



Angus Employment Land Audit 2023

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1. Introduction

Purpose

The Angus Employment Land Audit (ELA) 2023 identifies and details the availability and take-up of land allocated for employment use in the Angus Local Development Plan (2016), during the period between 1 June 2022 and 31 May 2023.

The ELA forms part of the Council's annual monitoring activity; it assists in the implementation of the Development Plan for Angus (which comprises the National Planning Framework 4 and the Angus Local Development Plan 2016; and it contributes to the measurement of economic activity in Angus through annual submissions to the Scottish Local Authorities Economic Development group (SLAED).

2. Methodology

The ELA identifies the employment land supply by location and site. The audit breaks this down to those sites which are serviced or serviceable within 5 years, and those which are not.

Employment land information is monitored via the determination of planning applications, the implementation of planning consents, 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) with site inspections undertaken where there may be site activity which has not been picked up through the audit process.

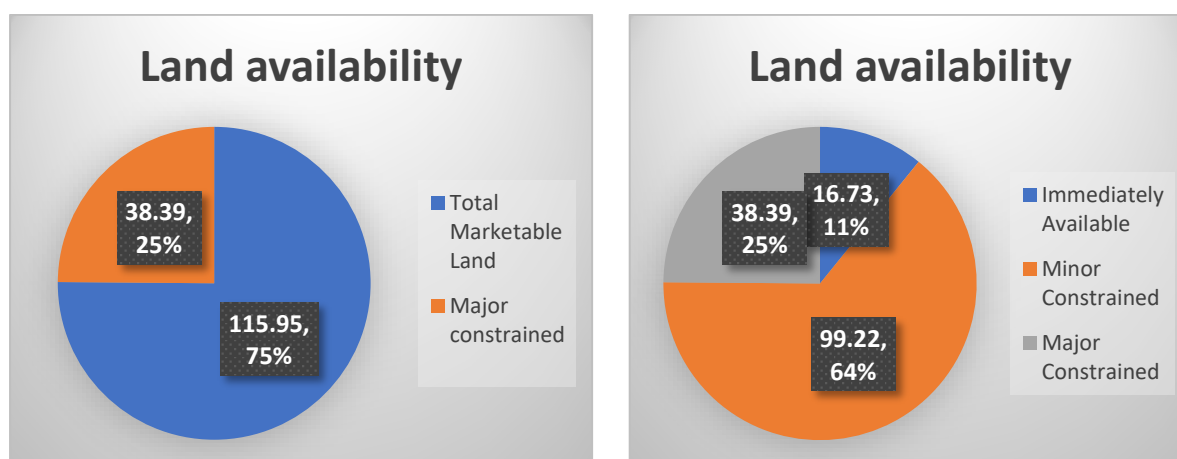
Employment Land within the scope of the audit is classified as:

Total Available Land: includes all employment land allocated or safeguarded, primarily for Class 4, 5 and 6 uses.

Land is defined as **marketable** or as **not currently marketable** dependant on any constraints. Marketable land includes land which is classed as immediately available and land with minor constraints. Land which is not currently marketable is classed as major constrained land.¹

¹ For detailed definitions of terms used in this document please refer to Appendix1: Glossary

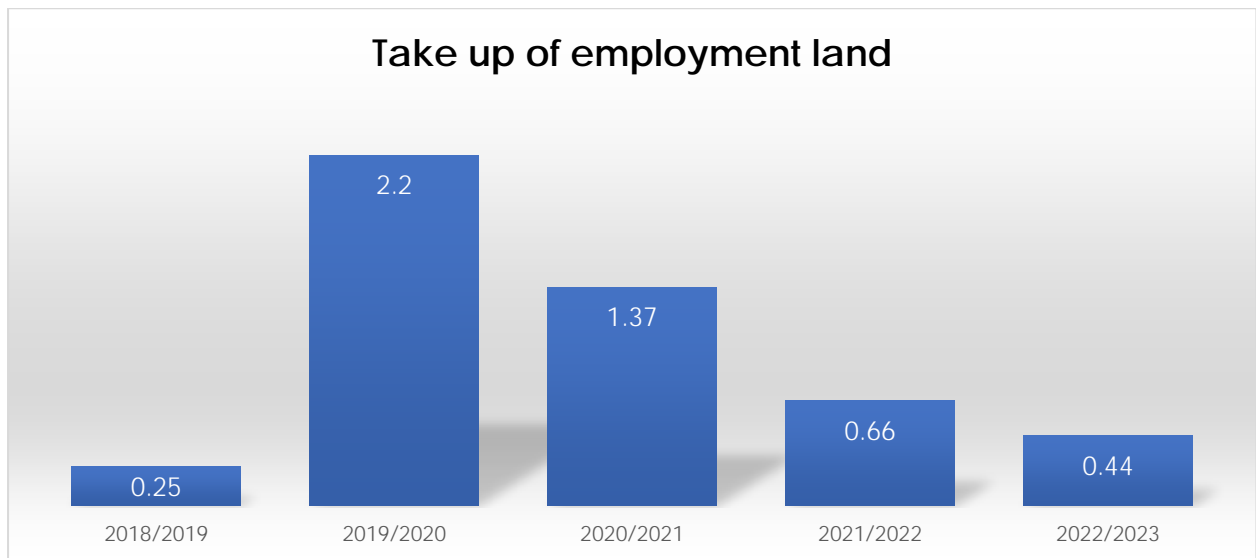
3. Employment Land Supply



75% of the total available land in Angus is considered as marketable, and 25% is considered as not currently marketable and has major constraints to overcome before development can be undertaken. Of the 75% marketable land; 11% is considered as immediately available; and 64% has minor constraints which need to be overcome before development can be undertaken.

TOTAL SUPPLY OF EMPLOYMENT LAND - 2023			
Site Name	Settlement	Total Area (ha)	Total Available
Kirkton Industrial Estate	Arbroath	35.45	6.16
Elliot Industrial Estate	Arbroath	35.39	3.73
Elliot Industrial Estate Extension	Arbroath	21.00	21.00
			30.89
Brechin Business Park	Brechin	16.25	1.26
Brechin Business Park Extension	Brechin	16.07	16.07
			17.33
Carlogie	Carnoustie	15.00	15.00
Pitskelly	Carnoustie	10.00	10.00
Panmure Industrial Estate	Carnoustie	3.84	0.39
			25.39
Orchardbank Business Park	Forfar	24.49	11.58
Carseview Road	Forfar	4.00	4.00
			15.58
East Muirhead of Logie	Kirriemuir	5.00	1.12
North Mains of Logie	Kirriemuir	2.20	0.33
			1.45
Broomfield Industrial Estate	Montrose	20.87	1.29
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
			63.76
TOTAL		309.67	154.40

Take up of employment land



Site Name	Settlement	2018/19	2019/20	2020/21	2021/22	2022/23
Kirkton Industrial Estate	Arbroath	0.25				
Elliot Industrial Estate	Arbroath					
Elliot Industrial Estate Extension	Arbroath					
Brechin Business Park	Brechin					
Brechin Business Park Extension	Brechin					
Carlogie	Carnoustie					
Pitskelly	Carnoustie					
Panmure Industrial Estate	Carnoustie					
Orchardbank Business Park	Forfar			1.17	0.66	
Carseview Road	Forfar					
East Muirhead of Logie	Kirriemuir		0.2	0.2		
North Mains of Logie	Kirriemuir					
Broomfield Industrial Estate	Montrose		2.0			
Forties Road Industrial Estate	Montrose					0.44
North of Forties Road	Montrose					
Montrose Airfield	Montrose					
Total Area (ha)		0.25	2.2	1.37	0.66	0.44

Key facts

154.34 ha employment land available

16 allocated employment locations

10 sites with extant planning permission

115.95 ha is considered to be marketable land

Immediately available sites in Arbroath, Brechin, Kirriemuir Forfar & Montrose

*41 marketable sites across Angus, with 27 immediately available

1 recently completed development at Forties Road, Montrose

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

2 Developments are currently under construction at Pitskelly, Carnoustie & Broomfield, Montrose

Alternative Uses

Site	Site Ref	Site Area (Ha)	Planning Reference	Date of permission	Proposal
Elliot, Arbroath	1	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 subdivision of sites within Forties Road Business Park, Montrose has resulted in an increase of smaller sites available within the land supply. This equates to a total increase of 1 site.

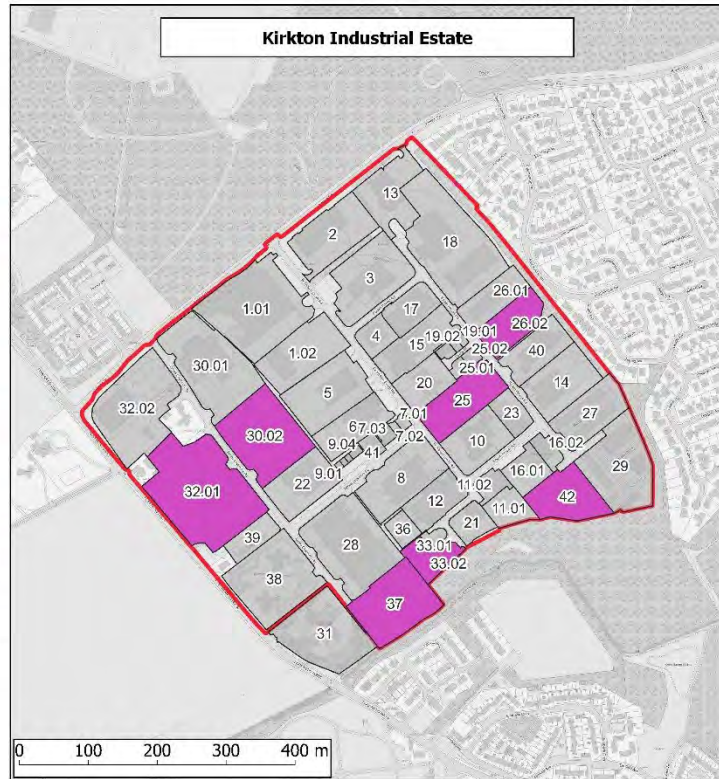
Arbroath

Available Employment Land 2023



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No recent progress.

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	Not marketed	Greenfield
42.00	0.65	Immediate	None	Greenfield
Total	6.16			

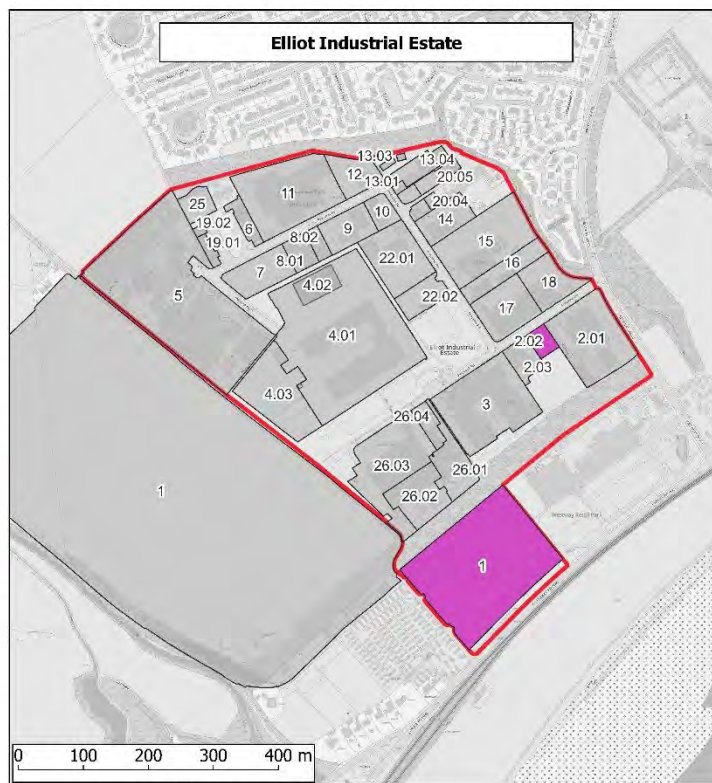
Arbroath

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Planning permission for the creation of retail units, an outdoor garden centre and a drive through has been approved on site 1. Planning permission for 2 commercial units has been granted on site 2.02 however, to date no works have commenced.

Elliot Industrial Estate				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	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	22/00288/FULM	22/11/2022	Retail & drive through
2.02	21/00443/FULL	13/07/2021	2 commercial units

Arbroath

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No recent progress.

Elliot Industrial Estate Extension				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	21.00	Major Constraint	Ownership issues	Greenfield
Total	21.00			

Brechin

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An application for the erection of a secure paper shredding/recycling facility on site 2 & site 3 has been granted permission. However, at the time this audit was prepared construction had not commenced.

Brechin Business Park				
Site Ref	Site Area (ha)	Availability	Constrain	Brownfield/Greenfield
1	0.35	Immediate	None	Greenfield
2	0.32	Immediate	None	Greenfield
3	0.29	Immediate	None	Greenfield
4.01	0.30	Immediate	None	Greenfield
Total	1.25			

EXTANT PLANNING PERMISSION

Site Ref	Planning Reference	Date of permission	Proposal
2 & 3	20/00854/FULL	20/12/2021	Paper Shredding

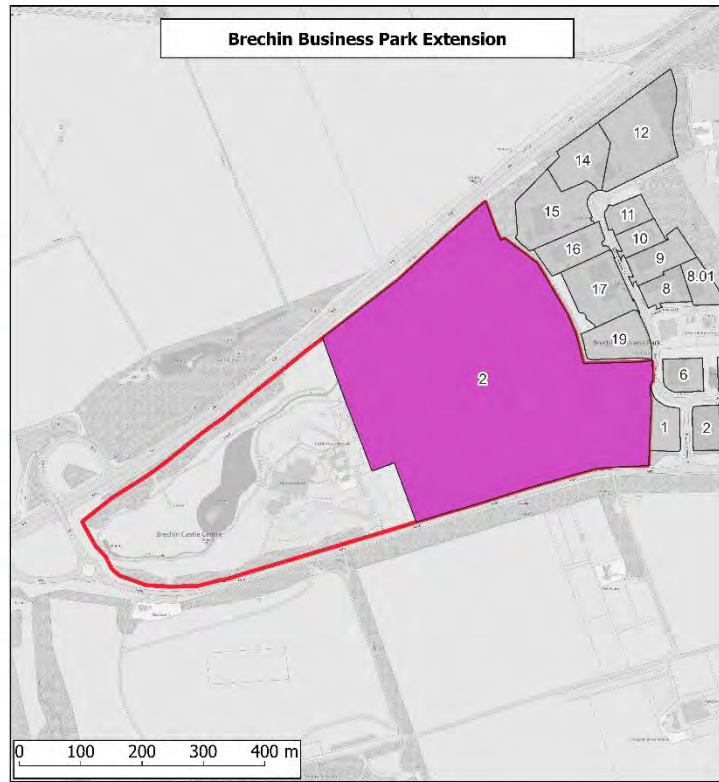
Brechin

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A Proposal of Application Notice (PAN) was submitted in November 2022, advising how the developer intends to engage with the community. A planning application is expected in the near future.

Infrastructure to serve development is not yet in place, therefore the site is not currently serviced, and classed as minor constrained.

Brechin Business Park Extension				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
2	16.07	Minor constraint	Infrastructure	Greenfield
Total	16.07			

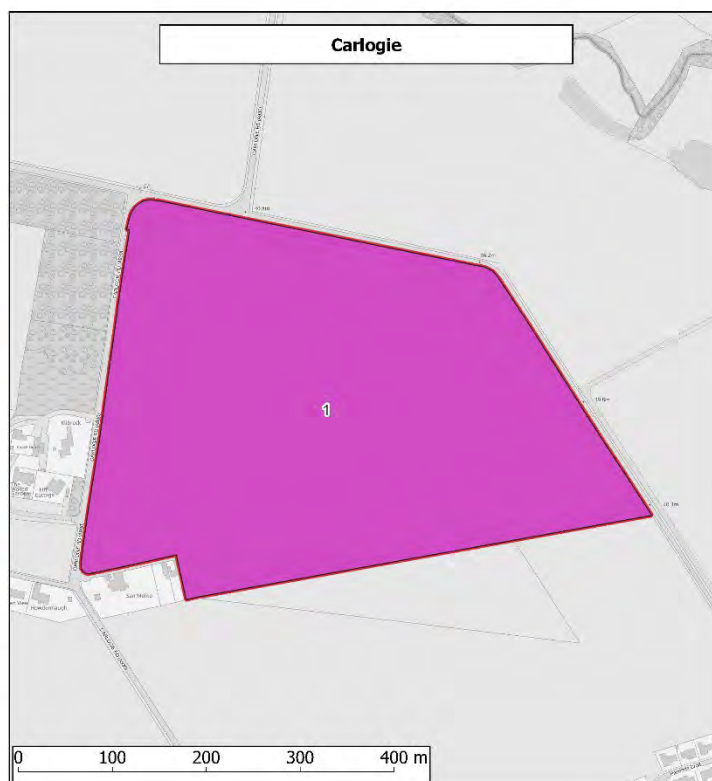
Carnoustie

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Planning permission for formation of an employment area, road upgrade and realignment has been granted, with a further application to amend conditions also approved.

Infrastructure to serve development is not yet in place, therefore the site is not currently serviced, and classed as minor constrained.

Carlogie				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	15.00	Minor constraint	Infrastructure	Greenfield
Total	15.00			

EXTANT PLANNING PERMISSION

Site Ref	Planning Reference	Date of permission	Proposal
1	20/00825/MSC	11/08/2021	Employment use

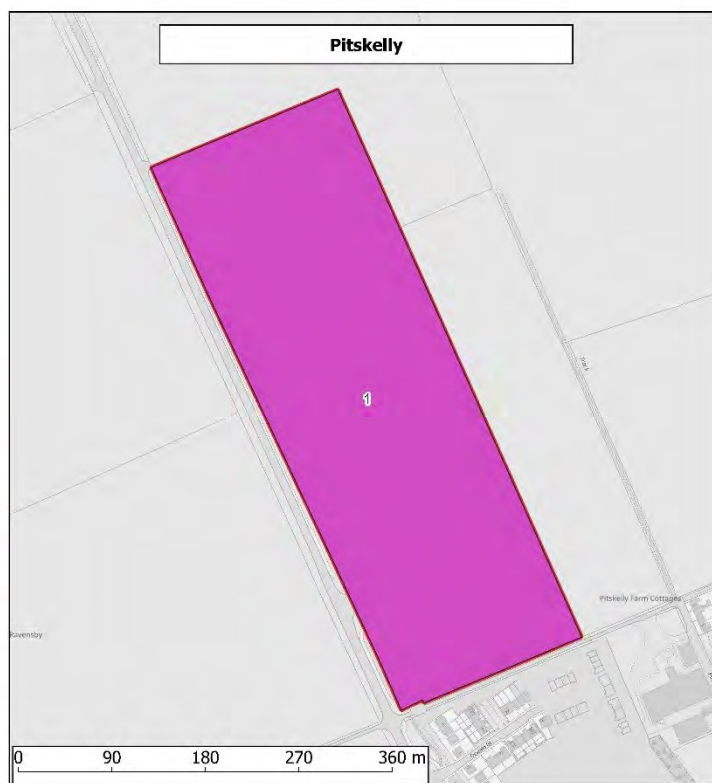
Carnoustie

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Planning permission in principle was granted in 2016. A subsequent application for approval of matters specified in conditions granted permission in February 2021. Development started in June 2021 with a projected completion date in 2023.

Infrastructure to serve the full development is not yet in place, therefore the site is not currently fully serviced, and classed as minor constrained.

Pitskelly				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	10.00	Minor constraint	Infrastructure	Greenfield
Total	10.00			

EXTANT PLANNING PERMISSION

Site Ref	Planning Reference	Date of permission	Proposal
1	19/00927/MSC	10/02/2021	Residential & Employment

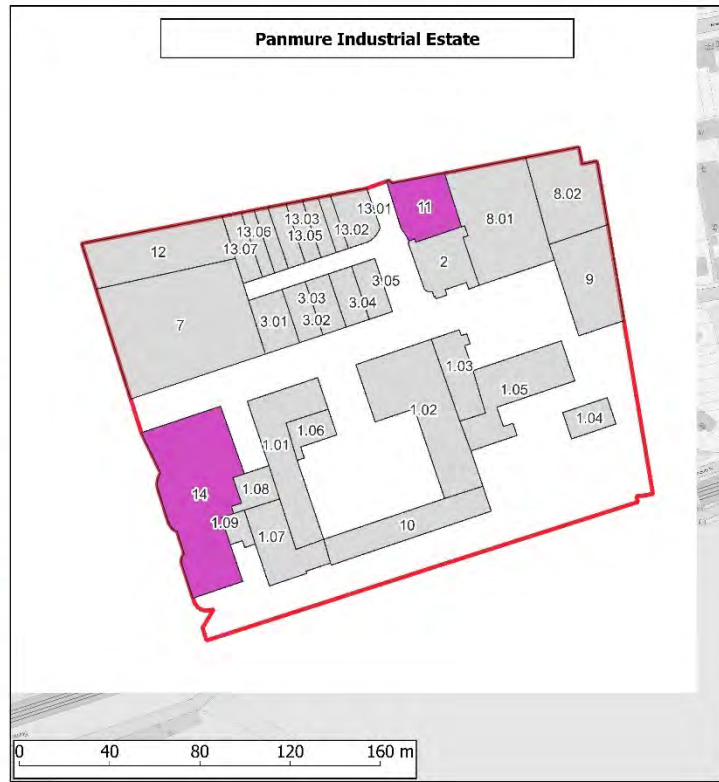
Carnoustie

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A planning application for a residential development on west side of Panmure Industrial Estate incorporating site 14, was granted planning permission in January 2023.

Panmure Industrial Estate				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
8.02	0.08	Major Constraint	Not marketed	Brownfield
11	0.09	Major Constraint	Not marketed	Brownfield
14	0.22	Major Constraint	Not marketed	Brownfield
Total	0.38			

EXTANT PLANNING PERMISSION

Site Ref	Planning Reference	Date of permission	Proposal
1	22/00084/FULL	31/01/2023	Residential

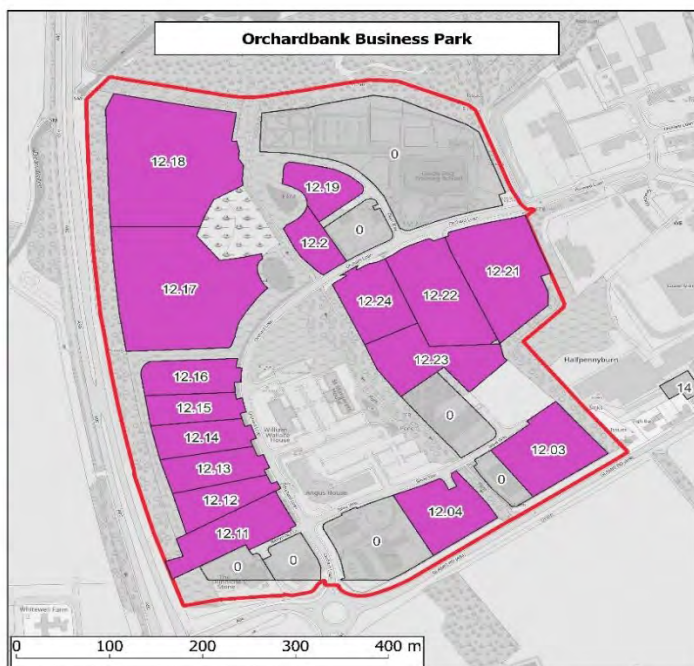
Forfar

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A planning application for a new showroom has been approved across sites 12.12, 12.13, 12.14, 12.15, & 12.16, but at the time the audit was prepared construction had not commenced.

Site 12.18 has significant flood risk issues which are not expected to be overcome within 5 years and are expected to require major intervention. The remaining sites which have been identified as having flood risk issues are expected to be overcome within 2-5 years.

Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
12.11	0.40	Immediate	None	Greenfield
12.12	0.43	Immediate	None	Greenfield
12.13	0.41	Immediate	None	Greenfield
12.14	0.35	Immediate	None	Greenfield
12.15	0.35	Immediate	None	Greenfield
12.16	0.43	Immediate	None	Greenfield
12.17	1.98	Minor Constraint	Flood risk	Greenfield
12.18	2.00	Major Constraint	Flood risk	Greenfield
12.19	0.36	Minor Constraint	Flood risk	Greenfield
12.20	0.27	Minor Constraint	Flood risk	Greenfield
12.21	1.08	Minor Constraint	Flood risk	Greenfield
12.22	0.93	Minor Constraint	Flood risk	Greenfield
12.23	0.70	Minor Constraint	Flood risk	Greenfield
12.24	0.56	Minor Constraint	Flood risk	Greenfield
12.03	0.73	Minor Constraint	Flood risk	Greenfield
12.04	0.60	Minor Constraint	Flood risk	Greenfield
Total	11.58			

EXTANT PLANNING PERMISSION

Site Ref	Planning Reference	Date of Permission	Proposal
12.01	21/00061/FULL	23/07/2021	Showroom & workshop

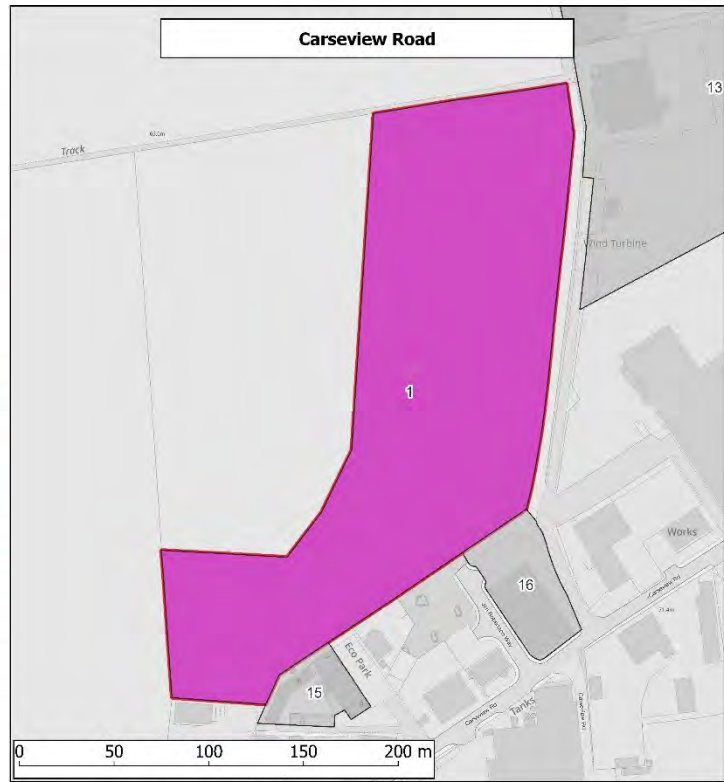
Forfar

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No recent progress.

There may be access issues to overcome to allow development of the site. Therefore, further investigation will be required by potential developers to understand potential access issues and how they could be addressed to develop the site.

Carseview Road				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	4.00	Major Constraint	Ownership issues & access	Greenfield
Total	4.00			

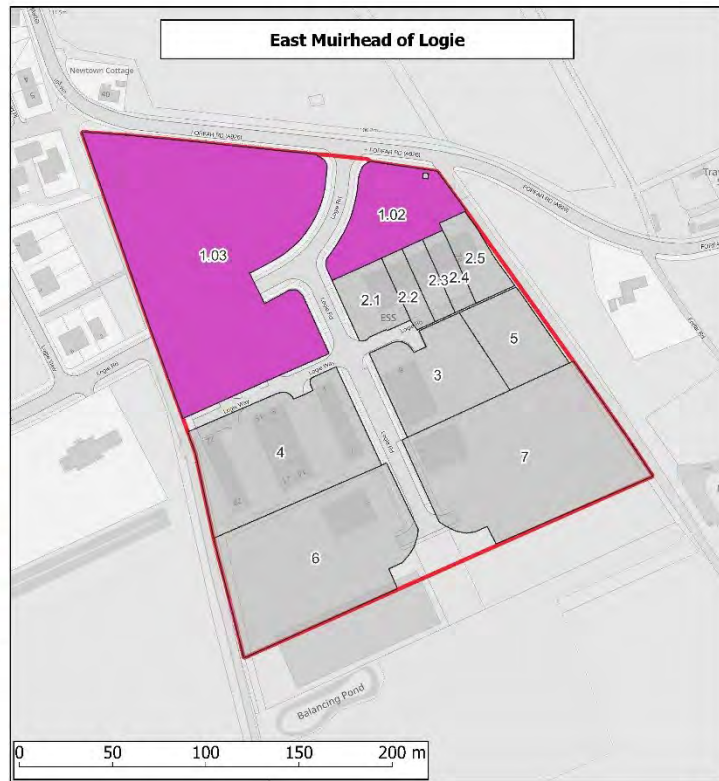
Kirriemuir

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A development comprising of 2 business units has been completed within site 6 on previously undeveloped land. However, as site 6 was considered as taken up in entirety in 2018, it has not recorded in the 2023 audit.

East Muirhead of Logie				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1.02	0.25	Immediate	None	Greenfield
1.03	0.87	Immediate	None	Greenfield
Total	1.12			

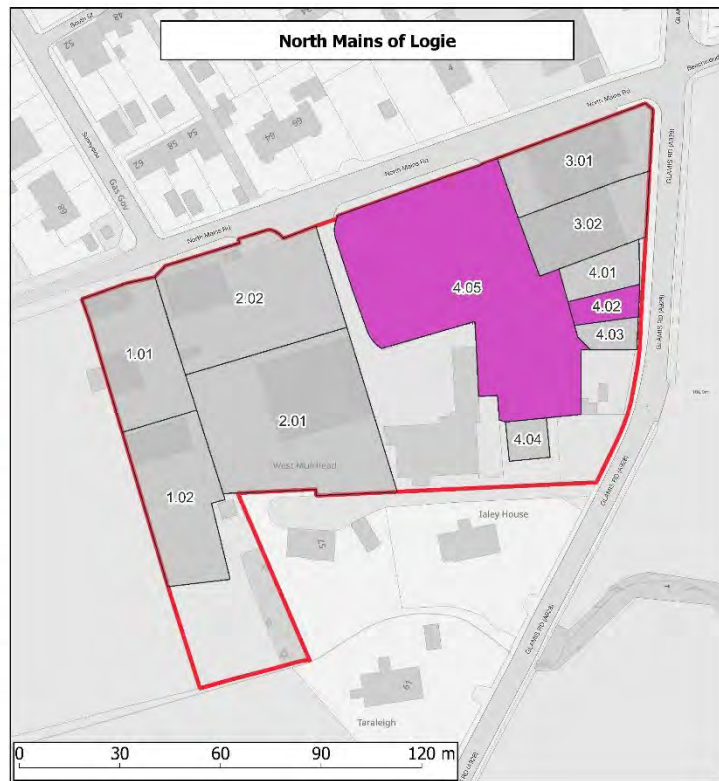
Kirriemuir

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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			

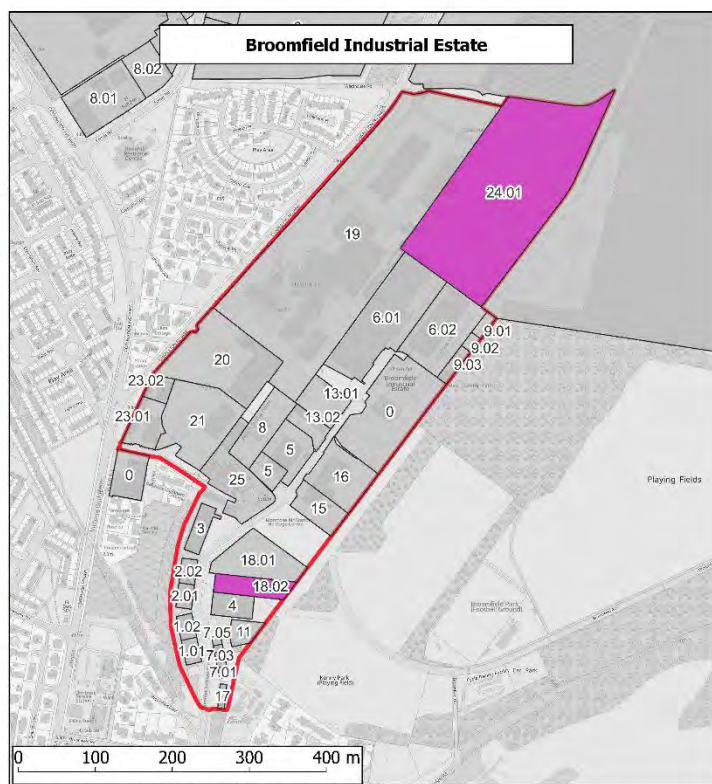
Montrose

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Planning permission for a replacement canteen building on site 24.01 was granted in August 2020, followed by commencement of development in March 2021. At the time the audit was prepared the development had not been completed.

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			

EXTANT PLANNING PERMISSION

Site Ref	Planning Reference	Date of Permission	Proposal
24.01	20/00423/FULL	14/08/2020	Replacement Canteen

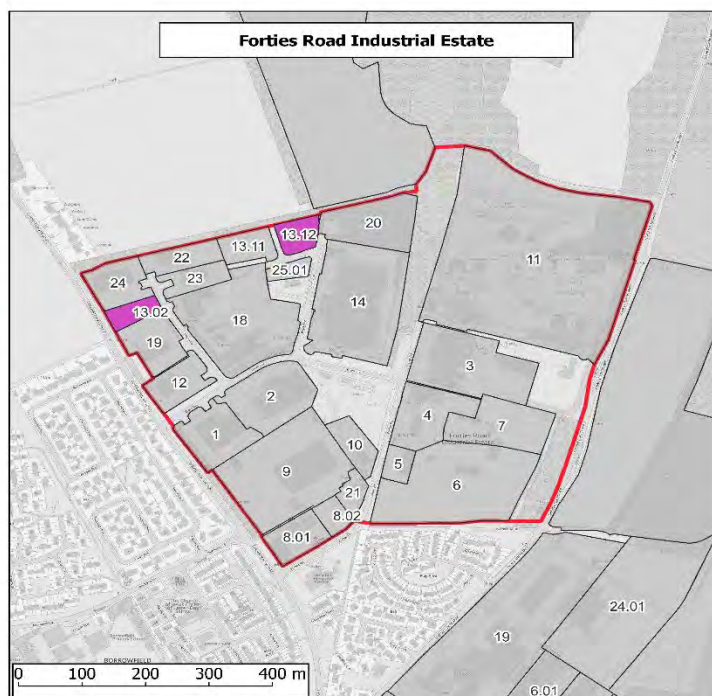
Montrose

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Planning permission was granted for the erection of 7 industrial units on site 13.12, and site 13.11 has now taken up following the completion of a development for storage and distribution. At the time the audit was prepared no progress has been made as yet, on site 13.02, which has planning permission for the erection of a steel store.

Forties Industrial Estate				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
13.11	0.44	Immediate	None	Greenfield
13.12	0.36	Immediate	None	Greenfield
25.01	0.20	Immediate	None	Greenfield
13.02	0.29	Immediate	None	Greenfield
Total	1.29			

EXTANT PLANNING PERMISSON

Site Ref	Planning Reference	Date of Permission	Proposal
13.12	22/00416/FULL	19/10/2022	7 general industrial units
13.02	19/00008/FULL	11/04/2019	Erection of Steel Store

COMPLETED DEVELOPMENT

Site Ref	Planning Reference	Date of Completion	Proposal
13.11	21/00108/FULL	12/08/2022	Storage & Distribution

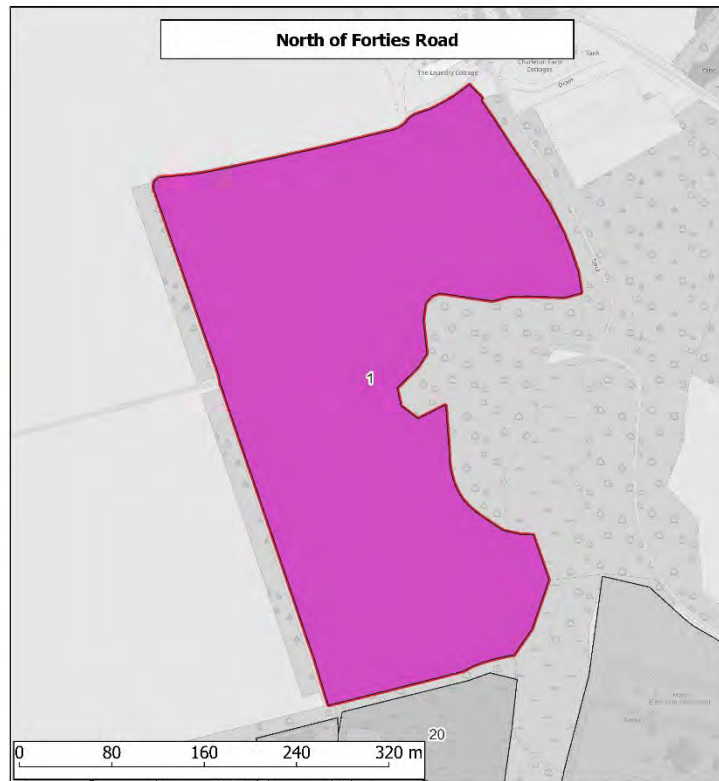
Montrose

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No recent progress.

There may be issues to overcome to allow the development of the site. Therefore, further investigation will be required by potential developers to understand any potential issues and how they could be addressed to develop the site.

North of Forties Road				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	11.00	Major Constraints	No site infrastructure & ownership issues	Greenfield
Total	11.00			

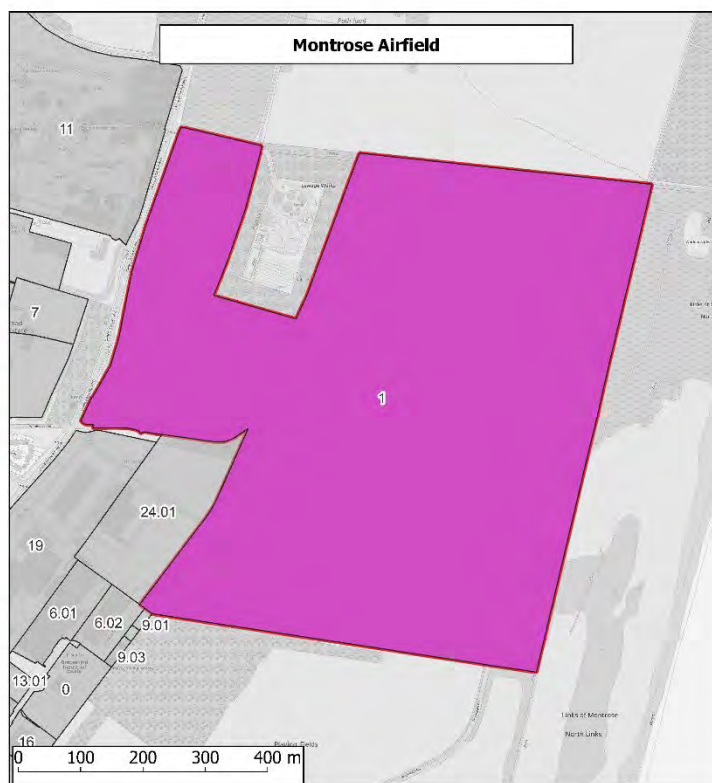
Montrose

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Planning permission to develop a business park at Montrose Airfield was approved in 2016. A further application is currently being considered under planning ref- 21/00600/PPPM.

Infrastructure to serve the full development is not yet in place, therefore the site is therefore not currently fully serviced, and classed as minor constrained.

Montrose Airfield				
Site Ref	Site Area (ha)	Availability	Constraint	Brownfield/Greenfield
1	50.00	Minor Constraint	Infrastructure	Greenfield
Total	50.00			

EXTANT PLANNING PERMISSON

Site Ref	Planning Reference	Date of Permission	Proposal
1	22/00769/EIASCO	06/01/23	Business Park

APPENDIX 1: GLOSSARY

Angus Local Development Plan 2016

Angus Council's adopted plan of how Angus should develop from 2016-2026, directing development to the right locations.

Development

Defined and qualified by the Town and Country Planning (Scotland) Act 1997 as the carrying out of building, engineering, mining, or other operations in, on, over, under land, or the making of any material change in the use of any building or other land.

Immediately available land

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

Major constrained land

Land with constraints, 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

Marketable land

Land which is considered as immediately available or is classed as minor constrained.

Minor constrained land

Land which:

- has some constraints but is assessed as being marketable within 2- 5 years
- may not currently be serviced
- may not have secure planning status
- may require minor upgrades to provide connections

National Planning Framework 4 (NPF4)

a long-term plan looking to 2045, that guides spatial development, sets out national planning policies, designates national development and highlights regional spatial priorities. Since its adoption of 13th February 2023, it now forms part of the development plan, and influences planning decisions across Scotland.

Serviced land

Land which has infrastructure to support development including transport connections; electricity; digital; drainage and any other site specific requirements.

Serviceable land

Land which has the capability of providing any required infrastructure between 2-5 years.

Take up

refers to sites where development has been completed

Unmarketable land

Land which has major constraints and cannot be developed until they are overcome

Use Class 4 - Business

Defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997 as a Use:

- (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

Use Class 5 - General Industrial

Defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997 as a Use for the carrying on of an industrial process other than one falling within class 4 (business).

Use Class 6 - Storage or Distribution

Defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997 as a Use for storage or as a distribution

APPENDIX 2: EMPLOYMENT LAND SUPPLY 2023 - 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	Not marketed	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	Major Constraints	Ownership issues	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		1.26			

Brechin Business Park Extension	2.00	16.07	Minor Constraints	No site infrastructure	Greenfield
Total		16.07			
CARNOUSTIE					
Carlogie	1.00	15.00	Minor Constraints	No site infrastructure	Greenfield
Total		15.00			
Pitskelly	1.00	10.00	Minor Constraints	No full site infrastructure	Greenfield
Total		10.00			
Panmure Industrial Estate	8.02	0.08	Major Constraints	Not marketed	Brownfield
	11.00	0.09	Major Constraints	Not marketed	Brownfield
	14.00	0.22	Major Constraints	Not marketed	Brownfield
Total		0.39			
FORFAR					
Orchardbank Business Park	12.11	0.40	Immediate	None	Greenfield
	12.12	0.43	Immediate	None	Greenfield
	12.13	0.41	Immediate	None	Greenfield
	12.14	0.35	Immediate	None	Greenfield
	12.15	0.35	Immediate	None	Greenfield
	12.16	0.43	Immediate	None	Greenfield
	12.17	1.98	Minor Constraints	Flood risk	Greenfield
	12.18	2.00	Major Constraints	Flood risk/ground conditions	Greenfield
	12.19	0.36	Minor Constraints	Flood risk	Greenfield
	12.20	0.27	Minor Constraints	Flood risk	Greenfield
	12.21	1.08	Minor Constraints	Flood risk	Greenfield
	12.22	0.93	Minor Constraints	Flood risk	Greenfield
	12.23	0.70	Minor Constraints	Flood risk	Greenfield

	12.24	0.56	Minor Constraints	Flood risk	Greenfield
	12.03	0.73	Minor Constraints	Flood risk	Greenfield
	12.04	0.60	Minor Constraints	Flood risk	Greenfield
Total		11.58			
Carseview Road	1.00	4.00	Major Constraints	Ownership issues & access	Greenfield
Total		4.00			

KIRRIEMUIR					
East Muirhead of Logie	1.02	0.25	Immediate	None	Greenfield
	1.03	0.87	Immediate	None	Greenfield
Total		1.12			
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	13.12	0.36	Immediate	None	Greenfield
	25.01	0.20	Immediate	None	Greenfield
	13.02	0.29	Immediate	None	Greenfield
Total		0.85			
North of Forties Road	1.00	11.00	Major Constraints	Ownership & infrastructure	Greenfield

Total		11.00			
Montrose Airfield	1.00	50.00	Minor Constraints	No site infrastructure	Greenfield
Total		50.00			
ANGUS TOTAL		154.34			