Description: http://www.johnsmithbusinesspark.co.uk/images/Fife_Council.gif***Making Fife the Best Place to do Business***

Fife Employment Land Strategy 2014-2021





Technical Report August 2014

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**Front Cover Photographs (Clockwise from top left):**

**BASSAGUARD – Regeneration, AMAZON - Major Inward Investment, DIAGEO - Major Inward Investment, THE AVENUE, LOCHGELLY – Infrastructure, NETHERTON TRACTORS – Business Expansion, JOHN SMITH BUSINESS PARK Strategic Location**

**Technical Report - Section 1 Research on Supply and demand**

1.1 **Supply - Effectiveness of Supply**

Allocating land within the development plan process in a variety of locations is only the first step in ensuring an adequate land supply. The following ingredients give an indication of the effectiveness of the supply:

* + - * Land owner commitment - the land owner has to support the allocation or the site will not be brought forward or made available
      * Servicing/ utility provision or availability, including access, gas, electricity, water and drainage
      * Physical constraints i.e. site levels, contamination or undermining
  1. The above factors are most likely to impact on the effectiveness of the land supply and are used to define land within 3 categories

1. Immediately Available, i.e. land which is free from any constraint and is ready for immediate development
2. Minor Constrained, i.e. land, while subject to some form of constraint, is judged to be capable of being addressed within 5 years
3. Major Constrained, i.e.land which is subject to constraint of such significance that it is considered to be unlikely to be overcome in less than 5 years

|  |  |  |
| --- | --- | --- |
| Across 20 Key Settlements | **Gross Area (ha)** | **% of Total Employment Land Allocation** |
| Total Employment Land Allocation | 549.4 | 100.0 |
| Marketable Sites | 200.4 | 36.5 |
| Immediately Available Land | 45.8 | 8.3 |
| All Constrained (Major& Minor) Land | 503.6 | 91.7 |

1.3 Marketable sites are a combination of the first two categories above, i.e. both immediately available and minor constrained. This approach is used in the Local Development Plan for Fife. The category of immediately available supply was set out in Council Key Performance Indicators, but has now been replace by ‘marketable’ **Table TR02**

Table TR02 shows that the marketable sites account for 37.0% of the total employment Land Allocation in Fife.

* 1. Table TR03 gives more detail on the supply position across the 20 key settlements in Fife (those settlements, or cluster of settlements, with a population of 5000 or more). This table summarises the position at August 2014 in relation to employment land supply (excludes Safeguarded sites and as yet to be defined Strategic Land Allocation sites). These employment land figures now accord with those prepared for the FIFEplan Settlement Plans.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Settlement** | **Employment Land Allocation** | **Marketable Employment Land** | **Immediately Available** | **Minor Constraints** | **Major Constraints** |
| Ballingry, Lochore and Crosshill | 5.2 | 5.2 | 0.0 | 5.2 | 0.0 |
| Burntisland | 3.5 | 1.1 | 0.0 | 1.1 | 2.4  Immediately available land supply at less than 14 % |
| Cardenden/Bowhill | 3.8 | 1.5 | 0.0 | 1.5 | 2.3 |
| Cowdenbeath | 2.9 | 2.9 | 1.6 | 1.3 | 0.0 |
| Cupar | 20.4 | 0.0 | 0.0 | 0.0 | 20.4 |
| Dalgety Bay | 1.9 | 1.9 | 1.2 | 0.7 | 0.0 |
| Dunfermline | 159.6 | 68.7 | 16.4 | 52.3 | 90.9 |
| East Neuk | 5.1 | 4.1 | 0.0 | 4.1 | 1.0 |
| Glenrothes | 73.8 | 48.2 | 7.3 | 40.9 | 25.6 |
| Howe of Fife | 5.5 | 3.5 | 0.4 | 3.1 | 2.0 |
| Inverkeithing | 11.2 | 0.0 | 0.0 | 0.0 | 11.2 |
| Kelty | 3.2 | 0.0 | 0.0 | 0.0 | 3.2 |
| Kennoway/Windygates | 3.5 | 1.0 | 0.0 | 3.5 | 0.0 |
| Kirkcaldy/Dysart | 79.2 | 10.5 | 0.7 | 9.8 | 68.7 |
| Levenmouth (Buckhaven, Leven, Methil) | 42.6 | 7.8 | 2.5 | 5.3 | 34.8  Prioritising minor constraints will significantly improve the supply position |
| Lochgelly | 43.4 | 2.5 | 2.5 | 0.0 | 40.9 |
| Rosyth | 39.8 | 39.8 | 13.0 | 26.8 | 0.0 |
| St Andrews | 24.5 | 0.5 | 0.2 | 0.3 | 24.0 |
| Tayport/Newport | 1.8 | 0.3 | 0.0 | 0.3 | 1**.**5 |
| West Villages Fife | 18.5 | 0.9 | 0.0 | 0.9 | 17.6 |
| **Total within key settlements** | **549.4** | **200.4** | **45.8** | **154.6** | **349.0** |
| **Total outwith key settlements** | **622.7** | **0.0** | **0.0** | **0.0** | **622.7** |

**Table TR03 – Employment Land Supply at August 2014.**

1.5 **Marketable Land Supply**

The reason for calculating the effectiveness of employment land (i.e. marketable) is based on understanding that businesses prefer easy solutions to their specific property requirements with limited need to undertake site servicing. It is important that, where possible, sufficient land is available to cope with this type of market demand. In order to remove or reduce constraints on employment land sites, it is important that the right sites are chosen which have the potential to be constraint free, if not immediately, then in the short term, with some form of investment or commitment. From Table TR02, it is evident that the majority of employment land is constrained and this position is potentially limiting the ability of businesses to expand, invest, grow and create wealth and jobs in Fife.

1.6 **Service Provision**

One of the biggest barriers to making land immediately available for employment development is the need for service provision which includes the provision of roads, drainage and utilities. This is expensive and when done on a speculative basis, utility companies are reluctant to provide the necessary equipment, cabling, etc. without an end user or customer. This often means that it is the local authority that must step in and secure the initial funding and investment.

1.7 **Established Employment Areas (EEAs)**

The supply does not currently include employment land that is designated as an Established Employment Area (EEA). Neither does it include land which is in use, or has been most recently used, for employment purposes. However, on the basis of the increase of industrial obsolescence evident across Fife, FELS acknowledges that prioritising brownfield re-use of land should be supported where possible. The benefits of re-using land for continued employment use reduces the need to continually allocate more land for development, revives existing areas of decline and makes use of already serviced land, all of which reduces the cost of utility provision. On this basis, FELS and the forthcoming local development plan (LDP) will designate, where appropriate, those areas which are in need of regeneration and are capable of providing new employment space as Estate Improvement Areas. Within the LDP, specific guidance will be given relating to each Estate Improvement Area. These proposals will augment and/or improve existing employment locations and the land supply position.

1.8 **Supply Summary**

* + - * The supply of effective, marketable employment land is limited to just over 37% of the overall supply;
      * There is an expectation that all 20 key settlements contribute equally to the supply position;
      * 7 of the 20 key settlements currently meet the 7 year land supply requirement;
      * Available sites within established employment areas and other employment land within areas of mixed use and strategic land allocations need to be recorded as part of the employment land supply;
      * If sites with minor constraints are targeted for action and Fife Council intervention then the ‘marketable’ land supply would effectively improve the employment land supply position by 150%.

1.9 **Demand**

The traditional approach to assessment of demand is typically based on rates achieved for past take-up. This is founded on the assumption that past performance is a reliable indicator of future need.

However, past take-up is directly related to actual land supply and does not take account of the quality, location or other factors which affect choice for businesses. This approach assumes a level playing field and that an adequate land supply already exists across Fife when in reality settlements with no effective land supply are unlikely to deliver any take-up. However, this does not provide evidence that no demand exists.

It follows that, unless it is considered that the amount, quantity and distribution of immediately available employment land in the past was at optimal levels, the rate of take-up performance must have been adversely affected to some extent by the variations and/or shortages in supply that existed. Consequently, it is reasonable to conclude that the historic average rate is low as an indicator of future need and on this basis and in an attempt to calculate latent demand, consideration has also been given to other indicators, all of which are listed below.

1.10 **Type, Quantity and Location**

It was also considered necessary to assess the type of demand. This review considered and challenged the current methodology for robustness and appropriateness. In the first instance, it was necessary to quantify likely future demand both in quantity and location. The evidence used was:

* Demand:
  + Take-up since 2009 – quantity and location
  + Past enquiries – indicating actual and latent demand
* Working age population employed in Use Classes 4, 5 and/or 6
* Safeguarded employment land for key sector and specialist growth and expansion land for key employers.

1.11 **Past Take-up and patterns.**

Table TR04 indicates the patterns of take-up of employment land across Fife’s key settlements from 2009 -2013. The Key Settlements are ranked from highest to lowest take-up. This allows analysis of the areas of highest demand.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Key Settlement** | **2009** | **2010** | **2011** | **2012** | **2013** | **TOTAL** | **Average Take up \*** |
| **Kirkcaldy/Dysart** | 2.9 | 1.0 | 0.6 | 1.3 | **31.6** | 37.4 | 7.5 |
| **Levenmouth** | 1.0 | 5.4 | **11.7** | 0.0 | 0.8 | 18.9 | 3.8 |
| **Dunfermline** | 0.0 | 0.2 | 0.0 | **18.1** | 0.0 | 18.3 | 3.7 |
| **Kennoway/Windygates** | 0.0 | 0.0 | 0.0 | **11.6** | 0.0 | 11.6 | 2.3 |
| **Glenrothes** | 1.4 | 0.0 | 0.0 | 2.8 | 0.2 | 4.4 | 0.9 |
| **Cardenden/Bowhill** | 0.0 | 0.0 | 0.0 | 1.9 | 1.6 | 3.5 | 0.7 |
| **Rosyth** | 0.5 | 1.1 | 0.0 | 0.0 | 0.0 | 1.6 | 0.3 |
| **West Fife Villages** | 1.3 | 0.0 | 0.0 | 0.2 | 0.0 | 1.5 | 0.3 |
| **Dalgety Bay** | 0.3 | 0.0 | 0.1 | 0.4 | 0.0 | 0.8 | 0.2 |
| **East Neuk** | 0.8 | 0.0 | 0.3 | 0.0 | 0.0 | 1.1 | 0.2 |
| **Cowdenbeath** | 0.0 | 0.0 | 0.0 | 0.3 | 0.0 | 0.3 | 0.1 |
| **Cupar** | 0.0 | 0.6 | 0.1 | 0.0 | 0.0 | 0.7 | 0.1 |
| **St Andrews** | 0.0 | 0.0 | 0.0 | 0.0 | 0.4 | 0.4 | 0.1 |
| **Lochgelly** | 0.0 | 0.0 | 0.2 | 0.0 | 0.0 | 0.2 | 0.0 |
| **Ballingry, Lochore & Crosshill** | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Burntisland** | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Inverkeithing** | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Kelty** | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Tayport/Newport** | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Annual Total** | **8.2** | **8.3** | **13.0** | **36.6** | **34.6** | **100.7** | **20.2** |

**Table TR04**

Howe of Fife has been included for the first time as a Key Settlement in this FELS, therefore no previous take up data exists.

From the year 2011 onwards there have been several peaks in take-up which have been far higher than previous years.

In 2011, Levenmouth’s higher than average take-up was as a result of the investment at Energy Park Fife at Methil. In 2012, the Amazon development at Calais Muir Dunfermline (M90 corridor) resulted in 18.1ha of take up alone, whilst Kennoway/ Windygates take up of 11.6 ha was due to Diageo’s expansion of their distillery and bottling plants in the area.

Development currently under construction and partially developed in the 2013 audit (31.6 ha) is Diageo’s bonded warehousing development at Cluny, near Kirkcaldy. This development alone will see a total project take-up of over 233 ha over the next seven years.

1.12Recent development has been related to major inward investment, major employer investment and specialist developments, with micro/small and medium businesses not expanding or investing at significant levels. Having discussed this trend with many Fife based companies and agents over the last few years it appears that growth and expansion aspirations of SME’s (small and medium enterprises) are still affected by lack of available funding. Smaller companies also have expectations that land will be pre-serviced and be immediately available to be responsive to their needs. Major investors and employers rely less heavily on pre-servicing of land, concentrating on location, logistics, workforce, and sheer quantity of land to meet their business requirements. However, as the economy recovers and funds become available, it is likely that latent demand from indigenous SME’s will increase.

1.13 **Land Enquiries**

Take-up cannot be the only tool used to analyse demand, it is equally important to understand why development happens in certain locations. Take-up may be influenced by many factors such as the need for access onto the distributor road network e.g. Amazon development adjacent to the M90, supply chain and specialist requirements e.g. off-shore wind related developments at the Energy Park with access to the quayside and related companies. Equally take-up can be limited by constraints such as lack of available supply, lack of servicing or contamination of land. To try and better understand demand, an analysis has been undertaken of recent land enquiries and major and inward investment enquiries. These differ on the basis that the land enquiries generally relate to local companies looking for expansion land or from speculative developers seeking sites for small scale industrial space to lease/ sell on. Inward/ Major investors are generally looking for logistical locations in strategic locations and tend to be clustered along the distributer road network, major centres of population or adjacent to existing major employment hubs. By analysing these two types of enquiries we can gather evidence of both general land supply demand serving a local need and major investment demand which requires a strategic land supply. By doing so we can ensure we have sufficient land, in the right locations to serve both general and strategic employment across Fife.

1.14To give a snap shot of general employment land demand, enquiries made to Fife Council for employment land have been analysed over the last few years.

From the Figure TR01 we can see that the areas of highest demand are Glenrothes and Kirkcaldy. It is worth noting that the Council only holds land for employment purposes in the following settlements:

* Glenrothes;
* Kirkcaldy;
* Cowdenbeath;
* Lochgelly;
* Leven;
* Burntisland;
* Lochore/ Ballingry; and
* Kennoway.

**Figure TR01**

There has been demand in some areas where land is not available. Those areas most sensitive to lack of land supply are currently: St Andrews; East Neuk and West Fife Villages. In order to support local and indigenous businesses, Fife Council requires to intervene in those areas where there is evidence of demand but a lack of available supply. Therefore the information gathered here helps to focus on those areas in need of council support and intervention.

1.15 **Inward Investment Demand**

The Table TR06 and Figure TR02 both confirm that major investors look for land in strategic locations with the area of highest demand being Dunfermline which is logical as it lies on both the M90 and A92, is close the Forth Bridgehead and there is a supply of available and accessible land in strategic locations adjacent to the road network. As expected, major investors are not attracted to peripheral locations. The graph shows that second to Dunfermline, Levenmouth and Glenrothes are the most attractive areas of investment across Fife with the Energy Park at Methil claiming 10 of the 13 Levenmouth developments and the remaining 3 projects expansion developments for Diageo. What is evident is the level of investment and jobs created or safeguarded which could be lost without adequate land for employment.

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Inward Investment** | **Jobs created/ safeguarded** | **Private Sector Investment** |
| Ballingry/ Lochore | 0 | 0 | £0 |
| Burntisland | 1 | 7 | £0 |
| Cardenden | 0 | 0 | £0 |
| Cowdenbeath | 0 | 0 | £0 |
| Cupar | 2 | 35 | £25,000,000 |
| Dalgety Bay | 3 | 56 | £217,000 |
| Dunfermline | 18 | 1576 | £76,875,000 |
| East Neuk | 0 | 0 | £0 |
| Glenrothes | 13 | 1237 | £48,030,000 |
| Inverkeithing | 0 | 0 | £0 |
| Kelty | 0 | 0 | £0 |
| Kirkcaldy | 4 | 426 | £227,650,000 |
| Levenmouth | 13 (10 Energy Park) | 1363 | £122,000,000 |
| Lochgelly | 0 | 0 | £0 |
| Rosyth | 6 | 693 | £41,200,000 |
| St Andrews | 3\* includes Kingsbarns | 50 | £3,580,000 |
| Tayport/ Newport | 0 | 0 | £0 |
| West Fife Villages | 1 | 115 | £10,000,000 |
| **Table TR06** |  | 5558 | £554,552,000 |

**Figure TR02**

1.16 **Location of the Top 100 Businesses in Fife**

In order to provide another indicator of strategic employment locations, we looked at the location of Fife’s major employer’s as listed in the top 100 businesses currently operating out of Fife. It should be noted that these include tourist and higher and further educational establishments.

The major employers within Fife are located in logistical areas and areas of highest population. It should be noted that the St Andrews businesses are tourist and hotel businesses in addition to the University

Figure TR03

1.17 **Population and Patterns of Employment**

In order to make provision to serve sustainable communities and encourage local working patterns, consideration was also given to the population and current employment patterns across the key settlements.

This information will allow us to set the 7 year employment land supply requirement, for general employment, at a level reflecting employment activity in individual settlements. Consideration was therefore given to the level of employment within classes 4/5 and 6 across the key settlements. This is shown in the table and graph overleaf taken from the 2011 Census.

The graph highlights that the highest concentration of employment within classes 4/5 and 6 (office, business, industry and storage and distribution uses) is in mid and west Fife. North and east Fife show much lower employment in these sectors reflecting the historic lack of traditional industry in these areas which rely primarily on tourism. However there is still a requirement for provision to be made across Fife to allow choice and growth in mainstream employment particularly where supply of land for development is possibly restricting the ability of businesses to establish themselves in these areas. This data allows the 7 year land requirement to be tailored to meet local demand.

|  |  |
| --- | --- |
| **Key Settlement** | **% employed in Use Classes 4, 5 and/or 6 of total population of each settlement** |
| St Andrews | 6.0 |
| East Neuk | 13.4 |
| Cupar | 13.5 |
| Howe of Fife | 14.0 |
| Tayport/ Newport | 15.1 |
| Levenmouth | 17.9 |
| Kennoway/ Windygates | 17.9 |
| Kirkcaldy | 18.3 |
| Glenrothes | 19.5 |
| Cardenden/ Bowhill | 19.8 |
| Burntisland | 20.5 |
| Cowdenbeath | 21.5 |
| Lochgelly | 21.5 |
| West Fife Villages | 22.1 |
| Ballingry/Lochore/Crosshill | 24.0 |
| Kelty | 24.0 |
| Dunfermline | 24.1 |
| Inverkeithing | 24.1 |
| Rosyth | 24.1 |
| Dalgety Bay | 24.8 |
| **Total -Average** | **19** |

1.18 The 2011 Census confirms 143,413 people within the key settlements of Fife are employed in industry, business, manufacturing, office or storage and distribution i.e. those uses covered by Use Classes4/5 and 6 . This equates to 19% of the working age population. It should be noted that those employed in Classes 4, 5 and/or 6 in St Andrews in particular

often don’t live in St Andrews.

**Table TR04**

**Technical Report - Section 2 Gap Analysis Part A - Constraints Listing of Allocated/Specialist Sites**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Key Settlement** | **Site Name** | **Area (Ha)** | **LDP Proposal Ref** | **Designation** | **Use Class** | **Immediately Available** | **Minor Constraints** | **Marketable** | **Major Constraints** |
| **Ballingry, Lochore & Crosshill** | Loanhead Avenue | 5.2 | LHR 003 | Allocated | 4, 5 and/or 6 | 0.0 | 5.2 | 5.2 | 0.0 |
| **Burntisland** | Railway Sidings | 2.4 | BUR 010 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 2.4 |
| Roundhouse, North of Lammerlaws Road | 0.6 | BUR 008 | Allocated | 4, 5 and/or 6 | 0.0 | 0.6 | 0.6 | 0.0 |
| South of Lammerlaws Road | 0.5 | BUR 009 | Allocated | 4, 5 and/or 6 | 0.0 | 0.5 | 0.5 | 0.0 |
| **Cardenden/ Bowhill** | Bowhill Colliery | 1.5 | CDD 008 | Allocated | 5 and/or 6 | 0.0 | 1.5 | 1.5 | 0.0 |
| Cardenden Road | 1.8 | CDD 007 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.8 |
| Dundonald South | 0.5 | CDD 003 | Allocated/FBU | 4 | 0.0 | 0.0 | 0.0 | 0.5 |
| **Cowdenbeath** | Glenfield Industrial Estate | 1.6 | COW 006 | Allocated | 4, 5 and/or 6 | 1.6 | 0.0 | 1.6 | 0.0 |
| Woodend Business Centre | 0.8 | COW 009 | Allocated | 4 | 0.0 | 0.8 | 0.8 | 0.0 |
| Woodend Industrial Estate | 0.5 | COW 007 | Allocated | 4, 5 and/or 6 | 0.0 | 0.5 | 0.5 | 0.0 |
| **Cupar\*** | Cupar North SDA | 8.7 | CUP 001 | Allocated/FBU | 4 or 5 | 0.0 | 0.0 | 0.0 | 8.7 |
| Gilliesfaulds – Cupar North SDA | 4.0 | CUP 001 | Allocated/FBU | 4 or 5 | 0.0 | 0.0 | 0.0 | 4.0 |
| Prestonhall Depot | 1.8 | CUP 009 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.8 |
| Prestonhall East | 5.9 | CUP 009 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 5.9 |
| **Dalgety Bay** | Ferris Way | 0.6 | DGB 005 | Allocated | 4, 5 and/or 6 | 0.0 | 0.6 | 0.6 | 0.0 |
| Fulmar Way | 0.1 | DGB 006 | Allocated | 4 | 0.0 | 0.1 | 0.1 | 0.0 |
| Muirton Way | 1.2 | DGB 008 | Allocated | 4 or 5 | 1.2 | 0.0 | 1.2 | 0.0 |
| **Dunfermline** | Axis Point | 5.3 | DUN 051 | Allocated | 4, 5 and/or 6 | 0.0 | 5.3 | 5.3 | 0.0 |
| Calais Muir (Central) | 4.9 | DUN 052 | Allocated | 4, 5 and/or 6 | 0.0 | 4.9 | 4.9 | 0.0 |
| Calais Muir (North) | 4.2 | DUN 056 | Allocated | 4, 5 and/or 6 | 0.0 | 4.2 | 4.2 | 0.0 |
| Calais Muir (South) | 7.8 | DUN 053 | Allocated | 4, 5 and/or 6 | 0.0 | 7.8 | 7.8 | 0.0 |
| Carnegie Campus 1a | 4.0 | DUN 049 | Allocated | 4 | 4.0 | 0.0 | 4.0 | 0.0 |
| Carnegie Campus 1b | 2.5 | DUN 049 | Allocated | 4 | 2.5 | 0.0 | 2.5 | 0.0 |
| Carnegie Campus 1c | 2.0 | DUN 049 | Allocated | 4 | 2.0 | 0.0 | 2.0 | 0.0 |
| Carnegie Campus 2 | 0.4 | DUN 054 | Allocated | 4 | 0.4 | 0.0 | 0.4 | 0.0 |
| Carnegie Campus 3 | 1.9 | DUN 048 | Allocated | 4 | 1.9 | 0.0 | 1.9 | 0.0 |
| Carnegie Campus 4 | 1.1 | DUN 058 | Allocated | 4 | 1.1 | 0.0 | 1.1 | 0.0 |
| Dover Heights | 4.0 | DUN 037 | Allocated/FBU | 4 | 0.0 | 0.0 | 0.0 | 4.0 |
| Dunfermline SDA - south west | 75.0 | DUN 035 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 75.0 |
| Dunfermline SDA - Wellwood | 5.0 | DUN 035 | Allocated/FBU | 4 | 0.0 | 5.0 | 5.0 | 0.0 |
| Elgin Street IE | 0.7 | DUN 050 | Allocated | 4, 5 and/or 6 | 0.0 | 0.7 | 0.7 | 0.0 |
| **Site Name** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** | **Immediately Available** | **Minor Constraints** | **Marketable** | **Major Constraints** |
| Halbeath Interchange | 24.1 | DUN 059 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 24.1 | 0.0 | 0.0 |
| Halbeath Triangle | 1.1 | LWD 019 | Allocated | 4,5 and/or 6 | 1.1 | 0.0 | 1.1 | 0.0 |
| Land at Halbeath | 10.2 | LWD 030 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 10.2 |
| Pitreavie Drive | 0.3 | DUN 055 | Allocated | 4 | 0.0 | 0.3 | 0.3 | 0.0 |
| Pitreavie Way | 3.4 | DUN 057 | Allocated | 4, 5 and/or 6 | 3.4 | 0.0 | 3.4 | 0.0 |
| South of Elliot Street | 1.7 | DUN 060 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.7 |
| **East Neuk** | Adjacent to Fire Station Anstruther | 0.1 | ANS 006 | Allocated | 4 | 0.0 | 0.1 | 0.1 | 0.0 |
| Crail North | 1.0 | CRA 002 | Allocated/FBU | 4 | 0.0 | 0.0 | 0.0 | 1.0 |
| Netherton Industrial Estate 1, St Monans | 0.6 | STM 002 | Allocated | 4, 5 and/or 6 | 0.0 | 0.6 | 0.6 | 0.0 |
| Netherton Industrial Estate 2, St Monans | 0.2 | STM 002 | Allocated | 4, 5 and/or 6 | 0.0 | 0.2 | 0.2 | 0.0 |
| Station Road IE Extension Anstruther | 3.2 | ANS 005 | Allocated | 4, 5 and/or 6 | 0.0 | 3.2 | 3.2 | 0.0 |
| Glenrothes | Crompton Road East | 7.6 | GLE 006 | Allocated | 4, 5 and/or 6 | 0.0 | 7.6 | 7.6 | 0.0 |
| Crompton Road North | 1.6 | GLE 007 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.6 |
| Crompton Road West | 5.1 | GLE 008 | Allocated | 4, 5 and/or 6 | 0.0 | 5.1 | 5.1 | 0.0 |
| Dalton Road 1 | 2.6 | GLE 009 | Allocated | 4, 5 and/or 6 | 0.0 | 2.6 | 2.6 | 0.0 |
| Dalton Road 2 | 0.5 | GLE 010 | Allocated | 4, 5 and/or 6 | 0.0 | 0.5 | 0.5 | 0.0 |
| Detroit Road | 2.2 | GLE 011 | Allocated | 4, 5 and/or 6 | 0.0 | 2.2 | 2.2 | 0.0 |
| Eastfield East | 1.3 | GLE 012 | Allocated | 4, 5 and/or 6 | 0.0 | 1.3 | 1.3 | 0.0 |
| Eastfield West | 0.7 | GLE 013 | Allocated | 4, 5 and/or 6 | 0.0 | 0.7 | 0.7 | 0.0 |
| Fife Food Centre | 1.8 | GLE 014 | Allocated | 4, 5 and/or 6 | 1.8 | 0.0 | 1.8 | 0.0 |
| Land at Leslie Road | 0.6 | GLE 015 | Allocated | 4 | 0.0 | 0.6 | 0.6 | 0.0 |
| Naysmith Road | 0.3 | GLE 016 | Allocated | 4, 5 and/or 6 | 0.0 | 0.3 | 0.3 | 0.0 |
| Land South of Fife Airport 1 | 7.8 | GLE 019 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 7.8 |
| Land South of Fife Airport 2 | 1.7 | GLE 019 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.7 |
| Land South of Fife Airport 3 | 1.4 | GLE 019 | Allocated | 4, 5 and/or 6 | 0.0 | 1.4 | 1.4 | 0.0 |
| Pentland Park North | 0.2 | GLE 017 | Allocated | 4 | 0.2 | 0.0 | 0.2 | 0.0 |
| Pentland Park South | 0.6 | GLE 018 | Allocated | 4 | 0.6 | 0.0 | 0.6 | 0.0 |
| Queensway East | 1.5 | GLE 024 | Allocated | 4 | 0.0 | 1.5 | 1.5 | 0.0 |
| Queensway Expansion | 4.2 | GLE 025 | Specialist | 4 | 0.0 | 4.2 | 4.2 | 0.0 |
| Southfield South East | 10.9 | GLE 020 | Allocated | 4, 5 and/or 6 | 0.0 | 10.9 | 10.9 | 0.0 |
| Spectrogon, Southfield Industrial Estate | 1.1 | GLE 021 | Allocated | 4, 5 and/or 6 | 1.1 | 0.0 | 1.1 | 0.0 |
| Viewfield | 5.0 | GLE 003 | Allocated/FBU | 4 | 0.0 | 2.0 | 2.0 | 3.0 |
| Westwood Park | 11.5 | GLE 026 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 11.5 |
| Wheatstone Place Dalton Road A | 1.7 | GLE 022 | Allocated | 4, 5 and/or 6 | 1.7 | 0.0 | 1.7 | 0.0 |
| Whitworth Road | 1.9 | GLE 023 | Allocated | 4, 5 and/or 6 | 1.9 | 0.0 | 1.9 | 0.0 |
| Site Name | Area (Ha) | Local Plan Proposal Ref | Designation | Use Class | Immediately Available | Minor Constraints | Marketable | Major Constraints |
| **Howe of Fife** | Cupar Road 1 - Newburgh | 0.4 | NEB 001 | Allocated/FBU | 4, 5 and/or 6 | 0.4 | 0.0 | 0.4 | 0.0 |
| North of Old Station, Auchtermuchty | 1.0 | AUC 003 | Allocated | 4, 5 and/or 6 | 0.0 | 1.0 | 1.0 | 0.0 |
| St Johns Works, Falkland | 0.5 | FAL 001 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 0.5 |
| South of Cupar Road SDA, Newburgh | 1.5 | NEB 001 | Allocated/FBU | 4 | 0.0 | 0.0 | 0.0 | 1.5 |
| The Beeches 1, Ladybank | 1.8 | LAD 005 | Allocated | 4, 5 and/or 6 | 0.0 | 1.8 | 1.8 | 0.0 |
| The Beeches 2, Ladybank | 0.3 | LAD 005 | Allocated | 4, 5 and/or 6 | 0.0 | 0.3 | 0.3 | 0.0 |
| Inverkeithing | Belleknowes Industrial Estate 1 | 1.9 | INV 006 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.9 |
| Belleknowes Industrial Estate 2 | 0.3 | INV 007 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 0.3 |
| Belleknowes Industrial Estate 3 | 0.8 | INV 008 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 0.8 |
| Former Caldwell Mill | 8.2 | INV 009 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 8.2 |
| Kelty | Kelty South West | 3.2 | KEL 005 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 3.2 |
| Kennoway/ Windygates | East of Sandy Brae Industrial Estate | 3.5 | KEN 007 | Allocated | 4, 5 and/or 6 | 0.0 | 1.0 | 1.0 | 2.5 |
| Kirkcaldy/ Dysart | Dunnikier B.P. 1 | 4.6 | KDY 020 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 4.6 |
| Dunnikier B.P. 2 | 0.2 | KDY 020 | Allocated | 4, 5 and/or 6 | 0.2 | 0.0 | 0.2 | 0.0 |
| Dunnikier B.P. 3 | 0.3 | KDY 020 | Allocated | 4, 5 and/or 6 | 0.3 | 0.0 | 0.3 | 0.0 |
| Dunnikier B.P. 4 | 0.2 | KDY 020 | Allocated | 4, 5 and/or 6 | 0.2 | 0.0 | 0.2 | 0.0 |
| Hayfield | 1.6 | KDY 023 | Allocated | 4, 5 and/or 6 | 0.0 | 1.6 | 1.6 | 0.0 |
| John Smith Business Park | 20.0 | KDY 043 | Allocated/FBU | 4 | 0.0 | 0.0 | 0.0 | 20.0 |
| Kingslaw – Kirkcaldy East SDA | 14.8 | KDY 025 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 14.8 |
| Midfield Road | 1.7 | KDY 021 | Allocated | 4, 5 and/or 6 | 0.0 | 1.7 | 1.7 | 0.0 |
| Midfield Road 1 Mitchelston IE Kirkcaldy East SDA | 7.5 | KDY 025 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 7.5 |
| Mitchelson Kirkcaldy East SDA | 7.2 | KDY 025 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 7.2 |
| Mitchelston North – Kirkcaldy East SDA | 12.4 | KDY 025 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 12.4 |
| Rosslyn Street – Kirkcaldy East SDA | 1.3 | KDY 025 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.3 |
| Smeaton Road | 0.9 | KDY 024 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 0.9 |
| Victoria Fields | 4.3 | KDY 019 | Allocated | 4, 5 and/or 6 | 0.0 | 4.3 | 4.3 | 0.0 |
| Wheatfield Road | 2.2 | KDY 022 | Allocated | 4, 5 and/or 6 | 0.0 | 2.2 | 2.2 | 0.0 |
| Levenmouth  (Buckhaven/ Methil/Leven) | Methil Docks Business Park - Ajax Way | 0.8 | MET 006 | Specialist | 4 | 0.8 | 0.0 | 0.8 | 0.0 |
| Energy Park Fife - Barclay Brothers Site | 1.3 | MET 009 | Specialist | 4, 5 and/or 6 | 0.0 | 1.3 | 1.3 | 0.0 |
| Energy Park Fife | 19.8 | MET 010 | Specialist | Energy | 0.0 | 0.0 | 0.0 | 19.8 |
| Factory Road | 0.6 | BKN 002 | Allocated | 4, 5 and/or 6 | 0.0 | 0.6 | 0.6 | 0.0 |
| Former Diosynth Facility – Levenmouth SDA | 4.3 | LVA 001 | Specialist | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 4.3 |
| Methil Docks Business Park – Land North of Bayview Football Stadium | 3.4 | MET 005 | Specialist | 4, 5 and/or 6 | 0.0 | 3.4 | 3.4 | 0.0 |
| Site Name | Area (Ha) | Local Plan Proposal Ref | Designation | Use Class | Immediately Available | Minor Constraints | Marketable | Major Constraints |
| Mountfleurie, Leven | 1.2 | LEV 004 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.2 |
| Muiredge (north) - Levenmouth SDA | 9.5 | LVA 001 | Specialist | 4, 5 and/or 6 energy | 0.0 | 0.0 | 0.0 | 9.5 |
| Methil Docks B.P. - West of Doctor’s Surgery | 0.9 | MET 007 | Specialist | 4 | 0.9 | 0.0 | 0.9 | 0.0 |
| Methil Docks B.P. - West of Thomson House | 0.8 | MET 008 | Specialist | 4 | 0.8 | 0.0 | 0.8 | 0.0 |
| Lochgelly | Cartmore I.E. Extension | 3.6 | LGY 005 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 3.6 |
| Cemetery Fields – Lochgelly SDA | 12.3 | LGY 007 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 12.3 |
| The Avenue Industrial Park 1 | 2.0 | LGY 006 | Allocated | 4, 5 and/or 6 | 2.0 | 0.0 | 2.0 | 0.0 |
| The Avenue Industrial Park 2 | 0.5 | LGY 006 | Allocated | 4, 5 and/or 6 | 0.5 | 0.0 | 0.5 | 0.0 |
| The Avenue – Lochgelly SDA | 25.0 | LGY 007 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 25.0 |
| Rosyth | Admiralty Park 1 | 5.0 | ROS 011 | Allocated | 4 | 5.0 | 0.0 | 5.0 | 0.0 |
| Admiralty Park 2 | 1.9 | ROS 011 | Allocated | 4 | 1.9 | 0.0 | 1.9 | 0.0 |
| Rosyth Europark - 1 | 3.1 | ROS 007 | Allocated | 4 | 3.1 | 0.0 | 3.1 | 0.0 |
| Rosyth Europark - 2 | 2.4 | ROS 008 | Allocated | 4 | 2.4 | 0.0 | 2.4 | 0.0 |
| Rosyth Europark - 3 | 0.6 | ROS 005 | Allocated | 4 | 0.6 | 0.0 | 0.6 | 0.0 |
| Rosyth Waterfront - 1 | 15.8 | ROS 006 | Specialist | Quayside | 0.0 | 15.8 | 15.8 | 0.0 |
| Rosyth Waterfront - 2 | 10.0 | ROS 009 | Specialist | Quayside | 0.0 | 10.0 | 10.0 | 0.0 |
| Rosyth Waterfront - 3 | 1.0 | ROS 010 | Specialist | Quayside | 0.0 | 1.0 | 1.0 | 0.0 |
| St Andrews\* | Avalon Business Park, Guardbridge | 0.3 | GUA 006 | Allocated | 4, 5 and/or 6 | 0.0 | 0.3 | 0.3 | 0.0 |
| Craigtoun – Part of St Andrews SDA | 2.0 | STA 001 | Allocated/FBU | 4 | 0.0 | 0.0 | 0.0 | 2.0 |
| St Andrews West SDA | 3.9 | STA 001 | Allocated/FBU | 4 | 0.0 | 0.0 | 0.0 | 3.9 |
| St Leonards Lodge | 0.2 | STA 007 | Allocated | 4 | 0.2 | 0.0 | 0.2 | 0.0 |
| Science Park – Part of St Andrews SDA | 10.0 | STA 001 | Specialist/FBU | R&D | 0.0 | 0.0 | 0.0 | 10.0 |
| Site of Former Curtis Fine Papers, Guardbridge | 1.0 | GUA 004 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.0 |
| Strathtyrum – Part of St Andrews SDA | 7.1 | STA 001 | Specialist/FBU | 4 | 0.0 | 0.0 | 0.0 | 7.1 |
| Tayport/ Newport\* | North West of Forgan Roundabout | 1.5 | LWD 031 | Allocated/FBU | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.5 |
| Shanwell Rd | 0.3 | TAY 006 | Allocated | 4, 5 and/or 6 | 0.0 | 0.3 | 0.3 | 0.0 |
| West Fife Villages | Conscience Bridge South, Cairneyhill | 0.9 | CNH 003 | Allocated | 4 | 0.0 | 0.9 | 0.9 | 0.0 |
| High Valleyfield | 2.9 | HVF 002 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 2.9 |
| Kincardine Eastern Expansion Phase 3 | 9.0 | KCD 016 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 9.0 |
| Kincardine Power Station | 3.8 | KCD 006 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 3.8 |
| Land North of Employment Estate. Oakley | 1.9 | OAK 004 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 0.0 | 1.9 |

**Gap Analysis Part B - Constraints Listing of sites within Areas allocated for Future Business Use**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Settlement** | **FBU Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** | **Marketable** | | **Major Constraints** |
| **Immediately Available** | **Minor**  **Constraints** |
| **Cardenden/ Bowhill** | Dundonald South | 0.5 | CDD 003 | Allocated | 4 | 0.0 | 0.0 | 0.5 |
| **Cupar** | Cupar North SDA | 8.7 | CUP 001 | Allocated | 4 | 0.0 | 0.0 | 8.7 |
|  | Gilliesfaulds – Cupar North  SDA | 4.0 | CUP 001 | Allocated | 4 | 0.0 | 0.0 | 4.0 |
| **Dunfermline** | Dover Heights | 4.0 | DUN 037 | Allocated | 4 | 0.0 | 0.0 | 4.0 |
| Halbeath Interchange | 24.1 | DUN 059 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 24.1 |
| Dunfermline SDA South West | 75.0 | DUN 035 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 75.0 |
| Dunfermline SDA Wellwood | 5.0 | DUN 035 | Allocated | 4 | 0.0 | 0.0 | 5.0 |
| **East Neuk** | Crail North | 1.0 | CRA 002 | Allocated | 4 | 0.0 | 0.0 | 1.0 |
| **Glenrothes** | Viewfield | 5.0 | GLE 003 | Allocated | 4 | 0.0 | 2.0 | 3.0 |
| Westwood Park | 11.5 | GLE 026 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 11.5 |
| **Howe of Fife** | Cupar Road 1 – Newburgh | 0.4 | NEB 001 | Allocated | 4 | 0.0 | 0.0 | 0.4 |
| South of Cupar Road SDA, Newburgh | 1.5 | NEB 001 | Allocated | 4 | 0.0 | 0.0 | 1.5 |
|  | St Johns Work, Falkland | 0.5 | FAL 001 | Allocated | 4 | 0.0 | 0.0 | 0.5 |
| **Kelty** | Kelty South West | 3.2 | KEL 005 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 3.2 |
| **Kirkcaldy** | John Smith Business Park | 20.0 | KDY 043 | Allocated | 4 | 0.0 | 0.0 | 20.0 |
| Kingslaw – Kirkcaldy East SDA | 14.8 | KDY 025 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 14.8 |
| Midfield Road 1 Mitchelston IE Kirkcaldy East SDA | 7.5 | KDY 021 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 7.5 |
| Mitchelston North – Kirkcaldy East SDA | 12.4 | KDY 025 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 12.4 |
| Mitchelston Kirkcaldy East SDA | 7.2 | KDY 025 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 7.2 |
| Rosslyn Street Kirkcaldy East SDA | 1.3 | KDY 025 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 1.3 |
| **St Andrews** | Craigtoun – Part of St Andrews SDA | 2.5 | STA 001 | Allocated | 4 | 0.0 | 0.0 | 2.5 |
| Site of Former Curtis Fine Papers, Guardbridge | 1.0 | GUA 004 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 1.0 |
| St Andrews SDA | 3.4 | STA 001 | Allocated | 4 | 0.0 | 0.0 | 3.4 |
| Science Park – Part of St Andrews SDA | 10.0 | STA 001 | Specialist | R&D | 0.0 | 0.0 | 10.0 |
| Strathtyrum – Part of St Andrews SDA | 7.1 | STA 001 | Specialist | 4 | 0.0 | 0.0 | 7.1 |  |
| **Tayport/Newport** | North West of Forgan Roundabout | 1.5 | LWD 031 | Allocated | 4, 5 and/or 6 | 0.0 | 0.0 | 1.5 |  |
|  |  | 233.1 |  |  |  | 0.0 | 2.0 | 231.1 |

**Gap Analysis Part B – Land Supply across Key Settlements**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Key Settlement** | **Total Land Supply in Key Settlement (Ha)** | **Total Marketable** | **General Supply** | **General Supply which is Marketable** | **Strategic Supply** | **Strategic Supply which is Marketable** | **Future Business Use** | **Specialist**  **(Safeguarded)** |
| **Ballingry, Lochore & Crosshill** | 5.2 | 5.2 | 5.2 | 5.2 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Burntisland** | 3.5 | 1.1 | 3.5 | 1.1 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Cardenden/ Bowhill** | 3.8 | 1.5 | 3.8 | 1.5 | 0.0 | 0.0 | 0.5 | 0.0 |
| **Cowdenbeath** | 2.9 | 2.9 | 2.9 | 2.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Cupar\*** | 20.4 | 0.0 | 7.7 | 0.0 | 12.7 | 0.0 | 12.7 | 0.0 |
| **Dalgety Bay** | 1.9 | 1.9 | 1.9 | 1.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Dunfermline** | 159.6 | 68.7 | 7.2 | 5.5 | 152.4 | 63.2 | 108.1 | 0.0 |
| **East Neuk** | 5.1 | 4.1 | 5.1 | 4.1 | 0.0 | 0.0 | 1.0 | 0.0 |
| Glenrothes | 73.8 | 48.2 | 38.8 | 37.2 | 35.0 | 11.0 | 16.5 | 4.2 |
| Howe of Fife | 5.5 | 3.5 | 4.0 | 3.5 | 1.5 | 0.0 | 2.4 | 0.0 |
| Inverkeithing | 11.2 | 0.0 | 3.0 | 0.0 | 8.2 | 0.0 | 0.0 | 0.0 |
| Kelty | 3.2 | 0.0 | 3.2 | 0.0 | 0.0 | 0.0 | 3.2 | 0.0 |
| Kennoway/ Windygates | 3.5 | 1.0 | 3.5 | 1.0 | 0.0 | 0.0 | 0.0 | 3.5 |
| Kirkcaldy/ Dysart | 79.2 | 10.5 | 16.0 | 10.5 | 63.2 | 0.0 | 63.2 | 0.0 |
| Levenmouth | 42.6 | 7.8 | 1.8 | 0.6 | 40.8 | 7.2 | 0.0 | 40.8 |
| Lochgelly | 43.4 | 2.5 | 6.1 | 2.5 | 37.3 | 0.0 | 0.0 | 0.0 |
| Rosyth | 39.8 | 39.8 | 0.0 | 0.0 | 39.8 | 39.8 | 0.0 | 39.8 |
| St Andrews\* | 24.5 | 0.5 | 1.5 | 0.5 | 23.0 | 0.0 | 24.0 | 10.0 |
| Tayport/ Newport\* | 1.8 | 0.3 | 1.8 | 0.3 | 0.0 | 0.0 | 1.5 | 0.0 |
| West Fife Villages | 18.5 | 0.9 | 18.5 | 0.9 | 0.0 | 0.0 | 0.0 | 0.0 |
| **Totals** | 549.4 | 200.4 | 135.5 | 79.2 | 413.9 | 121.2 | 233.1 | 98.3 |

**Technical Report - Section 2 Gap Analysis Part C - RAG STATUS**

Across 11 of the 20 Key Settlements in Fife, there is a dual requirement, i.e. to ensure that there is sufficient marketable land available for local use (General) and a requirement for Marketable land which is set aside for the Strategic requirements of that settlement.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **RED/ AMBER/ GREEN (RAG) Status** | | |  |  |
| **Key Settlement** | **A General Supply which is Marketable** | **A Strategic Supply which is Marketable** | | **7 Year General Requirement** | **7 year Strategic Requirement** |
| **Ballingry, Lochore & Crosshill** | **5.2** |  | | 1.9 | - |
| **Burntisland** | **1.1** | **Protect Quayside/ Port land** | | 1.7 | Protect Quayside/ Port land |
| **Cardenden/ Bowhill** | **1.5** |  | | 1.6 | - |
| **Cowdenbeath** | **2.9** |  | | 1.8 |  |
| **Cupar\*** | **0.0** | **10 Hectares required by SDP** | **0.0** | 1.1 | 10.0 |
| **Dalgety Bay** | **1.9** | **Protect existing employment areas** | | 2.0 | Protect existing employment areas |
| **Dunfermline** | **4.4** | **63.2** | | 1.9 | 49.0 |
| **East Neuk** | **4.1** |  | | 1.5 | - |
| **Glenrothes** | **38.6** | **9.6** | | 1.6 | 43.0 |
| **Howe of Fife** | **3.5** |  | | 1.1 | - |
| **Inverkeithing** | **0.0** | **0.0** | | 1.9 | 11.0 |
| **Kelty** | **0.0** | **Promote future expansion for employment** | | 1.9 | - |
| **Kennoway/ Windygates** | **1.0** |  | | 1.4 | - |
| **Kirkcaldy/ Dysart** | **10.5** | **\*\*On the basis that Mitchelston North is likely to come forward in next 7 years (19.6)** | **0.0** | 1.4 | 28.0 |
| **Levenmouth**  **(Buckhaven/ Methil/Leven)** | **0.6** | **Energy Park - specialist use included in supply** | **7.2** | 1.4 | 23.0 |
| **Lochgelly** | **2.5** | **0.0** | | 1.8 | 8.0 |
| **Rosyth** | **0.0** | **Strategic Supply is Quayside therefore specialist supply** | **39.8** | 1.9 | 26.0 |
| **St Andrews\*** | **0.5** | **10 Hectares required by SDP** | **0.0** | 1.5 | 10.0 |
| **Tayport/ Newport\*** | **0.3** |  | | 1.2 | - |
| **West Fife Villages** | **0.9** |  | | 1.8 | - |
|  |  |  | |  |  |
| **Total Supply** | **8 green/20** | **2 green/11** | | **32.4** | **208.0** |

|  |  |
| --- | --- |
|  |  |

**FELS Technical Report - Section 3 All Employment Land across Fife**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Town** | **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| **Ballingry, Lochore & Crosshill** | Benarty Avenue Crosshill | 1.1 | -- | Established | 4, 5 and/or 6 |
| Loanhead Avenue | 5.2 | LHR 003 | Allocated | 4, 5 and/or 6 |
| Loanhead Avenue Lochore | 1.7 | -- | Established | 4, 5 and/or 6 |
| **Burntisland** | Burntisland Port Land | 18.0 | -- | Established / Specialist | 4, 5 and/or 6 |
| Railway Sidings | 2.4 | BUR 010 | Allocated | 4, 5 and/or 6 |
| Roundhouse, North of Lammerlaws Road | 0.6 | BUR 008 | Allocated | 4, 5 and/or 6 |
| Sea Forth Place | 16.9 | -- | Established/ Specialist | 4, 5 and/or 6 |
| South of Lammerlaws Road | 0.5 | BUR 009 | Allocated | 4, 5 and/or 6 |
| **Cardenden/Bowhill** | Bowhill Colliery | 28.4 | -- | Established | 4, 5 and/or 6 |
| Bowhill Colliery | 1.5 | CDD 008 | Allocated | 4, 5 and/or 6 |
| Cardenden Industrial Estate | 1.2 | -- | Established | 4, 5 and/or 6 |
| Cardenden Road | 1.8 | CDD 007 | Allocated | 5 and/or 6 |
| Dundonald South | 0.5 | CDD 003 | Allocated | 4 |
| **Cowdenbeath** | Fordell Industrial Estate | 2.0 | -- | Established | 4, 5 and/or 6 |
| Gateside Industrial Estate | 4.9 | -- | Established | 4, 5 and/or 6 |
| Glenfield Industrial Estate | 1.6 | COW 006 | Allocated | 4, 5 and/or 6 |
| Glenfield Industrial Estate | 5.7 | -- | Established | 4, 5 and/or 6 |
| Thistle Industrial Estate | 10.6 | -- | Established | 4, 5 and/or 6 |
| Woodend Business Centre | 0.8 | COW 009 | Allocated | 4 |
| Woodend Business Centre | 1.7 | -- | Established | 4, 5 and/or 6 |
| Woodend Business Centre | 0.4 | -- | Established | 4, 5 and/or 6 |
| Woodend Industrial Estate | 0.5 | COW 007 | Allocated | 4, 5 and/or 6 |
| Woodend Industrial Estate | 4.8 | -- | Established | 4, 5 and/or 6 |
| **Town** | **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| **Cupar\*** | Coal Road | 0.6 | -- | Established | 4, 5 and/or 6 |
| Cupar Muir | 2.1 | -- | Established | 4, 5 and/or 6 |
| Prestonhall | 27.9 | -- | Established | 4, 5 and/or 6 |
| Cupar North SDA | 8.7 | CUP 001 | Allocated/Strategic | 4 or 5 |
| Gilliesfaulds – Cupar North SDA | 4.0 | CUP 001 | Allocated/Strategic | 4 or 5 |
| Prestonhall – Cupar | 27.9 | -- | Established | 4, 5 and/or 6 |
| Prestonhall Depot | 1.8 | CUP 009 | Allocated | 4, 5 and/or 6 |
| Russell Mills Springfield | 3.0 | -- | Established | 4, 5 and/or 6 |
| Prestonhall East | 5.9 | CUP 009 | Allocated | 4, 5 and/or 6 |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Dalgety Bay** | Braefoot Bay | 10.7 | -- | Established | 4, 5 and/or 6 |
|  | Ferris Way | 0.6 | DGB 005 | Allocated | 4, 5 and/or 6 |
|  | Fulmar Way 1 | 0.1 | DGB 006 | Allocated | 4 |
|  | Hillend and Donibristle Industrial Estate | 39.6 | -- | Established | 4, 5 and/or 6 |
|  | Muirton Way | 1.2 | DGB 008 | Allocated | 4 and/or 5 |
|  | St Davids Business Park | 9.6 | -- | Established | 4, 5 and/or 6 |
| **Dunfermline**    **Dunfermline** | Amazon Dunfermline | 14.8 | -- | Established / Strategic | 4, 5 and/or 6 |
| Axis Point | 5.3 | DUN 051 | Allocated / Strategic | 4, 5 and/or 6 |
| Calais Muir (Centre) | 4.9 | DUN 052 | Allocated / Strategic | 4, 5 and/or 6 |
| Calais Muir (North) | 4.2 | DUN 056 | Allocated / Strategic | 4, 5 and/or 6 |
| Calais Muir (South) | 7.8 | DUN 053 | Allocated / Strategic | 4, 5 and/or 6 |
| Carnegie (Masterton) 1 | 9.0 | -- | Established/Strategic | 4, 5 and/or 6 |
| Carnegie (Masterton) 2 | 3.8 | -- | Established/Strategic | 4, 5 and/or 6 |
| Carnegie (Masterton) 3 | 3.3 | -- | Established/Strategic | 4, 5 and/or 6 |
| Carnegie (Masterton) 4 | 1.1 | -- | Established/Strategic | 4, 5 and/or 6 |
| Carnegie (Masterton) 5 | 1.2 | -- | Established/Strategic | 4, 5 and/or 6 |
| **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| Carnegie (Masterton) 6 | 1.1 | -- | Established/Strategic | 4, 5 and/or 6 |
| Carnegie (Masterton) 7 | 1.9 | -- | Established/Strategic | 4, 5 and/or 6 |
| Carnegie (Masterton) 8 | 0.6 | -- | Established/Strategic | 4, 5 and/or 6 |
| Carnegie Campus 1a | 4.0 | DUN 049 | Allocated/Strategic | 4 |
| Carnegie Campus 1b | 2.5 | DUN 049 | Allocated/Strategic | 4 |
| Carnegie Campus 1c | 2.0 | DUN 049 | Allocated/Strategic | 4 |
| Carnegie Campus 2 | 0.4 | DUN 054 | Allocated/Strategic | 4 |
| Carnegie Campus 3 | 1.9 | DUN 048 | Allocated/Strategic | 4 |
| Carnegie Campus 4 | 1.1 | DUN 058 | Allocated/Strategic | 4 |
| Dover Heights | 4.0 | DUN 037 | Allocated/Strategic | 4 |
| Dunfermline Business Centre | 1.2 | -- | Established | 4 |
| Dunfermline SDA | 75.00 | DUN 035 | Allocated/Strategic | 4, 5 and/or 6 |
| Dunfermline SDA – Wellwood | 5.00 | DUN 035 | Allocated/Strategic | 4 |
| Elgin Industrial Estate, Dunfermline | 9.7 | -- | Established | 4, 5 and/or 6 |
| Elgin Street Depot | 1.6 | -- | Established | 4, 5 and/or 6 |
| Elgin Street IE | 0.7 | DUN 050 | Allocated | 4, 5 and/or 6 |
| Halbeath Interchange | 24.1 | DUN 059 | Allocated/Strategic | 4, 5 and/or 6 |
| Halbeath Triangle North East | 1.1 | LWD 019 | Allocated | 4, 5 and/or 6 |
| Land at Halbeath | 10.2 | LWD 030 | Allocated | 4, 5 and/or 6 |
| Lyneburn Industrial Estate | 4.9 | -- | Established | 4, 5 and/or 6 |
| Milesmark Depot | 5.1 | -- | Established | 4, 5 and/or 6 |
| Pitreavie Drive | 0.3 | DUN 055 | Allocated | 4 |
| Pitreavie Way | 3.4 | DUN 057 | Allocated | 4, 5 and/or 6 |
| Pitreavie Industrial Estate | 67.1 | -- | Established | 4, 5 and/or 6 |
| South of Elliot Street | 1.7 | DUN 060 | Allocated | 4, 5 and/or 6 |
| **Town** | **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| **East Neuk** | Adjacent to Fire Station Anstruther | 0.1 | ANS 006 | Allocated | 4 |
| Backgate Pittenweem | 0.2 | -- | Established | 4, 5 and/or 6 |
| Crail North | 1.0 | CRA 002 | Allocated | 4 |
| Harbour Pittenweem | 0.2 | -- | Established | 4, 5 and/or 6 |
| Netherton IE St. Monans | 0.9 | -- | Established | 4, 5 and/or 6 |
| Netherton I.E. 1 St. Monans | 0.6 | STM 002 | Allocated | 4, 5 and/or 6 |
| Netherton I.E. 2 St. Monans | 0.2 | STM 002 | Allocated | 4, 5 and/or 6 |
| St Andrews Road (former nursery) | 0.8 | -- | Established | 4, 5 and/or 6 |
| Station Road IE Extension Anstruther | 3.2 | ANS 005 | Allocated | 4, 5 and/or 6 |
| Station Road IE Anstruther | 2.1 | -- | Established | 4, 5 and/or 6 |
| **Glenrothes**  **Glenrothes** | Crompton Road (East) | 7.6 | GLE 006 | Allocated | 4, 5 and/or 6 |
| Crompton Road (North) | 1.6 | GLE 007 | Allocated | 4, 5 and/or 6 |
| Crompton Road (West) | 5.1 | GLE 008 | Allocated | 4, 5 and/or 6 |
| Dalton Road 1 | 2.6 | GLE 009 | Allocated | 4, 5 and/or 6 |
| Dalton Road 2 | 0.5 | GLE 010 | Allocated | 4, 5 and/or 6 |
| Detroit Road | 2.2 | GLE 011 | Allocated | 4, 5 and/or 6 |
| Distillery Osprey Road | 5.5 | -- | Established/Strategic | 4, 5 and/or 6 |
| Eastfield Industrial Estate | 75.3 | -- | Established | 4, 5 and/or 6 |
| Eastfield East | 1.3 | GLE 012 | Allocated | 4, 5 and/or 6 |
| Eastfield West | 0.7 | GLE 013 | Allocated | 4, 5 and/or 6 |
| Fife Food Centre | 1.8 | GLE 014 | Allocated | 4, 5 and/or 6 |
| Haig Business Park Markinch | 3.3 | -- | Established | 4, 5 and/or 6 |
| Land at Leslie Road | 0.6 | GLE 015 | Allocated | 4 |
| Land South of Fife Airport 1 | 7.8 | GLE 019 | Allocated/Strategic | 4, 5 and/or 6 |
| Land South of Fife Airport 2 | 1.7 | GLE 019 | Allocated/Strategic | 4, 5 and/or 6 |
| Land South of Fife Airport 3 | 1.4 | GLE 019 | Allocated/Strategic | 4, 5 and/or 6 |
| Leslie Papermill | 11.1 | -- | Established | 5 and/or 6 |
| **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| Lochtybridge - Kinglassie | 3.8 | -- | Established | 4, 5 and/or 6 |
| Naysmith Road | 0.3 | GLE 016 | Allocated | 4, 5 and/or 6 |
| Pentland Park | 6.7 | -- | Established | 4, 5 and/or 6 |
| Pentland Park North | 0.2 | GLE 017 | Allocated | 4 |
| Pentland Park South | 0.6 | GLE 018 | Allocated | 4 |
| Poultry Houses | 2.7 | -- | Established | 4, 5 and/or 6 |
| Queensway East | 1.5 | GLE 024 | Allocated | 4 |
| Queensway Expansion | 4.2 | GLE 025 | Allocated/Specialist | 4 |
| Queensway Industrial Estate | 6.9 | -- | Established | 4, 5 and/or 6 |
| Queensway Industrial Estate East | 8.2 | -- | Established | 4, 5 and/or 6 |
| Southfield Industrial Estate | 105.5 | - | Established | 4, 5 and/or 6 |
| Southfield South East | 10.9 | GLE 020 | Allocated | 4, 5 and/or 6 |
| Spectrogon, Southfield Industrial Estate | 1.1 | GLE 021 | Allocated | 4, 5 and/or 6 |
| Tullis Russell | 31.9 | -- | Established | 5 and/or 6 |
| Viewfield | 5.0 | GLE 003 | Allocated | 4 |
| Viewfield Glenrothes | 62.4 | -- | Established | 4, 5 and/or 6 |
| Westwood Park | 11.5 | GLE 026 | Allocated | 4 |
| Wheatstone Place Dalton Road A | 1.7 | GLE 022 | Allocated | 4, 5 and/or 6 |
| Whitehill Industrial Estate | 22.2 | -- | Established | 4, 5 and/or 6 |
| Whitworth Road | 1.9 | GLE 023 | Allocated | 4, 5 and/or 6 |
| **Hill of Beath** | Land to the south of Hill of Beath B | 1.0 | HOB 002 | Allocated | 5 and/or 6 |

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| --- | --- | --- | --- | --- | --- |
| **Howe of Fife** | Cash Feus Strathmiglo | 0.5 | -- | Established | 4, 5 and/or 6 |
| Cupar Road , Newburgh | 0.4 | -- | Established | 4, 5 and/or 6 |
| Cupar Road 1 - Newburgh | 0.4 | NEB 001 | Allocated | 4, 5 and/or 6 |
| **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| Former Iron Works, Auchermuchty | 1.7 | -- | Established | 4, 5 and/or 6 |
| Gateside | 1.5 | -- | Established | 4, 5 and/or 6 |
| Mushroom Farm, Dunshalt | 1.6 | -- | Established | 4, 5 and/or 6 |
| North of Old Station, Auchtermuchty | 1.0 | AUC 003 | Allocated | 4, 5 and/or 6 |
| St Johns Works, Falkland | 0.5 | FAL 001 | Allocated | 4 |
| South of Cupar Road SDA, Newburgh | 1.5 | NEB 001 | Allocated | 4 |
| Sterling Warehouse, Auchtermuchty | 2.2 | -- | Established | 6 |
| The Beeches, Ladybank | 3.3 | -- | Established | 4, 5 and/or 6 |
| The Beeches 1, Ladybank | 1.8 | LAD 005 | Allocated | 4, 5 and/or 6 |
| The Beeches 2, Ladybank | 0.3 | LAD 005 | Allocated | 4, 5 and/or 6 |
| **Inverkeithing** | Belleknowes Industrial Estate | 18.1 | -- | Established | 4, 5 and/or 6 |
| Belleknowes Industrial Estate 1 | 1.9 | INV 006 | Allocated | 4, 5 and/or 6 |
| Belleknowes Industrial Estate 2 | 0.3 | INV 007 | Allocated | 4, 5 and/or 6 |
| Belleknowes Industrial Estate 3 | 0.8 | INV 008 | Allocated | 4, 5 and/or 6 |
| Burnside | 3.2 | -- | Established | 4, 5 and/or 6 |
| East Ness Pier | 1.5 | -- | Established | 5 and/or 6 |
| Former Caldwell Mill | 8.2 | INV 009 | Allocated | 4, 5 and/or 6 |
| RM Supplies | 6.9 | -- | Established | 5 and/or 6 |
| **Kelty** | Kelty Industrial Park 1 | 0.3 | -- | Established | 4, 5 and/or 6 |
|  | Kelty Industrial Park 2 | 0.4 | -- | Established | 4, 5 and/or 6 |
|  | Kelty South West | 3.2 | KEL 005 | Allocated | 4, 5 and/or 6 |
| **Kennoway/Windygates** | Cameron Bridge- Windygates | 25.4 | -- | Established | 4, 5 and/or 6 |
| Sandy Brae IE Kennoway | 1.0 | -- | Established | 4, 5 and/or 6 |
| East of Sandy Brae Industrial Estate | 3.5 | KEN 007 | Allocated | 4, 5 and/or 6 |
| **Town** | **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| **Kirkcaldy/Dysart** | Dunnikier B.P. 1 | 4.6 | KDY 020 | Allocated | 4, 5 and/or 6 |
| Dunnikier B.P. 2 | 0.2 | KDY 020 | Allocated | 4, 5 and/or 6 |
| Dunnikier B.P. 3 | 0.3 | KDY 020 | Allocated | 4, 5 and/or 6 |
| Dunnikier B.P. 4 | 0.2 | KDY 020 | Allocated | 4, 5 and/or 6 |
| Dunnikier B.P. | 4.4 | -- | Established | 4, 5 and/or 6 |
| East Bridge Mills | 5.3 | -- | Established | 4, 5 and/or 6 |
| Frances Industrial Park - Dysart | 5.0 | -- | Established | 4, 5 and/or 6 |
| Hayfield (former Babygro) | 1.6 | KDY 023 | Allocated | 4, 5 and/or 6 |
| Hayfield Industrial Estate | 15.6 | -- | Established | 4, 5 and/or 6 |
| John Smith Business Park | 20.0 | KDY 043 | Allocated/Strategic | 4 |
| John Smith Business Park | 6.3 | -- | Established | 4, 5 and/or 6 |
| Kingslaw – Kirkcaldy East SDA | 14.8 | KDY 025 | Allocated/Strategic | 4, 5 and/or 6 |
| Midfield Road | 1.7 | KDY 021 | Allocated | 4, 5 and/or 6 |
| Midfield Road 1 Mitchelston IE Kirkcaldy East SDA | 7.5 | KDY 021 | Allocated/Strategic | 4, 5 and/or 6 |
| Mitchelston Industrial Estate | 46.4 | -- | Established | 4, 5 and/or 6 |
| Mitchelston Kirkcaldy East SDA | 7.2 | KDY 025 | Allocated/Strategic | 4, 5 and/or 6 |
| Mitchelston North – Kirkcaldy East SDA | 12.4 | KDY 025 | Allocated/Strategic | 4, 5 and/or 6 |
| Randolph Industrial Estate | 21.6 | -- | Established | 4, 5 and/or 6 |
| Rosslyn Street Kirkcaldy East SDA | 1.3 | KDY 025 | Allocated/Strategic | 4, 5 and/or 6 |
| Smeaton Industrial Estate | 12.4 | -- | Established | 4, 5 and/or 6 |
| Smeaton Road | 0.9 | KDY 024 | Allocated | 4, 5 and/or 6 |
| Victoria Fields | 4.3 | KDY 019 | Allocated | 4 |
| Wheatfield Road | 2.2 | KDY 022 | Allocated | 4, 5 and/or 6 |
| **Town** | **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| **Landward** | Begg Farm - Diageo | 221.6 | LWD 002 | Allocated / Specialist | 4, 5 and/or 6 |
| Cameron nr St. Andrews | 2.4 | -- | Established | 4, 5 and/or 6 |
| Cameron (Employment 1) | 0.1 | LWD 007 | Allocated | 4, 5 and/or 6 |
| Cameron (Employment 2) | 0.1 | LWD 008 | Allocated | 4, 5 and/or 6 |
| Energy Park Westfield | 19.2 | -- | Established / Specialist/Strategic | Energy |
| Former BT Depot Crossford | 4.3 | LWD 010 | Allocated | 4, 5 and/or 6 |
| Land West of Forgan Roundabout | 2.9 | LWD 031 | Allocated | 4, 5 and/or 6 |
| Mossmorran | 130.3 | -- | Established/ Specialist | Energy |
| Mossmorran | 169.1 | LWD 020 | Allocated / Specialist | Energy |
| Mossmorran | 114.9 | LWD 020 | Allocated / Specialist | Energy |
| Westfield Green Business Park | 103.4 | LWD 009 | Allocated / Specialist/Strategic | 4, 5 and/or 6 |
| **Levenmouth**  **(Buckhaven/Methil/Leven)** | Aberhill Industrial Estate Methil | 5.2 | -- | Established | 4, 5 and/or 6 |
| Methil Docks Business Park Ajax Way | 0.8 | MET 006 | Allocated / Specialist | 4, 5 and/or 6 |
| Energy Park Fife Barclay Brothers Site | 1.3 | MET 009 | Allocated / Specialist | 4, 5 and/or 6 |
| Burnmill Industrial Estate Leven | 20.4 | -- | Established | 4, 5 and/or 6 |
| Diageo | 79.3 | -- | Established / Specialist | 4, 5 and/or 6 |
| Energy Park Fife | 19.8 | MET 010 | Allocated / Specialist/Strategic | 4, 5 and/or 6 (Energy) |
| Energy Park Fife | 35.0 | -- | Established / Specialist/Strategic | 4, 5 and/or 6 (Energy) |
| Factory Road | 0.6 | BKN 002 | Allocated | 4, 5 and/or 6 |
| Former Diosynth Facility - Levenmouth SDA | 4.3 | LVA 001 | Allocated / Specialist/Strategic | 4, 5 and/or 6 |
| Methil Docks | 22.3 | -- | Established / Specialist | 4, 5 and/or 6 |
| Methil Docks Business Park | 13.2 | -- | Established | 4 |
| **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| Methil Docks Business Park – Land North of Bayview Football Stadium | 3.4 | MET 005 | Allocated / Specialist | 4, 5 and/or 6 |
| Mountfleurie, Leven | 1.2 | LEV 004 | Allocated | 4, 5 and/or 6 |
| Muiredge Industrial Estate | 3.0 | -- | Established | 4, 5 and/or 6 |
| Muiredge (north) – Levenmouth SDA | 9.5 | LVA 001 | Allocated / Specialist/Strategic | 4, 5 and/or 6, energy |
| Muiredge South | 4.2 | BKN01 | Established | 4, 5 and/or 6 |
| Methil Docks Business Park West of Doctors Surgery | 0.9 | MET 007 | Allocated / Specialist | 4 |
| Methil Docks Business Park West of Thomson House | 0.8 | MET 008 | Allocated / Specialist | 4 |
| **Lochgelly** | Cartmore I.E. Extension | 3.6 | LGY 005 | Allocated | 4, 5 and/or 6 |
| Cartmore Industrial Estate 1 | 3.9 | -- | Established | 4, 5 and/or 6 |
| Cartmore Industrial Estate 2 | 6.5 | -- | Established | 4, 5 and/or 6 |
| Cemetery Fields – Lochgelly SDA | 12.3 | LGY 007 | Allocated / Strategic | 4, 5 and/or 6 |
| Lochgelly Industrial Estate | 3.8 | -- | Established | 4, 5 and/or 6 |
| Lochgelly Industrial Park 1 | 2.1 | -- | Established | 4, 5 and/or 6 |
| Lochgelly Industrial Park 2 | 0.3 | -- | Established | 4, 5 and/or 6 |
| The Avenue | 10.3 | -- | Established | 4, 5 and/or 6 |
| The Avenue – Lochgelly SDA | 25.0 | LGY 007 | Allocated / Strategic | 4, 5 and/or 6 |
| The Avenue 1 Industrial Park | 2.0 | LGY 006 | Allocated | 4, 5 and/or 6 |
| The Avenue 2 Industrial Park | 0.5 | LGY 006 | Allocated | 4, 5 and/or 6 |
| **Rosyth** | Admiralty Park Rosyth | 9.9 | -- | Established/Specialist/Strategic | 4 |
| Admiralty Park 1 | 5.0 | ROS 011 | Allocated/Specialist/Strategic | 4 |
| Admiralty Park 2 | 1.9 | ROS 011 | Allocated/Specialist/Strategic | 4 |
| Cromarty Campus - Rosyth | 0.3 | -- | Established | 4, 5 and/or 6 |
| **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| Innova Campus | 5.1 | -- | Established | 4 |
| Primrose Industrial Estate | 4.8 | -- | Established | 4, 5 and/or 6 |
| Rosyth Dockyard | 101.9 | -- | Established / Specialist | Quayside |
| Rosyth Europarc 2 | 1.8 | -- | Established | 4 |
| Rosyth Europarc 1 | 2.4 | -- | Established | 4 |
| Rosyth Europark - 1 | 3.1 | ROS 007 | Allocated/Strategic | 4, 5 and/or 6 |
| Rosyth Europark - 2 | 2.4 | ROS 008 | Allocated/Specialist/Strategic | 4, 5 and/or 6 |
| Rosyth Europark - 3 | 0.6 | ROS 005 | Allocated/Specialist/Strategic | 4, 5 and/or 6 |
| Rosyth Waterfront - 1 | 15.8 | ROS 006 | Allocated /Specialist/Strategic | Quayside |
| Rosyth Waterfront - 2 | 10.0 | ROS 009 | Allocated /Specialist/Strategic | Quayside |
| Rosyth Waterfront - 3 | 1.0 | ROS 010 | Allocated /Specialist/Strategic | Quayside |

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| **St Andrews\*** | Avalon Business Park | 0.6 | -- | Established | 4, 5 and/or 6 |
| Avalon Business Park, Guardbridge | 0.3 | GUA 006 | Allocated | 4, 5 and/or 6 |
| Bassaguard St Andrews | 0.3 | -- | Established | 4 |
| Craigtoun – Part of St Andrews West SDA | 2.0 | STA 001 | Allocated / Strategic | 4 |
| Largo Road St Andrews | 3.6 | -- | Established | 4, 5 and/or 6 |
| Science Park – Part of St Andrews West SDA | 10.0 | STA 001 | Allocated / Specialist/Strategic | R&D |
| St Andrews West SDA | 3.4 | STA 001 | Allocated / Specialist/Strategic | 4 |
| St Leonards Lodge | 0.2 | STA 007 | Allocated | 4 |
|  | **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
|  | Strathtyrum Part of St Andrews West SDA | 7.1 | STA 001 | Allocated / Specialist/Strategic | 4 |
|  | Site of Former Curtis Fine Papers, Guardbridge | 1.0 | GUA 004 | Allocated | 4, 5 and/or 6 |
| **Tayport/Newport\*** | Mill Lane Tayport | 0.2 | -- | Established | 4, 5 and/or 6 |
| Moffat Williamson Bus Depot nr Kilmany | 0.7 | -- | Established | 4, 5 and/or 6 |
| North West of Forgan Roundabout | 1.5 | NEW 003 | Allocated | 4, 5 and/or 6 |
| Shanwell Road | 0.3 | TAY 006 | Allocated | 4, 5 and/or 6 |
| **Thornton** | Former Rothes Colliery | 9.0 | THO 008 | Allocated | 5 and/or 6 |
| Riverside | 3.5 | THO 009 | Allocated | 5 and/or 6 |
| Southend IE Thornton | 3.7 | -- | Established | 4, 5 and/or 6 |
| Strathore Road 1 | 1.4 | -- | Established | 5 and/or 6 |
| Strathore Road 2 | 3.4 | -- | Established | 5 and/or 6 |
| West Fife Villages | Conscience Bridge South, Cairneyhill | 0.9 | CNH 003 | Allocated | 4 |
| Crombie Point, Near Crombie | 88.0 | -- | Established / Specialist | M.o.D. |
| Forthview I.E., Low Valleyfield | 1.4 | -- | Established | 4, 5 and/or 6 |
| High Valleyfield | 2.9 | HVF 002 | Allocated | 4 |
| Kincardine Eastern Expansion Phase 3 | 9.0 | KCD 016 | Allocated | 4, 5 and/or 6 |
| Kincardine Power Station | 38.4 | KCD 007 | Established / Specialist | Energy |
| Kincardine Power Station | 3.8 | KCD 006 | Allocated / Specialist | 4, 5 and/or 6 |
| Land North of Employment Estate, Oakley | 1.9 | OAK 004 | Allocated | 4, 5 and/or 6 |
| Lime Centre, Charleston | 0.7 | -- | Established | 4 |
| Longannet Power Station West | 35.5 | -- | Established / Specialist | 4, 5 and/or 6 |
| **Site** | **Area (Ha)** | **Local Plan Proposal Ref** | **Designation** | **Use Class** |
| Longannet Power Station East | 46.6 | -- | Established / Specialist | 4, 5 and/or 6 |
| M90 Commerce Park Nr Townhill | 39.7 | -- | Established | 4, 5 and/or 6 |
| Main Street, Cairneyhill | 1.0 | -- | Established | 4 |
| Oakley Industrial Estate | 1.0 | -- | Established | 4, 5 and/or 6 |
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|  | | | | | |
| |  |  |  | | --- | --- | --- | | Allocated | New Allocation | Business Use in Future Development Allocation | | Established (Protected in Local Development Plan) | Allocated / Specialist | Established / Specialist | | Allocated / Strategic |  |  | | | | | | |