

An aerial photograph of an industrial estate in Moray, Scotland. The image shows a variety of industrial buildings, including large warehouses with grey roofs and smaller workshops with red roofs. There are several parking lots filled with cars and trucks. In the background, there are green fields and a line of trees under a clear sky.

DECEMBER 2020

Moray Employment Land Audit



moray
council





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1. Introduction

1.1 Purpose of Audit

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

The audit provides an evidence base for the monitoring and review of policies and proposals included within the Local Development Plan. In addition it can help to identify areas where further analysis and investigation is required. The baseline against which information is analysed is 1 January 2020.

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

1.2 Methodology

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

All employment sites in the existing local development plan have been recorded in a data base, unless the site has been built out in its entirety. In addition to sites allocated in the Moray Local Development Plan 2020 any windfall sites with planning consent for employment uses have been added to the database unless these are constrained to a single user (e.g. a distillery). It is noted that land with buildings that are vacant are not included in the audit nor are redeveloped sites.

Once sites have been identified officers undertake a review of planning applications and collect information such as ownership, proposed use etc. for each site. Officers also undertake site visits to monitor development activity however, due to Covid-19, site visits were not undertaken for the 2020 audit. This information is then updated in the data base. The data is then analysed to produce the audit report.

2. Background

2.1 Scottish Planning Policy

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

2.2 Moray Local Development Plan

The Moray Local Development Plan 2020 sets out the employment land policies for the Planning Authority (excluding the Cairngorms National Park area). The Local Development Plan includes a suite of policies related to economic development within the Primary and Development Policies sections. These seek to safeguard employment land and support development of employment uses on designated sites. The policies also look at the types of uses that will be supported on designated sites. A more flexible approach to rural business proposals is provided for, with policy criteria used to ensure the most appropriate locations are supported in rural areas.

The Moray Local Development Plan 2020 was adopted on 27 July 2020 and designates land for employment uses within towns. A number of new sites were identified and these have been included in the audit.

2.3 Moray Economic Strategy

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

2.4 Moray 2026: A Plan for the Future

One of four priorities within the Moray Community Planning Partnership Local Outcomes Improvement Plan is "Growing, Diverse and Sustainable Economy". Whilst employment land supply is not a performance indicator within the Local Outcomes Improvements Plan land supply is important for achieving outcomes.

2.5 Demand for Employment Land

From discussions with Moray Council Estates and Highlands and Islands Enterprise perceptions of demand had not changed since 2019. There is, however, the potential for increased demand following approval of The Moray Growth Deal. Projects such as The Moray Aerospace, Advanced Technology and Innovation Campus (MAATIC) and Digital Health have objectives around growing industry clusters and therefore demand.

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

Sufficient land and buildings require to be available in to facilitate wider economic development and to support the vision of the Moray Economic Strategy, including diversifying the economy. As part of the Moray Economic Partnership (MEP)'s Economic Recovery Plan, the Council allocated capital funding to bring forward employment land in Forres and Speyside.

The Moray Council Industrial Portfolio Annual Report 2018-2019 showed high levels of occupancy within the Moray Council Industrial portfolio with demand in most areas outstripping supply. There are concerns about a shortage of industrial development land and units in various locations.

Brexit and COVID-19 will have economic implications that will impact on the commercial property market, however the extent of these impacts is unknown at this time.

3. Employment Land Supply

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

Detailed information on the established, constrained, effective and immediately available sites is provided in Appendix 2.

3.1 Established Employment Land Supply

The Established Employment Land Supply for Moray is shown in figure 1. There has been an increase in the Gross Established Supply by 90.1ha since 2019; this is due to the adoption of the Moray Local Development Plan 2020 which identifies a number of new employment land designations and sees the number of site increase by 7. The Net Established Supply sees an increase of 64.83ha compared to 2019.

Figure 1 Established Employment Land Supply (2020) (Figures in hectares)

Gross Established	Net Established	Number of Sites
295.15	218.23	35

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

Figure 2 Established Employment Land Supply by town (2020) (Figures in hectares)

Town	Gross Established	Net Established	Number of Sites
Elgin	171.28	126.59	15
Elgin	99.63	79.08	8
Lossiemouth	12.8	10.24	1
Mosstodloch	57.44	36.35	5
Troves	1.41	0.92	1
Forres	54.14	33.23	4
Buckie	41.16	36.46	6
Buckie	40.35	35.81	5
Cullen	0.81	0.65	1
Keith	26.56	20.17	7
Speyside	2.01	1.78	3
Aberlour	1.4	1.32	2
Roths	0.61	0.46	1

There has been a small decrease (3.06ha) in established supply in Forres since 2019. This is due to significant reconfiguration of employment land in Forres within the Moray Local Development Plan 2020, including the removal of large constrained sites at Springfield East and West. Along with construction activity, this reduces the Established supply however, as set out below, there is an increase in Marketable/Effective supply in Forres due to the designation of new sites. A windfall site at Craigellachie has also been removed as planning consent has lapsed.

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

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

Site area	Net Established	Number of Sites
0 - 1ha	7	9
1 - 5 ha	18.85	9
>5 ha	192.38	17

3.2 Marketable/Effective Employment Land Supply

The marketable and effective employment land supply in 2020 is shown in figure 4. Overall the marketable/effective area has increased by 47.19ha compared to 2019. There has been an increase of 8 in the number of effective sites due to the new designations identified in the Moray Local Development Plan 2020.

Figure 4 Marketable/Effective Employment Land Supply (2020)

Marketable/Effective (Net figure in hectares)	Number of Sites
127.03	23

The marketable/effective employment land supply has been broken down by market area in figure 5. Annual requirements established through historic demand studies, build out rates recorded in previous audits, and from discussions with HIE and Moray Council Estates have been used to provide the estimated number of years supply available. The introduction of new sites from the Moray Local Development Plan 2020 has inflated supply figures. It is noted that previously it was desirable to have a five year effective land supply at all times and therefore previous Local Development Plans sought to designate a minimum of 10 year land supply. However, to ensure a generous supply, increase choice and the prospect of a 10 year replacement period for future Local Development Plans, the Moray Local Development Plan 2020 sought to designate a minimum of 15 years supply.

Figure 5 Marketable/Effective Employment Land Supply by market area (2020)

Market Area	Marketable/ Effective (Net figure in hectares)	Number of Sites	Estimated Annual Requirements	Available Supply in years
Elgin	62.37	8	2.8	22.3 years
Forres	33.23	4	0.8	41.5 years
Buckie	22.34	4	0.8	27.9 years
Keith	7.63	5	0.4	19 years
Speyside	1.46	2	0.4	3.65 years

The level of effective supply in Elgin, Buckie and Keith is currently sufficient. However, the choice of sites is limited across all areas. In Forres, there is a very good supply of land due to designation of a new site at Easter Newforres (I4) and land at Forres Enterprise Park (BP1), where policy supports higher amenity uses. There is a shortage of sites in Speyside and finding suitable sites has been an ongoing issue. The removal of a site during the Examination of the Moray Local Development Plan 2020 means there is a reliance on windfall proposals supported through policy.

3.3 Immediately Available

The immediately available employment land supply in 2020 is shown in figure 6. The immediately available supply has decreased by 1.7ha. This is due to the build-out of March Road NW (I1) and commencement of construction on Barmuckity (I7).

Figure 6 Immediately available Employment Land Supply (2020)

Immediately Available (Net figure in hectares)	Number of Sites
37.45	5

3.4 Constrained

The established land supply that is subject to constraints is shown in figure 7. The constrained supply has increased by 18.73ha. This is due to the introduction of LONG designations in the Moray Local Development Plan 2020 at Burnside of Birnie (LONG3), Westerton Road (LONG2), South of A96 (MU LONG1) and West of Mosstodloch (LONG2).

Figure 7 Constrained Employment Land Supply (2020)

Constrained Supply (Net figure in hectares)	Number of Sites
91.27	15

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

Figure 8 Constrained Employment Land Supply by constraint (2020) (Net figures in hectares)

Note some land may fall under more than one constraint.

Constraint Type	Constrained Supply	Number of Sites
Infrastructure	71.97	10
Ownership	14.25	4
Physical	21.8	5

3.5 Take up and Construction

In establishing take up and areas under construction, there has been a reliance on Development Management and Building Standards data rather than the usual site visits which were curtailed due to Covid-19 restrictions. The number and area of proposals completed in the year to 1st January 2020 is shown in figure 9 below. This includes completion or occupation of sites at Glen Moray Distillery (I12), Linkwood East (I6) and Waterford (I2). This is 0.44ha lower than last year (1.29ha in 2019).

Figure 9 Employment land completed/taken up in year to 1st January 2020

Take up area (Gross figure in hectares)	Number of Sites
0.85	3

The number and area of proposals under construction on the base date of 1st January 2020 is shown in figure 10 below. This is an increase in construction compared to 2.55ha in 2019. The sites under construction include sites at Barmuckity (I7), Glen Moray Distillery (I12), Chanonry Industrial Estate (I2), Linkwood East (I6), Benromach Distillery (I3) and Troves Industrial Estate (I1). It is noted that the development at Benromach Distillery accounts for 4.7ha of this.

Figure 10 Employment land under construction at 1st January 2020

Under Construction (Gross figure in hectares)	Number of Sites
8.22	6

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

4. Conclusion

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

It is clear that the emphasis on employment land continues to be within the five main settlements with more limited supply in other towns. This reflects the strategy within the Moray Local Development Plan 2020. There continues to be a limited choice of serviced sites across all settlements and this is a particular issue in Forres and Speyside. However, capital funding has been allocated by the Council as part of the MEP's Economic Recovery Plan in order to bring forward sites in these locations.

Around 42% (91.27ha) of the Established Supply has some form of constraint that is likely to prevent the land being brought forward in the next five years. This is a decrease compared to 2019 (47%). This is primarily due to the adoption of the Moray Local Development Plan 2020.

Only 30% (37.45ha) of the Marketable/Effective Supply is Immediately Available. This is slightly less than 2019 due to the build-out of March Road NW (I1) and commencement of construction on Barmuckity (I7). Historically the amount of immediately available land has been very limited. There continues to be a lack of choice of immediately available sites with only 5 sites being classed in this category. The availability of Immediately Available employment land is a Key Measure in the Moray Economic Strategy.

9 sites in the Established Supply are in the medium size category (1-5ha) with the same number of sites (9) in the lowest size category (0-1ha). 17 sites are in the higher category (over 5ha). Given the limited number of sites across Moray this is a reasonable distribution of sizes.

In figure 11 below is a summary by market area.

<p>Elgin (including Lossiemouth and Mosstodloch)</p>	<p>Completion of the access and servicing at Barmuckity (I7) has seen construction commence on the site. There continues to be smaller areas of immediately available land is at Chanonry (I2) and Linkwood East (I6). Much of the land at Chanonry is understood to be under offer and there is limited land available at Linkwood East due to consent for other uses including a car dealership. To the north of Elgin, Newfield (I8) is being actively marketed and the release of land to the south at Burnside of Birnie (I16 and LONG3) increases the choice of sites across Elgin.</p> <p>Choice of sites is severely restricted in Lossiemouth, only Sunbank OPP1 or windfall opportunities are available. The topography and ground conditions at Sunbank OPP1 are considered to constrain the site.</p> <p>In Mosstodloch, additional land is identified at West of Mosstodloch (I3 and LONG2) to support the provision of industrial land in the Elgin Market Area.</p> <p>There continues to be strong demand for industrial buildings.</p>
<p>Forres</p>	<p>Very small choice of marketable sites given settlement size and population, but reasonable areas available at the Enterprise Park and Easter Newforres. Proportion of immediately available land higher than other settlements largely due to the areas available at the Enterprise Park (BP1) for higher amenity uses. Waterford (I2) now has limited availability with the majority of the land/units now let.</p> <p>Strong demand, particularly for smaller units and need for serviced employment land to allow businesses to develop and relocate from smaller units. Additional land is identified to the south of the Enterprise Park at Easter Newforres (I4).</p>

Buckie	<p>Small choice of marketable sites but reasonable areas available. Servicing of land at March Road SE (I3) to form Rathven Industrial Estate has increased levels of immediately available land. Opportunities at harbour.</p> <p>Given levels of land available, the Moray Local Development Plan 2020 identifies a reserve of industrial land on March Road (LONG2) that could be brought forward if need arose.</p>
Keith	<p>Additional employment sites identified to the east of Westerton Road (I11) and a further area of reserve (LONG2) within the Moray Local Development Plan 2020. Opportunities for higher amenity employment uses promoted within a mixed use site to the south of Banff Road.</p>
Speyside	<p>Severely limited choice of designated sites. There is a need for sites for small local businesses in Speyside. The Moray Local Development Plan identifies a new site at Speyview (R2) where 1ha of the housing site is identified for employment uses. The removal of a site during the Examination of the Moray Local Development Plan 2020 means there is a reliance on windfall proposals supported through policy.</p>



5. Glossary

Constrained Employment Land Supply

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

Employment Land

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

Established Employment Land Supply

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

Gross

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

Immediately Available Land Supply

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

Marketable/Effective Land Supply

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

Net

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

Take-Up

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

Under Construction

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



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

Constraint:

☐ Owner
 ☒ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.4	Net Established:	0.32
Constrained:	0.32	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0.14		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1	Net Established:	1
Constrained:	0	Immediately Available:	0
Effective:	1	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	6.37	Net Established:	6.37
Constrained:	0	Immediately Available:	0
Effective:	6.37	Under Construction:	0
Built:	0		

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Reference:	M/BC/E/004	Town:	BUCKIE
Supply Type:	Effective	LPR:	20/13
Location:	March Road (SE)		
Grid Ref:	343984	865510	

Constraint:

☐ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	17.69	Net Established:	14.55
Constrained:	0	Immediately Available:	7.95
Effective:	14.55	Under Construction:	0
Built:	3.14		



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

Constraint:

☒ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	8.5	Net Established:	8.5
Constrained:	8.5	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	5.96		



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

Constraint:

☐ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	0.77	Net Established:	0.77
Constrained:	0	Immediately Available:	0
Effective:	0.77	Under Construction:	0
Built:	20.97		

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Reference:	M/BC/E/007	Town:	BUCKIE
Supply Type:	Constrained	LPR:	20/LNG2
Location:	March Road (LONG)		
Grid Ref:	344222	865018	

Constraint:

☐ Owner
 ☒ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	7.02	Net Established:	5.62
Constrained:	5.62	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.81	Net Established:	0.65
Constrained:	0	Immediately Available:	0
Effective:	0.65	Under Construction:	0
Built:	0		



Reference:	M/EL/E/001	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	20/17
Location:	Barmuckity		
Grid Ref:	324719	861725	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	42.25	Net Established:	26.75
Constrained:	5.78	Immediately Available:	12.62
Effective:	21.05	Under Construction:	1.05
Built:	0		

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

Constraint:

☐ Owner
 ☒ Infrastructure
 ☒ Physical

Capacity (Ha):

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



Reference:	M/EL/E/004	Town:	ELGIN
Supply Type:	Under Construction	LPR:	20/I12
Location:	Glen Moray Distillery		
Grid Ref:	319932	862424	

Constraint:

☒ Owner
 ☐ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	0	Net Established:	0
Constrained:	0	Immediately Available:	0
Effective:	0	Under Construction:	1.3
Built:	6.5		



Reference:	M/EL/E/008	Town:	ELGIN
Supply Type:	Part Constrained	LPR:	20/I2
Location:	Chanonry Industrial Estate		
Grid Ref:	323161	862960	

Constraint:

☐ Owner
 ☒ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	7.22	Net Established:	7.22
Constrained:	5.02	Immediately Available:	2.2
Effective:	2.2	Under Construction:	0.54
Built:	9.16		

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

Constraint:

☒ Owner ☐ Infrastructure ☒ Physical

Capacity (Ha):

Gross Established:	3.04	Net Established:	2.61
Constrained:	1.4	Immediately Available:	1.2
Effective:	1.2	Under Construction:	0.43
Built:	1.4		



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

Constraint:

☐ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	12	Net Established:	9.6
Constrained:	0	Immediately Available:	0
Effective:	9.6	Under Construction:	0
Built:	0		



Reference:	M/EL/E/017	Town:	ELGIN
Supply Type:	Effective	LPR:	20/16
Location:	Burnside of Birnie		
Grid Ref:	322206	859613	

Constraint:

☐ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	9	Net Established:	9
Constrained:	0	Immediately Available:	0
Effective:	9	Under Construction:	0
Built:	0		

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

Constraint:

☐ Owner
 ☒ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	15	Net Established:	15
Constrained:	15	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	7	Net Established:	5.6
Constrained:	0	Immediately Available:	0
Effective:	5.6	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	23.34	Net Established:	13.48
Constrained:	0	Immediately Available:	13.48
Effective:	13.48	Under Construction:	0
Built:	17.46		

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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0	Net Established:	0
Constrained:	0	Immediately Available:	0
Effective:	0	Under Construction:	4.7
Built:	2.96		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1.3	Net Established:	1
Constrained:	0	Immediately Available:	0
Effective:	1	Under Construction:	0
Built:	15.7		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1.9	Net Established:	1
Constrained:	0	Immediately Available:	0
Effective:	1	Under Construction:	0
Built:	5.3		

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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	27.6	Net Established:	17.75
Constrained:	0	Immediately Available:	0
Effective:	17.75	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	2.05	Net Established:	1.64
Constrained:	0	Immediately Available:	0
Effective:	1.64	Under Construction:	0
Built:	1.72		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☒ Physical

Capacity (Ha):

Gross Established:	1.84	Net Established:	1.84
Constrained:	1.84	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	4.03		

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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

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



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1	Net Established:	0.88
Constrained:	0	Immediately Available:	0
Effective:	0.88	Under Construction:	0
Built:	0		



Reference:	M/KH/E/011	Town:	KEITH
Supply Type:	Effective	LPR:	20/11
Location:	Westerton Road East Expansion		
Grid Ref:	343761	850329	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	2.3	Net Established:	1.74
Constrained:	0	Immediately Available:	0
Effective:	1.74	Under Construction:	0
Built:	0		

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Reference:	M/KH/E/012	Town:	KEITH
Supply Type:	Constrained	LPR:	20/LNG2
Location:	Westerton Road (LONG)		
Grid Ref:	343822	850218	

Constraint:

☐ Owner
 ☒ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	16	Net Established:	10.7
Constrained:	10.7	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	1.75	Net Established:	1.75
Constrained:	0	Immediately Available:	0
Effective:	1.75	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☒ Infrastructure
 ☒ Physical

Capacity (Ha):

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

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

Constraint:

☒ Owner ☐ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	2.22	Net Established:	1.78
Constrained:	1.78	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	12.05		



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

Constraint:

☒ Owner ☒ Infrastructure ☐ Physical

Capacity (Ha):

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



Reference:	M/MS/E/006	Town:	MOSSTODLOC
Supply Type:	Constrained	LPR:	20/MUL1
Location:	South of A96		
Grid Ref:	333268	859627	

Constraint:

☐ Owner ☒ Infrastructure ☐ Physical

Capacity (Ha):

Gross Established:	22	Net Established:	8
Constrained:	8	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		

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Reference:	M/MS/E/007	Town:	MOSSTODLOC
Supply Type:	Effective	LPR:	20/13
Location:	West of Mosstodloch		
Grid Ref:	331976	860333	

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	16	Net Established:	12.8
Constrained:	0	Immediately Available:	0
Effective:	12.8	Under Construction:	0
Built:	0		



Reference:	M/MS/E/008	Town:	MOSSTODLOC
Supply Type:	Constrained	LPR:	20/LNG2
Location:	West of Mosstodloch (LONG)		
Grid Ref:	331976	860549	

Constraint:

☐ Owner
 ☒ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	14	Net Established:	11.2
Constrained:	11.2	Immediately Available:	0
Effective:	0	Under Construction:	0
Built:	0		



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

Constraint:

☐ Owner
 ☐ Infrastructure
 ☐ Physical

Capacity (Ha):

Gross Established:	0.61	Net Established:	0.46
Constrained:	0	Immediately Available:	0
Effective:	0.46	Under Construction:	0
Built:	0		

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

<input type="checkbox"/> Owner	<input type="checkbox"/> Infrastructure	<input type="checkbox"/> Physical
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Capacity (Ha):

Gross Established:	1.41	Net Established:	0.92
Constrained:	0	Immediately Available:	0
Effective:	0.92	Under Construction:	0.2
Built:	0		