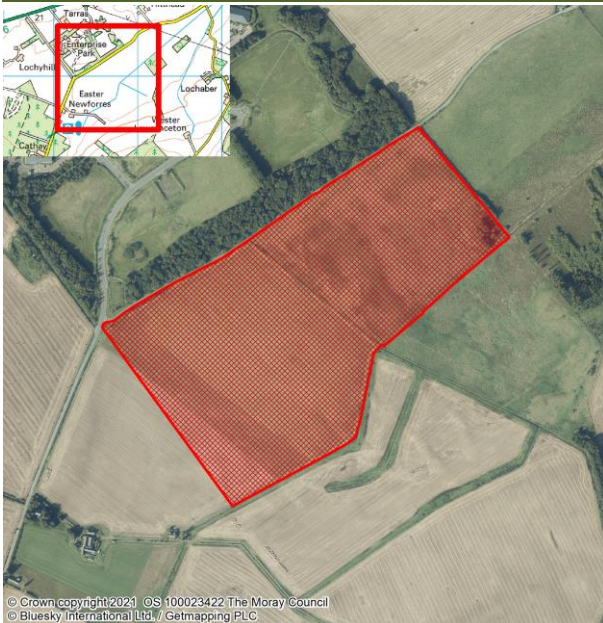
☐ Owner
 ☒ Infrastructure
 ☒ Physical

Constrained Total (Ha): 0.8

## Development (Ha):

Built:	6.2	Under Construction:	0
--------	-----	---------------------	---

<b>Reference:</b>	M/FR/E/014	<b>Town:</b>	FORRES
<b>Supply Type:</b>	Constrained	<b>LPR:</b>	20/14
<b>Location:</b>	Easter Newforres		
<b>Grid Ref:</b>	306670	859033	



## Established Supply (Ha):

Gross Established:	27.6	Net Established:	17.75
--------------------	------	------------------	-------

## Effective Supply (Ha):

Effective:		General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner
 ☒ Infrastructure
 ☐ Physical

Constrained Total (Ha): 17.75

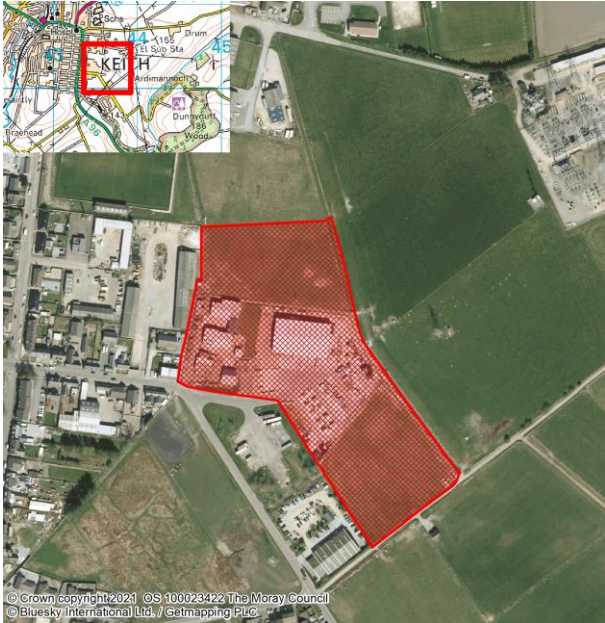
## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---



# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/KH/E/004	<b>Town:</b>	KEITH
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/14
<b>Location:</b>	Bridge Street		
<b>Grid Ref:</b>	343609	850228	



© Crown copyright 2021. OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	2.05	Net Established:	1.64
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	1.64	General Industrial:	1.64
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

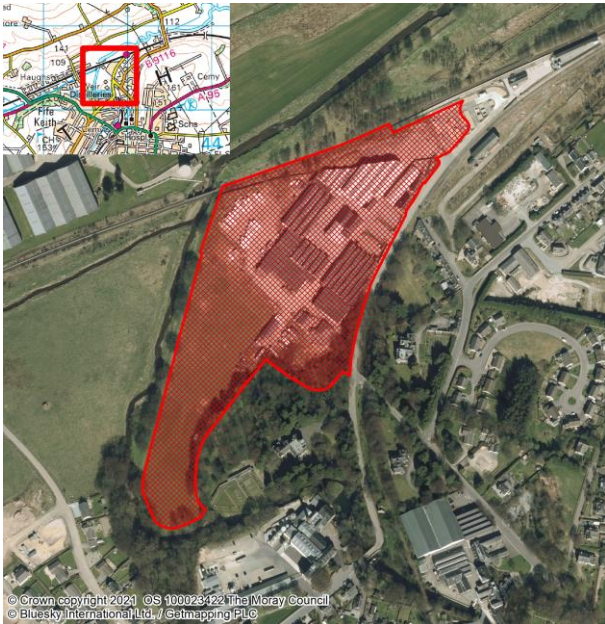
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	1.72	Under Construction:	0
--------	------	---------------------	---

<b>Reference:</b>	M/KH/E/005	<b>Town:</b>	KEITH
<b>Supply Type:</b>	Constrained	<b>LPR:</b>	20/17
<b>Location:</b>	Isla Bank Mills		
<b>Grid Ref:</b>	342764	851453	



© Crown copyright 2021. OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	1.84	Net Established:	1.84
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☒ Physical

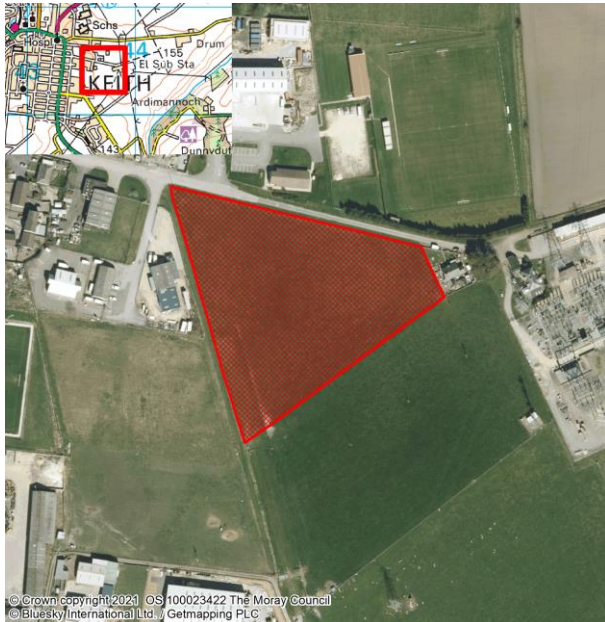
Constrained Total (Ha): 1.84

## Development (Ha):

Built:	4.03	Under Construction:	0
--------	------	---------------------	---

# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/KH/E/009	<b>Town:</b>	KEITH
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/13
<b>Location:</b>	Westerton Road East		
<b>Grid Ref:</b>	343643	850438	



## Established Supply (Ha):

Gross Established:	0	Net Established:	0
--------------------	---	------------------	---

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

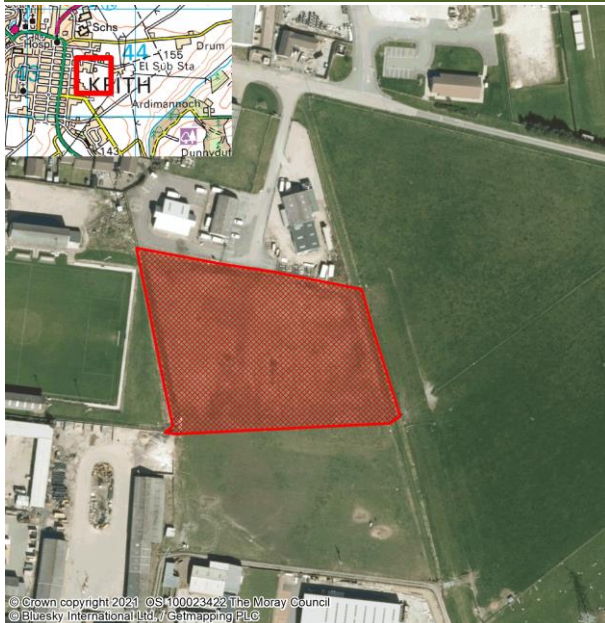
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	1.62
--------	---	---------------------	------

<b>Reference:</b>	M/KH/E/010	<b>Town:</b>	KEITH
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/12
<b>Location:</b>	Westerton Road South		
<b>Grid Ref:</b>	343584	850372	



## Established Supply (Ha):

Gross Established:	0.52	Net Established:	0.52
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0.52	General Industrial:	0.52
Immediately Available:	0.52	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

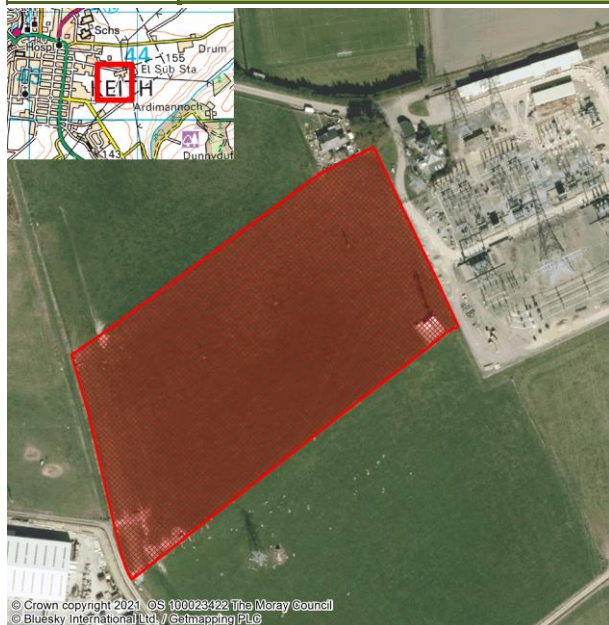
## Development (Ha):

Built:	1.45	Under Construction:	0
--------	------	---------------------	---



# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/KH/E/011	<b>Town:</b>	KEITH
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/I11
<b>Location:</b>	Westerton Road East Expansion		
<b>Grid Ref:</b>	343761	850329	



© Crown copyright 2021. OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	1.74	Net Established:	1.39
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	1.39	General Industrial:	1.39
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

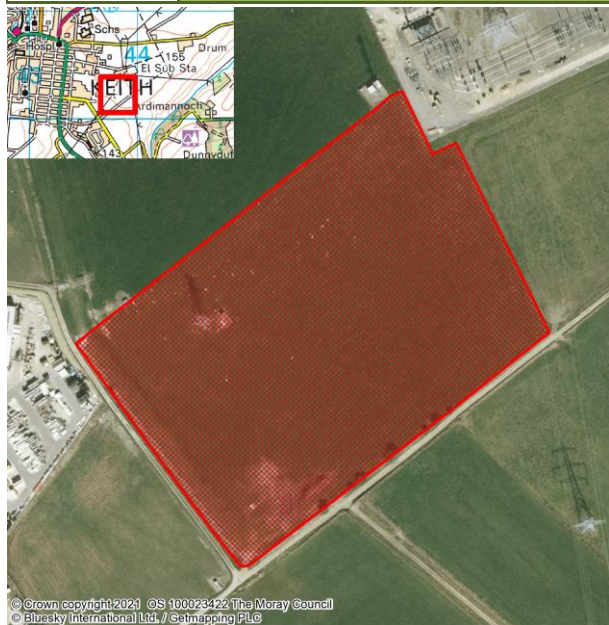
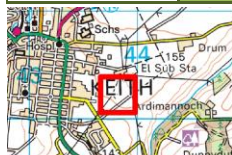
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0.56
--------	---	---------------------	------

<b>Reference:</b>	M/KH/E/012	<b>Town:</b>	KEITH
<b>Supply Type:</b>	Effective 5years+	<b>LPR:</b>	20/LNG2
<b>Location:</b>	Westerton Road (LONG)		
<b>Grid Ref:</b>	343822	850218	



© Crown copyright 2021. OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	3.2	Net Established:	2.5
--------------------	-----	------------------	-----

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	2.5
-------	-----

## Constrained

☐ Owner ☒ Infrastructure ☐ Physical

Constrained Total (Ha): 0

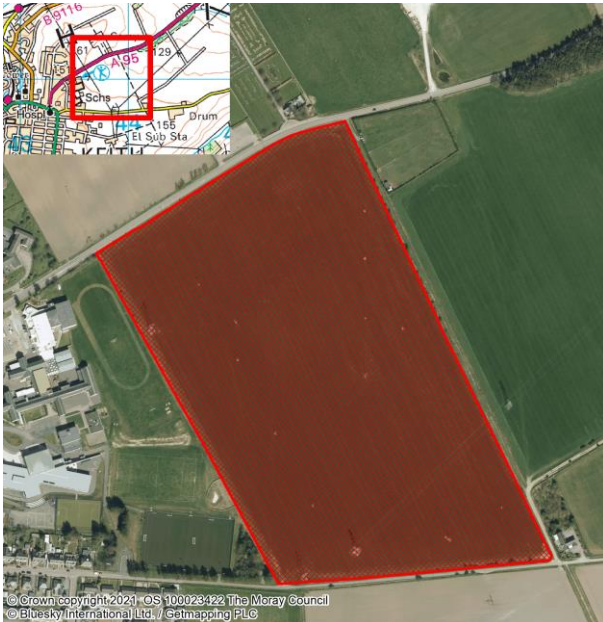
## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---



# The Moray Council Employment Land Audit 2021

Reference:	M/KH/E/013	Town:	KEITH
Supply Type:	Effective	LPR:	20/MU
Location:	Banff Road South		
Grid Ref:	343847	850958	



## Established Supply (Ha):

Gross Established:	1.75	Net Established:	1.75
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	1.75	General Industrial:	0
Immediately Available:	0	High Amenity:	1.75

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

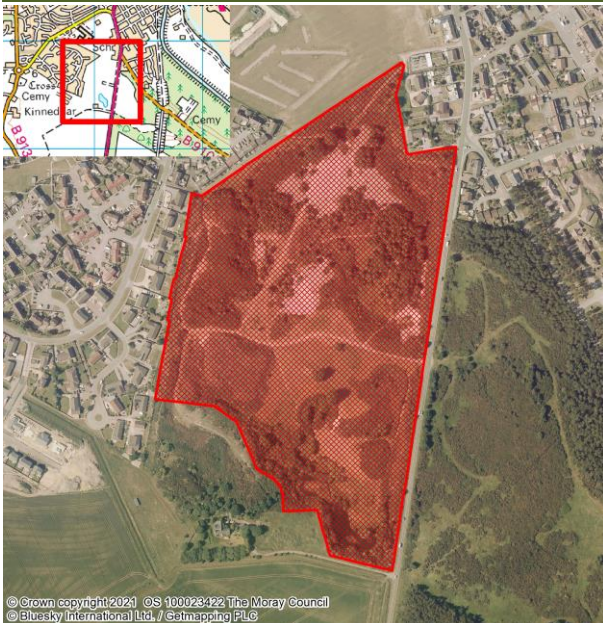
☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

Reference:	M/LS/E/007	Town:	LOSSIEMOUTH
Supply Type:	Constrained	LPR:	20/OPP1
Location:	Sunbank		
Grid Ref:	323075	869644	



## Established Supply (Ha):

Gross Established:	12.8	Net Established:	10.24
--------------------	------	------------------	-------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☒ Infrastructure ☒ Physical

Constrained Total (Ha): 10.24

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

# The Moray Council Employment Land Audit 2021

Reference:	M/MS/E/003	Town:	MOSSTODLOCH
Supply Type:	Constrained	LPR:	20/15
Location:	Baxters		
Grid Ref:	333948	859705	



© Crown copyright 2021 OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	2.22	Net Established:	1.78
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☒ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 1.78

## Development (Ha):

Built:	12.05	Under Construction:	0
--------	-------	---------------------	---

Reference:	M/MS/E/005	Town:	MOSSTODLOCH
Supply Type:	Constrained	LPR:	20/12
Location:	North of Baxter's		
Grid Ref:	333613	860016	



© Crown copyright 2021 OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	3.22	Net Established:	2.57
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☒ Owner ☒ Infrastructure ☐ Physical

Constrained Total (Ha): 2.57

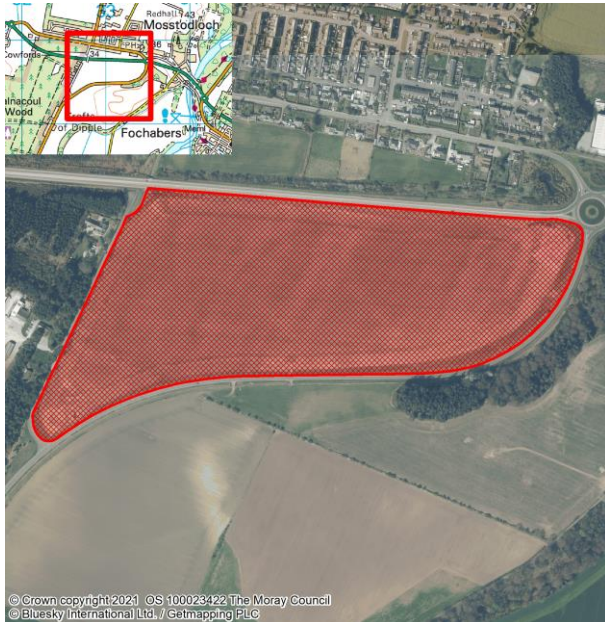
## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---



# The Moray Council Employment Land Audit 2021

<b>Reference:</b>	M/MS/E/006	<b>Town:</b>	MOSSTODLOCH
<b>Supply Type:</b>	Effective 5years+	<b>LPR:</b>	20/MUL1
<b>Location:</b>	South of A96		
<b>Grid Ref:</b>	333268	859627	



## Established Supply (Ha):

Gross Established:	11	Net Established:	8
--------------------	----	------------------	---

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	8
-------	---

## Constrained

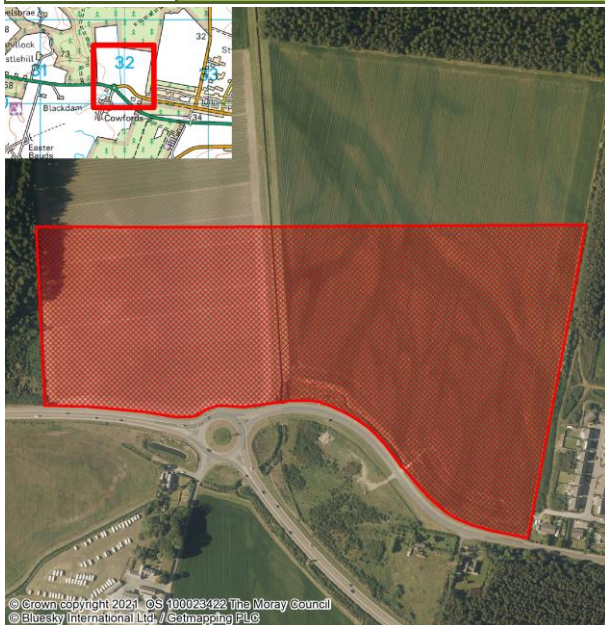
☐ Owner ☒ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

<b>Reference:</b>	M/MS/E/007	<b>Town:</b>	MOSSTODLOCH
<b>Supply Type:</b>	Effective	<b>LPR:</b>	20/I3
<b>Location:</b>	West of Mosstodloch		
<b>Grid Ref:</b>	331976	860333	



## Established Supply (Ha):

Gross Established:	16	Net Established:	12.8
--------------------	----	------------------	------

## Effective Supply (Ha):

Effective:	12.8	General Industrial:	12.8
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

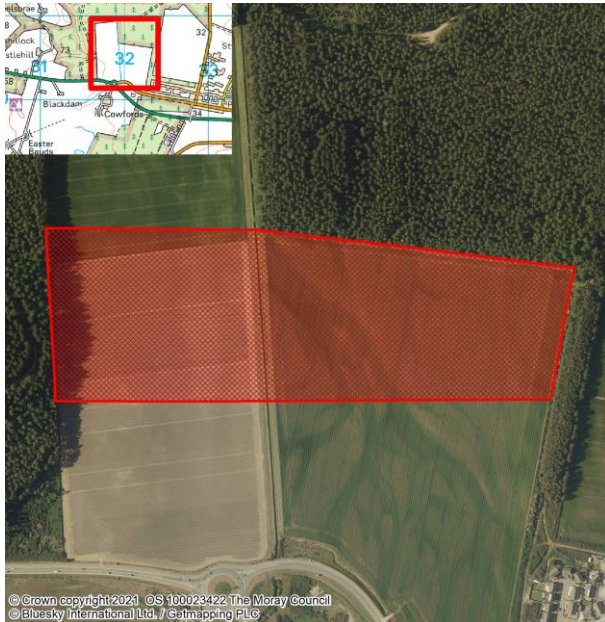
Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

# The Moray Council Employment Land Audit 2021

Reference:	M/MS/E/008	Town:	MOSSTODLOCH
Supply Type:	Effective 5years+	LPR:	20/LNG2
Location:	West of Mosstodloch (LONG)		
Grid Ref:	331976	860549	



## Established Supply (Ha):

Gross Established:	14	Net Established:	11.2
--------------------	----	------------------	------

## Effective Supply (Ha):

Effective:	0	General Industrial:	0
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	11.2
-------	------

## Constrained

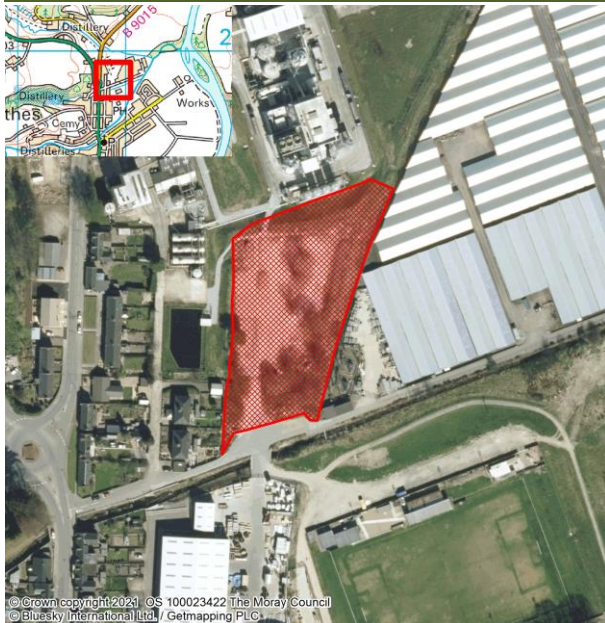
☐ Owner ☒ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

Reference:	M/RS/E/001	Town:	ROTHES
Supply Type:	Effective	LPR:	20/11
Location:	Back Burn		
Grid Ref:	327876	849746	



## Established Supply (Ha):

Gross Established:	0.75	Net Established:	0.6
--------------------	------	------------------	-----

## Effective Supply (Ha):

Effective:	0.6	General Industrial:	0.6
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

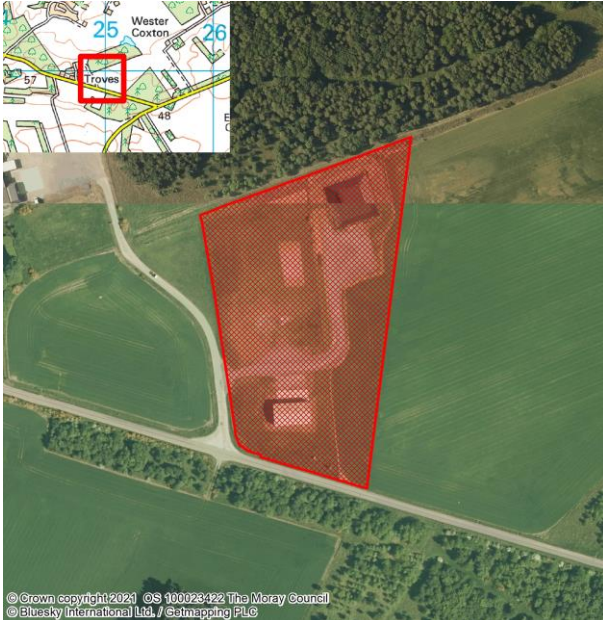
Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0
--------	---	---------------------	---

# The Moray Council Employment Land Audit 2021

Reference:	M/TV/E/001	Town:	TROVES
Supply Type:	Effective	LPR:	20/11
Location:	Troves Industrial Estate		
Grid Ref:	324974		324974



© Crown copyright 2021. OS 100023422 The Moray Council  
© Bluesky International Ltd. / Getmapping PLC

## Established Supply (Ha):

Gross Established:	1.41	Net Established:	0.92
--------------------	------	------------------	------

## Effective Supply (Ha):

Effective:	0.92	General Industrial:	0.92
Immediately Available:	0	High Amenity:	0

## LONG Supply (Ha):

LONG:	0
-------	---

## Constrained

☐ Owner ☐ Infrastructure ☐ Physical

Constrained Total (Ha): 0

## Development (Ha):

Built:	0	Under Construction:	0.2
--------	---	---------------------	-----





*Benromach, Forres*