

INDUSTRY & BUSINESS

LAND SUPPLY

2023

Inverclyde
council

Regeneration & Planning

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1. Summary

1.1 This annual report sets out the supply of business and industrial land in Inverclyde at 31 March 2023, and provides information on when individual sites are likely to be available for development (marketable), i.e. within 1 year, 5 years or 5 -10 years. The report also identifies those sites which have been taken up for a business or industrial use in the previous year (1 April 2018 to 31 March 2019). This monitoring exercise is carried out by each of the eight Authorities in the Glasgow and the Clyde Valley Strategic Development Planning Authority (GCV SDPA) in order to ensure that the amount and distribution of available industrial and business land is appropriate to meet the anticipated level of demand across the GCV region.

In Inverclyde, the total supply of business and industrial land in 2019 was 33.29ha, a decrease of 22% over the previous year. This decrease was partly as a result of the marketable supply falling by 18.7%, from 33.66ha in 2018 to 27.3ha in 2019, due to two sites being taken up (total of 1.62ha) and the area of another site (the former IBM site at Spango Valley) being reduced by 4.93ha to reflect the 2019 LDP. The non-marketable supply also fell by 34.6%, from 9.07ha in 2018 to 5.93ha in 2019. This was due to the removal of two sites (total of 3.14ha), which no longer meet the criteria for business and industrial land. Within the Strategic Economic Investment Locations (SEIL), the total supply remains 6.17ha.

1.2 There was 1.62ha of take up within the land supply, through development of food and drink enterprise units at Baker street in Greenock, and a storage and distribution centre at Regent street in Greenock. There was no take-up outwith the land supply.

Chart 1

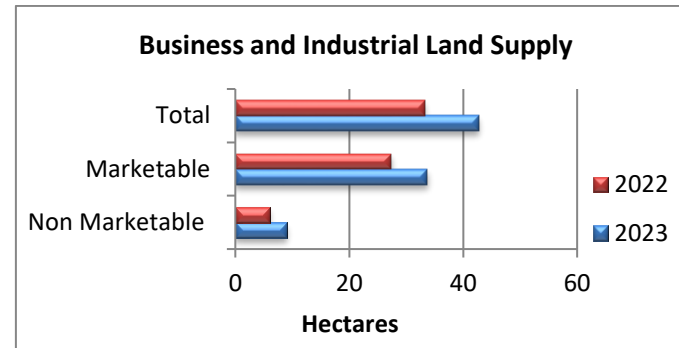
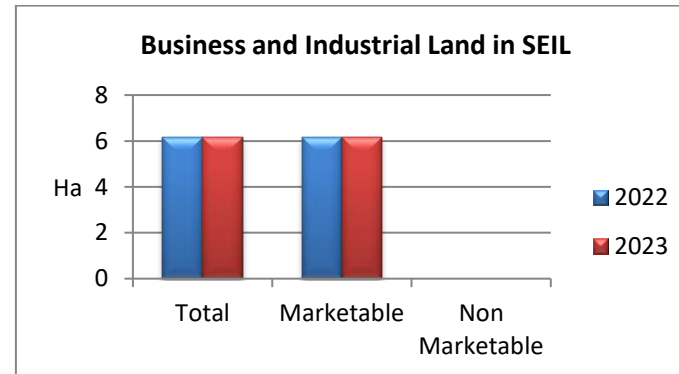


Chart 2



2.0 INTRODUCTION

2.1 This annual report provides statistics and analysis of the industrial and business land supply, and take-up of land for industry and business, within the Inverclyde Authority Area.

2.2 This monitoring exercise is carried out by each of the eight Authorities in the Glasgow and the Clyde Valley Strategic Development Planning Authority (GCVSDPA) area. The aim is to maintain and enhance the competitive position of Glasgow and the Clyde Valley area for industrial and business investment and to ensure the amount and distribution of available industrial and business land is appropriate to meet the level of anticipated demand for all types of industrial and business proposals that may emerge.

Categories

2.3 The industrial land supply is divided into the following categories, as identified within the annual guidance on data requirements provided by the GCV SDPA and agreed between the eight constituent authorities:

2.3.1 Category 1: Confirmed Marketable Sites. Sites with no servicing problems, in good locations and considered marketable by all parties.

2.3.2 Category 2: Potential Marketable Sites. Sites which could be marketed but which require some improvement in terms of promotion, appearance or servicing.

2.3.3 Category 3: Remain in Industry Sites. Additional sites in predominantly older industrial areas.

2.3.4 Category 4: Reserved Sites. Sites held by firms for their own expansion and therefore not part of the general industrial land supply.

2.3.5 Category 5: Review to Agriculture/Other Use. Sites that could be re-allocated from industry and business.

2.3.6 Category 6: Review for Environmental Improvement. Sites with little potential for industry or other urban use, but which if improved could aid amenity or open space aspects of surrounding areas.

2.3.7 Category 7: Review to Housing Potential. Sites that are surplus to requirements for industry, but which might form a useful addition to the stock of infill housing sites.

2.3.8 Category 8: Marketable Sites in Rural Investment Areas.

2.3.9 Category 9: Review Sites in Rural Investment Areas.

2.3.10 Category 11: Developed for Industry or Business

2.3.11 Category 12: Sites developed for non-industrial/business purposes.

2.3.12 Category 13: Reallocated sites no longer identified in the Industry and Business land supply.

2.3.13 Category 14: Land in use for industrial/business purposes, including storage use, but where no physical development has taken place.

2.3.14 Category 15: Airport related use, which includes the option of industrial use.

2.4 Categories 1, 2 and 8 constitute the **Marketable Land Supply**.

2.5 Categories 3, 4, 5, 6, 7 and 9 constitute the **Non-Marketable Supply**.

2.6 Categories 11, 12 and 13 constitute **Developed and De-zoned Sites** and Categories 14 and 15 constitute **Potential Sites**.

Marketable Supply: (categories 1, 2 and 8)

2.7 The most desirable land is the marketable land supply, which is serviced and available for development. This supply requires to be:

2.7.1 designated for industrial, business and storage or distribution purposes in a development plan (including sites agreed in principle, but not yet allocated in a development plan); and

2.7.2 fully serviced, or where site servicing could be provided at short notice and where there is no significant obstacle to development. Such land should be available within one year or;

where not yet serviced, but where there is no insurmountable constraint on servicing capability or other obstacle to development (i.e. potentially marketable). Such land will be available within 1-5 years or could be made available within 1-5 years.

2.7.3 connected to the motorway and trunk road/rail network with access existing or easy to arrange, in a location which allows for good access by sustainable modes of transport; and

2.7.4 will normally be capable of accommodating a broad range of development without significant adverse environmental impact

Non Marketable Supply (categories 3, 4, 5, 6, 7 and 9)

2.8 This is land zoned for industry or business that is not part of the marketable or potentially marketable supply, such as those sites reserved for a firm's expansion (category 4) or sites suitable for local use for industry (category 3). This group also contains sites that have the potential for review, through the Local Development Plan process, to other uses such as housing or for environmental improvement (categories 5, 6, 7, and 9).

3.0 STRATEGIC ECONOMIC INVESTMENT LOCATIONS

3.1 The approved Glasgow and Clyde valley Strategic Development Plan (GCVSDP) 2012 supports a rebalanced low carbon economy for the city-region, focusing on key existing and new economic sectors. The SDP identifies Strategic Economic Investment Locations (SEIL's) as a priority set of locations based upon their ability to offer specific roles and functions within the economy. SDP Strategic Support Measure 3 requires Local Development Plans to put measures in place to safeguard current locations, while also promoting the opportunity locations for investment, based upon their defined

role and function. Schedule 2 in the SDP identifies Inverclyde Waterfront as one such SEIL, offering an opportunity for green technologies and business and financial services.

3.2 The Inverclyde Waterfront SEIL consists of two locations – Cartsburn and Inchgreen/Pottery Street, both of which are located on the A8 in Greenock – and safeguarded in the proposed Inverclyde Local development Plan (LDP) through Policy ECN1(a). There are currently four development opportunity sites within the SEIL, which are identified in the land supply as follows:

- Cartsburn Landward East 1.
- Cartsburn Riverside East.
- Fmr Kincaids, Main Street .
- Inchgreen

4.0 INDUSTRY AND BUSINESS DEVELOPMENT TAKE-UP/DEMAND CONSIDERATIONS

4.1 As a basis for the assessment of demand for industrial land, authorities are required to monitor annually the take up of industrial and business land, from either the identified Industrial and Business land supply or from other sources.

4.2 In general, only development associated with new build is classed as take up (extensions are counted where they involve the development of new land out with the existing curtilage of business premises). This data has been collected since 1996/97. However, to ensure allowance is made for more recent trends, the **10 year demand** is a projected figure based on the previous 5 years take up of land for industry/business figure factored by two. Table 4 provides the 5 year take up and 10 year demand.

TABLE 1 – SUMMARY OF INDUSTRY AND BUSINESS LAND SUPPLY AS AT 31ST MARCH 2023 (IN HECTARES)

	MARKETABLE SUPPLY TOTAL (ha)	NON MARKETABLE SUPPLY TOTAL (ha)	LAND SUPPLY TOTAL (ha)	5 YEAR TAKE UP (ha)	10 YEAR DEMAND (ha)
Inverclyde	27.36 (SEIL 5.15)	5.93 (SEIL 0)	33.29 (SEIL 5.15)	3.45	6.9

TABLE 2 – SUMMARY OF TAKE-UP OF LAND FOR INDUSTRY AND BUSINESS APRIL 1 2022 – MARCH 31 2023

	GREENFIELD (ha)	BROWNFIELD (ha)	TOTAL (ha)
Inverclyde		1.62	1.62

TABLE 3

**BUSINESS AND INDUSTRIAL LAND
SUPPLY AS AT 31ST MARCH 2023**

TABLE 3 - 2023 INDUSTRY AND BUSINESS LAND SUPPLY

REF NO.	LOCATION GRID REF.	STRATEGIC AREA STATUS *	AREA (ha.)	AVAILABILITY	EXISTING LAND CATEGORY	PROPOSED USE
MARKETABLE SUPPLY						
Category 1 Sites		(8 sites)				
IC140	PHASE II, KELBURN BUSINESS PARK, PORT GLASGOW 234189 674152		1.48	1	1	6
IC143	FMR TATE & LYLE (NORTH WEST), DRUMFROCHAR ROAD, GREENOCK 227755 675486		0.39	2	1	1
IC144	FMR KINCAIDS, MAIN STREET, GREENOCK 229216 675674	SEIL	1.43	1	1	1
IC147	SPANGO VALLEY (Former IBM site), GREENOCK 222801 673841		13.72	1	1	6
IC148	INCHGREEN, GREENOCK 229058 675375	SEIL	2.99	2	1	3
IC158	PARKLEA ROAD, PORT GLASGOW 234509 674015		0.25			
IC71a	CARTSBURN (RIVERSIDE EAST), GREENOCK 229113 675783	SEIL	0.43	1	1	6
IC71c	CARTSBURN (LANDWARD EAST 1), RUE END STREET, GREENOCK 228805 675628	SEIL	0.3	1	1	1

* SEIL - Strategic Economic Investment Location

REF NO.	LOCATION GRID REF.	STRATEGIC AREA STATUS *	AREA (ha.)	AVAILABILITY	EXISTING LAND CATEGORY	PROPOSED USE
Land Supply for Category 1 :			20.99ha	63.05% of the Authority Industrial and Business Land Supply Area		
				Supply within SEIL: 5.15ha.		
Category 2 Sites (6 sites)						
IC145	FMR NATIONAL SEMICONDUCTORS BUI 'B', LARKFIELD IE, GREENOCK 223293 675913		1.78	2	1	5
IC149	BOGSTON LANE, PORT GLASGOW 230714 674910		0.24	2	1	1
IC154	PORT GLASGOW RD, GREENOCK 230630 674983		0.21	2		
IC157	PORT GLASGOW ROAD (NORTH), PORT GLASGOW 230538 675163	SEIL	1.02			
IC30	MUIRSHIEL ROAD, PORT GLASGOW IND EST 1, PORT GLASGOW 232725 673760		0.66	3	1	5
IC59b	SINCLAIR STREET SIDINGS, GREENOCK 229912 675339		2.46	2	1	1
Land Supply for Category 2 :			6.37ha.	19.13% of the Authority Industrial and Business Land Supply Area		
				Supply within SEIL: 1.02ha.		

REF NO.	LOCATION GRID REF.	STRATEGIC AREA STATUS *	(ha.)	AVAILABILITY	EXISTING LAND CATEGORY	PROPOSED USE
LAND SUPPLY FOR MARKETABLE SITES:		27.36ha.	82.19% of the Authority Industrial and Business	Land Supply Area		
Supply within SEIL: 6.17ha.						

* SEIL - Strategic Economic Investment Location

REF NO.	LOCATION GRID REF.	STRATEGIC AREA STATUS *	AREA (ha.)	AVAILABILITY	EXISTING LAND CATEGORY	PROPOSED USE
<u>NON MARKETABLE SUPPLY</u>						
Category 3 Sites (9 sites)						
IC131	FMR TATE & LYLE, DRUMFROCHAR ROAD (SOUTH EAST), GREENOCK 227920 675390		1.9		1	1
IC137	FMR TATE & LYLE, DRUMFROCHAR ROAD (NORTH EAST)(1), GREENOCK 227866 675465		0.25		1	1
IC146	CORPORATION YARD, CRESCENT STREET, GREENOCK 228607 675479		0.37		1	1
IC150	BOUVERIE STREET, PORT GLASGOW 232571 674338		0.98	3	1	1
IC151	BAKER STREET, GREENOCK 228406 675654		0.3	3	1	
IC152	BAKER STREET, GREENOCK 228406 675654		0.98	3		
IC153	GIBSHILL RD, GREENOCK 230402 675093		0.6	3		
IC155	FMR TATE & LYLE SITE, DRUMFROCHAR RD, GREENOCK 227685 675522		0.28	3		
IC52a(i)	INGLESTON (WEST), GREENOCK 228244 675542		0.27		1	5

* SEIL - Strategic Economic Investment Location

REF NO.	LOCATION GRID REF.	STRATEGIC AREA STATUS * (ha.)	AVAILABILITY	EXISTING LAND CATEGORY	PROPOSED USE
Land Supply for Category 3 :					
		5.93ha.	17.81% of the Authority	Industrial and Business	Land Supply Area
		Supply within SEIL: 0ha.			
LAND SUPPLY FOR NON MARKETABLE SITES:					
		5.93ha.	17.81% of the Authority	Industrial and Business	Land Supply Area
		Supply within SEIL: 0ha.			
LAND SUPPLY FOR AUTHORITY AREA					
		33.29 ha			
		Total Supply within SEIL: 5.15ha.			

* SEIL - Strategic Economic Investment Location

TABLE 4

FIVE YEAR TAKE UP AND 10 YEAR DEMAND

TABLE 4 - 2023 FIVE YEAR TAKE UP AND TEN YEAR DEMAND

PERIOD ***	TYPE	AREA (ha)	ADDRESS	PURPOSE	USECLASS	GRID REF
2015/16						
	NEW	0.1	Riverside Business Park	Bespoke	Sui Generis	230143 675190
Area take up for 2015/16 (1 site)		0.1				
2016/17						
	NEW	0.12	Castle Road, Port Glasgow	Bespoke	4	232676 674505
	EXTENSION	0.53	Castle Road, Port Glasgow	Bespoke	5	232713 674502
	NEW	0.94	Bogston Lane	Bespoke	6	230500 674970
Area take up for 2016/17 (3 sites)		1.59				
2017/18						
	CHANGE OF USE	0.03	Gourock Muncipal Buildings	Speculative	4	224236 677809
	NEW	0.05	Kingston Industrial Estate, Greenock	Bespoke	5	231162 674817
	NEW	0.06	Castle Road, Port Glasgow	Bespoke	5	232512 674639
Area take up for 2017/18 (3 sites)		0.14				
2018/19						
	NEW	0.41	Baker Street, Greenock	Bespoke	4	228150 675428
	NEW	1.21	Regent Street, Greenock	Bespoke	6	228260 675809

PERIOD ***	TYPE	AREA (ha)	ADDRESS	PURPOSE	USECLASS	GRID REF
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Area take up for 2018/19 (2 sites)	1.62
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Total area take up 2014 to 2019 (9 sites)	3.45
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The 10 Year Demand* =	<u>6.9ha</u>
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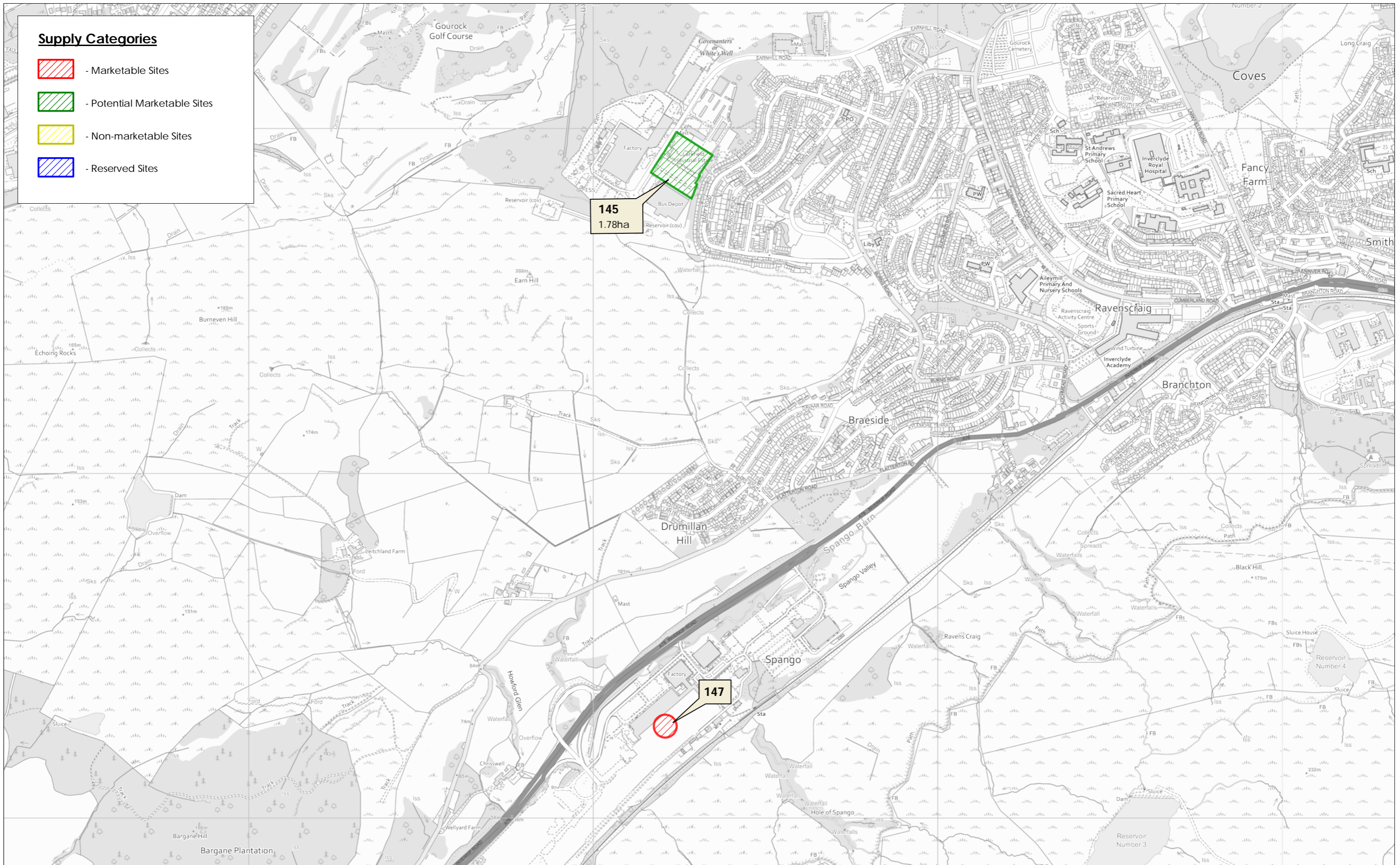
* The 10 year Demand is a projected figure based on the previous 5 years take up of land for industry/business, factored by two.

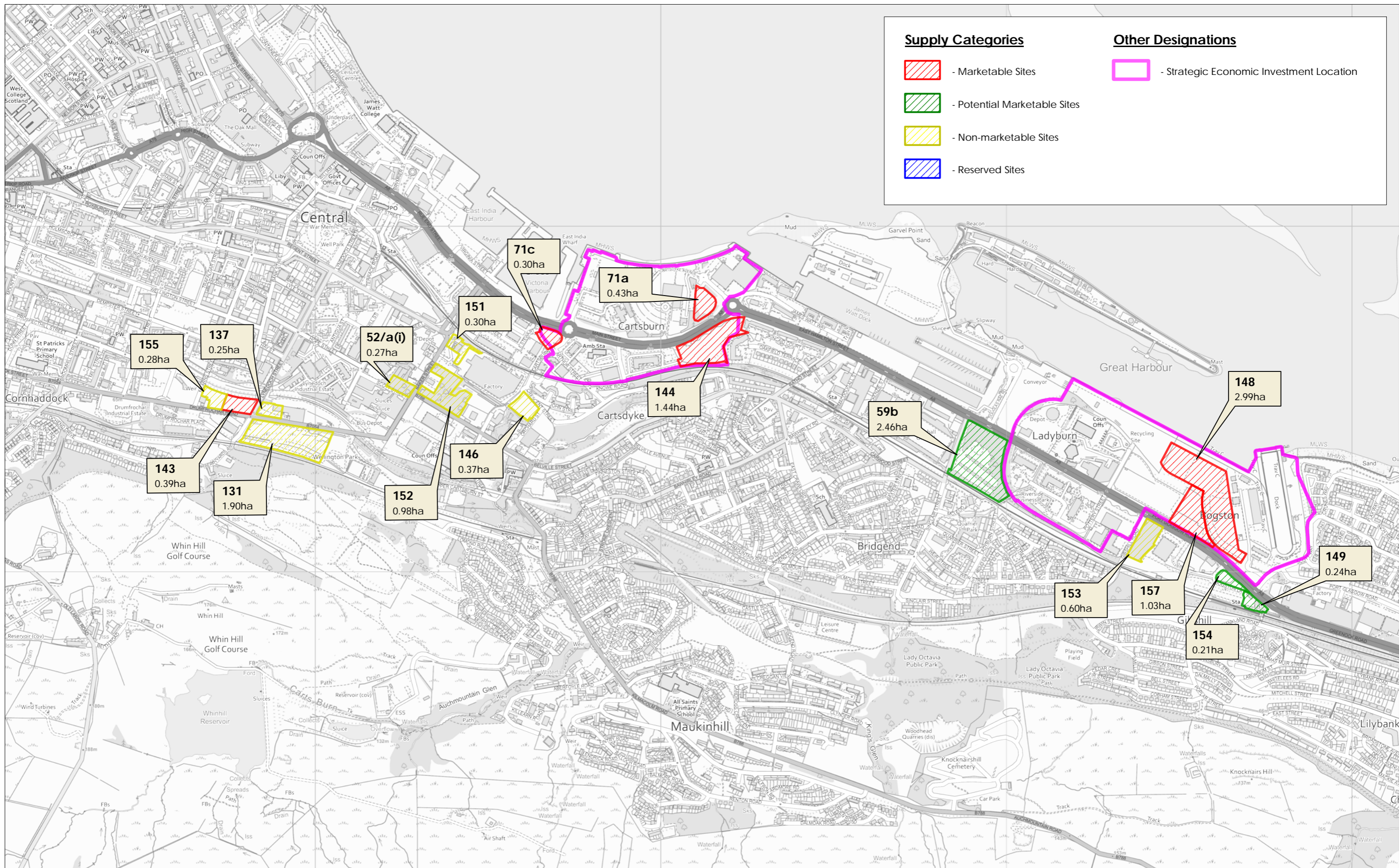
**2023 INDUSTRY AND BUSINESS LAND
SUPPLY AS AT 31ST MARCH 2023**

MAPS

Supply Categories

-  - Marketable Sites
-  - Potential Marketable Sites
-  - Non-marketable Sites
-  - Reserved Sites





Supply Categories

-  - Marketable Sites
-  - Potential Marketable Sites
-  - Non-marketable Sites
-  - Reserved Sites

