



## 2025 Employment Land Audit

The Perth and Kinross Employment Land Audit has been produced to provide up to date and accurate information on the supply and availability of employment land for business and industrial use within the Perth and Kinross Council area. This Report is the first one prepared since 2022 and covers the 3-year period up to April 2025.



**Comhairle Pheairt  
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August 2025

## **Contacts.**

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

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# 1. Introduction

## Definition of Employment Land

Allocated employment land includes general industrial and business/office use, storage and distribution, business parks and specialist technology parks, including research and development uses. This mainly comprises Classes 4, 5 and 6 of the 1997 Town and Country Planning (Use Classes) (Scotland) Order but, is not exclusive to these uses. It does not include land allocated for retail purposes or buildings (that are vacant but not derelict), although there is scope in the future to include vacant premises.

## Purpose of the Audit

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

It forms an important basis for monitoring and reviewing policies and proposals included within the Local Development Plan (LDP). In addition, it helps to identify areas where further analysis and investigation are required.

The information that is held will be of interest to companies, developers and other organisations with a requirement for, or an interest in, employment land in Perth and Kinross.

## Spatial Overview

The employment sites are available to download as a shp.file or csv.file from our [Open Data](#) website.

# 2. Background

The Scottish Government's National Planning Framework 4 (2023), and the Perth and Kinross Local Development Plan (2019) provide the context for the provision of employment land within Perth and Kinross.

## The National Planning Framework for Scotland 4

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

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

## **Perth and Kinross Local Development Plan 2**

[Perth and Kinross Local Development Plan 2](#) (LDP2), published in October 2019, recognises the importance of its businesses as a key driver of sustainable economic growth and maintaining and improving their competitiveness is vital to the Perth and Kinross economy.

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

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

## **Perth and Kinross Local Development Plan 3**

[Perth and Kinross Local Development Plan 3](#) (LDP3) is currently being prepared. Once adopted it will replace LDP2. The monitoring of take up of employment land in this employment land audit will inform the preparation of LDP3. The average take up has increased from 2.1 ha per annum in 8 years prior to 2022, to a modest uptick of 2.7 ha per annum in the 3 years 2022-25. The planning permissions granted recently and mentioned in this audit, suggest that this is likely to be maintained, or increase. The Council's Evidence Report for LDP3 considered a possible employment land requirement for LDP3, assuming 3-4 ha per annum take up as a policy on approach (2025-2037). It then also added 30 hectares for unanticipated larger industrial user/s, and between 25-30% for flexibility. This suggests a potential minimum total of 100 hectares of employment land may be an appropriate minimum employment land requirement for LDP3 when the Proposed Plan is prepared.

The Evidence Report was returned and requires to be resubmitted to Scottish Government. When the Council resubmits the Evidence Report, it will include an update on 2025 Employment Land Audit.

### 3. Employment Land Audit 2025

#### Preparation of the Audit

This audit has been prepared from information provided in the Local Development Plan (LDP) and through the monitoring of planning application approvals. Each employment site is surveyed annually. This Report covers the period up to 31<sup>st</sup> March 2025. Employment sites included in the audit are those defined within the LDP and also windfall sites which have valid/current planning permission for employment uses (use class 4, 5, 6). Each site must be a parcel of land at least 0.1 hectares in size.

The definitions of each use class are displayed below:

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

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

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

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

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

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

Use for storage or as a distribution centre.

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

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

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

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

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

The base date for the published data is April 2025 (cutoff date 31<sup>st</sup> March 2025). All figures are given in hectares and are gross areas, unless otherwise stated.

## Monitoring

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

## Employment Land supply

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

- **Total Available Employment Land:** This includes land that has been zoned for business, industrial and general employment use in the adopted Local Development Plan and windfall sites which have current planning permission for use classes 4,5 and 6. This includes Minor and Major constrained land and Immediately Available Land.
- **Marketable Land:** This includes minor and immediately available land.
- **Major Constrained Land:** Area of land with significant constraints which can affect the immediate availability of the site. Constraints can include:

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



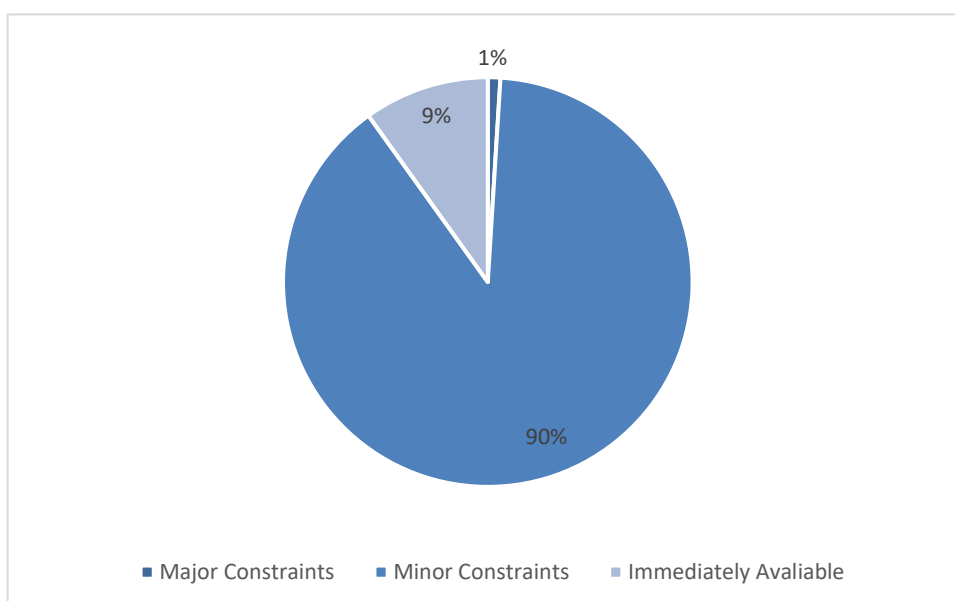
## Employment Land Supply Summary Figures

This audit is a 3 year audit, the previous audit was the 21/22 audit. Key characteristics of the council's employment land figures are:

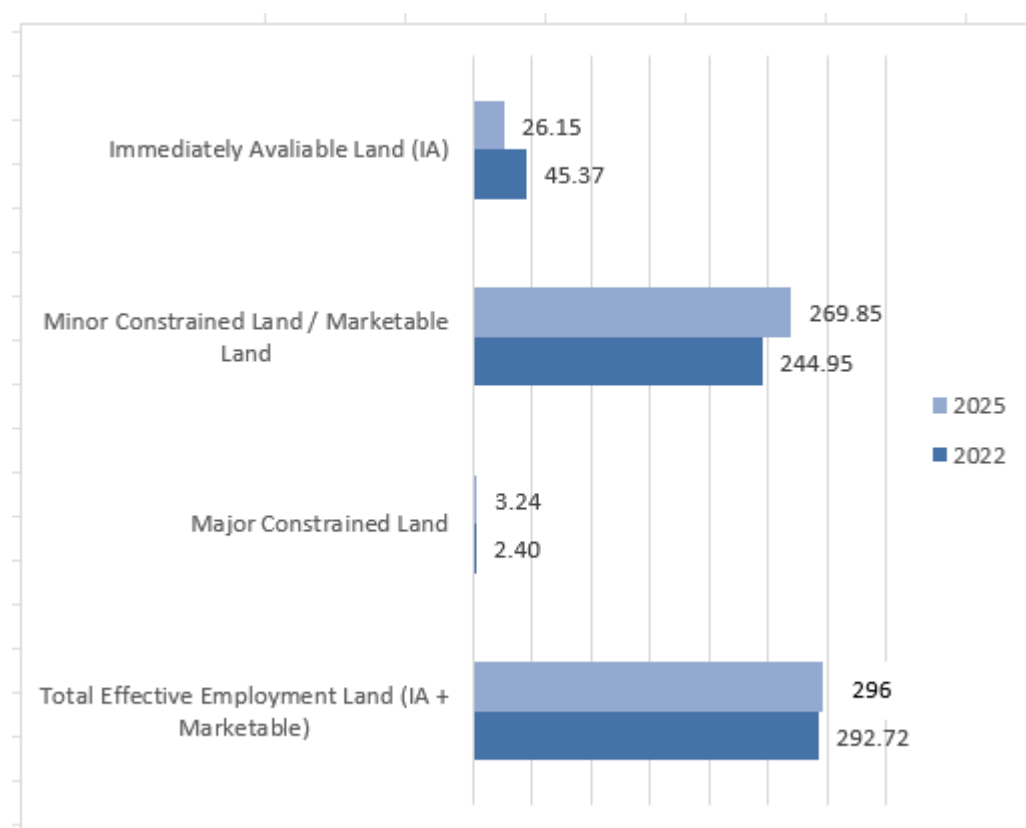
- There has been 4 windfall site removals from the 2022 audit.
- There has been 3 new windfall sites (WFELA114, WFELA115, WFELA116) additions for 2022/23.
- There has been 8 new windfall sites (WFELA117, WFELA118, WFELA119, WFELA120, WFELA121, WFELA122, WFELA123, WFELA124) additions for 2023/24.
- There has been 13 new windfall sites (WFELA125, WFELA126, WFELA127, WFELA128, WFELA129, WFELA130, WFELA131, WFELA132, WFELA133, WFELA134, WFELA135, WFELA136, WFELA137) additions for 2024/25.
- There are 79 Employment sites in total, consisting of 40 Local Development Plan allocated sites and 39 Windfall sites.
- The total area of identified Employment Land is 299.24 Hectares.
- The total area of effective land (immediately available + marketable) is 296 Hectares.
- Of the total area of identified employment land, 90% is constrained by minor factors including physical, amenity and ownership constraints.
- The second largest proportion is land immediately available which consists of 10% of the total Employment Land Area and 26.15 Hectares.
- The remaining 1% is deemed to be majorly constrained, 3.24 hectares of land has been identified as major constrained.
- There has been 8.16 hectares take up of employment land for predominantly class 4 5, and 6 uses from 2022 -2025, averaging 2.7 ha per annum
- Average take-up of employment land in Perth and Kinross over the last 8 years prior to 2022 can be averaged at 2.1 ha per annum
- There has also been 4.96 hectares take up of employment land for other uses from 2022-2025.

It is important to consider how the availability of Employment Land is dispersed. A summary of total employment land supply for 2025 is shown below in Table 1, and by area for Perth and Kinross in Chart 3.

**Chart 1: Employment Land Allocations 2025**



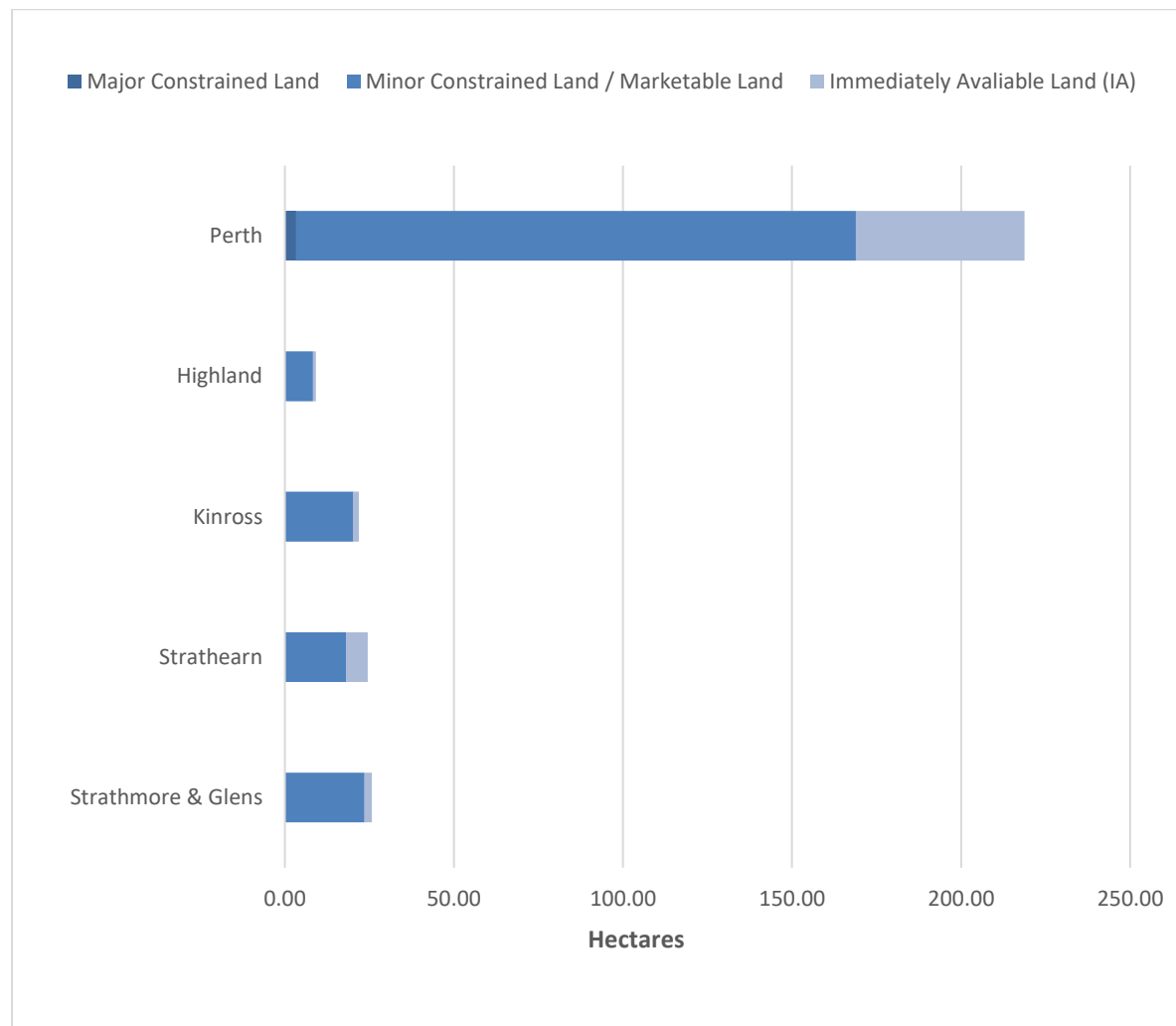
*Chart 2: Employment Land Allocations 2022/2025*



*Table 1: Summary of Total Employment Supply 2022/2025*

LDP Area	Total Available Land (ha)		Major Constrained Area (ha)		Minor Constrained Area (ha)		Immediately Available Area (ha)		Take up (other uses)	Take up (class 4,5 or 6)
	2022	2025	2022	2025	2022	2025	2022	2025	2025	2025
Perth	214.22	218.14	2.40	3.24	172.34	199.69	39.48	15.21	2.86	5.81
Highlands	8.30	9.13	0.00	0.00	8.30	8.30	0.00	0.83	0	0
Kinross	20.38	21.76	0.00	0.00	20.27	20.12	0.11	1.64	0	0.15
Strathearn	22.88	24.48	0.00	0.00	18.36	18.16	4.52	6.32	0	2.2
Strathmore & Glens	26.94	25.73	0.00	0.00	25.68	23.58	1.26	2.15	2.1	0
<b>Total</b>	<b>292.72</b>	<b>299.24</b>	<b>2.40</b>	<b>3.24</b>	<b>244.95</b>	<b>269.85</b>	<b>45.37</b>	<b>26.15</b>	<b>4.96</b>	<b>8.16</b>

**Chart 3: Summary by area 2025**



## Appendix 1: Glossary of Terms and Abbreviations

**Area:** Site Area (gross) in hectares. Site areas, in all cases are approximate, and are only intended as a guide.

**Brownfield Sites:** Land / sites which have previously been developed or used for some purpose that has ceased. They may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary, where further intensification of use is considered acceptable. Private and public gardens, sports and recreation grounds, woodlands and amenity open space are excluded.

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

**FPS:** Flood Protection Scheme

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

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

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

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

**LDP:** Local Development Plan.

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

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

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

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

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

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

**Appendix 2: Perth and Kinross Employment Land Sites 2025**

Perth Core: Allocated Sites					
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEL103	MAR	<b>Developed:</b> N		Class 2 and 3.1 land capability for agriculture (but this fits with core employment uses for food). Requirement for road and access improvements to the satisfaction of the Council and Roads Authority. Requirement to provide new native woodland landscape edge at the western boundary. Evaluation of archaeological potential and mitigation on site will be required and protection of the setting of nearby Schedule Monument should be ensured. Development must be compatible with existing uses.	Size adjusted in 2020 due to change between LDP1 and LDP2. Core Employment Uses - Class 4 Food. Drainage capacity available. 23/01812/FLL approved EV charging hub 400 m2 08.04.24 (no BS warrant).
<b>Site Name:</b> James Hutton Institute		<b>Serviced:</b> N			
<b>Settlement:</b> Invergowrie		<b>Brownfield/Greenfield:</b> Both			In Principle application (20/01103/IPM) for mixed use approved followed by several detailed applications. Included in Tay Cities Deal.
<b>LDP Ref:</b> E37		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			22/02258/FLL extension to plant growth research building office and store approved 29.06.23), 22/01685/FLL - siting of 4 office/staff welfare units temporary 0.06 ha, 118 m2, approved 21.12.22, 24/00246/NDOM7 internal fit out, currently being constructed. Check for take up in 26 Audit.
<b>Total Area (ha):</b> 56.44		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEP039	IMM	<b>Developed:</b> N		3.1 land capability for agriculture soils (prime), has planning permissions in place. Land contamination investigations required as part of condition. Flood Risk condition regarding further info re attenuation, and overland flow and drainage assessment. Active Travel - cycle paths, core paths and rights incorporated into masterplan and designed to improve active transport links to Perth.	Site identified within Scottish Vacant and Derelict Survey (ref 805).
<b>Site Name:</b> Broxden		<b>Serviced:</b> Y			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			23/00504/FLM for eastern (2.42 ha) of the site was approved for cafe restaurant uses drive thru (698m2), and business uses (1954 m2) (May 24). 23/00192/FLL middle section (0.48 ha) granted permission Jan 24 for EV charging hub, and hydrogen refuelling station. 23/00193/FLL for western 0.71 ha site for office (class 4, 1858m2) and 2 cafe (class 3, 360m2) minded for approval (May 24) pending decision. No building warrants yet. Check for take up in 26 Audit.
<b>LDP Ref:</b> E2		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 4		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEP037	MAR	<b>Developed:</b> Part	There is planning permission (15/01826/FLM) for multiple units at the southern end of the site, a NID was submitted in September 2018, however access has not been provided	Access and junction improvements at Arran Road / Bute Drive. Northern site benefits from IPM permission (21/00752/IPM) granted 20th October 2021 (AMSC	Site identified within Scottish Vacant and Derelict Survey (ref 1117, 1111, 1112, 1113, 1114, 1115, 1116). Opportunity for short term development. Northern section currently acting as open space.
<b>Site Name:</b> Arran Road		<b>Serviced:</b> Part			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E3		<b>Flood Protection Scheme:</b> Y			
<b>Type:</b> Employment		<b>Take up:</b> N			

<b>Total Area (ha):</b> 15.11		<b>Take up Date:</b> N/A	yet, so this part remains unserved. The middle part of the site has planning permission (12/01356/FLM) which includes internal access road and has been serviced in terms of access. The northern part of the site does not have full planning permission and would need an internal road network to service individual plots.	within 6 years) and further detail will be provided on flood risk and surface water drainage at the Matters Specified in Conditions stages. Southern section contains vacant land. 3.1 land capability for agriculture soils (prime).	<p>At the far northern end of E3, north of the Food and Drink (F+D) park, PKC has a 4 hectare proposed extension 21/00752/IPM in principle permission Oct 2021 for employment / business park.</p> <p>On the middle section the PKC 8.8 hectare F+D Park site, secured planning permission (12/01356/FLM) for the servicing of this industrial land which was then completed. Within the serviced F+D park and included in Tay Cities Deal planning permission (16/00562/FLL) for six industrial units was completed. Also, permissions (15/02186/FLL) for ground mounted solar array was completed, and a 19/01023/FLL permission for a vehicle inspection centre were secured, and a Building warrant 23/01091/NDOM7 approved Feb 24.</p> <p>To the south of the F+D park on privately owned land planning permission 15/01826/FLM for eight class 4,5,6 units was secured and initiated but it has not been further progressed.</p> <p><a href="#">Investment-Prospectus-Doc.pdf</a> – refer to Northfield Business Park for more information about this Council owned site.</p>
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEP033	MAR	<b>Developed:</b> Y	N/A	Flood Risk Assessment required. This land is identified within Phase 2. Phase 2 of the business land development must be fully serviced before the occupation of 50% of the residential dwellings associated with phase 4.	LDP2 changed ref from MU1 to E340. Site size changed in 2020.
<b>Site Name:</b> Broxden Farm		<b>Serviced:</b> Y			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E340		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> 2.89 (residential)			
<b>Total Area (ha):</b> 0		<b>Take up Date:</b> 19.06.2024			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEP029	MAR	<b>Developed:</b> N	This is a large site which will require internal service access within it but there are frontage plots along Ruthvenfield Road which is serviced in terms of having direct road access. The	Prime agricultural land classification 3.1 soils, it has secured planning permission in principle for full site, 19/02033/IPM.	<p>The site was split by the new western bypass and the land south allocated for housing H319 in LDP2 and removed from ELA.</p> <p>The access to the site has been improved (2019).</p>
<b>Site Name:</b> Ruthvenfield Road		<b>Serviced:</b> Part			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E38		<b>Flood Protection Scheme:</b> Y			
<b>Type:</b> Employment		<b>Take up:</b> N			

<b>Total Area (ha):</b> 18.59		Take up Date: N/A	serviced area has been estimated along Ruthvenfield Road using the plot depth of existing properties to the east. Broadband (BT) and fibre optic is available North East along Ruthvenfield Road. LV Mains is available North West of the site and from Bertha Park View. Gas, water supply and drainage are available from Ruthvenfield Road.	LDP requires, a masterplan will be required for the comprehensive development of this site setting out the phased release of the employment land. Phasing should incorporate suitable road access through the site. FRA, and site located within the Flood Protection Scheme area, therefore flooding mitigation measures are necessary, including water resistance, resilience measures and evacuation procedures. Land contamination investigations required.	Developers have acquired site. 19/02033/IPM in principle planning application for employment uses class 4,5 and 6 was approved 14th January 2021.  23/00541/FLL Central access road plus drainage approved October 23. 22/00373/FLL, office building approved centrally 1.34 ha, June 22, and Building Warrant plans approved October 23, 23/00850/NDOM7. 24/01376/AMM office, workshop and yard (SE corner, 16906 m2, approved March 25). Check for take up in 26 Audit.
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEP030	CON	<b>Developed:</b> Y	The remaining area has a planning permission (21/01483/FLL) for car sales unit including office and workshop, and wash and valet building approved 19.10 2021 which suggested that this site would be taken up by an individual occupier with the road access being immediately adjacent to this site, and its proximity to existing businesses, it is considered serviced.	Appears to be contrary to the NPF4 flood risk policy. It is within the new SEPA future flood risk climate change at risk area.	The LDP allocation is now largely developed. The remaining part 21/01483/FLL has not been taken up and expired 19.10.2024.
<b>Site Name:</b> The Triangle		<b>Serviced:</b> Y			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> B			
<b>LDP Ref:</b> E1		<b>Flood Protection Scheme:</b> Y			
<b>Type:</b> Employment		<b>Take up:</b> No			
<b>Total Area (ha):</b> 1.17		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA2	IMM	<b>Developed:</b> Y	Note on planning application file 18/01016/FLL confirms that the cold store was operational as of September 2020.	Development must be compatible with residential amenity. FRA required.	Note on planning application file 18/01016/FLL confirms that the cold store was operational as of September 2020. 19/00323/NDOM9 appears to show plans approved but not completed. Site completed and will be deleted from 2026 audit.
<b>Site Name:</b> Newburgh Road		<b>Serviced:</b> Y			
<b>Settlement:</b> Abernethy		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E4		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> 0.5			
<b>Total Area (ha):</b> 0		<b>Take up Date:</b> 01/09/2020			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA4	IMM	<b>Developed:</b> Y	Note on planning application file 18/01016/FLL confirms that the cold store was operational as of September 2020.	FRA required. Requirement to restore existing culvert and upgrade layout to deal with surface water from steep southern slopes. Requirement for road and access improvements. Develop gateway improvement to settlement from the East to ensure the built form and layout strengthens the character of the settlement and creates an attractive eastern village boundary. A landscape framework is required. Evaluation of archaeological potential and mitigation.	Note on planning application file 18/01016/FLL confirms that the cold store was operational as of September 2020. 19/00323/NDOM9 shows plans approved but not completed. Site completed and completed and will be deleted from 2026 audit.
<b>Site Name:</b> Newburgh Road (North)		<b>Serviced:</b> Y			
<b>Settlement:</b> Abernethy		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> MU8		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> 0.76			
<b>Total Area (ha):</b> 0		<b>Take up Date:</b> 01/09/2020			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEL094	MAR	<b>Developed:</b> N	Neighbouring properties gain access from the same road; therefore, this site is serviced.	Road and access improvements. Limited drainage capacity available for Almondbank /	Site identified within Scottish Vacant and Derelict Survey (ref 808).
<b>Site Name:</b> Cromwell Park		<b>Serviced:</b> Y			
<b>Settlement:</b> Almondbank		<b>Brownfield/Greenfield:</b> B			



<b>LDP Ref:</b> E6		<b>Flood Protection Scheme:</b>		Pitcairngreen. Requires an FRA to determine developable land and potential mitigation.	
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 0.6		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEL090	MAR	<b>Developed:</b> N	Access passes through middle of site, providing plots either side. Neighbouring properties gain access from the same road; therefore, this site is serviced.	Requires an FRA to determine the area of land which is developable and the potential mitigation. Existing narrow dirt track access, requirement for road and access improvements to the satisfaction of the Council Roads Authority. Limited drainage capacity available for Almondbank / Pitcairngreen. Enhancement of biodiversity must be considered.	Size adjusted in 2019 due to change between LDP1 and LDP2.  19/01825/FLL permission granted for 962 m2 extension to workshop on Jan 2020, and completed 1/10/2021 (minor and too small for site adjustment).
<b>Site Name:</b> Dalcrue Industrial Park		<b>Serviced:</b> Y			
<b>Settlement:</b> Dalcrue		<b>Brownfield/Greenfield:</b> B			
<b>LDP Ref:</b> E9		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 3.46		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA3	MAR	<b>Developed:</b> N		Requires an FRA to determine land developable. Masterplan should be submitted at the time of any planning application to ensure built form and layout respond appropriately to the landscape. Enhancement of biodiversity and protection of riverbank habitats. Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided. Cycle paths, core paths and rights of way should be incorporated into masterplan and designed to improve active transport links between Luncarty and Perth. Requirement for developer contribution towards connections and improvements to core paths in the vicinity. Archaeological assessment required.	LDP2 changed ref from H27 to MU27. 5.00ha of employment allocation is available within this 64.00ha site.  In principle 17/00847/IPM, and condition 3 varied through 22/00869/IPM. An application for remainder of site (ref: 23/00592/IPM) approved subject to S75.
<b>Site Name:</b> Luncarty South		<b>Serviced:</b> N			
<b>Settlement:</b> Luncarty		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> MU27		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> N			
<b>Total Area (ha):</b> 5		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEL091	MAR	<b>Developed:</b> N		FRA required. Requirement to restore existing culvert and upgrade layout to deal with surface water from steep southern slopes. Requirement for road and access	Site identified within Scottish Vacant and Derelict Survey (ref 1074). General employment use, 50% of LDP 5.2 ha site.
<b>Site Name:</b> Perth Aerodrome		<b>Serviced:</b> N			
<b>Settlement:</b> Scone		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> MU3		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> N			

<b>Total Area (ha):</b> 2.6		<b>Take up Date:</b> N/A		improvements. Develop gateway improvement to settlement from the East to ensure the built form and layout strengthens the character of the settlement and creates an attractive eastern village boundary. A landscape framework is required. Evaluation of archaeological potential and mitigation will be required.	16/01935/IPM in principle permission approved May 2017, Mixed use development comprising residential and employment. No objection from SEPA to proposed private drainage system. Discussions held regarding future masterplan.
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA5	MAR	<b>Developed:</b> N		Some 3.1 agricultural soils within site, an in-principle planning permission was granted for the whole area, detailed planning permission has been granted for the first phase of the community, and development has started onsite. Future development should implement the approved planning permissions, Masterplan, and obligations S75 legal. Proposals should not result in adverse effects, either individually or in combination, on the integrity of the River Tay SAC. Applications should be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.	LDP2 changed ref from H7 to MU345. Eventually the employment areas will provide a total of 25 ha of employment land within this major development site (15/01109/FLM).  A major mixed use development site, split into 3 major phases over 30 years. Alongside the residential and high school, not any class 4,5 or 6 uses yet, but 1st commercial occupations were October 2019, 5 units now occupied, and a further 8 are complete opposite High School and available. AMSC for second serviced employment land (Phase 1.2) required by 2028.
<b>Site Name:</b> Bertha Park		<b>Serviced:</b> N			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> MU345		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> N			
<b>Total Area (ha):</b> 25		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> ePEP067	MAR	<b>Developed:</b> N	Development not to commence before the A9/A85 junction improvements are complete	A masterplan will be required for the comprehensive development of this site setting out the phased release of housing, community and employment land. 3.1 prime agricultural soils on most of the site, secured in principle permission for southern part of the site. Development not to commence before the A9/A85 junction improvements are complete, requires a Masterplan, an FRA and DIA, Blue/Green Network, Access Strategy, Battlefield Conservation Plan, Archaeological Programme of works, Urban Design Framework, Landscape Framework (refer to LDP2 for full site requirements)	LDP2 changed ref from H70 to MU70 and allocated much larger Strategic Development Area with multiple landowners. 25.00ha of employment allocation is available within this 298.67ha site.  20/00667/IPM for southern part of the site approved Nov 23. 22/01071/FLM 1.8 hectares approval of energy storage facility Jan 23 (no Building Standards warrant yet).  Phase1 employment land 11ha. Estimates land ready to be developed mid 2028, and units available mid 2029.  Please refer to <a href="#">Investment-Prospectus-Doc.pdf</a> for further details on the Perth Eco Innovation Park.
<b>Site Name:</b> Perth West		<b>Serviced:</b> N			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> MU70		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> N			
<b>Total Area (ha):</b> 25		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA6	MAR	<b>Developed:</b> N			

<b>Site Name:</b> Stanley		<b>Serviced:</b> N		Various Adopted Local Plan Sites (see LDP document for site specifics) Excludes H33 as this site is designated for housing. H30, 32,33 and 34 have prime agricultural soils. Development proposal including masterplan approved, flood risk assessment informed.	1.00ha of employment allocation is available across 5 sites which total 25.70ha.
<b>Settlement:</b> Stanley		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> H30-H34		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> N			
<b>Total Area (ha):</b> 1		<b>Take up Date:</b> N			
<b>Total Area (ha):</b> 1		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA7	CON	<b>Developed:</b> N	There is an internal road layout within this site left from the previous use which might be sufficient for any future use.	Requires an FRA. Possible ownership constraint. Due to the size of this proposed development it is necessary for Scottish Water to assess the impact this new demand will have on our existing infrastructure. A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption	LDP2 changed ref from MU1 to E165 and size to 2.07ha. 21/00248/FLL Aldi retail application (1884 m2 floorspace ) on 1.1 hectares, decision granted Jul 2025. Check in 2026 audit to see if partly taken up by non class 4,5 or 6 use.
<b>Site Name:</b> Pltheavlis		<b>Serviced:</b> Part			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E165		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 2.07		<b>Take up Date:</b> N			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA8	MAR	<b>Developed:</b> N		Requires a Flood Risk Assessment. Landscaping improvements are required at the southern and western edge of site.	Size adjusted in 2019 due to change between LDP1 and LDP2 due to the creation of a playground.  Site identified within Scottish Vacant and Derelict Survey (ref 1034).  Physical/access constraint potentially impacts on viability.
<b>Site Name:</b> Friarton Road		<b>Serviced:</b> N			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> B			
<b>LDP Ref:</b> OP8		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Opportunity		<b>Take up:</b> N			
<b>Total Area (ha):</b> 6.78		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA9	MAR	<b>Developed:</b> N		Requires a Flood Risk Assessment. Prime agricultural land classification 3.1. Provisional design has been completed. No capital funding identified at this stage. Resources required for roads infrastructure to allow full development of site.	2.50ha of employment allocation is available within this 2.98ha site which includes an existing car park.  Planning permission for retail food store on part of site and relocation of park and ride (09/01311/IPM/ 12/02018/FLM/ 14/00874/AMM).
<b>Site Name:</b> Angus Road		<b>Serviced:</b> N			
<b>Settlement:</b> Scone		<b>Brownfield/Greenfield:</b> B			
<b>LDP Ref:</b> MU4		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> N			
<b>Total Area (ha):</b> 2.5		<b>Take up Date:</b> N			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> PELA10	MAR	<b>Developed:</b> N		No access until the CTLR is completed (estimated 2026). Site requires an FRA and an	2019 addition. 2.40ha of employment allocation is available within this 7.97ha site,
<b>Site Name:</b> North of Bertha Park		<b>Serviced:</b> N			
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> MU168		<b>Flood Protection Scheme:</b> N			

Type: Mixed Use		Take up: N		archaeological survey. Some prime agricultural soils 3.1.	24/01303/AMM Application for the link road approved Feb 2025, which will provide access (estimated delivery end 2026). Part of this site is taken up by A9 realignment. Part of site allocated for Park and Ride.
Total Area (ha): 2.4		Take up Date: N			
Perth Core: Windfall Sites following up 22 audit sites					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA13	MAR	Developed: N		WFELA13 had secured an in-principle permission 08/00610/OUT for classes 1,3,4,5,6 7, 8, March 2009, which has now lapsed. LDP2 shows this site as core employment safeguarding land but it has yet to be developed. The site could potentially be considered for allocation as an allocated employment site through the preparation of LDP3.	
Site Name: Oudenarde		Serviced: N			
Settlement: Bridge of Earn		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 34		Take up Date: N			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA7	MAR	Developed: Part	Formation of access required from Ruthvenfield Road as stated in permission (18/00517/FLL). Building works not started Oct 2019. Gas available on Ruthvenfield Road,10 Metres South of the site boundary. LV mains electricity runs on the South boundary of the site. Broadband (BT), water supply and drainage are available on site.	Site formerly allocated in local plan and remains in ELA as windfall. Current permission: 18/00517/FLL, Erection of an office building (365m2), formation of a vehicular access, parking area, landscaping and associated works. Site size has changed to reflect the current planning application boundary.	
Site Name: Former Clachan Office		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.14		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: ePEP032	IMM	Developed: Y	Significant take up in 2018 - including new Porsche Centre, Costa Drive Thru and Broxden Farm Pub. Completion 19.08.2022.	Site formerly allocated in local plan and remains in ELA as windfall. 19/00635/FLL: Erection of an office building, formation of a vehicular access, parking area, landscaping and associated works. 18/01336/NDOM7. Site completed and will be deleted from 2026 audit.	
Site Name: Broxden North Business Park		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: 0.24			
Total Area (ha): 0		Take up Date: 19.08.22			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA18	IMM	Developed: Y		2020 addition. Planning permission (19/01777/FLL) Erection of an industrial unit (Class 4). 24/00450/FLL Erection of a storage unit (Class 6) approved May 2024 (retrospective). 23/00293/NDOM9, completion certificate October 23. Site completed and will be deleted from 2026 audit.	
Site Name: Land 50 Metres South Of Target House		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme:			
Type: Windfall		Take up: 0.44			
Total Area (ha): 0		Take up Date: 01.10.23			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA103	MAR	Developed: N	Full service check undertaken in 2022. Site has poor access to services.	2022 addition. Change of use of former fernery/smithy to form a business unit (class 4) 26m2 and erection of a food production unit (class 5) 130m2 approved Aug 21.	
Site Name: Land 40 Metres South West Of The Garden Cottage		Serviced: N			
Settlement: Rait		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.14		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA104	IMM	Developed: N	Full service check undertaken in 2022. Electricity line is available on site and	2022 addition. 21/01106/FLL, approved Mar 22, Erection of 11 light industrial units and associated works (class 4, 3410 m2) and underway, 21/01155/NDOM8 (2 units) plans	
Site Name: Land Auld Bond Road		Serviced: Part			



Settlement: Perth		Brownfield/Greenfield: G	passes the north of the site. Fibreoptic services adjacent to site servicing neighbouring sites.	approved June 22, and completed, although no completion certificate, check to see further progress in 2026 audit.	
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: 0.4			
Total Area (ha): 0.62		Take up Date: 27.06.22			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA105	IMM	Developed: N	Full service check undertaken in 2022.	2022 addition. 21/01239/FLL, Erection of workshop and office building (796 m2 class 5), approved September 21. 21/01573/NDOM8 plans approved March 22. Amendment to reflect as built alterations 25/00351/AMDOM8, Apr 25. Delete 26 audit.	
Site Name: Inveralmond Industrial Estate		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: 0.5			
Total Area (ha): 0		Take up Date: 25.03.25			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA106	IMM	Developed: N	This site is fully serviced in 2022 with existing buildings on the site.	2022 addition. 21/01239/FLL, approved Sep 21, Erection of 3 industrial units (class 5). 21/01573/NDOM8, 25/00351/AMDOM8, completion 22.02.2024.	
Site Name: 403 - 405 High Street		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: 0.16			
Total Area (ha): 0		Take up Date: 22.02.24			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA107	IMM	Developed: N	This site is fully serviced in 2022 with two existing buildings on the site. The site has road access from Ruthvenfield Way and Inveralmond Way.	2022 addition. 21/01410/FLL, Erection of a storage and distribution unit and 4 tanks for waste recycling operations and associated works (580m2 class 5). Notice of Initiation of Development Nov 21. Check progress 26 audit.	
Site Name: Inveralmond Industrial Estate		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 1.6		Take up Date: N/A			
Perth Core: Windfall Sites 22/23 additions					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA114	IMM	Developed: N	Full service check carried out in 2025	22/01498/FLL, Bay extension to existing workshop (98m2 floorspace), approved Nov 22. 24/00684/NDOM7 plans approved January 2025, check for progress 26 audit.	
Site Name: Shore Road		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.29		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
Site Ref: WFELA115	IMM	Developed: N	Full service check carried out in 2025	22/02179/FLL Alterations and extension to warehouse (class 6, 476m2 floorspace), approved Mar 23. 23/01408/NDOM7 withdrawn November 23. Check for progress 26 Audit.	
Site Name: Glenearn Road		Serviced: Y			
Settlement: Perth		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.8		Take up Date: N/A			
Perth Core: Windfall Sites 23/24 additions					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA117	MAR	Developed: N	Site lies 125 metres from B8063 and requires services to be provided	2023 addition (22/00815/FLL approved 29.11.23, 244m2 floorspace total). No Building Warrant. Check progress again 26 audit.	
Site Name: Land 100 Metres West Of Greystones		Serviced: N			
Settlement: Harrietfield		Brownfield/Greenfield: G			
LDP Ref: N/A		Flood Protection Scheme: N			

Type: Windfall		Take up: N		
Total Area (ha): 0.97		Take up Date: N/A		
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA118	IMM	Developed: Y		22/02150/FLL change of use of vacant land to storage and distribution (Class 6) (in retrospect) approved July 23. Site completed and will be deleted from 2026 audit.
Site Name: Friarton Road		Serviced: Y		
Settlement: Perth		Brownfield/Greenfield: G		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: 0.86		
Total Area (ha): 0		Take up Date: 14/07/2023		
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA119	IMM	Developed: N		23/00068/FLL approved July 23, Erection of a biomass thermal processing plant (class 5, 1,100 m2 floorspace), 23/01246/NDOM9 withdrawn Jan 24. Check for progress 26 Audit.
Site Name: Land 400 Metres South Of West Bungalow		Serviced: Y		
Settlement: Binn Farm		Brownfield/Greenfield: G		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: N		
Total Area (ha): 0.3		Take up Date: N/A		
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA120	IMM	Developed: N	Full service check carried out in 2025. Site has poor access to services.	23/00103/FLL, Erection of storage and distribution building (class 6, 1250 m2), approved May 23. Check for progress 26 Audit.
Site Name: Land 100 Metres North West Of Valleyfield Farm		Serviced: Y		
Settlement: Errol		Brownfield/Greenfield: G		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: N		
Total Area (ha): 2		Take up Date: N		
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA121	IMM	Developed: N	Full service check carried out in 2025	23/00312/FLL approved June 23, Extension to building (class 6, 236 m2 floorspace). 23/00613/NDOM7 refused April 25. Check for progress 26 Audit.
Site Name: 6 Bertha Park View		Serviced: Y		
Settlement: Perth		Brownfield/Greenfield: B		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: N		
Total Area (ha): 0.2		Take up Date: N/A		
Perth Core: Windfall Sites 24/25 additions				
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA125	IMM	Developed: N	Full service check carried out in 2025	23/00998/FLL approved Apr 2024, Erection of office building (class 4, 243 m2 floorspace), plus formation of storage yard. No building warrant. Check for progress 26 Audit.
Site Name: Land at Manson Road		Serviced: Y		
Settlement: Perth		Brownfield/Greenfield: B		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: N		
Total Area (ha): 0.14		Take up Date: N		
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA126	IMM	Developed: N	Full service check carried out in 2025	23/01633/FLL approved Feb 2024, Erection of 5 mixed use units comprising Class 4 (business), Class 5 (general industrial) and Class 6 (storage or distribution) 25/00110/NDOM8 Building work started Apr 2025. Check for progress 26 Audit.
Site Name: Riverview Business Centre		Serviced: Y		
Settlement: Perth		Brownfield/Greenfield: B		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: N		
Total Area (ha): 0.23		Take up Date: N/A		
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA127	IMM	Developed: N		
Site Name: Tofthill		Serviced: Y		

<b>Settlement:</b> Glencarse		<b>Brownfield/Greenfield:</b> G		23/02045/FLL Extension to cold storage building (class 6, 2520m2 floorspace) approved March 2024. 24/00231/NDOM9 Building work started Feb 2024. Check for progress 26 Audit (applied for completion certificate April 25).
<b>LDP Ref:</b> N/A		<b>Flood Protection Scheme:</b> N		
<b>Type:</b> Windfall		<b>Take up:</b> N		
<b>Total Area (ha):</b> 0.25		<b>Take up Date:</b> N/A		
Site	Cat	Status	Serviced Info	Comments
<b>Site Ref:</b> WFELA128	IMM	<b>Developed:</b> N	Full service check carried out in 2025	23/02122/FLL Extension to industrial units (class 5, 1774 m2), approved May 2024. Building Warrants: 23/01583/NDOM8 plans approved April 24. 23/01583/NDOM8 plans approved June 25. Check for progress 26 Audit.
<b>Site Name:</b> Kanthal Ltd, Inveralmond Ind Est		<b>Serviced:</b> Y		
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G		
<b>LDP Ref:</b> N/A		<b>Flood Protection Scheme:</b> N		
<b>Type:</b> Windfall		<b>Take up:</b> N		
<b>Total Area (ha):</b> 2		<b>Take up Date:</b> N/A		
Site	Cat	Status	Serviced Info	Comments
<b>Site Ref:</b> WFELA129	IMM	<b>Developed:</b> N	Full service check carried out in 2025	24/00924/FLL Erection of steel portal frame building floorspace 469 m2, approved Aug 2024. 24/01266/NDOM8 plans approved Nov 24 (no completion certificates). Check for progress 26 Audit.
<b>Site Name:</b> Wylie Recycling Limited, Inveralmond Industrial Estate		<b>Serviced:</b> Y		
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> G		
<b>LDP Ref:</b> N/A		<b>Flood Protection Scheme:</b> N		
<b>Type:</b> Windfall		<b>Take up:</b> N		
<b>Total Area (ha):</b> 1.7		<b>Take up Date:</b> N/A		
Site	Cat	Status	Serviced Info	Comments
<b>Site Ref:</b> WFELA130	IMM	<b>Developed:</b> N	Upgrade existing access junction	24/00915/FLL Extension to warehouse to form ancillary offices/welfare facilities (class 4, 210 m2 floorspace) approved Aug 24, 24/01076/NDOM7 plans approved Nov 24. Check for progress 26 Audit.
<b>Site Name:</b> The Steading, Inchcoonans		<b>Serviced:</b> Y		
<b>Settlement:</b> Errol		<b>Brownfield/Greenfield:</b> G		
<b>LDP Ref:</b> N/A		<b>Flood Protection Scheme:</b> N		
<b>Type:</b> Windfall		<b>Take up:</b> N		
<b>Total Area (ha):</b> 0.38		<b>Take up Date:</b> N/A		
Site	Cat	Status	Serviced Info	Comments
<b>Site Ref:</b> WFELA134	IMM	<b>Developed:</b> N	Full service check carried out in 2025	24/01324/FLL Erection of 5 mixed use units comprising Class 4 (business), Class 5 (general industrial) and Class 6 (storage or distribution) total 470 m2 floorspace approved Nov 24. 25/00110/NDOM8 Plans approved Apr 25, and building work started. Check for progress 26 Audit.
<b>Site Name:</b> Site of Former Tay House, Riverview Business Centre		<b>Serviced:</b> Y		
<b>Settlement:</b> Perth		<b>Brownfield/Greenfield:</b> B		
<b>LDP Ref:</b> N/A		<b>Flood Protection Scheme:</b> N		
<b>Type:</b> Windfall		<b>Take up:</b> N		
<b>Total Area (ha):</b> 0.7		<b>Take up Date:</b> N/A		
Site	Cat	Status	Serviced Info	Comments
<b>Site Ref:</b> WFELA135	IMM	<b>Developed:</b> Y		23/00960/FLL Change of use of agricultural buildings and land to business (class 4), general industry (class 5), storage and distribution (class 6) (in retrospect) approved June 2024. Site completed and will be deleted from 2026 audit.
<b>Site Name:</b> Land 250 Metres South East Of Isla Villa		<b>Serviced:</b> Y		
<b>Settlement:</b> Grange		<b>Brownfield/Greenfield:</b> G		
<b>LDP Ref:</b> N/A		<b>Flood Protection Scheme:</b> N		
<b>Type:</b> Windfall		<b>Take up:</b> 1.95		
<b>Total Area (ha):</b> 0		<b>Take up Date:</b> 05/06/2024		

Perth Core – Total Employment Land = 218.14

Total Marketable Land (minor and immediately available) = 214.9

Total Immediately Available Land = 15.21

Total Major Constrained Land = 3.24

Total Take up (employment class 4,5 and 6 uses) – 2022/25 = 5.81

Total Take up predominantly class 4,5, 6 – 2022/25 (other uses) = 2.86 hectares



Highland Area: Allocated Sites					
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> HELA1	MAR	<b>Developed:</b> N		An in principle permission granted (an FRA was carried out to support it, and no built development or land raising within 200 year plus CC level). Any development at the site should avoid adverse impact on the Scottish Water Waste Water Treatment Works immediately to the south, specifically avoiding placing any restriction on the works’ ability to continue to operate. This, plus the landscaping and biodiversity requirements, may reduce the developable area. Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape and to neighbouring residential property. Transport Assessment required. Landscape framework, including green buffer to neighbouring residential property, green buffer to Ruthven Water, extend and retain riparian planting. Enhancement of biodiversity and protection of habitats is required.	An in-principle permission granted in 2018 for 10 years (17/00946/IPM).
<b>Site Name:</b> Borlick		<b>Serviced:</b> N			
<b>Settlement:</b> Aberfeldy		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E10		<b>Flood Protection Scheme:</b> No			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 5.00		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> HELA2	MAR	<b>Developed:</b> N		Requires an FRA to determine the area of land which is developable and the potential mitigation costs. Requirement for road and access improvements to the satisfaction of the Council as Roads Authority. Landscaping framework required. Built form and layout should respond appropriately to its sensitive location. Production of Design Statement to ensure that development is in keeping with the local landscape and to protect the integrity of the adjacent designated Dunkeld House Garden and Designed Landscape. Enhancement of biodiversity and protection of habitats is required. Feasibility study required to assess the restoration of the existing culvert.	25/0115/FLL Erection of four industrial units (Classes 4, 5 & 6), approved March 2025 (3,500 m2 location plan partially within/outwith E12 allocation, but development proposed outwith allocation and within employment safeguarded land to the north) so recorded as windfall, please see WFELA132.
<b>Site Name:</b> Tullymilly		<b>Serviced:</b> N			
<b>Settlement:</b> Dunkeld		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E12		<b>Flood Protection Scheme:</b> Y			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 1.2		<b>Take up Date:</b> N/A			

Site	Cat	Status	Serviced Info	Constraint Info	Comments
Site Ref: HELA3	MAR	Developed: N		As per E12 above	
Site Name: Tullymilly		Serviced: N			
Settlement: Dunkeld		Brownfield/Greenfield: G			
LDP Ref: E13		Flood Protection Scheme: N			
Type: Employment		Take up: N			
Total Area (ha): 2.1		Take up Date: N/A			
Highland: Windfall Sites 23/24 addition					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA122	IMM	Developed: N	Full service check carried out in 2025	23/00071/FLL, Extension to warehouse/offices to form additional office space (class 2, 512 m2 floorspace), product development/food preparation areas (256 m2) with associated storage and distribution (class 6, 256 m2), approved Sept 23. Building warrant 25/00026/NDOM7 pending consideration. Check again 2026 audit for take up.	
Site Name: House of Bruar		Serviced: Y			
Settlement: Blair Atholl		Brownfield/Greenfield: G			
LDP Ref: N/A		Flood Protection Scheme: Y			
Type: Windfall		Take up: N			
Total Area (ha): 0.3		Take up Date: N/A			
Highland: Windfall Sites 24/25 additions					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA133	IMM	Developed: N	Full service check carried out in 2025, nearest gas main at north end of Ferry Road carpark, other services nearby.	23/01742/FLL, Erection of a brewery, tap room, storage, (658 m2 floorspace) approved Feb 25. 25/00244/NDOM8 received March 25 pending consideration. Check again 2026 audit for take up.	
Site Name: Ferry Road		Serviced: Y			
Settlement: Pitlochry		Brownfield/Greenfield: G			
LDP Ref: N/A		Flood Protection Scheme: Y			
Type: Windfall		Take up: N			
Total Area (ha): 0.18		Take up Date: N/A			
Site		Cat			
Site Ref: WFELA132	IMM	Developed: N	Full service check carried out in 2025, nearest water supply main available from Blairgowrie Road.	25/00115/FLL, Erection of four industrial units (Classes 4, 5 & 6, 555 m2 floorspace), approved March 2025 (partially within/outwith E12 allocation, but development proposed outwith within employment safeguarded land to the north). No Building Warrant yet. Check again for 2026 audit for take up.	
Site Name: Tullymilly		Serviced: Y			
Settlement: Dunkeld		Brownfield/Greenfield: B			
LDP Ref:		Flood Protection Scheme: N			
Type: Employment		Take up: N			
Total Area (ha): 0.35		Take up Date: N/A			

Highland – Total Employment Land = 9.13

Total Marketable Land (minor and immediately available) = 9.13

Total Immediately Available Land = 0.83

Total Major Constrained Land = None

Total Take up (employment class 4,5 and 6 uses) – 2022/25 = None

Total Take up predominantly class 4,5, 6 – 2022/25 (other uses) 2022-25 = None

Kinross-shire: Allocated Sites					
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> KELA1	MAR	<b>Developed:</b> N		Requires an FRA to determine the developable area and potential mitigation. Requirement for road and access improvements to the satisfaction of the Council as Roads Authority. Noise attenuation measures adjacent to motorway. Noise impact assessment required. Noise attenuation measures adjacent to the motorway should be well designed and coordinated with those at E18 and E20, and should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills.	No contact from site owner and no applications made.
<b>Site Name:</b> South Kinross		<b>Serviced:</b> N			
<b>Settlement:</b> Kinross		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E16		<b>Flood Protection Scheme:</b>			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 1.2		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> eKIK112	MAR	<b>Developed:</b> N	Full Estates survey has been carried out Oct 19. The site has existing access roads. The area to south of the SuDS has been omitted due flood risk. All the plots are serviced, including LV main electricity, gas mains, broadband (BT), mains water supply and drainage is proposed by Scottish Water. However, the southern plot currently doesn't have access to electricity and no plans have been proposed for water or drainage supply.	Prime agricultural land classification 3.1, it has secured planning permissions for its development. The servicing of the whole site including provision of the Sustainable Urban Drainage System and a multi-user path from Station Road to southern boundary of site has been provided. Required an FRA to determine the developable area and potential mitigation.	Site identified within Scottish Vacant and Derelict Survey (ref 1120).  Site previously amended to remove 2 developed plots, 2 further plots now well progressed. Further plot available.  (NW plot) 23/00762/FLL, Erection of office/workshop building (class 5), 476m2 approved Sept 23. 23/00688/NDOM8 warrant plans approved July 23, for proposed vehicle workshop building, and building work started.  (S plot) 22/02181/FLL Erection of office/workshop 3,688 m2 approved April 23. 23/00784/NDOM9, plans approved Jan 24, and building warrant started.  Check again 26 Audit for take up.
<b>Site Name:</b> Station Road South		<b>Serviced:</b> Y			
<b>Settlement:</b> Kinross		<b>Brownfield/Greenfield:</b> B			
<b>LDP Ref:</b> E18		<b>Flood Protection Scheme:</b> Y			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 2.77		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> eKIK021	MAR	<b>Developed:</b> N	Part of this site is fully serviced with two existing vacant buildings.	Requires an FRA to determine the area of land which is developable and the potential mitigation. Drainage constrained in the north due to localised flooding. The	Size adjusted in 2019 due to change between LDP1 and LDP2. Planning permission approved (19/01243/FLL) for the erection of replacement workshop and office (no building warrant). 24/00177/FLL, approved Sep 2024.
<b>Site Name:</b> Stirling Road		<b>Serviced:</b> Part			
<b>Settlement:</b> Milnathort		<b>Brownfield/Greenfield:</b> B/G			
<b>LDP Ref:</b> E19		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			

<b>Total Area (ha):</b> 7.75		<b>Take up Date:</b> N/A		Sustainable Urban Drainage System for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall. Provision of new junction to Stirling Road, facilitating access to existing industrial areas. Provide enhancement to core path network through site. Ownership restrictions. Land contamination investigations required. Significant woodland planting along western and southern boundary. Site has several owners requiring co-ordination to deliver a masterplan per LDP2 site requirements.	Change of use of vacant land to storage site, siting of 34 container units (class 6). Check again 26 Audit.
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> KELA2	MAR	<b>Developed:</b> N		Prime agricultural land classification 3.1. Requires an FRA. Noise impact assessment required. The attenuation measures should avoid obscuring views of Loch Leven, the castle, the Lomond Hills or the Ochil Hills. Archaeological Investigation required.	Planning application approved (07/02030/IPM). Lapsed.
<b>Site Name:</b> Old Perth Road		<b>Serviced:</b> N			
<b>Settlement:</b> Milnathort		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E20		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 2.9		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> KELA3	MAR	<b>Developed:</b> N	Full Estates survey has been carried out Oct 19. Small site with access adjacent. LV mains electricity is available on the NE boundary. Combined water/drainage supply and broadband (BT) is available on site. There is no gas supply within the surrounding area.	Requires an FRA. Landscape framework required.	
<b>Site Name:</b> Vicars Bridge Road		<b>Serviced:</b> Y			
<b>Settlement:</b> Blairingone		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E22		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 0.5		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> eKIL022	MAR	<b>Developed:</b> N	Full Estates survey has been carried out Oct 19. Road access and Broadband (BT) are available on site. No LV mains, however there is an electricity service cable located on the neighbouring site of Powmill Cottage. Trunk main water supply runs through the East side of the site. There is no gas supply or mains drainage within the surrounding area.	Requires an FRA. Land slopes steeply down to river therefore landscaping framework is required to establish topography constraints. Enhancement of biodiversity, natural space and riparian strip required. Noise impact assessment required. Road upgrade condition.	20/01319/FLL for house and office approved September 2020, 19/00488/DOM2, building work started 08.06.2020, and although no completion certificate, now complete) 20/00809/FLL for 2 houses with office approved September 20 (21/00317/DOM1, plans approved March 23). Check in 26 Audit for further take up.
<b>Site Name:</b> Powmill Cottage		<b>Serviced:</b> Y			
<b>Settlement:</b> Powmill		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E23		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> 0.15			
<b>Total Area (ha):</b> 0.57		<b>Take up Date:</b> likely 22/23 audit period			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> eKIK113	MAR	<b>Developed:</b> N			

Site Name: Auld Mart Business Park		Serviced: N		Requires an FRA. Construction Method statement, and SUDS required.	To date all planning submissions have been refused, withdrawn, or expired.
Settlement: Milnathort		Brownfield/Greenfield: B			
LDP Ref: E21		Flood Protection Scheme: N			
Type: Employment		Take up: N			
Total Area (ha): 0.65		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
Site Ref: eKIL023	MAR	Developed: N		Requires an FRA. Land contamination investigations required.	South part of the site gained 23/00808/FLL planning permission for office/storage building (200 m2), Feb 2024. 24/01092/NDOM7 warrant approved May 2025, check again for progress 26 Audit. Development has started on site.
Site Name: Rumbling Bridge		Serviced: N			
Settlement: Rumbling Bridge		Brownfield/Greenfield: G			
LDP Ref: E24		Flood Protection Scheme: N			
Type: Employment		Take up: N			
Total Area (ha): 0.65		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
Site Ref: KELA4	MAR	Developed: Yes	This site is fully serviced and includes existing vacant buildings.	Requires an FRA. Consideration of retention of Radar Housing. Consideration of air quality issues and land contamination.	Agreement with Kinross Aerospace Company has fallen through. Owner is seeking sale and does not have plans to develop.
Site Name: Balado Bridge		Serviced: Yes			
Settlement: Kinross		Brownfield/Greenfield: B			
LDP Ref: E35		Flood Protection Scheme: N			
Type: Employment		Take up: N			
Total Area (ha): 1.9		Take up Date: N/A			
Kinross-shire: Windfall Sites following up 22 audit sites					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA11	MAR	Developed: PART		2019 addition. Planning approved, erection of workshop. 465m2 floorspace, Remedial works required - demolition of shed (21/02257/FLL). 25/0333/FLL (renewal application - awaiting decision).	
Site Name: Nivingston		Serviced: N			
Settlement: Kinross		Brownfield/Greenfield: B/G			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.42		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA108	IMM	Developed: N	Full service check 2022. The site has electricity services but no gas services.	2022 addition. Erection of an industrial unit (95m2 Class 4). 21/02252/FLL, approved Mar 22. Notice of Initiation of Development August 22 but no Building Warrant submitted yet. Check again 26 Audit.	
Site Name: Bridgend Industrial Estate		Serviced: N			
Settlement: Kinross		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.08		Take up Date: N/A			
Kinross-shire: Windfall Sites 23/24 additions					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA124	IMM	Developed: N	Full service check 2025.	2023 addition, approved Aug 23. 23/00919/FLL, Erection of 3 light industrial units (classes 4 - 390m2, 5- 574m2 and 6 - 258 m2), and a members only retail club unit. 23/01109/NDOM8 Building Warrant Plans Approved October 24. Check again 26 Audit.	
Site Name: Bridgend Industrial Estate		Serviced: Y			
Settlement: Kinross		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.34		Take up Date: N/A			
Kinross-shire: Windfall Sites 24/25 additions					
Site	Cat	Status	Serviced Info	Comments	

Site Ref: WFELA131	IMM	Developed: N	Full service check 2025.	24/01287/FLL, approved Dec 24. Erection of spinning facility, 4544 m2 floorspace Class 4. Check again 26 Audit.
Site Name: Lochleven Mills, High St		Serviced: Y		
Settlement: Kinross		Brownfield/Greenfield: B		
LDP Ref: N/A		Flood Protection Scheme:		
Type: Windfall		Take up: No		
Total Area (ha): 1.3		Take up Date: N/A		

Kinross – Total Employment Land = 21.76

Total Marketable Land (minor and immediately available) = 21.76

Total Immediately Available Land = 1.64

Total Major Constrained Land = none

Total Take up (employment class 4,5 and 6 uses) – 2022/25 = 0.15

Total Take up predominantly class 4,5, 6 – 2022/25 = 0.15 ha (other uses) 2022-25 = none



Strathearn: Allocated Sites					
Site	Cat	Status	Serviced Info	Constraint Info	Comments
Site Ref: SELA1	MAR	Developed: N		Lies within 3.1 prime agricultural land, an in principle permission granted in 2018 for 10 years (an FRA was carried out to support it, and no built development or land raising within 200 year plus CC level). Any development at the site should avoid adverse impact on the Scottish Water Waste Water Treatment Works located immediately to the south of the site, specifically avoiding placing any restriction on the works’ ability to continue to operate. This, plus the landscaping and biodiversity requirements, may reduce the developable area. Masterplan to be submitted to ensure built form and layout respond appropriately to the landscape and to neighbouring residential property. Transport Assessment required. Landscape framework, including green buffer to neighbouring residential property, green buffer to Ruthven Water, extend and retain riparian planting. Enhancement of biodiversity and protection of habitats is required.	17/00946/IPM in principle permission for 6.1 Ha of the 8 Ha allocated area, permission granted Apr 2018 lasts for ten years.
Site Name: Land south of A824		Serviced: N			
Settlement: Auchterarder		Brownfield/Greenfield: G			
LDP Ref: E25		Flood Protection Scheme: N			
Type: Employment		Take up: N			
Total Area (ha): 8		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
Site Ref: eSTC061	MAR	Developed: Part		Requires an FRA.	Good progress.  Planning permission approved (19/01666/FLL) for erection of an office building (class 4), Clan house completed 26.3.21. 21/00501/FLL erection of office approved 14th June 2021, Strathearn house completed within this ELA (4.09.24). 24/01009/FLL, Erection of workshop, 390m2 class5, approved Aug 2024, notice of initiation of development October 2024 and 25/00356/NDOM8 building warrant approved 7th May 25. 25/00432/FLL for class 1A, 310 m2, approved 27th May 2025- 24/01110/NDOM8 building warrant approved 24th October 2024. 24/01551/FLL Formation of training facility 168 m2 approved March 2025, now Building warrant plans also approved 25/00357/NDOM8 27th May 25. Check in 2026 audit for further progress.
Site Name: Bridgend, Muthill Road		Serviced: Y			
Settlement: Crieff		Brownfield/Greenfield: B			
LDP Ref: E26		Flood Protection Scheme: N			
Type: Employment		Take up: 0.2			
Total Area (ha): 2.45		Take up Date: 04.09.24			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
Site Ref: SELA3	MAR	Developed: N		Requires a Flood Risk Assessment to determine the area of land which is developable and the potential mitigation.	Size adjusted in 2019 due to change between LDP1 and LDP2.  24/01896/FLL, approved storage and distribution building, 63330 m2 site, and 482m2 building, April 2025, No building warrant yet, check in 2026 audit for further progress.
Site Name: Main Road		Serviced: N			
Settlement: Aberuthven		Brownfield/Greenfield: G			
LDP Ref: E29		Flood Protection Scheme: N			
Type: Employment		Take up: N			
Total Area (ha): 2.71		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments

Site Ref: SELA4	MAR	Developed: N	Phased 1 and 2 of the employment land have been partially serviced (access roads partial to edge of plot, plus drainage and service infrastructure) as per 22/01247/FLL. The notice of initiation of development was September 2023.	Lies within 3.1 prime agricultural land, it has secured planning permission, June 2019 (18/02213/IPM), and also detailed permissions for 1 <sup>st</sup> and 2 <sup>nd</sup> phases.	5.00ha of employment allocation is available within this 46.73ha site.  22/01247/FLL for the servicing of employment land as required by the 18/02213/IPM permission which requires Phase 1 and 2 of the employment land to be fully serviced before the completion of the 100th home. It includes the access function, roads, drainage and service infrastructure. The notice of initiation of development was September 2023.
Site Name: Broich Road		Serviced: N			
Settlement: Crieff		Brownfield/Greenfield: G			
LDP Ref: MU7		Flood Protection Scheme: N			
Type: Mixed Use		Take up: N			
Total Area (ha): 5		Take up Date: N/A			
Strathearn: Windfall Sites following up 22 audit sites					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA101	IMM	Developed: N	Fully serviced 2021.	Change of use and extension to agricultural building to form micro-distillery and warehouse, formation of parking area and associated works. 21/00795/FLL approved Jul 21 (525 m2 class 5) and Notice of Initiation of Development July 24. No Building Warrant, check for progress 26 audit.	
Site Name: Land At Ferneyfold Farm		Serviced: Y			
Settlement: Crieff		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.27		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA110	IMM	Developed: N		08/01133/0ut – modification of planning obligations (18/00799/MPO) 4ha of employment land will be provided in the Auchterarder area, provision to be phased with the delivery of this major development site.	
Site Name: Kirkton		Serviced: N			
Settlement: Auchterarder		Brownfield/Greenfield: G			
LDP Ref: E25		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 4		Take up Date: N/A			
Strathearn: Windfall Sites 22/23 additions					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA116	IMM	Developed: Y	Full service check undertaken in 2025. Not on mains water, or sewerage network, it has its own private systems.	22/01096/FLL Approved August 22. Change of use from joinery offices and stores to bakery and siting of storage unit (class 4,5 and 1). 22/00962/NDOM5 plans approved Feb 23, and building work started. Check again 26 Audit.	
Site Name: Unit 13		Serviced: Y			
Settlement: Cultybraggan		Brownfield/Greenfield: B			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 0.2		Take up Date: N/A			
Strathearn: Windfall Sites 24/25 additions					
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA137	IMM	Developed: N	Full service check undertaken in 2025. Not on mains sewerage network, it has its own private system.	23/01118/FLL approved October 24 for research/development facility (class 5, 2225 m2 floorspace). Notice of Intention to Develop submitted July 25. Check again 26 Audit.	
Site Name: Braidhaugh Farm		Serviced: Y			
Settlement: Crieff		Brownfield/Greenfield: G			
LDP Ref: N/A		Flood Protection Scheme: N			
Type: Windfall		Take up: N			
Total Area (ha): 1.85		Take up Date: N/A			
Site	Cat	Status	Serviced Info	Comments	
Site Ref: WFELA136	IMM	Developed: N	For approved purpose (storage and distribution of recycled aggregate).	24/00861/FLL, Approved Mar 25, Change of use of land to general industrial (Class 5) (in retrospect) (temporary 5 year permission). Site completed and will be deleted from 2026 audit.	
Site Name: Land 200 Metres North West Of Station House		Serviced: Y			



Settlement: Gleneagles		Brownfield/Greenfield: B		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: 2.00		
Total Area (ha): 0		Take up Date: 07.03.25		

Strathearn – Total Employment Land = 24.48

Total Marketable Land (minor and immediately available) = 24.48

Total Immediately Available Land = 6.32

Total Major Constrained Land = none

Total Take up (employment class 4,5 and 6 uses) – 2022/25 = 2.2

Total Take up predominantly class 4,5, 6 – 2022/25 = 2.2 (other uses) 2022-25 = 0

Strathmore and Glens: Allocated Sites					
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> eEAA001	MAR	<b>Developed:</b> N	Full Estates survey has been carried out Oct 19. The site is suitable for a single occupier. Access can be taken from neighbouring industrial estate. No planning permission Oct 2019. Broadband (BT) and drainage is available on site. LV mains electricity is located on the site, including access to substation. The water supply is located nearby on the adjacent road. LP and MP gas mains run on the SE boundary of the site.	NPF4 flood risk at risk area affects all of this site.	23/02067/FLL Erection of 11 commercial units (class 4 and 6) approved December 24. Notice of Initiation of Development February 2025 for whole allocation, to create 266m2 class 6 space and 803 m2 class 4 space. No Building Warrant. Need to check progress in 2026 audit.
<b>Site Name:</b> Mornity Ind Estate		<b>Serviced:</b> Y			
<b>Settlement:</b> Alyth		<b>Brownfield/Greenfield:</b> B			
<b>LDP Ref:</b> E30		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 0.45		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> eEAB007	MAR	<b>Developed:</b> N		Lies within Prime Agricultural land (class 2). Requires an FRA. Land contamination investigations required. Transport Assessment. Link road from Coupar Angus Road to Welton Road - layout to be developed in conjunction with Welton Housing Site H62. Wastewater Network Investigations may be required resulting in network improvements. Evaluation of Archaeological potential and mitigation will be required specifically for protection of Scheduled Monuments. Please see LDP for full site requirements.	13.20ha of employment allocation is available within this 17.36ha site as there should be provision of indicative landscaping.
<b>Site Name:</b> Welton Road		<b>Serviced:</b> N			
<b>Settlement:</b> Blairgowrie		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E31		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 13.2		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> eEAC008	MAR	<b>Developed:</b> N		Lies within Prime Agricultural land (class 2), it has secured in principle permission. 6.60ha of employment allocation could be available within this 7.33ha site after provision of indicative landscaping. Requires an FRA. No drainage capacity - unless development goes to a private treatment plant, subsequently freeing up space for other developments. Scottish Water could offer to run the private plant. Access to be assessed in relation to existing adjacent land uses. Noise attenuation measures may be required. Landscaping of site periphery required.	23/02134/IPM in principle permission approved for mixed use development is for a larger 10 ha (including existing site for demolition) 13 August 2024. The proposal is for the demolition of the existing poultry processing plant to provide a new facility to the west, with further industrial, commercial and residential uses. The new poultry processing plant will extend to approximately 28,000 sq/m. The exact quantum of additional development and uses will be defined through the submission of future AMSC applications. No AMSC yet, check in 2026 audit for further progress.
<b>Site Name:</b> Coupar Angus West		<b>Serviced:</b> N			
<b>Settlement:</b> Coupar Angus		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E32		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 6.6		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> SGELA1	MAR	<b>Developed:</b> Part		Minor constraints as this site requires a Flood Risk Assessment. Development of a masterplan through consultation with the community and Council. Provision of 4ha of business land to be developed in phased	4.00ha of employment allocation is available within this 24.56ha site. 17/00939/IPM, masterplan ear marked land at south for employment and commerce uses (food retail, hotel, restaurant, neighbourhood centre).
<b>Site Name:</b> Western Blairgowrie		<b>Serviced:</b> N			
<b>Settlement:</b> Blairgowrie		<b>Brownfield/Greenfield:</b> B			
<b>LDP Ref:</b> MU5		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> 2.1			

<b>Total Area (ha):</b> 1.9		<b>Take up Date:</b> Feb/July/Nov 2022 (non-class 4,5,6 commercial uses)		manner with housing development. Wastewater Network Investigations may be required resulting in network improvements. Development to be kept below the 90 m contour line to the north of the site, area above that level to be considered for community woodland or similar use. Protection of ancient woodland in southern part of site. Evaluation of Archaeological potential and mitigation will be required including protection of Fir.	19/00163/AMM permission on part of this site Jan 20, for 2 retail units (Lidl, Home Bargains), and Neighbourhood centre (3 cojoined units 980 m2 total). 22/00157/NDOM7 Neighbourhood centre completed Nov 22. 22/0007/LIC Lidl granted license for access Feb 2022. 22/0058/LIC Home Bargains, granted license for access and completion July 2022. 21/01595/FLL Erection of coffee shop/takeaway, approved Dec 21. 22/00157/NDOM7 building warrant approved Feb 22.
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> SGELA2	MAR	<b>Developed:</b> N		Lies within Prime Agricultural land (class 2). Requires a Flood Risk Assessment. Access restrictions - Access to either be through the adjacent site, alternatively a route should be investigated from the south-western corner of the site to the roundabout on Burnside Road. Noise attenuation measures may be required.	1.43 of undeveloped employment allocation available within this 3.00ha site.
<b>Site Name:</b> East of Scotland Farmers		<b>Serviced:</b> N			
<b>Settlement:</b> Coupar Angus		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> E33		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Employment		<b>Take up:</b> N			
<b>Total Area (ha):</b> 1.43		<b>Take up Date:</b> N/A			
Site	Cat	Status	Serviced Info	Constraint Info	Comments
<b>Site Ref:</b> SGELA3	IMM	<b>Developed:</b> N	Full Estates survey has been carried out June 20. Scottish Water’s services run along the B954 which could provide a connection to either side of the site. Virgin media is not available within the surrounding area. However, existing broadband services exist on the east boundary of the site. Planned services have been proposed by Openreach for the site. Scottish & Southern 11kV electricity line is located to the east of the site. Access is available from the B954. There is no gas supply in the surrounding area.	Lies within Prime Agricultural land (class 2).	0.53ha of employment allocation is available within this 2.14ha site due to housing constraint of max 75% of site in LDP2.
<b>Site Name:</b> Spittalfield		<b>Serviced:</b> N			
<b>Settlement:</b> Spittalfield		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> MU6		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Mixed Use		<b>Take up:</b> N			
<b>Total Area (ha):</b> 0.53		<b>Take up Date:</b> N/A			
<b>Strathmore and Glens: Windfall Sites following up 22 audit sites</b>					
Site	Cat	Status	Serviced Info	Comments	
<b>Site Ref:</b> WFELA12	IMM	<b>Developed:</b> N	Full Estates survey has been carried out June 20. Scottish Water’s services run along the B954 which could provide a connection to either side of the site. Virgin media is not available	20/00020/AMM, approved June 2020, erection of a care/nursing home, 20no. dwellinghouses, 3no. Class 4 business units (circa 100 m2). House type layout building warrant approved 20/00404/AMDOM1. Care home building warrant plans approved, July 2019, 19/00740/NDOM5. No building warrant for employment uses (class 4) yet. Check progress 26 audit.	
<b>Site Name:</b> Former Glenisla Golf Course		<b>Serviced:</b> Y			
<b>Settlement:</b> Alyth		<b>Brownfield/Greenfield:</b> G			
<b>LDP Ref:</b> N/A		<b>Flood Protection Scheme:</b> N			
<b>Type:</b> Windfall		<b>Take up:</b> N			

Total Area (ha): 0.23		Take up Date: N/A	within the surrounding area. However, existing broadband services exist on the east boundary of the site. Planned services have been proposed by Openreach for the site. Scottish & Southern 11kV electricity line is located to the east of the site. Access is available from the B954. There is no gas supply in the surrounding area.	
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA102	IMM	Developed: Part	Full service check undertaken in 2021	21/00778/FLL, Erection of a chemical storage building with associated office (778m2), approved Jun 21. 21/01037/NDOM9 drainage layout and steps. Check progress 26 audit.
Site Name: Land South of Scotland Farmers Ltd		Serviced: Y		
Settlement: Blairgowrie		Brownfield/Greenfield: G		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: N		
Total Area (ha): 0.39		Take up Date: N/A		
Strathmore and Glens: Windfall Sites 23/24 addition				
Site	Cat	Status	Serviced Info	Comments
Site Ref: WFELA123	IMM	Developed: N	Full service check undertaken in 2025.	22/01495/FLL approved June 23, Change of use and alterations to agricultural buildings to form distillery. Class 5,1473 m2 floorspace. No Building Warrant. Check again 26 Audit.
Site Name: Land 90 Metres North Of Hills Of Bendochy House		Serviced: Y		
Settlement: Bendochy		Brownfield/Greenfield: B		
LDP Ref: N/A		Flood Protection Scheme: N		
Type: Windfall		Take up: N		
Total Area (ha): 1.00		Take up Date: N/A		

Strathmore – Total Employment Land = 25.73

Total Marketable Land (minor and immediately available) = 25.73

Total Immediately Available Land = 2.15

Total Major Constrained Land = none

Total Take up (employment class 4,5 and 6 uses) – 2022/25 = none

Total Take up – 2022/25 predominantly class 4,5, 6 = none (other uses) 2022-25 = 2.1

## Appendix 3: Serviced Employment Land Sites

Perth Core -

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
PELA5	Berthapark Perth	MU345	Part	0.34	Y	Y	Y	Y	Y	Y	Two sites within Bertha Park are considered to be part serviced. There are no internal roads, however where there is a road frontage onto these areas of the development, these areas are considered to be serviced.
ePEP037	Arran Road Perth	E3	Part	6.00	Y	Y	Y	Y	Y	Y	Reduction in size as 0.89ha has been developed in 2020. There is planning permission (15/01826/FLM) for multiple units at the southern end of the site, a NID was submitted in September 2018, however it does not appear that the access has been provided yet so this part remains unserved. The middle part of the site has planning permission (12/01356/FLM) which includes internal access road and has been serviced in terms of access. The northern part of the site does not have planning application and would likely need an internal road network to service individual plots.

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
ePEP039	Broxden Perth	E2	Yes	3.73	Y	Y	Y	Y	Y	Y	The condition to service this land (12/01692/IPM) has been discharged. There are 2no. large plots available and access has been provided up to the edge of both of these plots, the condition related to other services has been discharged.
ePEP029	Ruthvenfield Road Perth	E38	Yes	2.82	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. This is a large site which will require internal service access within it but there are frontage plots along Ruthvenfield Road which could be considered to be serviced in terms of having direct road access. The serviced area has been estimated along Ruthvenfield Road using the plot depth of existing properties to the east. Broadband (BT) and fibre optic is available North East along Ruthvenfield Road. LV Mains is available North West of the site and from Bertha Park View. Gas, water supply and drainage are available from Ruthvenfield Road.
ePEP030	The Triangle Perth	E1	Yes	1.17	Y	Y	Y	Y	Y	Y	The LDP allocation is now largely developed. The remaining area has a planning permission (18/00088/FLL) which suggests that this site will be taken up by an individual occupier and with the road access being immediately adjacent to this site, and its proximity to existing businesses, it is considered to be serviced.

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
ePEL094	Cromwell Park	E6	Yes	0.60	Y	Y	Y	Y	Y	Y	Neighbouring properties gain access from the same road, therefore this site is considered to be serviced.
ePEL090	Dalcrue Industrial Park Dalcrue	E9	Yes	3.46	Y	Y	Y	Y	Y	Y	Access passes through middle of site, providing plots either side. Neighbouring properties gain access from the same road, therefore this site is considered to be serviced.
PELA7	Pitheavlis Perth	E165	Yes	2.15	Y	Y	Y	Y	Y	Y	There is an internal road layout within this site left from the previous use which might be sufficient for any future use.
WFELA7	Former Clachan Office Perth	N/A	Yes	0.14	N	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. Formation of access required from Ruthvenfield Road as stated in permission (18/00517/FLL). Building works not started Oct 2019. Gas available on Ruthvenfield Road, 10 Metres South of the site boundary. LV mains electricity runs on the South boundary of the site. Broadband (BT), water supply and drainage are available on site.
WFELA18	Land 50 Metres South Of Target House Perth	N/A	Yes	0.44	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out June 20. Fully serviced to the southern boundary of the site, including access to Ruthvenfield Road, 11kV electricity line and service cable is available on site, broadband (Openreach), mains water supply available from Blairgowrie Road. SGN gas supply (intermediate pressure mains) is located on the south boundary of this site. Virgin and fibroptic services available.

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
WFELA107	Inveralmond Industrial Estate  Perth	N/A	Yes	1.6	Y	Y	Y	Y	Y	Y	This site is fully serviced in 2022 with two existing buildings on the site. The site has road access from Ruthvenfield Way and Inveralmond Way.
WFELA104	Land Auld Bond Road	n/a	Part	0.62	N	Y	Y	Y	N	N	Full service check carried out in 2022. Electricity line is available on site and passes the north of the site. Fibreoptic services adjacent to site servicing neighbouring sites.
WFELA103	Land 40 Metres South West Of The Garden Cottage  Rait	n/a	Yes	0.14	N	Y	Y	Y	Y	Y	Full service check carried out in 2022. Site has poor access to services.
WFELA114	Shore Road  Perth	n/a	Yes	0.29	Y	Y	Y	Y	Y	Y	Full service check carried out in 2025
WFELA115	Glenearn Road Perth	n/a	Yes	0.8	Y	Y	Y	Y	Y	Y	Full service check carried out in 2025



Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
WFELA119	Land 400 Metres South Of West Bungalow Binn Farm	n/a	Yes	0.3	N	N	Y	Y	N	N	Full service check carried out in 2025. Site has poor access to services.
WFELA120	Land 100 Metres North West Of Valleyfield Farm Errol	n/a	Yes	2	N	Y	Y	Y	Y	N	Full service check carried out in 2025. Site has poor access to services.
WFELA121	6 Bertha Park View Perth	n/a	Yes	0.2	Y	Y	Y	Y	Y	Y	Full service check carried out in 2025
WFELA125	Land at Manson Road Perth	n/a	Yes	0.14	Y	Y	Y	Y	Y	Y	Full service check carried out in 2025
WFELA126	Riverview Business Centre Perth	n/a	Yes	0.23	Y	Y	Y	Y	Y	N	Full service check carried out in 2025
WFELA128	Kanthal Ltd, Inveralmond Ind Est Perth	n/a	Yes	2	Y	Y	Y	Y	Y	Y	Full service check carried out in 2025

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
WFELA129	Wyllie Recycling Ltd, Inveralmond Industrial Est  Perth	n/a	Yes	1.7	Y	Y	Y	Y	Y	Y	Full service check carried out in 2025
WFELA134	Site Former Tay House, Riverview Business Centre  Perth	n/a	Yes	0.7	Y	Y	Y	Y	Y	N	Full service check carried out in 2025

Perth 2025 total: 31.57 hectares

# Highland

Site Ref	Site Name Settlement	LDP Ref	Service d	Serviced Size (ha)	Gas	Electricity	Acces s	Broadban d	Water	Drainage	Serviced Land Comments/Explanation
WFELA122	House of Bruar Blair Atholl	N/A	Yes	0.3	N	Y	Y	Y	Y	N	Full service check carried out in 2025
WFELA133	Ferry Road Pitlochry	N/A	Yes	0.18	N	Y	Y	Y	Y	N	Full service check carried out in 2025, nearest gas main at north end of Ferry Road carpark, other services nearby.
WFELA132	Tullymilly Dunkeld	N/A	Yes	0.35	N	Y	Y	Y	N	N	Full service check carried out in 2025, nearest water supply main available from Blairgowrie Road.

Highland 2025 total: 0.83 hectares

## Kinross shire

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
eKIK112	Station Road South (North and middle plot)  Kinross	E18	Yes	1.9	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. The site has existing access roads. The area to south of the SuDS has been omitted due flood risk. All the plots are serviced, including LV main electricity, gas mains, broadband (BT), mains water supply and drainage is proposed by Scottish Water. However, the southern plot currently doesn't have access to electricity and no plans have been proposed for water or drainage supply.
eKIK021	Stirling Road  Milnathort	E19	Part	1.5	Y	Y	N	Y	Y	Y	Part of this site is fully serviced with two existing vacant buildings.
KELA3	Vicars Bridge Road  Blairingone	E22	Yes	0.5	N	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. Small site with access adjacent. LV mains electricity is available on the North East boundary. Combined water/drainage supply and broadband (BT) is available on site. There is no gas supply within the surrounding area.
eKIL022	Powmill cottage  Powmill	E23	Part	0.57	N	N	Y	Y	Y	N	Full Estates survey has been carried out Oct 19. Road access and Broadband (BT) are available on site. No LV mains, however there is an electricity service cable located on the neighbouring site of Powmill Cottage. Trunk main water supply runs through the East side of the site. There is no gas supply or mains drainage within the surrounding area.

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
KELA4	Balado Bridge Kinross	E35	Yes	1.9	Y	Y	Y	Y	Y	Y	This site is fully serviced with existing vacant buildings.
WFELA108	Bridgend Industrial Estate Kinross	N/A	Yes	0.08	N	Y	Y	Y	Y	Y	Full service check 2022. The site has electricity services but no gas services.
WFELA124	Bridgend Industrial Estate Kinross	N/A	Yes	0.34	Y	Y	Y	Y	Y	Y	Full service check 2025.
WFELA131	Lochleven Mills, High St	N/A	Yes	1.3	Y	Y	Y	Y	Y	Y	Full service check 2025.

Kinross-shire 2025 total: 8.07 hectares

# Strathearn

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
eSTC061	Bridgend, Muthill Road Crieff	E26	Yes	2.45	Y	Y	Y	Y	Y	Y	The site has been partially developed and the adjacent available land will have access to services.
WFELA101	Land at Ferneyfold Farm Crieff	N/A	Yes	0.27	N	Y	Y	Y	Y	N	Full service check undertaken in 2021.
WFELA116	Unit 13 Cultybraggan	N/A	Yes	0.39	N	Y	Y	Y	N	N	Full service check undertaken in 2025. Not on mains water, or sewerage network, it has its own private systems.
WFELA137	Braidhaugh Farm Crieff	N/A	Yes	1.85	N	Y	Y	Y	Y	N	Full service check undertaken in 2025. Not on mains sewerage network, it has its own private system.

Strathearn 2025 Total: 4.96 hectares

Site Ref	Site Name Settlement	LDP Ref	Serviced	Serviced Size (ha)	Gas	Electricity	Access	Broadband	Water	Drainage	Serviced Land Comments/Explanation
eEAA001	Mornity Ind Estate  Alyth	E30	Yes	0.45	Y	Y	Y	Y	Y	Y	Full Estates survey has been carried out Oct 19. The site is suitable for a single occupier. Access can be taken from neighbouring industrial estate. No planning permission Oct 2019. Broadband (BT) and drainage is available on site. LV mains electricity are located on the site, including access to substation. The water supply is located nearby on the adjacent road. LP and MP gas mains run on the South East boundary of the site.
WFELA102	Land South of Scotland Farmers Ltd  Blairgowrie	N/A	Yes	0.39	N	Y	Y	Y	Y	Y	Full service check undertaken in 2021.
WFELA12	Former Glenisla Golf Course  Alyth	N/A	Yes	0.23	N	Y	Y	Y	Y	N	Full Estates survey has been carried out June 20. Scottish Water's services run along the B954 which could provide a connection to either side of the site. Virgin media is not available within the surrounding area. However, existing broadband services exist on the east boundary of the site. Planned services have been proposed by Openreach for the site. Scottish & Southern 11kV electricity line is located to the east of the site. Access is available from the B954. There is no gas supply in the surrounding area.
WFELA123	Land 90 Metres North Of Hills Of Bendochy House  Bendochy	N/A	Yes	1	Y	Y	Y	Y	Y	N	Full service check undertaken in 2025.