

2015 Employment Land Summary Figures

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1 Introduction

The annual Employment Land Audit (ELA) provides up to date information on the supply of available employment land within the Dundee City Council area. It also provides details of the land that is taken up providing the development rate between the dates of the audits.

The 2015 audit and previous Employment Land Surveys provide key information that is available for use in the preparation of strategies and policy making, as well as allowing the monitoring and review of policies and proposals within the Council's Local Development Plans. In addition, the information provided within the ELA will be of interest to departments in the Council as well as companies, developers and others with an interest in employment land.

The Employment Land Audit is carried out by Development Plans and Regeneration Team of the City Development Department. The audit commences with the ELS survey normally conducted annually in May/June.

1.1 *Background*

The surveys gathered information on employment land and recorded in a Geographical Information System (GIS). The surveys provided an organised and structured source of information on employment land to inform the preparation of specific analysis, reporting, presentation and the preparation of policies proposals and strategies of development plans.

The exact requirements and definitions of the information gathered and monitored in the Employment Land Surveys have changed over time with the criteria for the designation of sites being amended to reflect these changes. The survey includes sites identified within the Local Development Plan 2014 allocated boundaries and other sites that were not in such allocated areas, but were taken up as employment land. In light of the changes mentioned the land area figures in the published Employment Land Audit 2015 are not, without background details, directly comparable to those of the previous Employment Land Surveys.

1.1.1 Definition of Constraints:

Marketable Land:

SPP2 guidelines for marketable land stipulate – “...as well as meeting business requirements, have secure planning status, be serviced or serviceable within 5 years.

If the land is judged not to be 'immediately available' then it must be constrained to a greater or lesser degree. The nature and extent of the constraints are assessed and recorded as *minor* or *major*.

Minor Constraints:

Land which has constraints, but the extent of the constraints is judged to be within the guidelines in SPP2 for marketable land is categorised as 'minor constraints'.

Land categorised as 'minor constraints' is therefore also considered as 'marketable'.

Major Constraints:

Land which has significant constraints that are judged to be severe and with reference to the SPP2 guidelines and case history mean the land is not seen as marketable is categorised as 'Major Constraints'.

Further information can be obtained from [Scottish Government SPP2](#)

2 2015- Employment Land Summary Figures

The key summary figures from the 2015 Employment Land Survey are given in this section alongside the figures for 2011, 2012, 2013 & 2014 with all areas given in hectares and/or sqm. As a result of a major review in 2009 and the adoption of the Local Development Plan 2014 direct comparison of earlier years should be viewed with caution.

The available land is firstly classified as immediately available or constrained land. The land judged constrained is then further assessed and the constraints categorised as minor or major. A total for marketable land is given by the sum of immediately available and minor constraints. The total of all constrained land is given by the total of the two sub-categories minor and major.

Table 1 - Employment Land Summary

| | 2015 | 2014 | 2013 | 2012 | 2011 |
|----------------------------------------------------------------------------------------------------|---------------|---------------|---------------|---------------|---------------|
| Total supply of available employment land | 184.36 | 180.23 | 251.89 | 253.71 | 254.32 |
| Available land that is immediately available (IA) and therefore marketable | 140.48 | 136.54 | 163.19 | 165.01 | 165.62 |
| Available land that has minor constraints (Min) but considered marketable | 18.90 | 18.76 | 18.76 | 18.76 | 18.76 |
| Available Land that has major constraints (Maj) and is therefore not considered marketable | 24.97 | 24.97 | 69.94 | 69.94 | 69.94 |
| Total employment land that is marketable (IA+Min) | 159.38 | 155.30 | 181.95 | 183.77 | 184.38 |
| Total employment land that is constrained (Min+Maj) and therefore not immediately available | 43.87 | 43.73 | 88.70 | 88.70 | 88.70 |

3 Available Land - Brownfield / Greenfield

Table 2 - Available Brownfield / Greenfield

| Year | Brownfield | Greenfield | Total (ha.) |
|-------------|------------|------------|-------------|
| 2015 | 35.00 | 148.86 | 184.36 |
| | 18.98% | 80.74% | 100% |
| 2014 | 31.12 | 149.16 | 180.28 |
| | 17.26% | 82.74% | 100% |
| 2013 | 35.10 | 217.32 | 251.89 |
| | 13.72% | 86.28% | 100% |
| 2012 | 35.10 | 218.61 | 253.71 |
| | 13.83% | 86.2% | 100% |
| 2011 | 35.72 | 218.60 | 254.32 |
| | 14.05% | 85.95% | 100% |

3.1 Take Up Brownfield / Greenfield

Table 3 - Take Up Brownfield / Greenfield

| Year | Brownfield | Greenfield | Total (ha.) |
|-------------|------------|------------|-------------|
| 2015 | 0 | 0 | 0 |
| | 0% | 0% | 0% |
| 2014 | 0.69 | 0 | 0.69 |
| | 100% | 0% | 100% |
| 2013 | 0.59 | 1.28 | 1.87 |
| | 31.55% | 68.45% | 100% |
| 2012 | 0.94 | 0 | 0.94 |
| | 100% | 0% | 100% |
| 2011 | 1.30 | 0.27 | 1.57 |
| | 82.8% | 17.2% | 100% |

3.2 Take Up - Employment Use

Table 4 - Take Up - Employment Use and Non-employment Use

| Year | Employment Use | | | | | | Non-employment Use | | | | Total (ha.) |
|------|----------------|------------|---------|-------------|-----------------------------------|-------------|--------------------|--------|-------|-------------|-------------|
| | Business | Industrial | Storage | Sui Generis | Supporting Infrastructure (Other) | Total (ha.) | Housing | Retail | Other | Total (ha.) | |
| 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.69 | 0.69 | 0.69 |
| 2013 | 1.34 | 0 | 0.11 | 0.42 | 0 | 1.87 | 0 | 0 | 0 | 0 | 1.87 |
| 2012 | 0 | 0 | 0 | 0 | 0.94 | 0.94 | 0 | 0 | 0 | 0 | 0.94 |
| 2011 | 0.29 | 0 | 0.16 | 1.01 | 0.12 | 1.58 | 0 | 0 | 0 | 0 | 1.58 |

3.3 Available Employment Land

Table 5 - Available Classification

| 2015 | Immediately Available | Minor Constraints | Major Constraints | Total |
|-----------------------|-----------------------|-------------------|-------------------|--------|
| Total Available (ha.) | 140.48 | 18.90 | 24.97 | 184.36 |
| % | 76.20 | 10.25 | 13.54 | 100 |

3.3.1 Available - Brownfield / Greenfield 2015

Table 6 - Available Brownfield / Greenfield

| Available 2015 | Brownfield | Greenfield | Total |
|----------------|------------|------------|------------|
| No. of Plots | 29 | 33 | 62 |
| Area (sq m) | 350040.61 | 1493528.71 | 1843569.32 |
| Area (ha) | 35.00 | 149.35 | 184.36 |
| % | 18.98 | 81.02 | 100 |

3.4 Developed or Taken Up Land

Take Up - Brownfield / Greenfield 2015 & 2014

Table 7 - TakeUp Brownfield / Greenfield

| Take Up | 2015 | | | 2014 | | |
|-------------|------------|------------|-------|------------|------------|-------|
| | Brownfield | Greenfield | Total | Brownfield | Greenfield | Total |
| No of Plots | 0 | 0 | 0 | 2 | 0 | 2 |
| Area (sq m) | 0 | 0 | 0 | 6,918 | 0 | 6,918 |
| Area (ha) | 0 | 0 | 0 | 0.69 | 0 | 0.69 |

3.5 Take Up - Employment Use 2015, 2014, 2013 & 2012

Table 8 - Take Up Employment & Non Employment Use

| Take Up in 2015 | Employment Use | | | | | | Non-Employment Use | | | | Total |
|-----------------|----------------|------------|---------|-------------|-----------------------------------|--------|--------------------|--------|-------|-------|--------|
| Area | Business | Industrial | Storage | Sui Generis | Supporting Infrastructure (Other) | Total | Housing | Retail | Other | Total | |
| No. of Plots | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (sq m) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| (ha) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Take Up in 2014 | Employment Use | | | | | | Non-Employment Use | | | | Total |
| Area | Business | Industrial | Storage | Sui Generis | Supporting Infrastructure (Other) | Total | Housing | Retail | Other | Total | |
| No. of Plots | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 |
| (sq m) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,918 | 6,918 | 6,918 |
| (ha) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.69 | 0.69 | 0.69 |
| Take Up in 2013 | Employment Use | | | | | | Non-Employment Use | | | | Total |
| Area | Business | Industrial | Storage | Sui Generis | Supporting Infrastructure (Other) | Total | Housing | Retail | Other | Total | |
| No. of Plots | 2 | 0 | 1 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 4 |
| (sq m) | 13,449 | 0 | 1,070 | 4,202 | 0 | 18,721 | 0 | 0 | 0 | 0 | 18,721 |
| (ha) | 1.34 | 0 | 0.11 | 0.42 | 0 | 1.87 | 0 | 0 | 0 | 0 | 1.87 |
| Take Up in 2012 | Employment Use | | | | | | Non-Employment Use | | | | Total |
| Area | Business | Industrial | Storage | Sui Generis | Supporting Infrastructure (Other) | Total | Housing | Retail | Other | Total | |
| No. of Plots | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 2 |
| (sq m) | 0 | 0 | 0 | 0 | 9,400 | 9,400 | 0 | 0 | 0 | 0 | 9,400 |
| (ha) | 0 | 0 | 0 | 0 | 0.94 | 0.94 | 0 | 0 | 0 | 0 | 0.94 |

Figures may not sum due to rounding