



Proposed Dundee Local Development Plan

Development Sites Assessment

October 2012

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Development Site Assessment Information

This document has been prepared to identify the development sites for inclusion in the Proposed Dundee Local Development Plan 2014. The document has been prepared in partnership with the Key Agencies and other stakeholders to provide a detailed assessment of the development potential of each site.

The sites are made up of those:

- carried forward from the Dundee Local Plan Review 2005;
- identified in the Housing Land Audit;
- Dundee City Council owned sites which have become surplus to requirements or scheduled for demolition and clearance work;
- identified as part of ongoing physical regeneration works or other Council activities;
- nominated by developers and landowners, including sites identified via a call for sites consultation process in late 2010 and through the consultation exercise for the Main Issues Report in 2011, and;
- others brought to the attention of the Council over the period of the preparation of the Proposed Plan.

The Strategic Environmental Assessment (SEA) process and the Habitats Regulations Appraisal (HRA) have been used to assess the environmental impacts of implementing the Plan's preferred spatial strategy. The SEA and HRA have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment. The site assessment results contained in this document are part of this process and have helped to ensure that the decisions on individual sites were not taken in isolation but considered a range of planning and environmental considerations and the potential cumulative effects of the developments proposed.

The result of the detailed assessment process has been to determine which sites are to be allocated for specific purposes in the Proposed Dundee Local Development Plan and those which are not to be taken forward as an allocation.

Sites which were identified but are not taken forward as allocations are also included for information and could be reconsidered should the proposed spatial strategy be changed or amended in any way or if a particular site raises concerns and is not to be supported as a result of the Examination process.

Dundee is an ever changing city and it is likely that there are sites within the urban area which have not been identified through this process. These may come forward as windfall sites over the period of the Plan.

It is intended that this document will provide an informed basis for the consideration of any proposals that come forward for the particular sites over the period of the Local Development Plan. This will include the need to consider whether certain studies need to be carried out or important features identified through the assessment process given careful consideration.

The document is split into the following sections:		Page
1)	Sites to be allocated for Housing in the Proposed Local Development Plan	3
2)	Sites to be allocated for Other Uses in the Proposed Local Development Plan	99
3)	Sites proposed for Housing but not* to be allocated in the Proposed Local Development Plan**	103
4)	Sites proposed for Other Uses but not* to be allocated in the Proposed Local Development Plan**	151

(*These sites fall into the following categories:

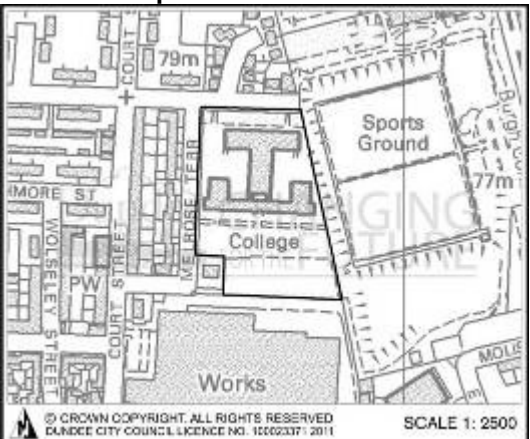
- Planning permission has been granted for the proposed use.
- The location/sites is not considered to be a priority for the delivery of housing/use proposed.
- The site is not considered suitable for housing or the use proposed)

(**Includes sites which came forward from interested parties through the Call for Sites Exercise, the Main Issues Report Consultation or at some another time through the plan preparation process.

Revision Progress:

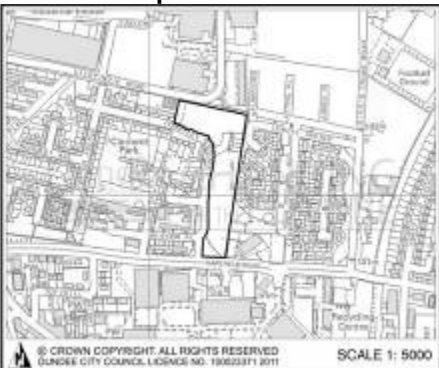
1	comments from Historic Scotland merged into assessments
2	comments from SEPA progress merged into assessments
3	comments from Scottish water progress merged into assessments
4	water Issues - all assessment criteria combined
5	Historic Environment - all assessment criteria combined
6	Site Planning Briefs/Masterplans added (including hyperlinks)
7	MIR Consultation site proposals added
8	Ownership / Agent details added (details taken from initial and MIR consultation information)
9	Resorted into categories
10	Key Agencies comments taken into account and amendments inserted.

**Sites to be Allocated
for
Housing
in the
Proposed Local Development Plan**

Location Map: 	Site Reference: MIR001	DCC alternative ref: DC0214
	Site Name: Land at Melrose Terrace	
	Site Address: Melrose Terrace	
	Site Description: Part of Dundee College Campus	Site Area: 1.62 Hectares

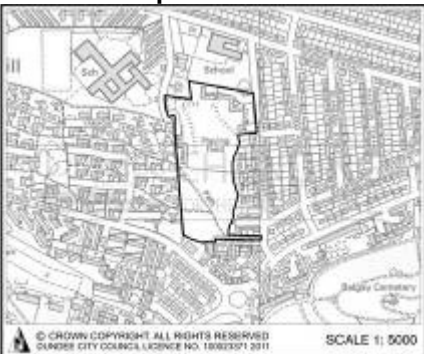
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 75 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Developed by Jones Lang La Salle. - Not adopted by DCC
Neighbouring Uses	North – housing East – open space sports ground South – industry West – housing
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Some trees. Site works should seek to retain existing tree cover where possible.
Physical Constraints <i>(e.g pylons, substations etc)</i>	Buildings
Topography and Site Orientation	North/south orientation, slope to south
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport Potential increased traffic on N.E Arterial
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity.
Air Quality	The entire Dundee area is an air quality management area. Potential to increase traffic on the North East arterial road.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Potential Residential Capacity	75
Key Agency Comments	No comment
Ownership / Agent	Dundee College

Location Map: 	Site Reference: MIR003	DCC alternative ref: H44
	Site Name: Foggyley Gardens	
	Site Address: Foggyley Gardens	
	Site Description: Cleared land at Foggyley Gardens	Site Area: 2.05 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes.

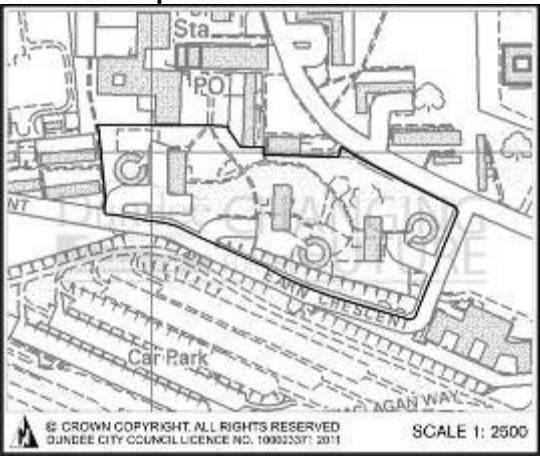
Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Vacant Land and Employment Uses East – Residential South – Road Network and vacant leisure buildings West – Residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Evaluate/retain trees - with opportunity to strengthen links to Clement Park. Site works should seek to retain existing tree cover
Physical Constraints <i>(e.g pylons, substations etc)</i>	Buildings
Topography and Site Orientation	Flat, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Bus stops situated to the south of the site and good connection by private car.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to minimise input of surface water into the combined sewer (mitigation: suds by infiltration). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity.
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as site H44
Potential Residential Capacity	70
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR004	DCC alternative ref: H41 / CFS041
	Site Name: Hillside, Yarrow Terrace	
	Site Address: between Yarrow Terrace/Dalrymple Street	
	Site Description: includes existing playing field	Site Area: 4.33 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 60 homes.

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Mature trees exist on boundary of southern section of site plus a tree belt over the site. Evaluate/retain trees and woodland belt. Site works should seek to retain existing tree cover
Physical Constraints <i>(e.g pylons, substations etc)</i>	Ground conditions unknown due to an infilled quarry on part of site, substation, buildings
Topography and Site Orientation	Slopes to south, north/south orientation, undulating
Designated Open Space	Part of the site is designated open space.
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration if no contamination due to infilling, lined suds may be appropriate). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential for contamination through infilled land and disused quarry. Investigative works were undertaken in Feb 2012 by a potential housing developer. Some investigation carried out by DCC under Part IIA EPA 1990. Ongoing gas monitoring. Assessment of the infilled area would be required and design of SUDS etc adjusted accordingly dependent upon results of such a survey.
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield. The site capacity stated allows for the required retention of significant areas of green space within this site but permits flexibility in how a development could be designed into the landscape.
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as site H41 and was identified during the call for sites exercise (ref CFS0041)
Potential Residential Capacity	60

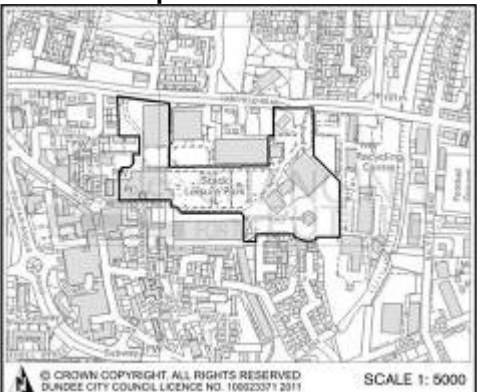
Key Agency Comments	SNH: Is there an opportunity to strengthen links with adjacent schools? Grounds for Learning and/or Safe Routes to School. Also could strengthen links with Balgay Park to increase green network resource.
Ownership / Agent	University Of Abertay

Location Map: 	Site Reference: MIR005	DCC alternative ref: DC0374
	Site Name: Land at Earn Crescent	
	Site Address: Earn Crescent	
	Site Description: Site has recently been cleared of existing multis and car parking blocks. It is quite heavily planted on the southern and north eastern boundaries. There are some other trees scattered throughout the site.	Site Area: 2.81 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 60 homes. To be linked with site immediately to the east and considered under MIR 25 to form a single site allocation. Capacity may have to be reduced if the proposal for a new primary school is to proceed within part of the area identified in this allocation.

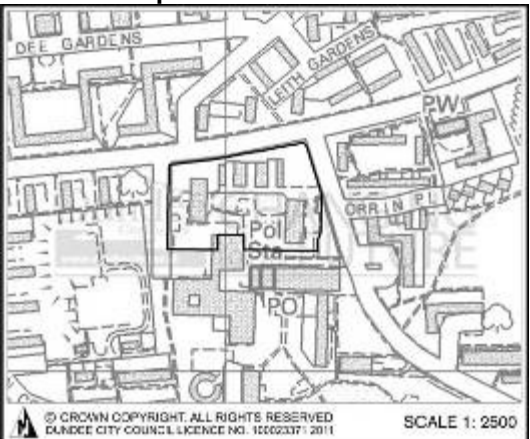
Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential & retail East – Residential South – Ninewells Hospital West – Residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Evaluate trees /woodland where appropriate. Site works should seek to retain existing tree cover and enhance the quantity of woodland provision As a general comment, many of the wooded sites around Ninewells, and Balgay contribute to a wooded urban character in views travelling from the west and in the approach to Dundee – which gives a positive impression.
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Slightly sloping, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Preplanning information indicates asbestos found. Remediation statement submitted.
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Yes- Brownfield
Other information	None

Key Agency Comments	No comment
Potential Residential Capacity	60
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR006	DCC alternative ref: DC0187
	Site Name: Stack Leisure Park	
	Site Address: Stack Leisure Park	
	Site Description: Leisure Park	Site Area: 6.19 Hectares

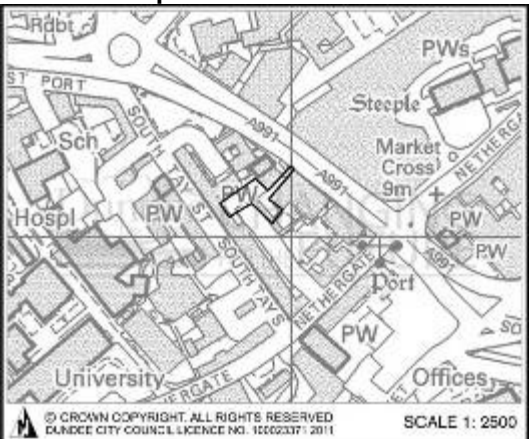
Recommendation that as part of the redevelopment of the leisure park an allocation of approximately 50 houses be included. Specific area/site/s to be identified as part of the Master Planning process for the former Leisure Park.

Assessment Topic	Notes
Site Planning or Design Brief	Lochee Physical Regeneration Framework
Neighbouring Uses	North – Leisure uses and housing East – Council Depot South – housing West – housing and District Shopping Centre
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Site contains listed buildings (Category A Cox's stack and adjacent Mill). Is within Lochee Conservation Area and has other archaeological interest
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	yes
Topography and Site Orientation	flat, north/west orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	good access for pedestrians to Lochee District Centre. Redevelopment should include cycle route connections through the site potential increase in traffic on N.W arterial and existing congestion
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to control surface water (Mitigation: Suds by infiltration and by ponds) Potential for a culverted watercourse (Lochlee) to south of site (probably outwith site) - any design should avoid overbuilding such a culvert
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity (Camperdown Jute Works). Phase I investigation by DCC under Part IIA.
Air Quality	Traffic generation on NW Arterial. Will impact on hot spots. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Other information	None
Potential Residential Capacity	50
Key Agency Comments	No comment
Ownership / Agent	T J Morris

Location Map: 	Site Reference: MIR009	DCC alternative ref: DC0377
	Site Name: Land at Charleston Drive (Gowrie Court)	
	Site Address: Gowrie Court / Hillside Court, Charleston Drive	
	Site Description: Site has been cleared	Site Area: 1.02 Hectares

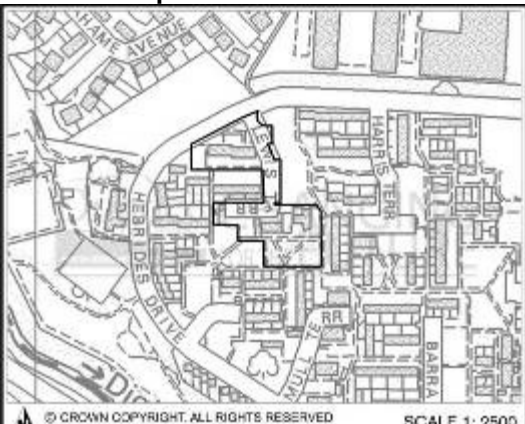
Recommendation that this site be allocated for residential purposes with a capacity of 22 homes in line with the approved site planning brief.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential East – Residential & grassed area South – Residential West – Residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Slightly sloping site, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration or green roofs). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Preplanning information indicates asbestos found. Remediation statement submitted.
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Yes - Brownfield
Other information	None
Potential Residential Capacity	22
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR010	DCC alternative ref: H02 / H03
	Site Name: Marketgait/Tay Street Lane	
	Site Address: Marketgait/Tay Street Lane	
	Site Description: Land currently occupied by car rental outlet on Marketgait and backlands including mews buildings in Tay Street Lane	Site Area: 0.2 Hectares

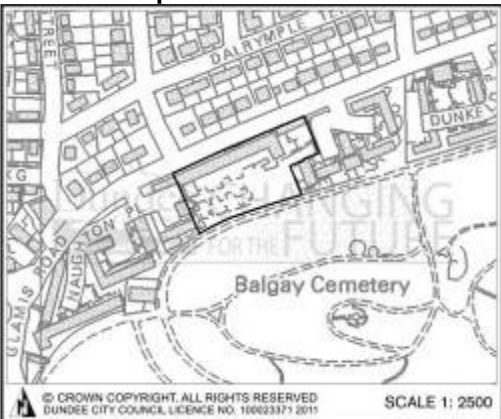
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential East – Business uses South – Business uses West – Business uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Includes category B and C listed buildings and adjacent to A Listed terrace on South Tay Street. Is within the University Conservation Area
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	Buildings, substation nearby
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	City Centre location
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Due to site size constraints, mitigation could consider green roofs to achieve suds. No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. cancelled petroleum licence, Tayside printing works.) Phase I & II submitted for 06/00769/FUL may overlap.
Air Quality	There are hot spot areas close to the perimeter of the area. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as H02 and H03 – much of which has been redeveloped
Potential Residential Capacity	18
Key Agency Comments	SNH Support use of design brief to ensure high quality development within West Port cultural quarter with recognisable townscape character.
Ownership / Agent	Brian Ower and Dundee City Council

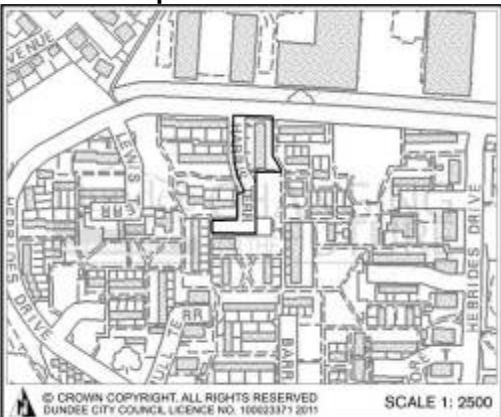
Location Map: 	Site Reference: MIR011	DCC alternative ref: DC 0078
	Site Name: Land at Lewis Terrace Mill O'Mains	
	Site Address: Lewis Terrace Mill O'Mains	
	Site Description: Housing site with lock up garages, playground, electricity sub station and tree planting.	Site Area: 0.67 Hectares

Recommendation that this site be allocated for residential use for 18 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Green space and housing East – Green space and housing South – housing West –housing
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Evaluate /retain trees where possible/replant.
Physical Constraints <i>(e.g pylons, substations etc)</i>	Sub station, housing, car parking and hard standings on site.
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No phase I, II & III for 11/00733/FULM cover part of the site.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Potential Residential Capacity	18
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

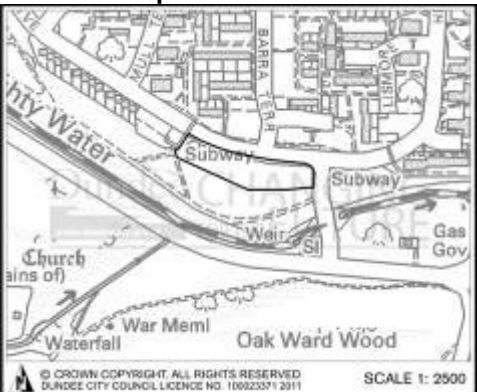
Location Map: 	Site Reference: MIR012	DCC alternative ref: DC0372
	Site Name: Land at Blackwood Court, Glamis Road	
	Site Address: Blackwood Court, Glamis Road	
	Site Description: Site has been cleared of former Housing Association properties.	Site Area: 0.70 Hectares
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes.		

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Residential East – Residential South – Balgay Park West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Site abuts Balgay Park so any development should take cognisance of sensitive boundary features and make a positive contribution using appropriate planting with respect to the adjacent designed landscape.
Woodland	Retain trees/landscape framework where possible and connect to existing landscape features.
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	Slightly sloping site, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Balgay Park is a Designed Landscape
Environmental Constraints (non-designated)	No
Contamination	Cemetery to S. No other obvious issues.
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Yes - Brownfield
Other information	None
Potential Residential Capacity	18
Key Agency Comments	No comment
Ownership / Agent	Margaret Blackwood Housing Association

Location Map: 	Site Reference: MIR014	DCC alternative ref: DC 0081
	Site Name: Land at Harris Terrace	
	Site Address: Harris Terrace	
	Site Description: Flat site , part of Mill o' Mains Masterplan	Site Area: 0.30 Hectares

Recommendation that this site be allocated for residential use for 15 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – industry East – housing South – Housing West – Housing
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	existing buildings, hard standing, parking area.
Topography and Site Orientation	generally flat, north/south orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No. Mill O' Mains Reports may contain relevant information. No obvious issues.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Potential Residential Capacity	15
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

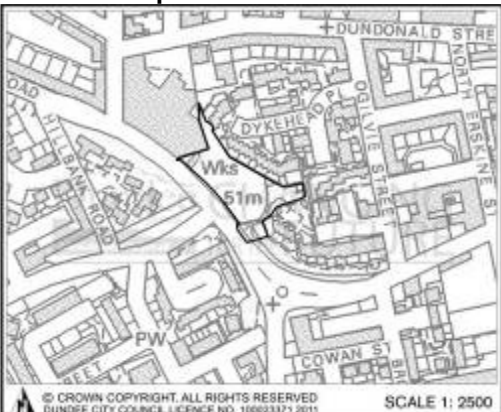
Location Map: 	Site Reference: MIR015	DCC alternative ref: DC 0094
	Site Name: Land at Hebrides Drive Mill O' Mains	
	Site Address: Hebrides Drive Mill O' Mains	
	Site Description: Open space and part of the wildlife corridor.	Site Area: 0.35 Hectares

This site is identified in the Mill O Mains Community Regeneration Masterplan. It is considered that the site is capable of being developed for approximately 10 houses. Recommended that the site be allocated in the Local Development Plan

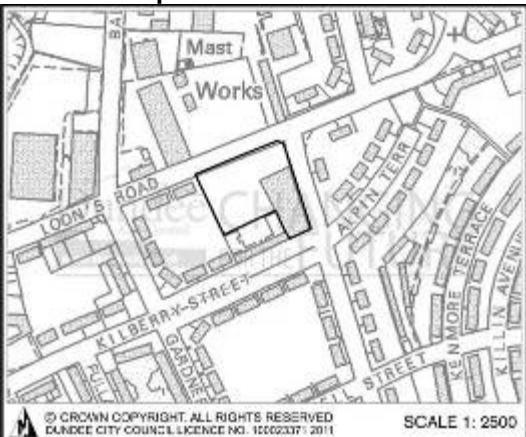
Concerns have been raised regarding the loss of part of the wildlife corridor at this location and on another site immediately to the east. Whilst the development of these sites would result in the loss of a strip of the corridor along its northern edge it would not reduce the extent of the corridor at this location to undermine the integrity of the corridor as a whole. The housing is also to be kept to the northern part of the site with gardens extending down to the wildlife corridor. It should be noted that an area to the south of this site has been developed for a SUDS pond as part of the master planning process to serve the new housing in the area. The SUDS pond has been planted to seek to enhance the quality of the wildlife corridor and provide a more diverse habitat than exists at present. It is considered that the loss of an area of the corridor along the northern edge can be supported given the extent and quality of the land being lost and the enhancement of the area through the SUDS provision and planting.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing East – wildlife corridor South – wildlife corridor West –wildlife corridor
Historic Environment(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Evaluate/retain trees
Scheduled Monument or other Archaeological Interest	no
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. Part of the site is within the 1:200 year functional flood plain of the Digby Burn. Potential development of allocation could increase the probability of flooding elsewhere. In developing this site a Flood Risk Assessment should be carried out to establish the areas suitable for development and no development should take place within the functional flood plain, or within the an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site (including protected species)	yes

Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Contamination	No known issues. Likely to be housing demolition material under ground. Mill O' Mains Reports may contain relevant information.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Potential Residential Capacity	10
Key Agency Comments	SNH - We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. This would allocate housing within the existing wildlife corridor (also open space) along the Dighty, including a small wooded area in the site. We recommend this is not allocated and this would set a precedent for development within the corridor. It is unclear how this proposal fits with Mill O' Mains community regeneration masterplan which is referred to. Development of this site would also erode and further fragment the landscape character of the corridor and narrowing the extent of this resource between the built landscape to the north and the busy Claverhouse Road to the south. In addition the orientation of this site would effectively preclude access between the local communities to the north, and recreational resource to the site. Retention of this site as open space provides an opportunity to improve and reinforce the local landscape setting and sense of place for the local community as part of the Regeneration Masterplan.
Ownership / Agent	Dundee City Council

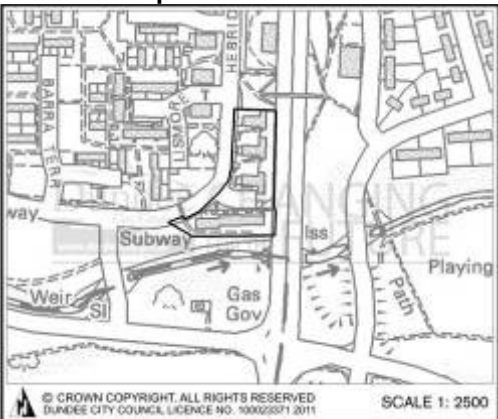
Location Map: 	Site Reference: MIR016	DCC alternative ref: DC0191
	Site Name: Land at Dens Road (by Dens Road market)	
	Site Address: Dens Road (by Dens Road market)	
	Site Description: Hard surfaced with perimeter tree planting	Site Area: 0.41 Hectares
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 14 homes.		

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – housing East – housing South – housing West –housing
Historic Environment(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Evaluate/ retain existing trees around perimeter
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat site sloping south
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Culverted watercourse (Dens Burn) in the area. SEPA :Assessment of flood risk recommended. (Mitigation: Lined SUDS may be appropriate to discharge into the culverted watercourse.) Previous sewer capacity issues
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential contamination previous use was a foundry however remediation work has been undertaken
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Potential Residential Capacity	14
Key Agency Comments	See above
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR018	DCC alternative ref: H22 / CFS018
	Site Name: Loons Road/Lawside Road	
	Site Address: Loons Road/Lawside Road	
	Site Description: Vacant land and factory buildings at corner of Loons Road/Lawside Road	Site Area: 0.48 Hectares

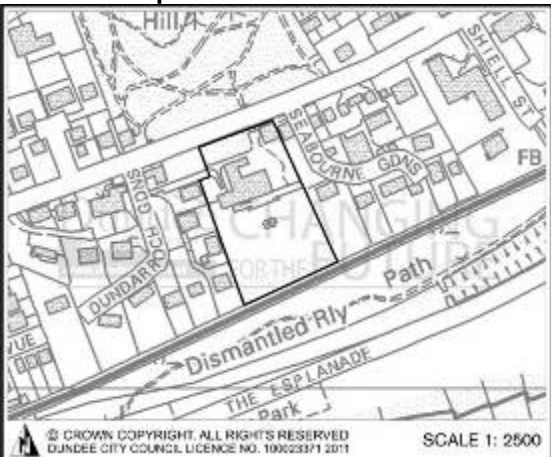
This site was allocated in the Dundee Local Plan review 2005 for housing. It is recommendation that this site be allocated for 12 houses.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential East – factory Unit with residential beyond South – residential West –Industrial / business uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Good access by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	(Mitigation: Due to contamination, Lined SUDS may be appropriate.)
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical land uses suggest potential for contamination including a foundry and cancelled Petroleum Licence
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site in the vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Part of this site was allocated in the Dundee Local Plan Review 2005 as site H22
Potential Residential Capacity	12
Key Agency Comments	No comment
Ownership / Agent	Tayprint Ltd.

Location Map: 	Site Reference: MIR020	DCC alternative ref: DC 0092
	Site Name: Land at Hebrides Drive	
	Site Address: Hebrides Drive	
	Site Description: housing site for redevelopment	Site Area: 0.58 Hectares
Recommendation that this site be allocated for 20 houses		

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing East – open space South – wildlife corridor West –housing
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Majority of the site is within the 1:200 year fluvial flood outline of the Dighty Burn. Potential development of allocation could increase the probability of flooding elsewhere - Assessment of flood risk recommended. On site source control for surface water required - to fit in with master plan SUDS for overall development. Assessment of flood risk undertaken by CD Engineers. Required mitigation measures agreed.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Contamination	No known issues. Likely to be housing demolition material under ground. Cancelled petroleum Licence and Service Station to N. Mill O' Mains Pi, II, III of relevance.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Other information	None
Potential Residential Capacity	20
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing. Create access to wildlife corridor and native tree planting to

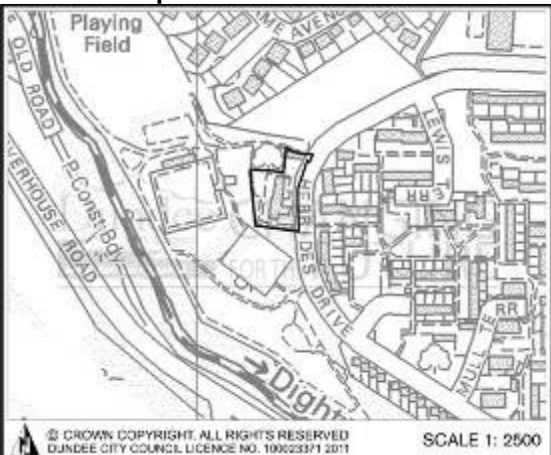
	<p>southern boundary to enhance wildlife corridor. In addition mitigation planting could be incorporated to mitigate visual and noise impacts from the adjacent A90 corridor. Structural planting should include for trees which have an appropriate character which would create stature and impact in an urban landscape.</p>
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR021	DCC alternative ref: H66
	Site Name: Armitstead	
	Site Address: Monifieth Road	
	Site Description: House set in mature garden	Site Area: 1.0 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 10 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Recreational parkland East – Residential South – Railway Line and recreational land West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Is within Reres Hill Conservation Area. The lodge and gatehouse are Category C(S) listed, therefore should be retained. The main house on the site is unlisted but makes a positive contribution to the Conservation Area and therefore its retention is preferable. Conversion to residential should be possible.
Woodland	Tree Preservation Order 03/05 is present on site.
Physical Constraints (e.g pylons, substations etc)	Buildings
Topography and Site Orientation	Flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Yes site north of Broughty Ferry Beach SPA/SSSI and Broughty Ferry LNR
Environmental Constraints (non-designated)	Site situated in between Shiell Street and Reres Hill Community Wildlife Sites
Contamination	No obvious issues.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	Site was allocated in Dundee Local Plan Review 2005 as site H66, development has taken place in north west of site.
Potential Residential Capacity	10
Key Agency Comments	SNH Retain TPO trees and evaluate trees/woodland on site including enhancement of southern boundary habitat

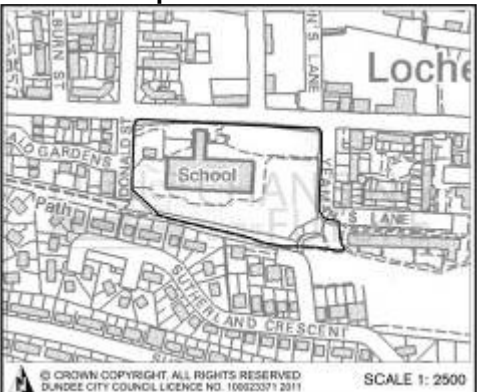
	(connectivity) with Broughty Ferry LNR. Potentially culturally sensitive site located between Reres Hill and the coastal esplanade with opportunity to create links from the coast.
Ownership / Agent	H&H Properties

Location Map: 	Site Reference: MIR022	DCC alternative ref: DC 0080
	Site Name: Land at Hebrides Drive Mill O' Mains	
	Site Address: Hebrides Drive Mill O' Mains	
	Site Description: Flat site , east facing, part of Mill o' Mains Masterplan	Site Area: 0.21 Hectares

Recommendation that this site be allocated for 10 houses.

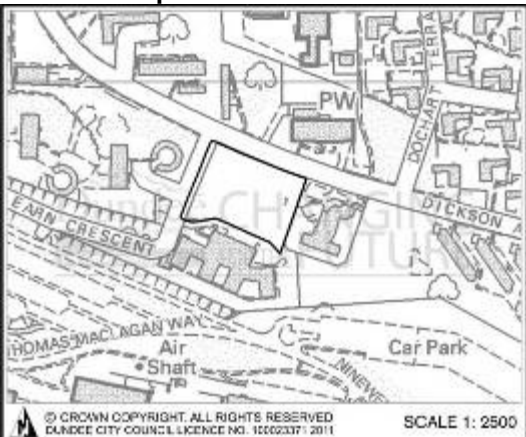
Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Green space East – housing South – Designated open space and sports facilities. West – Designated open space and sports facilities.
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Need to evaluate and retain trees
Physical Constraints (e.g pylons, substations etc)	existing buildings, hard standing, lock ups.
Topography and Site Orientation	generally flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Part of site is within the 1:200 year fluvial flood outline of the Dighty Burn. Potential development of allocation could increase the probability of flooding elsewhere - Assessment of flood risk recommended. On site source control for surface water required - to fit in with master plan SUDS for overall development. Assessment of flood risk undertaken by CD Engineers. Required mitigation measures agreed.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	Dighty Wildlife Corridor
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use in vicinity (e.g. textile manufacture and quarry).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	10
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.

Ownership / Agent	Dundee City Council
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Location Map: 	Site Reference: MIR023	DCC alternative ref: DC404
	Site Name: Lochee Primary School	
	Site Address: South Road/Donald Street	
	Site Description: school set in grassed playing fields with trees around boundary	Site Area: 1.85 Hectares

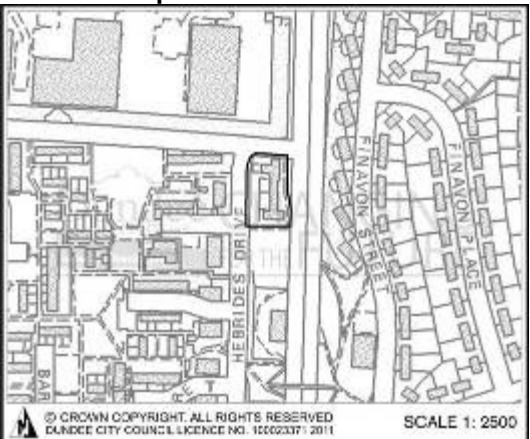
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 30 homes.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – residential East – residential South – residential West – residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Need to evaluate /retain woodland within site boundary.
Physical Constraints <i>(e.g pylons, substations etc)</i>	Buildings
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	Yes
Transportation <i>(including public transport, cycling and walking)</i>	Need to retain, and provide access to pathway on south side of site (old railway line)
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochee) in the area. Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). SEPA: May require a Flood Risk Assessment to be carried out.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. heap and bedding factory onsite, sawmills to W).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No.
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	none
Potential Residential Capacity	30
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR025	DCC alternative ref: DC0376
	Site Name: Land at Dickson Avenue	
	Site Address: Former Menzieshill House, Dickson Avenue	
	Site Description: Former Menzieshill House, Dickson Avenue	Site Area: 0.56 Hectares

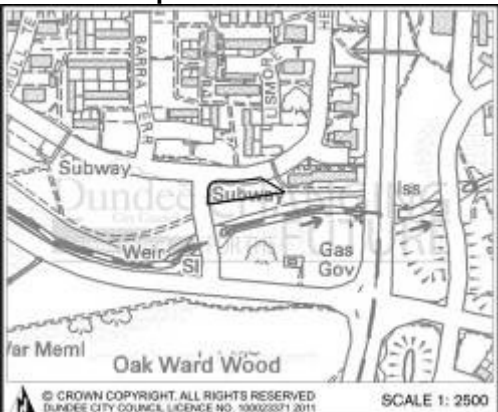
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 10 homes. Capacity may have to be reduced if the proposal for a new primary school is to proceed within part of the area identified in this allocation.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief
Neighbouring Uses	North – Residential East – Residential South – Ninewells Hospital West – Residential
Historic Environment(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	Sloping site, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	No obvious issues.
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Yes - brownfield
Other information	None
Potential Residential Capacity	10
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR026	DCC alternative ref: DC 0083
	Site Name: Land at Hebrides Drive Mill O'Mains (North)	
	Site Address: Hebrides Drive Mill O'Mains	
	Site Description: housing site for redevelopment	Site Area: 0.22 Hectares

Recommendation that this site be allocated for 9 residential units

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Industry East – housing South – housing West –housing
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport Planting could be incorporated to mitigate visual and noise impacts from the adjacent A90 corridor. Structural planting should include trees which have an appropriate character and create stature and impact in an urban landscape.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No obvious issues onsite. Industrial park to N.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Other information	none
Potential Residential Capacity	9
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

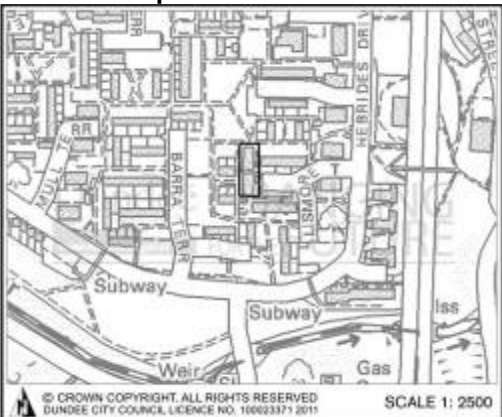
Location Map: 	Site Reference: MIR027	DCC alternative ref: DC 0093
	Site Name: Land at Hebrides Drive and Eriskay Drive	
	Site Address: Hebrides Drive Mill O' Mains	
	Site Description: Greenspace, Wildlife Corridor, CWS, SINC	Site Area: 0.10 Hectares

This site is identified in the Mill O Mains Community Regeneration Masterplan. It is considered that the site is capable of being developed for approximately 5 houses. Recommended that the site be allocated in the Local Development Plan

Concerns have been raised regarding the loss of part of the wildlife corridor at this location and on another site immediately to the west. Whilst the development of these sites would result in the loss of a strip of the corridor along its northern edge it would not reduce the extent of the corridor at this location to undermine the integrity of the corridor as a whole. The housing is also to be kept to the northern part of the site with gardens extending down to the wildlife corridor. It should be noted that an area to the west of this site has been developed for a SUDS pond as part of the master planning process to serve the new housing in the area. The SUDS pond has been planted to seek to enhance the quality of the wildlife corridor and provide a more diverse habitat than exists at present. It is considered that the loss of an area of the corridor along the northern edge can be supported given the extent and quality of the land being lost and the enhancement of the area through the SUDS provision and planting.

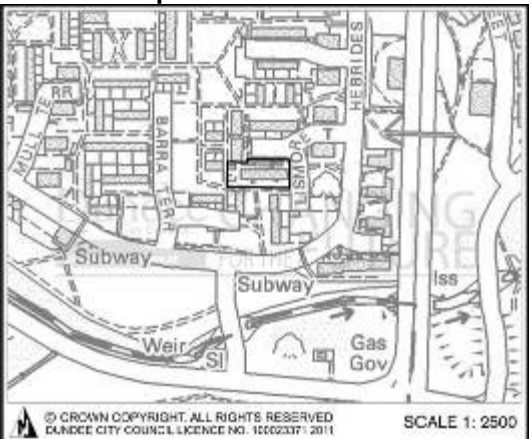
Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing East – open space South – wildlife corridor West –wildlife corridor
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	yes
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Entire site is within the 1:200 fluvial flood outline of the Dighty Water. Assessment of flood risk has been undertaken and mitigation measures agreed On site source control for surface water- fitting in with master plan SUDS for overall development
Designated Environmental Site <i>(including protected species)</i>	yes
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	no
Contamination	no known issues. Likely to be housing demolition material under ground. Mill o' Mains reports of relevance.
Air Quality	No hot spots identified in perimeter.

	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Potential Residential Capacity	5
Key Agency Comments	SNH: We are recommending that sites 15 and 27 are not allocated as they lie within the Dighty Wildlife corridor. Recommend not allocated. Please see comments under site 15. This would allocate housing within the existing wildlife corridor along the Dighty, also currently greenfield site.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR032	DCC alternative ref: DC 0089
	Site Name: Land at Lismore Avenue Mill O'Mains	
	Site Address: Lismore Avenue Mill O'Mains	
	Site Description: housing site for redevelopment	Site Area: 0.08 Hectares

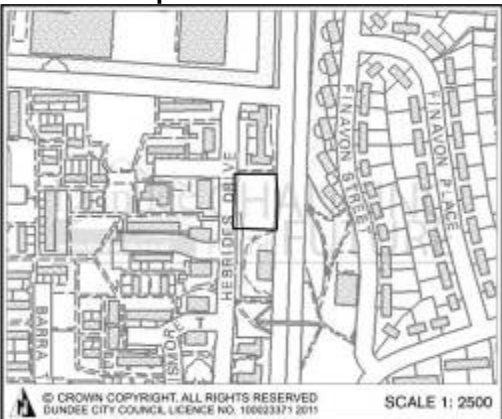
Recommendation that this site be allocated for 6 homes.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – Housing East – Housing South – housing West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	no known issues but could be housing foundations under ground. Mill O' Mains reports of relevance.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	None
Potential Residential Capacity	6
Key Agency Comments	SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR033	DCC alternative ref: DC 0090
	Site Name: Land at 4-5 Lismore Terrace	
	Site Address: 4-5 Lismore Terrace	
	Site Description: housing site for redevelopment	Site Area: 0.12 Hectares

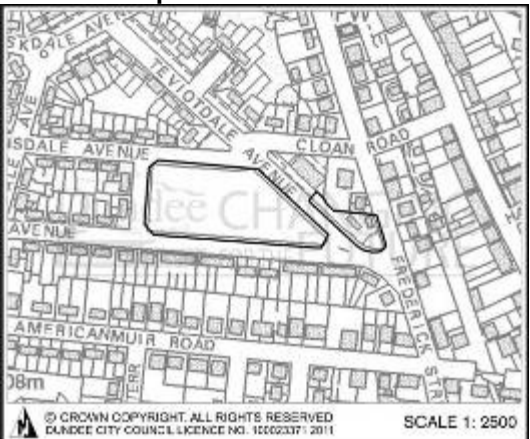
Recommendation that this site be allocated for 6 homes

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing East – housing South – housing West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat, east west orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	no known issues Likely to be housing demolition material under ground. Mill O' Mains Reports of relevance.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	None
Potential Residential Capacity	6
Key Agency Comments	SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR035	DCC alternative ref: DC0387
	Site Name: Land at Hebrides Drive (East)	
	Site Address: Hebrides Drive	
	Site Description: Site is currently an area of grassland with a limited number of trees.	Site Area: 0.19 Hectares

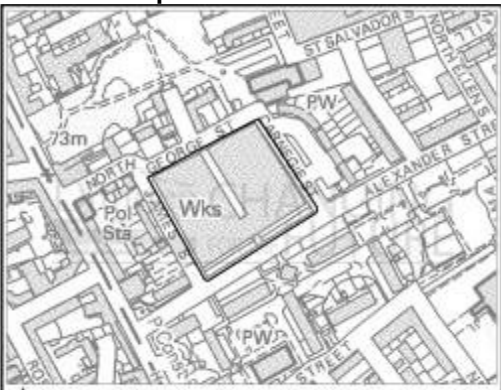
Recommendation that this site be allocated for 5 homes

Assessment Topic	Notes
Site Planning or Design Brief	Mill O'Mains Masterplan – This site is not included.
Neighbouring Uses	North – Residential East – Arterial route – Forfar Road South – Retail West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Need to evaluate and retain trees and include new landscaping to mitigate against traffic noise
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport Green circular is located to the south of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	None known but petrol station to South
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	5
Key Agency Comments	SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR038	DCC alternative ref: DC 0019 and DC 0020
	Site Name: Land at Lauderdale Avenue	
	Site Address: Lauderdale Avenue	
	Site Description: Site of former St Margaret's Primary School	Site Area: 0.95 Hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 33 homes.

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – housing and shopping parade East – housing South – housing West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	need to evaluate and retain existing trees.
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	Yes on part of the site
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	None. Lock up garages occupying eastern part of the site
Contamination	Probable that school foundations are under site. Cannot rule out contamination from e.g. heating oil.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield - Potentially important area of open space.
Other information	None
Potential Residential Capacity	33
Key Agency Comments	SNH: Recommend assess whether open space to inform as to whether to allocate.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR039	DCC alternative ref: DC0369
	Site Name: Maxwelltown Works, Alexander Street	
	Site Address: Alexander Street	
	Site Description: Currently an industrial site.	Site Area: 1.20 Hectares

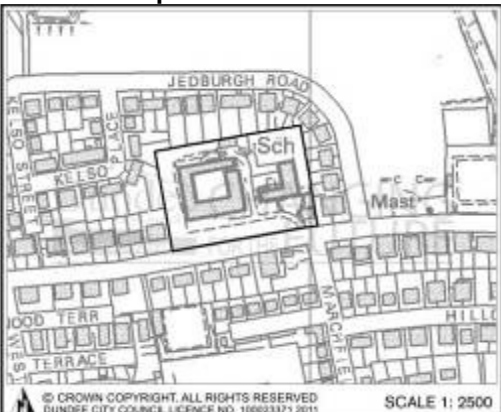
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 50 homes.

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	The Category A listed St Salvador's Church and hall are to the North East of the site. The setting of these listed buildings should be taken into account in any redevelopment.
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	Slightly sloping
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No access from Alexander St. From North George St & Carnegie St predominantly.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water however potential contamination due to previous land uses may require lined Suds. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Maxwelltown Works).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Yes - Brownfield
Other information	None
Potential Residential Capacity	50
Key Agency Comments	No comment
Ownership / Agent	Colville Limited

Location Map: 	Site Reference: MIR040	DCC alternative ref: DC0403
	Site Name: Highgate Centre	
	Site Address: High Street, Lochee	
	Site Description: shopping centre and car parks to be redeveloped as part of regeneration plans	Site Area: 1.34 Hectares

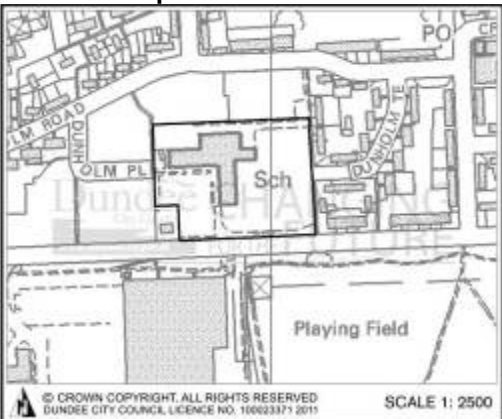
Recommendation that an allocation of 120 units be committed as part of the regeneration of this area in line with the Lochee Framework.

Assessment Topic	Notes
Site Planning or Design Brief	Lochee Physical Regeneration Framework
Neighbouring Uses	North – retail East – retail with residential above South – healthcare, retail and residential West – offices, residential and road network
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Partially within Lochee Conservation Area. There are Category A listed buildings to the South East and B listed buildings to the East. As such, the setting of these listed buildings should be assessed and taken into account in any redevelopment.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings, car parks, substation
Topography and Site Orientation	different levels, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	transport access is being reconsidered as part of regeneration works, however site currently is served by bus and taxi services close by. Good pedestrian access. No cycling facilities
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochee) under the site which should be avoided. SEPA: Assessment of flood risk recommended Potential contamination due to previous land uses lined SUDS may be required
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. smithy onsite and tramway depot to N).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area to south is included on vacant and derelict land register
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	120
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

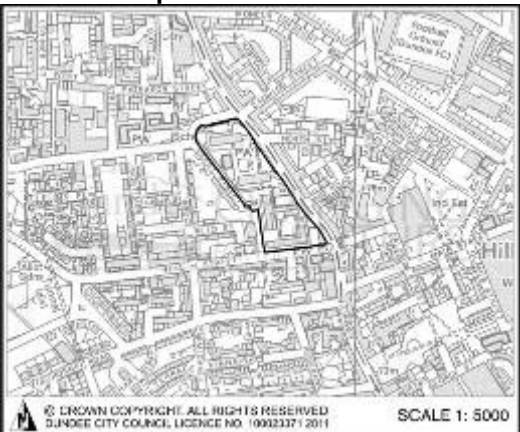
Location Map: 	Site Reference: MIR041	DCC alternative ref: DC0373
	Site Name: Parkview, Blackness Road	
	Site Address: Blackness Road	
	Site Description: Former school	Site Area: 1.21 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 30 homes.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	This site is adjacent to the West End Suburbs Conservation Area. Parkview School, its lodge, boundary walls and railings are Category B listed. It is also on the Buildings at Risk list. Its retention of the buildings is required.
Woodland	mature tree planting on boundary of site is worthy of retention Evaluate /retain existing trees, and incorporate/replace as necessary to reinforce existing treed streetscape character of Blackness.
Physical Constraints (e.g pylons, substations etc)	Buildings
Topography and Site Orientation	mainly flat, east/west orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Public transport to south, no dedicated cycle facilities
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) to the north of the area. Need to mitigate effects of surface water. (SUDS source controls and ponds.)
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	30
Key Agency Comments	No comment
Ownership / Agent	Scottish Government

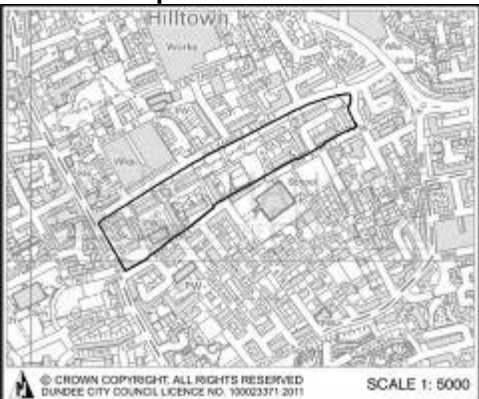
Location Map: 	Site Reference: MIR042	DCC alternative ref: DC0383
	Site Name: Charleston Primary School	
	Site Address: Dunholm Place	
	Site Description: Former Primary School	Site Area: 1.42 Hectares
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 40 homes.		

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential East – Residential South – Retail West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	mature woodland on boundary worthy of retention
Physical Constraints (e.g pylons, substations etc)	School building
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	designated open space in Dundee Local Plan Review 2005
Transportation (including public transport, cycling and walking)	public transport access immediately to south of site, no dedicated cycle facilities however there is an opportunity to facilitate a link to facility on opposite side of South Road
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochlee Burn) to the north of the area Need to mitigate effects of surface water (SUDS source control and ponds)
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	none
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	40
Key Agency Comments	SNH: Recommend assess whether open space to inform as to whether to allocate. Retain existing trees. Is there a possible link with the adjacent South Road park and the adjacent sports facility and playing fields?
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR043	DCC alternative ref:
	Site Name: Derby Street High and Low Rise	
	Site Address: Derby Street and Strathmartine Road	
	Site Description: Former High and Low Rise Residential	Site Area: 2.11 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 120 homes in line with the Hilltown Physical Regeneration Framework.

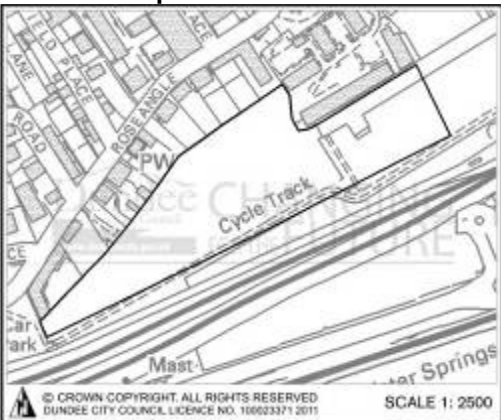
Assessment Topic	Notes
Site Planning or Design Brief	Hilltown Physical Regeneration Framework
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Site adjacent to Category B listed buildings. Consideration should be given to impact on setting of these listed buildings.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	Substation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Public transport available to east of site. No dedicated cycle facilities. potential reduction in traffic generated from site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	no known issues
Designated Environmental Site (including protected species)	none
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	none
Contamination	Potential for contamination from historical land use on site (e.g. cancelled petroleum licence onsite.)
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	120
Key Agency Comments	SNH Development on this site could make a positive contribution to the more intimate and busy tenement streetscape character of Strathmartine Road.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR044	DCC alternative ref:
	Site Name: Maxwelltown High and Low Rise	
	Site Address: Alexander Street and Ann Street	
	Site Description: Former high and low rise residential, demolished in summer 2011	Site Area: 4.64 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 300 homes in line with the Hilltown Physical Regeneration Framework. Capacity may have to be reduced if the proposal for a new primary school is to proceed within part of the area identified in this allocation.

Assessment Topic	Notes
Site Planning or Design Brief	Hilltown Physical Regeneration Framework
Neighbouring Uses	North – Predominantly Residential East – Residential South – predominantly residential but with education facilities West – Retail and residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Site adjacent to Category B listed buildings. Category A listed buildings to North (St Salvator's Church and hall). Although they are quite distant the setting of these listed buildings should be assessed and taken into account in any redevelopment.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	Substation
Topography and Site Orientation	split level, east/west orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	public transport to north side, no dedicated cycle facilities potential reduction in traffic generated from site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	SUDS ponds and source control advised. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. cancelled petroleum licence, jute works and confectionary works onsite, other uses adjacent).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area
Vacant or Derelict Land	Part of site included within Vacant and Derelict land register 2010
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	300
Key Agency Comments	No comment

Ownership / Agent	Dundee City Council
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Location Map: 	Site Reference: MIR045	DCC alternative ref: H13
	Site Name: Railyards	
	Site Address: Greenmarket	
	Site Description: Former Railyards at Greenmarket	Site Area: 2.81 Hectares
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 110 homes.		

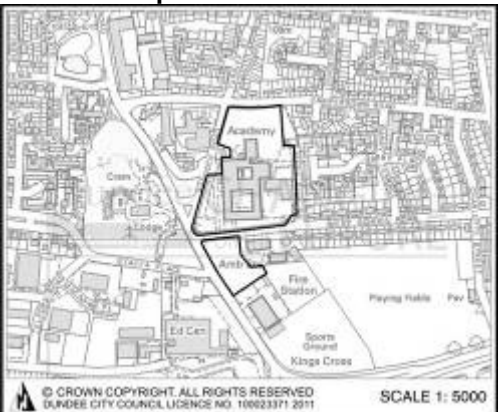
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – residential, business and university uses East – Business, tourist attraction South – railway line with retailing beyond West –residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	West End Lanes Conservation Areas meets boundary of site. Adjacent to several B and C(S) listed buildings. To the west of the site is The Vine, 43 Magdalen Yard Rd, a Category A listed building. The setting of this important listed building should be assessed and taken into account in any redevelopment scheme.
Woodland	Some trees. Site works should seek to retain existing tree cover.
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	Part of the site is designated open space
Transportation (including public transport, cycling and walking)	Good cycle route exists within site Good pedestrian linkages No bus services
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Majority of the site is within the 1:200 year coastal flood area . Potential development of allocation could increase the probability of flooding elsewhere SEPA: Flood Risk Assessment required to inform the areas suitable for development. Commitment that no development should take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. Provide water attenuation via lined SUDS. Contamination potential due to previous land uses- lined SUDS
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Yes North of Tay Estuary SAC
Environmental Constraints (non-designated)	Roseangle Community Wildlife Site
Contamination	Historical uses indicate potential contamination throughout entire site. This area has been well investigated, and gross contamination has been remediated. Area is now subject to the 'Residential Reclamation Framework.'
Air Quality	Possible increase in the traffic flow. No hot spots identified in perimeter.

	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	The site was identified in the Dundee Local Plan Review 2005 as site H13. considerable development has occurred for residential and business uses but a large site remains
Potential Residential Capacity	110
Key Agency Comments	SNH Retain existing planting to cycleway corridor – and enhance landscaping/amenity of this corridor through the developer requirements. Provide access to cycle way from development. Site strategically located between the historic/cultural west end of Dundee and Magdalen Green, and the City Centre. Real opportunity to create a strong landscape and townscape connection, and regenerate area for pedestrian, cyclist and the local community. Links would incorporate the popular development of the Science Centre and DCA and could seek to mitigate waterfront large scale retail developments with car parking, provide visual links to the Tay and the unique and historically important Tay Rail Bridge.. Assess as part of HRA.
Ownership / Agent	Scottish Enterprise

Location Map: 	Site Reference: MIR046	DCC alternative ref: H19
	Site Name: Queen Victoria Works	
	Site Address: Brook Street / Lower Pleasance	
	Site Description: Former Jute mill to north side of Brook Street	Site Area: 1.25 Hectares
Recommendation that this site be allocated for residential uses with a capacity of 40 houses.		

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Business / Industrial uses East – Business / Industrial uses with residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within Blackness Conservation Area. The site contains the Category B listed Queen Victoria Works, some of which is in poor condition. A presumption exists to repair and reuse the listed building.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	Culverted burn runs through site
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access by private car but there are no bus routes close to the site they are situated to the far north on Lochee Road and the far south on Blackness Road.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) under or close to the site. SEPA: Assessment of flood risk recommended Contamination potential due to previous land uses- lined SUDS
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential contamination due to previous industrial uses (e.g. Queen Victoria (jute) works).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield - the renewal of this site would be beneficial to the area.
Other information	Site was allocated in the Dundee Local Plan Review 2005 as site H19. No development has taken place.
Potential Residential Capacity	40 - 50
Key Agency Comments	SNH De-culvert burn where appropriate and practical with respect to urban development. Further development should make positive contribution to areas of adjacent historic townscape character.

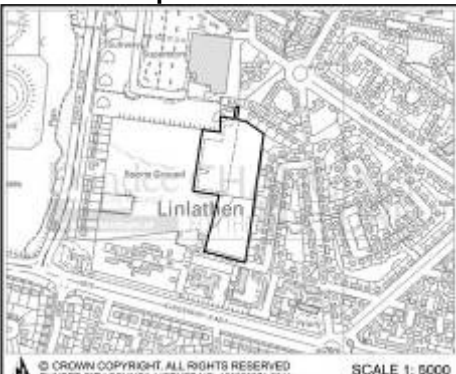
Ownership / Agent	McGregor Balfour
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Location Map: 	Site Reference: MIR047	DCC alternative ref: HLA200913
	Site Name: Lawside Academy	
	Site Address: West School Road	
	Site Description: Former Secondary School	Site Area: 3.8 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Residential South – Ambulance Station / Fire Station with open sports grounds beyond West – residential and crematorium in woodland setting
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature tree cover exists at junction of Rannoch Road and West School Road which would be worthy of retention
Physical Constraints (e.g pylons, substations etc)	Sub station
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	yes
Transportation (including public transport, cycling and walking)	Good access by private car and bus service. No dedicated cycle routes.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Gelly Burn) under or close to the site. SEPA: Assessment of flood risk recommended. culverted watercourse may be in site or in the middle of the road. SUDS source control and infiltration.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	70
Key Agency Comments	SNH Redundant school building and grounds. Retain existing trees and assess open space to inform whether to allocate. What is

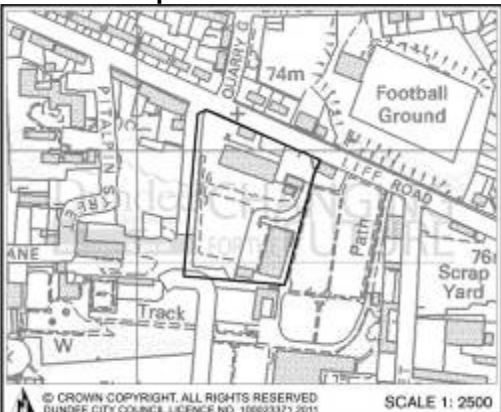
	the relationship and function with respect to adjacent wooded character of residential and crematorium uses?
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR048	DCC alternative ref: HLA200912
	Site Name: Mossgiel Primary School	
	Site Address: Alloway Place / Ballochmyle Drive	
	Site Description: Former Primary School	Site Area: 2.61 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 65 homes.

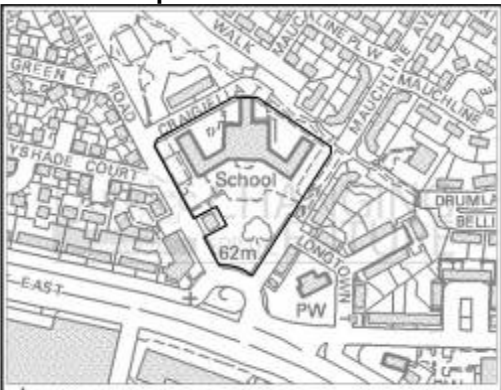
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential and Retail East – Residential South – Residential West – Open ground (Playing Fields)
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature tree belt exists within site and may be worthy of retention. Site works should seek to retain existing tree cover
Physical Constraints (e.g pylons, substations etc)	Substation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Potential development of allocation could increase the probability of flooding elsewhere. SEPA Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. SUDS source controls and ponds work started on site localised flooding following development of superstore
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil). Site is already partly development and has an agreed remediation strategy for ground gas in place. (10/00185/FULL – Phase I, II & III).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None

Potential Residential Capacity	65
Key Agency Comments	SNH Redundant school building. Retain existing woodland belt. Evaluate/retain existing trees and assess open space to inform whether to allocate.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR049	DCC alternative ref: HLA200806
	Site Name: Liff Road	
	Site Address: 117 Liff Road	
	Site Description: business units including car and van rental business	Site Area: 1.37 Hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 40 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Residential East – Open Ground associated with residential use South – Residential West –Mixed, including Residential, Open Space and employment uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees exist in various parts of the site and may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	Tank, buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	potential contamination risk would suggest mitigation by lined suds. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	the site contains an infilled quarry
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. infilled quarry, factory and above ground storage tank). Phase I has been carried out by DCC under Part IIA.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	40
Key Agency Comments	No comment
Ownership / Agent	Ian Hiddleston

Location Map: 	Site Reference: MIR051	DCC alternative ref: HLA200910
	Site Name: Mid Craigie Primary School	
	Site Address: Pitairlie Road	
	Site Description: Former Primary School	Site Area: 1.44 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 37 homes.


Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential and Open Space East – Residential South – Residential and Road Network West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees on boundary of site worthy of retention
Physical Constraints (e.g pylons, substations etc)	School buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Included on the Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	37
Key Agency Comments	SNH Redundant school. Evaluate/retain existing trees. Assess open space to inform whether to allocate. Striking 'planned' site defining the 'v' orientation of boundary roads, with potential to create innovative housing layout.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR053	DCC alternative ref: HLA200909
	Site Name: Downfield Primary School	
	Site Address: East School Road	
	Site Description: site cleared of former school buildings	Site Area: 1.28 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 25 homes in line with the site planning brief.

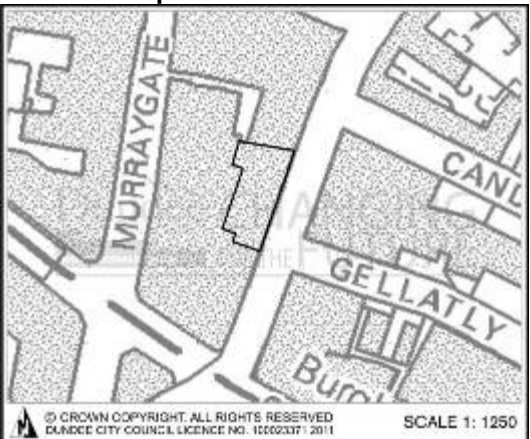
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees scattered through site which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	Substation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Good Public transport access
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse in the area. Known flood location to north of site on Camperdown Road. SEPA Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. SUDS source control and infiltration
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil and corporation yard).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	none
Potential Residential Capacity	25

Key Agency Comments	SNH: Redundant school. Evaluate/retain existing trees and assess need to retain as open space as part of audit
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR054	DCC alternative ref: HLA200911
	Site Name: Macalpine Primary School	
	Site Address: St Leonard Place	
	Site Description: site cleared of former school buildings with grass playing fields covering half of site	Site Area: 1.58 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 25 homes.

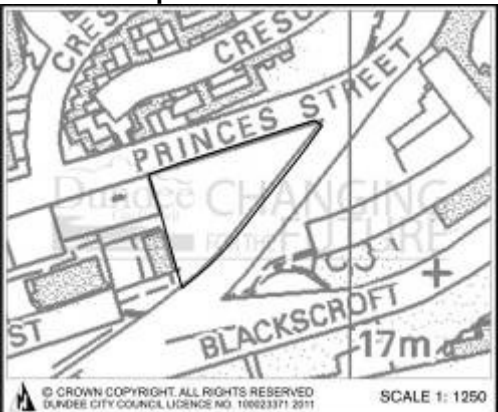
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Education South – Church and open space with residential beyond West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees on boundary which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	close to substation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport to the west of the site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Potential contamination? lined SUDS may be required. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	25
Key Agency Comments	SNH Redundant school. Evaluate/retain existing trees to southern boundary and assess need to retain as open space as part of audit. Develop open space as Grounds for Learning for adjacent school?
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR055	DCC alternative ref: HLA200315 / H09
	Site Name: Seagate No's 38-40	
	Site Address: Seagate	
	Site Description: Robertson's Bond Category B listed building	Site Area: 0.08 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 24 homes in a flatted development above ground floor level.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Retail East – Retail with Residential South – Retail with residential and office uses West – Retail
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Former Robertson's Bond is a Category B listed building. Within Central Conservation area.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	substation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good public transport access, no dedicated cycle facilities
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) in the area. SEPA: Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place.
Waste Water	
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk (including Flooding Effects Elsewhere)	Adjacent to known flood location
Contamination	Residential above ground level so no obvious issues.
Air Quality	Seagate has known air quality issues. Impact on hotspot area. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None


Potential Residential Capacity	24
Key Agency Comments	SNH Retention and redevelopment of historic building to ensure positive contribution to urban townscape character.
Ownership / Agent	Forbes Johnstone

Location Map: 	Site Reference: MIR056	DCC alternative ref: HLA200728
	Site Name: Princes Street Phase 2	
	Site Address: Princes Street	
	Site Description: grassed area with boundary trees on south and street lighting along Princes Street	Site Area: 0.25 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 20 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Road Network with vacant land beyond South – Road Network West –vacant land and business uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Listed buildings in area - consideration to the setting of such buildings is required
Woodland	Woodland on western boundary which would be worthy of retention
Physical Constraints <i>(e.g pylons, substations etc)</i>	No Known
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Dundee bi annual flood report indicates that there may be a culverted watercourse in the area. SEPA: Assessment of flood risk recommended. limited space green roofs may be best mitigation option .
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity (e.g. service station to W, cancelled petroleum licence where one of the tanks was reported to be cracked.)
Air Quality	Possible increase in traffic on the North West arterial route. No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Last known use was residential - site therefore has capacity to have building foundations etc buried below landscaped surface
Potential Residential Capacity	20
Key Agency Comments	SNH Evaluate/Retain existing woodland where it would contribute added value to townscape character.


Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR057	DCC alternative ref: HLA200730
	Site Name: Maryfield Depot	
	Site Address: Forfar Road/Stobsmuir Road	
	Site Description: Former transport depot within Conservation Area	Site Area: 1.64 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes.

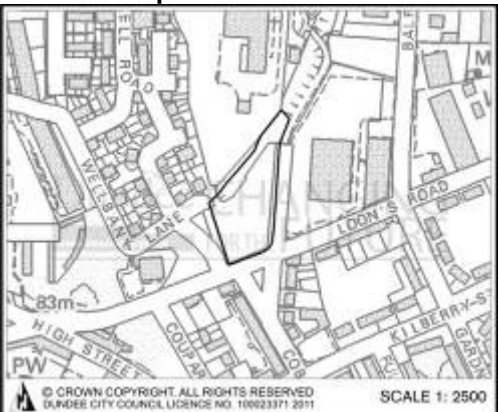
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Open Space / recreation South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within Maryfield Conservation Area. Maryfield Transport depot is Category B listed. Presumption to retain and reuse the listed building.
Woodland	Mature trees which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	Tanks, tracks, adjacent to covered reservoir, substation, tennis courts and pavilion, buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual flood report indicates that there may be a culverted watercourse in the area. SEPA: Assessment of flood risk may be required. SUDS may be contaminated may need to be lined
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Investigation would be required due to past industrial uses. Potential for contamination from historical land use on site and in vicinity (e.g. tramway and bus depot, corporation yard, cancelled petroleum licence.) Phase I carried out by DCC under Part IIA.
Air Quality	Could impact on hot spot area. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part Vacant
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	The ex-tram depot has received interest for conversion to a Transport Museum.
Potential Residential Capacity	18
Key Agency Comments	SNH

	Retain existing trees to boundaries to east and west. Development should be sensitive to high quality townscape character of villa housing to west off Forfar housing – with opportunities to create links through to high quality open space of the reservoirs set in treed landscape off Stobsmuir Road.
Ownership / Agent	Scottish Water

Location Map: 	Site Reference: MIR058	DCC alternative ref: HLA200807
	Site Name: Quarry Gardens	
	Site Address: Quarry Gardens	
	Site Description: grassed area fenced off	Site Area: 0.44 Hectares

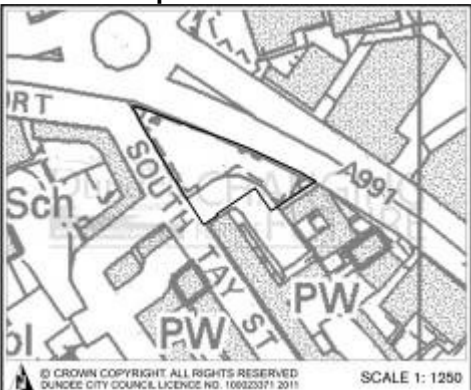
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 homes in accordance with the Site Planning Brief.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Education and Residential East – Recreational (Sports Ground) South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees on it's western boundary which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	substation
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	SUDS may be contaminated may need to be lined. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	The site was formerly a quarry (pre-1900s) therefore an investigation of soil conditions would be advisable
Contamination	Potential for contamination from historical land use on site (infilled quarry) therefore an investigation of soil conditions would be advisable. Some previous investigation has been carried out by DCC under Part IIA and the VDLF, site pending further investigation.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Included within vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	18
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR059	DCC alternative ref: HLA200813
	Site Name: Loons Road (End Of Miley)	
	Site Address: Loons Road	
	Site Description: Vacant land between residential properties and industrial land.	Site Area: 0.50 Hectares

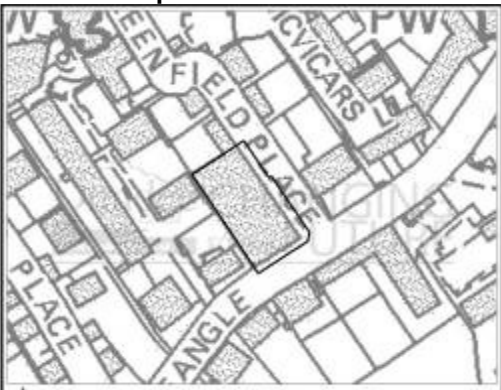
This site was included in the Housing Land Audit of 2011. It is recommended that this site be allocated for 16 houses.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Recycling centre East – Car workshops and showroom South – Residential West – Predominantly Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Existing boundary wall and gate piers would be worthy of retention or incorporation into site.
Woodland	Significant tree cover on site - a full tree survey would be required
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	There may be a culverted watercourse (Lochlee) to the west of the area. Protect habitat corridor. Potential contamination issues due to previous land uses lined SUDS may be appropriate green roof potential. SEPA: flood risk assessment may be required.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Miley wildlife corridor adjacent
Environmental Constraints (non-designated)	Japanese Knotweed within site
Contamination	Potential for contamination from historical land use in vicinity (e.g. railway goods yard, jute works, garage adjacent).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	16
Key Agency Comments	No comment
Ownership / Agent	

Location Map: 	Site Reference: MIR060	DCC alternative ref: HLA200308 / H01
	Site Name: South Tay Street	
	Site Address: South Tay Street	
	Site Description: Car Park	Site Area: 0.20 Hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 15 homes above ground level.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Road Network East – Road Network with residential and retailing South – residential West – Retailing and residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within University Conservation Area. Site adjacent to Category C (S) listed buildings. Consideration should be given to impact on setting of listed buildings.
Woodland	Tree planting on boundary
Physical Constraints (e.g pylons, substations etc)	The site can only take vehicle access from South Tay Street
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Very constrained site- could incorporate green roofs to achieve SUDS, potential for contamination. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (cancelled petroleum licence onsite.). Assess contamination risk and mitigate
Air Quality	Could impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	15
Key Agency Comments	SNH: Opportunity to create high quality development which would provide physical/visual 'full-stop' to South Tay Street, mitigate impacts from the adjacent A991 and contribute to the wider cultural and varied townscape character of the West Port area.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR061	DCC alternative ref: H16 (HLA200320) / H18 (HLA200318)
	Site Name: Greenfield Place / 19-21 Roseangle	
	Site Address: Greenfield Place / 19-21 Roseangle	
	Site Description: lock ups/units with residential above	Site Area: 0.15 Hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 10 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Adjacent to B listed buildings. Within West End Lanes Conservation Area – demolition of building would require Conservation Area Consent. important development should make positive contribution to intimate historical and distinct cultural character of Roseangle area.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings, narrow cobbled street with street lights, overhead cables
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access by private car, foot and cycle. No dedicated bus route on street, bus route to the north.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Potential contamination issues due to previous land uses suggest lined SUDS may be appropriate. Green roof potential. No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. 3 cancelled petroleum licences, dry cleaners, water works and garage.)
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	In Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	10
Key Agency Comments	No comment
Ownership / Agent	Brian Ower

Location Map: 	Site Reference: MIR062	DCC alternative ref: HLA200316 / H14
	Site Name: Roseangle - Peterson House	
	Site Address: Roseangle	
	Site Description: Former Student Residence	Site Area: 0.43 Hectares

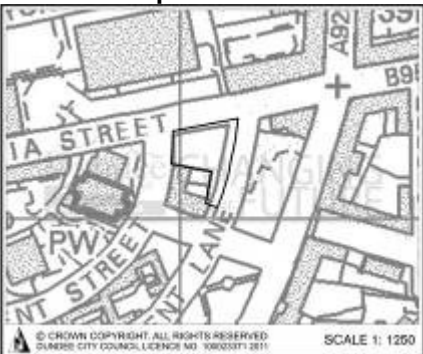
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 24 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Healthcare Facility and meeting hall East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	The site is to the South of the Category A listed church. The setting of this important listed building should be assessed and taken into account in any redevelopment. The site is within West End Lanes Conservation Area – demolition of buildings would require Conservation Area Consent, but an initial view is the buildings do not make a positive contribution to the Conservation Area. Important development should make positive contribution to intimate historical and distinct cultural character of Roseangle area.
Woodland	Need to evaluate/retain existing trees.
Physical Constraints (e.g pylons, substations etc)	buildings, adjacent to health care facility
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access by private car, foot and cycle. No dedicated bus route on street, bus route to the north.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate surface water (by SUDs Infiltration and green roofs). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. print works, omnibus depot). Phase I study carried out by DCC under Part IIA.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	24
Key Agency Comments	No comment
Ownership / Agent	Mr Hagen/ Peter Inglis

Location Map: 	Site Reference: MIR063	DCC alternative ref: HLA200808
	Site Name: Angus Street	
	Site Address: Liff Road / Angus Street	
	Site Description: flat greenspace	Site Area: 0.28 Hectares

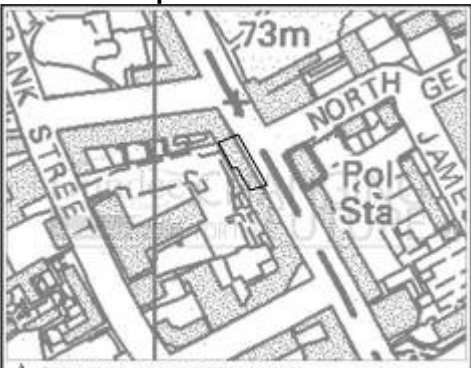
The western site has planning permission for 2 homes (09/00739/FULL). Recommendation that the eastern site be allocated for residential purposes with an indicative site capacity of 8 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Residential East – Residential including community hall South – Residential West – Residential / meeting hall
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature planting which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	tank, community centre adjacent
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport, public transport generally from the west.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate surface water (green roofs, suds infiltration). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	No obvious issues.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	10
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR064	DCC alternative ref: HLA200727
	Site Name: Princes Street Phase 1	
	Site Address: Victoria Street	
	Site Description:	Site Area: 0.09 Hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 9 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Healthcare Facility and Residential East – Healthcare facility and car park with Residential beyond South – Residential West – Church
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Adjacent to Category B listed buildings. Consideration should be given to impact on setting of listed buildings.
Woodland	Mature trees on site which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good connections by car and cycling. Public transport bus stops are located to the far west of the site and to the east.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate surface water (green roofs, suds infiltration). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	An assessment of any potential contamination is required. Former church, no obvious issues.
Air Quality	Impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	9
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR065	DCC alternative ref: HLA200734
	Site Name: 224/232 Hilltown	
	Site Address: 224/232 Hilltown	
	Site Description: gap site	Site Area: 0.025 Hectares

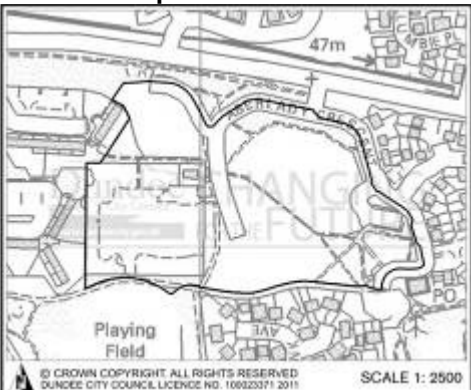
This site is suitable for residential development and has a potential capacity for 12 units

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Immediately adjacent to Category B listed building. Consideration should be given to impact on setting of listed building.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access for public transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate surface water (green roofs, suds infiltration) No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. dyeworks). Phase I carried out by DCC under Part IIA.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	12
Ownership / Agent	Sydhur Properties Ltd

Location Map: 	Site Reference: MIR066	DCC alternative ref: HLA200725
	Site Name: Strathmore Avenue (Former Fire Station)	
	Site Address: Strathmore Avenue	
	Site Description: Former Fire Station	Site Area: 0.25 Hectares

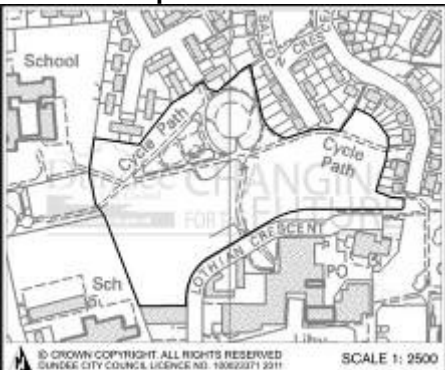
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 7 homes in accordance with the approved Site Planning Brief.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief Also In 2011 Housing Land Audit
Neighbouring Uses	North – Healthcare facility East – Hotel South – Residential West – Healthcare facility and Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Tree Preservation Order 05/02 is present on site.
Physical Constraints (e.g pylons, substations etc)	buildings, substation
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good access for Public Transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual report indicates there may be a culverted watercourse (Dens Burn) adjacent to the site, to the north, SEPA: Assessment of flood risk recommended (in curtilage SUDS if possible)
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. cancelled petroleum licence and fire station onsite, hospital to N).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	7
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR067	DCC alternative ref: HLA200504
	Site Name: Site 1, Whitfield	
	Site Address: Aberlady Crescent	
	Site Description: Mix of open space with mature planting	Site Area: 4.84 Hectares

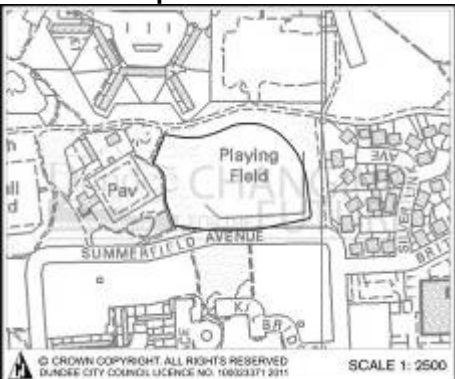
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes in accordance with the approved Site Planning Brief and Whitfield Planning Framework

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees in various parts of site may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	substations
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development
Transportation (including public transport, cycling and walking)	Due consideration needs to given to Safe Routes to Schools and requirements of the local and surrounding communities
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	The Whitfield Burn is adjacent to the north of the site regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Parts of site are within the vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	70
Key Agency Comments	No comment
Ownership / Agent	D J Laing

Location Map: 	Site Reference: MIR068	DCC alternative ref: HLA200353
	Site Name: Site 2, Whitfield	
	Site Address: Lothian Crescent	
	Site Description: Mix of greenspace - used and unused	Site Area: 3.77 Hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 70 homes in accordance with the approved Site Planning Brief and Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Residential South – Retail centre West – Education
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	Northern section is designated as open space An open space audit of Whitfield has been undertaken and will guide development
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	majority of site is contained within the vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	70
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR069	DCC alternative ref: HLA201008
	Site Name: Site 3, Land to East of Bowling Green, Whitfield	
	Site Address: Summerfield Avenue	
	Site Description: playing field with mature planting around boundary	Site Area: 8.03 Hectares

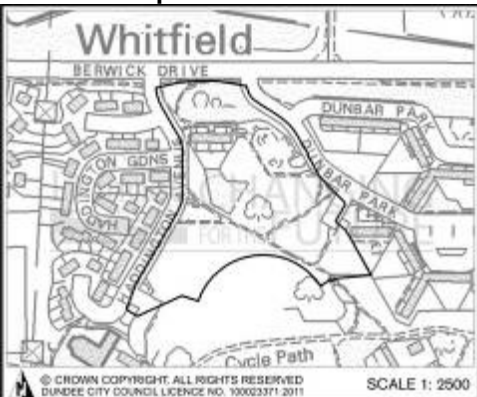
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 28 homes in accordance with the approved Site Planning Brief and Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	Regeneration project underway to all sides - with a mix of cleared land and Residential developments
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Woodland located around the boundary of the site.
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development. The loss of the playing field has been agreed as part of the wider Whitfield regeneration works.
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	No obvious issues.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	28
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR070	DCC alternative ref: HLA199133
	Site Name: Site 4, Whitfield	
	Site Address: Whitfield Loan/Summerfield Terrace	
	Site Description: greenspace	Site Area: 3.49 Hectares

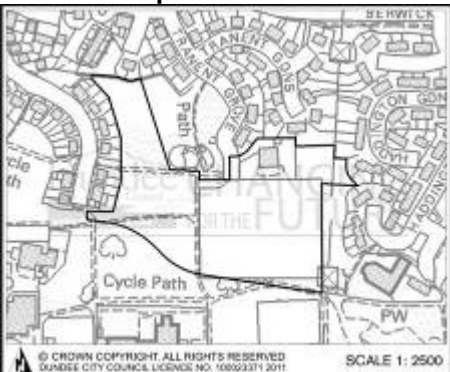
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 94 homes in accordance with the approved Whitfield Planning Framework

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	substations, pylons run nearby to west of site
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development
Transportation (including public transport, cycling and walking)	Good connections by car, foot and cyclists. Bus stops are located on adjoining roads to the west and east.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	80
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR071	DCC alternative ref: HLA201009
	Site Name: Site 5, Whitfield	
	Site Address: Dunbar Park / Haddington Avenue	
	Site Description: greenspace with mature planting	Site Area: 2.59 Hectares

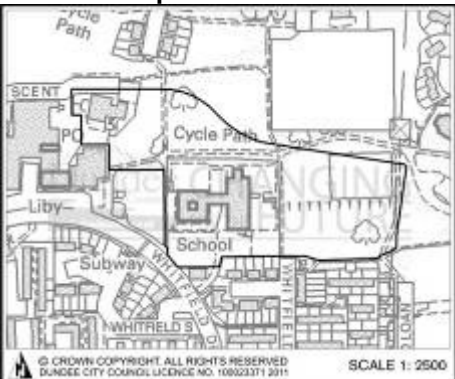
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 26 homes in accordance with the approved Whitfield Planning Framework

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Neighbouring Uses	North – Open Space East – Residential South – Whitfield Life Services complex West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees within site which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	substation
Topography and Site Orientation	undulating, north/south orientation
Designated Open Space	An open space audit of Whitfield has been undertaken and will guide development
Transportation (including public transport, cycling and walking)	Good connections by car, cycle and foot. Bus stops are only located to the north of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	The Whitfield Burn is adjacent to the north of the site. regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	26
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR072	DCC alternative ref: HLA201010
	Site Name: Site 6, Whitfield	
	Site Address: Tranent Grove	
	Site Description: greenspace with mature planting	Site Area: 2.76 Hectares

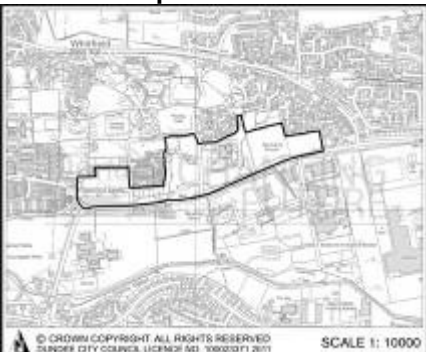
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 62 homes in accordance with the approved Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Neighbouring Uses	North – Residential East – Residential South – Open Space / Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees within site which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	substation
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	Small portion of site at eastern end is designated as open space. An open space audit of Whitfield has been undertaken and will guide development
Transportation (including public transport, cycling and walking)	Good connections by car, cycle and foot. Bus stops are only located to the north of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential and primary school, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	62
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR073	DCC alternative ref: HLA201011
	Site Name: Site 7, Whitfield	
	Site Address: Whitfield Drive	
	Site Description: Former school and playing fields with games court - mature planting on boundary along Whitfield Drive	Site Area: 3.4 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 64 homes in accordance with the approved Whitfield Planning Framework.


Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Neighbouring Uses	North – Open Space / Residential East – Open Space / Residential South – Residential West – Retail centre
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees within site which may be worthy of retention
Physical Constraints (e.g pylons, substations etc)	substation, games court
Topography and Site Orientation	east/west orientation
Designated Open Space	Part of site is designated as open space
Transportation (including public transport, cycling and walking)	Good connections by car, cycle and foot. Bus stops are only located to the south of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	64
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR074	DCC alternative ref: HLA200739
	Site Name: Whitfield - southern edge	
	Site Address: Drumgeith Road	
	Site Description: mix of greenspace with mature planting	Site Area: 16.84 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 228 homes in accordance with the approved Whitfield Planning Framework.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Neighbouring Uses	North – Open Space / Residential East – Residential South – Open Space West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees within site which are worthy of retention. A planting scheme is being prepared to reinforce and enhance the existing tree coverage. Included within Scottish semi-natural woodland inventory (broadleaf).
Physical Constraints (e.g pylons, substations etc)	substations, buildings
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	Site contains some designated open space
Transportation (including public transport, cycling and walking)	Good connections by car, cycle and foot. Bus stops are only located to the south of the site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Tributary of the Dighty Water appears to start adjacent to the site. This watercourse may be culverted under the site. Potential development of allocation could increase the probability of flooding elsewhere - SEPA: Assessment of flood risk recommended. Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Adjacent to Drumgeith Road Community Wildlife Site
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield and within a regeneration priority area
Other information	None
Potential Residential Capacity	228
Key Agency Comments	This site is visually prominent and will need careful and sensitive master-planning. Given the quality of the existing environment a tree and vegetation survey along with a

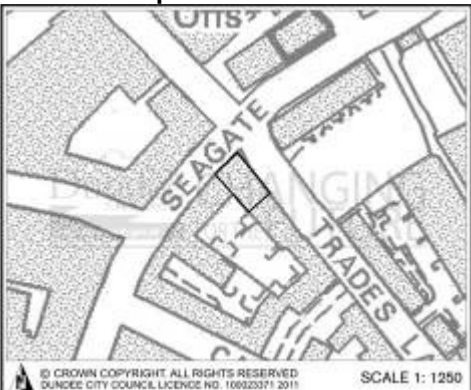
	informal landscape and visual analysis should be carried out.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR075	DCC alternative ref: HLA201105
	Site Name: Eastern Primary School	
	Site Address: Whinny Brae	
	Site Description: former primary school with hard surfaces	Site Area: 0.47 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 28 homes

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category A Listed Building includes main building, boundary walls, gates and play sheds. Presumption for reuse in any proposals. New building work should respect the setting of the building. Is within Forthill Conservation area
Woodland	Mature trees on southern boundary which could be retained
Physical Constraints (e.g pylons, substations etc)	buildings, substation
Topography and Site Orientation	north/south orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Site adjacent to 1:200 Coastal flood outline. SEPA Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. SUDS, infiltration and green roofs
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	22
Key Agency Comments	SNH Assess open space to inform whether to allocate. Evaluate/retain existing trees and historical built features to


	reinforce wider streetscape character.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR076	DCC alternative ref: HLA201106
	Site Name: 101 Seagate / 3 Trades Lane	
	Site Address: 101 Seagate / 3 Trades Lane	
	Site Description: vacant commercial building	Site Area: 0.035 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 24 homes.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit Site Planning Brief
Neighbouring Uses	North – Mixed uses including residential, retail and leisure uses East – Bus Station South – Residential West – Mixed uses including residential and retail
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Immediately adjacent to Category A listed buildings whose setting should be taken into account in any redevelopment scheme. Also within central Dundee Conservation Area. Development should make positive contribution to adjoining historic townscape.
Woodland	None
Physical Constraints (e.g pylons, substations etc)	substation at rear of site, on corner of junction with traffic lights
Topography and Site Orientation	north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good public transport access but no dedicated cycling facilities
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Dundee bi annual report indicates there may be a culverted watercourse (Scourin' Burn) in the area, perhaps to the west of the site. SEPA Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place Flood risk on Seagate, Flood checkpoint at junction to north of building (due to limited space green roofs may be suitable)
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. wine merchants onsite).
Air Quality	Seagate has air quality concerns. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield

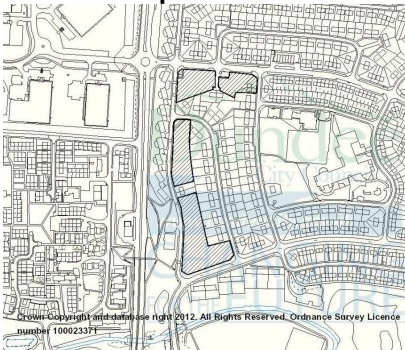
contribution (including Brownfield / Greenfield)	
Other information	Prominent corner location opposite busy Seagate Bus Station
Potential Residential Capacity	24
Key Agency Comments	No comment
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR077	DCC alternative ref: HLA201109
	Site Name: Central Waterfront	
	Site Address:	
	Site Description:	Site Area: 12.02 Hectares

The site is identified in the TAYplan Strategic Development Plan as a Strategic Development Area. A Masterplan has already been approved for this area. Developments are to proceed in accordance with masterplan with individual site plots having briefs prepared. An allocation of up to 375 residential units is to be supported within the masterplan area along with a range of mixed uses. No specific allocation of sites is to be included in the Proposed Local Development Plan.

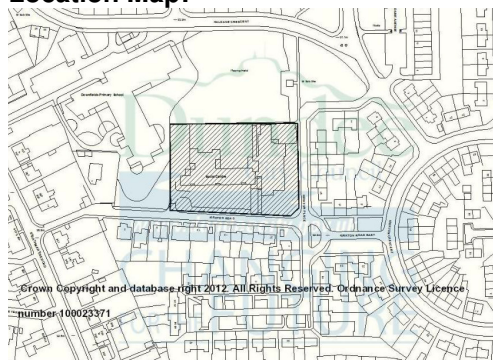
Assessment Topic	Notes
Site Planning or Design Brief	Central Waterfront Masterplan In 2011 Housing Land Audit
Neighbouring Uses	North – Predominantly Retail and other employment with Residential on upper floors East – Port Area South – River Tay West – transport / Employment
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Adjacent to Central Dundee Conservation Area and several B listed buildings. Also adjacent to the Category A listed former Exchange Coffee house. B Listed Telford Light within site
Woodland	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	Existing buildings however are included in master plan for demolition
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Transportation network currently being reconfigured
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Large part of the site is within the 1:200 Coastal flood outline Dundee bi annual report indicates there is likely to be a culverted watercourse (Scourin' Burn) under the site. SEPA: Flood Risk Assessment (FRA) required to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. Ongoing discussions with SEPA regarding SUDS.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Close to Tay Estuary SAC and SPA
Environmental Constraints (non-designated)	Close to Tay Estuary SAC and SPA
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. infilled docks and docklands). There has been considerable investigation carried out to date by DCC, and site specific risk assessments will be required as more details of specific proposals emerge.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Brownfield

contribution <i>(including Brownfield / Greenfield)</i>	
Other information	None
Potential Residential Capacity	375
Key Agency Comments	<p>SNH</p> <p>Central waterfront – the green cycleway/circular passes along Tay – safeguard/protect. Public access to Tay frontage – consider signage and interpretation opportunities? Adjacent to Firth of Tay and Eden Estuary SAC, and SPA downstream – assess as part of HRA. High landscape and visual sensitivity of centrally located site, running between waterfront and existing historic Dundee City centre. Opportunity to create high quality and positive waterfront, physically and visually opening up access to the River Tay and making the most of this unique City setting. Potential to reconsider vehicular and pedestrian transport links, with the relocation of the bus station adjacent to the train station to create a more effective and sustainable transport network with priority access given to pedestrians/cyclists over the vehicles. New high quality built development could recreate visual and physical links between the existing historic centre core and the waterfront, as part of on-going regeneration of the Whitehall Crescent townscape and the proposed V&A development (including the potential for redevelopment of the prominent landmark Tay Hotel – immediately outside site boundary).</p>
Ownership / Agent	Dundee City Council, Network Rail Gala Casino and Hilton Hotels

Location Map: 	Site Reference: ALT001	DCC alternative ref:
	Site Name: Orlits (Between Fintry Road and Fintry Drive)	
	Site Address: Finavon Street	
	Site Description: Orlit houses which are in the process of being demolished.	Site Area: 1.52 Hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 47 semi-detached homes.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential East – Residential South – Residential / Open Space West - Road Network with residential beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	Existing buildings
Topography and Site Orientation	Slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly residential, cannot rule out contamination potential.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part Vacant
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield - High Value in terms of contribution to regeneration of Fintry Housing area
Other information	None
Potential Residential Capacity	47
Key Agency Comments	
Ownership / Agent	Abertay Housing Association

Location Map: 	Site Reference: ALT002	DCC alternative ref:
	Site Name: St Columbas Primary, Kirkton Road	
	Site Address: Kirkton Road/Kirkton Place	
	Site Description: Former school with hard surfaces	Site Area: 0.63 hectares


Recommendation that this site be allocated for residential purposes with an indicative site capacity of 22 homes.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – School / Playing Fields East – Residential South – Residential West - School
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	generally flat, east/west orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Road access to East and South
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	SEPA: Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (school heating oil).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	22
Key Agency Comments	
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: ALT003	DCC alternative ref:
	Site Name: Clatto Water Services Depot	
	Site Address: Adjacent to Clatto Country Park	
	Site Description: Scottish Water Depot site near Clatto Reservoir	Site Area: 3.34 hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 60 houses.

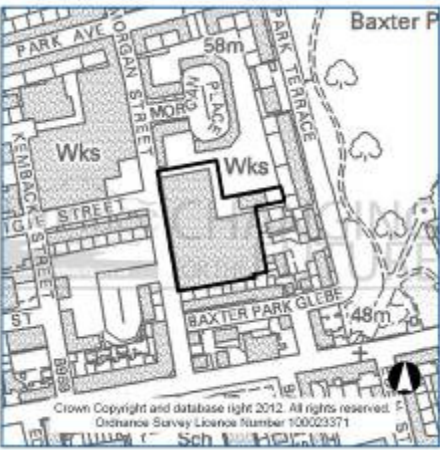
Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Clatto Reservoir (Country Park) East – Scottish Water Waste Treatment Works South – Residential West - Country Park and Open Countryside
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category B listed cottage and walled garden. There are a number of Scheduled monuments and other items in the general area but all are outwith the boundary (typically 700m+ distant)
Woodland	Mature trees to north of site worthy of retention. Existing mature vegetation on southern edge should be retained/enhanced
Physical Constraints (e.g pylons, substations etc)	Existing telecoms masts - however believed that these could be relocated . Waste Water works and underground infrastructure to east of site
Topography and Site Orientation	undulating, east/west orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Road access available from south, which also includes the Green Circular cycle route
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Agent has indicated need to consider safety implications associated with reservoir failure.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Clatto Country Park adjacent and Open Countryside
Environmental Constraints (non-designated)	Clatto South Community Wildlife Site Electrical generating water turbine adjacent to site which may have noise implications
Contamination	Potential for contamination from historical land use on site and in vicinity. (12/00372/PAN – predetermination preliminary risk assessment requested).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Proposed by owner for 60-80 houses Site indicated during MIR consultation
Potential Residential Capacity	60
Key Agency Comments	
Ownership / Agent	Scottish Water

Location Map: 	Site Reference: ALT004	DCC alternative ref:
	Site Name: Western Gateway Site	
	Site Address: Land to south of former Liff Hospital	
	Site Description: Greenfield Site located to the west of the city	Site Area: 12.89 hectares

Existing Local Plan site. Recommendation that this site be allocated for residential purposes with an indicative site capacity of 100 houses.


Assessment Topic	Notes
Site Planning or Design Brief	Dundee Local Plan Review 2005 housing site/HLA 2011
Neighbouring Uses	North – residential/ farmland East – industrial estate/residential South – open space/residential West – farmland
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Listed buildings of Liff Hospital and Gowrie House are situated to the north of the site.
Woodland	Tree Preservation Order 06/03 is present on site
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	Designated as open countryside
Transportation <i>(including public transport, cycling and walking)</i>	Access is best by private car but the core paths network perimeters part of the site and there is a bus stop just north of the site.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA: Recommend a requirement undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Other information	None
Potential Residential Capacity	100
Key Agency Comments	SNH: Protect existing woodland to northern and western boundaries and extend by new tree planting along eastern and southern boundaries to improve habitat connectivity and to enhance surrounding woodland framework. Recommend

	assessment of landscape and visual impacts of this Greenfield site.
Ownership/agent	NHS

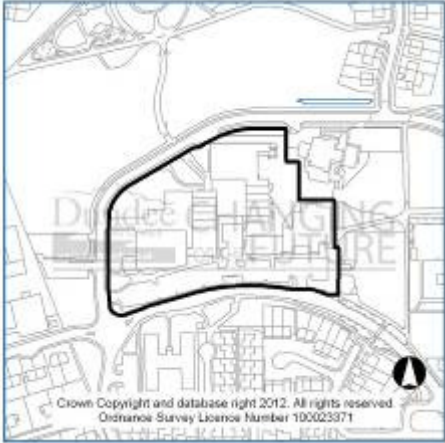
Location Map: 	Site Reference: ALT006	DCC alternative ref:
	Site Name: Taybank works Phase Two	
	Site Address:	
	Site Description: Industrial building.	Site Area: 0.76 Hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 18 houses.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – industrial / residential East – residential South – residential West – residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Part of the building is a listed building and the area is to the west of the of Baxter Park conservation area.
Woodland	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	building
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	The site is accessible by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	There is a hot spot identified close to the site. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	
Potential Residential Capacity	18
Key Agency Comments	
Ownership/agent	NK Developments


Location Map: 	Site Reference: ALT007	DCC alternative ref:
	Site Name: Camperdown Street Car Park	
	Site Address: Camperdown Street	
	Site Description: Currently a car park.	Site Area: 0.15 Hectares
Recommendation that this site be allocated for residential purposes with an indicative site capacity of 5 houses.		

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – industrial / commercial East - industrial / commercial South – industrial / commercial West – industrial / commercial
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	The site is located in the Lochee Conservation area.
Woodland	Small areas of trees around the perimeter of the site
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	The site is accessible mostly by private car as there are no bus stops in close proximity to the site.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA: Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Potential Residential Capacity	5
Key Agency Comments	
Ownership/agent	

Location Map: 	Site Reference: ALT008	DCC alternative ref:
	Site Name: Site 8, Whitfield	
	Site Address: Lothian Crescent / Whitfield Drive	
	Site Description: The buildings are facilities for the community including a library, clinic etc	Site Area: 1.81 hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 46 houses.

Assessment Topic	Notes
Site Planning or Design Brief	In Whitfield Planning Framework/HLA site
Neighbouring Uses	North – open space East – open space/ school South – residential West – open space/ school
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	Buildings
Topography and Site Orientation	flat site, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Good access by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Small part of site is in vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Potential Residential Capacity	46
Key Agency Comments	
Ownership/agent	Dundee City Council

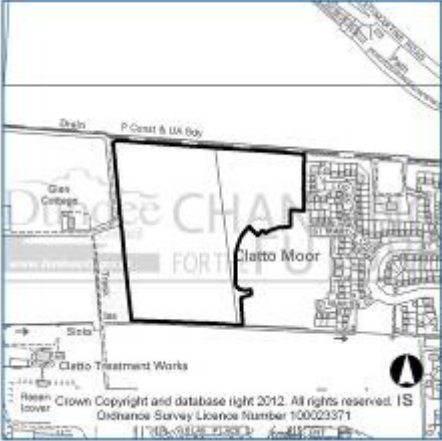
Location Map: 	Site Reference: ALT009	DCC alternative ref:
	Site Name: Land at Barns of Claverhouse Road	
	Site Address: Land north of Claverhouse Road	
	Site Description: Existing open space	Site Area: 0.42 hectares

This site is identified in the Mill O Mains Community Regeneration Masterplan. It is considered that the site is capable of being developed for approximately 12 houses. Recommended that the site be allocated in the Local Development Plan

Concerns have been raised regarding the loss of part of the wildlife corridor at this location and on another sites to the east. Whilst the development of these sites would result in the loss of a strip of the corridor along its northern edge it would not reduce the extent of the corridor at this location to undermine the integrity of the corridor as a whole. It should be noted that an area to the east of this site has been developed for a SUDS pond as part of the master planning process to serve the new housing in the area. The SUDS pond has been planted to seek to enhance the quality of the wildlife corridor and provide a more diverse habitat than exists at present. It is considered that the loss of this area of the corridor along the northern edge can be supported given the extent and quality of the land being lost and the enhancement of the area through the SUDS provision and planting. There will also be the loss of some open space as a result of this development. It is considered that the loss would not be significant and that a satisfactory level and area of open space will remain to serve the surrounding area.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – residential East – residential South – open space West – open space
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	To the south east of Trottick conservation area
Woodland	Woodland around the perimeter
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Slightly sloping at southern edge of site, north/south orientation
Designated Open Space	Yes
Transportation <i>(including public transport, cycling and walking)</i>	No direct road access to site.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA: Recommend a requirement to undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site <i>(including protected species)</i>	Yes, Within the Dighty wildlife corridor
Neighbouring Environmental Site	Yes
Environmental Constraints (non-designated)	No

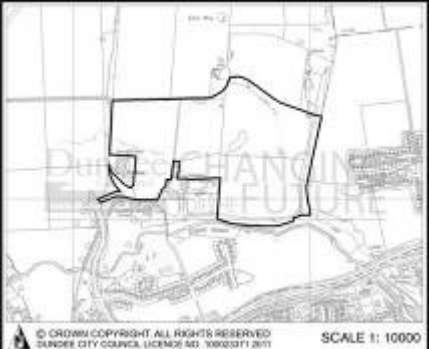
Contamination	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Partly Greenfield Partly Brownfield. Northern part of the site has previously had buildings located on it.
Other information	
Potential Residential Capacity	12
Key Agency Comments	Within Dighty Wildlife corridor. Our comments in relation to sites 15 and 27 also apply here. This will still set a precedent for development in this wildlife corridor. Suggest clear justification/rationale is provided as to why this site is being allocated in the Dighty Wildlife corridor - see adopted Local Plan Policy 70. Will also result in loss of open space - assess as part of open space audit land requirements
Ownership/agent	Dundee City Council

Location Map: 	Site Reference: ALT010	DCC alternative ref:
	Site Name: Baldragon Farm	
	Site Address: Land to west of St Martin Crescent	
	Site Description: Agricultural land	Site Area: 7.15 hectares

Recommendation that this site be allocated for residential purposes with an indicative site capacity of 135 houses.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – farmland East – residential South – Open space/ residential West – farmland
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Clatto reserve is to the west of the site which is a listed building.
Woodland	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	flat, east/ west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Not easily accessible by public transport but can be accessed by all other modes of transport.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA: Recommend a requirement to undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place. Clatto watercourse runs to the south of the site and the reservoir is situated to the west of the site.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	There is a community wildlife and a nature conservation site to the west of the site.
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Other information	
Potential Residential Capacity	135
Key Agency Comments	Baldragon wood to the west is an Ancient Woodland Inventory (AWI) site - long established plantation origin. There was

	originally AWI woodland to the south of the site but this seems to have been cleared. Re-establish links to woodland by new woodland planting along the northern and southern boundaries. This is a greenfield site - recommend assessment of landscape and visual impacts of this site.
Ownership/agent	Betts

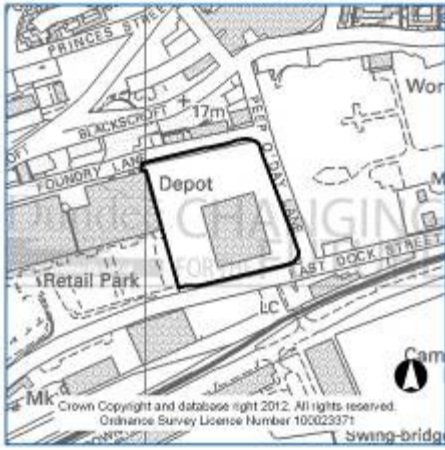
Location Map: 	Site Reference: ALT011	DCC alternative ref: CFS 0016
	Site Name: Linlathen Estate 2	
	Site Address: Linlathen Estate, North Of Arbroath Road, Dundee	
	Site Description: Land At Linlathen Estate, North of Linlathen House and farm buildings	Site Area: 37.3 Hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. It is considered that once the Western Gateway has progressed there will be the opportunity for additional greenfield land to be released in the second 5 year period of the Plan. It is considered that given the location of this site and the existing access then the western part of this site be identified for housing release for the second 5 year period of the Plan. Recommendation that the western part of this site be allocated for residential use for up to 150 houses for the period 2019-2024.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Open Countryside with developer interest for residential East – Open Countryside with developer interest for residential South –Countryside including farm buildings, Linlathen House and Balgillo North Residential Development West - Open Countryside allocated for employment/business use
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Tree preservation order 07/84 is present on site. Other mature woodland exists within site.
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to Drumsturdy road
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA: Recommend a requirement to undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Dighty watercourse to south has known invasive species problems Potential for habitat fragmentation Wildlife corridor to south of site
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration	Greenfield

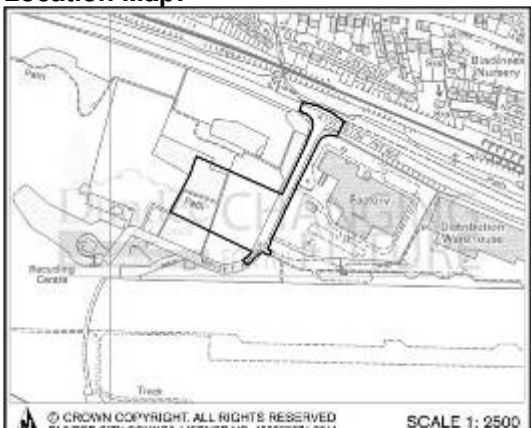
contribution <i>(including Brownfield / Greenfield)</i>	
Potential Residential Capacity	no capacity stated
Other information	Site nominated by developer through call for sites for Residential uses
Key Agency Comments	<p>Recommend assessment of landscape and visual impacts of this significant greenfield site. It is surrounded by open countryside and as such has no connectivity in terms of the urban area to the south. However there is recent new development to the south and east. Examine sustainability implications of development of site in isolation. Houses could be orientated to take advantage of south-west orientation. Developer interests for surrounding open countryside is noted - recommend this site is evaluated as part of a wider landscape capacity study for this area.</p> <p>The site is bounded by the Dighty corridor to the south and opportunities to protect and enhance this should be incorporated into a master planning processes. Likewise, the existing trees and woodland belts should be protected and enhanced, and connections between these and to habitat corridors outwith the site established.</p>
Ownership / Agent	Linlathen Developments / DG Coutts Associates

**Sites to be Allocated
for Other Uses
in the
Proposed Local Development
Plan**

Location Map: 	Site Reference: ALT012	DCC alternative ref:
	Site Name: Gallagher Retail Extension	
	Site Address: East Dock Street/ Peep O' Day Lane	
	Site Description: Currently a bus depot site	Site Area: 1.72 Hectares

Allocated in Dundee Local Plan Review 2005 for an extension to Gallagher Retail Park. Although it is considered that there will be limited growth in retail expenditure in the short to medium term and that any available new expenditure should be directed towards the existing centres, it is considered that some limited provision be made for additional land for household goods in an out of centre location. Recommended that this allocation carries through to proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – residential East – industrial land South – road network/ docks West – retail park
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	Building presently on site
Topography and Site Orientation	Slightly sloping at north, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Bus station is less than 500m away. Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA: Recommend a requirement to undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. Commitment that no development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Close to European SAC Site for the Tay Estuary
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	Increase traffic on south east arterial route. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	None
Key Agency Comments	See above
Ownership/agent	National Express

Location Map: 	Site Reference: ALT013	DCC alternative ref: CFS 0027
	Site Name: Riverside Park & Ride	
	Site Address: Wright Avenue	
	Site Description: Land adjacent to civic amenity site south of Riverside Avenue.	Site Area: 2.29 Hectares

This proposal is identified in the TAYplan Action Programme. TACTRAN are pursuing the development of this site and has been proposed as a result of a study of alternatives sites within the west of the City. Recommendation that this site be allocated for Park and Ride facility.

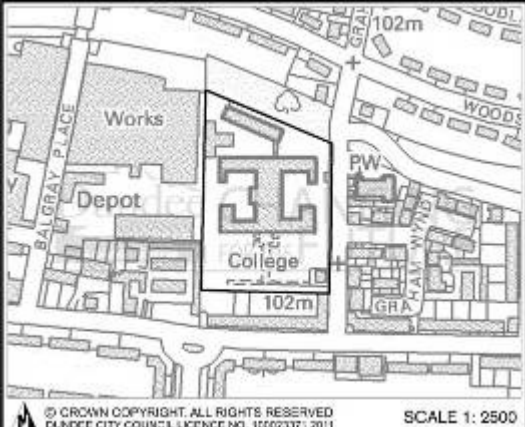
Assessment Topic	Notes
Site Planning or Design Brief	Included within riverside nature park plan
Neighbouring Uses	North – Open Land / Riverside Nature Area East – Industrial / Business Land South – Dundee Airport West - Open Land / Riverside Nature Area and waste handling area
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	Flat, north/south orientation
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	No footways, green circular cycleway exists a short distance away to the north. No bus services at present
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified
Designated Environmental Site (including protected species)	300m north of Inner Tay Estuary SPA SSSI Tay Estuary SAC Potential for impact on European Sites without mitigation measures in place
Neighbouring Environmental Site	Inner Tay Estuary Local Nature Reserve
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	Historical uses suggest potential for contamination (e.g. infilled ground – potential ground gas issues particularly for any enclosed spaces or buildings).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Other information	Site nominated through call for sites as a potential Park & Ride site.
Key Agency Comments	Firth of Tay & Eden Estuary SPA - Given that the adjacent land is used quite heavily already and the SPA is buffered by the airport runway this site can be screened out. While the site is in relative close proximity, ~300m the qualifying species tend not to use this area and usually congregate within the confines of Invergowrie Bay. Firth of Tay & Eden Estuary SAC - Screen out, no pathway.

	Also note this proposed site lies within the riverside nature park plan. Need to consider whether this is development will fragment the nature park plan, and the impacts on the use and function of the park as a result of a park and ride development.
Ownership / Agent	Dundee City Council

**Sites proposed for Housing
but not to be allocated
in the
Proposed Local Development Plan**

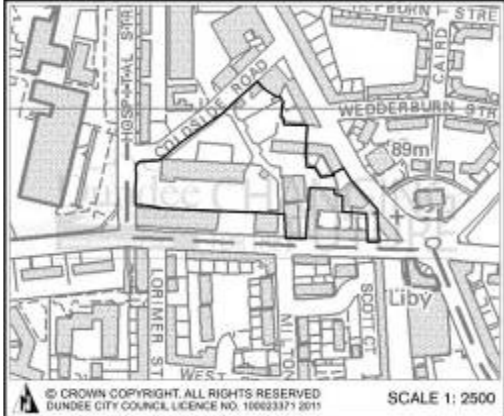
These sites fall into the following categories:

- Planning permission has been granted for the proposed use.
- The location/sites is not considered to be a priority for the delivery of the housing requirement.
- The site is not considered suitable for a residential use.

Location Map: 	Site Reference: MIR002	DCC alternative ref: DC0212
	Site Name: Dundee College, Graham Street	
	Site Address: Dundee College, Graham street	
	Site Description: Dundee College Site	Site Area: 1.64ha

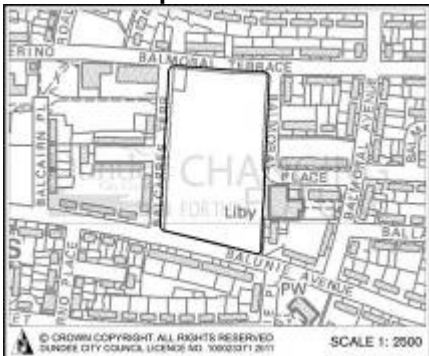
Planning Permission granted 14 February 2012 (ref 11/00593/FULL). No need to allocate in plan.

Assessment Topic	Notes
Site Planning or Design Brief	Developed by Jones Lang La Salle - Not adopted by DCC
Neighbouring Uses	North – green space East – housing South – housing West – industrial estate
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Site is located west of Category B listed St Teresas formerly St Michaels RC Church.
Woodland	Opportunity to reinforce the adjacent tree belt to the north building
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	north/south orientation, sloping to south
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to minimise input of surface water into the combined sewer. (mitigation: suds by infiltration - assuming no contamination). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity, also cancelled petroleum licences. Phase I has been submitted in relation to recent planning application.
Air Quality	The entire Dundee area is an air quality management area. Potential odour issues from adjacent PPC site. No hot spots identified in perimeter.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	
Potential Residential Capacity	72
	Persimmon Homes

Location Map: 	Site Reference: MIR007	DCC alternative ref: DC 0128
	Site Name: Land at Coldsides Road	
	Site Address: Coldsides Road	
	Site Description: Mixed mainly industrial site part derelict. Made up of buildings, hard standing and wasteland.	Site Area: 1.39 Hectares


Whilst this site is considered to have potential for residential purposes it is not considered to be a priority location. As such it is not being brought forward for inclusion in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – general industrial East – housing South – housing West – industry
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	Contamination and culvert on site. Buildings.
Topography and Site Orientation	east/west orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration but ground contamination may require lined suds). The location of the Dens Burn requires to be established and if within the site, building over the culvert should be avoided.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Yes - petrol station and potential contamination due to previous infilling. Potential for contamination from historical land use on site (e.g. sawmill, vehicle body works, cancelled petroleum licence.) A full assessment of potential contamination is required.
Air Quality	Will impact on the hot spots and increase traffic at the five ways roundabout. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield site which is of a size that would significantly aid the regeneration of the general area.
Other information	None
Potential Residential Capacity	50
Ownership / Agent	

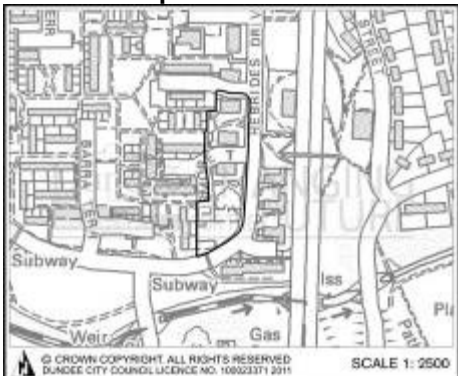
Location Map: 	Site Reference: MIR008	DCC alternative ref: DC0150
	Site Name: Land at Balmoral Terrace, Douglas	
	Site Address: Balmoral Terrace Douglas	
	Site Description: Douglas Primary School site	Site Area: 1.97 Hectares

Site has the potential to be suitable for residential development. There is also potential for community use of part or all of the site. The site given its size could be developed for both residential and community uses. It is considered that this is not a priority location and as such it is recommended that this site not be allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – housing East – housing South – housing West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees within/around boundary of sites. Consideration given to retention as part of future development where appropriate.
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	Flat, north/south facing
Designated Open Space	Yes
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified.
Waste Water	No known issues
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk (including Flooding Effects Elsewhere)	No
Contamination	No obvious issues
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	30
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR013	DCC alternative ref: DC 0085
	Site Name: Land at Mull Terrace Mill O' Mains	
	Site Address: Mull Terrace Mill O' Mains	
	Site Description: housing site for redevelopment	Site Area: 0.50 Hectares
Planning permission granted 20 March 2012 (Ref: 11/00733/FULM). No need to allocate this site in the Local Development Plan		

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing East – housing South – housing West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	On site source control for surface water required - to fit in with master plan SUDS for overall development. Close to the 1:200 fluvial flood outline of the Dighty Water
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No. PI, PII, PIII for 11/00733/FULM covers part of site.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	None
Potential Residential Capacity	17
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing. Is access link to Dighty green corridor possible? Opportunity for many of these allocation sites adjacent to the Dighty Water to allow for both physical and visual links to the wildlife corridor, and the wider important recreational resource at Caird Park.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR019	DCC alternative ref: DC 0091
	Site Name: Land at Lismore Terrace	
	Site Address: Lismore Terrace	
	Site Description: housing site for redevelopment	Site Area: 0.63 Hectares

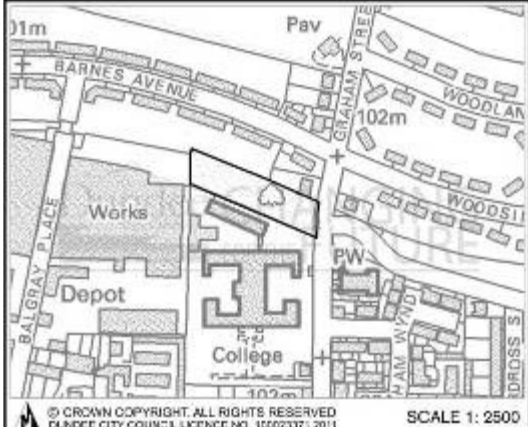
Planning permission has been granted for this site as part of Phase two of the Mill O Mains Masterplan. (Ref: 11/00733/FULM). No need to allocate in the Proposed development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	Mill o' Mains Community Regeneration Masterplan
Neighbouring Uses	North – housing East – housing South – housing West –housing
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Part of the site is within the 1:200 year fluvial flood outline of the Dighty Burn. Potential development of allocation could increase the probability of flooding elsewhere - Assessment of flood risk recommended. On site source control for surface water required - to fit in with master plan SUDS for overall development. Assessment of flood risk undertaken by CD Engineers. Required mitigation measures agreed.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	No known issues Likely to be housing demolition material under ground. Mill O' Mains Reports may contain relevant information. Cancelled Petroleum Licence to E.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Other information	None
Potential Residential Capacity	12
Key Agency Comments	SNH significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing.
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR024	DCC alternative ref: DC0197
	Site Name: Land at Molison Street	
	Site Address: Molison Street	
	Site Description: former Stobswell School site	Site Area: 0.28 Hectares

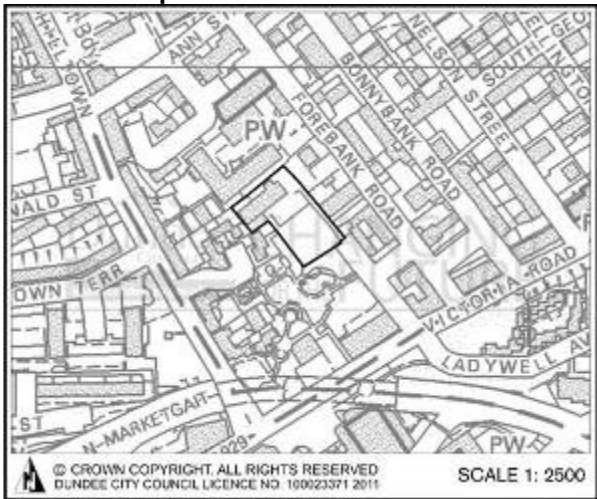
It is considered that this site has potential to be suitable for residential use for up to 8 homes. However, this is not considered to be a priority location and as such the site is not to be allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Sports ground East – housing South – housing West – Sports ground
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	The setting of the Category A listed Clepington St Primary School in Eliza Street should be taken into account in any redevelopment.
Woodland	Trees adjacent to the north and west
Physical Constraints <i>(e.g pylons, substations etc)</i>	substation
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration or green roofs). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	yes
Environmental Constraints (non-designated)	none
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. onsite hospital and sub station, foundry to S).
Air Quality	Could impact on the North West Arterial. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	yes
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Other information	Possible opportunity to create access link to open space to north.
Potential Residential Capacity	8
Ownership / Agent	Dundee City Council

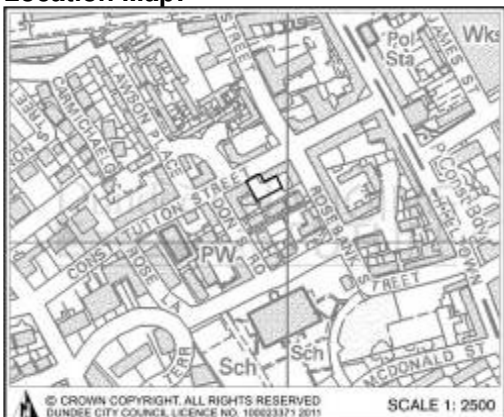
Location Map: 	Site Reference: MIR028	DCC alternative ref: DC0210
	Site Name: Land at Graham Street (west)	
	Site Address: Graham Street (west)	
	Site Description: green space. part of former railway route	Site Area: 0.34 Hectares

This site has the potential to be suitable for residential purposes with an indicative site capacity of 8 homes. Not a priority and as such is not to be allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	no
Neighbouring Uses	North – housing East – housing South – Dundee College (also a potential development site) West – employment uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Some trees
Physical Constraints <i>(e.g pylons, substations etc)</i>	no
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Good links by all modes of transport
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration). No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity (onsite probable railway land, carpet works to E and foundry to SE.)
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	brownfield
Other information	None
Potential Residential Capacity	8
Key Agency Comments	SNH Wooded site – retain/protect trees – is there any opportunity to create reinforce green links along disused railway extending to Maryfield
Ownership / Agent	Dundee City Council

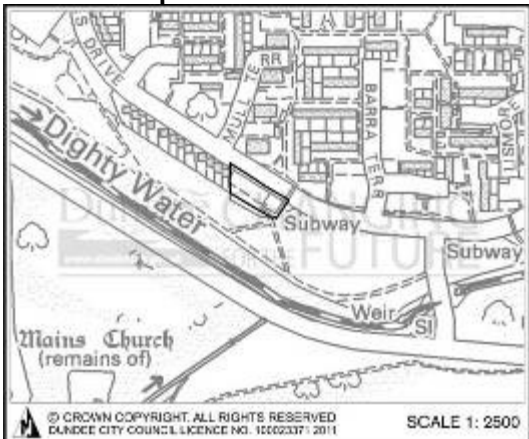
Location Map: 	Site Reference: MIR029	DCC alternative ref: CFS 0009	
	Site Name: Forebank House		
	Site Address: Ann Street / Forebank Terrace		
	Site Description: Listed building set in mature garden grounds	Site Area: 0.30 Hectares	
	<p>This site has the potential to be suitable for residential purposes with an indicative site capacity of 8 flats within a conversion of the existing building. No building works would be permitted within the garden ground. Not a priority and a such is not to be allocated in the Local Development Plan.</p>		

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Residential East – Residential South – Parkland West - Residential
Historic Environment	Category B listed building. Presumption to retain and reuse this building as part of any proposals. Has potential archaeological interest.
Woodland	Tree Preservation Order 06/10 is present on site
Physical Constraints (e.g pylons, substations etc)	Buildings, adjacent to nursing home
Topography and Site Orientation	Flat, North/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Close to city centre but accessed via narrow roads, no cycle routes in vicinity
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water where possible (mitigation via permeable surfaces, green roofs). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Victoria works to S and sacking factory to NW).
Air Quality	The entire Dundee area is an air quality management area. No hot spots identified in perimeter.
Vacant or Derelict Land	On vacant and derelict land register (Ref 2177)
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	Site nominated by developer through call for sites for a community facility
Potential Residential Capacity	8
Ownership / Agent	Mr Barn

Location Map: 	Site Reference: MIR031	DCC alternative ref: DC0143
	Site Name: Land at Constitution Street	
	Site Address: Constitution Street	
	Site Description: Vacant site	Site Area: 0.04 Hectares

This site has the potential to be suitable for residential purposes with an indicative site capacity of 6 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	Site Planning Brief (draft)
Neighbouring Uses	North – housing East – hot food and housing South – housing West – housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	no
Topography and Site Orientation	Flat
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water where possible (mitigation green roofs and permeable surfaces). No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity. Phase I study carried out by DCC under Part IIA (Rosebank Works). Just offsite - sacking factory, laundry and other.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Yes
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	
Potential Residential Capacity	6
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR036	DCC alternative ref: DC394
	Site Name: Land at Hebrides Drive opposite Mull Terrace	
	Site Address: Hebrides Drive	
	Site Description: cleared site adjacent to existing housing	Site Area: 0.11 Hectares

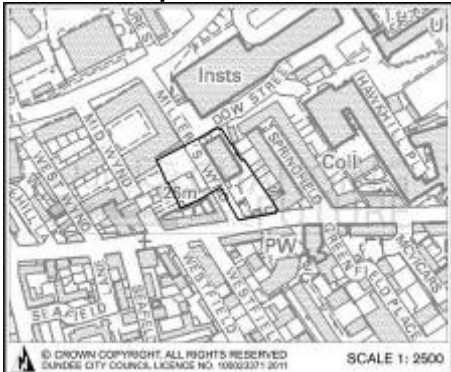
This site has planning permission and does not need to be allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	Mill O'Mains Community Regeneration Masterplan
Neighbouring Uses	North – residential East – residential South – residential West – residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	subway
Topography and Site Orientation	east/west orientation, flat, undulating at rear of site
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport No specific cycle facilities however Green circular is located to the south.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Site adjacent to the 1:200 fluvial flood outline of the Dighty Water On site source control for surface water required - to fit in with master plan SUDS for overall development
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Wildlife corridor borders site
Environmental Constraints (non-designated)	No
Contamination	No obvious issues, Mill O' Mains Reports of relevance.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	None
Potential Residential Capacity	5
Key Agency Comments	SNH See 15 and 27 – opportunities to contribute to adjacent wildlife corridor – for example retaining open views to site, creation of community facility, seating, play area. Native tree planting on southern boundary to reinforce wildlife corridor
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR037	DCC alternative ref: DC0192
	Site Name: Dens Road Market, Dens Road	
	Site Address: Dens Road market, Dens Road	
	Site Description: Site of Dens Road Market	Site Area: 0.56 Hectares

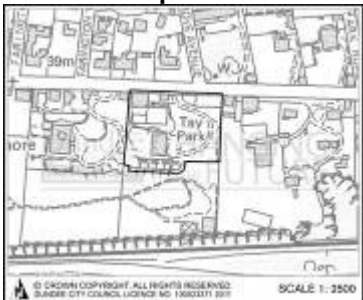
This site has the the potential to be suitable for residential purposes with an indicative site capacity of 25 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	part of Former Dens Metals Site
Neighbouring Uses	North – housing East – housing South – housing West –housing
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	existing buildings.
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	no
Transportation (including public transport, cycling and walking)	excellent access for all forms of transport.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Previous sewer capacity issues. Dundee bi annual flood report indicates that there may be a culverted watercourse (Dens Burn) in the area. On site source control for surface water required could combine with adjacent site
Designated Environmental Site (including protected species)	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. onsite Rashiewell Works).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	no
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	
Potential Residential Capacity	25
Ownership / Agent	Mark Harris

Location Map: 	Site Reference:	DCC alternative ref: CFS 0040
	Site Name: Dow Street	
	Site Address: Dow Street / Millers Wynd	
	Site Description: Land to south west of University campus including car park area and Biological Science Institute buildings	Site Area: 0.6 Hectares

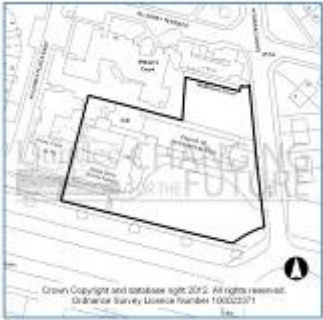
This site may have the potential to be suitable for residential purposes with an indicative site capacity of 14 homes. Not a priority location and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – university research buildings East – residential / university uses South – Residential with retailing/leisure on ground floor West – Industrial / business uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	The Category A listed buildings at Springfield are adjacent to this site. The setting of these listed buildings should be taken into account in any redevelopment. Within University Conservation area and West End Lanes Conservation Area. the retention of Millers Wynd as a through route (for pedestrians / cyclists) is important to reflect the historic street layout of the West End Lanes
Woodland	Evaluate/ retain trees
Physical Constraints (e.g pylons, substations etc)	buildings, Millers Wynd runs through site
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Adjacent to Perth Road with good bus services. No cycling facilities however university precinct is a traffic calmed area. Millers Wynd should not become a through route for vehicular traffic
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (cancelled petroleum licences, radioactivity licence, Mid Wynd Works, Garage).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	Site nominated by developer through call for sites for residential use and Industrial / Commercial.
Potential Residential Capacity	14
Key Agency Comments	Key Agency Comments
Ownership / Agent	University Of Dundee

Location Map: 	Site Reference:	DCC alternative ref: CFS 0053
	Site Name: Taypark House	
	Site Address: Perth Road	
	Site Description: Large house situated between Perth Road and Botanical Garden	Site Area: 1.1 Hectares

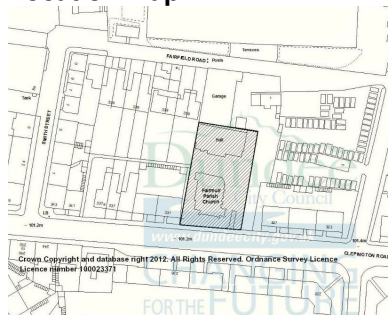
This site has the potential to be suitable for residential purposes with an indicative site capacity of 5 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – residential East – residential South – Botanical garden West - residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category B Listed building including all boundary walls. Within West end suburbs conservation area
Woodland	Extensive tree cover in grounds. Important to retain existing woodland cover and reinforce as part of the wider well wooded surrounding townscape character (and adjacent Botanic Gardens) and in views from Riverside up to the escarpment along which the Perth Road runs.
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	Steep southward slope
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	No obvious issues.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Roadway used for service access to Botanical Garden. Site nominated by developer through call for sites for a range of potential uses including business, leisure or residential.
Potential Residential Capacity	5
Key Agency Comments	
Ownership / Agent	University Of Dundee / Dundee City Council

Location Map: 	Site Reference:	DCC alternative ref:
	Site Name: Priory, Pitkerro Drive	
	Site Address: Pitkerro Drive	
	Site Description: St Vincent de Paul Roman Catholic Church set in mature garden ground	Site Area: 0.52 hectares

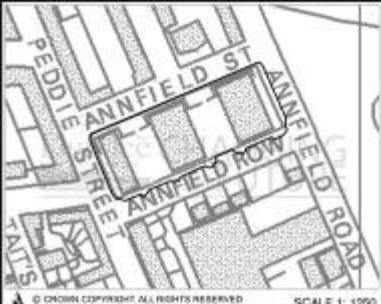
This site has the potential to be suitable for residential purposes with an indicative site capacity of 15 homes. Not a priority and as such is not to be included in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential East – Residential South – Transportation (Kingsway East, trunk road) West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Mature trees which require assessment and potential retention
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Situated on Kingsway East - vehicle access from Pitkerro Drive only. Linkage to cycle route on southern boundary required
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Formerly church buildings, cannot rule out contamination potential (e.g. heating oil). No other obvious issues.
Air Quality	Will impact on hotspot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is included in the vacant and derelict land register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Traffic noise likely to be an issue and should be considered in design solution
Potential Residential Capacity	15
Key Agency Comments	
Ownership / Agent	Society of St Vincent de Paul

Location Map: 	Site Reference:	DCC alternative ref:
	Site Name: Clepington & Fairmuir Church	
	Site Address: 329 Clepington Road	
	Site Description: church and hall set in mature garden grounds	Site Area: 0.17 hectares

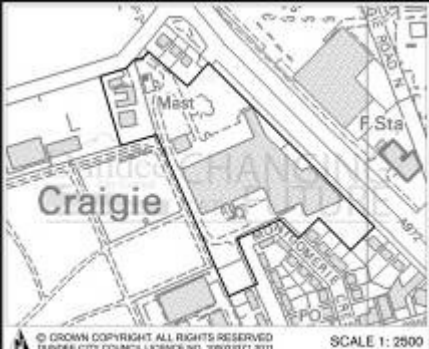
Planning Application 12/00169/FULL approved June 2012. No need to allocate this site

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Industrial uses / garage East – Residential and industrial uses / garages South – Residential West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Tree Preservation Order 01/82 is present on site
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. garage to N and cancelled petroleum licence).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	
Potential Residential Capacity	9
Key Agency Comments	
Ownership / Agent	Church of Scotland General Trustees

Location Map: 	Site Reference:	DCC alternative ref: CFS 0005
	Site Name: Peddie Street / Annfield Road	
	Site Address: Annfield Row	
	Site Description: Existing light industrial units between Annfield Road and Peddie Street	Site Area: Hectares


This area is not a priority location for the allocation of new housing sites. The proposed units are of good quality and occupied by a range of uses. It is considered that the units perform an important role for small business within the City. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Residential East – business park (technopole) South – Industrial/business uses including car repair and breakers yards West - Residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	No
Topography and Site Orientation	Site is currently flat but has a significant elevation change at its northern boundary
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Site is in close proximity to existing bus routes and well served by pedestrian facilities. There are no cycling facilities in the area
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity (Ashton works to E, Baltic Works to S).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Site is in use
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for residential uses
Ownership / Agent	Agent: DG Coutts Associates

Location Map: 	Site Reference:	DCC alternative ref: CFS 0030
	Site Name: Stewart's Cream Of The Barley	
	Site Address: Mid Craigie Road	
	Site Description: Former factory to west side of Kingsway near Scott Fyffe junction	Site Area: 2.9 Hectares

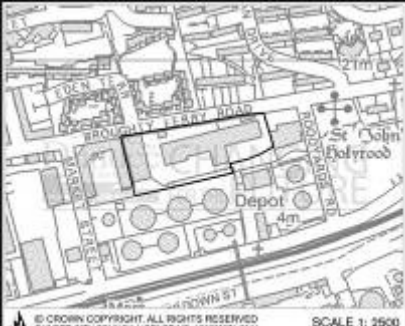
This site is currently allocated as a General Economic Development Area in the Dundee Local Plan Review 2005. Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that it could have a role to play in supporting businesses in connection with the development of the renewables sector. The proposed development for retail or residential developments would not accord with the policy approach for both of these types of uses set out in the Proposed Local Development Plan. A new cemetery is already being developed to the east of the city. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	no
Neighbouring Uses	North – Residential (3 units) with trunk road beyond East – Trunk road with retail park beyond South – Residential West –Industrial/ business uses and cemetery
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Cemetery to west of site is listed
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site (e.g. road haulage).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for retail and residential uses with a potential cemetery extension
Ownership / Agent	Bruce Linton Properties / EMAC Planning

Location Map: 	Site Reference:	DCC alternative ref: CFS 0034
	Site Name: 60 Brown Street	
	Site Address: 60 Brown Street	
	Site Description: Former nightclub premises	Site Area: 0.14Hectares


This site forms an integral part of an existing General Economic Development Area at Blackness. This area is proposed to be continued as an economic development allocation in the Local Development Plan. This would not be an area suitable for residential uses given the nature of the surrounding area and uses. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Retail East – Industrial / Business use South – Industrial / Business use West – Industrial / Business use
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within Blackness Conservation Area. Existing building has some exterior elements which would be worthy of retention
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Located adjacent to city centre, no cycling facilities in vicinity
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. TA Centre and tannery onsite).
Air Quality	Potential impact on Lochee Road The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for residential uses
Ownership / Agent	Subway (Edinburgh) Ltd / Ryden

Location Map: 	Site Reference:	DCC alternative ref: CFS 0035
	Site Name: Dundee Abattoir	
	Site Address: 99 Broughty Ferry Road, Dundee	
	Site Description: Former abattoir buildings located to south side of Broughty Ferry Road	Site Area: 0.94 Hectares


This site is currently allocated as a General Economic Development Area in the Dundee Local Plan Review 2005. Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that it could have a role to play in supporting businesses in connection with the development of the renewables sector. The proposed development for retail, residential or commercial developments would not accord with the policy approach for these types of uses set out in the Proposed Local Development Plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Residential East – Hotel South – Industrial / Business (petrochemical installation) West – Industrial / Business
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	Electrical substation on site
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	400m north of boundary of Tay Estuary SAC
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential contamination (e.g. abattoir).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for residential, retail and commercial purposes
Key Agency Comments	SNH North west of Camperdown dock. Assess as part of HRA
Ownership / Agent	AP Jess Ltd / Ryden

Location Map: 	Site Reference:	DCC alternative ref:
	Site Name:	
	Site Address: 119 Clepington Road	
	Site Description: Existing trade outlet centre	Site Area: 0.82 hectares

The location currently operates as a small scale retail/trade park. It does not benefit from any allocation within the Dundee Local Plan Review 2005. It is not proposed to include this location within the retail hierarchy of the Proposed Local development Plan. It is considered that this location is not a priority for new residential development with a large scale site for over 100 houses approved immediately to the east of this site. Recommended that this site not be allocated for any specific purpose in the proposed Local Development Plan.


Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – Residential East – Industrial Land South – Residential West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	generally flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Busy road with no cycling facilities but good bus services Core path network exists on Clepington Road footway adjacent to site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. sawmill, joinery, furniture factory). Limited physical investigation has been carried out under Part IIA by DCC.
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	CBRE promoted this site for residential purposes via the MIR public consultation
Ownership / Agent	CBRE Investors

Location Map: 	Site Reference:	DCC alternative ref: CFS 0004
	Site Name: Land at North Grange	
	Site Address: North Grange Road	
	Site Description: Farmland to north of Arbroath Road adjacent to North Grange Farm	Site Area: 31.3 Hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside

Assessment Topic	Notes
Site Planning or Design Brief	No brief Planning Application 08/00693/FUL
Neighbouring Uses	North – Open Countryside East – North Grange Farm buildings with Angus Gateway retail area beyond. Also Eithiebeaton Quarry to north-east South – A92 Dundee to Arbroath Road with residential beyond. West – Open Countryside with developer interest for residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Developer has indicated potential archaeological interest
Woodland	Tree preservation orders 0906 and 0505 exist on site
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Site slopes east – west with a drop of circa 30 meters over the site
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to an existing A92 access to south east. Site is remote and would therefore encourage commuting by private car.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Developer has indicated potential impact of wildlife / habitat
Contamination	Historical uses in the vicinity suggest a potential for contamination through infilled land and may warrant investigation as part of any redevelopment. Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield site
Other information	Site nominated by developer through call for sites for 289 houses

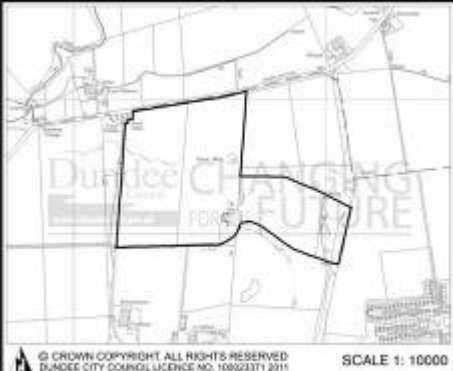
Potential Residential Capacity	289
Ownership / Agent	Caledon Properties Ltd / WYG Planning & Design / H&H Properties / Halliday Fraser Munro

Location Map: 	Site Reference:	DCC alternative ref: CFS 0006 / CFS 0036
	Site Name: Balmossie	
	Site Address: Arbroath Road	
	Site Description: Farmland to north of Arbroath Road surrounding Balmossie Village	Site Area: 66.99 Hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.

Assessment Topic	Notes
Site Planning or Design Brief	no
Neighbouring Uses	North – Open countryside East – Open countryside but with developer interest for residential South – A92 Dundee to Arbroath Road with residential beyond. West - Open countryside but with developer interest for residential The site surrounds the Balmossie village development
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	National monument Index 2. Scheduled Ancient Monument - Roman Fort
Woodland	Tree Preservation order 09/06 is present on site
Physical Constraints <i>(e.g pylons, substations etc)</i>	mast
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site has no transport connections at this time and due to its location would be difficult/expensive to achieve. Road vehicle access would seem to be straightforward by linkage to the existing road access of Balmossie Village
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No Potential protected species in or on boundary of site – an investigation would be required prior to development
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Adjacent to Wildlife Corridor in south west Dighty river course area has known invasive plant species Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use. Historical uses suggest potential contamination / Infilled land / Landfill Site.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Other information	Site nominated by developer through call for sites for residential purposes

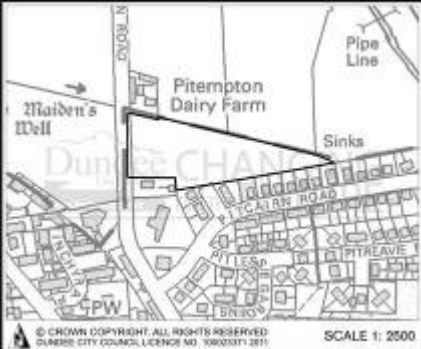
Ownership / Agent	David Reid Farmers / Karen Clark Planning Consultancy / Balmossie Developments Ltd. / Fairhurst
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Location Map: 	Site Reference:	DCC alternative ref: CFS 0015
	Site Name: Linlathen Estate	
	Site Address: Linlathen Estate, North Of Arbroath Road, Dundee	
	Site Description: Land At Linlathen Estate, South of Drumsturdy Road	Site Area: 15.61 Hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.


Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Open Countryside East – Open Countryside South – Open Countryside with developer interest for residential West - Open Countryside
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	2 Scheduled Monuments Index No 6527, 2889. 2 National Monuments Ref No 3, 7. Potential for direct and indirect impacts on scheduled monuments.
Woodland	Some trees
Physical Constraints <i>(e.g pylons, substations etc)</i>	No
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to Drumsturdy road
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation Tree Preservation Order to south west of site boundary
Contamination	Farmland – some potential for contamination depending upon historical use. Historical uses suggest potential contamination through Infilled land and a Landfill Site
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Other information	Site nominated by developer through call for sites for 250 Houses
Potential Residential Capacity	250
Key Agency Comments	Historic Scotland: Agree that this should be a non-preferred site for development.

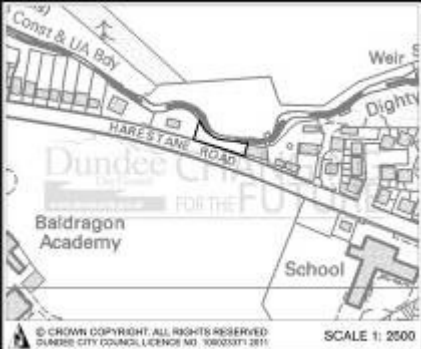
Ownership / Agent	Linlathen Developments / DG Coutts Associates
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Location Map: 	Site Reference:	DCC alternative ref: CFS 0021
	Site Name: Pitempton Road	
	Site Address: Pitempton Road	
	Site Description: Land to east side of Pitempton Road at edge of Dundee's built up area	Site Area: 0.97 Hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.


Assessment Topic	Notes
Site Planning or Design Brief	no
Neighbouring Uses	North – Open Countryside East – Residential South – Residential West – Open Countryside
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	Clatto burn forms northern boundary
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Road access only – no pedestrian, cycle or bus facilities currently at site
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Potential Residential Capacity	6 or 7
Other information	Site nominated by developer through call for sites for 6 or 7 Houses See also Site identified as CFS0023 which includes this site as part of a larger development.
Ownership / Agent	Linlathen Developments / DG Coutts Associates

Location Map: 	Site Reference:	DCC alternative ref: CFS 0022
	Site Name: Pitkerro House	
	Site Address: Wellbank Road	
	Site Description: Agricultural land situated between Drumsturdy Road and Kellas Road	Site Area: 14.5 Hectares
<p>The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.</p>		
Assessment Topic		Notes
Site Planning or Design Brief		No
Neighbouring Uses		North – Residential East – Open Countryside with developer interest for housing South – Employment / Business uses West - Residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>		Entrance to A listed Pitkerro house lies within site area. See also comment from Historic Scotland
Woodland		Mature woodland exists within site
Physical Constraints <i>(e.g pylons, substations etc)</i>		No known
Topography and Site Orientation		undulating, north/south orientation
Designated Open Space		No
Transportation <i>(including public transport, cycling and walking)</i>		No direct road access could have road access from either Kellas Road or Drumsturdy Road. Bus stops located on Drumsturdy Road.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>		Within flood risk area. Site to east is prone to flooding.
Designated Environmental Site <i>(including protected species)</i>		No
Neighbouring Environmental Site		Wildlife corridor in eastern portion of site
Environmental Constraints (non-designated)		Potential for habitat fragmentation
Contamination		Farmland – some potential for contamination depending upon historical use.
Air Quality		No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land		No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>		Greenfield
Other information		Site nominated by developer through call for sites for Residential Uses
Potential Residential Capacity		no capacity stated
Key Agency Comments		Historic Scotland: The Category A listed Pitkerro House Lodge is within the site and the Category A listed Pitkerro House is adjacent to the site. Development would have the potential for direct and indirect impacts on these assets. We are content that this is a non-preferred site for development. We would wish to make further comment should this situation change.
Ownership / Agent		Linlathen Developments / DG Coutts Associates

Location Map: 	Site Reference:	DCC alternative ref: CFS 0023
	Site Name: Strathmartine	
	Site Address: Emmock Road	
	Site Description: Caravan storage area at Harestane Road	Site Area: 2.28 Hectares within Dundee *

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as a Wildlife Corridor and Open Countryside.


Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Open Countryside East – Residential South – Education West -Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Woodland associated with the Dighty watercourse corridor
Physical Constraints (e.g pylons, substations etc)	Requires bridging of the Dighty watercourse
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by private car, no dedicated bus service
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Site is adjacent to Dighty watercourse with associated flood risk
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Site is adjacent to Dighty watercourse which has invasive species problems. Potential for habitat fragmentation
Contamination	Aerial photograph suggests dumped or waste material at eastern end of site adjacent to building.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	no capacity stated
Other information	Site nominated by developer through call for sites as part of larger site – 125 hectares in Angus Council area to accommodate 900 homes. Dundee site is limited to an access point only.
Ownership / Agent	Taylor Wimpey / Savills

Location Map: 	Site Reference:	DCC alternative ref: CFS 0028
	Site Name: Drumsturdy Road	
	Site Address: Drumsturdy Road	
	Site Description: Farmland to west of Drumsturdy Road	Site Area: 8.13 Hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – woodland with farmland beyond East – open countryside South – open countryside, small quantities of housing with industrial / business uses beyond West – woodland with farmland beyond including area with developer interest for housing.
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category A Listed Pitkerro house situated outwith site to west. See also Historic Scotland Comment
Woodland	Extensive woodland cover to north and west
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	slightly sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Poor access only access road is Drumsturdy Road. No public transport bus stops close to site.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Wildlife Corridor on part of site and site of importance for nature conservation Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	150
Other information	Site nominated by developer through call for sites for 150 Houses
Key Agency Comments	Historic Scotland: The Category A listed Pitkerro House is to the E of the site. We are content that this is a non-preferred site for development. We would wish to make further comment should


	this situation change.
Ownership / Agent	Discovery Homes / Karen Clark Planning Consultancy

Location Map: 	Site Reference:	DCC alternative ref: CFS 0032
	Site Name: South Gray Village	
	Site Address: Dykes Of Gray Road	
	Site Description: Farmland to west side of Dykes Of Gray Road	Site Area: 41.55 Hectares

The east side of this site is allocated in the Dundee Local Plan Review 2005 for housing. Planning permission has been granted subject to a section 75 agreement. TAYplan has identified this wider area as a Strategic Development Area. There are two other sites identified in the area for housing as part of the Strategic Development Area. It is considered that at this time priority be given to the development of the three identified sites. It is recommended that the additional area outwith that covered by the approved planning application for this site continues to be allocated as Open Countryside.

Assessment Topic	Notes
Site Planning or Design Brief	Planning permission 07/00036/FUL granted subject to section 75 agreement.
Neighbouring Uses	North – farmland including House of Gray East – farmland South – farmland with proposed residential development West - farmland
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category A Listed House of Gray to the north of the site. See also Historic Scotland comments
Woodland	Tree preservation order 01 is present on site.
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Only car, cycle and foot access. No public transport links.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Known flood risk associated with Dykes Of Gray road – road reconstruction underway to assist in addressing this
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	n/a
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	greenfield
Potential Residential Capacity	600
Other information	Site nominated by developer through call for sites for 600 houses
Key Agency Comments	Historic Scotland: The Category A listed House of Gray is located to the N of the site. Any development of this site should give consideration to impacts on the setting of this listed building. We are content


	that the extension of the site is non-preferred for development. We would wish to make further comment should this situation change.
Ownership / Agent	Inverarity Farms Ltd / Montagu Evans

Location Map: 	Site Reference:	DCC alternative ref: CFS 0037
	Site Name: South Auchray	
	Site Address: Templeton Road	
	Site Description: Land to west of Clatto Country Park	Site Area: 11 Hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.


Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – farmland East – Clatto Country Park South – Templeton Woods West – Templeton Woods
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	South Auchray fort scheduled monument is located to the N of the site. Clatto reservoir to east is listed. See also Historic Scotland Comment
Woodland	Evaluate/ retain trees.
Physical Constraints (e.g pylons, substations etc)	Water tower to south of site
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	Part of the site is designated open space
Transportation (including public transport, cycling and walking)	No transport access to site at this time. The green circular cycleway does exist to south and east and connections would be possible
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Clatto Country Park to east of site. Templeton Woods to south
Environmental Constraints (non-designated)	Clatto Community Wildlife Sites nearby Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	275
Other information	Site nominated by developer through call for sites for 275 Houses
Key Agency Comments	Historic Scotland: South Auchray fort scheduled monument is located to the N of the site. Development of this site may have an adverse impact on the setting of this asset. We are content that this is a non-preferred site for development. We would wish to make further comment should this situation change.
Ownership / Agent	Strategic Land (Scotland) Ltd-Iain Bett / Montgomery Forgan

Associates

Location Map: 	Site Reference:	DCC alternative ref: CFS 0047
	Site Name: North Grange Farm	
	Site Address: A92	
	Site Description: Farmland to north of A92 adjacent to Angus Gateway development.	Site Area: 6.6 Hectares

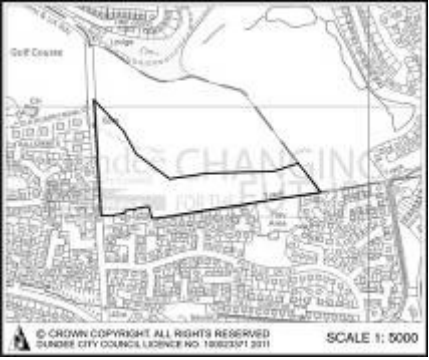
The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. In terms of a retail uses it is considered that this would not be supported by the approach to retail allocations and policy in the Proposed Local Development Plan. Recommendation that this site continues to be allocated as Open Countryside.

Assessment Topic	
Site Planning or Design Brief	
Neighbouring Uses	North – farmland East – Retail South – A92 road with housing beyond West – farm buildings and farmland with developer interest for residential development.
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Tree Preservation Order 05/05 is present on site
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to an existing A92 access to south east. Site is remote and would therefore encourage commuting by private car.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	no capacity stated
Other information	Site nominated by developer through call for sites for retail and/or residential use
Ownership / Agent	Ramoyle Group / TMS Planning & Development Services

Location Map: 	Site Reference:	DCC alternative ref: CFS 0054
	Site Name: Land At Arbroath Road	
	Site Address: A92 Arbroath Road	
	Site Description: Land to north of Arbroath road to west side of Dighty watercourse	Site Area: 1.82 Hectares

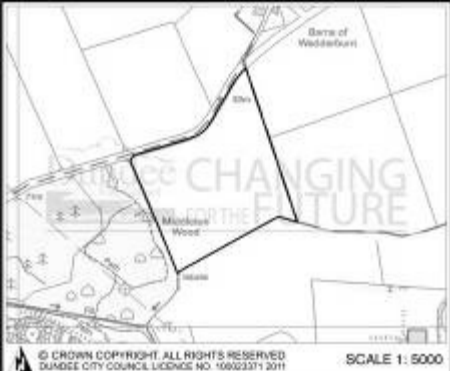
The development of this could potentially provide a small scale extension to the existing site immediately to the west. With priority to be given to the Western Gateway it is considered that it is not necessary to allocate it in the proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Farmland East – Dighty Watercourse with farmland beyond South – A92 road with residential beyond West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	sloping, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No direct access to the site but access could be made from the A92 Arbroath Road.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Food risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Wildlife Corridor to north and east area of site Dighty watercourse has known invasive plant species concerns Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	Potential impact on Arbroath Road The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	21
Other information	Site nominated by developer through call for sites for 21 houses
Ownership / Agent	AWG - Taylor Wimpey / KCC Consulting

Location Map: 	Site Reference:	DCC alternative ref: CFS 0050
	Site Name: Ballumbie Road	
	Site Address: Ballumbie Road	
	Site Description: Land to east of Ballumbie Road, To south of golf course	Site Area: 4.31 Hectares


The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Golf Course East – Residential South – Residential West - Residential
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	mainly flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No direct access to the site but a link could be made with Ballumbie Road.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Community wildlife sites nearby Potential for habitat fragmentation
Contamination	No obvious issues but previously farmland and cannot rule out possibility of contamination.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	25
Other information	Site nominated by developer through call for sites for 25 Houses
Ownership / Agent	Stewart Milne Homes / EMAC Planning

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0049
	Site Name: Ballumbie	
	Site Address: Tealing Road	
	Site Description: Land to north east of Middleton wood near Whitfield	Site Area: 3 Hectares

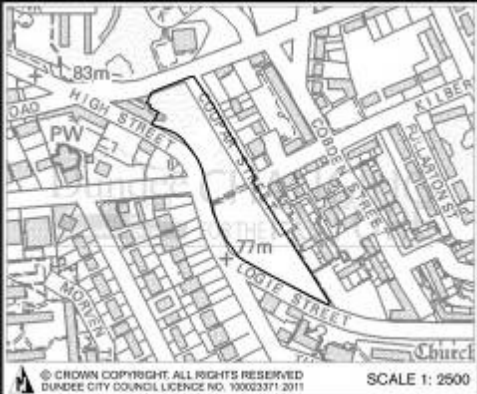
The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Farmland East – Farmland South – Open Land - unused West – Community Woodland
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No direct access but due to the remote condition the main mode of transport would be a private car.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Community Wildlife site adjacent Potential for habitat fragmentation
Contamination	Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	50
Other information	Site nominated by developer through call for sites for 50 Houses as part of a larger
Ownership / Agent	Stewart Milne Homes / Emac Planning

Location Map: 	Site Reference:	DCC alternative ref:
	Site Name: Ballumbie Golf Course	
	Site Address: Ballumbie Golf Course	
	Site Description: Land to north east of Middleton and to the North of Braeview Academy situating a golf course.	Site Area: 3 hectares

The policy approach of the Proposed Local Development Plan is to bring forward housing development at the Western Gateway over the first 5 year period of the plan. Other greenfield sites that could come forward once the Western Gateway has progressed in the second 5 year period of the Plan have been identified. This site given its location is not supported by the Proposed Plan. Recommendation that this site continues to be allocated as Open Countryside.

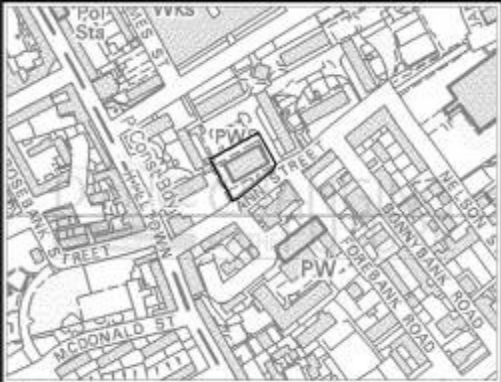
Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – farmland East – residential, Dighty watercourse South – School, residential West - residential and farmland
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	Some trees
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Public transport links to the south of the site but good linkages with private car users.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	Community Wildlife Sites nearby
Contamination	Golf course and Farmland – some potential for contamination depending upon historical use.
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	N/A
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Potential Residential Capacity	50
Other information	EMC/Stewart Milne promoted this site for residential purposes via the MIR public consultation with a capacity of 50 homes within Dundee
Ownership / Agent	Stewart Milne Homes / EMAC Planning

Location Map: 	Site Reference: MIR050	DCC alternative ref: HLA200809
	Site Name: Coupar Street	
	Site Address: Coupar Street	
	Site Description: Greenfield site located to the east and west of residential properties	Site Area: 1.01 Hectares

This site was identified in the Housing Land Audit for the development of housing. It is considered that at this time that this is not a priority location for new housing. It is recommended that this site be removed from Housing Land Audit and not allocated for housing in the Proposed Local Development Plan.

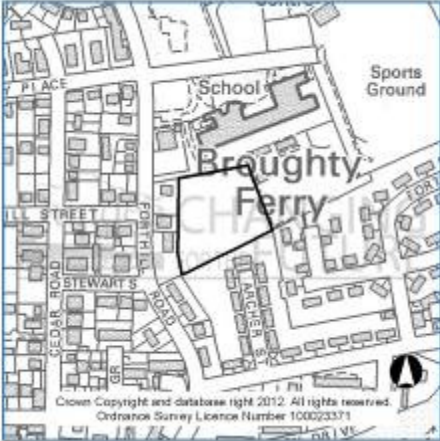
Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – sports club with residential beyond East – Residential South – Road network with residential beyond West – Road network with residential beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Northern half of site is within the Lochee Conservation Area
Woodland	Mature planting which would be worthy of retention
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	sloping site, very steep in places, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Bus services close by, no dedicated cycling facilities. no road access would be permitted from west side. Localised congestion issues and air quality concern Pathway through site is on list of public roads
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	Need to mitigate effects of surface water. (Mitigation: Suds by infiltration) No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	retention of trees locally important Close to wildlife corridor Significant traffic noise partly due to junctions Site makes important contribution to landscape setting of Lochee Road corridor
Contamination	No obvious issues.
Air Quality	The road network to the west of the site contains a known air quality concern associated with heavy traffic use. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield (fully restored land)
Other information	No
Potential Residential Capacity	37
Key Agency Comments	SNH This appears to be managed greenspace. Assess whether

	<p>open space to inform as to whether to allocate. Opportunity to retain and use open space to make positive contribution to Lochee streetscape. In addition possible 'stepping stone' of open space for circular walks incorporating Balgay Park, the Law and Dudhope Park?</p>
Ownership / Agent	Dundee City Council

Location Map: 	Site Reference: MIR030	DCC alternative ref: CFS 0017
	Site Name: Mark Henderson Centre	
	Site Address: Ann Street	
	Site Description: Existing building to north of Ann Street near junction with Forebank Road	Site Area: 0.2 Hectares

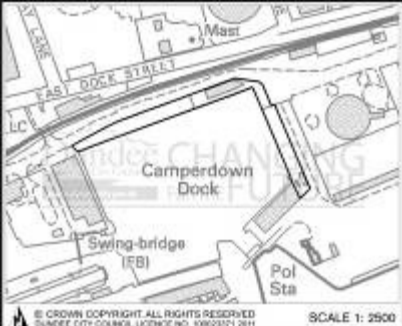
It is considered that whilst this site may be suitable for residential purposes it is not a priority location for meeting the identified housing land requirements. Recommended that this site is not allocated in the Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Residential East – Residential South – Residential West - Residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	No bus services directly accessible. Close to city centre, no cycle routes in vicinity
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SUDS source control and ponds if possible
Designated Environmental Site <i>(including protected species)</i>	None
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Contamination	Historical uses suggest a potential for contamination (e.g. sacking factory onsite).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Potential Residential Capacity	8
Other information	Site nominated by developer through call for sites for residential.
Ownership / Agent	

Location Map: 	Site Reference: ALT005	DCC alternative ref: H69A
	Site Name: Fintry Place	
	Site Address: Fintry Place/Forthill Road	
	Site Description: Flat site currently open space	Site Area: 1.3 Hectares

Whilst it is considered that this site is suitable for residential development it is not considered to be a priority location for delivering the strategy of the proposed plan.


Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – School / residential East – open space / residential South – residential West – residential
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	There is a listed building to the north of the site.
Woodland	There is a corridor of trees to the southern edge of the site.
Physical Constraints <i>(e.g pylons, substations etc)</i>	None.
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	There are bus stops and the core path network just north of the site. Access to the site is from the North at the west of the primary school.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	SEPA: Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	The site is indicted in the vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Other information	
Potential Residential Capacity	6
Key Agency Comments	
Ownership/agent	Dundee City Council

Location Map: 	Site Reference: MIR052	DCC alternative ref: HLA200350 / H37
	Site Name: Camperdown Dock	
	Site Address:	
	Site Description:	Site Area: 0.52 Hectares

Given changes since it was allocated in the Dundee Local Plan Review 2005 it is considered that this site is no longer a priority for meeting housing requirements. Recommended that this site is not allocated for housing in the Proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	In 2011 Housing Land Audit
Neighbouring Uses	North – railway line with trunk road and industrial uses beyond East – Port Operational area (industrial uses) South – Dock area West – vacant buildings with residential beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Camperdown Dock is Category A Listed / Transit sheds to west of site are Category B Listed. Development should take account of the setting of the dock, and its listed dock furniture.
Woodland	No
Physical Constraints (e.g pylons, substations etc)	
Topography and Site Orientation	
Designated Open Space	
Transportation (including public transport, cycling and walking)	No transport access at this time due to being within the operational port area. Cycle access is possible
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	entire site is within the 1:200 Coastal Flood envelope Dundee bi annual flood report indicates that there may be a culverted watercourse in the area Assessment of flood risk recommended SUDS for contaminant containment Nynas, biomass (potentially) scrap yard, pumping station impacts to be considered
Designated Environmental Site (including protected species)	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Contamination	Potential for contamination due to previous business use of the dock
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	None
Potential Residential Capacity	30
Key Agency Comments	SNH Camperdown dock – redevelopment of existing buildings. Adjacent to Firth of Tay and Eden Estuary SAC and SPA downstream – Assess as part of HRA. Site would link into and facilitate continued redevelopment of Dundee docklands, facilitating pedestrian access to waterside tying into


	development at Victoria Docks and the proposed V&A development.
Ownership / Agent	

Location Map: 	Site Reference:	DCC alternative ref:
	Site Name: Land west of Dayton Drive, Camperdown	
	Site Address: North Of Camperdown Leisure Park	
	Site Description: Site was previously sports pitches for the Van Leer Factory and is now vacant land.	Site Area: 5.26 hectares

This site is located on a greenfield site and it is considered that it is not a priority location for meeting the identified housing land requirements. In addition, given its location it could undermine the progress of the sites at the Western Gateway. Recommended that this site is not allocated in the Local Development Plan.


Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Country Park East – Leisure Development and road network South – Leisure Development and vacant land West - Country Park
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	The area is not in a conservation area however there is a listed building of the Van Leer Factory located on the site.
Woodland	Trees around perimeter in TPO register 08/84
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	slightly sloping, east/west orientation
Designated Open Space	Yes - Included within larger Camperdown Park designation
Transportation (including public transport, cycling and walking)	Good access by all modes of transport especially private cars as the site is located to the north of the Kingsway.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	Camperdown Country Park Nature reserve
Environmental Constraints (non-designated)	No
Contamination	Dependant upon location, contamination potential.
Air Quality	May increase traffic on the NW arterial route The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Within the Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Potential Residential Capacity	97
Other information	
Ownership / Agent	Vico Properties Ltd / Montgomery Forgan Associates

**SITES NOT TO BE ALLOCATED
IN THE
PROPOSED LOCAL DEVELOPMENT
PLAN FOR USE REQUESTED**

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0002
	Site Name: Tom Johnstone Road	
	Site Address: Tom Johnstone Road	
	Site Description: Existing industrial units and neighbouring open ground	Site Area: 2.5 Hectares

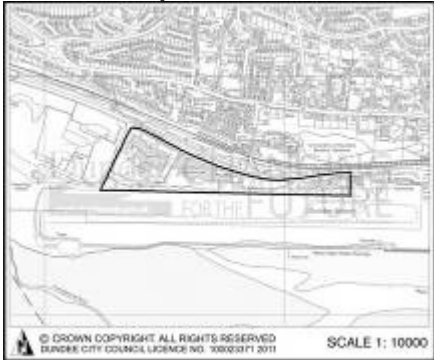
Part of this site already has units developed on it for uses within classes 4, 5 and 6 of the Uses Classes order. The area has seen steady development of new business units over the last few years. It is considered that this area could provide further opportunities for employment uses. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	To north and west are operational industrial/employment premises. To east is a recent housing development. To south is the A92 dual carriageway with housing beyond
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	The site has no immediate public transport access and is restricted to that serving the Sainsbury's Foodstore approximately 250 metres west of the site. The green circular cycleway exists on the south side of the A92 and accessible via the traffic light controlled junction approximately 250 metres to the west. Improvements to link to this cycleway are therefore possible
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Within flood risk area
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Dighty (West Pitkerro) Community Wildlife Site and Open Countryside n/e site boundary Dighty watercourse in vicinity and wildlife corridor borders north-east boundary of site
Environmental Constraints (non-designated)	Avoid habitat fragmentation Dighty watercourse has invasive plant species issues
Contamination	Historical land uses suggest a potential for contamination which may require investigation prior to any redevelopment.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is contained within the vacant and derelict land register (ref:04036)
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Site is a mix of greenfield and brownfield
Other information	Site nominated by developer for wider development purposes including non-employment/business use
Ownership / Agent	SJB Property Investment / DG Coutts Associates

Location Map: 	Site Reference:	DCC alternative ref: CFS 0003
	Site Name: Gas Holder Site	
	Site Address: East Dock Street	
	Site Description: Existing gas holder, pressure reduction equipment and Electrical sub station	Site Area: 5.14 Hectares

The Policy approach of the proposed Local Development Plan is to focus the available retail capacity to the existing retail centres (City Centre District Centres and Commercial Centres). This site is located outwith any existing retail centre. In addition given its proximity to the Port of Dundee it is considered that it may have potential in supporting industries associated with the development of the renewable sector. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

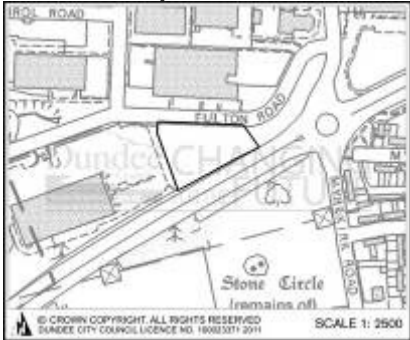
Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	The site is bounded by roads to all sides – most notably a trunk road to the south. Beyond these roads the uses are: North – residential West – existing bus maintenance depot East – existing industrial / business uses South – Port Of Dundee
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	Site currently occupied by an electricity sub station and gas equipment, including large gas holder.
Topography and Site Orientation	Generally flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site is adjacent to Trunk Road, however access is limited and may need improvement dependant upon future use. Limited access on other roads bounding the site. Bus services are available to the north. Footways exist to all sides but would benefit from improvement. There are no cycleways in the immediate area
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Evidence of flood risk to south of site
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Site situated 300m from Tay Estuary SAC adjacent to Port of Dundee
Environmental Constraints (non-designated)	No
Contamination	Site is believed to have contamination however remediation work has been undertaken. Some remediation has taken place but site would still require further risk assessment.
Air Quality	Potential impact on eastern arterial route. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land register (ref:02155)
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	The re-use of this site is desirable given it's derelict condition.
Other information	Site nominated by developer through call for sites for Retail, Stadium, Leisure or Civic Use
Key Agency Comments	SNH Assess as part of HRA
Ownership / Agent	National Grid Property Ltd / Wallace Planning Ltd

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0008 / CFS 0024
	Site Name: Riverside Principal Economic Development Area	
	Site Address: Riverside Avenue	
	Site Description: Area identified in Dundee Local Plan Review 2005 for Economic Development purposes to north-west of airport	Site Area: 12.26 Hectares

It is considered that this location performs an important role in providing opportunities for businesses uses within the City. It has good access to the main road network on the west side of the City. In order to provide for a choice in business land it is considered that this location be retained. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

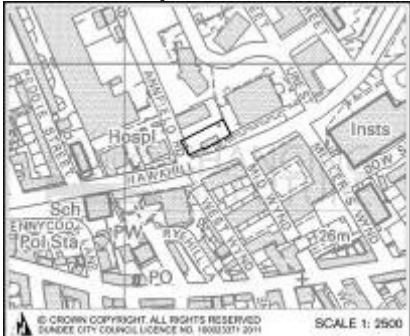
Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	North – Residential, beyond main road East – Dundee Airport South – Dundee Airport West – Local Nature Reserve and waste management facility
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	none
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Direct access to Riverside Drive. No regular bus services. Cycle/pedestrian route exists to north of site.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Situated north of boundary of Inner Tay Estuary SPA/SSSI Adjacent to Inner Tay Estuary Local Nature reserve and wildlife corridor. Close to European SAC Site for the Tay Estuary
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. infilled ground, factory, oil pipe storage depot). Some risk assessment reports associated with previous planning applications onsite.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for mixed use development
Key Agency Comments	SNH: North of Airport. Potential for the rerouting of pedestrian/cycle access away from busy Riverside Drive. Strategically important site linking Invergowrie and wider countryside/River Tay waterside, into Magdalen Green and city centre. Opportunity to improve cycle network as part of sustainable transport route to several large employers in

	vicinity – Ninewells, Dundee Technology Park and James Hutton Institute. Assess as a part of HRA
Ownership / Agent	Riverside Avenue Securities Ltd (In Administration) / DTZ / Lomond Group

Location Map: 	Site Reference:	DCC alternative ref: CFS 0010
	Site Name: Land at Fulton Rd, East Of NCR Research Centre	
	Site Address: Fulton Road	
	Site Description: Brownfield site located in the Wester Gourdie Industrial estate	Site Area: 0.53 Hectares


The Policy approach of the proposed Local Development Plan is to seek to direct all new hotel/visitor accommodation development to the City Centre in the first instance. It is considered that this site forms an important part of the employment area at Wester Gourdie with good connections to the trunk road network. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Employment / Business Uses East – Kingsway Trunk Road South – Kingsway Trunk Road West - Employment / Business Uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	No known
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Adjacent to trunk road. No cycling facilities or bus services
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity (e.g. Wester Gourdie Industrial Estate to N).
Air Quality	Increase traffic on Kingsway West/ Impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for hotel or fast food development Visually sensitive site immediately east of imposing NCR building.
Ownership / Agent	Castlelaw Estates / DG Coutts Associates

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0011
	Site Name: Bubbles Car Wash	
	Site Address: Annfield Road	
	Site Description: Car Wash premises adjacent to Hawkhill	Site Area: 0.1 Hectares


This site has been subject to a recent planning application for a small stand alone food store (Sainsbury's proposed operator). This was refused by the City Council as contrary to retail and employment policies. The general approach of these policies are to be carried through in the Proposed Local Development Plan. It is considered that this site should remain part of the identified Technopole High Amenity site. Recommendation that this site continues to be allocated for employment purposes (class 4)

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Industrial/business uses East – Industrial/business uses South –Industrial/business uses West – Business/healthcare uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	No
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Adjacent to Hawkhill for vehicle access. No bus services in immediate vicinity but good pedestrian access. Shared surface cycle route to south side alongside Hawkhill
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Ashton Linen Works, Jute works on site and Mid-Wynd Works to S).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for retail use
Ownership / Agent	DG Coutts Associates

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0012
	Site Name: King's Cross Road	
	Site Address: King's Cross Road	
	Site Description: Open land situated between Lochee Harp Football ground and B&Q store	Site Area: 1.42 Hectares

Site is located within a area of mixed uses with no specific allocation cover it within the current Dundee Local Plan Review 2005. The approach of the proposed Local Development Plan is to focus new retail development to existing retail and commercial centres. This area does not fall within any area proposed to be identified as an existing retail centre. Recommendation that this site is not allocated for retailing or any specific use.

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Industrial/Business uses East – Playing Fields South – Football Ground West – Car parking and service yard associated with Retail unit
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Mature woodland on boundary of site worthy of retention and protection during construction
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Flat
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Bus services exist but are at some distance from the site with no clear pedestrian route to link them. No cycle facilities in vicinity. Right Of Way on south east boundary
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Adjacent to Miley Local Nature Reserve
Environmental Constraints (non-designated)	Near to Dundee to Newtyle Railway Community Wildlife Site
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. 2 cancelled petroleum licences, North British Linoleum Works and bakery).
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for Retail Use / Trade Retail
Key Agency Comments	SNH: Possible allocation. Open space – consider as part of audit?
Ownership / Agent	Bruce Linton Properties / DG Coutts Associates

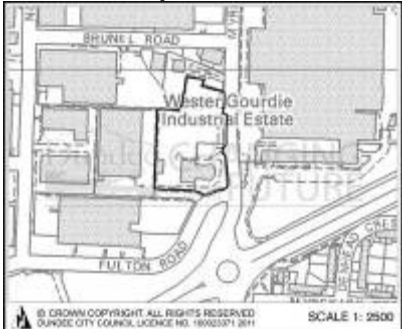
Location Map: 	Site Reference:	DCC alternative ref: CFS 0014
	Site Name: Former Garage, Lochee Road	
	Site Address: Lochee Road	
	Site Description: Disused car showroom and workshop to south of Lochee Road	Site Area: 0.7 Hectares

This site forms an integral part of an existing economic development area at Blackness. This area is proposed to be continued as an economic development allocation in the Local Development Plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Lochee road with parkland beyond East – business/industrial uses South – business/industrial uses West - business/industrial uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Site is bounded on three sides by the Blackness conservation area. Adjacent to Dudhope park. Sensitive location requiring high quality treatment to reinforce local townscape character and reflect location adjacent to Dudhope Castle and Park.
Woodland	Retain trees on boundary.
Physical Constraints <i>(e.g pylons, substations etc)</i>	buildings
Topography and Site Orientation	Site has steep slope adjacent to Lochee Road, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Bus stop immediately adjacent to northern boundary of site. No cycling facilities. Road access is limited to narrow roads
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	no
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Bower (jute) Mill and Garage).
Air Quality	Potential impact on Lochee Road The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for Religious Purposes
Ownership / Agent	Brian Ower


Location Map: 	Site Reference: 	DCC alternative ref: CFS 0019
	Site Name: Myrekirk Road 1	
	Site Address: Myrekirk Road	
	Site Description: Existing industrial buildings at corner of Myrekirk Road and Liff Road	Site Area: 2.02 Hectares
<p>The Policy approach of the proposed Local Development Plan is to seek to direct all new hotel/visitor accommodation development to the City Centre in the first instance. It is considered that this site forms an important part of the employment area at Wester Gourdie with good connections to the trunk road network. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).</p>		

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Camperdown Park East – Industrial / business uses South – Industrial / business uses with current proposal for supermarket (ASDA) West - Industrial / business uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	Tree preservation order 01/01 is present on site
Physical Constraints <i>(e.g pylons, substations etc)</i>	buildings
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	No cycling facilities on site but green circular cycle route exists to north-east. No bus services at present.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	Camperdown Park to north
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (Wester Gourdie Industrial Estate).
Air Quality	Impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for hotel / fast food development
Ownership / Agent	Castlelaw Estates / DG Coutts Associates

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0020
	Site Name: Myrekirk Road 2	
	Site Address: Myrekirk Road	
	Site Description: Car sales areas to west side of Myrekirk Road	Site Area: 0.85 Hectares

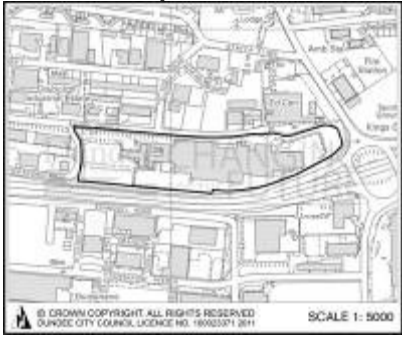
The Policy approach of the proposed Local Development Plan is to seek to direct all new retail development to existing shopping centres (City Centre, District Centres and Commercial Centres) in the first instance. It is considered that this site forms an important part of the employment area at Wester Gourdie with good connections to the trunk road network. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Industrial / business uses East – Industrial / business uses with current proposal for supermarket (ASDA) South – Industrial / business uses West - Industrial / business uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	Important to protect stone boundary walls and existing trees to cemetery.
Woodland	Tree preservation order 01/01 part covers the site
Physical Constraints <i>(e.g pylons, substations etc)</i>	buildings
Topography and Site Orientation	Flat, north/south orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	No cycling facilities in vicinity but green circular cycle route exists approximately 500 metres to the east No bus services at present.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (Wester Gourdie Industrial Estate).
Air Quality	Impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site nominated by developer through call for sites for Retail Uses
Ownership / Agent	Castlelaw Estates / DG Coutts Associates

Location Map: 	Site Reference: 	DCC alternative ref: 55
	Site Name: ABB Nitran Factory	
	Site Address: Kingsway East	
	Site Description: Cleared site to west side of Kingsway East, North of Mid Craigie Road	Site Area: 3.59 Hectares


This site is currently allocated as a General Economic Development Area in the Dundee Local Plan Review 2005. Given its proximity to the Port of Dundee and connections to the trunk road network it is considered that it could have a role to play in supporting businesses in connection with the development of the renewables sector. The proposed development for retail or commercial developments would not accord with the policy approach for these types of uses set out in the Proposed Local Development Plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6).

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Kingsway Trunk Road with housing beyond East – Kingsway Trunk Road with retail beyond South – Industrial / business uses West - Industrial / business uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	No known
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential contamination / Cancelled Petroleum Licence. Extensive investigation and remediation was carried out by ABB. Refer to 08/00313/FUL and 10/00609/FULL.
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On register (Ref 03415)
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	Site nominated by developer through call for sites for retail, commercial or industrial purposes
Ownership / Agent	I & H Brown / Ryden

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0056
	Site Name: Land at Baird Avenue	
	Site Address: Baird Avenue	
	Site Description: Former Tesco Distribution centre and associated office buildings	Site Area: 7.05 Hectares

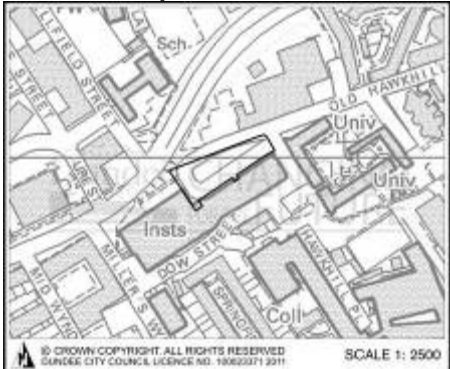
This site is located within the Dryburgh Principal Economic Development Area. The Policy approach of the current local plan already allows for trade counters within economic development areas. The Proposed Local Development Plan seeks to take forward a similar approach to that of the previous plan within economic development area. No specific policy approach to car showrooms is to be included in the plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Industrial / Business uses East – Fire station and playing fields South – Kingsway trunk road with Industrial / Business uses beyond West - Industrial / Business uses
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	N/A
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport, public transport links are only to the north
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	This site includes CL073, designated a 'special site' under Part IIA of the EPA 1990, and presently being regulated by SEPA. There is ongoing remediation of groundwater.
Air Quality	No hot spots identified in perimeter. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for commercial uses, potentially including a trade counter or car showroom
Ownership / Agent	Tesco Stores Ltd / DPP LLP

Location Map: 	Site Reference:	DCC alternative ref:
	Site Name: 32-34 Bellfield Street	
	Site Address: 32-34 Bellfield Street	
	Site Description: Existing industrial unit	Site Area: 0.11 Hectares

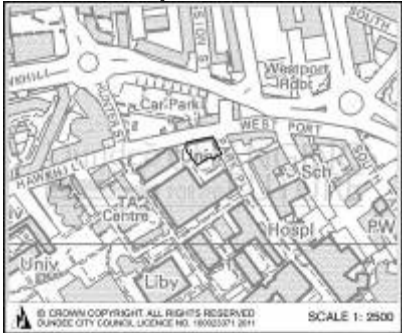
This site form part of an area allocated as a General Economic Development Area in the current Dundee Local Plan Review 2005. It is also adjacent to the Technopole High Amenity Area. It is proposed that this wider area remain as an employment area in the Proposed Local Development Plan. In terms of retail it is considered that this location would not be in accordance with the Policy approach being taken forward by the Proposed Local Development Plan. Recommendation that this site continues to be allocated for employment purposes (class 4,5,6)

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Storage premises. East – Residential South – Retail/Trade outlets and car park West - Industrial premises incl. Car repairs with medical research uses beyond
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Category B (St Josephs RC Church and Presbytery, Mount St Joseph, 42 - 46 Wilkies Lane) are situated directly across from the building,
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	No Cycling facilities, Bus route in general area. Traffic congestion associated with school start and end times.
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use on site and in vicinity (e.g. Bellfield Iron Works, transport depot and rope works).
Air Quality	No hot spots identified in perimeter.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Proposed by owner for retail developments via MIR Consultation
Ownership / Agent	U & H Investments Ltd / Grant & Geoghegan

Location Map: 	Site Reference:	DCC alternative ref: CFS 0038
	Site Name: Wellcome Trust Building	
	Site Address: Old Hawkhill	
	Site Description: Extension to existing building on existing car park area	Site Area: 0.3 Hectares

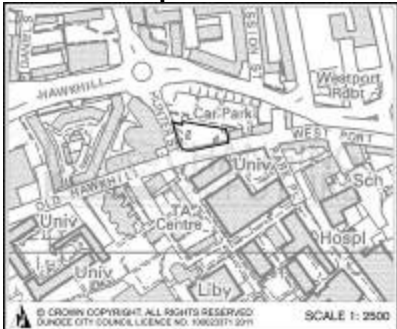
Planning Permission granted 11 March 2011 and now under construction. No allocation in the Proposed Plan.

Assessment Topic	Notes
Site Planning or Design Brief	Planning Permission granted 11 March 2011
Neighbouring Uses	North – University car park and sports centre East – University residences South – existing Wellcome Trust research building (Sir James Black Centre) West - existing Wellcome Trust research building (Sir James Black Centre)
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within University Conservation Area
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	Flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport, public transport links to the north
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity.
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for educational or research purposes
Ownership / Agent	University Of Dundee

Location Map: 	Site Reference:	DCC alternative ref: CFS 0039
	Site Name: Boiler House Car Park	
	Site Address: Old Hawkhill	
	Site Description: Car park at junction of Old Hawkhill and Park Place	Site Area: 0.1 Hectares

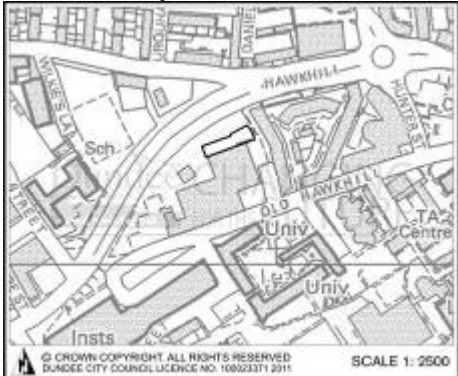
The site is located within the area occupied by the University of Dundee. The use being sought is for the educational requirements associated with the University. It is considered that there is no requirement to allocate this site for any specific use in the Proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Retailing / leisure with residential above East – education (Primary School) South – University Buildings / Electrical Generation West – University Buildings
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within University Conservation Area
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	City Centre
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity.
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for educational purposes
Ownership / Agent	University Of Dundee

Location Map: 	Site Reference:	DCC alternative ref: CFS 0042
	Site Name: Hunter Street Car Park	
	Site Address: Hunter Street / Old Hawkhill	
	Site Description: Existing car park	Site Area: 0.1 Hectares

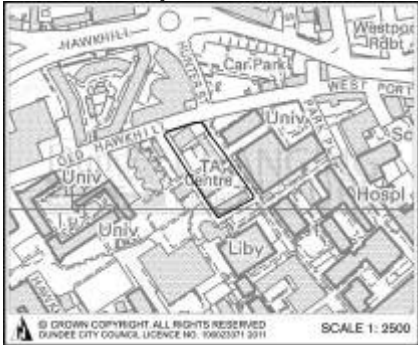
The site is located within the area occupied by the University of Dundee. The use being sought is for the educational requirements associated with the University. It is considered that there is no requirement to allocate this site for any specific use in the Proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Car Park East – Public House with residential above South – University buildings West – University Buildings
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within University Conservation Area
Woodland	Minimal tree planting on boundaries but important to retain trees as condition and maturity provides appropriate scale to help accommodate recent contemporary architecture.
Physical Constraints (e.g pylons, substations etc)	Subsidence visible on site – believed to be a result of cellars of demolished buildings
Topography and Site Orientation	Site slopes towards the east
Designated Open Space	No
Transportation (including public transport, cycling and walking)	City centre
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Potential for contamination from historical land use in vicinity.
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	brownfield
Other information	Site nominated by developer through call for sites for a mixed use development
Ownership / Agent	University Of Dundee


Location Map: 	Site Reference:	DCC alternative ref: CFS 0043
	Site Name: Institute Of Sport and Exercise car park	
	Site Address: Kincardine Street	
	Site Description: Land to north of existing sports building	Site Area: 0.07 Hectares

The site is located within the area occupied by the University of Dundee. The use being sought is for the educational requirements associated with the University. It is considered that there is no requirement to allocate this site for any specific use in the Proposed Local Development Plan.

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – Hawkhill road with residential beyond East – University Residences South – University sports centre West – university sports centre with Hawkhill road adjacent
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Within University Conservation Area
Woodland	Substantial tree belt on boundary with Hawkhill worthy of retention
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, east/west orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Vehicular access to the site would be from Kincardine street only
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	No obvious issues but there is still potential for contamination given the historical setting.
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites as a storage area
Ownership / Agent	University Of Dundee


Location Map: 	Site Reference:	DCC alternative ref: CFS 0052
	Site Name: Smalls Wynd	
	Site Address: Smalls Wynd	
	Site Description: Buildings on west side of Smalls Wynd close to junction with Hawkhill	Site Area: 0.44 Hectares
<p style="color: red;">The site is located within the area occupied by the University of Dundee. The use being sought is for the educational requirements associated with the University. It is considered that there is no requirement to allocate this site for any specific use in the Proposed Local Development Plan.</p>		

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	North – University Buildings East – University Buildings South – University Buildings West - University Buildings
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	University Conservation Area
Woodland	None
Physical Constraints (e.g pylons, substations etc)	buildings
Topography and Site Orientation	flat, north/south orientation
Designated Open Space	No
Transportation (including public transport, cycling and walking)	Good links by all modes of transport, bus links to the north and south of site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	No flood risk identified.
Designated Environmental Site (including protected species)	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential contamination (e.g. TA Centre).
Air Quality	Potential impact on hot spot area The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Brownfield
Other information	Site nominated by developer through call for sites for education and university administration purposes
Ownership / Agent	University Of Dundee

Location Map: 	Site Reference: 	DCC alternative ref: CFS 0007
	Site Name: Kingsway West Retail Park	
	Site Address: Kingsway West / Clepington Road	
	Site Description: Retail Park	Site Area: 15.15 Hectares

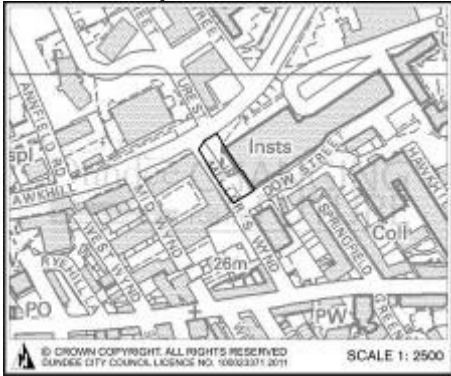
Recommendation that this site continues to be covered for by policy to encourage retail uses in accordance with relevant policy requirements of the proposed local development plan.

Assessment Topic	Notes
Site Planning or Design Brief	No
Neighbouring Uses	North – Trunk Road with housing and parkland on opposite side East – Residential South – Residential West – Business and employment uses
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	buildings
Topography and Site Orientation	Generally flat, east/west orientation
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site designed for car priority but has congestion issues at peak times. Bus stop in centre of site. Pedestrian facilities exist but could be improved. No dedicated cycle routes within site (cycle parking exists). Site has high traffic demand but some operators provide home delivery services.
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	No flood risk identified.
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses suggest potential contamination including existing and cancelled petroleum licences
Air Quality	Site has high traffic demand. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	No
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Other information	Site proposed by developer for expansion of retail activity
Ownership / Agent	Land Securities / Montagu Evans

Location Map: 	Site Reference: 	DCC alternative ref: CF 0026
	Site Name: Western Gateway Park & Ride	
	Site Address: A90	
	Site Description: Land to north of A90 and west of Landmark Hotel	Site Area: 3.12 Hectares

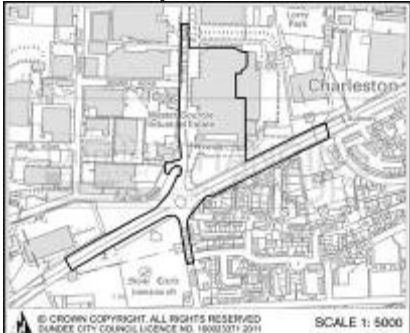
This site has not been progressed by its proposer TACTRAN and therefore no allocation is required.

Assessment Topic	Notes
Site Planning or Design Brief	none
Neighbouring Uses	North – Open Countryside with developer interest for residential East – Hotel South – A90 dual carriageway West – Open Countryside
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	Greystane Lodge scheduled monuments are to the NW of the site and the Category B listed Greystane House is to the NE.
Woodland	Substantial tree planting throughout site. Adjacent to landmark hotel with Tree preservation order (ref 01/88)
Physical Constraints (e.g pylons, substations etc)	
Topography and Site Orientation	Generally flat site but with slope to Invergowrie burn.
Designated Open Space	
Transportation (including public transport, cycling and walking)	No bus facilities Cycle link to Invergowrie adjacent to site
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Waste Water	No known issues
Designated Environmental Site (including protected species)	Swallow wetlands
Neighbouring Environmental Site	Adjacent to swallow wetlands
Environmental Constraints (non-designated)	Potential for habitat fragmentation
Flood Risk (including Flooding Effects Elsewhere)	Risk of flooding associated with Invergowrie burn – including downstream effects
Contamination	No obvious issues (Woodland and farmland – some potential for contamination depending upon historical use).
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	Greenfield
Other information	Site nominated through call for sites as a potential Park & Ride site
Ownership / Agent	

Location Map: 	Site Reference:	DCC alternative ref: CFS 0051
	Site Name: Medical Sciences Institute	
	Site Address: Millers Wynd	
	Site Description: Roads area and loading bays associated with the Medical sciences Institute at the University Of Dundee	Site Area: Hectares

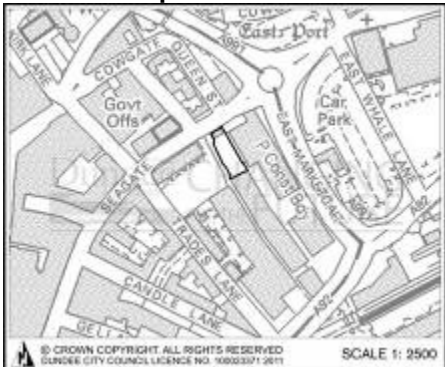
This area is under construction – no further consideration required

Assessment Topic	Notes
Site Planning or Design Brief	
Neighbouring Uses	Predominantly industrial in nature (University to East side)
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	
Physical Constraints (e.g pylons, substations etc)	
Topography and Site Orientation	
Designated Open Space	
Transportation (including public transport, cycling and walking)	
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site (including protected species)	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for educational or research purposes
Ownership / Agent	University Of Dundee

Location Map: 	Site Reference:	DCC alternative ref: CFS 0029
	Site Name: Former NCR Factory, Myrekirk Road	
	Site Address: Myrekirk Road	
	Site Description: Former NCR Factory buildings to east side of Myrekirk Road	Site Area: 6.68 Hectares

Planning Application approved for food store for Asda on this site. No need to allocate site in Local Development Plan. No further assessment required.

Assessment Topic	Notes
Site Planning or Design Brief	Appn 09/00427/OUT for erection of foodstore, café and petrol filling station etc granted by Dundee City Council 18th January 2010
Neighbouring Uses	predominantly Industrial estate and trunk road. Residential to south east with open space to south west.
Historic Environment (including Listed Buildings/Conservation Areas / Scheduled Monuments etc)	
Woodland	
Physical Constraints (e.g pylons, substations etc)	
Topography and Site Orientation	
Designated Open Space	
Transportation (including public transport, cycling and walking)	
Water Issues (including Waste Water, Flood Risk on and off-site and expected mitigation measures)	
Designated Environmental Site (including protected species)	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution (including Brownfield / Greenfield)	
Other information	Site nominated by developer through call for sites for retail unit and petrol filling station
Ownership / Agent	NCR Financial Solutions Group Ltd (And Others) / Hargest & Wallace Planning Ltd

Location Map: 	Site Reference:	DCC alternative ref: CFS001
	Site Name: Enterprise Car Rental	
	Site Address: 131 Seagate	
	Site Description: Car rental outlet adjacent to Seagate Bus Station	Site Area: 0.2 Hectares

This is a small scale site located within the City Centre. The site would be open to a range of development opportunities subject to other policies in the Proposed Local Development Plan. Recommended that this site not be allocated for a specific use.

Assessment Topic	Notes
Site Planning or Design Brief	None
Neighbouring Uses	The site is bounded to south and east by industrial uses. To the west is an operational bus station. To the north is the Seagate road with flatted housing beyond
Historic Environment <i>(including Listed Buildings/Conservation Areas / Scheduled Monuments etc)</i>	N/A
Woodland	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Generally flat site with principal elevation to the north
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	City centre location with good connections for bus transport and pedestrian access. No cycle routes and adjacent to busy street
Water Issues <i>(including Waste Water, Flood Risk on and off-site and expected mitigation measures)</i>	Close to Seagate known flood risk area
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Contamination	Historical uses on site and adjacent suggest a potential for contamination which would require investigation as part of any planning proposal
Air Quality	Seagate has known air quality issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Site is in use
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield site
Other information	Site nominated by developer through call for sites for general development opportunities
Ownership / Agent	Inveraldie Properties / DG Coutts Associates