

Dundee City Council

Dundee Local Development Plan 2

Business Land Audit 2024



1. Introduction

The Dundee Business Land Audit (BLA) is an annual audit to monitor supply, take up and status of business land within the Dundee City Council (DCC) area.

The audit assesses the range and choice of marketable sites and locations for businesses with a variety of size and quality requirements, as well as identifying the availability and constraints of employment land sites within DCC boundary.

The Business Land Audit (BLA) is carried out by the Planning Team within the City Development Department. The survey is undertaken annually at the start of April.

The audit is only concerned with business land defined as land within an area allocated within the Dundee Local Development Plan 2019 as a Principal, Specialist or General Economic Development Area.

Business Land:

Definition: Land within an area allocated as a Principal, Specialist or General Economic Development Area in the Dundee Local Development Plan 2019.

Policy Context

National Planning Framework 4 (NPF4)

NPF4 indicates that Local Development Plans (LDPs) should allocate sufficient land for business and industry, considering 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.

NPF4 aims to promote productive places, and Policy 26 focuses on business and industry and intends to encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.

NPF4 sets out 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.

Dundee Local Development Plan (2019)

The Dundee Local Development Plan was adopted in February 2019, establishing land use allocations and policies relevant to business development and employment in the Council's administrative area.

The current economic climate remains characterised by strong expectations for economic growth particularly in key sectors for Dundee and Scotland including: energy (specifically oil and gas decommissioning and offshore renewables); tourism; life sciences, universities and the creative industries. As well as supporting the growth of these sectors the City's economic strategy looks to meet the needs and opportunities of indigenous business and inward investors.

To support growth within these areas the Dundee Local Development Plan 2019 strategy is to identify and safeguard a wide range of sites for businesses in locations across the city. These locations are identified on the LDP 2019 Proposals Map as being either Principal, Specialist or General Economic Development Areas.

There are six policies in the LDP 2019 related to employment which emphasise the primary importance of economic growth in the land use strategy as a whole.

Policy 3: Principal Economic Development Areas	City-wide significance and as such will be safeguarded for Class 4 (Business), Class 5 (General Industry) and Class 6 (Storage and Distribution). Uses other than these will be resisted
Policy 4: Specialist Economic Development Areas	Encouragement will be given to the establishment and retention of uses within Class 4 (Business) on the Specialist Economic Development Areas identified on the Proposals Map, particularly those uses which are in accordance with the distinctive nature of each area.
Policy 5: General Economic Development Areas	Proposals for Class 4, 5 and 6 developments will be supported. Other uses of a wider industrial nature such as car showrooms, wholesaling and scrap yards may be permitted provided subject to conditions
Policy 6: Ancillary Services within Economic Development Areas	Within Economic Development Areas, appropriate small-scale ancillary services which can be demonstrated to meet the needs of employees and complement existing businesses will be supported.

Other policies that make special provision for particular needs on designated economic development areas include; Policy 43: Waste Management Installations and Policy 45: Energy Generating Facilities. These policies ensure that Dundee has a generous and varied supply of land in accessible locations across the city to provide for the potential needs of new and developing sectors.

2. Methodology

Scope of Survey

The survey only includes sites located within the allocated Economic Development Areas identified in the Local Development Plan 2019.

It does not include vacant buildings, or sites with vacant buildings. The survey identifies the business land supply and then assesses this to differentiate between those sites which are serviced or serviceable within 5 years and those which are not.

This is defined in the survey as:

- a) land classified as marketable and assessed and recorded as being immediately available;
- b) land classified as marketable and assessed and recorded as being affected by minor constraints but also serviceable within 5 years; and
- c) land assessed and recorded as having major constraints.

Although most land classified as immediately available is serviced land this is not necessarily the case with all sites. Any business land that is without minor or major physical obstacles to development that can be built on immediately, meets anticipated requirements and is or can be made accessible by walking, cycling and public transport is regarded as immediately available.

Preparation of the Audit

The audit is prepared from sites designated for employment uses in the LDP 2019. These sites have been through the formal plan adoption process and therefore have been identified as effective.

Previous years audits primarily made use of information from planning applications and building warrant approvals. There was some variation in the quality of data obtained during the Covid pandemic making year-on-year comparisons difficult. In addition, no audits were published during the Covid-19 pandemic period. The 2022 audit sought to address that shortfall of information but retained the desktop-only nature of the audit process. A full audit was not undertaken in 2023 with data taken from building warrant completion certificates only.

The 2024 audit now seeks to make an assessment of sites as at 1st April 2024 and includes physical surveys of sites taken at that time. The survey included a reassessment of a site's capacity to be developed and this has resulted in some minor boundary alterations (involving both expansion and reductions in site areas).

Each site must be a parcel of land at least 0.1 hectares in size to be included in the audit and be completely vacant at the time of survey.

Some sites did have minor evidence of activity such as parked HGV's or trailers but if a site had no signage, fencing or other indicators suggesting that this was a permanent active use then these would still be considered to be vacant and available for development.

3. Data Analysis

Table 1: Available Business Land Summary

	2018	2019	2020 & 2021	2022	2023	2024
Total Supply of available land	163.29	163.54	No data	160.74	159.81	143.04
Available land that is immediately available and therefore marketable (IA)	127.43	127.20	No data	125.22	122.86	109.15
Available land that has minor constraints but still considered marketable (MIN)	11.63	12.10	No data	11.3	No data	10.93
Available land that has major constraints and not considered marketable at this time (MAJ)	24.24	24.24	No data	24.24	No data	22.96
Total employment land that is marketable (IA + MIN)	139.06	139.30	No data	136.5	134.96	120.08
Total employment land that has constraints (MIN +MAJ)	35.81	36.34	No data	35.54	No data	33.89

An additional seven sites were identified as being of 0.1 hectares or below: cumulatively amounting to 0.49 hectares.

The audit does not routinely count sites with vacant buildings, partly due to the difficulty of accurately identifying that a building is indeed entirely vacant. One site identified during the survey is notable: Broomhill Road (Former Carstore) contains a vacant building and amounts to 1.58 hectares, this site is not included in the above figures.

Table 2: range of immediately available site sizes

Site Size (hectares)	Number of sites
> 0.1 / under 2	50
2 - 10	10
11 - 20	1
21 +	1
Total	62

Commentary on Change

Minor alterations to site sizes:

During the survey, it was assessed that the boundaries of several sites did not reflect the developable land. In addition, some sites were bisected by roads and it made sense to split such sites into two or more smaller parcels to reflect their condition more accurately. This has resulted in some sites being renumbered so caution is advised when undertaking comparisons with previous years. The adjustment of the boundaries has reduced the 'immediately available' land by 5.76 hectares

Alterations to development sites:

Removed from audit this year

BLS0118: Claverhouse Industrial Estate

Property at 48 and 49 Emmock Road – 2 residential properties and industrial/agricultural buildings : survey identified the buildings were in active use

BLS0198: Kilspindie Street

Partly occupied by data centre 19/00858/FULL 0.06 hectares

BLS0031: Baldovie Road

Remainder of site considered undevelopable

Sites added this year

BLS0156: Forties Road / Piper Street

Central portion of site (0.47hectares) occupied by temporary storage/parked vehicles – retained in audit this year.

West portion of site removed from audit as now landlocked with no access available
East portion (1.23hectares) renamed as new site reference 117 as now vacant

Site reference 114: New Site: east of Forties road

0.83 hectares, former factory now demolished and cleared. Site appears to have some vehicles parked there and possible fly-tipping of waste but land is considered available.

Site Reference 118: New site: North Of Mid Craigie Road

0.54 hectares

Site Reference 186: North Of Dunsinane Avenue

0.4hectares

Future Expectations

Since completion of the audit it is apparent that development has commenced and applications approved on multiple sites. This includes a major distribution centre in Claverhouse Industrial estate, business units in Dryburgh Industrial Estate and the Eden Project adjacent to East Dock Street. Collectively these amount to 18.28 hectares.

These sites will be removed from the audit in 2025. The existence of planning permission is not sufficient evidence to remove sites - removing sites from the audit only occurs once development is undertaken.

Contact Details

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