



Falkirk Council

Falkirk Council Employment Land Audit

2023

The Falkirk Council Employment Land Audit provides up to date and accurate information on the supply and availability of employment land for business and industrial use within the Falkirk Council area.





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1

Introduction

- 1.1 The Employment Land Audit (ELA) has been undertaken to identify land that is available for employment use, which means it is designated for business, retail, industrial or tourism use in the Local Development Plan (LDP) or is a windfall site, which is land not allocated in the LDP, but which has current planning permission for employment uses and where no works have started. A range of relevant information is recorded against each site including site details and type, information on take up, and information to assess marketability and effectiveness.
- 1.2 This information is updated annually and contained within a spatial GIS database and an Excel spreadsheet. It will help to inform LDP monitoring and review, and assist in reports and data returns such as the PPF (Planning Performance Framework), SLAED (Scottish Local Authorities Economic Development Group) and APPI (Assembly of Planning Policy Inputs).
- 1.3 Whilst the availability of property is an integral component of economic development and growth, this audit is primarily concerned with the supply of land, and its delivery through the planning process. It does not comprise a detailed market analysis or a detailed assessment of past and likely future property requirements.

2 Economic Profile of the Falkirk Area

General Overview

- 2.1 The Falkirk Council area enjoys a central location at the heart of the Scottish Central Belt. It has a growing population which was 160,560 in 2020. The area is one of the best connected in Scotland. It lies midway between Glasgow and Edinburgh and their airports, is situated at the heart of the rail and motorway network, and enjoys strong maritime trade links with Europe and beyond through the port of Grangemouth.
- 2.2 The area's economy has sectoral strengths in manufacturing, construction, warehousing and distribution. Grangemouth is Scotland's largest container port and is a key intermodal hub for Scotland's logistics industry, with the Malcolm Group, DB Schenker, and several logistics and haulage companies having a major presence. It is also home to INEOS, one of the world's largest independent chemical companies, with its refinery and petrochemical facilities, and to a cluster of chemical companies. In Falkirk, Alexander Dennis Ltd is a global leader in bus manufacturing. Food and drink and timber processing are also important manufacturing sectors.
- 2.3 The public sector is a major employer, with Falkirk Council and NHS Forth Valley being the key anchor institutions. Retail is also significant, focused on Falkirk Town Centre and the four District Centres, although structural changes in the industry continue to pose major challenges for our high streets, and these are adapting to a broader service based role. Tourism and hospitality has become an increasingly important strand in the economic fabric of the area, the Falkirk Wheel and Helix/Kelpies combining to make the Falkirk area one of the most popular Scottish tourist destinations.

Challenges and Opportunities for the Falkirk Economy

2.4 The local economy faces a number of significant challenges at the present time. These include:

Climate change and the transition to zero carbon – national and international commitments to a zero carbon future pose challenges to all economic sectors, but particularly Grangemouth which is the largest single industrial contributor to emissions in Scotland and where a just transition to zero carbon is required

Global instability – particularly in energy markets triggered by the war in Ukraine, and associated inflationary pressures

Raising productivity and skills levels – productivity as measured by GVA per head is lower in Falkirk than the national average and skill levels need to be raised in the local labour market to ensure that we are well placed to respond to new opportunities

Infrastructure and financial pressures – enhanced infrastructure is needed to support inclusive economic growth particularly in the Falkirk-Grangemouth area, but resources are constrained by pressures on public sector budgets

Competition nationally and internationally – Falkirk faces competition for investment from the adjacent city regions while the petrochemical sector in Grangemouth must maintain its competitive position in relation to other global chemical manufacturing centres

Diversifying the business base – Falkirk is underrepresented in sectors such as finance, business services, information and communications, and there is a need for diversification to create a more resilient local economy

2.5 In the face of these challenges, there are also a number of key opportunities such as:

The green economy – the transition to zero carbon offers a raft of economic opportunities for the area including industrial decarbonisation, biotechnology, hydrogen production, renewable energy, green transport and the circular economy.

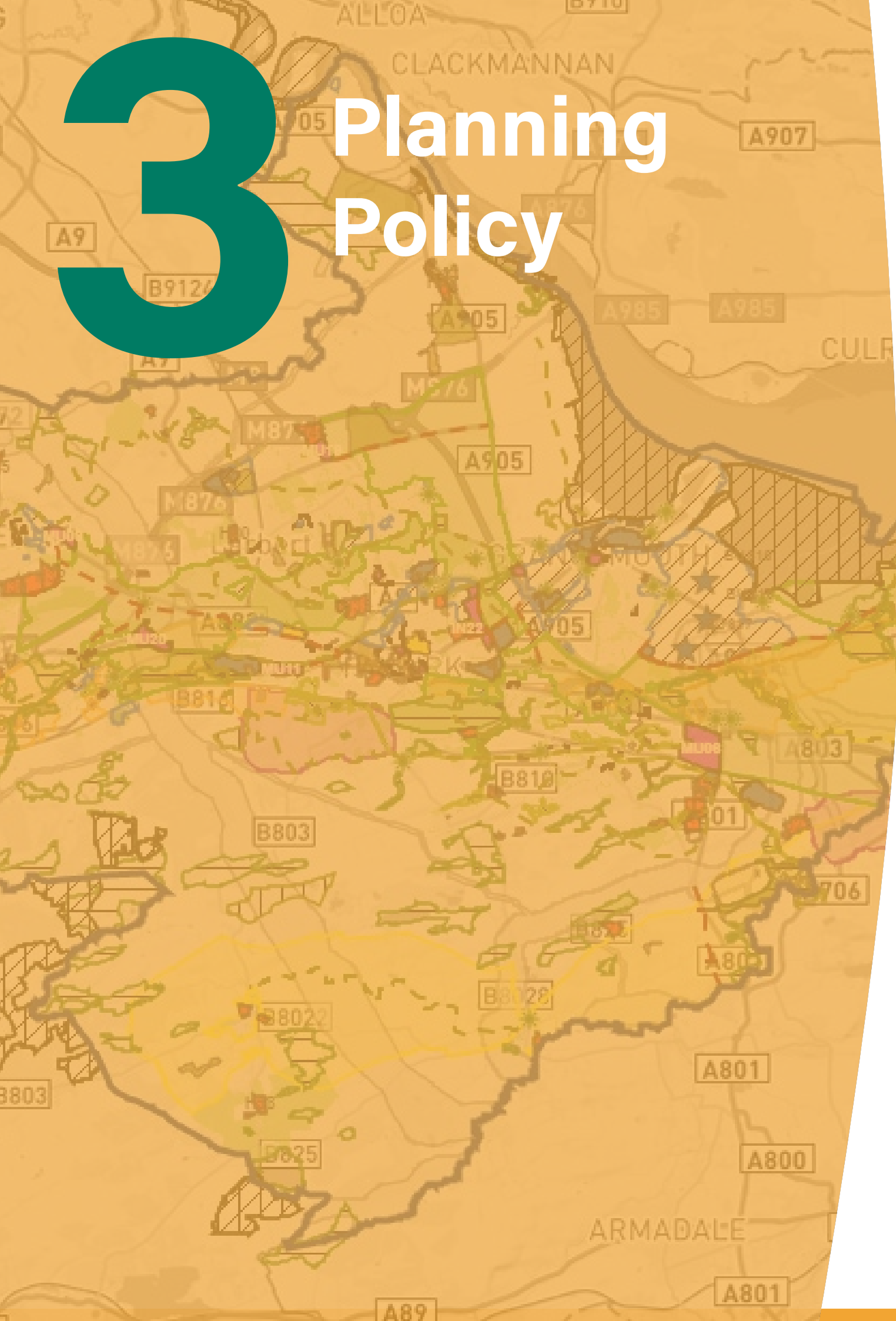
Falkirk-Grangemouth Growth Deal – Heads of Terms were signed in December 2021 for the area's growth deal. It focuses on innovation and creating great places, and has the potential to support significant new infrastructure, building on the TIF programme and complementing other potential funding streams emerging through the UK Government's levelling up agenda and the replacement for EU structural funds. The Forth Green Freeport, of which the Council is a partner, offers further opportunities and incentives for the area, particularly the proposed tax sites in Grangemouth.

Educational institutions – Forth Valley College, with its new Falkirk campus, and nearby Stirling University are high quality facilities with the potential to support and drive innovation, and develop the local labour force in response to key growth areas in the local economy

Tourism – this key growth sector in Falkirk has further scope for development by promoting place making and developing the area's visitor assets such as the canal corridor

Community wealth building – a new people-centred approach to local economic development which redirects wealth back into the local economy

2.6 All these factors need to be taken into account in considering the quantity, quality, variety and flexibility of the employment land supply needed to support economic recovery and regeneration.

A map of the Falkirk area in Scotland, showing various planning policy zones. The map is overlaid with a semi-transparent orange layer. A large green number '3' is positioned on the left side of the map. The text 'Planning Policy' is written in white, bold, sans-serif font, partially overlapping the green number and the map. The map itself shows various roads, including A9, A907, A905, A985, A803, A801, A800, and B803. It also shows various towns and areas, including ALLOA, CLACKMANNAN, CULFORTH, and ARMADALE. The map is divided into different colored zones, including a large hatched area in the center-right, a yellow area in the bottom-left, and a pink area in the bottom-right. The map is also overlaid with a grid of small squares, each containing a number, likely representing a planning policy zone or a specific site.

3 Planning Policy

National Planning Policy

- 3.1 NPF4 was adopted by the Scottish Government in February 2023. Under the Planning (Scotland) Act 2019, it is now part of the statutory Development Plan, superseding Scottish Planning Policy. NPF4 continues to identify Grangemouth as a National Development under the heading of an Industrial Green Transition Zone. NPF4 states that 'LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. This allocation should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy.'

Local Planning Policy

- 3.2 The Falkirk Local Development Plan 2 (LDP2) was adopted in 2020 and sets out a strategy of promoting 4 key Strategic Business Locations (SBLs). These are seen as the key drivers of economic growth and regeneration for the area and are focussed on the M9/M876/A801 corridor.
- 3.3 These SBL sites are supplemented by a number of local sites allocated for business and industry or mixed use, providing opportunities for local businesses to set up in communities.

4 Preparation of the Audit

- 4.1 Employment sites included in the audit are those defined within LDP2 and windfall sites which have valid/current planning permission for employment uses (use classes 1, 2, 3, 4, 5, 6, 7 and 11 as well as relevant Sui Generis).
- 4.2 Site information recorded for the purposes of this is as follows:
- Site name and LDP reference number(where relevant)
 - Unique Property Reference Number (UPRN)
 - Settlement Area
 - Site size and status (including type of allocation, inclusion in any special business zones, brownfield or greenfield; vacant/derelict land, planning status)
 - Take up during monitoring year
 - Ownership; planning history and status; potential constraints
 - Appropriate Uses
 - Accessibility
 - Infrastructure provision
 - Physical constraints (ground conditions, access, servicing, flood risk, other abnormals)
- 4.3 The base date for the published data is June 2023. All figures are given in hectares, unless otherwise stated.

Marketability and Constraints

4.4 A key part of the Employment Land Audit is identifying the level of constraints affecting the site, and its marketability and effectiveness. Constraints can include:

- Ownership issues (for example, multiple owners or unwilling sellers)
- Physical constraints including poor ground conditions or difficult topography
- No/poor road access or transport links
- Poor availability of services to the site including water, gas, electricity
- Contamination
- Flood risk
- Water and drainage
- Financial viability

4.5 Based on the identified level of constraint, several categories of employment land supply are identified in the audit.

- **Total Employment Land:** This includes all land that has been zoned for business, industrial and general employment use in the adopted Local Development Plan and windfall sites which have been granted permission but building works have not started, irrespective of the level of constraint
- **Immediately Available:** This is land which is subject to minimal constraints such that it is available for immediate development
- **Marketable but with Constraints:** These sites have constraints, but the extent of the constraints is judged to be at a level such that they can be overcome and the land made marketable within 5 years
- **Major Constraints limiting Marketability:** These sites are subject to major constraints which are not likely to be overcome within the foreseeable future, so that they could not become marketable within 5 years

5 Assessment of Existing Employment Land Supply



Immediately Available

Table 1.1: Employment Land Supply - Constraints and Effectiveness Summary
(Immediately Available)

LDP Reference	Site Name	Net Area (Ha)
BUS05	Falkirk Stadium	5.5
BUS06	Abbotsford Business Park	8.0
BUS09	Callendar Business Park	0.7
BUS10	Wester Carmuir	0.8
BUS12	Earls Gate Park	0.7
BUS14	South Bridge Street	2.9
BUS15	Grangemouth Docks	30.7
BUS18	Wholeflats Business Park	3.3
BUS19	Glenbervie	12.7
BUS20	Glenbervie Business Park	8.1
MU02	Drum Farm South	1
MU03	Crawfield Lane	1.8
MU10	Church Walk	0.6
MU14	Bank Street	0.1
MU17	Carron Road	TBD
MU19	Hill of Kinnaird	TBD
Windfall	Grahams Road	0.2
17 sites		77.1

Marketable but with Constraints

Table 1.2: Employment Land Supply - Constraints and Effectiveness Summary
(Marketable but with Constraints)

LDP Reference	Site Name	Net Area (Ha)
BUS02	Whitecross/Manuel Works	29.0
BUS04	A801 Union Canal	4.4
BUS07	Caledon Business Park	15.5
BUS11	Falkirk Wheel	TBD
BUS16/BUS17	INEOS Redevelopment Opportunity	74.2
MU01	Links Road	TBD
MU04	Banknock North	0.7
MU05	Bonnybridge Town Centre	0.9
MU06	Gilston	3.5
MU09	Broad Street	3
MU11	Portdownie	TBD
MU12	Grahamston Opportunity Area	TBD
MU13	Callendar Riggs	TBD
MU16	Falkirk Gateway	25.8
14 sites		157.0

Major Constraints limiting Marketability

Table 1.3: Employment Land Supply - Constraints and Effectiveness Summary
(Major Constraints limiting Marketability)

LDP Reference	Site Name	Net Area (Ha)
MU21	Glensburgh Road	4.5
1 site		4.5

- 5.1 Table 1 summarises the 2023 employment land supply. The supply comprises 32 sites, of which 17 sites totalling some 77.1 hectares are considered to be immediately available, which indicates that they are relatively (although not necessarily completely) free of constraints. A further 14 sites totalling 157 hectares are classed as 'marketable but with constraints', indicating these are subject to constraints which may be substantial but can be overcome within a reasonable time period. Finally, there is currently 1 site which is classified as 'major constraints limiting marketability'. These sites have significant constraints that are judged to be severe with a low likelihood of resolution in a reasonable time period at a reasonable cost.
- 5.2 Chart 1 shows the location of the supply by settlement area. The marketable supply of 234.1 hectares is generally focussed on the Strategic Business Locations along the M9 corridor, in line with the strategy of LDP2. A key feature is the dominance of the supply by Grangemouth, with land at INEOS and the Docks together making up nearly half of the total, although the quantum of land available at these large and complex sites at any one time can be difficult to estimate, due to the existence of 'underutilised' land, and land used for outdoor storage or other temporary uses. A further critical factor is that both companies retain large areas of vacant and underutilised land for their own future development needs.

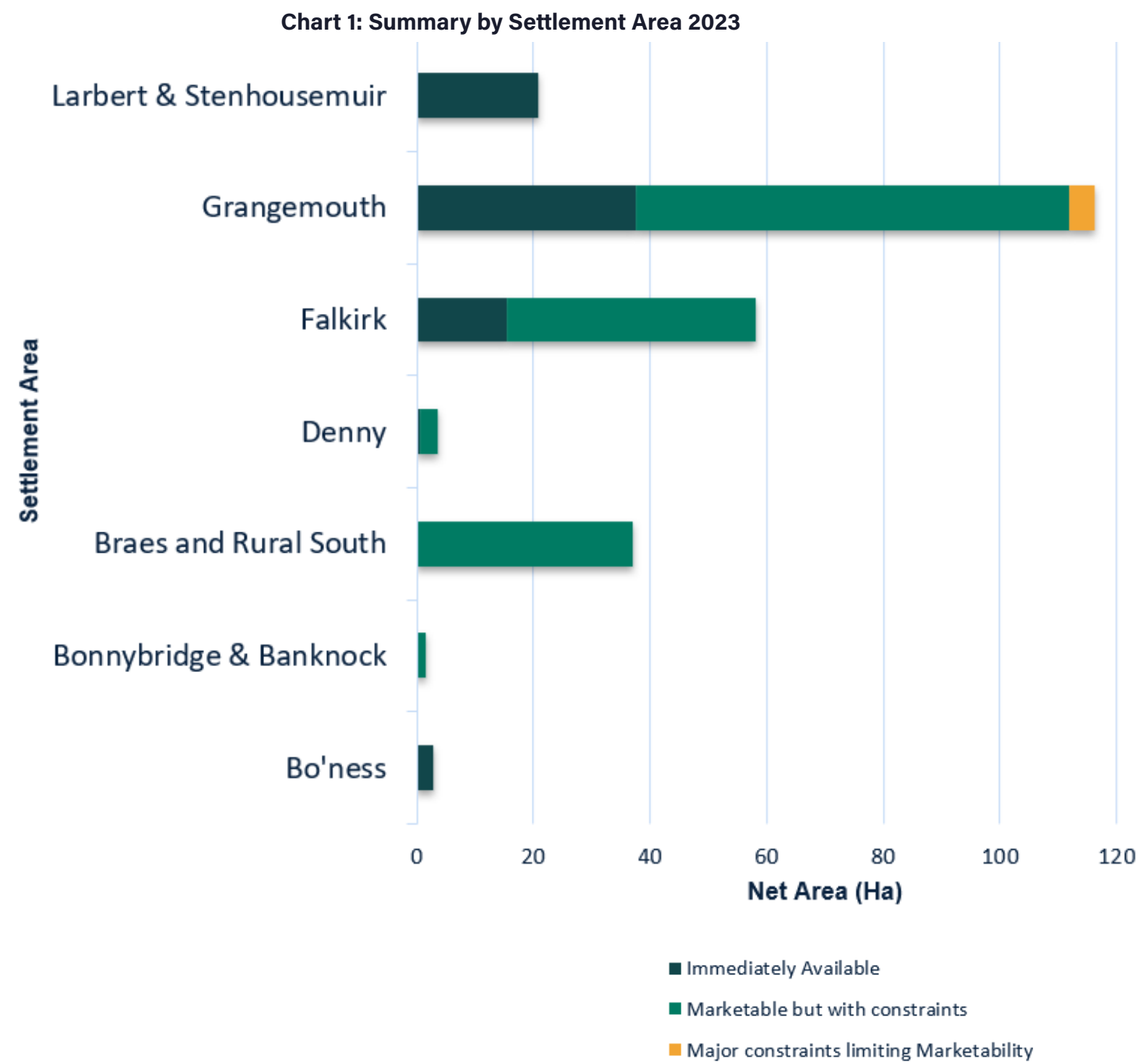
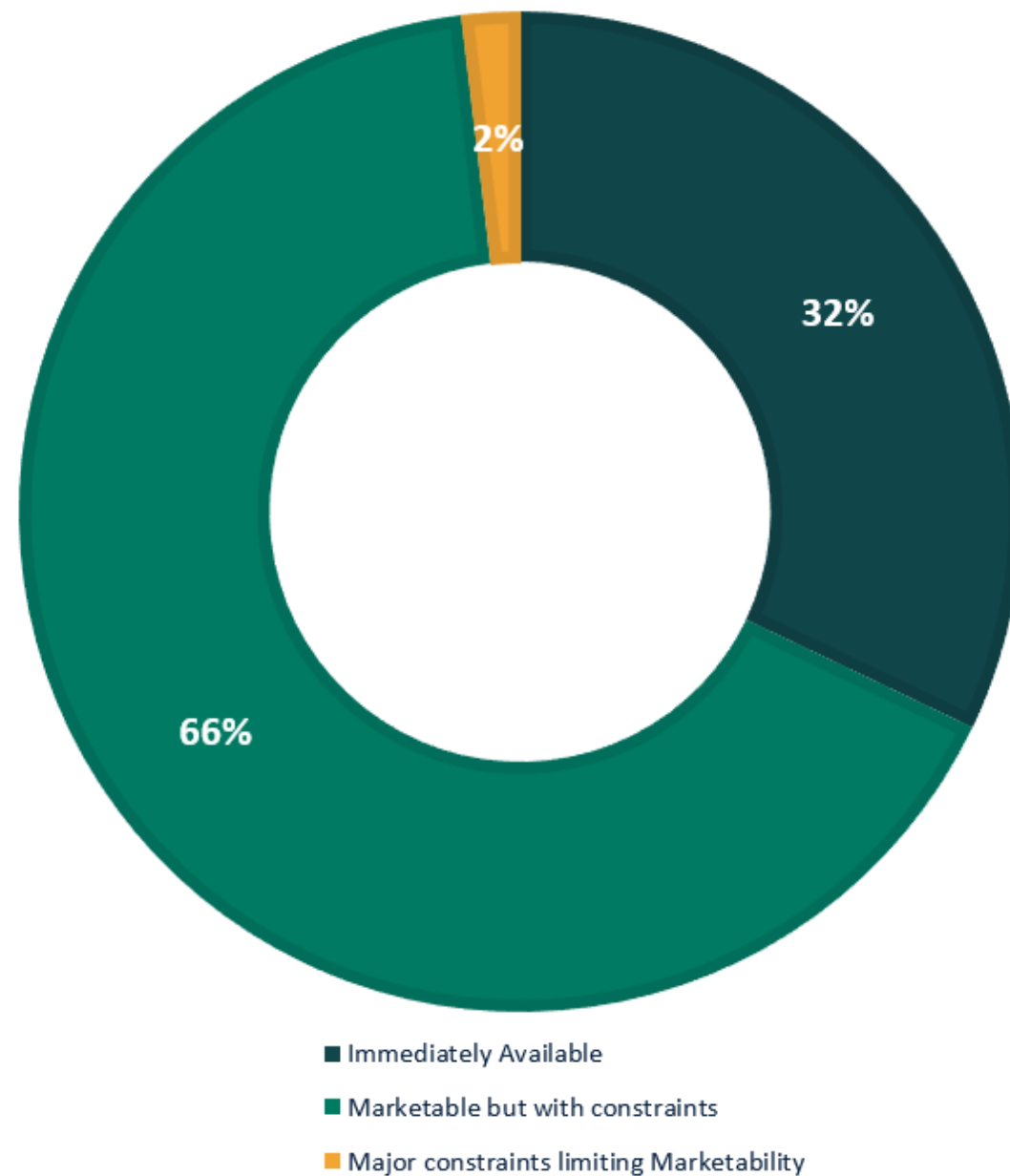


Chart 2: Employment Land 2023 - Marketability



- 5.3 The assessment concludes that most sites remain attractive, well located and suitable for their intended use, and should be retained for business development. This would provide the long-term flexibility and robustness in the business portfolio that is required to meet the area's economic development aspirations.
- 5.4 A number of sites require substantial investment in site preparation and infrastructure. The Council's Tax Increment Finance (TIF) initiative offers the prospect of unlocking constraints on several sites through improvements to the strategic and local road network, and other enabling works. Already this has financed improvements to junctions 5 and 6 of the M9 and enabling works at Abbotsford Business Park. A904 corridor improvements in the vicinity of the Falkirk Gateway are imminent. The A801 upgrade across the Avon Gorge will be subject to reappraisal and a potential future funding bid to the Levelling Up Fund, so is subject to further delay. It remains an important scheme which will complete a high capacity route between the M9 and M8, and should have a positive effect on demand for business land in the core areas. The Council's Growth Deal, Heads of Terms for which were agreed in December 2021, and the Forth Green Freeport will also benefit employment sites through additional infrastructure investment and other incentives.

6 Employment Land Take Up



Table 2: Take Up of Employment Land 2015-23

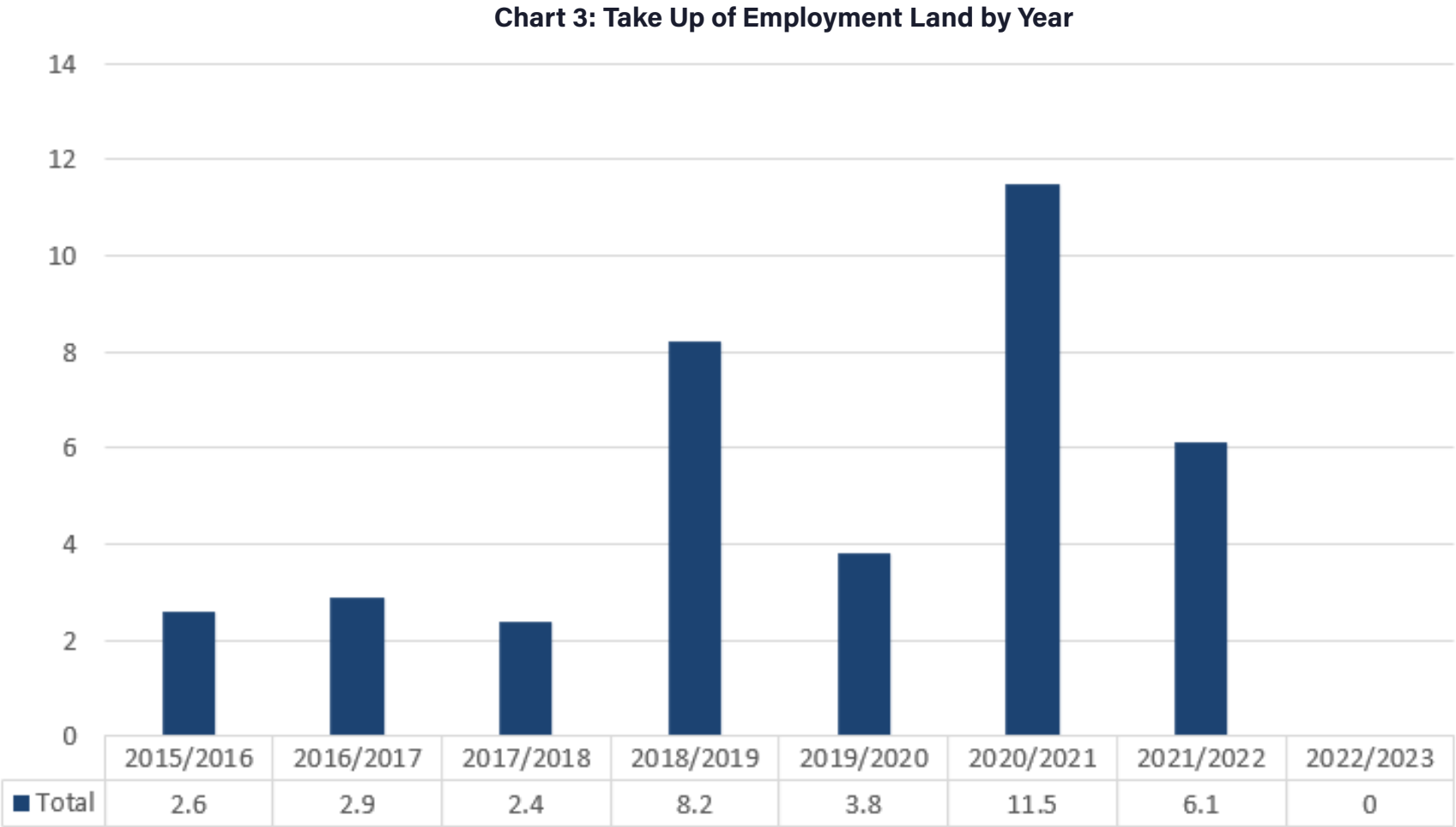
Site	Take-up Year	Development	Area (Ha)
ED02 Denny Town Centre	2015/2016	Library and 11 Retail Units	0.6
ED16 INEOS Development Opportunity	2015/2016	New HQ office block for INEOS	2.0
BUS06 Abbotsford Business Park	2016/2017	4 speculative Workshop Units	0.6
BUS15 Grangemouth Docks	2016/2017	9,400m ² Warehouse and Offices	2.3
BUS15 Grangemouth Docks	2017/2018	Warehouse	2.0
MU17 Carron Road	2018/2019	2 Shop Units	0.4
BUS12 Earls Gate Park, Grangemouth	2018/2019	New Biofuels Plant, Energy Centre and Industrial Units	6.2
BUS15 Grangemouth Docks	2018/2019	Warehouse	2.0
BUS03 Beancross	2019/2020	Expansion of existing Garden Centre	3.8
BUS16/17 INEOS Redevelopment Opportunity	2020/2021	New HQ Office Extension	2
BUS16/17 INEOS Redevelopment Opportunity	2020/2021	New Energy Plant	4.5
Glasgow Road, Camelon	2020/2021	McDonald's Fast Food Restaurant and Drive-Thru	0.4
BUS15 Grangemouth Docks	2020/2021	New Warehouse and Border Control Post	4
BUS06 Abbotsford Business Park	2020/2021	Erection of 2 Buildings (Class 4 Business)	0.6
BUS12 Earls Gate Park, Grangemouth	2021/2022	Pharmaceutical Manufacturing Plant	1.9
BUS06 Abbotsford Business Park	2021/2022	Erection of Industrial Building	1.9
BUS15 Grangemouth Docks	2021/2022	Warehouse	2.0
BUS 12 Earls Gate Park Grangemouth	2021/2022	Gas Powered Electricity Generation Facility	0.3
Total take up			37.5

Table 3: Take Up of Employment Land for Non- Employment uses 2015-23

Site	Take-up Year	Development	Area (Ha)
BUS05 Falkirk Stadium	2018/2019	Astroturf Pitch	1
Total take up			1

6.1 Table 2 indicates the level of take-up of employment land within the sites covered by the audit over the period since 2015. This can give a useful indication of past, present and future demand for employment land. Table 3 notes take up on audit sites for non-employment uses.

6.2 Since 2015, some 37.5 hectares have been developed for commercial or industrial purposes, a rate of 4.7 hectares per year. Take up has been driven mainly by demand in Grangemouth. Earls Gate Park is now almost fully taken up, with a major new manufacturing facility by Piramal joining Celtic Renewables and the Earls Gate Energy Centre as recent significant investments. Forth Ports programme of warehouse construction is also a significant driver of take up. The level of activity and investment interest at Abbotsford Business Park is also notable.



7

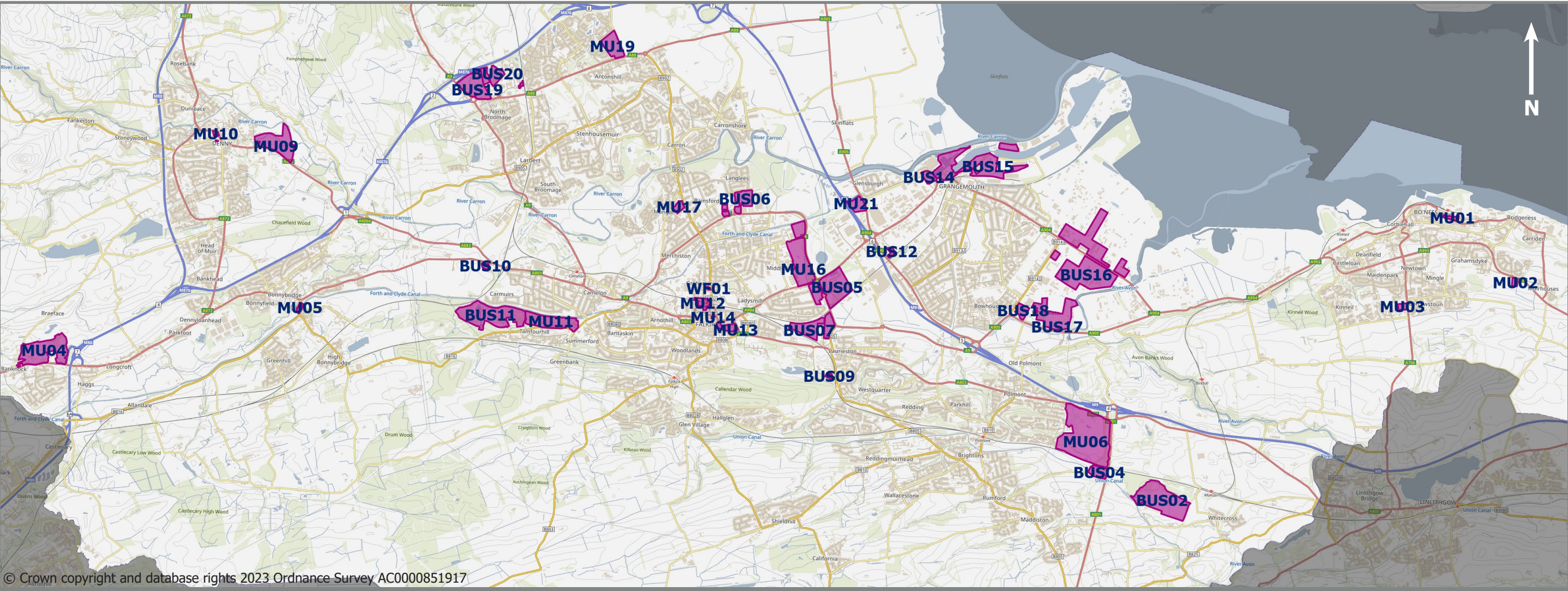
Conclusion

- 7.1 The existing employment land supply has been assessed, and the marketable supply amounts to 234.1 hectares. Although this appears extensive, around a half consists of land at Grangemouth Docks and INEOS. Furthermore, some 70% of the supply is considered to be 'marketable but with constraints'. Some of these constraints are substantial and will require significant effort and resources to overcome. The Council's TIF initiative and Growth Deal will help to improve the deliverability of some sites.
- 7.2 The level of take up of allocated employment land has been averaging about 7 hectares a year since 2015, mainly driven by activity in the port, Earls Gate Park and Ineos in Grangemouth, although there has been no take up in 2022/23.



Appendix 1

Inventory of Sites



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Bo'ness

MU01 Links Road.....	16
MU02 Drum Farm South.....	17
MU03 Crawfield Lane.....	18

Bonnybridge and Banknock

MU04 Banknock North.....	19
MU05 Bonnybridge Town Centre.....	20

Braes and Rural South

BUS02 Whitecross/Manuel Works.....	21
MU06 Gilston.....	22
BUS04 A801 Union Canal.....	24

Denny

MU09 Broad Street.....	25
MU10 Church Walk.....	26

Falkirk

MU16 Falkirk Gateway.....	27
BUS05 Falkirk Stadium.....	28
BUS06 Abbotsford Business Park.....	29
BUS07 Caledon Business Park.....	30
BUS09 Callander Business Park.....	31

BUS10 Wester Carmuir.....	32
BUS11 Falkirk Wheel.....	33
MU11 Portdownie.....	34
MU12 Grahamston Opportunity Area.....	35
MU13 Callendar Riggs	36
MU14 Bank Street	37
MU17 Carron Road	38
WF01 Grahams Road	39

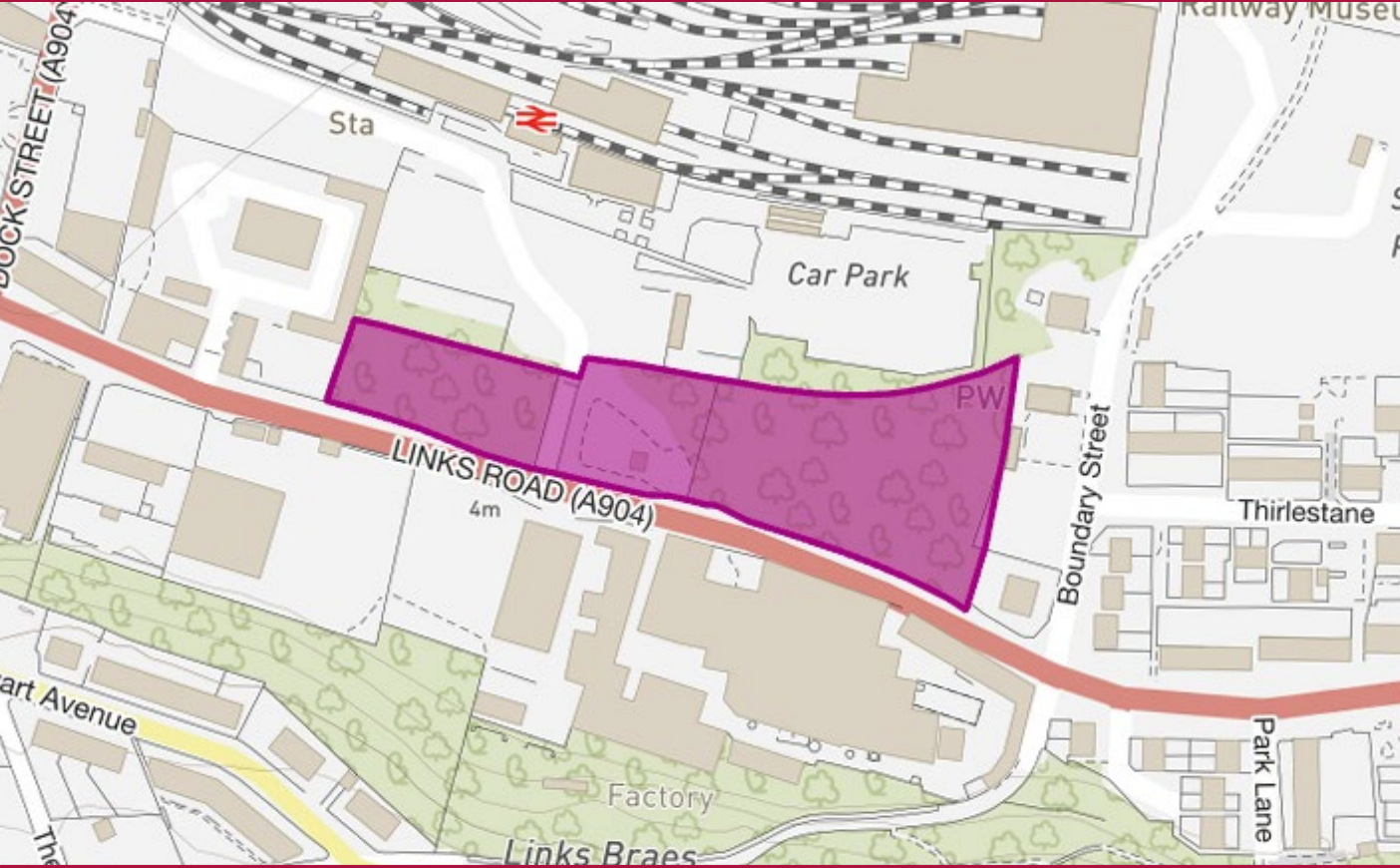
Grangemouth

BUS12 Earls Gate Park	40
BUS14 South Bridge Street	41
BUS15 Grangemouth Docks	42
BUS16/BUS17 INEOS Redevelopment Opportunity	43
BUS18 Wholeflats Business Park	44
MU21 Glensburgh Road	45

Larbert & Stenhousemuir

BUS19 Glenbervie	46
BUS20 Glenbervie Business Park	47
MU19 Hill of Kinnaird	48

Bo'ness
MU01 Links Road



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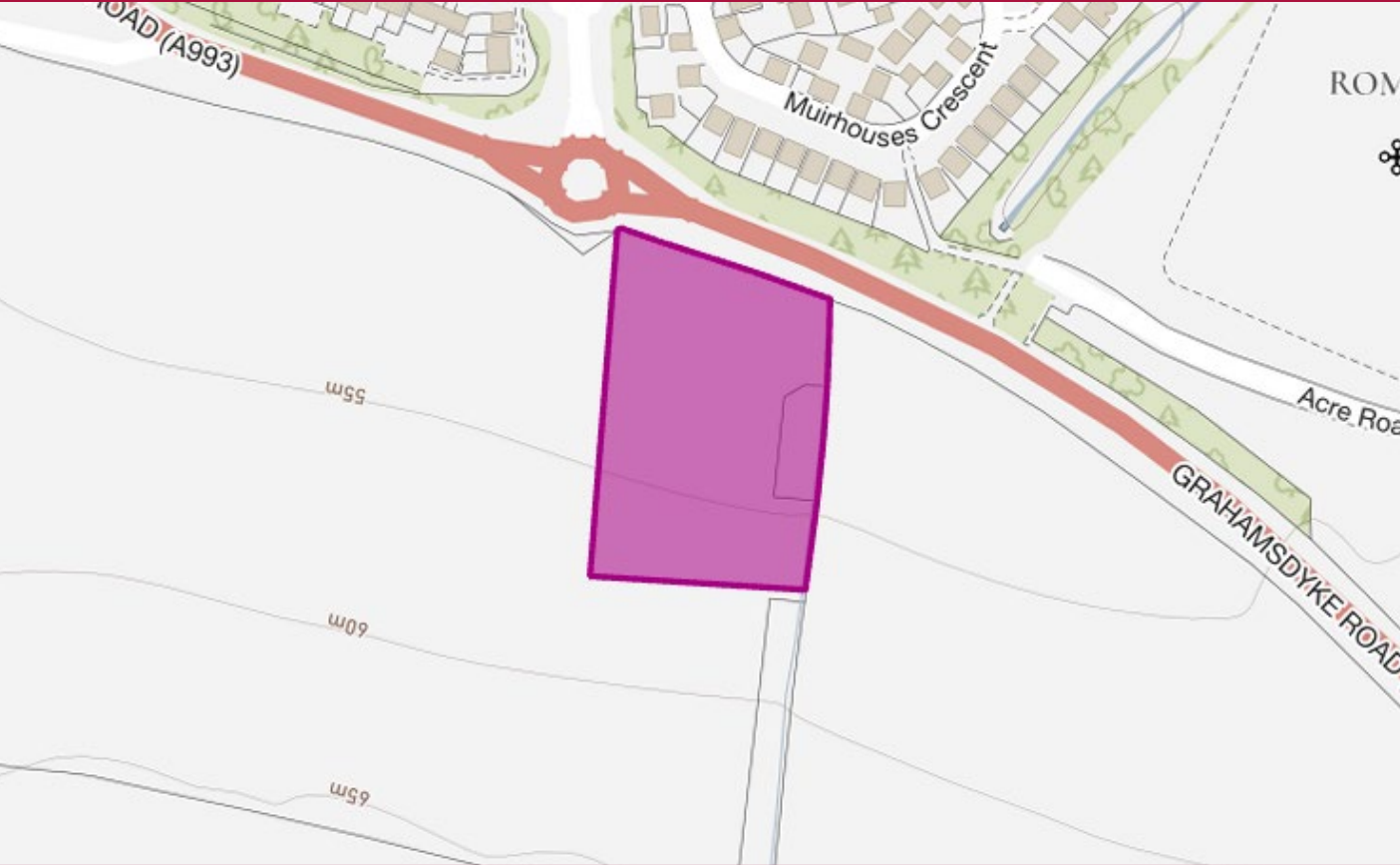
Area of underused industrial land between the A904 and Bo'ness Station. Comprises three sites in different ownerships including former gasworks site which has been levelled and resurfaced at western end and Council owned site at eastern end which has naturally regenerated tree cover.

Planning History (last 5 years)

None

UPRN:	136079881
LDP Reference:	MU01
Area:	1.1 ha
Type:	Allocated mixed use
Strategic Business Location:	No
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Mixed Council and private
Appropriate Uses:	Business, leisure, retail, housing
Accessibility:	Town centre location offering good accessibility by sustainable modes with bus service and core paths adjacent. Moderate accessibility to strategic road network via A904.
Infrastructure Provision:	Servicing available adjacent
Marketability:	Marketable but with constraints
Constraints:	Potential surface water flooding issues, likely contamination and possible mineral stability issues. Clearing of regenerated woodland at eastern end. Cognisance to be taken of future SRPS plans immediately to the north.

Bo'ness
MU02 Drum Farm South



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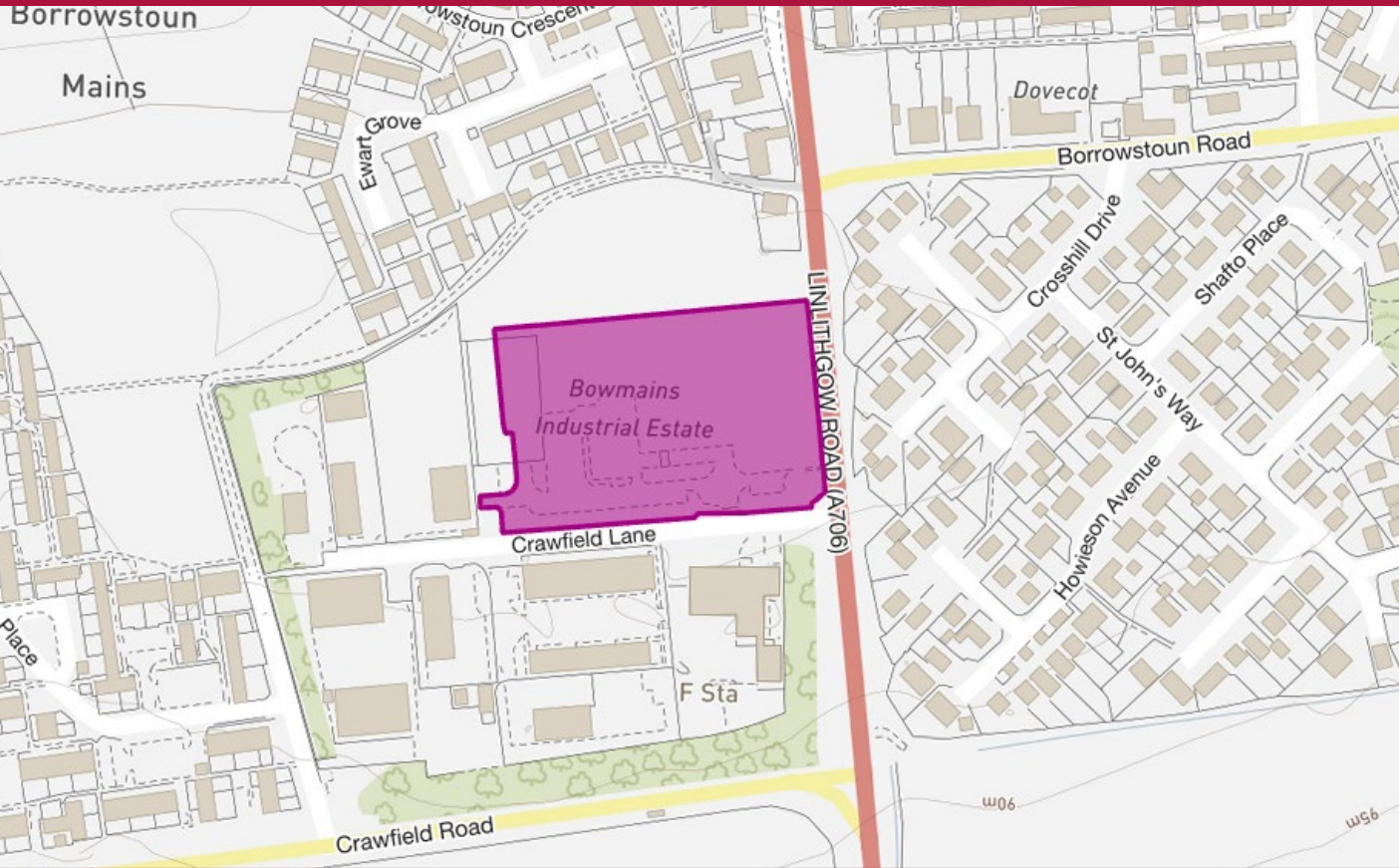
Opportunity for neighbourhood centre as part of overall Drum Farm masterplan. Total Drum Farm South site is allocated for residential use (indicative capacity 220 units) with minimum 1 hectare for retail, food and drink, business as part of neighbourhood centre serving this growth area in south east Bo'ness. Indicative site for neighbourhood centre in north east corner adjacent to Drum roundabout is now defined, committed and has planning permission.

Planning History (last 5 years)

P/22/0242/FUL Construction of shop with ancillary café/hot food sales (Class 1) and construction of shop (3 units) with associated parking drainage and landscaping. Granted 16.09.22

UPRN:	136079445
LDP Reference:	MU02
Area:	1 ha
Type:	Allocated mixed use
Strategic Business Location:	No
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Grange Estate
Appropriate Uses:	Retail, food and drink, business services (Classes 1,2,3)
Accessibility:	Located on A904 at eastern gateway to Bo'ness giving moderate accessibility to strategic road network. Moderate accessibility by sustainable modes with bus services adjacent, and accessibility on foot to surrounding residential areas at Drum and Muirhouses village.
Infrastructure Provision:	Access and servicing readily available
Marketability:	Immediately available
Constraints:	Mineral stability issues in wider area, but understood to be none in the indicative location for neighbourhood centre. Landscape and design treatment important given prominent gateway location.

Bo'ness
MU03 Bomains Industrial Estate (Crawfield Lane)



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Cleared brownfield site which is immediately available in existing industrial area. Site has been vacant for a considerable time, and there is local concern about prolonged vacancy. Site allocation has been changed in LDP2 to mixed use, so housing as well as business, and neighbourhood retail would be permissible subject to satisfactory buffering with existing industrial users. Recent interest from housing developers.

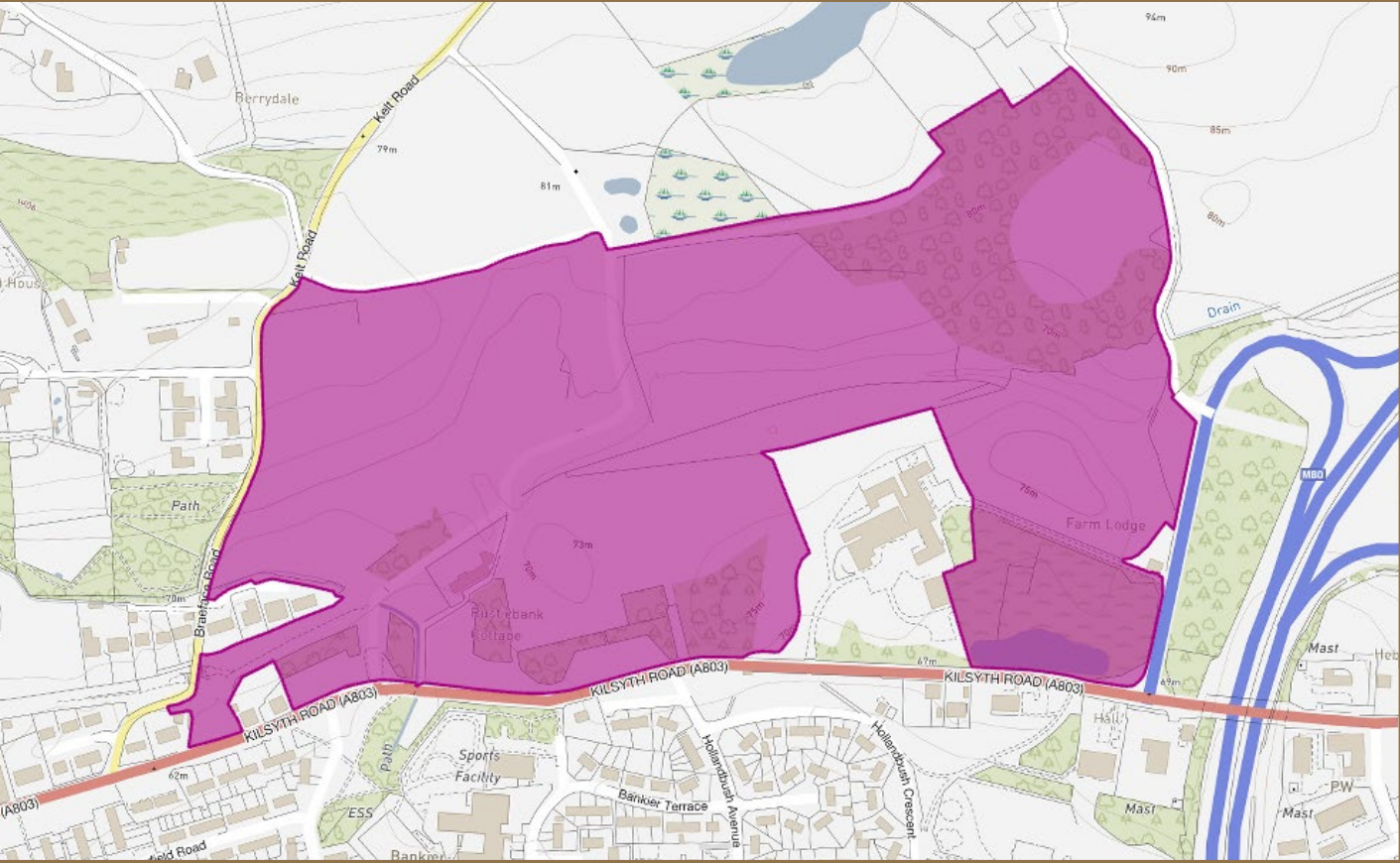
Planning History (last 5 years)

None

UPRN:	136086812
LDP Reference:	MU03
Area:	1.8 ha
Type:	Allocated mixed use
Strategic Business Location:	No
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Private
Appropriate Uses:	Business, industrial, storage, neighbourhood retail, housing
Accessibility:	Moderate accessibility to strategic road network via A706 which lies adjacent. Moderate accessibility by sustainable modes with bus services adjacent and links to core path network in south Bo'ness.
Infrastructure Provision:	Within serviced industrial estate
Marketability:	Immediately available
Constraints:	Concrete floorplate from previous use still in place and requires removal. Some surface water flooding issues requiring resolution.

Bonnybridge and Banknock

MU04 Banknock North Local Centre



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Opportunity comprises village centre element within Banknock Strategic Growth Area. Planning permission in principle granted along with approved masterplan highlighting location and extent of local centre.

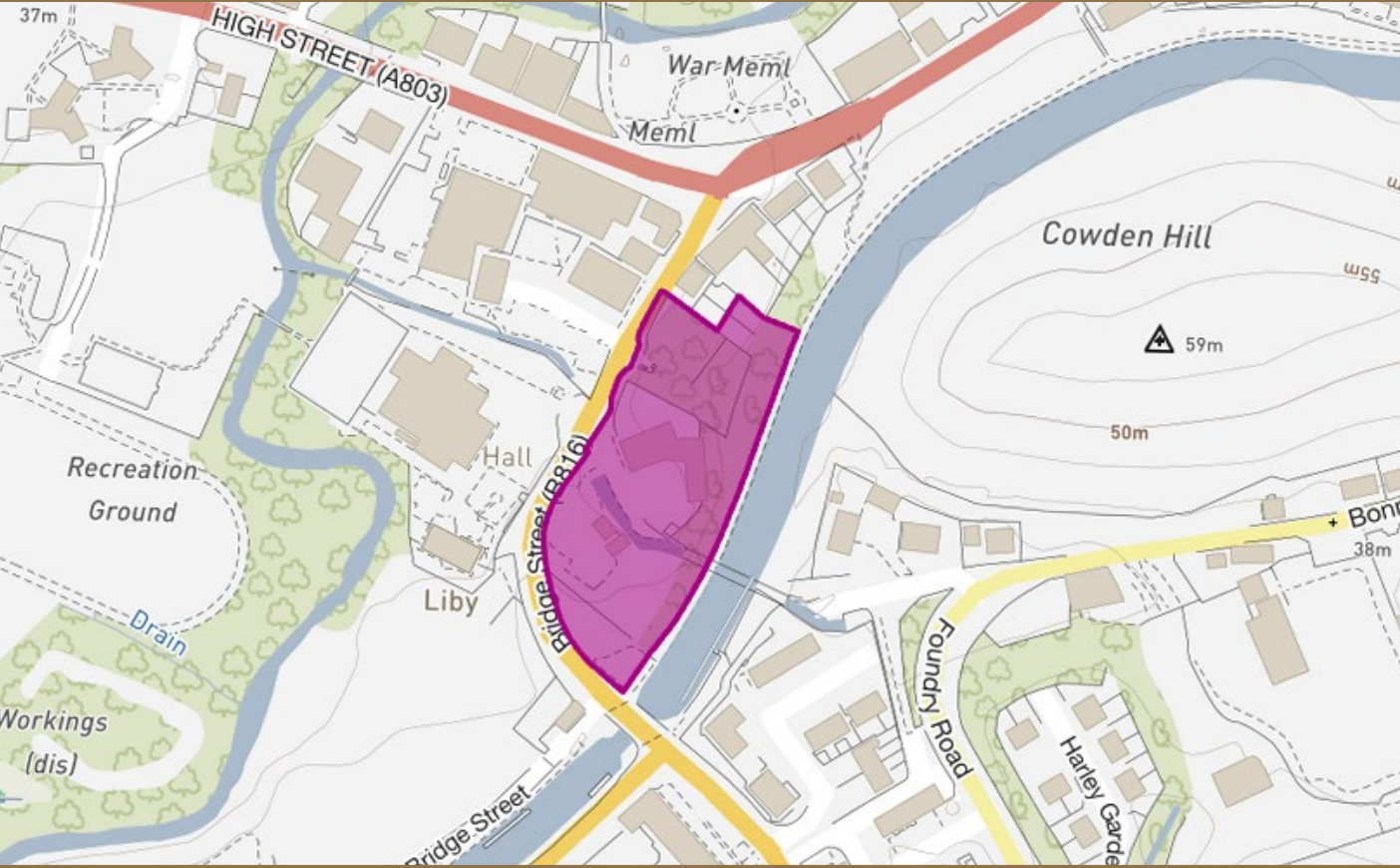
Planning History (last 5 years)

- P/10/0360/PPP - Development of up to 550 Houses, a Neighbourhood Centre Including Retail and Community Uses, Access Junctions, New Access Roads, Provision of a Nature Conservation Area, Associated Roads and Infrastructure. Granted 26.09.16
- P/19/0020/MSC Approval of matters specified by conditions attached to P/10/0360/PPP in relation to: Amended Masterplan; Energy Framework/Strategy; Public Art Strategy; Conservation Strategy; and Great Crested Newts . Granted 29.03.19
- P/19/0079/MSC Approval of matters specified in conditions in relation to Phase 1 Infrastructure Works. Pending.
- P/21/0298/MSC Approval of matters specified in condition attached to P/10/0360/PPP in relation to an amended Masterplan and amended Public Art Strategy. Pending.

UPRN:	136078982
LDP Reference:	MU04
Area:	0.7 ha (wider area 23.8 ha)
Type:	Allocated mixed use
Strategic Business Location:	No
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation/Planning permission in principle granted
Ownership:	I&H Brown Ltd
Appropriate Uses:	Retail, local services
Accessibility:	Moderate accessibility by sustainable modes enjoying access to bus services and walking access from surrounding residential area. High accessibility to strategic road network via A803.
Infrastructure Provision:	Major on and off site infrastructure required as part of wider Banknock North development
Marketability:	Marketable but with constraints
Constraints:	Substantial constraints associated with wider Banknock North development including contamination and ground condition issues, and capacity issues at M80 J7

Bonnybridge and Banknock

MU05 Bonnybridge Town Centre



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Opportunity for mixed use on small site between Bonnybridge Town Centre and the Forth and Clyde Canal.

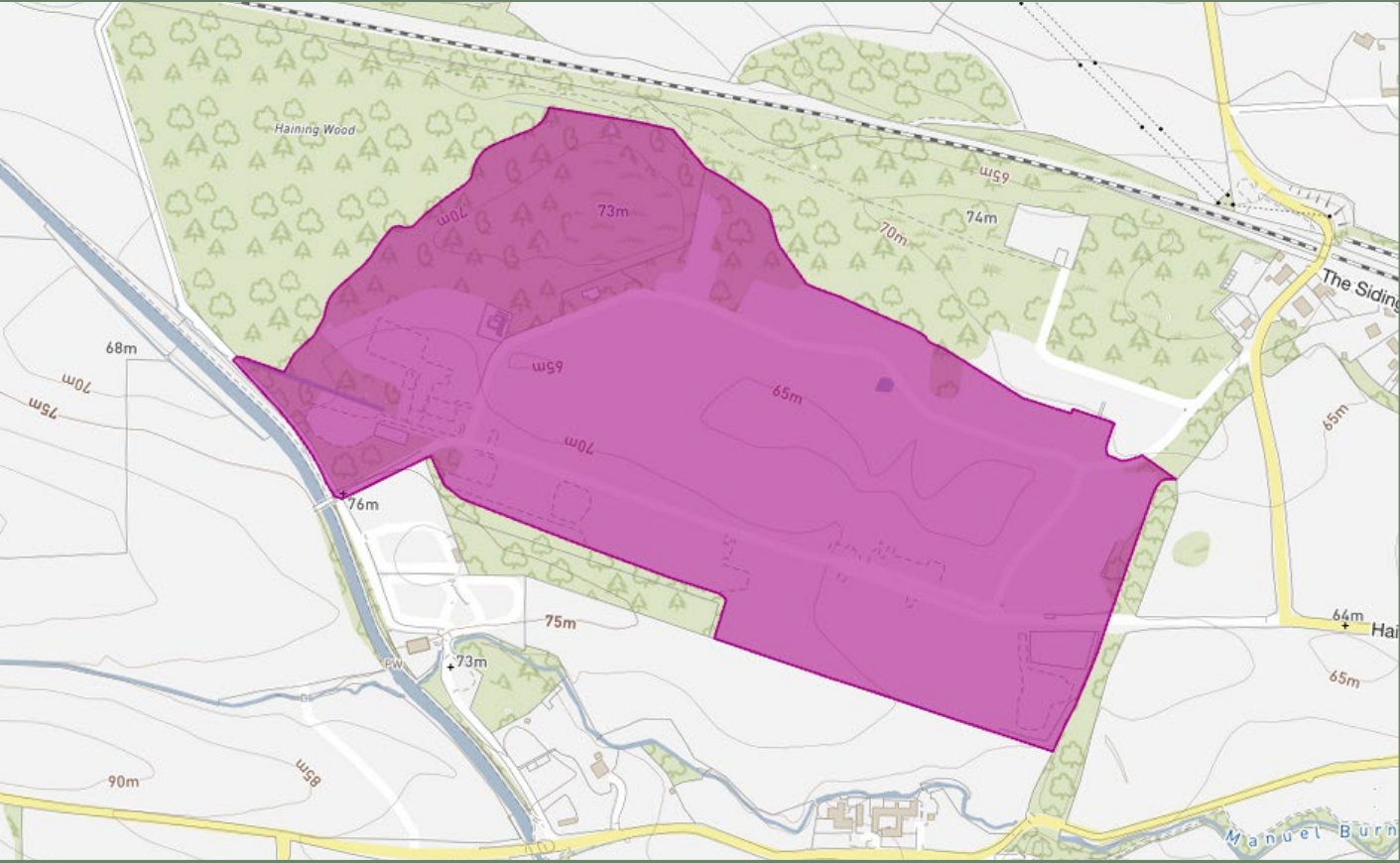
Planning History (last 5 years)

None

UPRN:	136069286
LDP Reference:	MU05
Area:	0.9 ha
Type:	Allocated mixed use
Strategic Business Location:	No
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Brownfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Private
Appropriate Uses:	Retail, business, community, leisure, housing
Accessibility:	Good accessibility by sustainable modes given town centre location. Low/moderate accessibility to strategic road network via A803.
Infrastructure Provision:	Servicing available
Marketability:	Marketable but with constraints
Constraints:	Flood risk assessment required. Possible ground condition and site assembly issues. Some existing uses may require relocated. Careful consideration of relationship to canal required.

Braes & Rural South

BUS02 Whitecross/Manuel Works



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Site of former Manuel brickworks provides extensive brownfield opportunity for business and industry close to the M9. Planning permission in principle granted for mixed use including 400 residential units, Class 4 business and Class 6 storage and distribution. Off site transport improvements required.

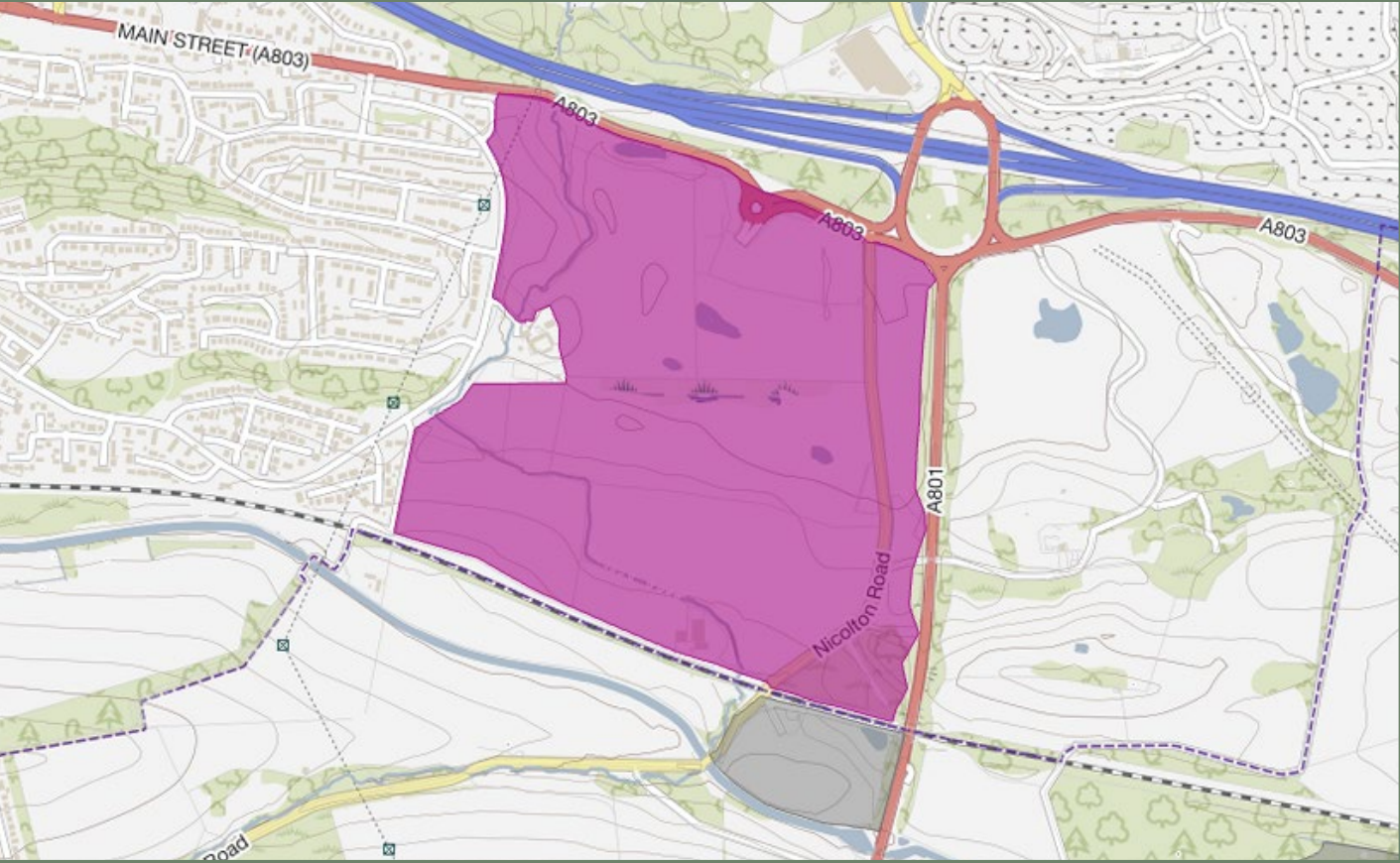
Planning History (last 5 years)

P/17/0792/PPP – Redevelopment of the Former Manuel Brickworks Site - Mixed Use Development Comprising Approximately 400 Residential Dwellings, Associated Local Retailing and Community Facilities (Classes 1, 2 and 3) and Approximately 29,000m² Total Gross Area of Commercial Units. Granted 22.07.22.

UPRN:	136078985
LDP Reference:	BUS02
Area:	29.0 ha
Type:	Allocated business
Strategic Business Location:	Eastern Gateway
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation. PPP granted
Ownership:	Arrochar Developments Limited
Appropriate Uses:	Business, industry, storage (Classes 4, 5, 6)
Accessibility:	Low accessibility by sustainable transport modes given rural location of site. Moderate accessibility to strategic road network via Myrehead Road/A803.
Infrastructure Provision:	Substantial supporting infrastructure may be required depending on the nature and scale of proposals. This would include off site road upgrades/contributions.
Marketability:	Marketable but with constraints
Constraints:	Access constraints on the road network potentially requiring upgrades. Ground condition issues. Pipeline consultation zone immediately to the east of the site although this is unlikely to pose significant constraints.

Braes & Rural South

MU06 Gilston



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Large mixed use site on the eastern side of Polmont adjacent to M9 J4. Residential use will predominate (approx 500 houses) but business element will form important element of overall masterplan, located in the north east part of the site. This will include provision for neighbourhood retail/services for the new community.

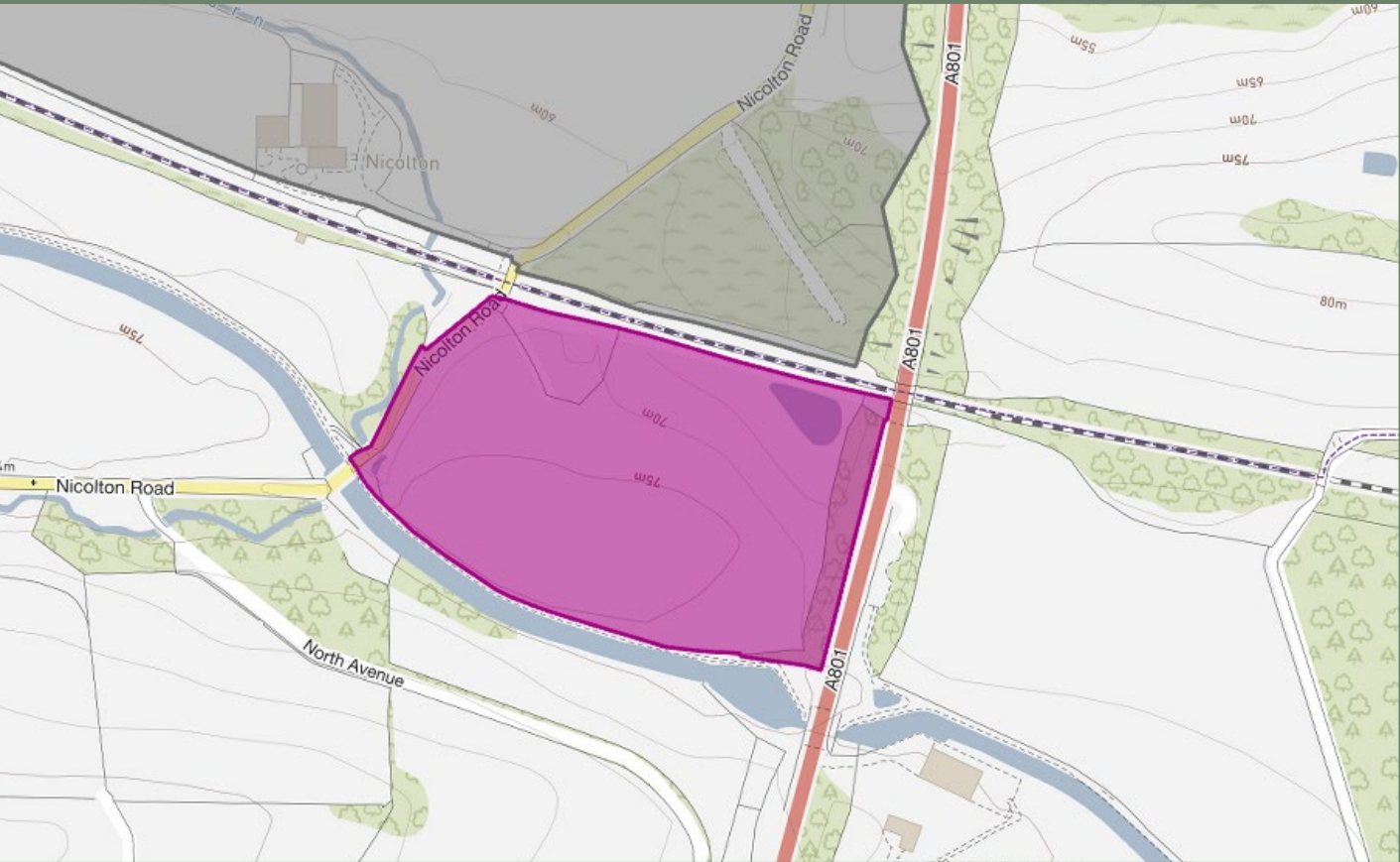
Planning History (last 5 years)

P/20/0493/PPP - Mixed Use Development, Including Residential, Employment, Commercial and Retail Use, Open Space and Landscaping with Associated Infrastructure. Minded to grant.

UPRN:	136074334
LDP Reference:	MU06
Area:	c. 3.5ha (wider area 54.4 ha)
Type:	Allocated mixed use
Strategic Business Location:	Eastern Gateway
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation. PPP minded to grant.
Ownership:	Hansteen
Appropriate Uses:	Retail, services, business
Accessibility:	Edge of town location with low to moderate accessibility by sustainable transport modes which will be enhanced by measures secured through the planning process. High accessibility to the strategic road network via M9 J4
Infrastructure Provision:	Servicing available
Marketability:	Marketable but with constraints
Constraints:	Future capacity issues with M9 J4, flooding issues associated with Gilston burn

Braes & Rural South

BUS04 A801 Union Canal



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Canalside leisure/business opportunity. Planning permission originally granted in 2011 for marina, visitor facility and tourism accommodation, which has now lapsed.

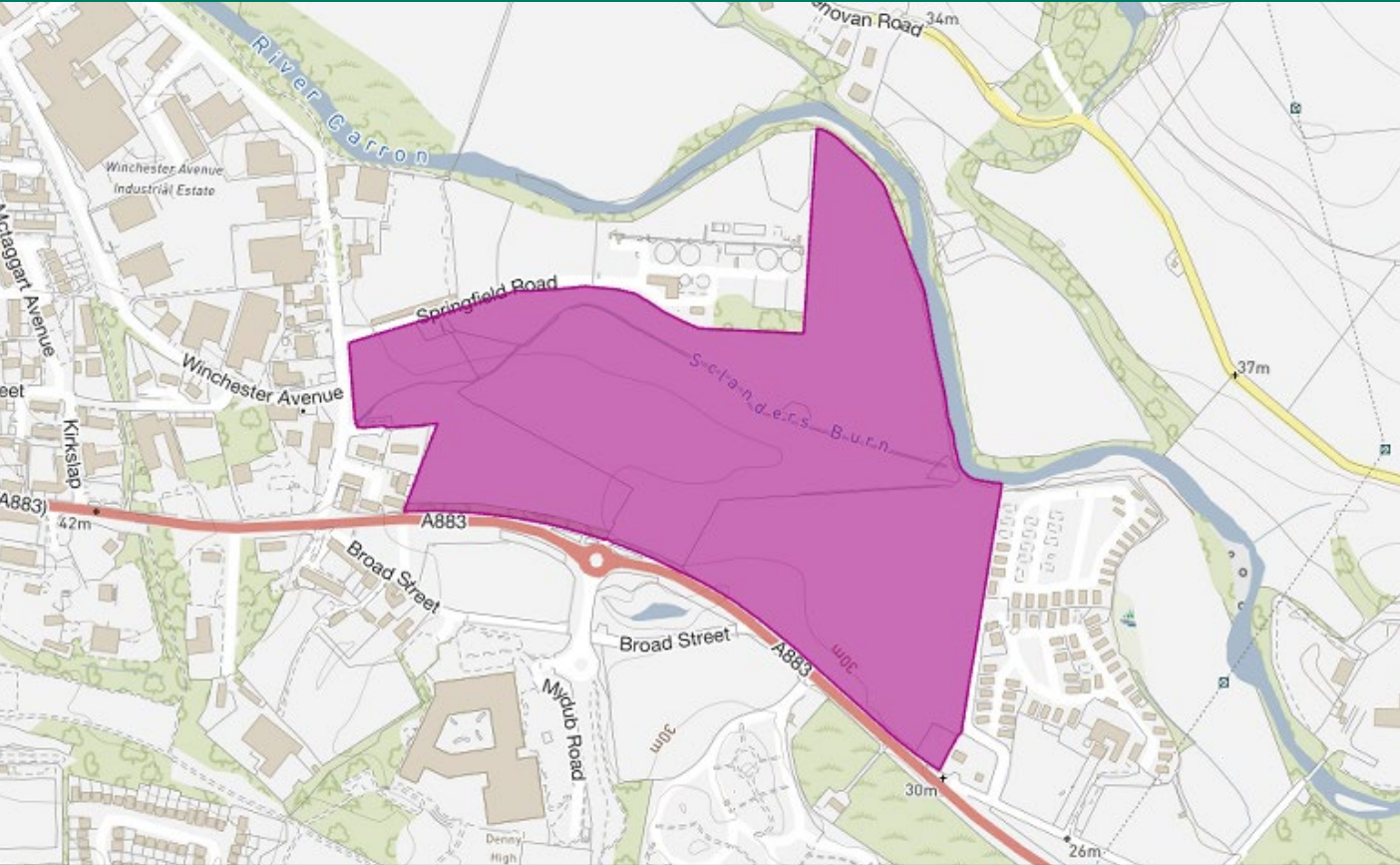
Planning History (last 5 years)

None

UPRN:	136078863
LDP Reference:	BUS04
Area:	4.4 ha
Type:	Allocated business
Strategic Business Location:	Eastern Gateway
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Private
Appropriate Uses:	Tourism/leisure, food and drink, business
Accessibility:	Low accessibility by sustainable modes given rural location, notwithstanding links to canal. Moderate accessibility to the strategic road network via A801.
Infrastructure Provision:	Substantial on and off site infrastructure required to service site.
Marketability:	Marketable but with constraints
Constraints:	Access is a major constraint requiring substantial off site works. Impact on canal (scheduled monument) is also a significant issue. Flood risk assessment will be required.

Denny

MU09 Broad Street



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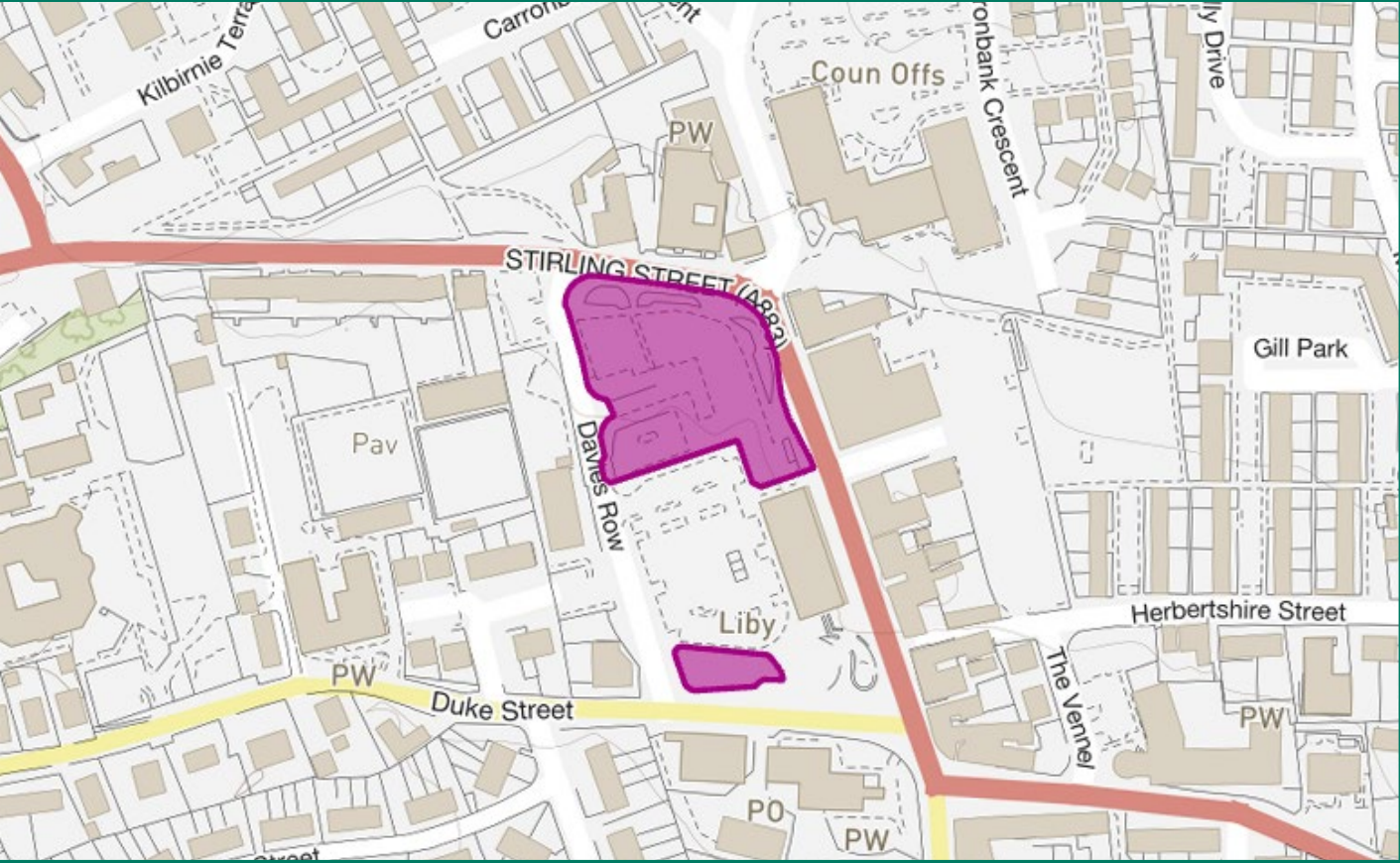
Mixed use site on the eastern edge of Denny, forming part of the Denny South East Strategic Growth Area. Minimum 3 hectares of business land required as part of overall masterplan.

Planning History (last 5 years)

PRE/2021/0001/PAN - Proposal of Application Notice for Mixed Use Development with Associated Infrastructure

UPRN:	136078272
LDP Reference:	MU09
Area:	3.0 ha (wider site 13.1 ha)
Type:	Allocated mixed use
Strategic Business Location:	No
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Mr Mackay/Falkirk Council
Appropriate Uses:	Business, industry, storage (classes 4, 5, 6)
Accessibility:	Edge of town location giving moderate accessibility by sustainable modes, with bus services adjacent. Moderate accessibility to strategic road network via A883.
Infrastructure Provision:	Substantial infrastructure required to service overall site
Marketability:	Marketable but with constraints
Constraints:	Flood risk associated with the River Carron and the Schlanders Burn, proximity of sewage treatment works, site assembly, contribution required to Denny Eastern Access Road.

Denny
MU10 Church Walk



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Remaining two sites (Phase 2 and 3) as part of wider Denny Town Centre regeneration scheme. Full planning permission granted for relocated Co-op store on Phase 2. Phase 3 has planning permission for relocation of post office.

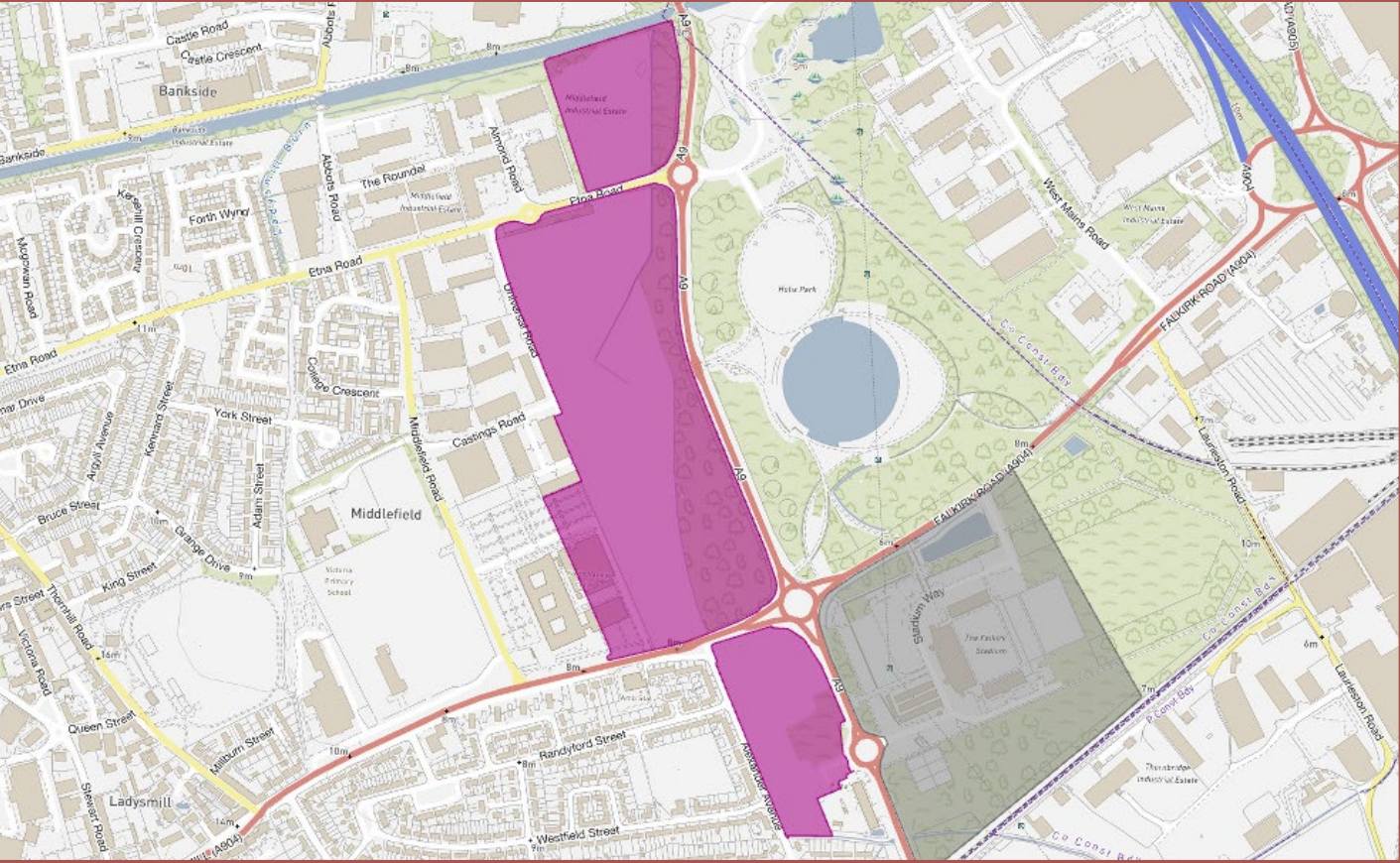
Planning History (last 5 years)

- P/19/0712/FUL – Erection of Retail Shop and Post office (Phase 3). Granted 14.04.20
- P/21/0722/FUL – Construction of Retail Unit with Associated Car Parking (Phase 2). Granted 15.09.22

UPRN:	136088705
LDP Reference:	MU10
Area:	0.6 ha
Type:	Allocated mixed use
Strategic Business Location:	Town Centre
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	0.6 ha
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation. Full planning permission. Granted.
Ownership:	Falkirk Council
Appropriate Uses:	Retail, business, food and drink, leisure, community, housing
Accessibility:	High accessibility by sustainable modes given town centre location. Moderate access to strategic road network via A883.
Infrastructure Provision:	Servicing available
Marketability:	Immediately available
Constraints:	Contribution required to Denny Eastern Access Road

Falkirk

MU16 Falkirk Gateway



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Major mixed use opportunity in prime location on the eastern gateway to Falkirk, adjacent to Kelpies, Stadium and new FV College campus. LDP2 proposes mix of uses including business, leisure, tourism, neighbourhood retail and housing, supported by adjacent transport upgrades on the A904/A9 Westfield roundabout under TIF programme. Development agreement between Council and Fintry Estates is in place in relation to development of Council owned Zones 1 and 4 adjacent to Westfield roundabout

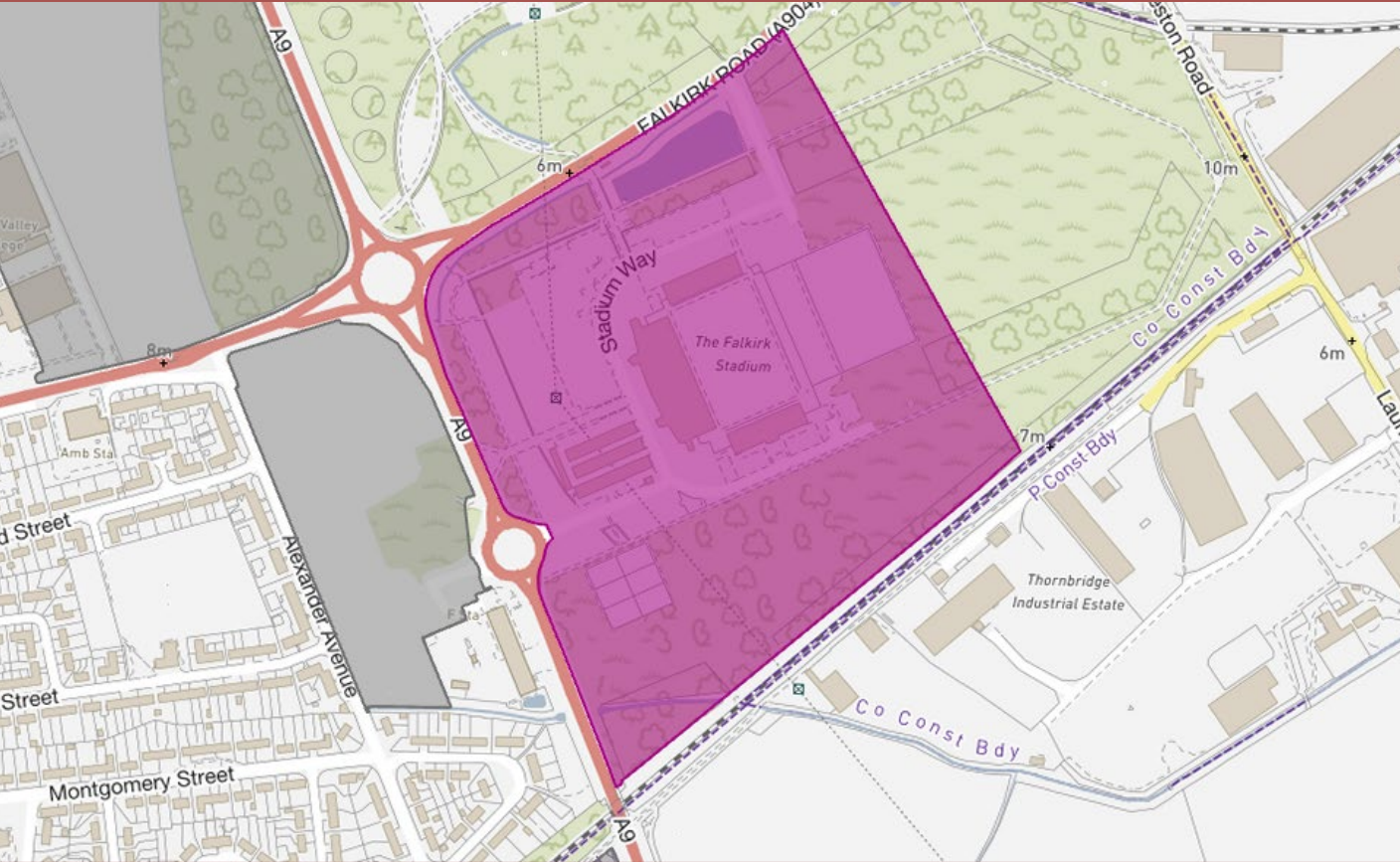
Planning History (last 5 years)

P/20/0545/FUL - A9/A904 Road Improvements, Construction of Shared Use Footbridge, Associated Earthworks, Landscaping and Surface Water Drainage Works. Granted 29.11.21.

UPRN:	136075550
LDP Reference:	MU16
Area:	25.8 ha
Type:	Allocated mixed use
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Falkirk Council (Zones 1 & 4)/Callendar Estate (Zones 2 & 5)
Appropriate Uses:	Business, industry, storage/distribution, neighbourhood retail, leisure/tourism, food and drink, housing
Accessibility:	Edge of town site with moderate accessibility to sustainable modes with bus services and cycleways adjacent. Walking/cycling infrastructure will be enhanced through TIF investment. Good access to the strategic road network via A904/A9.
Infrastructure Provision:	Major package of transport infrastructure through TIF and Levelling Up Fund will support the development of the site.
Marketability:	Immediately available
Constraints:	Transport and drainage infrastructure upgrades required, but are covered by TIF works.

Falkirk

BUS05 Falkirk Stadium



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Available land for redevelopment in the vicinity of the stadium, including areas associated with completion of the stadium structure (east stand and corner pods).

Planning History (last 5 years)

P/18/0457 - Formation of Electric Vehicle Charging Area Incorporating New Car Parking Provision, Solar Canopy and Charging Stations. Granted 05.10.18.

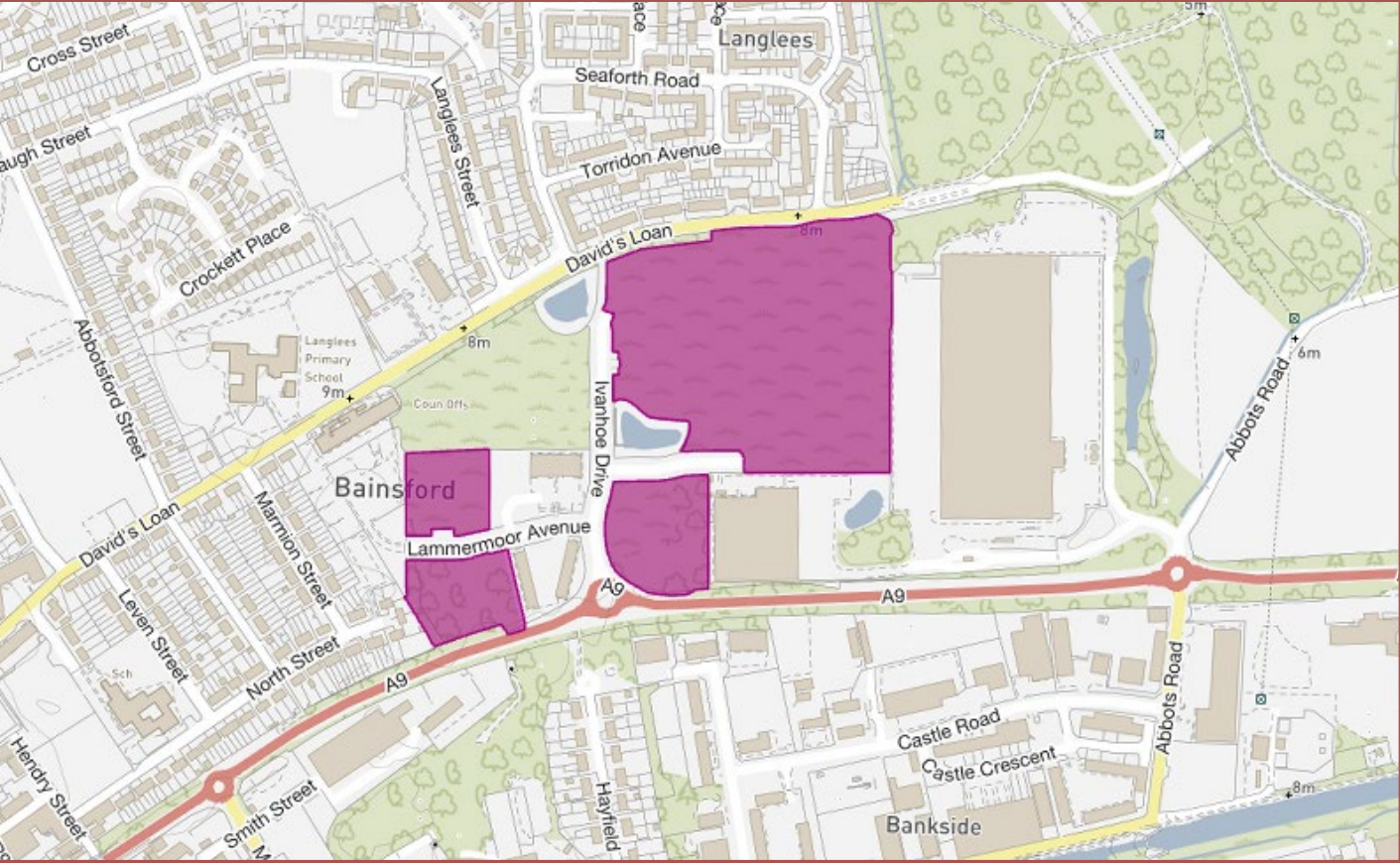
P/18/0458 - Construction of 4G Astroturf Football Pitch with Associated Fencing, Floodlighting and External Works. Granted 05.10.18.

P/20/0545/FUL - A9/A904 Road Improvements, Construction of Shared Use Footbridge, Associated Earthworks, Landscaping and Surface Water Drainage Works. Granted 29.11.21.

UPRN:	136090333
LDP Reference:	BUS05
Area:	Approx 5.5 ha (wider site 18.2 ha)
Type:	Allocated business
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	1.0 ha
Planning Status:	LDP allocation
Ownership:	Falkirk Council
Appropriate Uses:	Business, leisure/tourism
Accessibility:	Edge of town site with moderate accessibility to sustainable modes with bus services and cycleways adjacent. Walking/cycling infrastructure will be enhanced through TIF investment. Good access to the strategic road network via A904/A9.
Infrastructure Provision:	Major package of transport infrastructure through TIF and Levelling Up Fund will support the development of the site.
Marketability:	Immediately available
Constraints:	Transport and drainage infrastructure upgrades required, but are covered by TIF works. Development must be compatible with design and functioning of the stadium. Pipeline and overhead powerline constraints.

Falkirk

BUS06 Abbotsford Business Park



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Serviced business park on the site of the former Alcan works enjoying good access to the A9. Masterplan provides for a range of plot sizes.

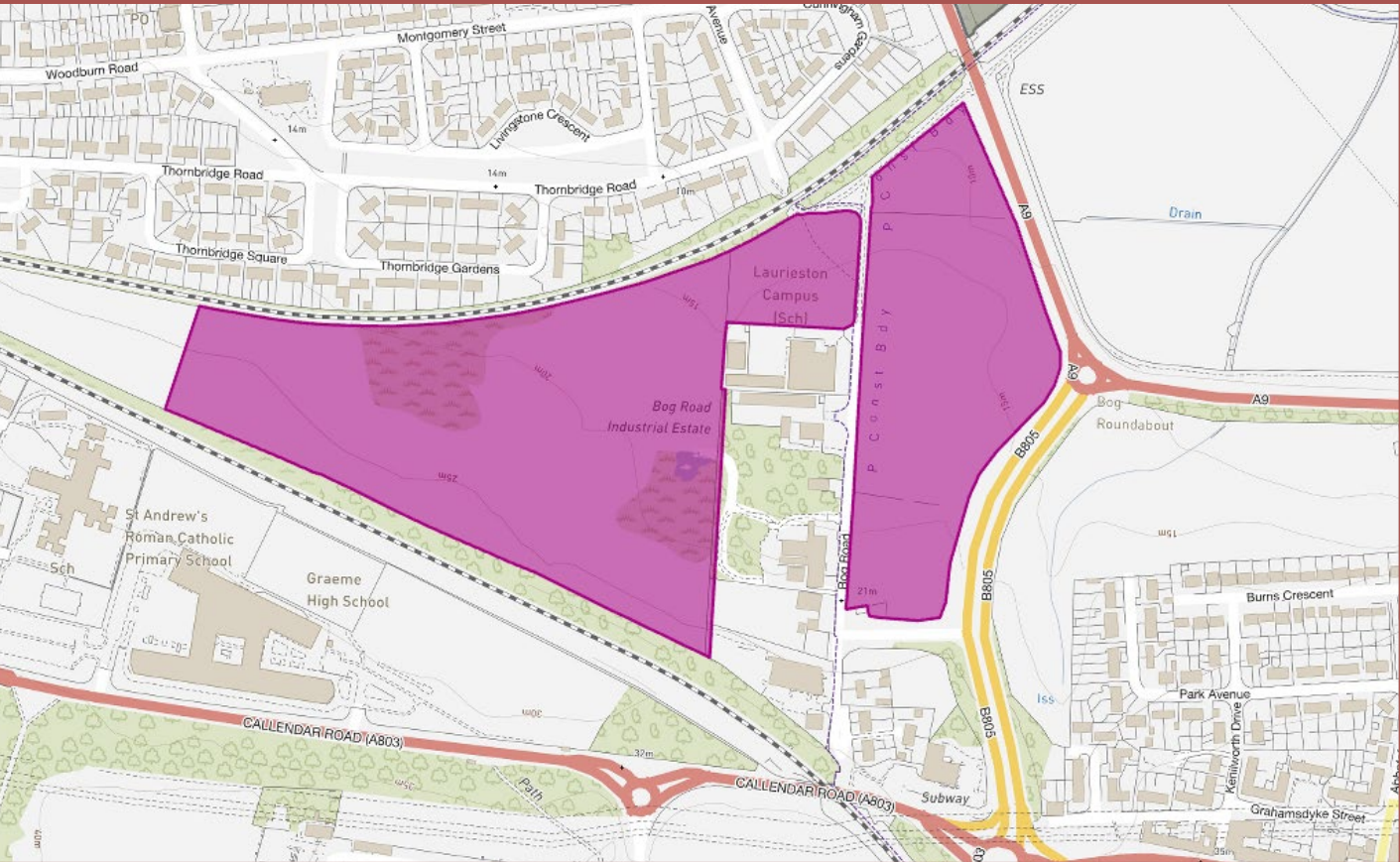
Planning History (last 5 years)

- P/19/0242/FUL - Erection of 2 No Buildings (Class 4 Business) and Associated Infrastructure Granted 14.6.2019 (Plot 2)
- P/21/0152/FUL - Erection of General Industrial Building (Class 5) and Associated Infrastructure. Granted 07/05/21 (Plot 7)
- P/21/0338/FUL - Erection of General Industrial Building with Ancillary Office and Showroom, Toilet Block, gatehouse and associated Infrastructure. Granted 06.06.22 (Plot 12B)
- Application P/21/0392/FUL - Erection of Industrial Building with Ancillary Office and Storage and Associated Development. Granted 22.10.21.

UPRN:	136085664
LDP Reference:	BUS06
Area:	8.0 ha
Type:	Allocated business
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	3.1 ha
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Scottish Enterprise
Appropriate Uses:	Business, industry, storage/distribution
Accessibility:	Moderate accessibility by sustainable modes with bus services and footpath routes adjacent. Good accessibility to the strategic road network via A9.
Infrastructure Provision:	Serviced business park
Marketability:	Immediately available
Constraints:	Some parts of the site require removal of some old former foundations relating to previous use

Falkirk

BUS07 Caledon Business Park



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Opportunity site on eastern edge of Falkirk incorporating existing industrial area at Bog Road and extensive greenfield land to rear. Planning permission in principle granted in 2010 for office/industrial park which has lapsed. No current progress although site will benefit from TIF works.

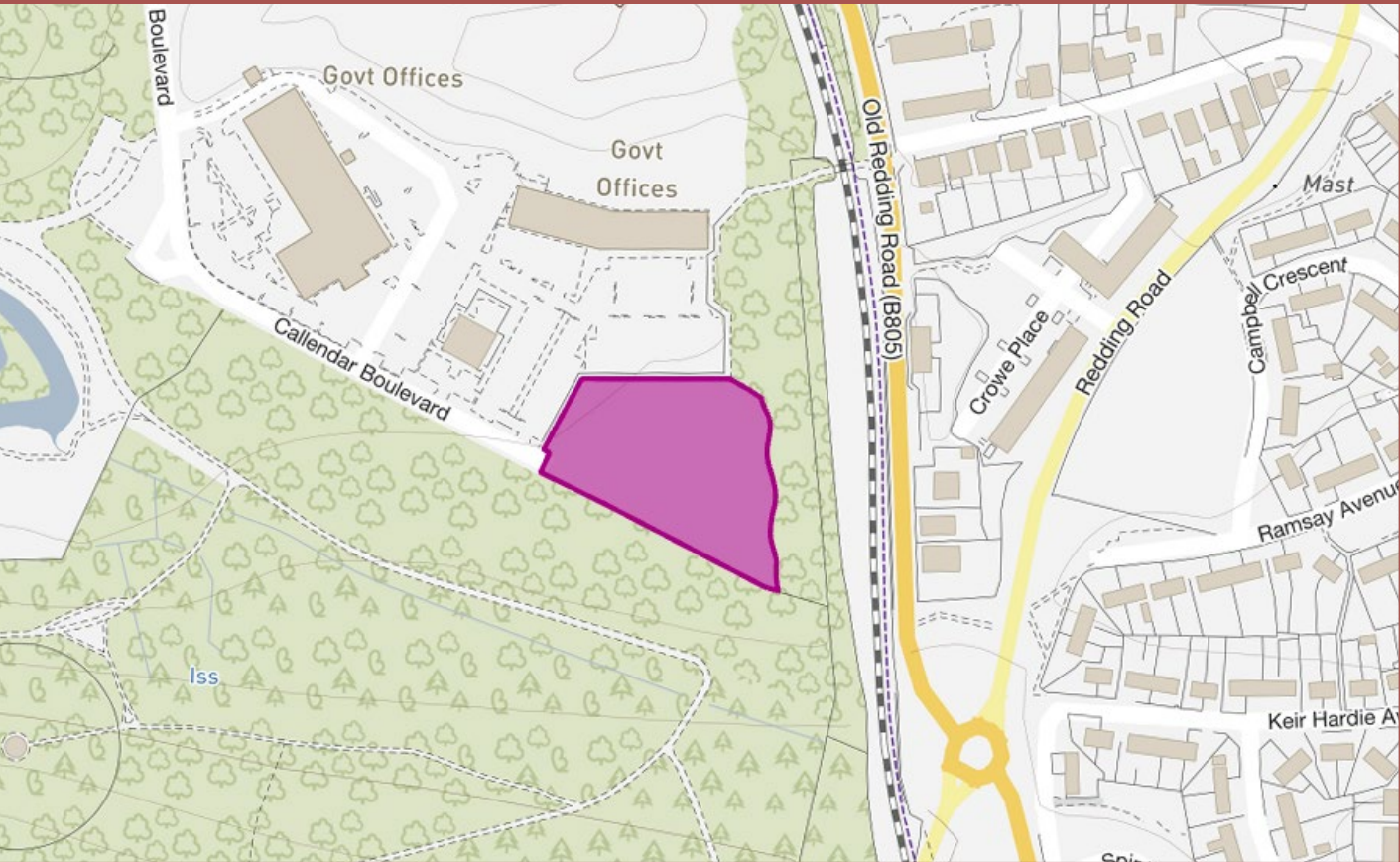
Planning History (last 5 years)

None

UPRN:	136066868
LDP Reference:	BUS07
Area:	15.5 ha
Type:	Allocated business
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Mixed
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Callendar Estate/Falkirk Council/other private
Appropriate Uses:	Business, industry, storage/distribution
Accessibility:	Edge of town site offering moderate accessibility by sustainable modes with bus services within 400 metres and core path through site. Good accessibility to the strategic road network via A9.
Infrastructure Provision:	Development of site is likely to require significant new infrastructure including new access road connecting to the A9/B905
Marketability:	Marketable but with constraints
Constraints:	Integration/redevelopment of existing industrial and other premises on Bog Road, as well as substantial new infrastructure to service the site.

Falkirk

BUS09 Callendar Business Park



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Single remaining plot in high amenity business park.

Planning History (last 5 years)

None

UPRN:	136078535
LDP Reference:	BUS09
Area:	0.7 ha
Type:	Allocated business
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Falkirk Council
Appropriate Uses:	Class 4 business
Accessibility:	Moderate accessibility by sustainable modes with bus services within 400 metres and core path through site. Good accessibility to the strategic road network via A803/A9
Infrastructure Provision:	Within serviced business park
Marketability:	Immediately available
Constraints:	None known

Falkirk

BUS10 Wester Carmuir



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Comprises underutilised park and ride site close to Falkirk Wheel, offering opportunity for leisure/tourism use. Potential subject to further reassessment of future of park and ride facility in light of aspirations to improve bus corridor into Falkirk along the A803.

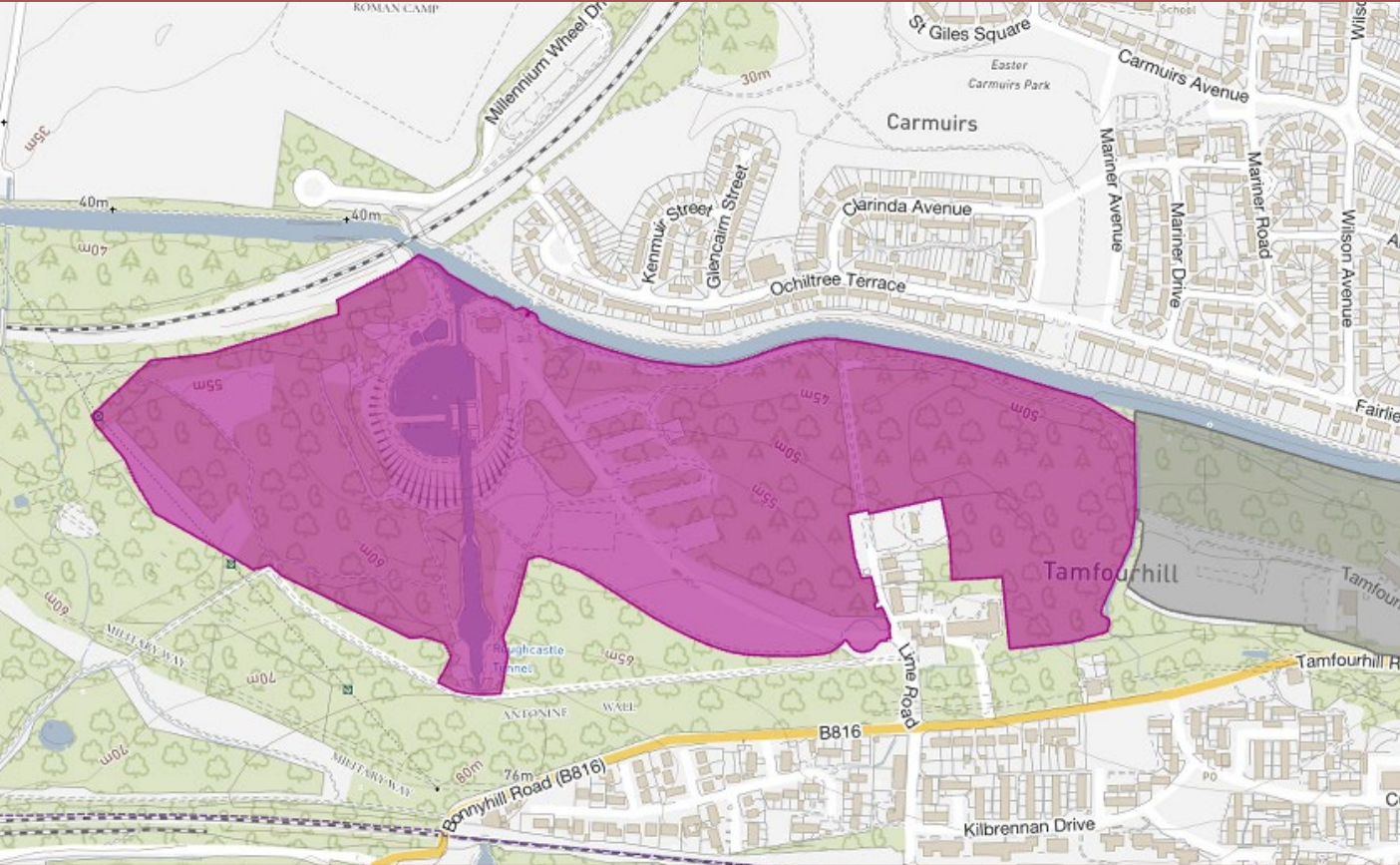
Planning History (last 5 years)

None

UPRN:	136076634
LDP Reference:	BUS10
Area:	0.8 ha
Type:	Allocated business
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Brownfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Falkirk Council
Appropriate Uses:	Hotel, food and drink
Accessibility:	Edge of town location with moderate accessibility by sustainable modes with links into canal network and bus services nearby. Moderate accessibility to the strategic road network via A803.
Infrastructure Provision:	Existing park and ride site so most servicing in place
Marketability:	Immediately available
Constraints:	Lies within Antonine Wall WHS Buffer Zone so heritage impact assessment required. Flood risk assessment required. Development would require further assessment in terms of its future P&R function as part of any decision to dispose by the Council.

Falkirk

BUS11 Falkirk Wheel



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Extensive site associated with Falkirk Wheel offering potential opportunities for tourism/leisure related business. Masterplan is required to define opportunities and ensure appropriate relationship of activities across the site.

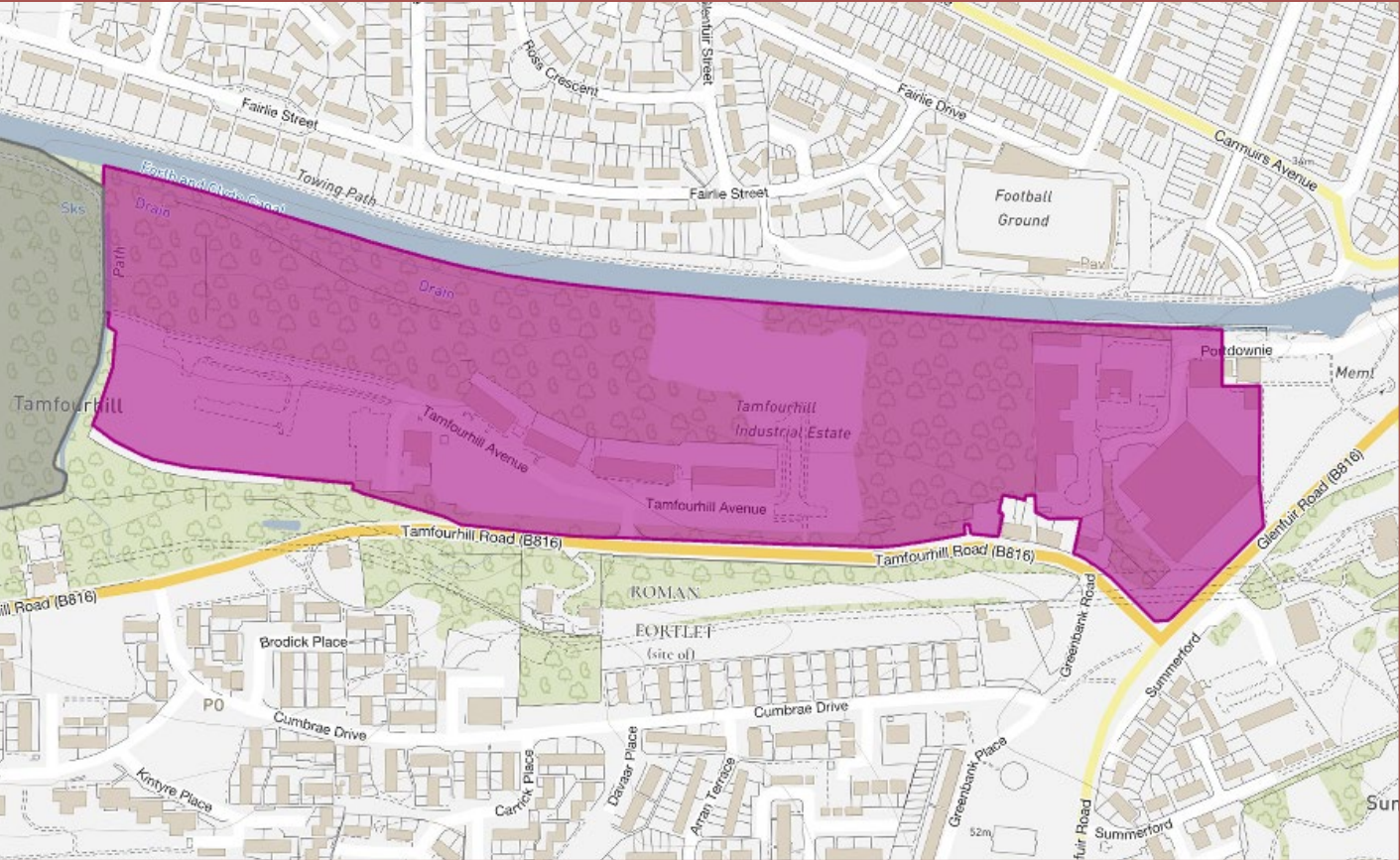
Planning History (last 5 years)

None

UPRN:	136067162
LDP Reference:	BUS11
Area:	To be determined (wider site 28.6 ha)
Type:	Allocated business
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Scottish Canals
Appropriate Uses:	Tourism/leisure related business
Accessibility:	Edge of town location with moderate accessibility by sustainable modes given link to canal and other local path networks, plus bus services. Moderate accessibility to the strategic road network via A803.
Infrastructure Provision:	Falkirk Wheel has servicing but further infrastructure may be required depending on the scale, nature and location of new development.
Marketability:	Marketable but with constraints
Constraints:	Masterplan required to define nature and scale of opportunities. Area has a number of environmental sensitivities including existing woodland, contaminated land, and location within the Antonine wall WHS Buffer Zone, all requiring careful assessment. Impacts on setting of the canal require consideration. Flood risk assessment likely to be required.

Falkirk

MU11 Portdownie



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Major canalside mixed use opportunity connecting Lock 16 and the Falkirk Wheel, and key to regeneration of the Falkirk canal corridor. Previous housing/business proposals stalled due to development costs, especially related to contamination issues. Revised masterplan required. In the meantime, Lock 16 and the eastern end of the site (Union Inn, former Barrs factory) is focus for proposals by Scottish Canals for a Scotland's Canals Centre of Excellence and Innovation as part of the Falkirk Growth Deal.

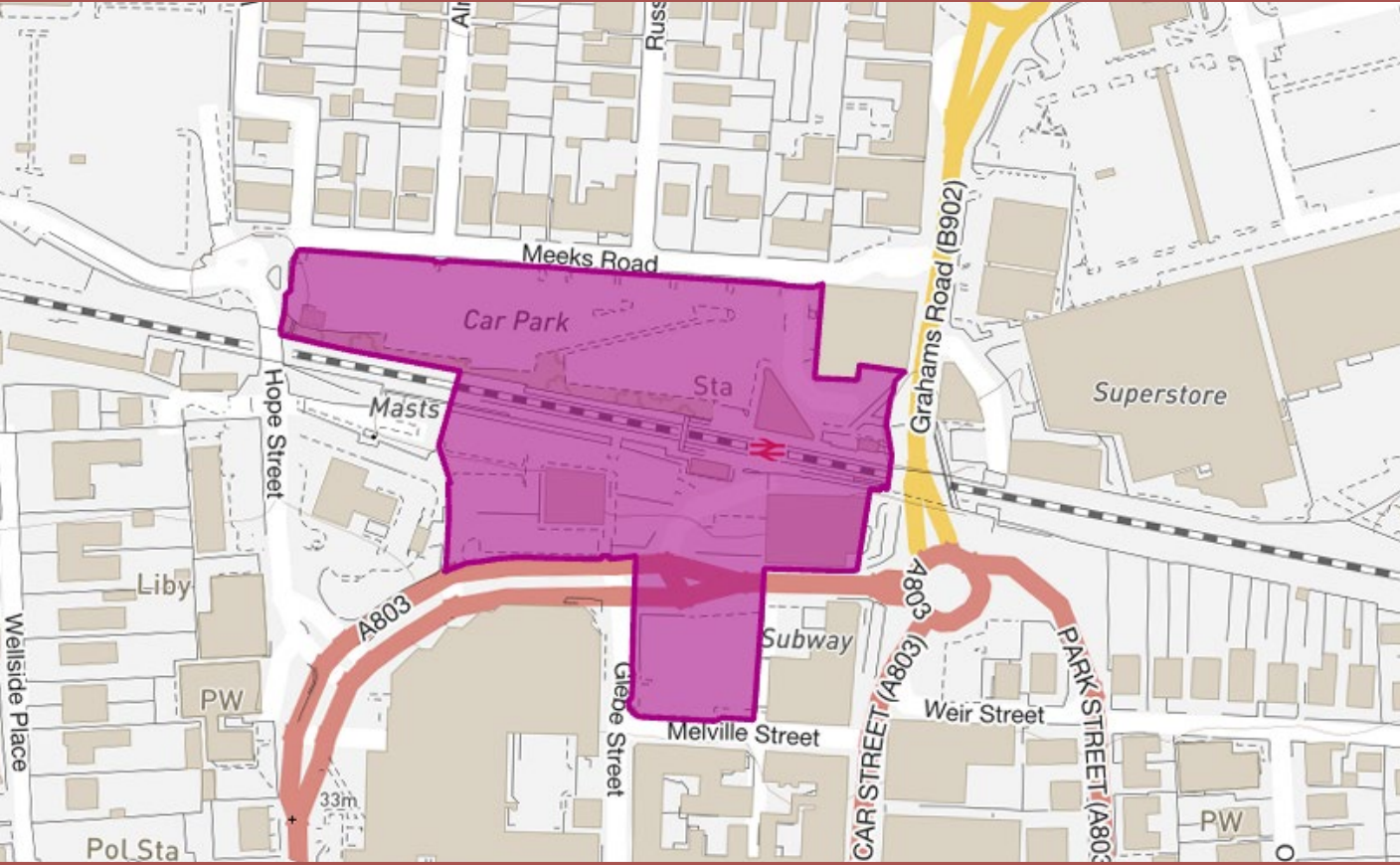
Planning History (last 5 years)

- P/18/0662/FUL - Alterations and Refurbishment and Change Use of Building to Community Hub and Centre of Canal Repair & Operation Excellence. Granted 21.12.18
- P/21/0210/FUL – Demolition of Class 4 (Business) Building and Erection of Building for Uses Within Class 3 (Food and Drink); Class 4 (Business) and Class 6 (Storage or Distribution). Granted 01.09.21

UPRN:	136091198
LDP Reference:	MU11
Area:	To be determined (wider site 14.35 ha)
Type:	Allocated mixed use
Strategic Business Location:	Falkirk Investment Zone
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Scottish Canals/Falkirk Council
Appropriate Uses:	Business, leisure, tourism, food and drink, housing
Accessibility:	Moderate accessibility by sustainable modes benefitting from links to canal network and local bus services. Moderate accessibility to strategic road network via A803.
Infrastructure Provision:	Site has road access but substantial on and off site infrastructure upgrades are likely depending on the scale and nature of development
Marketability:	Marketable but with constraints
Constraints:	High level of contamination on parts of the site. Much of site has naturally regenerated with substantial tree cover, which will have ecological value. Some existing industrial units require removal with businesses relocated. Careful consideration of interface with canal is required. Proximity to Antonine Wall WHS requires heritage assessment.

Falkirk

MU12 Grahamston Opportunity Area



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Key town centre opportunity focused around Grahamston railway station, comprising predominantly surface car parking, with a range of potential enhancement opportunities. Currently, opportunities focus around the creation of a new sustainable transport hub linked to the rebranding of the station to Falkirk Central, thereby enhancing the arrival experience for visitors, which is part of the Falkirk Growth Deal.

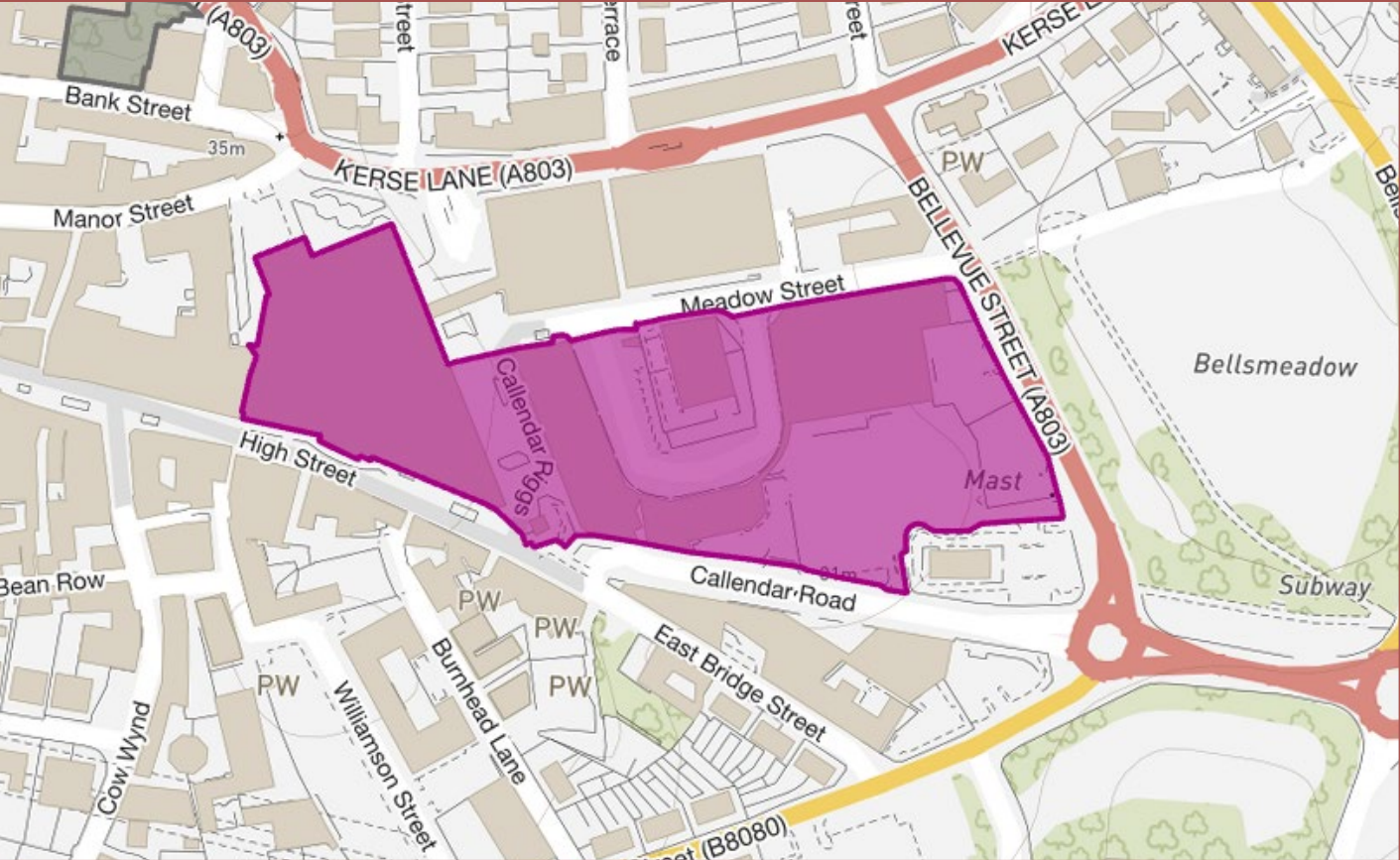
Planning History (last 5 years)

None

UPRN:	136075694
LDP Reference:	MU12
Area:	To be determined (wider site 2.6 ha)
Type:	Allocated mixed use
Strategic Business Location:	Town Centre
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Falkirk Council/Private
Appropriate Uses:	Transport hub, business, housing
Accessibility:	High accessibility by sustainable modes at heart of Falkirk Town Centre. Moderate accessibility to the strategic road network via A803.
Infrastructure Provision:	Serviced site. Extent of infrastructure upgrading dependent on nature of proposals.
Marketability:	Marketable but with constraints
Constraints:	Site assembly, issues around public car parking provision, operational rail issues and severance by railway. Adjacent residential uses in Meeks Road.

Falkirk

MU13 Callendar Riggs



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Opportunities at the east of end of Falkirk High Street associated with the potential redevelopment/repurposing/restructuring of Callendar Square Shopping Centre and the vacant Falkirk Bus Station site.

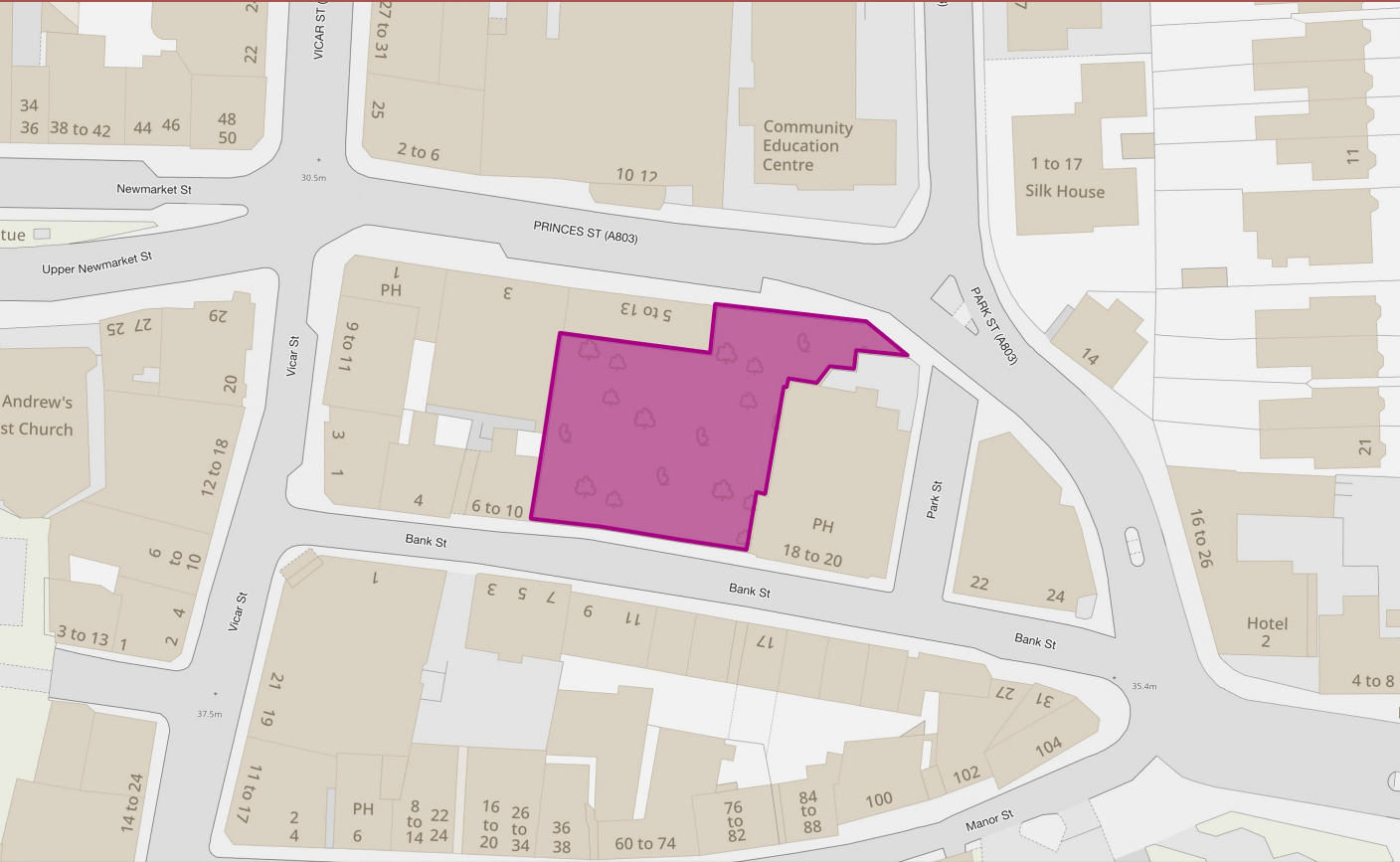
Planning History (last 5 years)

- P/17/0330/FUL - Change of Use of 1st Floor From Photography Studio (Class 2) to Form Apartment Hotel (Class 7). Granted 21.07.17
- P/17/0331/FUL - Alterations to Shopfront and Conversion of 1st and 2nd floors to form 3 Flatted Dwellings. Granted 21.07.17
- P/18/0115. Alterations to Shopfront and Change of Use of 1st and 2nd floors Shop (Class1) to form 4 Flatted Dwellings. Granted 22.05.18
- P/18/0116/FUL - Alterations to Shopfront and Conversion of 1st and 2nd floors to form 3 Flatted Dwellings. Granted 22.05.18

UPRN:	136026887
LDP Reference:	MU13
Area:	To be determined (wider area 2.9 ha)
Type:	Allocated mixed use
Strategic Business Location:	Town Centre
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP2 allocation
Ownership:	Cygnat Properties/First Bus
Appropriate Uses:	Retail, business, housing, community uses, leisure/ tourism, food and drink
Accessibility:	High accessibility by sustainable modes at heart of Falkirk Town Centre. Moderate accessibility to the strategic road network via A803.
Infrastructure Provision:	Serviced site/buildings
Marketability:	Marketable but with constraints
Constraints:	Site assembly/clearance and dealing with existing uses/leases. Architectural value of existing art deco commercial properties on Callendar Riggs.

Falkirk

MU14 Bank Street



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Gap site providing opportunity for town centre uses including retail, business and or residential. Detailed planning permission previously granted but now lapsed.

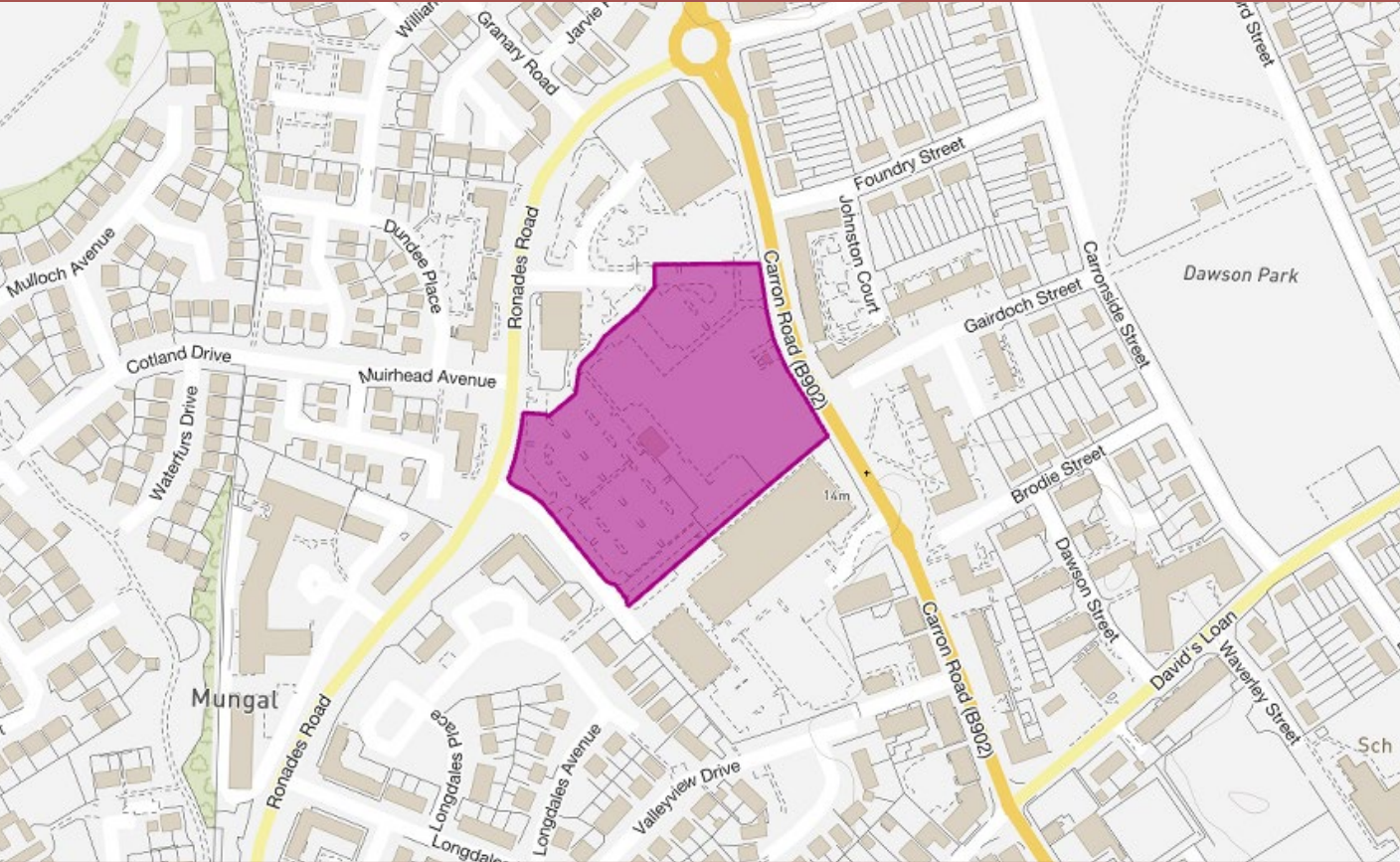
Planning History (last 5 years)

None

UPRN:	136089086
LDP Reference:	MU14
Area:	0.1 ha
Type:	Allocated mixed use
Strategic Business Location:	Town Centre
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Private
Appropriate Uses:	Retail, business, food and drink, housing
Accessibility:	High accessibility by sustainable modes at heart of Falkirk Town Centre. Moderate accessibility to the strategic road network via A803.
Infrastructure Provision:	Serviced site/buildings
Marketability:	Immediately available
Constraints:	Level change on site. Remediation of contamination required.

Falkirk

MU17 Carron Road



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Opportunity for redevelopment for mixed use associated with restructuring of Newcarron local centre. Site comprises the site of the now demolished Carron Centre and associated car parking. First phase comprising 2 shop units (including downsized Co-op) completed. Interest from RSLs for social housing.

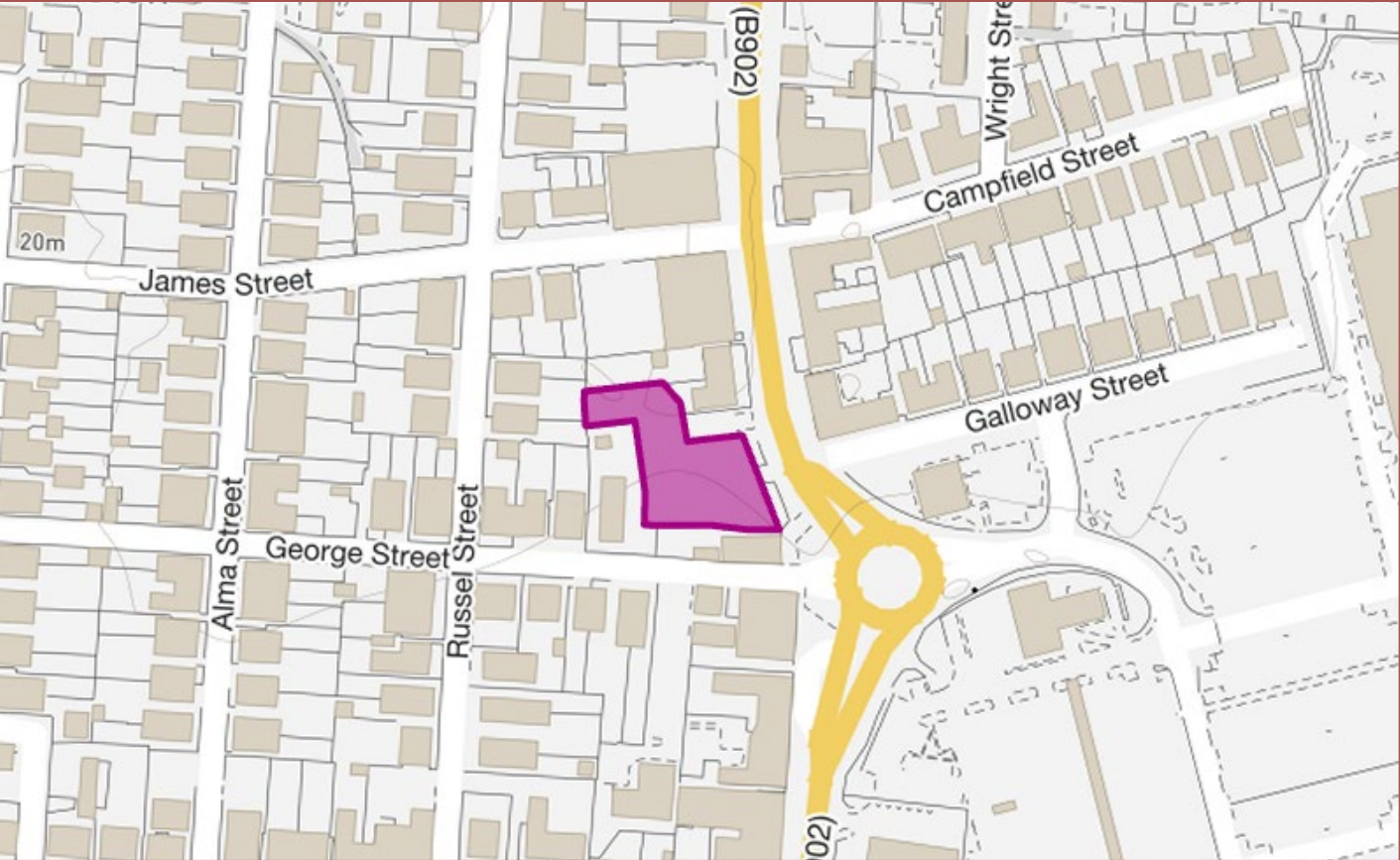
Planning History (last 5 years)

P/16/0615/FUL – Erection of 2 Class 1 Shop Units, Formation of Service Access and Re-Configuration of Car Park. Granted 25.04.17

PRE/2021/0020/PAN – Proposal of Application – Residential Development

UPRN:	136067640
LDP Reference:	MU17
Area:	To be determined (2.0 ha remaining of total site)
Type:	Allocated mixed use
Strategic Business Location:	No
NPF3 Grangemouth IZ:	No
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	0.4 ha
Planning Status:	LDP allocation
Ownership:	Co-op
Appropriate Uses:	Retail, business, leisure, community, housing
Accessibility:	Local centre offering good accessibility by sustainable modes, including walking access from surrounding residential area, and local bus services. Moderate accessibility to strategic road network via B902/A9.
Infrastructure Provision:	Serviced site
Marketability:	Immediately available
Constraints:	None known

Falkirk
WF01 Grahams Road



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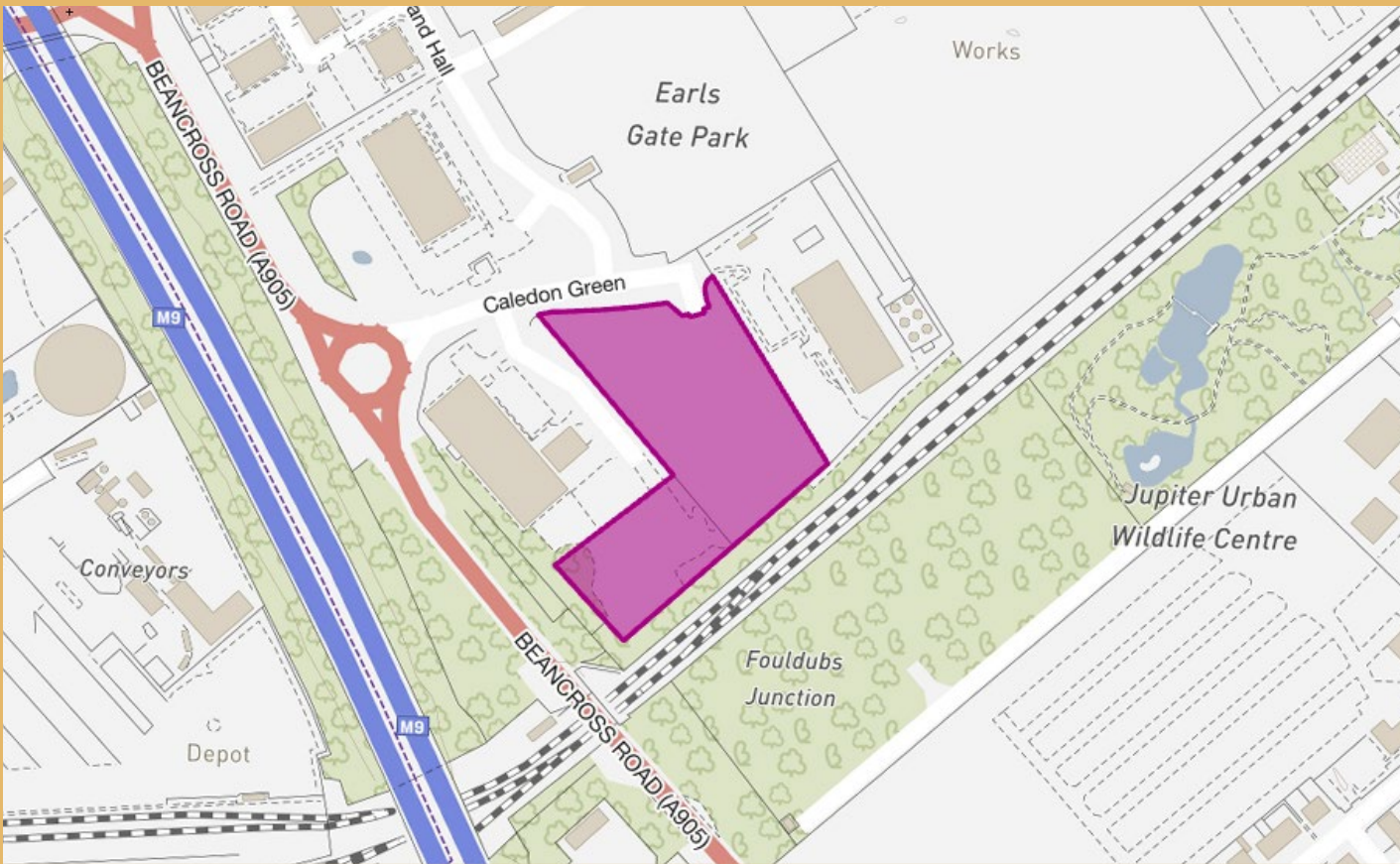
Brownfield site on the edge of Falkirk Town Centre offering opportunity for retail, food and drink, office or residential uses.

Planning History (last 5 years)

- P/17/0017/FUL - Erection of Restaurant (Class 3) Unit and Hot Food Takeaway Unit. Granted 24.08.17
- P/21/0706/FUL - Construction of Restaurant (Class 3) with Drive-Thru Facility and Associated Works. Refused 15.09.22

UPRN:	136074744
LDP Reference:	N/A
Area:	0.2 ha
Type:	Windfall
Strategic Business Location:	Town Centre
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	Full planning permission
Ownership:	Private
Appropriate Uses:	Retail, food and drink, office, housing
Accessibility:	Edge of Falkirk Town centre location enjoying high accessibility by sustainable modes. Moderate accessibility to the strategic road network via A803.
Infrastructure Provision:	Serviced site
Marketability:	Immediately available
Constraints:	None known

Grangemouth
BUS12 Earls Gate Park



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Serviced business park created by Calachem in prime location within Grangemouth close to M9 J6. Most of park now occupied.

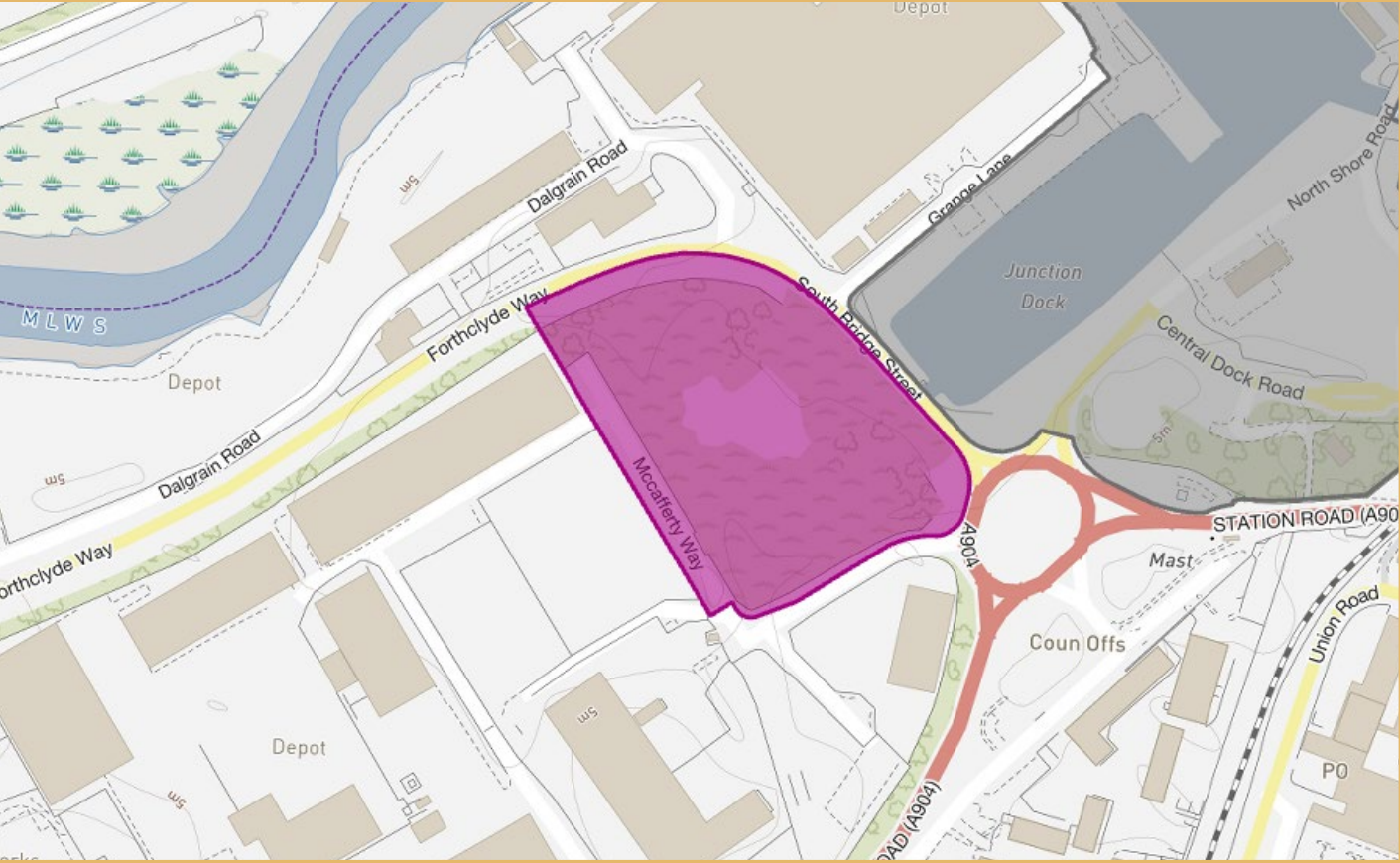
Planning History (last 5 years)

- P/16/0321/FUL - Renewable Energy Combined Heat and Power (CHP) Plant. Granted 18.01.17
- P/17/0588/FUL – Development of a Class 5 Biofuels Demonstration Plant Comprising Buildings, Plant and Associated Works. Granted 08.12.17
- P/20/0612/FUL - Erection of Manufacturing Facility (Class 5), Ancillary Office (Class 4) and Associated Development. Granted 12.7.21
- P/21/0062/FUL -Erection of Gas Powered 22.5MW Electricity Generation Facility, Fencing and Associated Infrastructure. Granted 14.05.21
- P/21/405/FUL - Erection of Storage Units (Class 6 Storage or Distribution). Granted 17.06.22

UPRN:	136087248
LDP Reference:	BUS12
Area:	0.7 ha
Type:	Allocated business
Strategic Business Location:	Grangemouth Investment Zone
NPF3 Grangemouth IZ:	Yes
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	8.4 ha
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Calachem
Appropriate Uses:	Business, industry
Accessibility:	Moderate accessibility by sustainable modes with bus services adjacent. Good accessibility to the strategic road network via M9 J6.
Infrastructure Provision:	Serviced site
Marketability:	Immediately available
Constraints:	Within Major Hazard Consultation Zone

Grangemouth

BUS14 South Bridge Street



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Opportunity for business use on former timber basin site close to entrance to the Port of Grangemouth.

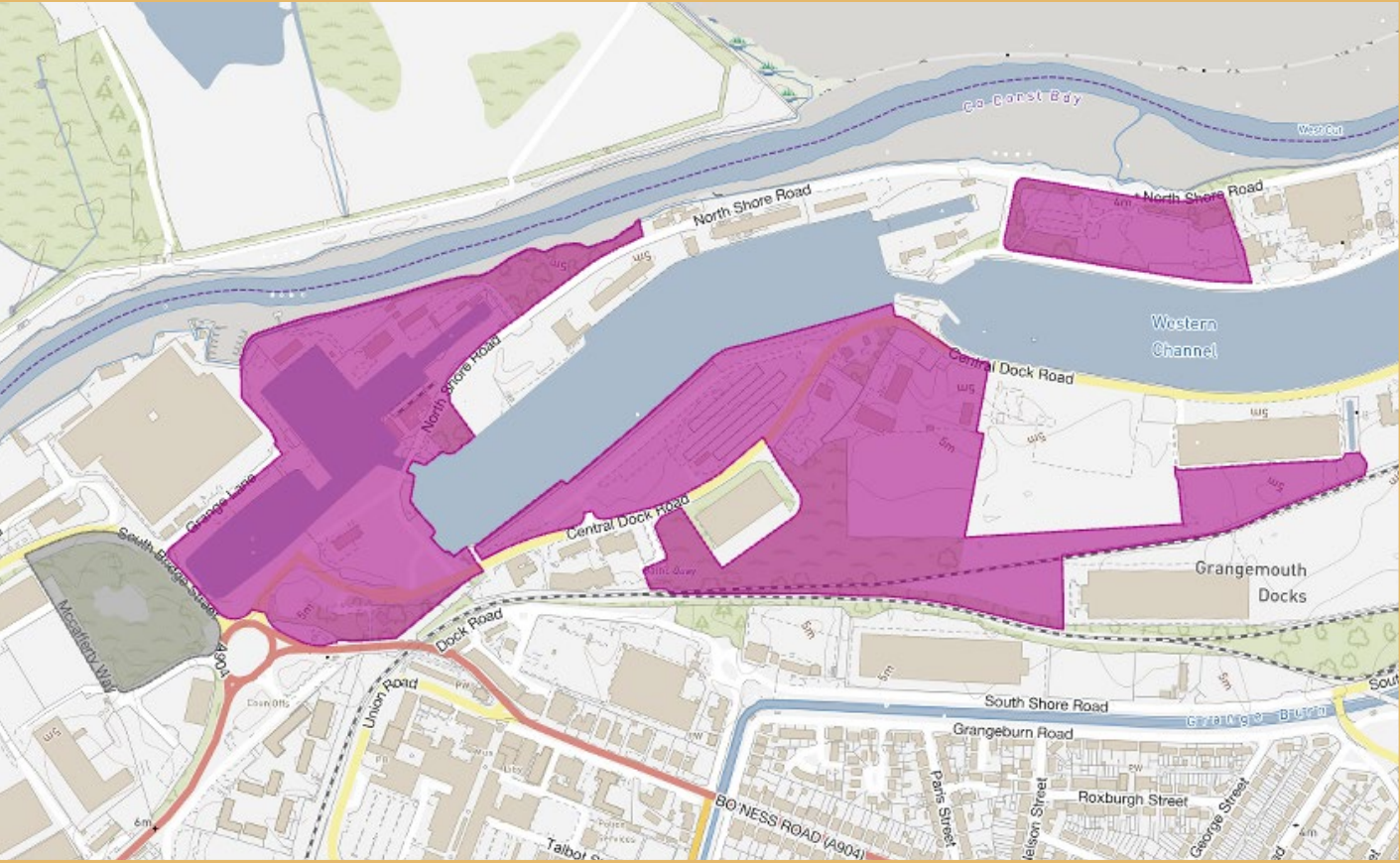
Planning History (last 5 years)

None

UPRN:	136085925
LDP Reference:	BUS14
Area:	2.9 ha
Type:	Allocated business
Strategic Business Location:	Grangemouth Investment Zone
NPF3 Grangemouth IZ:	Yes
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Falkirk Council
Appropriate Uses:	Business, industry, storage (classes 4, 5 ,6)
Accessibility:	Moderate accessibility by sustainable modes with bus services adjacent. Good accessibility to the strategic road network via A904 Earls Road.
Infrastructure Provision:	Services available close by
Marketability:	Immediately available
Constraints:	Ground condition issues are a significant constraint which may limit uses to light structures. Within Major Hazard Consultation Zone. Flood risk assessment may be required.

Grangemouth

BUS15 Grangemouth Docks



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Land at docks retained by Forth Ports for port related development.

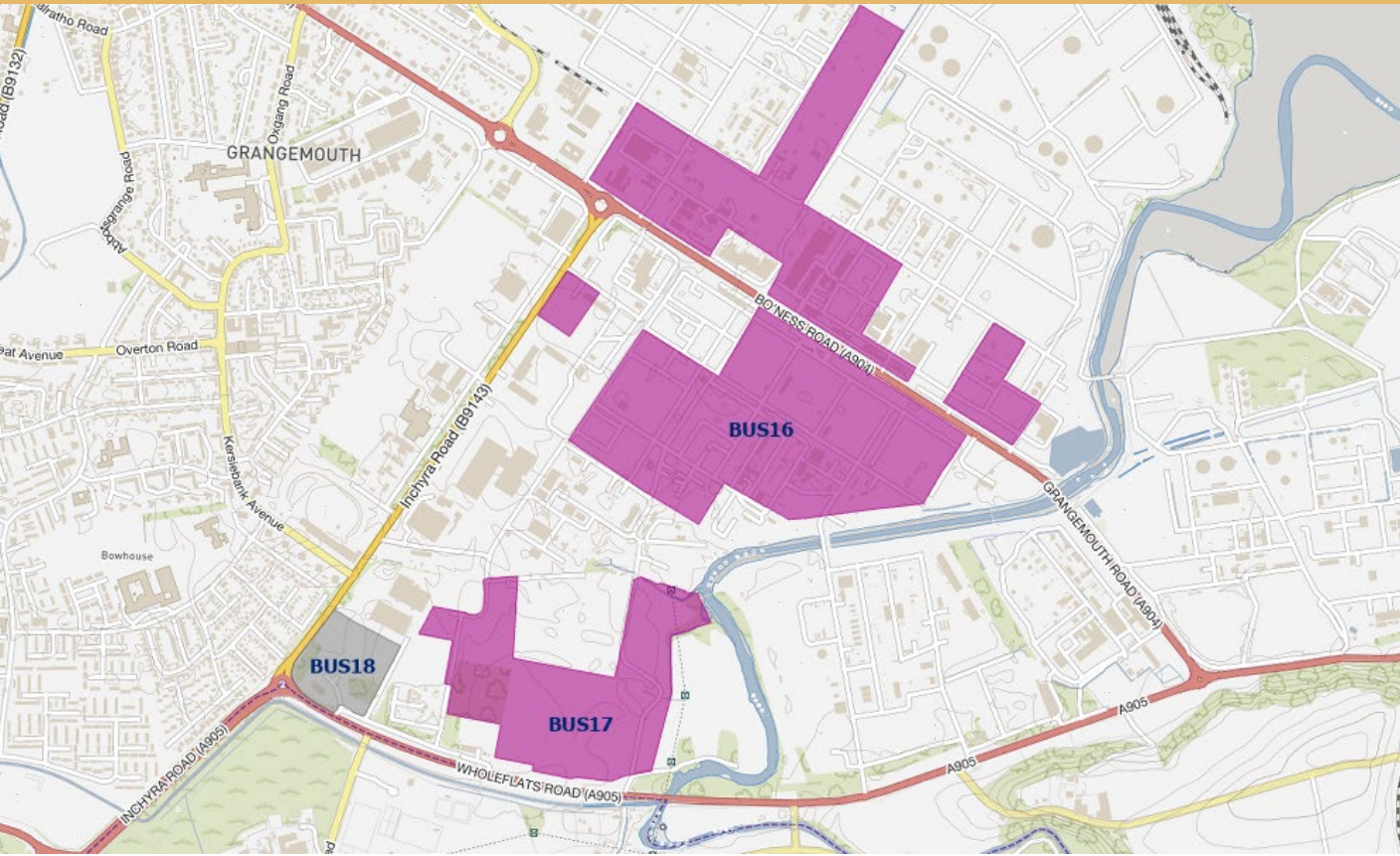
Planning History (last 5 years)

None

UPRN:	136078851
LDP Reference:	BUS15
Area:	30.7 ha
Type:	Allocated business
Strategic Business Location:	Grangemouth Investment Zone
NPF3 Grangemouth IZ:	Yes
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	12.3 ha
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Forth Ports
Appropriate Uses:	Port related business, industry, storage/distribution
Accessibility:	Moderate accessibility by sustainable modes with bus services adjacent. Good accessibility to the strategic road network via A904 Earls Road.
Infrastructure Provision:	Servicing available
Marketability:	Immediately available
Constraints:	Proximity to Firth of Forth SPA. Major Hazard Consultation Zone. Flood risk.

Grangemouth

BUS16/BUS17 INEOS Development Opportunity



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Portfolio of sites which have been made available as a result of site rationalisation and clearance. Although the amount of land is substantial, much of it is retained by INEOS and related companies for their future strategic needs. Major opportunities for zero carbon initiatives including carbon dioxide utilisation which is part of the Falkirk/Grangemouth Growth Deal, and hydrogen production aligned to INEOS’s investment plans.

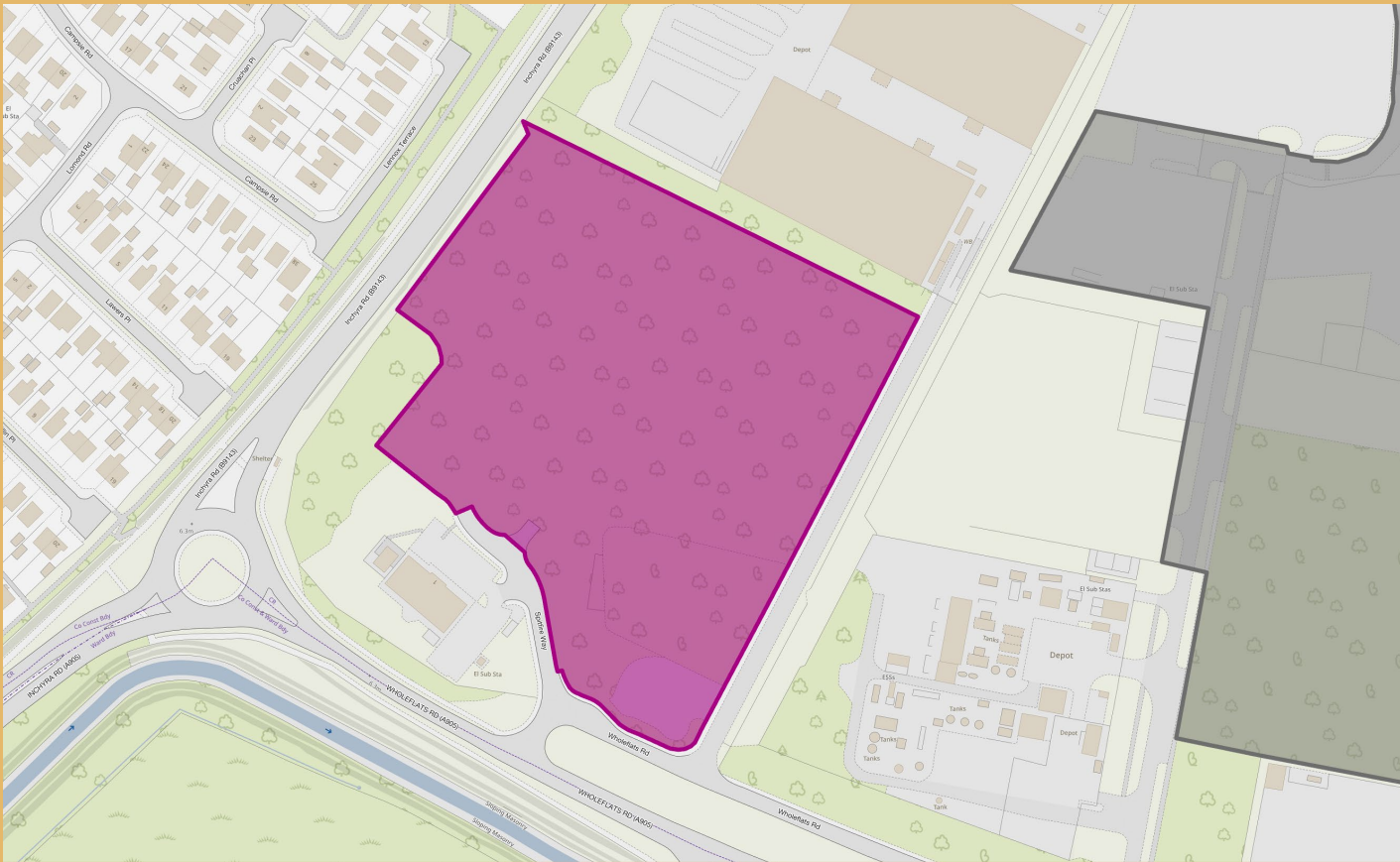
Planning History (last 5 years)

P/19/0372/FUL - Erection of New Office Building with Associated Ancillary Building, car Parking and External Landscape Works. Granted 23.10.2019

P/18/0003/FUL – Erection of New Energy Plant and Associated Works, including Pipe Bridge. Granted 29.06.2018

UPRN:	136054807
LDP Reference:	BUS16/BUS17
Area:	c.74.2 ha
Type:	Allocated business
Strategic Business Location:	Grangemouth Investment Zone
NPF3 Grangemouth IZ:	Yes
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	6.5 ha
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	INEOS
Appropriate Uses:	Business/industry, energy, chemical sciences, biotechnology
Accessibility:	Moderate accessibility to sustainable modes. Good accessibility to the port, multi modal freight options including strategic rail and road networks.
Infrastructure Provision:	Substantial infrastructure upgrades likely to be required depending on scale and nature of proposals.
Marketability:	Marketable but with constraints
Constraints:	Significant transport infrastructure upgrades required depending on scale of development, some of which are being dealt with through TIF. Flood risk is a significant issue which is being addressed through the Grangemouth Flood Protection Scheme. Within Major Hazard Consultation Zone. Proximity to Firth of Forth SPA.

Grangemouth
BUS18 Wholeflats Business Park



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Partially developed business park located at the junction of Wholeflats Road and Inchyra Road and offering excellent access to the M9.

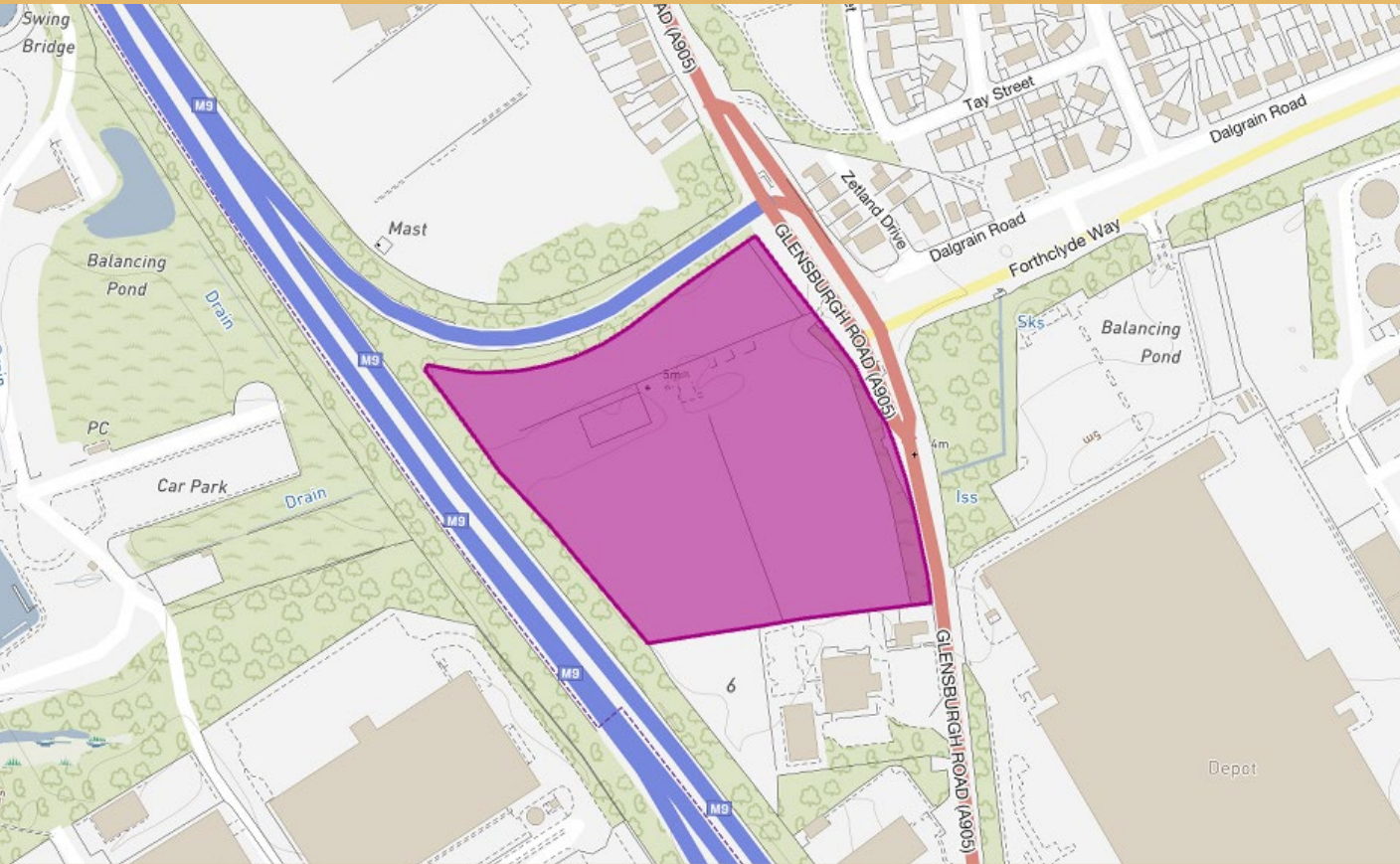
Planning History (last 5 years)

None

UPRN:	136091314
LDP Reference:	BUS18
Area:	3.3 ha
Type:	Allocated business
Strategic Business Location:	Grangemouth Investment Zone
NPF3 Grangemouth IZ:	Yes
TIF:	Yes
Brownfield/Greenfield:	Brownfield
SVDLS:	Yes
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Falkirk Council
Appropriate Uses:	Business, industry, storage (Classes 4, 5, 6)
Accessibility:	Moderate accessibility by sustainable modes with bus services nearby. Good accessibility to the strategic road network via A905.
Infrastructure Provision:	Servicing available
Marketability:	Immediately available
Constraints:	Within Major Hazard Consultation Zone. Service corridor runs north south through site.

Grangemouth

MU21 Glensburgh Road



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Mixed use site adjacent to M9 J6. Site has access issues which may be difficult to resolve, and mixed use designation requires further consideration as to the most appropriate uses for the site.

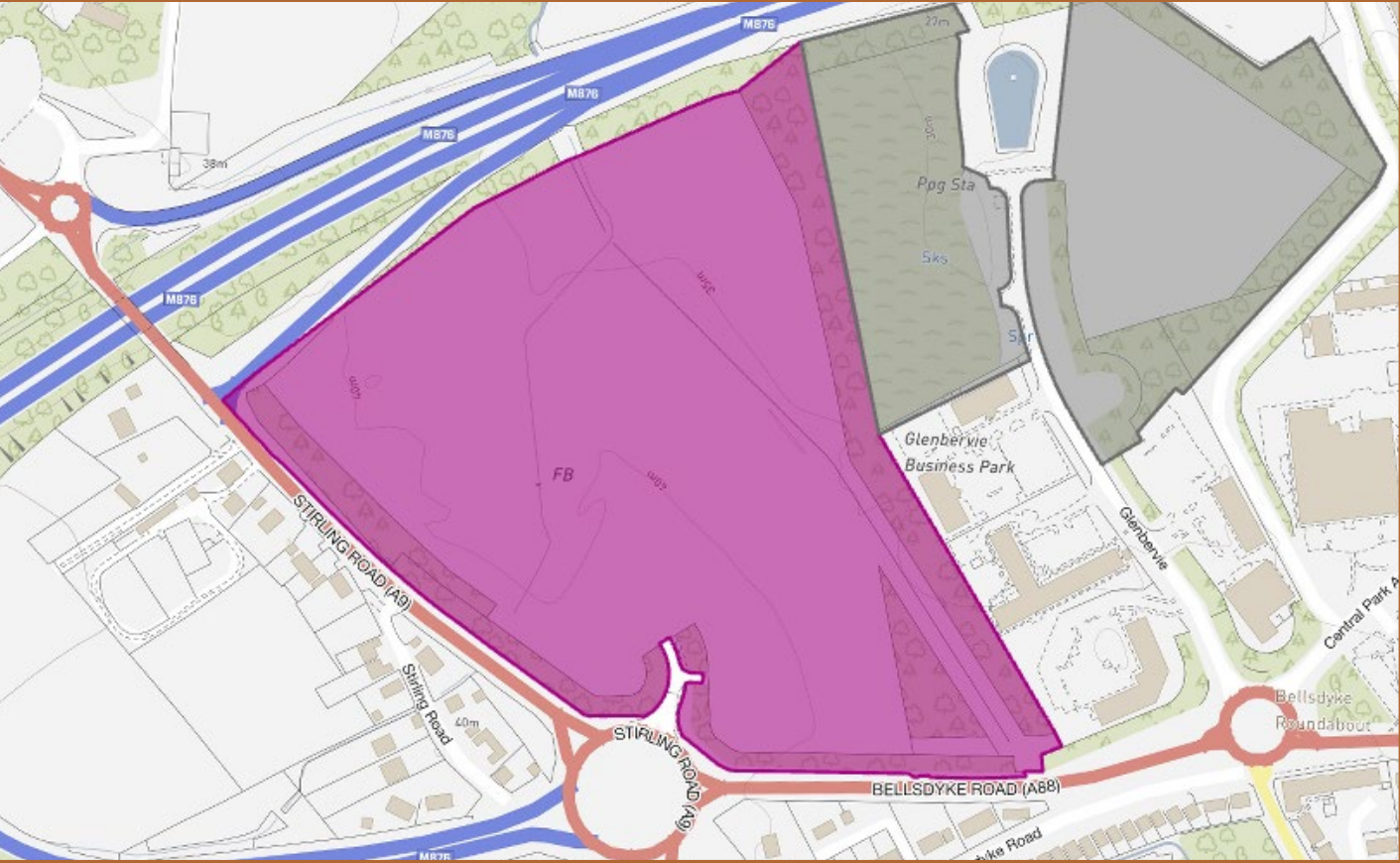
Planning History (last 5 years)

None

UPRN:	136088512
LDP Reference:	MU21
Area:	4.5 ha
Type:	Allocated mixed use
Strategic Business Location:	Grangemouth Investment Zone
NPF3 Grangemouth IZ:	Yes
TIF:	Yes
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Falkirk Council
Appropriate Uses:	Retail, business, leisure/tourism, housing
Accessibility:	Moderate/low accessibility by sustainable modes. High accessibility to the strategic road network via M9 J6.
Infrastructure Provision:	Access difficult to achieve given configuration of surrounding road junctions
Marketability:	Major constraints limiting marketability
Constraints:	Access difficult to achieve. Services run through northern part of site including water main and old course of the Forth and Clyde Canal. Within Major Hazard Consultation Zone. Flood risk assessment required.

Larbert & Stenhousemuir

BUS19 Glenbervie



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Large greenfield site available for business and industrial use adjacent to M876 J2. Landscape and site access in place. Site could accommodate single or multiple users.

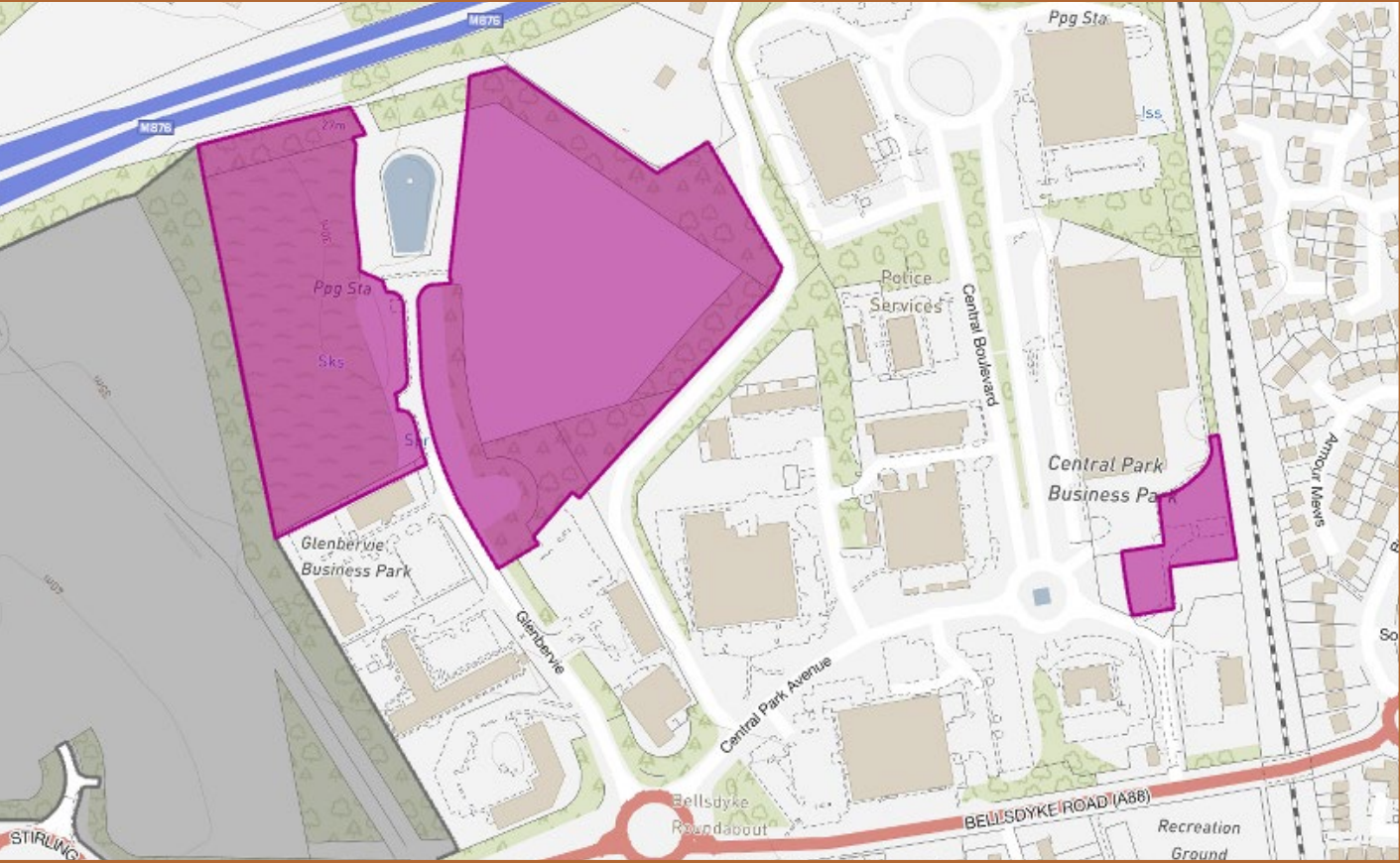
Planning History (last 5 years)

None

UPRN:	136083493
LDP Reference:	BUS19
Area:	12.7 ha
Type:	Allocated business
Strategic Business Location:	Larbert Gateway
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	No
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Scottish Enterprise
Appropriate Uses:	Business, industrial, storage (class 4, 5 and 6)
Accessibility:	Moderate accessibility by sustainable modes with bus services adjacent. High accessibility to the strategic road network via M876 J2.
Infrastructure Provision:	Site access and external landscaping installed. On site roads/drainage provision required.
Marketability:	Immediately available
Constraints:	Topography of site requires some reprofiling to create development platforms.

Larbert & Stenhousemuir

BUS20 Glenbervie Business Park



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Plots within existing business park in close proximity to M876 J2.

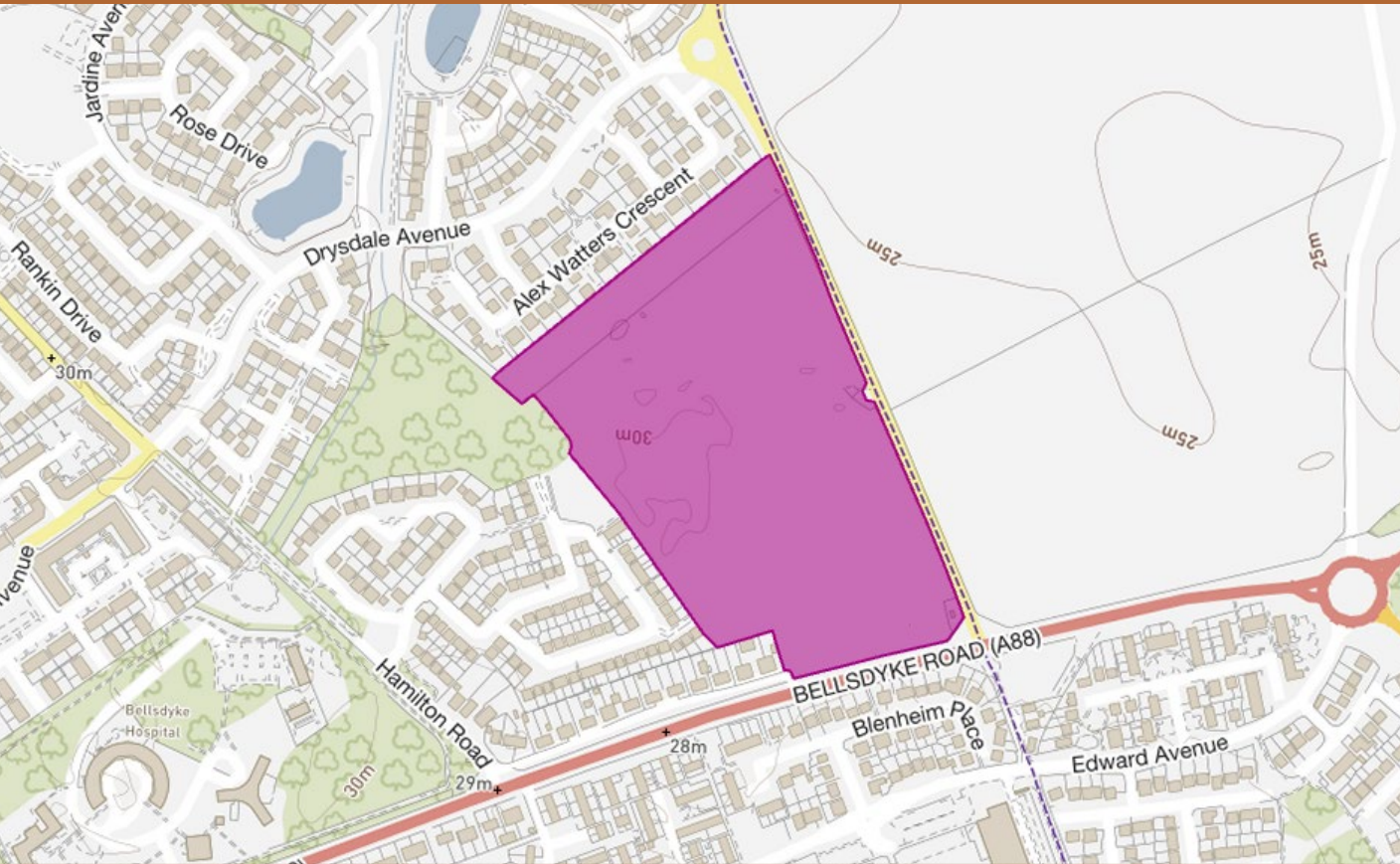
Planning History (last 5 years)

None

UPRN:	136076534
LDP Reference:	BUS20
Area:	8.1 ha
Type:	Allocated business
Strategic Business Location:	Larbert Gateway
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	0.8 ha
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	Scottish Enterprise
Appropriate Uses:	Business, industrial, storage (class 4, 5 and 6)
Accessibility:	Moderate accessibility by sustainable modes with bus services adjacent. High accessibility to the strategic road network via M876 J2.
Infrastructure Provision:	Serviced plots
Marketability:	Immediately available
Constraints:	None known

Larbert & Stenhousemuir

MU19 Hill of Kinnaird



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Final phase of Kinnaird Village which is for mixed use with opportunity for business use as part of development. Masterplan required to determine overall mix and layout of development.

Planning History (last 5 years)

None

UPRN:	136091082
LDP Reference:	MU19
Area:	To be determined (wider site 9.7 ha)
Type:	Allocated mixed use
Strategic Business Location:	Larbert Gateway
NPF3 Grangemouth IZ:	No
TIF:	No
Brownfield/Greenfield:	Greenfield
SVDLS:	No
Employment Take Up since 2015:	None
Non-Employment Take Up since 2015:	None
Planning Status:	LDP allocation
Ownership:	NHS Forth Valley/Bellsdyke Consortium
Appropriate Uses:	Business, food and drink, community uses
Accessibility:	Moderate accessibility by sustainable modes with bus services adjacent. High accessibility to the strategic road network via A88.
Infrastructure Provision:	Site infrastructure required including access, internal roads/drainage
Marketability:	Immediately available
Constraints:	None known

Appendix 2

Glossary of Terms and Abbreviations



Appropriate Uses Definitions

- **Commercial:** Retail and Office space
- **Light Industrial:** Workshops, storage & distribution warehouses, manufacture of small or light articles
- **Chemical Sciences:** Industries producing or processing chemical products
- **Energy:** Renewable Energy production or Electricity Generating Facilities
- **Oil & Gas:** Processing or production of Oil & Gas products including refining and transport
- **Tourism:** Business or attraction for visitors or accommodation such as hotels and short-term let properties

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.

Effective Land Supply: The part of the established employment land supply that is expected to be free of development constraints in the period under consideration. It will therefore be available for construction / development.

ELA Take-up: Calculation of employment sites which have been completely developed within five years.

Employment Land: This includes land zoned for general industrial and business/office use, storage and distribution uses, retail and tourism uses, 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 or buildings (that are vacant but not derelict), although there is scope in the future to include vacant premises.

Employment Land Audit: An annual mechanism for monitoring the employment land supply and identifying sites within the established land supply that are expected to be effective within the period under consideration.

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

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

Major Constraints limiting Marketability: Area of land with 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
- No/poor road access
- Poor availability of services to the site including water, gas, electricity
- Ground Condition Constraints
- Contamination

This category includes much of the land that has been identified for employment uses, that is not marketable i.e. It is considered to be non- effective.

Marketable Land: Marketable land includes both immediately marketable and “Marketable but with Constraints” sites. SPP states: “Local development plans should allocate a range of sites for business, taking account of current market demand; location, size, quality and infrastructure requirements; whether sites are serviced or 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. The allocation of such sites should be informed by relevant economic strategies and business land audits in respect of land use classes 4, 5 and 6.”

Marketable Land Area: Is “Marketable but with Constraints” Land Area + Immediately Available Land Area.

Marketable but with Constraints: This is land which:

- Has constraints, but the extent of the constraints is judged to be marketable within 2-5 years.
- Has a secure planning status (it has either an LDP allocation, outline planning permission or detailed consent). Is consistent with policy in SPP.

Serviced: The provision of roads and public utilities, including water, electricity and drainage.

Total Area: This is the total employment land supply area that has been allocated for business/ industrial/general employment use in the Local Development Plan. Any land that has undergone development to date has done so following site identification.

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

Windfall: Land not allocated for employment use in the Local Development Plan and is subsequently developed for employment use.