

Issue 6: Business Locations

Larbert Gateway

5.15 The core of the Larbert Gateway is the Glenbervie/Central Business Park area adjacent to Junction 2 of the M876. The existing business parks have been successful in attracting investment over the years. However, the large employment site at the Glenbervie roundabout remains undeveloped, and the owners, Scottish Enterprise, have raised the possibility of some residential use to offset high site development costs. However, this is a prime site, and the scale of housing required is likely to undermine the scale and flexibility of the business opportunity.

5.16 Land for an additional business park is allocated at Hill of Kinnaid as part of the Kinnaid Village masterplan. The location is less favourable, and a mixed use approach to this site, accommodating some housing and community uses, as well as a more limited element of business, could be justified.

5.17 Preferred Option

Adopt a mixed use approach at Hill of Kinnaid business park (site 94), with housing and community uses permitted as well as business, whilst retaining Glenbervie exclusively for business.

Alternative

1. Maintain Hill of Kinnaid business park exclusively for business use.
2. Adopt a mixed use approach, including residential, at Glenbervie (site 92).

How does this differ from LDP1?

The preferred option and the second alternative would allow a more flexible approach to the two business areas within the Larbert Gateway. The first alternative would maintain the current LDP1 position.

Figure 5.3 Larbert Gateway

