



Employment Land Audit 2016



An aerial photograph of a town and industrial area. In the foreground, there are several large industrial buildings and parking lots. A river flows through the lower right corner of the image. The middle ground shows a mix of residential housing and commercial buildings. The background features rolling hills under a cloudy sky.

Employment Land Audit 2016

For further information, please contact:
Rowena MacDougall Tel: 0300 123 4561, email: 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 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 2016.

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 allocated sites. The policies also look at the types of uses that will be supported on allocated 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 allocates land for employment uses. New sites identified in the 2015 plan have been included within the Audit for the first time.

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 2023: A Plan for the Future

Moray 2023 sets out five priority areas for the Community Planning Partnership. Moray 2023 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 2023 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 in 2015 to discuss demand for employment land and perceived demand is not considered to have significantly altered. There is perceived to be low take up of new build sites due to difficulties obtaining borrowing. This has limited the market for sites, in particular larger sites, to cash rich well established businesses. 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. The difficulty in borrowing was considered to have 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 potential tenants/purchasers are perceived to be being more cautious and careful when considering sites.

The Moray Council Industrial Portfolio Annual Report 2015 showed high levels of occupancy within the Moray Council Industrial portfolio with demand in most areas outstripping supply. Recently completed units, for example at Waterford, have let well with many of these pre-let. The Industrial Portfolio Annual Report 2015 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 increase in the gross established supply by 62.2ha since 2015; this is due to sites from the new Moray Local Development Plan 2015 being added to the audit for the first time. This is an increase of 49.49 ha to the net supply compared to 2015. The number of sites within the audit has only increased by one despite the new Local Development Plan sites being added, this is due to other sites being removed from the audit.

Figure 1 Established Employment Land Supply (2016) (Figures in hectares)

Gross Established	Net Established	Number of Sites
220.13	166.57	33

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

Figure 2 Established Employment Land Supply by town (2016) (Figures in hectares)

Town	Gross Established	Net Established	Number of Sites
Elgin	79.94	60.09	5
Forres	60.15	41.47	7
Buckie	37.34	30.23	5
Keith	8.03	6.87	5
Lossiemouth	12.92	10.36	2
Rest of Moray	21.92	17.55	9

There has been an increase in the established supply across all settlements largely due to the new sites being added from the Moray Local Development Plan 2015. The established supply in Forres has increased substantially compared to 2015 with the net supply up by just over 20 hectares. More modest increases compared to 2015 have been seen in other towns with the net supply in Elgin increasing by around 9.5 hectares.

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 (2016) (Figures in hectares)

Site area	Net Established	Number of Sites
0-1 ha	3.72	9
1-5 ha	34.2	14
>5 ha	128.65	10

3.2 Marketable/Effective Employment Land Supply

The marketable and effective employment land supply in 2016 is shown in figure 4. Overall the marketable/effective area has increased by 43.12 hectares compared to 2015 and the number of marketable/effective sites has increased by two. The increase is due to the introduction of sites from the Moray Local Development Plan 2015 to the audit for the first time.

Figure 4 Marketable/Effective Employment Land Supply (2016)

Marketable/Effective (Net figure in hectares)	Number of Sites
99.41	23

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 (2016)

Town	Marketable/Effective (Net figure in hectares)	Number of Sites	Estimated requirements to 2025 ha (MES)
Elgin	17.43	4	25
Forres	34.4	5	10
Buckie	21.6	4	5
Keith	5.03	4	n/a
Lossiemouth	10.36	2	n/a
Rest of Moray	10.59	4	n/a

Whilst the figure for Elgin has increased from 9.24 ha in 2015 to 17.43 ha this still remains below the estimated requirements within the Moray Economic Strategy. Across the other towns the levels of effective supply are keeping in line with the Moray Economic Strategy estimated requirements. The increase from 4.8 ha in 2015 to 10.59 ha within the "Rest of Moray" reflects the introduction of a relatively large site within Mosstodloch from the Moray Local Development Plan 2015.

3.3 Immediately Available

The immediately available employment land supply in 2016 is shown in figure 6. The immediately available supply has increased by 0.87ha. This is due to a site at Westerton Road Keith now being serviced.

Figure 6 Immediately available Employment Land Supply (2016)

Immediately Available (Net figure in hectares)	Number of Sites
18.85	8

3.4 Constrained

The established land supply that is subject to constraints is shown in figure 7. The constrained supply has increased by 3.8 ha. This is due to a new site to the north of Baxter's Mosstodloch being constrained as this has been provided to allow Baxter's to expand if necessary and is unlikely to be available to the general market. The Railway Marshalling Yard at I6 Forres has also been constrained as an alternative use as a railway station is now sought. Some sites have also been remeasured where there is now a better understanding of the extent of constraints. The number of constrained sites has fallen as a result of two windfall sites being removed from the audit as their planning consent expired and they no longer have a secure planning status.

Figure 7 Constrained Employment Land Supply (2016)

Constrained Supply (Net figure in hectares)	Number of Sites
64.59	12

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

Figure 8 Constrained Employment Land Supply by constraint (2016) (Net figures in hectares) Note some land may fall under more than one constraint.

Constraint Type	Constrained Supply	Number of Sites
Infrastructure	42.17	3
Ownership	54.16	7
Physical	46.29	6

3.5 Take up and Construction

The number and area of proposals completed in the year to 1st January 2016 is shown in figure 9 below. This includes development at Glen Moray Distillery Elgin, Chanonry Industrial Estate Elgin, Dunelands Findhorn, Waterford Forres and at James Jones Mosstodloch. This is relatively similar to the 3.83ha recorded in the audit in 2015 but is an increase of two sites.

Figure 9 Employment land completed/taken up in year to 1st January 2016

Take up area (Gross figure in hectares)	Number of Sites
4.41	5

The number and area of proposals under construction on the base date of 1st January 2016 is shown in figure 10 below. The sites under construction include sites at Glen Moray Distillery Elgin, Duneland Findhorn, Waterford Forres, Coulardbank Lossiemouth and the brewery at Mulben. This is a drop in construction activity of 1.6 ha compared to 2015.

Figure 10 Employment land under construction at 1st January 2016

Under Construction (Gross figure in hectares)	Number of Sites
3.65	5

4. Conclusion

This is the fourth 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. However, the distribution of Marketable/Effective land does not reflect the hierarchy within the Moray Local Development Plan 2015 with more effective land being available in Forres than Elgin. Constraints on land within Elgin need to be overcome and new land must also be identified within the next Local Development plan to ensure Elgin remains a focus for growth. Despite the new sites within the Moray Local Development Plan there continues to be a limited choice of serviced sites across all settlements.

Around 38% (64.59 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. Whilst this is a lower proportion of the supply compared to 2015 when the proportion was 52% the actual area is higher than the 60.79ha classed as constrained in 2015.

Only 19% (18.85ha) of the Marketable/Effective Supply is Immediately Available. This is a lower proportion than 2015 when the figure was 32% but the area is similar to the 17.98ha recorded in 2015. The area of marketable/effective supply is substantially higher than 2015 and it would be anticipated that there would be some time lag between new sites being adopted in the Local Development Plan and these becoming serviced. 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 eight sites. The shortage of serviced land ready for development is identified in the Moray Economic Strategy and Moray Council Industrial Portfolio Annual Report 2015 as an issue and whilst new sites are identified in the Moray Local Development Plan 2015 these require to be serviced.

Around 42% of sites (14 sites) in the Established Supply are in the medium size category (1-5ha) with the lowest number of sites (nine 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.

Figure 11 Settlement Summary

Elgin	Very 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. Action to overcome constraints on land would help meet demand however; additional land must also be identified in the next Local Development Plan to meet the estimated requirements within the Moray Economic Strategy. The current situation does not reflect the settlement hierarchy within the Moray Local Development Plan 2015 where Elgin is expected to see the majority of new development to continue Elgin's role as a regional centre and focus for growth. Strong demand for industrial buildings.
Forres	Very small choice of marketable sites given settlement size and population, but reasonable areas available. New sites at Springfield West and adjacent to the Enterprise Park Forres have boosted the effective supply. Proportion of immediately available land higher than other settlements but this is largely due to the large area available at the Enterprise Park. Small areas are immediately available at Waterford and on the High Street. 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.
Keith	Very small choice of marketable sites and limited area. Issues with providing readily accessible employment site. Demand for smaller units.
Lossiemouth	Very small choice of sites, limited to small area left at Coularbank and Sunbank OPP1. Very small (0.12ha) area of immediately available land at Coularbank.
Rest of Moray	Limited choice of allocated sites. In Aberlour, Lhanbryde, and Rothes there are only single sites available, some of which are constrained. In Mosstodloch new sites are identified but these are 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.

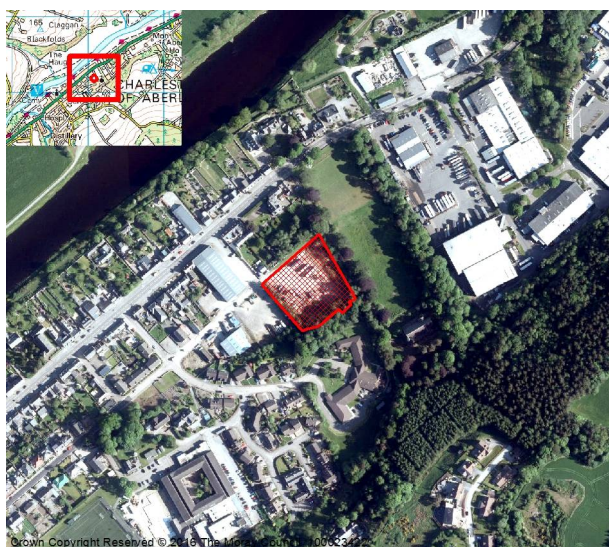
Take-Up

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.

The Moray Council Employment Land Audit 2016



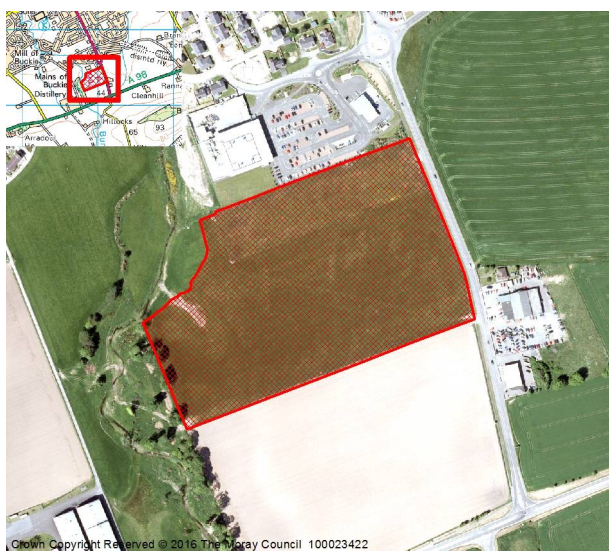
Reference:	M/AB/E/003	Town:	ABERLOUR
Supply Type:	Effective	LPR:	OPP1
Location:	Mary Avenue		
Grid Ref:	327079	843178	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.38	Net Established:	0.3
Constrained:	0	Immediately Available:	0
Effective:	0.3	Under Construction:	0
Built:	0.16		



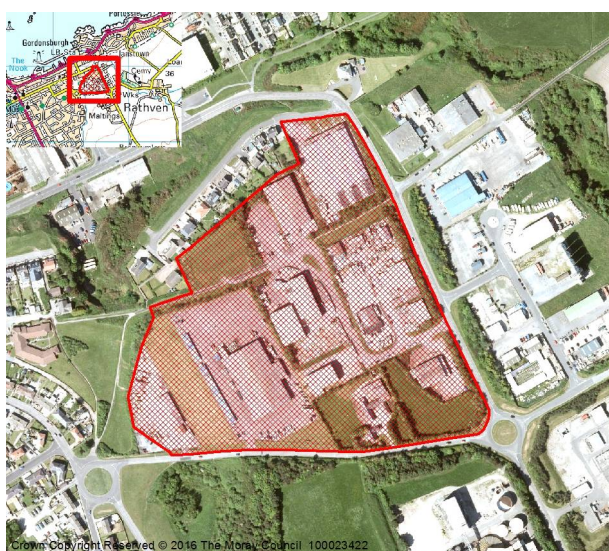
Reference:	M/BC/E/001	Town:	BUCKIE
Supply Type:	Effective	LPR:	BP1
Location:	High Street		
Grid Ref:	342942	864437	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	6.17	Net Established:	4.93
Constrained:	0	Immediately Available:	0
Effective:	4.93	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	

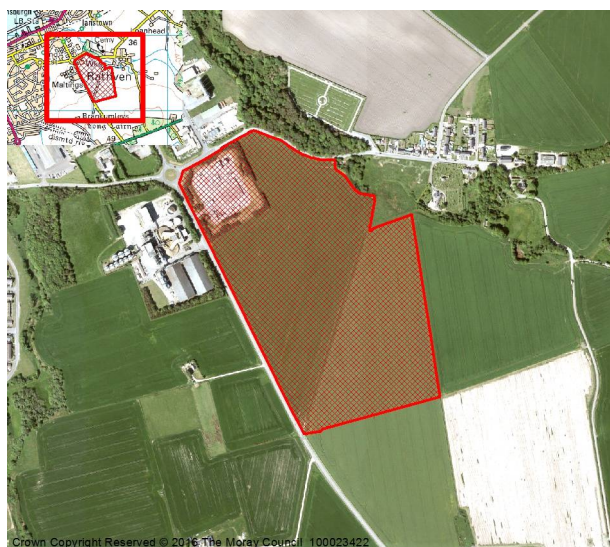
Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ 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		

The Moray Council Employment Land Audit 2016



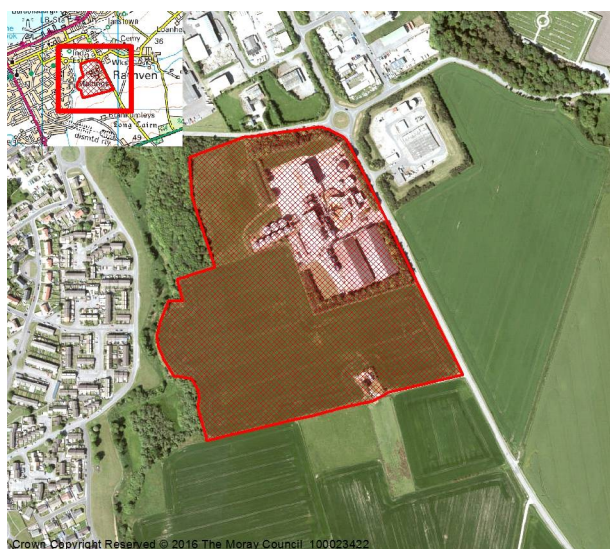
Reference:	M/BC/E/004	Town:	BUCKIE
Supply Type:	Effective	LPR:	I3
Location:	March Road (SE)		
Grid Ref:	343984	865510	

Constraint:

☐ Owner ☐ Infrastructure ☐ 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:

☒ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	10.79	Net Established:	8.63
Constrained:	8.63	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	4.6		



Reference:	M/BC/E/006	Town:	BUCKIE
Supply Type:	Effective	LPR:	I6
Location:	The Harbour Area		
Grid Ref:	343086	865957	

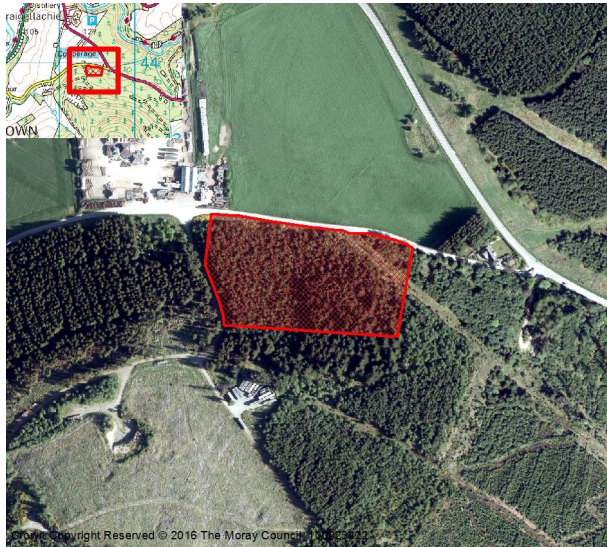
Constraint:

☐ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	1.41	Net Established:	1.41
Constrained:	0	Immediately Available:	0
Effective:	1.41	Under Construction:	0
Built:	20.97		

The Moray Council Employment Land Audit 2016



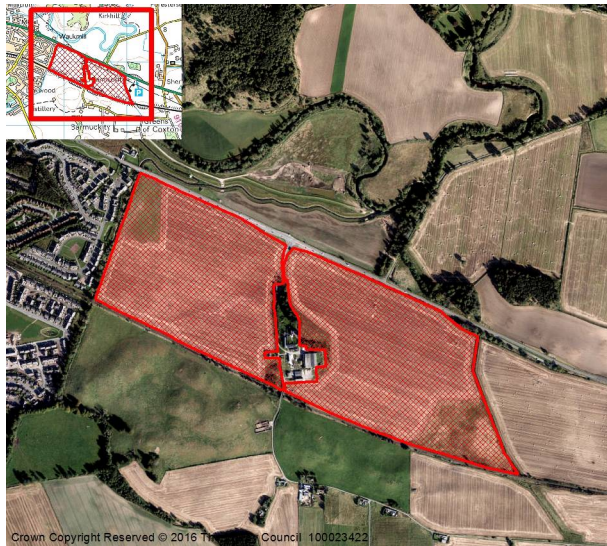
Reference:	M/CR/E/002	Town:	CRAIGELLACHIE
Supply Type:	Effective	LPR:	
Location:	Bluehill		
Grid Ref:	329445		843890

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	2.24	Net Established:	1.79
Constrained:	0	Immediately Available:	0
Effective:	1.79	Under Construction:	0
Built:	0		



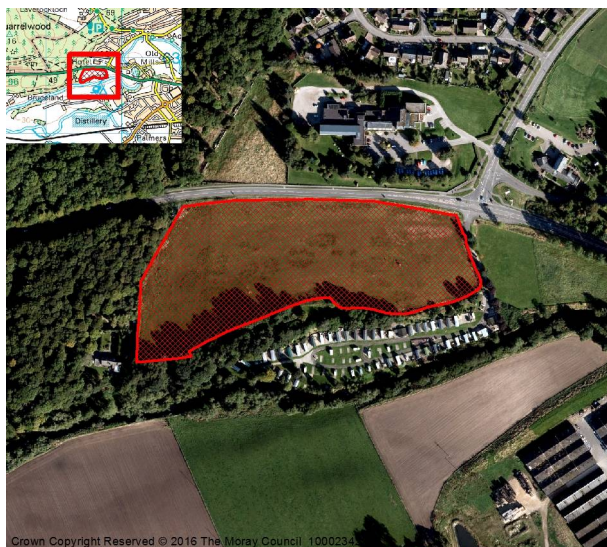
Reference:	M/EL/E/001	Town:	ELGIN
Supply Type:	Constrained	LPR:	I7
Location:	Barmuckity		
Grid Ref:	324719		861725

Constraint:

☒ Owner
 ☒ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	51.88	Net Established:	35.86
Constrained:	35.86	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



Reference:	M/EL/E/002	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	BP/OPP
Location:	Riverview		
Grid Ref:	319633		862782

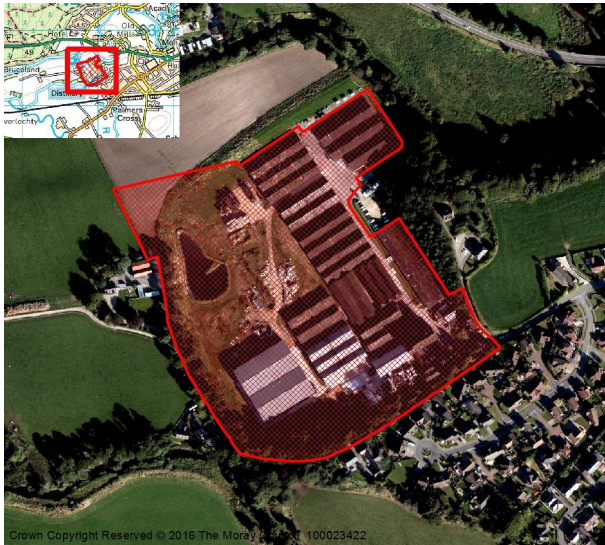
Constraint:

☐ Owner
 ☐ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	4.12	Net Established:	3.3
Constrained:	0.15	Immediately Available:	0
Effective:	3.15	Under Construction:	0
Built:	0		

The Moray Council Employment Land Audit 2016



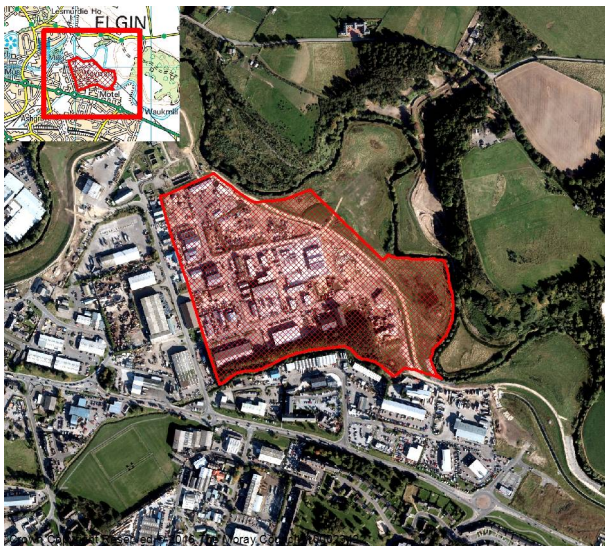
Reference:	M/EL/E/004	Town:	ELGIN
Supply Type:	Under Construction	LPR:	I12
Location:	Glen Moray Distillery, Bruceland Ro		
Grid Ref:	319932	862424	

Constraint:

☒ Owner
 ☐ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	0	Net Established:	0
Constrained:	0	Immediately Available:	0
Effective:	0	Under Construction:	2.67
Built:	6.1		



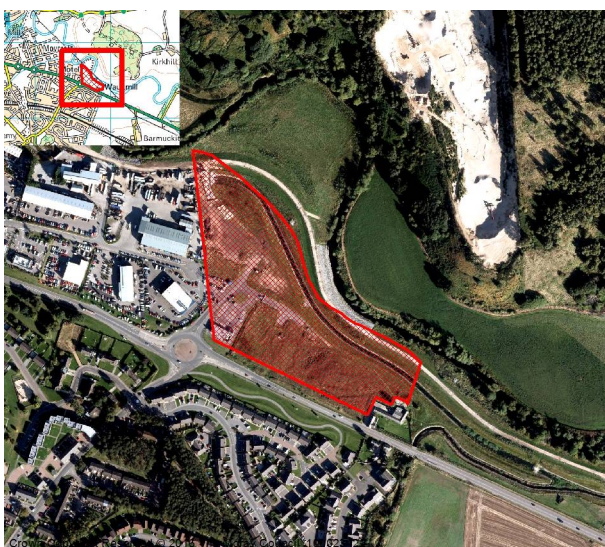
Reference:	M/EL/E/008	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	I2
Location:	Chanonry Industrial Estate		
Grid Ref:	323161	862960	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	7.76	Net Established:	7.76
Constrained:	5.52	Immediately Available:	0.91
Effective:	2.24	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	

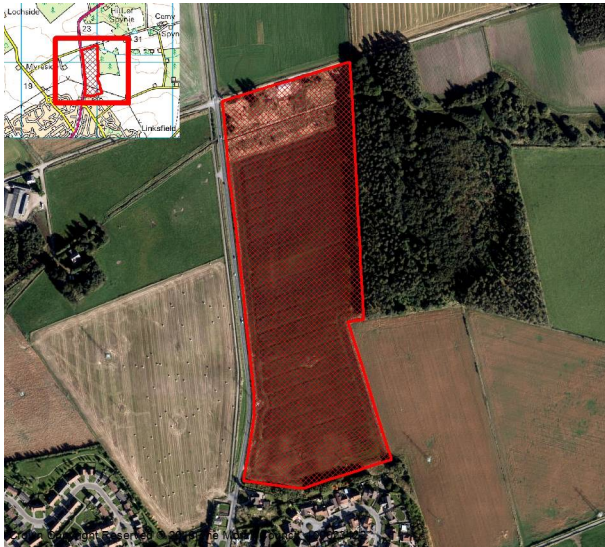
Constraint:

☐ Owner
 ☐ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	4.18	Net Established:	3.57
Constrained:	1.13	Immediately Available:	2.44
Effective:	2.44	Under Construction:	0
Built:	0.26		

The Moray Council Employment Land Audit 2016



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/FH/E/001	Town:	FINDHORN
Supply Type:	Under Construction	LPR:	
Location:	The Park Findhorn		
Grid Ref:	304958	863758	
Constraint:			
<div><input type="checkbox"/> Owner</div> <div><input type="checkbox"/> Infrastructure</div> <div><input type="checkbox"/> Physical</div>			

Capacity (Ha):

Gross Established:	0	Net Established:	0
Constrained:	0	Immediately Available:	0
Effective:	0	Under Construction:	0.2
Built:	0.14		

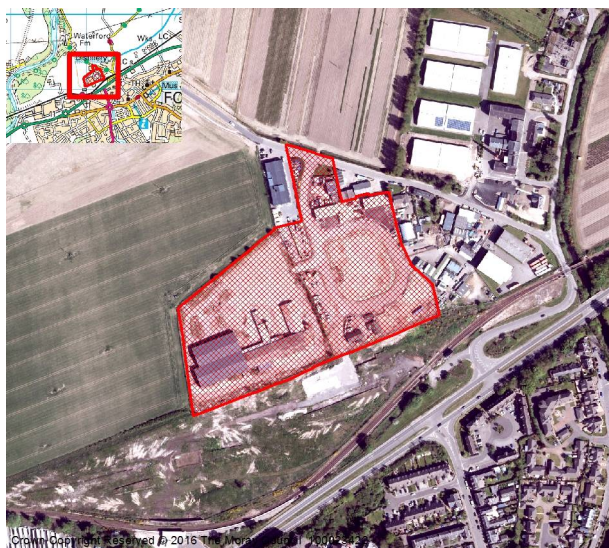


Reference:	M/FR/E/001	Town:	FORRES
Supply Type:	Effective	LPR:	BP1
Location:	Forres Enterprise Park		
Grid Ref:	306378	859307	
Constraint:			
<div><input type="checkbox"/> Owner</div> <div><input type="checkbox"/> Infrastructure</div> <div><input type="checkbox"/> Physical</div>			

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		

The Moray Council Employment Land Audit 2016



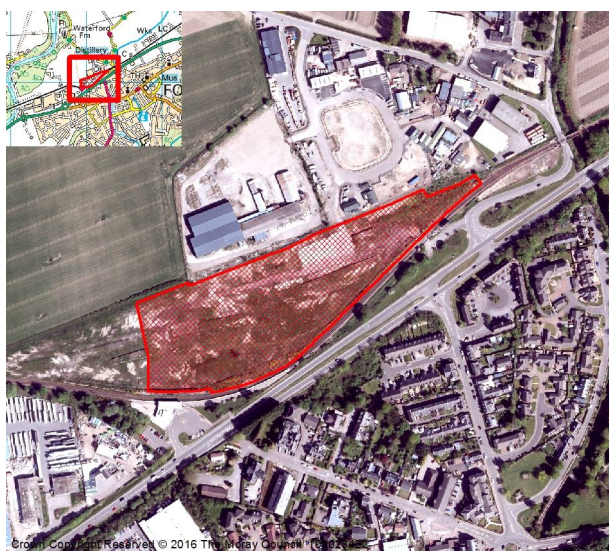
Reference:	M/FR/E/004	Town:	FORRES
Supply Type:	Effective	LPR:	I3
Location:	Former Waterford Sawmill		
Grid Ref:	303095	859161	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.52	Net Established:	0.52
Constrained:	0	Immediately Available:	0.52
Effective:	0.52	Under Construction:	0.17
Built:	2.86		



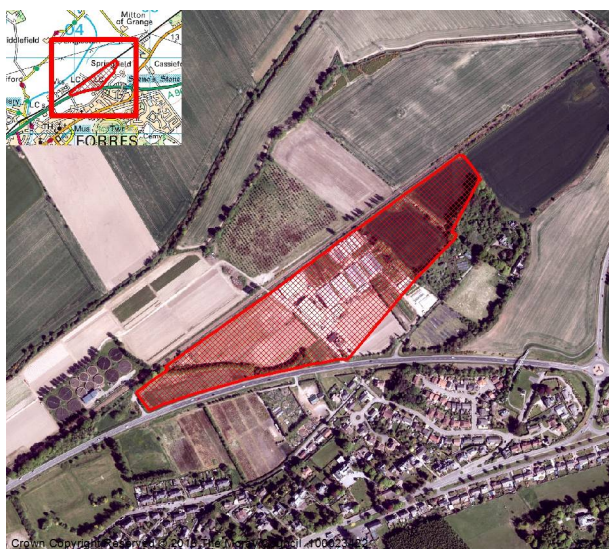
Reference:	M/FR/E/007	Town:	FORRES
Supply Type:	Constrained	LPR:	I6
Location:	Railway Marshalling Yard		
Grid Ref:	303013	858979	

Constraint:

☒ Owner
 ☐ Infrastructure
 ☐ 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:

☒ Owner
 ☒ Infrastructure
 ☐ 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		

The Moray Council Employment Land Audit 2016



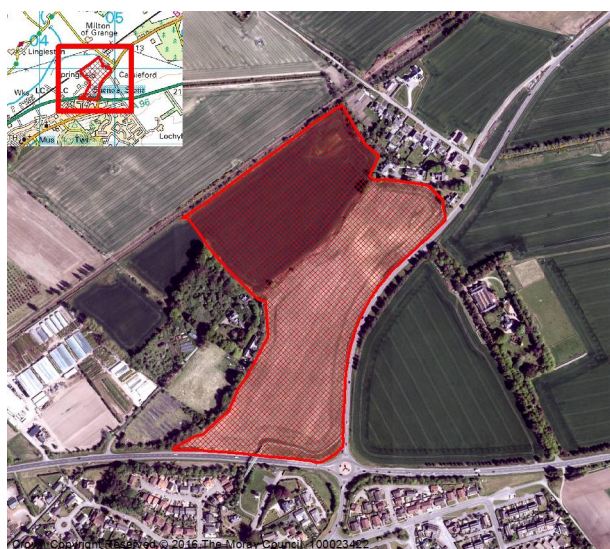
Reference:	M/FR/E/009	Town:	FORRES
Supply Type:	Effective	LPR:	
Location:	139 High Street Forres		
Grid Ref:	303545	858826	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.12	Net Established:	0.1
Constrained:	0	Immediately Available:	0.1
Effective:	0.1	Under Construction:	0
Built:	0		



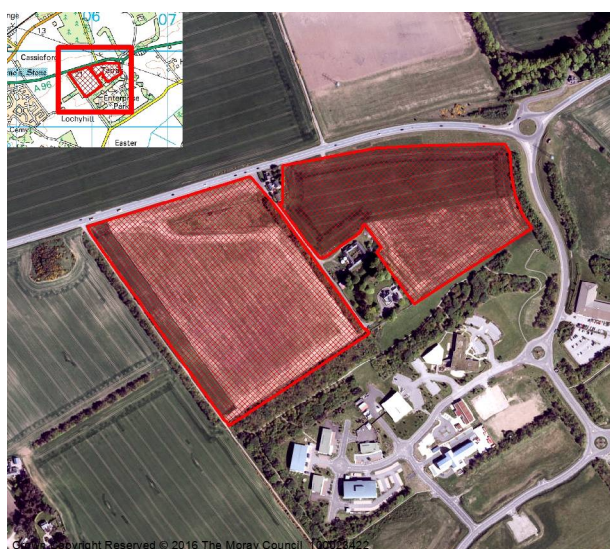
Reference:	M/FR/E/010	Town:	FORRES
Supply Type:	Effective	LPR:	I8
Location:	Springfield East		
Grid Ref:	304758	859929	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	11.7	Net Established:	9.36
Constrained:	0	Immediately Available:	0
Effective:	9.36	Under Construction:	0
Built:	0		



Reference:	M/FR/E/011	Town:	FORRES
Supply Type:	Effective	LPR:	BP2
Location:	Enterprise Park Forres Extension		
Grid Ref:	306026	859725	

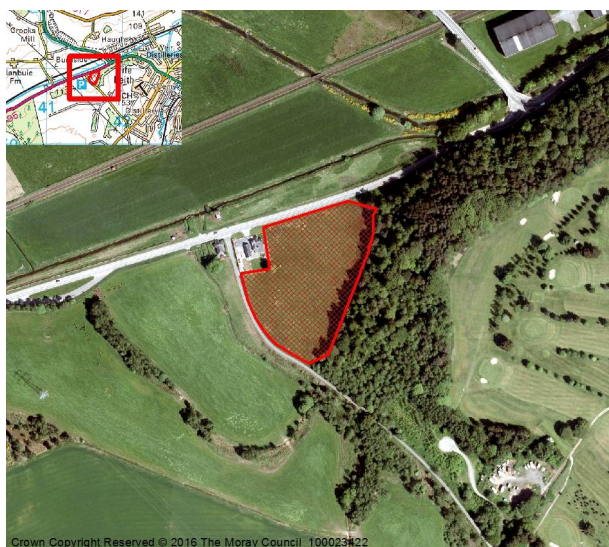
Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	15.63	Net Established:	10.94
Constrained:	0	Immediately Available:	0
Effective:	10.94	Under Construction:	0
Built:	0		

The Moray Council Employment Land Audit 2016



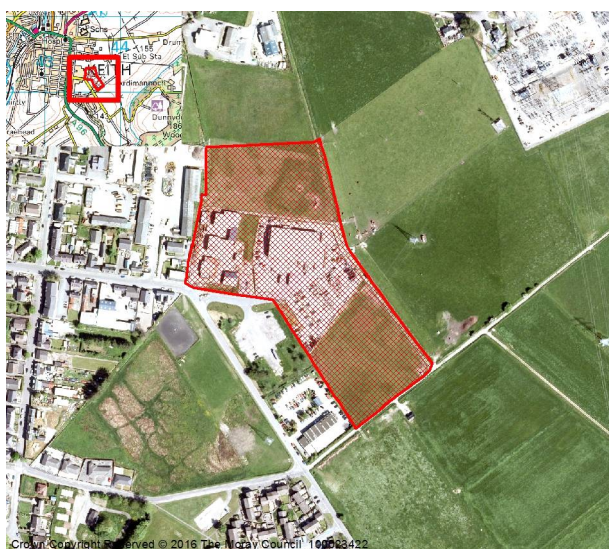
Reference:	M/KH/E/001	Town:	KEITH
Supply Type:	Effective	LPR:	BP1
Location:	Mulben Road		
Grid Ref:	341628	850900	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1.52	Net Established:	1.22
Constrained:	0	Immediately Available:	0
Effective:	1.22	Under Construction:	0
Built:	0		



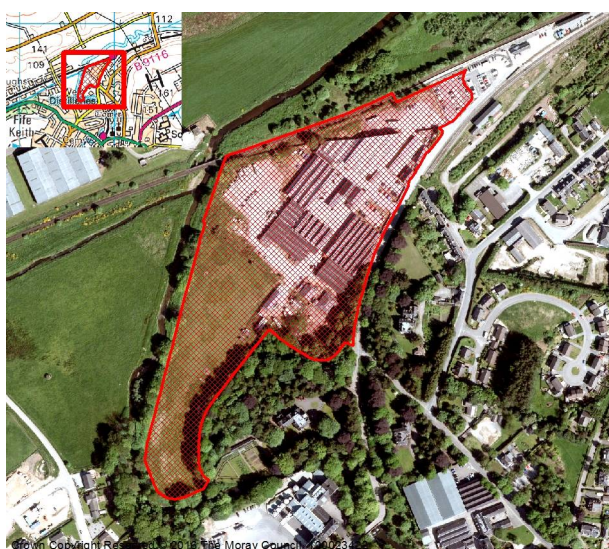
Reference:	M/KH/E/004	Town:	KEITH
Supply Type:	Effective	LPR:	I4
Location:	Bridge Street		
Grid Ref:	343609	850228	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ 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	

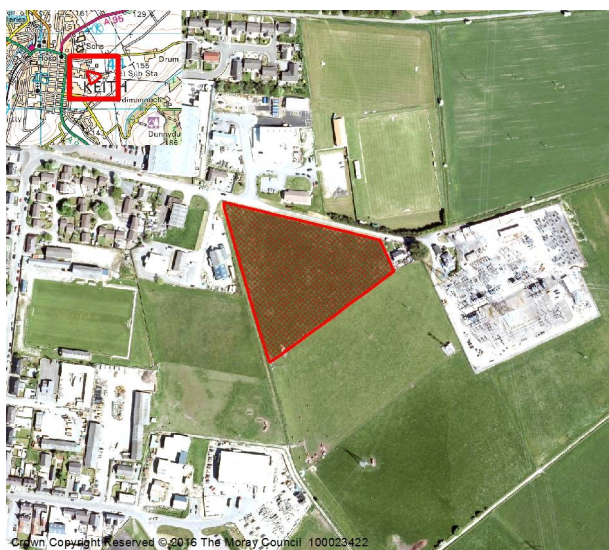
Constraint:

☐ Owner
 ☐ Infrastructure
 ☒ 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		

The Moray Council Employment Land Audit 2016



Reference:	M/KH/E/009	Town:	KEITH
Supply Type:	Effective	LPR:	I3
Location:	Westerton Road		
Grid Ref:	343643	850438	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1.62	Net Established:	1.29
Constrained:	0	Immediately Available:	0
Effective:	1.29	Under Construction:	0
Built:	0		



Reference:	M/KH/E/010	Town:	KEITH
Supply Type:	Effective	LPR:	I2
Location:	I2 Extension		
Grid Ref:	343584	850372	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1	Net Established:	0.88
Constrained:	0	Immediately Available:	0.88
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	

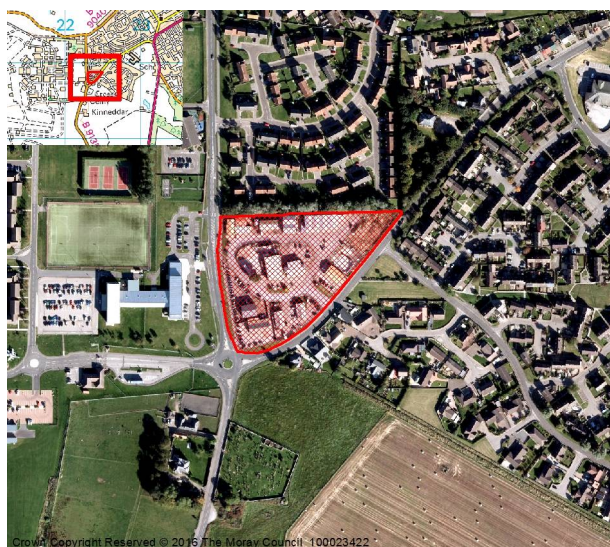
Constraint:

☐ Owner
 ☒ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	2.24	Net Established:	1.79
Constrained:	1.79	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0.28		

The Moray Council Employment Land Audit 2016



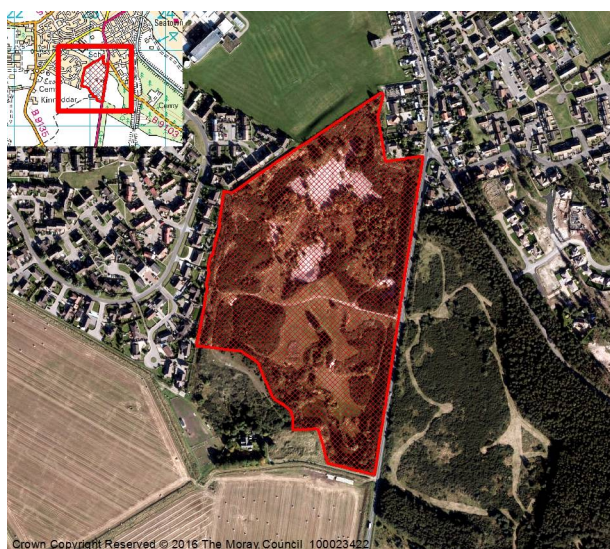
Reference:	M/LS/E/002	Town:	LOSSIEMOUTH
Supply Type:	Effective	LPR:	I1
Location:	Coulardbank Industrial Estate		
Grid Ref:	322370	869818	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.12	Net Established:	0.12
Constrained:	0	Immediately Available:	0.12
Effective:	0.12	Under Construction:	0.1
Built:	1.64		



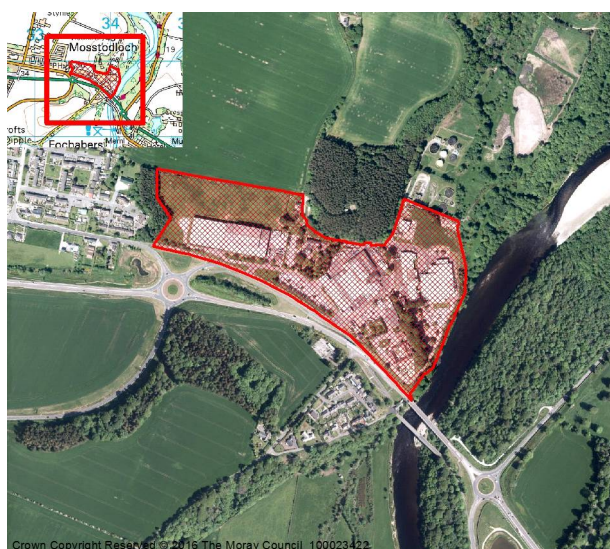
Reference:	M/LS/E/007	Town:	LOSSIEMOUTH
Supply Type:	Effective	LPR:	OPP1
Location:	Sunbank OPP1		
Grid Ref:	323075	869644	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	12.8	Net Established:	10.24
Constrained:	0	Immediately Available:	0
Effective:	10.24	Under Construction:	0
Built:	0		



Reference:	M/MS/E/003	Town:	MOSSTODLOCH
Supply Type:	Constrained	LPR:	I5
Location:	Baxters		
Grid Ref:	333948	859705	

Constraint:

☒ Owner
 ☐ Infrastructure
 ☐ 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		

The Moray Council Employment Land Audit 2016



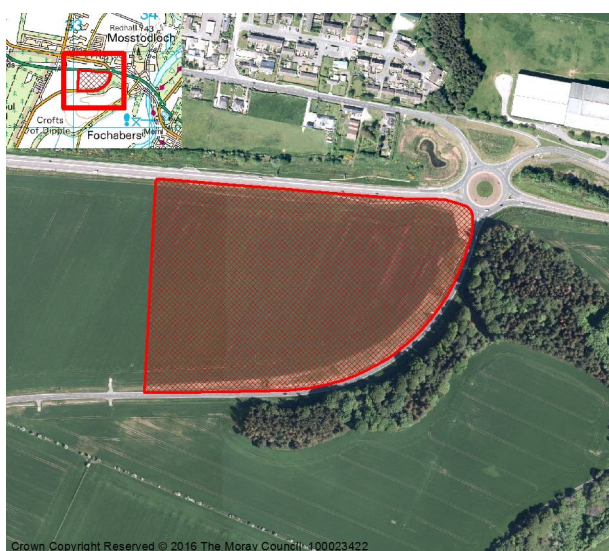
Reference:	M/MS/E/005	Town:	MOSSTODLOCH
Supply Type:	Effective	LPR:	I2
Location:	North of Baxter's		
Grid Ref:	333613	860016	

Constraint:

☒ Owner ☒ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	3.22	Net Established:	2.57
Constrained:	2.57	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



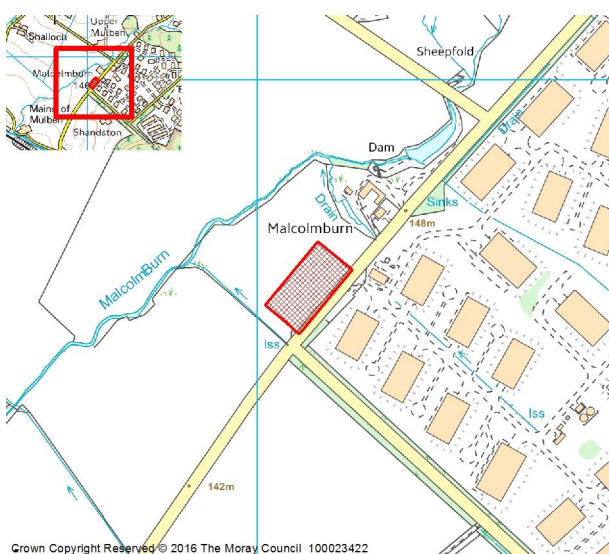
Reference:	M/MS/E/006	Town:	MOSSTODLOCH
Supply Type:	Effective	LPR:	I3
Location:	South of A96		
Grid Ref:	333268	859627	

Constraint:

☐ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	9.9	Net Established:	7.92
Constrained:	0	Immediately Available:	0
Effective:	7.92	Under Construction:	0
Built:	0		



Reference:	M/MU/E/001	Town:	MULBEN
Supply Type:	Effective	LPR:	
Location:	Malcolmburn, Mulben Keith		
Grid Ref:	336055	851724	

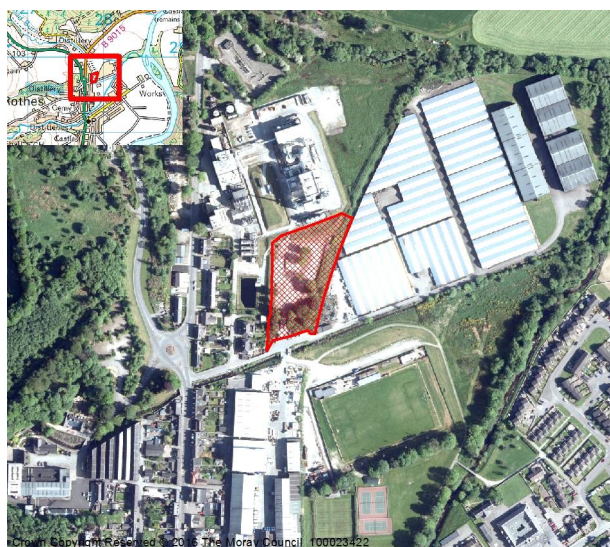
Constraint:

☐ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:		Net Established:	
Constrained:	0	Immediately Available:	0
Effective:		Under Construction:	0.51
Built:	0		

The Moray Council Employment Land Audit 2016



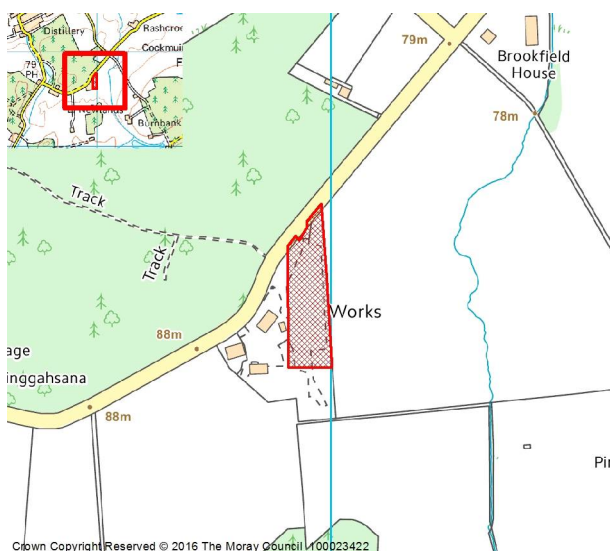
Reference:	M/RS/E/001	Town:	ROTHES
Supply Type:	Effective	LPR:	I1
Location:	Back Burn		
Grid Ref:	327876	849746	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.73	Net Established:	0.58
Constrained:	0	Immediately Available:	0
Effective:	0.58	Under Construction:	0
Built:	0		



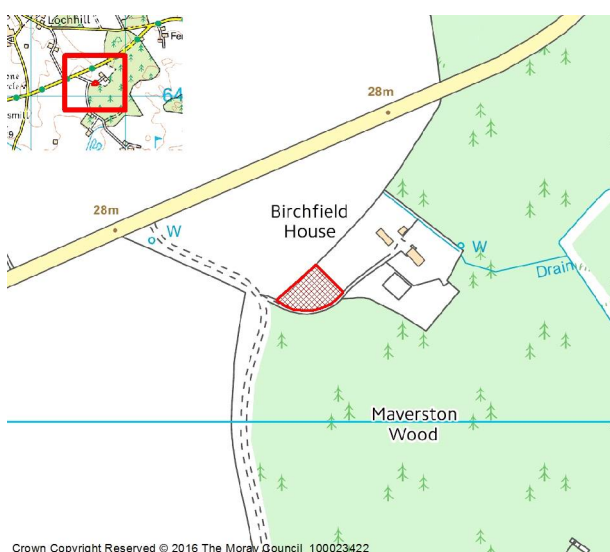
Reference:	M/TM/E/001	Town:	THOMSHILL
Supply Type:	Constrained	LPR:	
Location:	Thornwood		
Grid Ref:	321977	856644	

Constraint:

☒ Owner
 ☐ Infrastructure
 ☐ 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/UQ/E/001	Town:	URQUHART
Supply Type:	Constrained	LPR:	
Location:	Birchfield House		
Grid Ref:	329681	864137	

Constraint:

☒ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.19	Net Established:	0.19
Constrained:	0.19	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		