

# Business and Industry, Brownfield, Vacant and Derelict Land and Buildings

## Local Development Plan Topic Paper

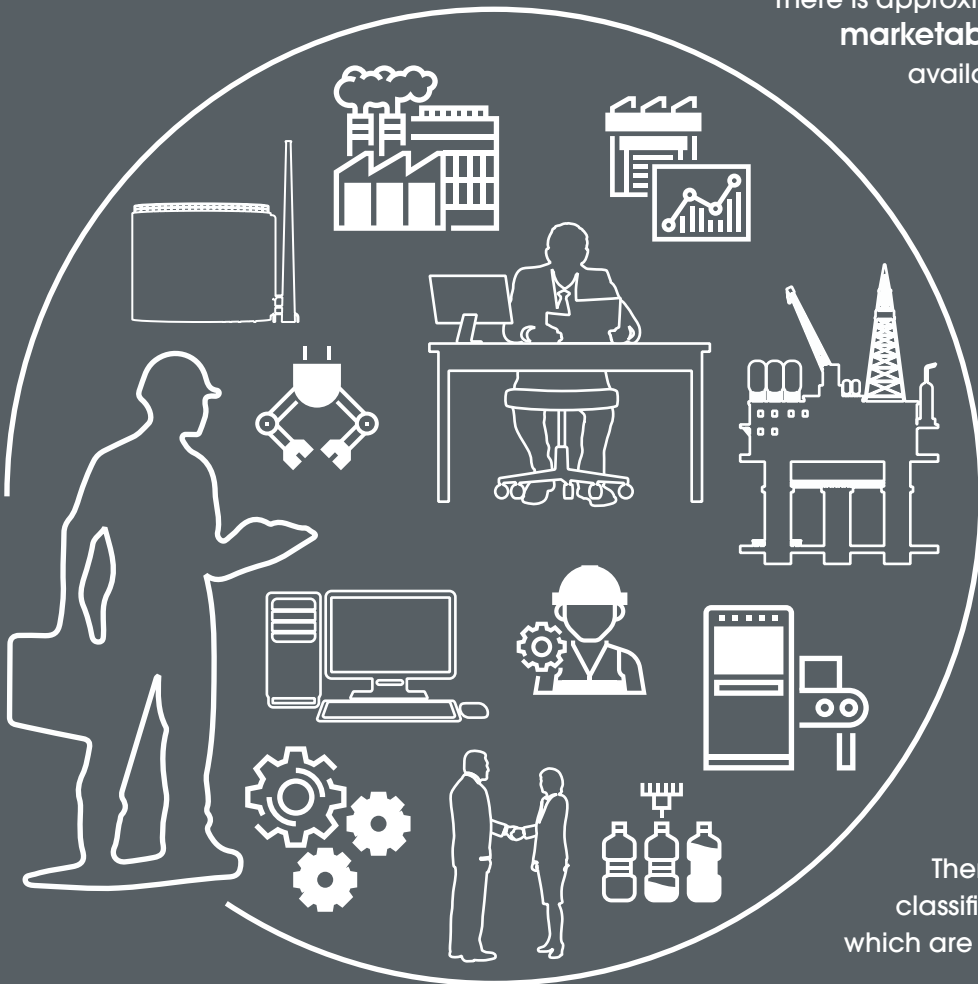
There is approximately **120 hectares** of marketable employment land available within **Dundee**.

It is estimated there is a hidden talent pool of around **10,000** people in Dundee

Total area of derelict and urban vacant land: **141** hectares (128 sites).

The **total** area of derelict and urban vacant land has reduced by **23%** from 2017 to 2023 (from 182 to 141 hectares).

There are currently **34** buildings classified as 'at-risk' in Dundee, **6** of which are classified as 'restoration in progress'.



# **Topic Paper – Business and Industry, Brownfield, Vacant and Derelict Land and Buildings**

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## **1. Introduction**

This topic paper reviews evidence identified as relevant surrounding the Brownfield, vacant and derelict land and buildings topic grouping. This topic grouping includes:

- **NPF4 Policy 9 – Brownfield, Vacant and Derelict Land and Empty Buildings**
- **NPF4 Policy 26 – Business and Industry**

The topic paper summarises all evidence and data identified and considers specifically its relevance to Dundee. The implications of this evidence and data have been considered and how this might inform the Proposed Plan. The conclusions set out are based on a professional judgement as to the land use planning implications of the data examined.

The topic paper also outlines consultation that has been undertaken thus far, in identifying evidence and datasets through a key stakeholder group and the current stage of public consultation.

## 2. Identification of Evidence/ Datasets

NPF4 Policy	Evidence/ Dataset and Source
<b>Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings</b>	<ul style="list-style-type: none"> <li>• <a href="#">National Planning Framework 4</a></li> <li>• <a href="#">Dundee Local Development Plan 2019</a></li> <li>• <a href="#">Scottish Vacant and Derelict Land Survey</a></li> <li>• <a href="#">Scottish Vacant and Derelict Land Survey – Site Register</a></li> <li>• <a href="#">Improvement Service - Vacant and Derelict Land</a></li> <li>• <a href="#">Dundee Business Land Audit</a></li> <li>• <a href="#">Dundee Housing Land Audit</a></li> <li>• <a href="#">Buildings at Risk Register</a></li> <li>• <a href="#">Savills – Scottish City Centres: Workstream 3 - Reduce Vacant/Derelict Land and Property – July 2023</a></li> <li>• <a href="#">LDP2 Development Site Assessments 2018</a></li> <li>• <a href="#">Blackness Business Place Plan</a></li> <li>• <a href="#">Dundee City Centre Strategic Investment Plan 2050</a></li> </ul>
<b>Policy 26 Business and Industry</b>	<ul style="list-style-type: none"> <li>• <a href="#">National Planning Framework 4</a></li> <li>• <a href="#">Dundee Local Development Plan 2019</a></li> <li>• <a href="#">Scotland's National Strategy for Economic Transformation</a></li> <li>• <a href="#">Tay Cities Region Economic Strategy 2019-2039</a></li> <li>• <a href="#">Tay Cities Regional Deal: Deal Document 2020</a></li> <li>• <a href="#">Tay Cities Regional Deal: Annual Performance Report 2022-2023</a></li> <li>• <a href="#">Scotland's National Innovation Strategy</a></li> <li>• <a href="#">City Plan for Dundee 2022-2032</a></li> <li>• <a href="#">Discover Work: Strategy 2022-2027</a></li> <li>• <a href="#">Scottish Vacant and Derelict Land Survey</a></li> <li>• <a href="#">Scottish Vacant and Derelict Land Survey – Site Register</a></li> <li>• <a href="#">Improvement Service - Vacant and Derelict Land</a></li> <li>• <a href="#">Dundee Business Land Audit</a></li> <li>• <a href="#">Dundee City Centre Strategic Investment Plan 2050</a></li> </ul>

### **3. Summary of Evidence/ Datasets**

#### **Policy 9 – Brownfield, Vacant and Derelict Land and Empty Buildings**

##### **1.1 National Planning Framework 4**

NPF4 recognises that creating more liveable urban areas requires the reuse and repurposing of our brownfield, vacant and derelict land and empty buildings. Development of such opportunities can often take advantage of existing infrastructure and sustainable modes of transportation, while helping to improve the health and wellbeing of local communities by reducing or removing the negative effects associated with vacant and derelict sites.

Redevelopment of vacant and derelict sites also helps to reduce the demands on greenfield land and counteracts the trend of urban sprawl, which helps tackle the biodiversity crisis and supports nature recovery. Long-term vacant sites can also contain significant natural features which support biodiversity, the value of this biodiversity must be considered in determining whether reuse is sustainable.

Policy 9 intends to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Successful outcomes through policy delivery would result in development that is directed to the right locations, maximising the use of existing assets and minimising additional land take. The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive greenspace are realised where appropriate. Derelict buildings and spaces are regenerated to improve wellbeing and transform our places.

The policy sets out the following specific requirements of Local Development Plans:

- LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings.

Implications for planning's Development Management are that development proposals which result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.

Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

## 1.2 Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) includes several policies which influence development of brownfield sites, vacant and derelict land and empty buildings. The policies have been identified below, including a note on their relevance.

Figure 1: Local Development Plan 2019 Policy Links to NPF4 Policy 9

LDP 2019 Policy	Relevance to NPF4 Policy 9
Policy 21 Town Centre First Principle	The TCF principle directs specific kinds of development towards urban centres, where there is a considerable proportion of land, sites and buildings that are a development priority.
Proposal 1 Blackness Regeneration	This proposal led to the creation and adoption of the <a href="#">Blackness Business Place Plan</a> , which has broadened the use class range within this designated General Economic Development Area (GEDA) to encourage the reuse and redevelopment of land and buildings. Crucially, this GEDA sits on the edge of the city centre area.

## 2.0 Evidence Review

### 2.1 [Scottish Vacant and Derelict Land Survey](#)

The Scottish Vacant and Derelict Land Survey (SVDLS) is compiled from Local Authority planning data by the Scottish Government, and is undertaken to establish the extent and state of vacant and derelict land in Scotland. The data collected provides an invaluable source of information relating to vacant and derelict sites and assists in reinforcing and justifying national policy established to bring about the re-use and regeneration of these land resources. The compiled survey data and analysis from 2023 is available on the Scottish Government's [SVDLS Site Register](#). An update to the register is anticipated during June 2025.

The [Scottish Government's Scottish Vacant And Derelict Land Survey 2020 Guidance Notes](#) set out in detail how the vacant and derelict land process is conducted, and provides detail on how land is classified. The broad definitions of vacant and derelict land are as follows:

- Vacant land is previously developed land, without physical constraint, which the Planning Authority has indicated is currently available for redevelopment.
- Derelict land is previously developed land which has a physical constraint caused by its previous use which hampers its redevelopment or naturalisation.

Some key statistics on Dundee's vacant and derelict land are listed below. The data is extracted from the data tables within the [Scottish Vacant and Derelict Land Survey 2023](#).

- Total area of derelict land: 11 hectares (13 sites).
- Total area of urban vacant land: 130 hectares (115 sites).
- Total area of derelict and urban vacant land: 141 hectares (128 sites).

- The total area of derelict and urban vacant land has reduced by 23% from 2017 to 2023 (from 182 to 141 hectares).
- 59 of the 128 derelict and urban vacant land sites are located within the city's 15% most deprived data zones.
- 27% of the city's local population live within less than 500m of derelict land.
- 40% of the city's local population live within 500m to 1000m of derelict land.
- 32% of the city's local population live within 1000m or further from derelict land.

## **2.2 Improvement Service - Vacant and Derelict Land**

Location data on the 2023 Scottish Vacant and Derelict Land Survey is available on the Improvement Service's website, which provides a mapping function for the location of sites.

## **2.3 Dundee Business Land Audit**

Dundee's 2024 Business Land Audit provides an annual audit to monitor the supply, take up and status of business land within the Dundee City Council area. The audit identifies the availability and constraints of employment land, and assesses the range and choice of marketable sites and locations for businesses within a variety of size and quality requirements. Business land identified within the audit only concerns land located within an area allocated within the Dundee Local Development Plan 2019 as a Principal, Specialist or General Economic Development Area. A breakdown of the effective and constrained land is provided within the document's tables, and all of the sites can be located on the website's mapping function.

## **2.4 Dundee Housing Land Audit**

Dundee's 2023 Housing Land Audit provides a factual statement of land supply within Dundee's administrative boundary, which identifies that there is an effective supply of land for housing across the City. A breakdown of the effective and constrained greenfield and brownfield land is provided within the document's tables, and all of the sites can be located on the website's mapping function.

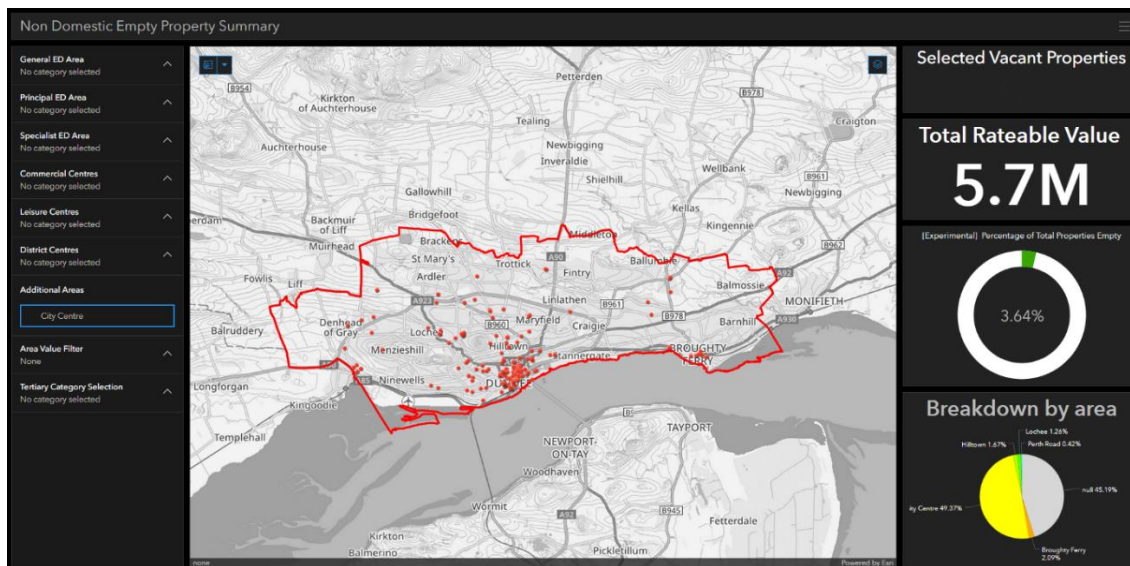
## **2.5 Buildings at Risk Register**

The online Buildings at Risk Register is a national database providing information on heritage buildings which are at risk due to their need for repair, re-use, and/or re-purposing. There are currently 34 buildings classified as 'at-risk' in Dundee. There are also 6 buildings on the list which are classified as 'restoration in progress'. The current occupancy status of these buildings is 29 vacant, 10 part occupied, and 1 unknown.

## **2.6 Vacancy Monitoring**

To better monitor commercial vacancies across the city, we are in the process of building a Geographic Information System (GIS) mapping tool which uses the City Council's non-domestic rates data to plot vacant properties. An early prototype of the tool's dashboard is shown below. The tool includes various commercial land-use areas designated by the LDP, including the city, district and commercial centres. This should allow the City Council to monitor vacancy rate trends more readily within our network of centres and across the city.

Figure 2: Vacant Property Monitoring Tool (Prototype)



Source: Dundee City Council Geographic Information System  
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## 2.7 Savills – Scottish City Centres: Workstream 3 Reduce Vacant/Derelict Land and Property – July 2023

Savills were commissioned by the Scottish Cities Alliance to undertake research and provide recommendations on the issue of reducing the amount of vacant and derelict land and property in Scotland’s city centres. The key barriers to development identified within Dundee are set out below.

### Demand for Vacant & Derelict Land

- There is a clear lack of demand for development sites in Dundee, partly due to the fact that some major redevelopment sites will require large amounts of upfront investment.
- Perceived market risk and economic uncertainty play a factor in the demand for land. Developers will look to develop land already under their ownership or look to robust, mature markets where historical sales rates have been strong.
- Many sites within Dundee are under fragmented ownership and therefore being able to acquire a whole site is somewhat difficult.
- Dundee’s weak rental market means the likelihood of Build-to-Rent or large-scale flatted developments out with the established areas, such as the Waterfront and West End, are unlikely. However, there are a number of sites within the Waterfront which remain undeveloped due to perceived market risk.

### Development Constraints

- Almost all of the sites within the city centre boundary are brownfield sites with existing buildings. Therefore, there are considerable works required, and upfront costs before any development can take place. As interest rates are rising, and the cost of borrowing becomes more expensive, developers will look to sites which they can develop more easily and in turn produce income more quickly.
- Redevelopment of upper floors for residential use may be compromised due to inefficient floor plates, lack of natural light or access issues. Assessing each property



on an individual basis for the purposes of redevelopment can become costly and time consuming.

## **2.8 LDP2 Development Site Assessments 2018**

Site assessments were carried out to identify the development sites for inclusion in the current Dundee Local Development Plan 2. The detailed assessment process determined which sites were allocated for specific purposes and those which were not to be taken forward as an allocation. Each site assessment identifies the physical, environmental and infrastructure attributes of each site, including whether it is designated as greenfield or brownfield land, and highlighting if it is on Vacant & Derelict Land Register.

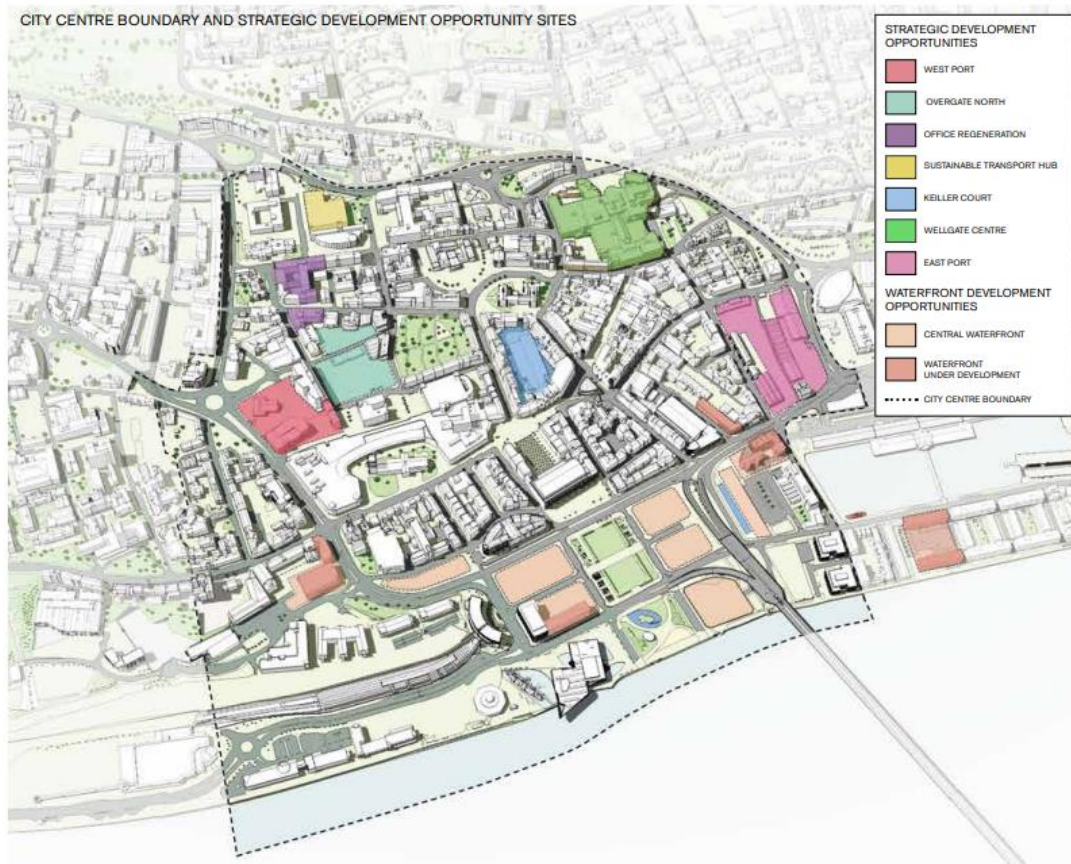
## **2.9 Blackness Business Place Plan**

The Blackness Business Place Plan (BBPP) essentially introduces a broader range of development opportunities to the Blackness General Economic Development Area (GEDA), which sits on the western edge of the city centre and contains a significant amount of vacant land and buildings. There are multiple GEDAs located throughout Dundee (established and enforced through the current Local Development Plan), which reserve land for use classes 4 Business, 5 General Industrial, and 6 Storage and Distribution. To help encourage development within the area and to embrace positive diversification that has already occurred, further use classes were introduced. Significant development interest, planning applications, and physical development has resulted from the change this plan has introduced.

## **2.10 Dundee City Centre Strategic Investment Plan 2050**

In response to the challenges facing Dundee's city centre, a long-term strategic investment plan was approved at Committee during the summer of 2023. The plan aims to create a more thriving, liveable, city centre and to increase the opportunities for employment, leisure, tourism, and residential uses. Various vacant, underused, and strategic sites and buildings have been identified as opportunities for redevelopment. Most of the sites provide significant opportunities to increase the city centre's residential population, services, leisure and tourism offer, and employment opportunities. The plan has helped to stimulate significant interest and ongoing dialogue regarding some of the city centre's most challenging sites and existing buildings.

Figure 3: Dundee City Centre Strategic Development Opportunities



Source: [Dundee City Centre Strategic Investment Plan 2050](#)

## **Policy 26 – Business and Industry**

### **1.1 National Planning Framework 4**

NPF4 recognises that having an appropriate level of business and industry land is essential to creating productive places. Having a positive mix of business and industry opportunities helps to attract new investment, build business confidence, stimulate GDP, export growth and entrepreneurship, and facilitate future ways of working. Planning for this allows us to build a globally competitive, entrepreneurial, inclusive and sustainable economy, with thriving and innovative businesses, quality jobs and fair work for everyone.

Policy 26 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.

Successful outcomes through policy delivery would result in development that supports sustainable and inclusive recovery within the business and industry sector, and creates investment in business and industry which contributes to community wealth building.

The policy sets out the following specific requirements of Local Development Plans:

- 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.

Implications for planning's Development Management are that development proposals for business and industry uses on sites allocated for those uses in the LDP will be supported.

Development proposals for home working, live-work units and micro-businesses will be supported where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses.

Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area.

Development proposals for business, general industrial and storage and distribution uses outwith areas identified for those uses in the LDP will only be supported where it is demonstrated that there are no suitable alternatives allocated in the LDP or identified in the employment land audit; and the nature and scale of the activity will be compatible with the surrounding area.

Development proposals for business and industry will take into account the impact on surrounding residential amenity, sensitive uses and the natural and historic environment; and the need for appropriate site restoration at the end of a period of commercial use.

Major developments for manufacturing or industry will be accompanied by a decarbonisation strategy to demonstrate how greenhouse gas emissions from the process are appropriately abated. The strategy may include carbon capture and storage.

## 1.2 Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) includes several policies which safeguard allocated land and influence development proposals for business and industry uses. The policies have been identified below, including a note on their relevance.

Figure 4: Local Development Plan 2019 Policy Links to NPF4 Policy 26

LDP 2019 Policy	Relevance to NPF4 Policy 26
Policy 3 Principal Economic Development Areas	Safeguarding of land allocated for principal business and industry uses, including Class 4 "Business", Class 5 "General Industry" and Class 6 "Storage and Distribution".
Policy 4 Specialist Economic Development Areas	Safeguarding of land allocated for specialist business and industry uses, specifically for Class 4 "Business" uses which align with the distinctive nature of the area, e.g. technology, creativity, and biomedicine.
Policy 5 General Economic Development Areas	Safeguarding of land allocated for general business and industry uses, including Class 4 "Business", Class 5 "General Industry", Class 6 "Storage and Distribution", and broader uses such as car showrooms, wholesaling and scrap yards.

## 2.0 Evidence Review

### 2.1 [Scotland's National Strategy for Economic Transformation](#)

This national strategy sets a vision for Scotland to become a wellbeing economy by 2032, one that thrives across economic, social and environmental dimensions, and delivers economic prosperity for all Scotland's people and places. Achieving this would result in Scotland being recognised globally as:

- An international benchmark for how an economy can de-carbonise.
- The best place to start and grow a business or social enterprise.
- A magnet for inward investment.
- A great place to live and work with high living standards.
- A nation where people and businesses can continually upgrade their skills.
- A leader in research and development.
- A country where economic power and opportunity is distributed fairly.
- An outward looking nation exerting a meaningful influence.

To make this vision a reality and drive forward the necessary improvements in Scotland's economy, the strategy contains 6 programmes, 18 projects and 77 actions. Partnership working across the public, private and third sector will be critical to delivering the actions. The 6 programmes and their intensions are identified below.

## **1. Entrepreneurial People and Culture**

- Embed first rate entrepreneurial learning across the education and skills systems.
- Create a world class entrepreneurial infrastructure of institutions and programmes providing a high intensity pathway for high growth companies.
- Attract and retain the very best entrepreneurial talent from at home and abroad.
- Build an entrepreneurial mindset in every sector of our economy.

## **2. New Market Opportunities**

- Build on Scotland's strengths to win an ever greater share of domestic and international market opportunities.
- Support the development of Scottish supply chains, laying the foundations of a net zero industrial strategy.
- Attract and deploy significant domestic and international private investment in Scotland.

## **3. Productive Businesses and Regions**

- Improve connectivity infrastructure and digital adoption across the economy.
- Upskill business and public sector leaders, pioneering new approaches to driving productivity improvements.
- Realise the potential of the different economic and community assets and strengths of Scotland's regions.

## **4. Skilled Workforce**

- Adapt the education and skills system to make it more agile and responsive to our economic needs and ambitions.
- Support and incentivise people, and their employers, to invest in skills and training throughout their working lives.
- Expand Scotland's available talent pool, at all skills levels, to give employers the skills pipeline they need to take advantage of opportunities.

## **5. A Fairer and More Equal Society**

- Tackle poverty through fairer pay and conditions.
- Eradicate structural barriers to participating in the labour market.

## **6. A Culture of Delivery**

- Strengthen accountability and transparency.
- Transform the way support is delivered to people and businesses across Scotland.
- Measure success.

## **2.2 Scotland's National Innovation Strategy**

The Scottish Government's National Innovation Strategy outlines an ambition to bring Scotland in line with European countries of a similar size such as Denmark, Norway and Finland. The strategy intends to capitalise on existing economic and business resources such as Health and Life Sciences, Data and Technologies and Advanced Manufacturing.

The strategy highlights Scotland's opportunity to thrive through a green energy transition, through capitalising on existing expertise, international leading energy research and sustainable natural resources.

## **2.3 Tay Cities Region Economic strategy 2019 - 2039**

The Tay Cities Region (TCR) Economic Strategy covers the area of East Central Scotland covered by the local authorities of Angus, Dundee, Perth & Kinross and the north-east part of Fife.

The TCR Economic Strategy supports the adoption of a place-based approach to improve social connectivity, residential development, leisure activities, heritage, tourism and cultural offerings, and the night-time economy. The principle of a place-based approach addresses the needs of those who live and work in a specific area. The approach becomes a more holistic and collaborative process, utilising existing land and buildings more effectively, providing better outcomes for those who live and work in those areas.

The strategy details that the TCRs have ageing industrial estates and business properties, which is restricting inward investment as well as the growth of existing businesses, and there is also limited amounts of appropriate employment land for future business and economic uses. City centre and urban development is highlighted as a key focus within the strategic plan.

#### **2.4 Tay Cities Regional Deal: Deal Document 2020**

The aim of the Tay Cities Regional Deal (TCRD) is to enhance the lives of the region's residents by delivering inclusive growth. The TCRD will support business growth, develop innovative technologies, enhance productivity, develop skills, create jobs, and be delivered in the context of the Tay Cities Region Economic Strategy 2019-2039, as described above. The Strategy has a vision to grow the region's strong and up-and-coming business sectors by building on existing regional skills, innovation and experience. The TCRD investment will help to address the region's challenges and deliver the strategy vision. Specific projects are identified for Dundee, including the completed Cyber Quarter at Abertay University, the completed transformation of the Discovery Point museum, and the Life Sciences Innovation Hub, currently under construction at the Technopole site to the north of University of Dundee campus. Further detail on the full range of projects can be found in the latest report: [Tay Cities Regional Deal: Annual Performance Report 2022-2023](#).

#### **2.5 City Plan for Dundee 2022 – 2032**

Dundee's City Plan 2022 – 2032 seeks to improve the wellbeing and quality of life of the residents of Dundee, with a particular focus on reducing inequality and poverty, while developing the city's economy and tackling climate change. The plan recognises that Dundee has enduring inequalities which have continued to persist and expand, with a lack of employment opportunities perpetuating the issue of inequality.

The plan details that the economic picture across Dundee is mixed. Although Dundee has improved traditional measures of economic performances, it still sits below the Scottish average in relation to economic activity and employment growth. The unemployment rate in Dundee at 4.9% remains higher than the Scottish average of 3.9% (January 2021-December 2021). Dundee also has a higher proportion of groups identified as being at particular risk from ongoing COVID-19 disruption.

A specific concern that has been outlined by the Dundee City Plan is city centre regeneration. As we transition to digital ways of working and living, we are seeing less people shopping and working within our city centre. This has resulted in lower footfall, further compounding existing challenges that our city centre businesses face.

## **2.6 Discover Work Strategy (Transforming Employability for a new Dundee) 2022 - 2027**

This local strategy sets an ambition to decrease unemployment in Dundee in line with the Scottish national average, bringing 1600 people back into employment. Discover Work have estimated that there could be up to 11,300 individuals who are currently outside of the labour market.

Discover Work have detailed that by increasing employment for those who are currently outside of work can significantly reduce the level of benefit claimants, reduce the demand on mental health services and reduce the number of calls to other emergency and frontline services.

## **2.7 Scottish Vacant and Derelict Land Survey**

The Scottish Vacant and Derelict Land Survey (SVDLS) is compiled from Local Authority planning data by the Scottish Government, and is undertaken to establish the extent and state of vacant and derelict land in Scotland. The data collected provides an invaluable source of information relating to vacant and derelict sites and assists in reinforcing and justifying national policy established to bring about the re-use and regeneration of these land resources. The compiled survey data and analysis from 2023 is available on the Scottish Government's [SVDLS Site Register](#). An update to the register is anticipated during June 2025.

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Some key statistics on Dundee's vacant and derelict land are listed below. The data is extracted from the data tables within the [Scottish Vacant and Derelict Land Survey 2023](#).

- Total area of derelict land: 11 hectares (13 sites).
- Total area of urban vacant land: 130 hectares (115 sites).
- Total area of derelict and urban vacant land: 141 hectares (128 sites).
- The total area of derelict and urban vacant land has reduced by 23% from 2017 to 2023 (from 182 to 141 hectares).
- 59 of the 128 derelict and urban vacant land sites are located within the city's 15% most deprived datazones.
- 27% of the city's local population live within less than 500m of derelict land.
- 40% of the city's local population live within 500m to 1000m of derelict land.
- 32% of the city's local population live within 1000m or further from derelict land.

## 2.8 Improvement Service - Vacant and Derelict Land

Location data on the 2023 Scottish Vacant and Derelict Land Survey is available on the Improvement Service’s website, which provides a mapping function for the location of sites.

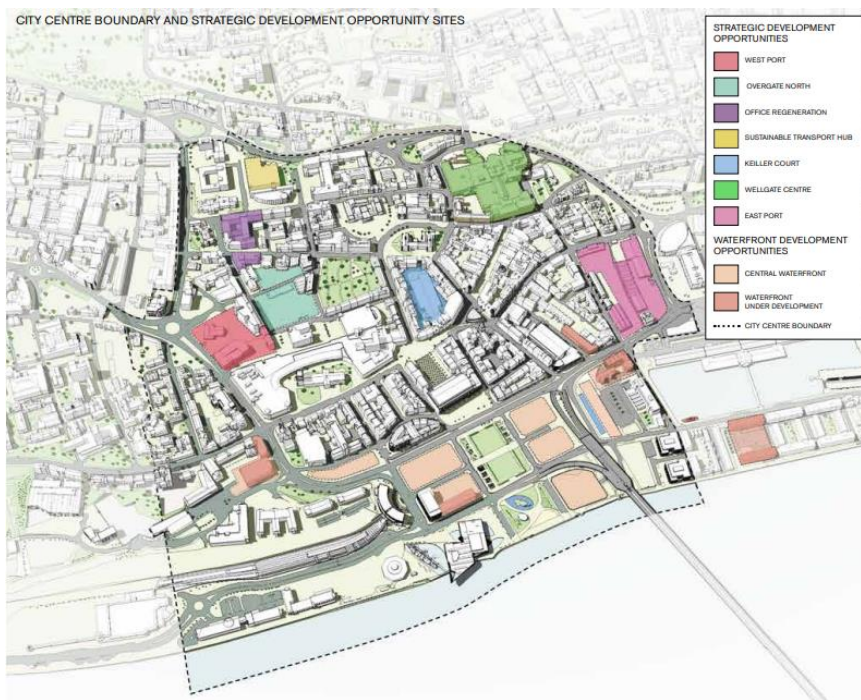
## 2.9 Dundee Business Land Audit

Dundee’s 2024 Business Land Audit provides an annual audit to monitor the supply, take up and status of designated business land within the Dundee City Council area. The audit identifies the availability and constraints of employment land, and assesses the range and choice of marketable sites and locations for businesses within a variety of size and quality requirements. Business land identified within the audit only concerns land located within an area allocated within the Dundee Local Development Plan 2019 as a Principal, Specialist or General Economic Development Area. A breakdown of the effective and constrained land is provided within the document’s tables with approximately 120 hectares of marketable land available within the City.

## 2.10 Dundee City Centre Strategic Investment Plan 2050

In response to the challenges facing Dundee’s city centre, a long-term strategic investment plan was approved at Committee during the summer of 2023. The plan aims to create a more thriving, liveable, city centre and to increase the opportunities for employment, leisure, tourism, and residential uses. Various vacant, underused, and strategic sites and buildings have been identified as opportunities for redevelopment. Most of the sites provide significant opportunities to increase the city centre’s residential population, services, leisure and tourism offer, and employment opportunities. The plan has helped to stimulate significant interest and ongoing dialogue regarding some of the city centre’s most challenging sites and existing buildings.

Figure 5: Dundee City Centre Strategic Development Opportunities



Source: [Dundee City Centre Strategic Investment Plan 2050](#)



## **4. Implications for the Proposed Plan**

### **Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings**

An understanding of Dundee's brownfield, vacant and derelict land and empty buildings will have to be built up by bringing together all of the data sources identified. Combining this information should help to produce a reasonably comprehensive brownfield urban capacity study.

The data and statistics provided through the Scottish Vacant and Derelict Land Survey, and the Business and Housing Land Audits will help to inform the plan preparation and spatial strategy, particularly regarding the identification of redevelopment priorities.

The LDP2 Development Site Assessments from 2018 provides a good starting point for identifying brownfield sites and assessing their viability. The next Call for Ideas/Call for Sites will help to identify and assess further sites.

The report by Savills highlights the significant challenges Dundee faces in trying to develop its brownfield, vacant and derelict land and empty buildings. Plans, like the Blackness Business Place Plan, and the Strategic Investment Plan 2050, make a significant contribution to building investor/developer confidence and establishing a vision to buy into. Both plans will be carried forward into the Proposed Plan.

### **Policy 26 – Business and Industry**

The national, regional and local plans and strategies identified provide context for why it is essential to maintain and allocate a sufficient supply of land for business and industry. The next LDP will support the business and industry priorities set out within these plans and strategies.

The data and statistics provided through the Scottish Vacant and Derelict Land Survey and the Dundee Business Land Audit will help to inform the plan preparation and spatial strategy, particularly regarding the identification of redevelopment priorities.

The most recent Business Land Audit indicates a reduction of marketable employment land from 134 ha. to 120 ha. - leaving an equivalent of a 9-year supply of land. Since that audit was undertaken, development has commenced on at least a further 18 ha of land thus reducing the land supply to between 6.5 years and 7.5 years. It is difficult to identify any trends due to the impact of the Pandemic which influenced take up rates between 2020 and 2022 but the further loss of employment land to non-employment uses would be difficult to support and a policy of protecting existing land supply is appropriate.

As plan preparation proceeds further Business Land Audit information will become available which will help inform whether additional business land allocations are appropriate.

Although Dundee's city centre area is not allocated within the current LDP2019 as an Economic Development Area, with prescriptive use class parameters, there is a focus on growing business and employment within the city centre for multiple benefits, as set out in the City Centre Strategic Investment Plan 2050 (CCSIP). The CCSIP will be carried forward as a material consideration into the next LDP and will provide support for appropriate businesses which choose to locate within the city centre.

## **5. Engagement and Consultation**

### **Stakeholder Working Group**

The initial stakeholder working group listed below was developed through internal and external individuals with specific interest in business and industry. The group was restricted to internal Dundee City Council representatives and external contacts within Key Agency group topic experts. These topic experts have assisted in developing a robust evidence base for the topic paper grouping.

#### **Internal**

- DCC Economic Development
- Dundee Tay Cities Deal Team

#### **External**

- Scottish Enterprise