



Angus Employment Land Audit 2020

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1. Introduction

Purpose

The Angus Employment Land Audit (ELA) identifies and details the availability, effectiveness and take-up of land allocated for employment uses and existing employment sites detailed in the Angus Local Development Plan, as well as windfall sites coming through the development process. It considers the period between 1 June 2019 and 31 May 2020.

Employment land primarily accommodates activity within Use Classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution) as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. The audit considers land only and does not include information about vacant buildings on identified sites.

The ELA forms part of the annual monitoring activity undertaken by the Council and is used to monitor and inform the requirements for the scale and distribution of employment land.

Policy Context

The key elements of the policy framework for employment land in Angus is set by a range of Scottish Government and Angus Council documents:

Scottish Planning Policy

Scottish Planning Policy (SPP) 2014 guides development and land use. It requires that Local Development Plans allocate a range of sites for employment uses considering market demand, location, size, quality, infrastructure and accessibility to transport networks. It also advocates that employment land audits are undertaken regularly to monitor sites within the existing employment land supply.

SPP supports the Scottish Government's Economic Strategy for sustainable growth, creating opportunities for all to flourish and underpinned by four priorities;

- **Investing** in our people and our infrastructure in a sustainable way
- Fostering a culture of **innovation** and research and development
- Promoting **inclusive growth** and creating opportunity through a fair and inclusive jobs market and regional cohesion
- Promoting Scotland on the **international** stage to boost our trade and investment, influence and networks

National Planning Framework for Scotland 3

The third National Planning Framework, published in 2014, sets out the vision for development and investment in Scotland to 2040. It plays a key role in co-ordinating spatial policy and integrating and aligning strategic investment priorities. It takes forward the spatial aspects of the Scottish Government's Economic Strategy, highlighting the importance of sustainable places and identifying the key priorities for investment to create a more successful country.

NPF3 recognises the contribution of Angus to the Scottish economy particularly in relation to strategic growth areas, Angus towns and the rural area supporting key economic sectors including tourism, food and drink and other primary industries which depend on continuing environmental quality and sustainable use of natural resources. The role of Montrose in relation to the increasing importance of the energy and renewables sectors is recognised, and there are commitments to road and rail infrastructure improvements enhancing connectivity and supporting future growth.

TAYplan Strategic Development Plan

The TAYplan Strategic Development Plan 2016-2036 establishes the high level strategy for development across the region, setting out a requirement for Local Development Plans to identify and safeguard at least 5 years supply of employment land to support the growth of the economy, focussing on regional strategic development areas. Within Angus these are:

- Forfar Agricultural Service Centre
- Orchardbank, Forfar
- Montrose Port

TAYplan also directs the majority of development to the principal settlements, with the larger towns of Arbroath, Forfar and Montrose having greater potential to accommodate a larger share of development:

Angus Local Development Plan 2016

The Angus Local Development Plan seeks to support economic development across Angus by allocating land for employment sites, safeguarding existing employment sites and promoting development opportunities on brownfield sites. Whilst employment land allocations are focussed on the strategic development areas and principal settlements, the Plan also provides a policy framework to support new development both within smaller communities and in countryside locations.

Angus Community Plan 2017 – 2030

The Community Plan sets a vision: Angus is a great place to live, work and visit.

The framework to achieve the vision is based on several objectives which link closely to the local development plan and economic development in Angus. Within the theme of Economy it seeks to achieve an inclusive and sustainable economy, attractive employment opportunities, and a skilled and adaptable workforce.

Tay Cities Deal

The Tay Cities deal covers Angus, Dundee City, Perth & Kinross and the North East of Fife, and will drive the region's economy over the next 15 years. It proposes a £26.5 million capital investment fund for projects in Angus subject to UK Government approval. The Tay Cities Regional Economic Strategy 2019-2039 identifies the key issues for the region's economy and focuses on three inter-related themes of Key Business Sectors, Place: Investment & Infrastructure and People: Skills & Employability.

Priorities in Angus include establishing north Angus / Montrose as a clean growth zone; investment in business infrastructure including a north Angus/A90 link road; creating vibrancy in town centres; and investment in improved digital connectivity in rural parts of Angus. The Angus Fund will stimulate the Mercury Programme, a £1 billion partnership programme between the government, public, private and community sectors which aims to “Increase productivity through clean growth, protecting places for future generations to live, work and visit”

Further opportunities for employment developments

In addition to land identified for employment use in the Local Development Plan, there is a wide range of existing business sites of varying types in towns, villages and countryside locations.

The Local Development Plan also identifies ‘opportunity’ sites within the principle towns many of which are considered suitable for a variety of uses including Class 4 business use. Outwith the towns there is also scope for business and employment development, and policies support rural diversification projects.

A wide range of commercial development sites and units for sale or let are available across Angus. For specific business needs the [Angus Property Search](#) may be useful for finding the right premises. All available Invest in Angus business units are listed, along with other marketed properties.

Invest in Angus, part of Angus Council’s Economic Development Service, provides a range of support and services for businesses looking to start up, develop or locate in the county. They can be contacted directly [here](#).

2. Methodology

The Employment Land Audit identifies the employment land supply by location and site, assessed to differentiate between sites which are serviced or serviceable within 5 years, and those which are not. Employment land information is monitored via the progress of planning applications, and through internal consultation with Building Standards, Development Standards and Economic Development. Information gathered is then cross referenced with the Scottish Vacant and Derelict Land Survey (SVDLS) and site inspections where required. Land is defined in the survey audit as;

- land classified as marketable and assessed and recorded as immediately available
- land classified as marketable and assessed and recorded as affected by minor constraints, but serviceable within 5 years, and
- land assessed and recorded as having major constraints

Employment Land within the scope of the audit is classified as;

Total Available Land: all employment land allocated or safeguarded, primarily for Class 4, 5 and 6 uses in the Angus Local Development Plan.

Marketable Land: which includes all land which is classed as immediately available and minor constrained land which is serviceable within 5 years.

Immediately available: land which;

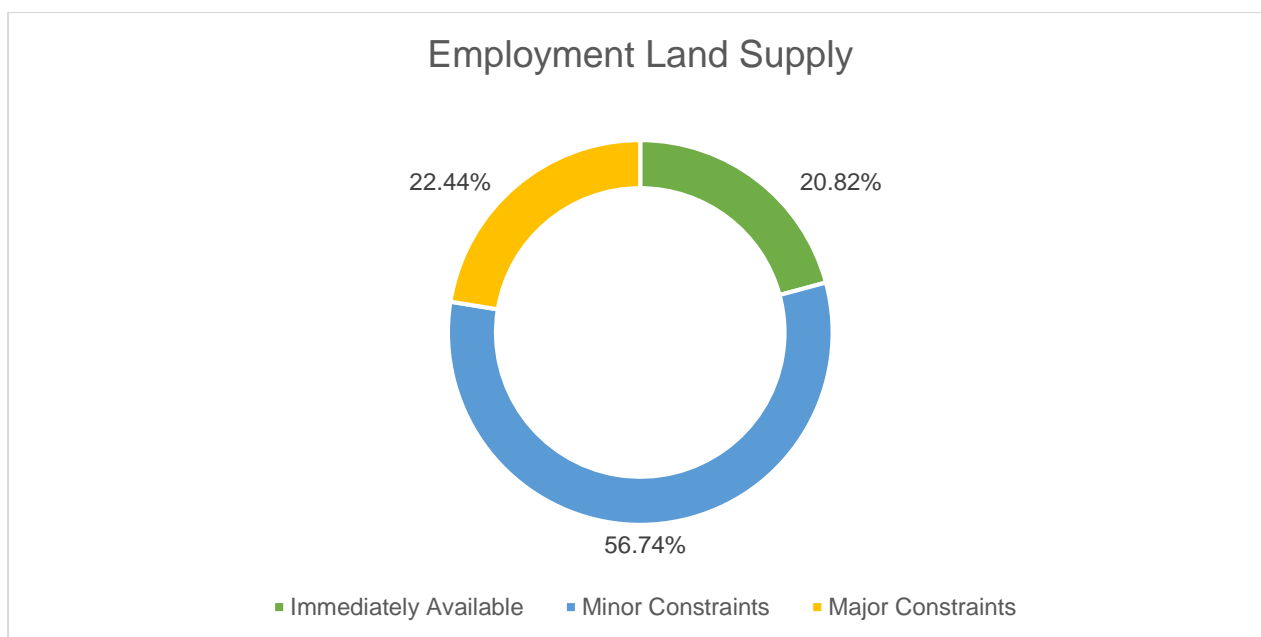
- meets business requirements
- is identified within a draft/adopted Local Development Plan, or has secure planning status
- has no current constraints
- is currently serviced
- has existing or easily achievable connections to transport networks including walking, cycling and public transport

Minor Constrained Land: land which has some constraints but is assessed as being marketable within 2- 5 years.

Major Constrained Land: areas of land with constraints which affect the availability of the site. These can include;

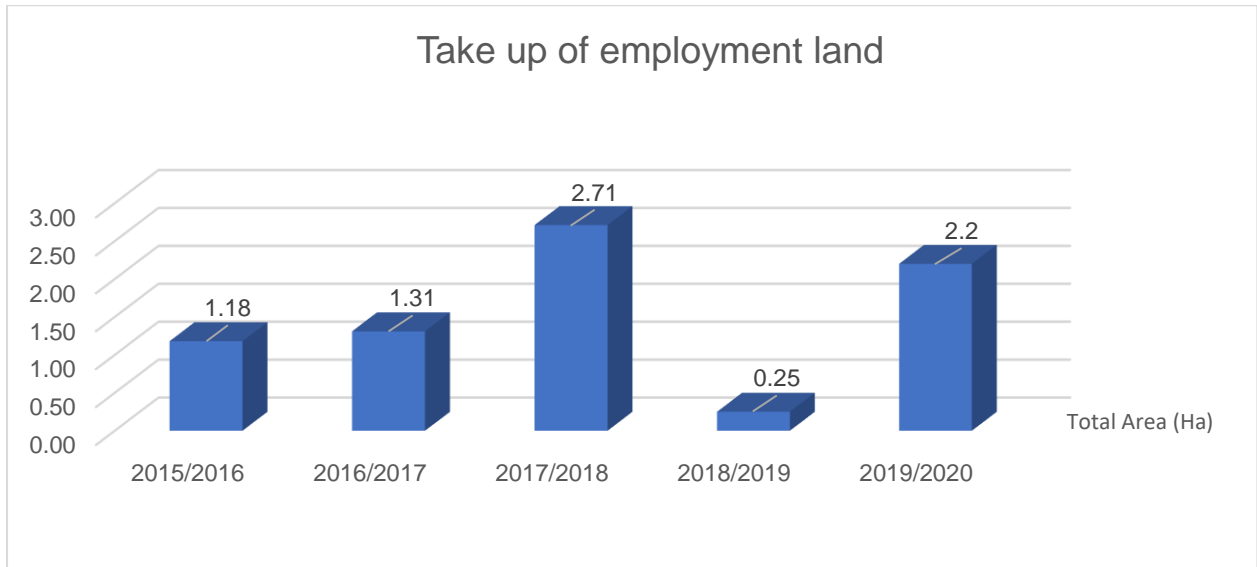
- ownership issues (for example, multiple owners or unwilling sellers)
- physical constraints including poor infrastructure provision or difficult topography
- limited road access
- poor availability of services to the site including water, gas or electricity
- ground condition constraints
- contamination
- flood risk
- water and drainage

3. Employment Land Supply



TOTAL SUPPLY OF EMPLOYMENT LAND - 2020			
Site Name	Settlement	Total Area (ha)	Total Available Area
Kirkton Industrial Estate	Arbroath	35.45	6.16
Elliot Industrial Estate	Arbroath	35.39	3.73
Elliot Industrial Estate	Arbroath	21.00	21.00
			30.89
Brechin Business Park	Brechin	16.25	1.25
Brechin Business Park	Brechin	27.00	16.07
			17.32
Carlogie	Carnoustie	15.00	15.00
Pitskelly	Carnoustie	10.00	10.00
Panmure Industrial Estate	Carnoustie	3.84	0.38
			25.38
Orchardbank Business Park	Forfar	24.49	18.59
Carseview Road	Forfar	4.00	4.00
			22.59
East Muirhead of Logie	Kirriemuir	5.00	1.32
North Mains of Logie	Kirriemuir	2.20	0.33
			1.65
Broomfield Industrial Estate	Montrose	20.87	1.85
Forties Road Industrial Estate	Montrose	39.11	1.47
North of Forties Road	Montrose	11.00	11.00
Montrose Airfield	Montrose	50.00	50.00
			64.32
TOTAL		320.6	162.15

Take up of employment land



Site Name	Settlement	2015/16	2016/17	2017/18	2018/19	2019/20
Kirkton Industrial Estate	Arbroath				0.25	
Elliot Industrial Estate	Arbroath			0.83		
Elliot Industrial Estate Extension	Arbroath					
Brechin Business Park	Brechin		1.31			
Brechin Business Park Extension	Brechin					
Montrose Road Industrial Estate	Brechin					
Carlogie	Carnoustie					
Pitskelly	Carnoustie					
Panmure Industrial Estate	Carnoustie					
Orchardbank Business Park	Forfar					
Carseview Road	Forfar					
Orchardbank Industrial Estate	Forfar	0.59				
East Muirhead of Logie	Kirriemuir	0.59		1.41		0.2
North Mains of Logie	Kirriemuir					
Broomfield Industrial Estate	Montrose			0.1		2.0
Forties Road Industrial Estate	Montrose			0.37		
North of Forties Road	Montrose					
Montrose Airfield	Montrose					
Total Area (ha)		1.18	1.31	2.71	0.25	2.2

Key facts

162.15 ha employment land available

16 allocated employment locations

14 sites with extant planning permission

125.78 ha is considered to be marketable land

Immediately available sites in Arbroath, Brechin, Forfar & Montrose

30 marketable sites across Angus, with 25 immediately available

2 completed developments in Kirriemuir & Montrose in 2019/2020

2 developments are currently under construction at Orchardbank, Forfar

The Tay Cities deal identifies a £26.5 million Angus Fund, to stimulate the development of innovative, clean technology businesses

Montrose Port has been selected as the base for operations for the Seagreen offshore windfarm project

Alternative Uses

Site	Site Ref	Site Area (Ha)	Planning Reference	Date of permission	Proposal
Elliot, Arbroath	1.00	3.11	18/00975/FULM	05/12/2019	Retail & drive through
East Logie, Kirriemuir	1.03	1.07	19/00512/FULL	28/08/2019	Gym & Yoga Studio
		4.18			

Site	Site Ref	Site Area (Ha)	Planning Reference	Date of permission	Proposal
Panmure*, Carnoustie	8.02	0.08	N/A	N/A	Community garden

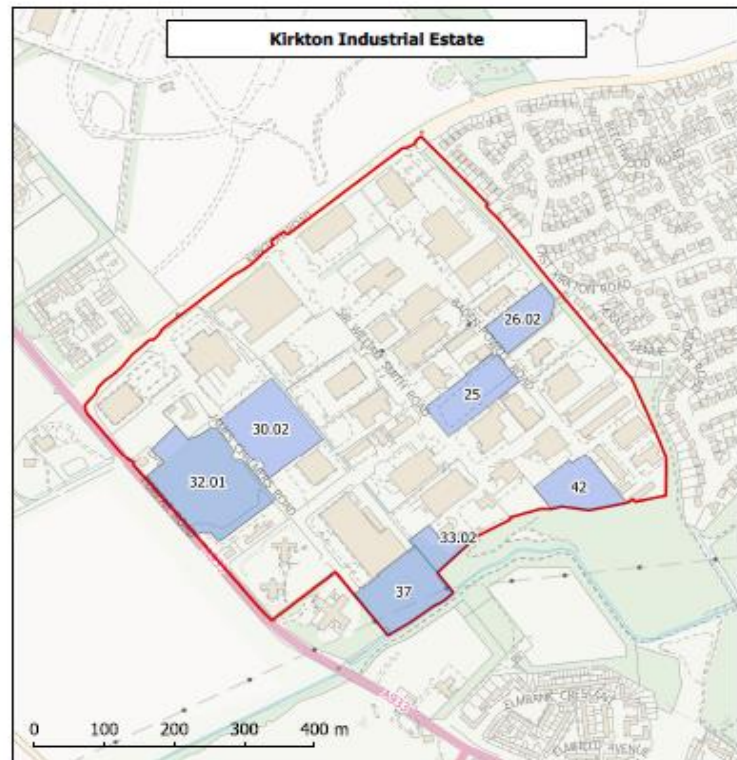
* The use of land at Panmure, Carnoustie as a community garden/growing space was not picked up through an audit as no planning permission was required.

ARBROATH

Available Employment Land 2020



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Planning permission has been approved for the erection of business units on site 30.02, a storage facility on site 26.02 but to date they have not progressed.

Kirkton Industrial Estate				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
25.00	0.71	Immediate	None	Brownfield
26.02	0.53	Immediate	None	Brownfield
30.02	1.05	Immediate	None	Greenfield
32.01	1.65	Immediate	None	Greenfield
33.02	0.63	Immediate	None	Brownfield
37.00	0.94	Minor Constraint	Infrastructure	Greenfield
42.00	0.65	Immediate	None	Greenfield
Total	6.16			

EXTANT PLANNING PERMISSION

Site Ref	Planning Reference	Date of permission	Proposal
26.02	18/00838/FULL	29/01/2019	Storage & containers
30.02	17/00382/FULL	20/07/2017	Erection of business units

COMPLETED DEVELOPMENT

Site Ref	Planning Reference	Date of Completion	Proposal
36.00*	18/00449/FULL	08/02/2019	Extension

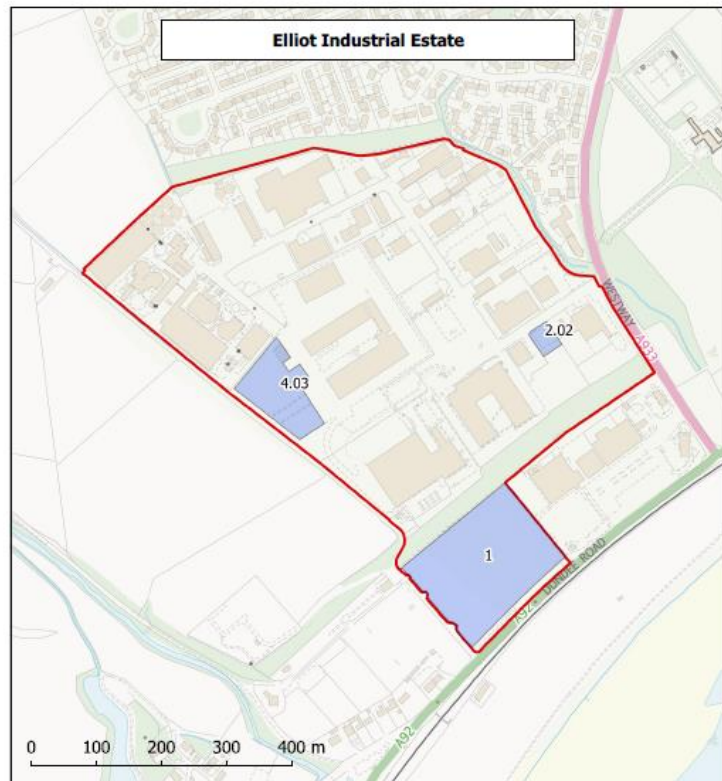
*This development was erroneously omitted from the 2019 completions. Not shown on plan.

ARBROATH

Available Employment Land 2020



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Planning permission for a retail and drive through development has been approved on site 1.00, and planning permission for the formation of a storage yard has been approved on site 2.02. Plot 4.03 is currently in use by a neighbouring business.

Elliot Industrial Estate				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1.00	3.11	Immediate	None	Brownfield
2.02	0.62	Immediate	None	Brownfield
Total	3.73			

EXTANT PLANNING PERMISSION

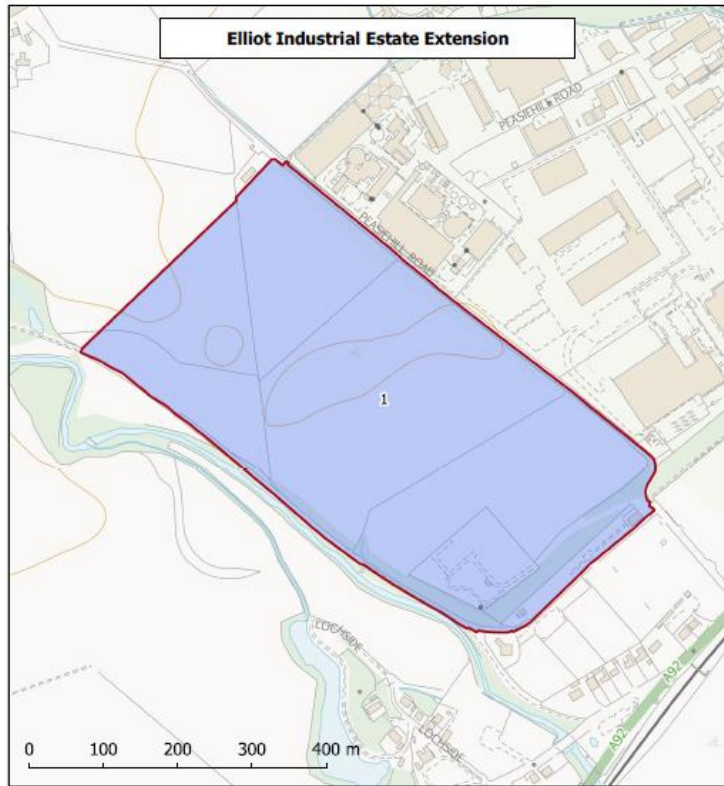
Site Ref	Planning Reference	Date of permission	Proposal
1.00	18/00975/FULM	05/12/2019	Retail & drive through
2.02	19/00234/FULL	24/05/2019	Storage containers

ARBROATH

Available Employment Land 2020



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No recent progress.

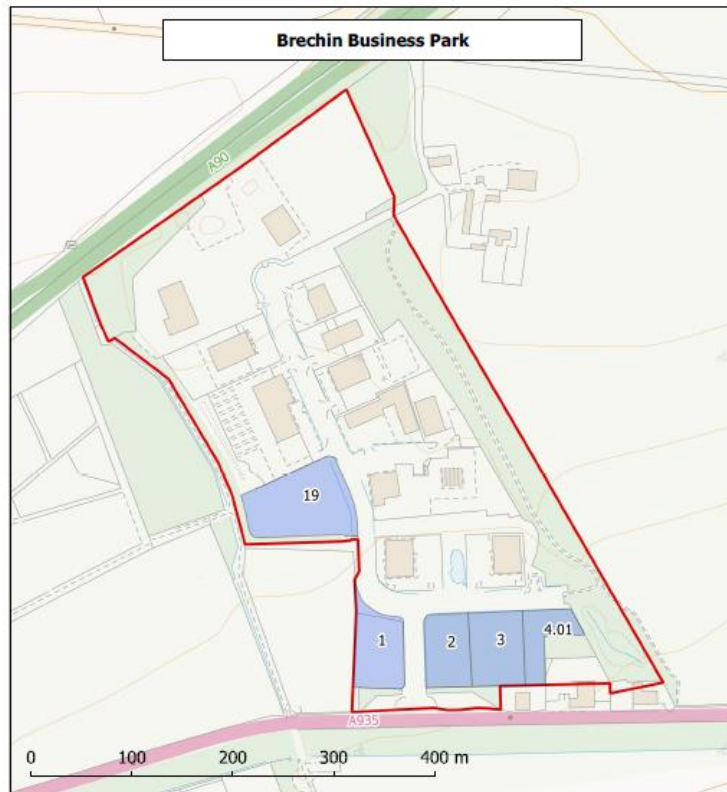
Elliot Industrial Estate Extension				
Site Ref	Site Area(ha)	Availability	Constraint	Brownfield/Greenfield
1.00	21.00	Constrained	Ownership	Greenfield
Total	21.00			

BRECHIN

Available Employment Land 2020



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No recent progress. Plot 19 will be retained for potential future access and is not part of the available employment land supply.

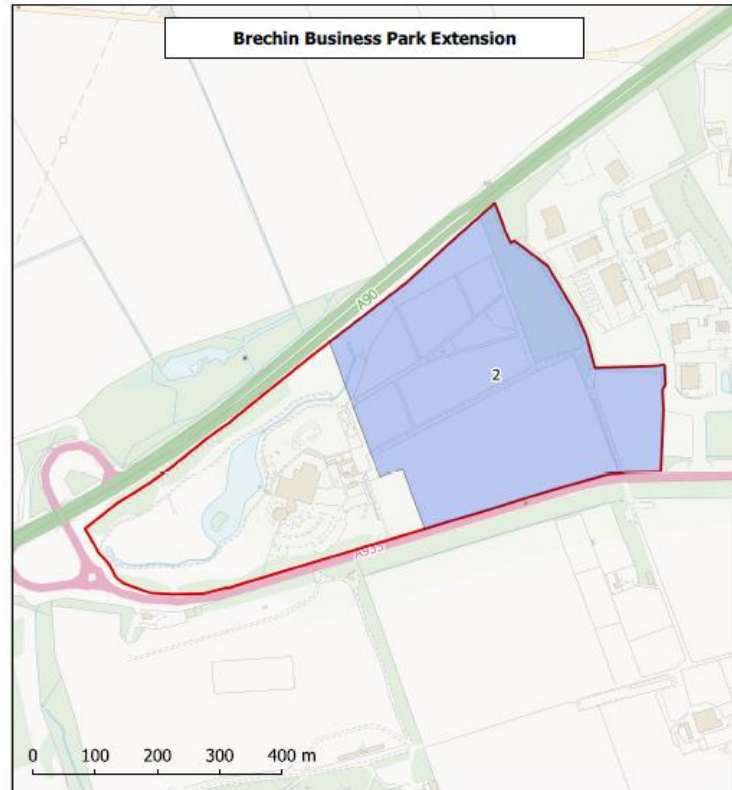
Brechin Business Park				
Site Ref	Site Area (ha)	Availability	Constrain	Brownfield/Greenfield
1.00	0.35	Immediate	None	Greenfield
2.00	0.32	Immediate	None	Greenfield
3.00	0.29	Immediate	None	Greenfield
4.01	0.30	Immediate	None	Greenfield
Total	1.25			

BRECHIN

Available Employment Land 2020



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Brechin Business Park extension remains undeveloped.

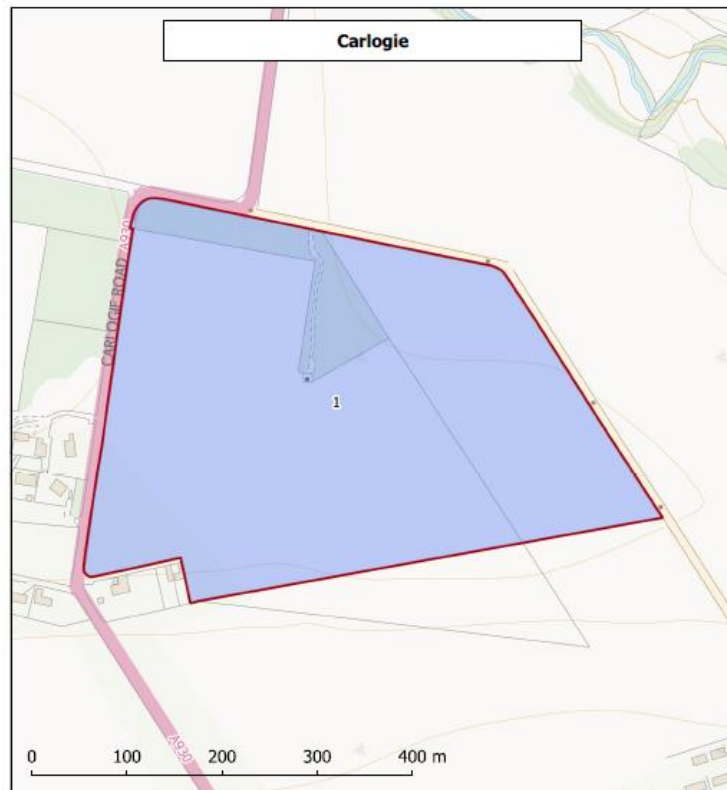
Brechin Business Park Extension				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
2.00	16.07	Minor	Infrastructure	Greenfield
Total	16.07			

CARNOUSTIE

Available Employment Land 2020



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Planning permission for formation of an employment area, road upgrade and realignment has been granted. A planning application for associated infrastructure on land outwith the site has also been approved.

Carlogie				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1.00	15.00	Minor	Infrastructure	Greenfield
Total	15.00			

EXTANT PLANNING PERMISSION

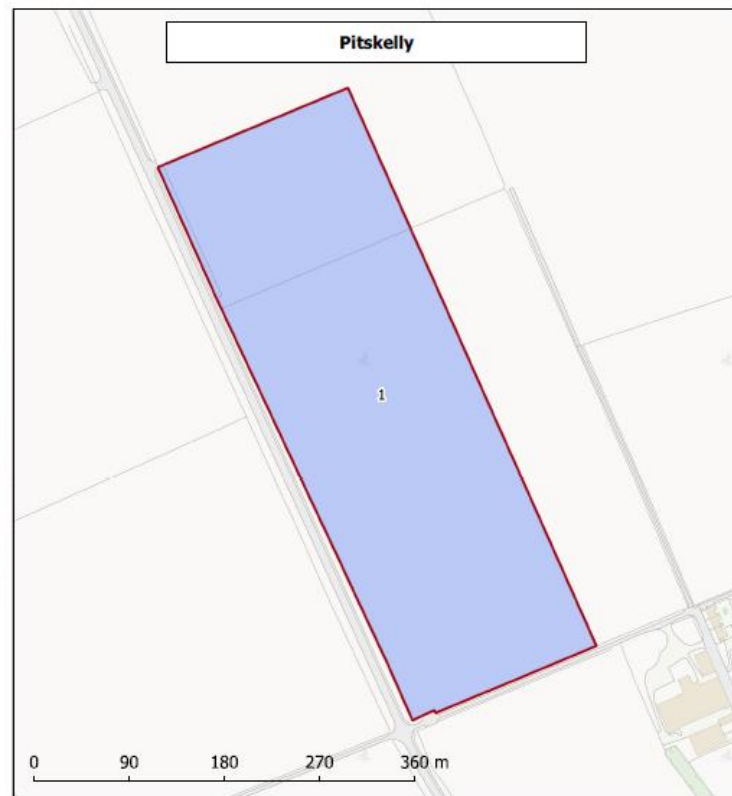
Site Ref	Planning Reference	Date of permission	Proposal
1.00	17/00661/MSCM	25/04/2018	Employment use

CARNOUSTIE

Available Employment Land 2020



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Planning permission in principle was granted in 2016, with a further application submitted in 2019 which is yet to be determined.

Pitskelly				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1.00	10.00	Minor	Infrastructure	Greenfield
Total	10.00			

EXTANT PLANNING PERMISSION

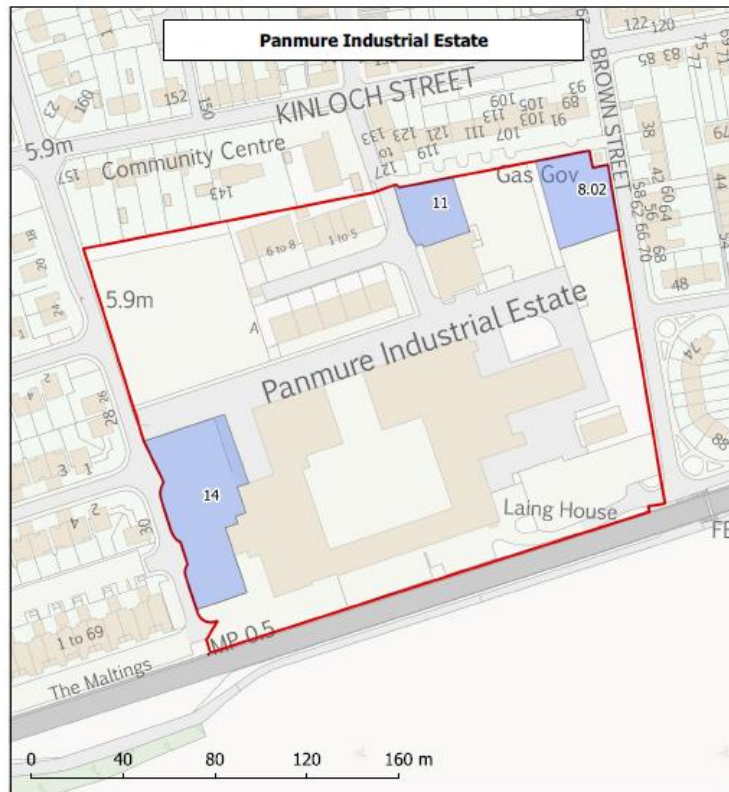
Site Ref	Planning Reference	Date of permission	Proposal
1.00	14/00573/PPPM	19/12/2016	Residential & Employment

CARNOUSTIE

Available Employment Land 2020



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A planning application has been submitted for residential development on 1.17Ha of land on the west side of Panmure Industrial Estate incorporating site 14.00. Site 8.02 is in use as a community garden/growing space.

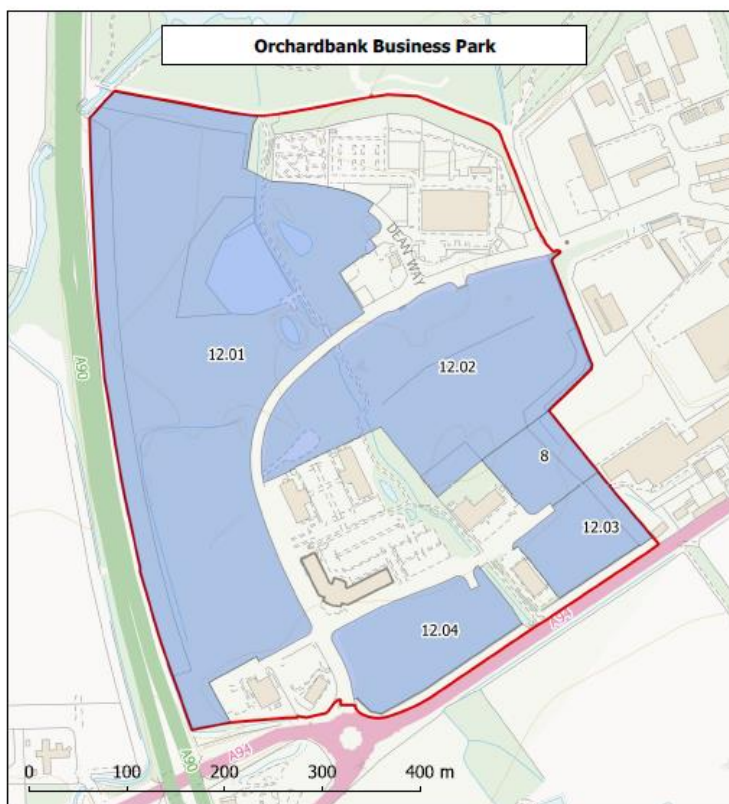
Panmure Industrial Estate				
Site	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
8.02	0.08	Constrained	Not marketed	Brownfield
11.00	0.09	Constrained	Not marketed	Brownfield
14.00	0.22	Constrained	Not marketed	Brownfield
Total	0.38			

FORFAR

Available Employment Land 2020



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A number of proposals have been granted planning permission including a storage facility on site 8.00, a petrol filling station and ancillary retail on the western part of site 12.04, a hotel on the southern part of site 12.01, and the formation of an electric vehicle charging hub on the west side of site 12.02.

Orchardbank Business Park				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
8.00	0.66	Immediate	None	Greenfield
12.01	10.91	Immediate	None	Greenfield
12.02	4.59	Immediate	None	Greenfield
12.03	0.90	Immediate	None	Greenfield
12.04	1.53	Immediate	None	Greenfield
Total	18.59			

EXTANT PLANNING PERMISSION

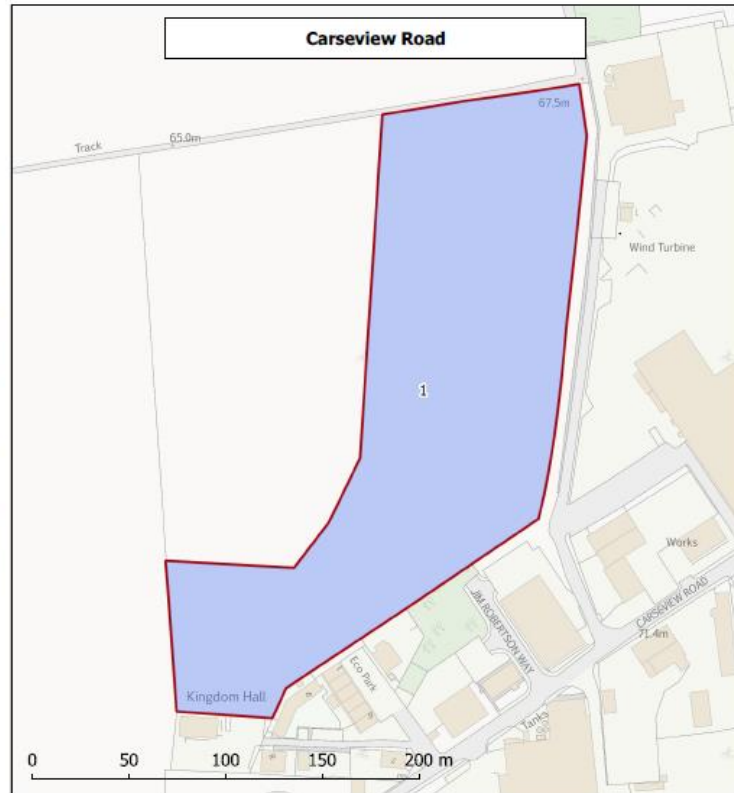
Site Ref	Planning Reference	Date of Permission	Proposal
8.00	17/00317/FULL	21/06/2017	Caravan & lorry storage
12.01(part)	17/00459/FULL	11/08/2017	Hotel
12.02(part)	18/00984/FULL	07/02/2019	Charging hub
12.04(part)	18/00270/FULL	09/08/2018	Petrol station & retail

FORFAR

Available Employment Land 2020



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No recent progress.

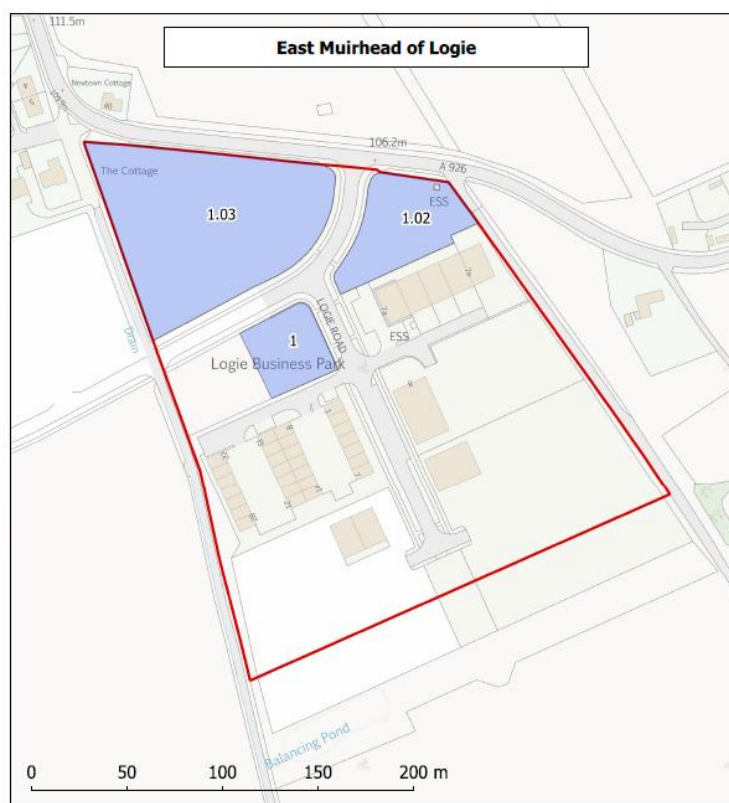
Carseview Road				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1.00	4.00	Major constraint	Infrastructure, Ownership	Greenfield
Total	4.00			

KIRRIEMUIR

Available Employment Land 2020



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Originally Plot 1.03 extended to 1.27 ha however a proposal for the erection of 5 no. Class 4 units extending to 0.2 ha has been completed on land to the south west (area west of Plot 1). Plot 1.03 has been divided and the southern part is now Plot 1, which has planning permission for a gym & yoga studio.

East Muirhead of Logie				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	0.20	Immediate	None	Greenfield
1.02	0.25	Immediate	None	Greenfield
1.03	0.87	Immediate	None	Greenfield
Total	1.32			

EXTANT PLANNING PERMISSON

Site Ref	Planning Reference	Date of Permission	Proposal
1	19/00512/FULL	28/08/2019	Gym & yoga Studio

COMPLETED DEVELOPMENT

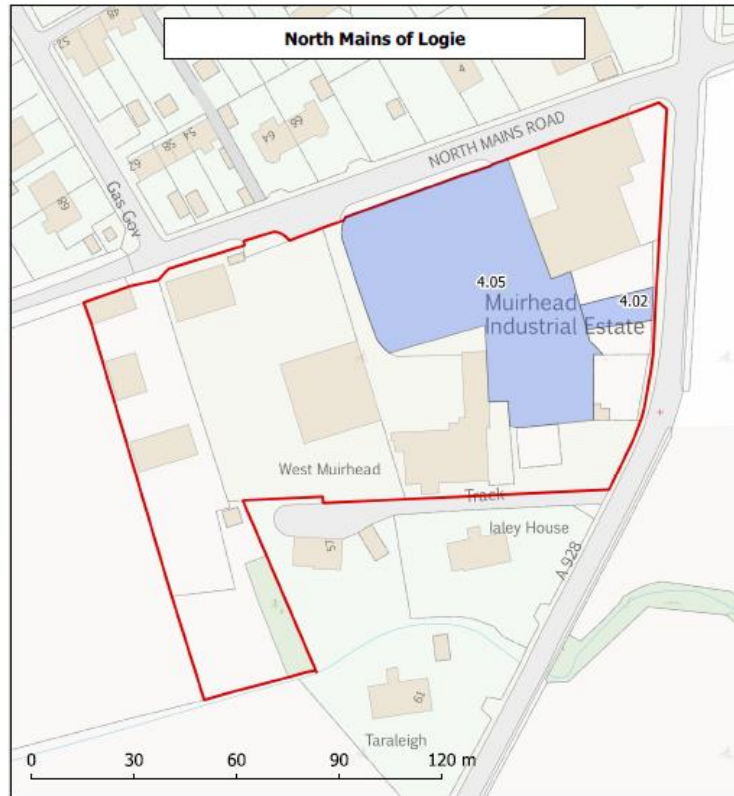
Site Ref	Planning Reference	Date of Completion	Proposal
1.03(part)	19/00705/FULL	07/02/2020	5 x Class 4 units

KIRRIEMUIR

Available Employment Land 2020



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No recent progress.

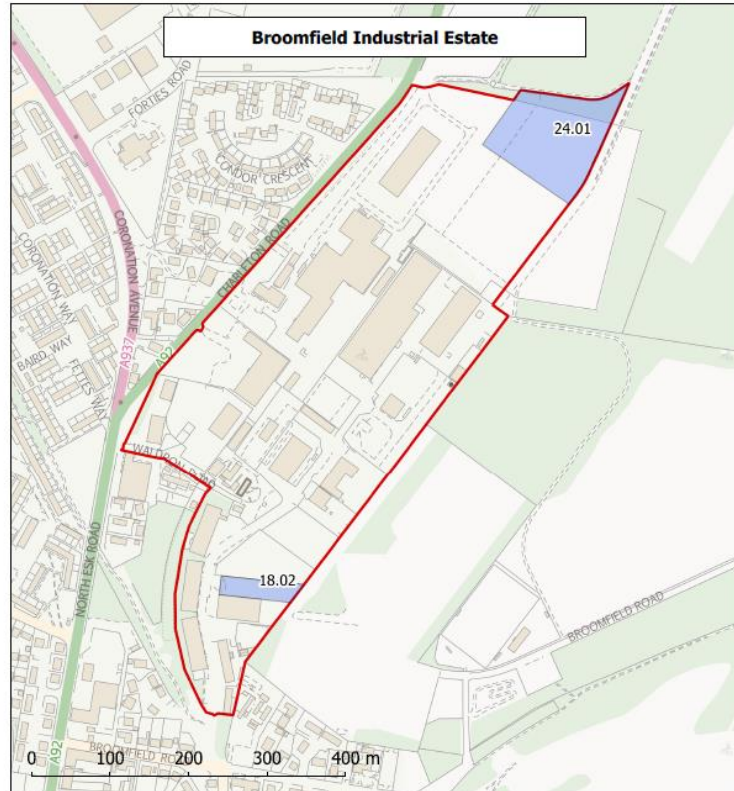
North Mains of Logie				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
4.02	0.03	Immediate	None	Brownfield
4.05	0.30	Immediate	None	Brownfield
Total	0.33			

MONTROSE

Available Employment Land 2020



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Development of a new workshop and test facility with yard accommodation for GE Oil and Gas has been completed extending to approximately 2 hectares of former Plot 24.00 (immediately south west of Plot 24.01). The remaining area has been renumbered as 24.01.

Broomfield Industrial Estate				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
18.02	0.25	Immediate	None	Brownfield
24.01	1.60	Immediate	None	Brownfield
Total	1.85			

COMPLETED DEVELOPMENT

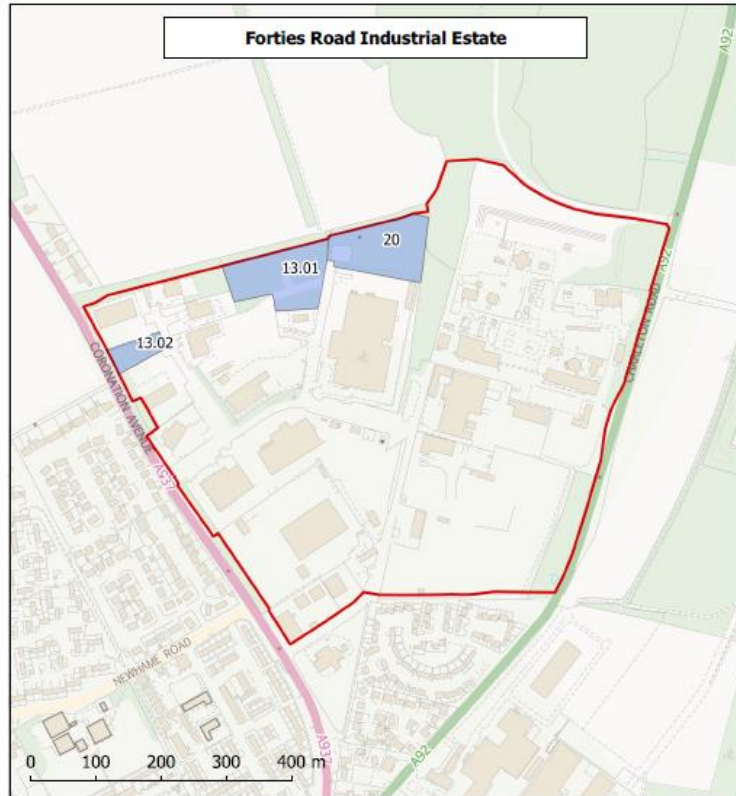
Site Ref	Planning Reference	Date of Completion	Proposal
24.00	18/00194/FULL	04/12/2019	Workshop & test facility

MONTROSE

Available Employment Land 2020



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Planning permission has recently been approved on plot 13.02 for the erection of a steel store. Plot 20 is currently in use and is therefore not currently part of the employment land supply.

Forties Industrial Estate				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
13.01	1.18	Immediate	None	Greenfield
13.02	0.29	Immediate	None	Greenfield
Total	1.47			

EXTANT PLANNING PERMISSON

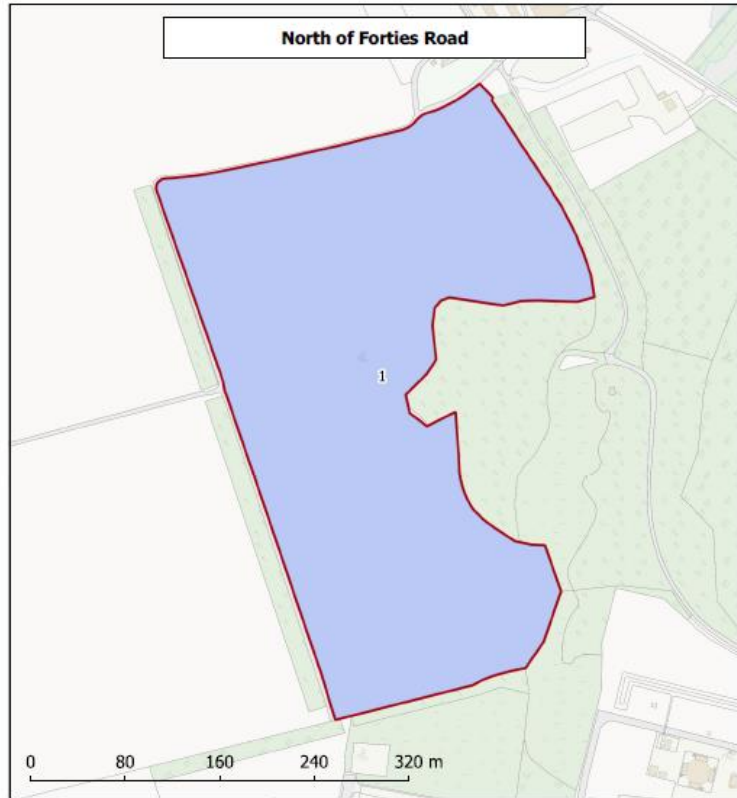
Site Ref	Planning Reference	Date of Permission	Proposal
13.02	19/00008/FULL	11/04/2019	Erection of Steel Store

MONTROSE

Available Employment Land 2020



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No recent progress.

North of Forties Road				
Site	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1.00	11.00	Major Constraints	Infrastructure, Ownership	Greenfield
Total	11.00			

MONTROSE

Available Employment Land 2020



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Planning permission to develop a business park at Montrose Airfield was approved in 2016. A Proposal of Application Notice for a new application was submitted in January 2019. A planning application for roads and service infrastructure to facilitate an initial development phase of 10 ha adjacent to A92 is pending consideration.

Montrose Airfield				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1.00	50.00	Minor Constraints	Infrastructure	Greenfield
Total	50.00			

EXTANT PLANNING PERMISSON

Site Ref	Planning Reference	Date of Permission	Proposal
1.00	14/00480/EIAM	29/07/2016	Business Park

APPENDIX 1: EMPLOYMENT LAND SUPPLY 2020 - AVAILABLE LAND BY SITE

	Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
ARBROATH					
Kirkton Industrial Estate	25.00	0.71	Immediate	None	Brownfield
	26.02	0.53	Immediate	None	Brownfield
	30.02	1.05	Immediate	None	Greenfield
	32.01	1.65	Immediate	None	Greenfield
	33.02	0.63	Immediate	None	Brownfield
	37.00	0.94	Minor Constraints	None	Greenfield
	42.00	0.65	Immediate	None	Greenfield
Total		6.16			
Elliot Industrial Estate	1.00	3.11	Immediate	None	Brownfield
	2.02	0.62	Immediate	None	Brownfield
Total		3.73			
Elliot Industrial Estate Extension	1.00	21.00	Constrained	Ownership	Greenfield
Total		21.00			
BRECHIN					
Brechin Business Park	1.00	0.35	Immediate	None	Greenfield
	2.00	0.32	Immediate	None	Greenfield
	3.00	0.29	Immediate	None	Greenfield
	4.01	0.30	Immediate	None	Greenfield
Total		1.25			

Brechin Business Park Extension	2.00	16.07	Minor Constraints	Infrastructure	Greenfield
Total		16.07			
CARNOUSTIE					
Carlogie	1.00	15.00	Minor Constraints	Infrastructure	Greenfield
Total		15.00			
Pitskelly	1.00	10.00	Minor Constraints	Infrastructure	Greenfield
Total		10.00			
Panmure Industrial Estate	8.02	0.08	Constrained	Not marketed	Brownfield
	11.00	0.09	Constrained	Not marketed	Brownfield
	14.00	0.22	Constrained	Not marketed	Brownfield
Total		0.38			
FORFAR					
Orchardbank Business Park	8.00	0.66	Immediate	None	Greenfield
	12.01	10.91	Immediate	None	Greenfield
	12.02	4.59	Immediate	None	Greenfield
	12.03	0.90	Immediate	None	Greenfield
	12.04	1.53	Immediate	None	Greenfield
Total		18.59			
Carseview Road	1.00	4.00	Major Constraints	Infrastructure/Ownership	Greenfield
Total		4.00			

KIRRIEMUIR					
East Muirhead of Logie	1	0.20			
	1.02	0.25	Immediate	None	Greenfield
	1.03	0.87	Immediate	None	Greenfield
Total		1.32			
North Mains of Logie	4.02	0.03	Immediate	None	Brownfield
	4.05	0.30	Immediate	None	Brownfield
Total		0.33			
MONTROSE					
Broomfield Industrial Estate	18.02	0.25	Immediate	None	Brownfield
	24.00	1.60	Immediate	None	Brownfield
Total		1.85			
Forties Industrial Estate	13.01	1.18	Immediate	None	Greenfield
	13.02	0.29	Immediate	None	Greenfield
Total		1.47			
North of Forties Road	1.00	11.00	Constrained	Infrastructure, Ownership	Greenfield
Total		11.00			
Montrose Airfield	1.00	50.00	Minor Constraints	Infrastructure	Greenfield
Total		50.00			
ANGUS TOTAL		162.15			