



# Dundee Local Development Plan

## Housing Site Information January 2014



## Dundee Local Development Plan Housing Site Information

"In considering the allocation of sites for housing in the Dundee Local Development Plan 2014 a detailed assessment of the development potential for each potential site was undertaken. This assessment was carried out in conjunction with the Strategic Environmental Assessment and the Habitats Regulations Appraisal of the Proposed Plan. As part of the assessment process detailed profiles on the character of each site were produced.

The findings of this assessment were published in the Development Sites Assessment Document 2012 in support of the Proposed Local Development Plan. The document was prepared in partnership with the Key Stakeholders and the Key Agencies.


This publication sets out the character profiles for each of the housing sites that are allocated in the adopted Dundee Local Development Plan 2014.

It is intended that the information set out in each profile will provide an informed basis for the consideration of any development proposals that come forward for the sites over the period of the Plan. This may include the need to carry out certain studies eg Flood Risk Assessments or that consideration may need to be given to important features or characteristics identified through the assessment process.

It is intended to periodically review and update the site profiles as and when new information comes forward. In considering any site prospective developers should be mindful to confirm the accuracy of any details before development, investment or other decisions are made. Dundee City Council welcomes the submission of updates on any site and these can be submitted by email to [localdevplan@dundeecity.gov.uk](mailto:localdevplan@dundeecity.gov.uk)

| <b>Allocations</b>  |   | <b>Capacity</b> |
|---------------------|---|-----------------|
| <a href="#">H01</a> | Site 4, Whitfield   | 94              |
| <a href="#">H02</a> | Railyards   | 110             |
| <a href="#">H03</a> | South Tay Street  | 15              |
| <a href="#">H04</a> | Marketgait/South Tay Street                               | 18              |
| <a href="#">H05</a> | 38-40 Seagate   | 24              |
| <a href="#">H06</a> | Roseangle, Peterson House                                 | 10              |
| <a href="#">H07</a> | Greenfield Place  | 5               |
| <a href="#">H08</a> | 19-21 Roseangle   | 5               |
| <a href="#">H09</a> | Queen Victoria Works                                      | 40              |
| <a href="#">H10</a> | Taybank Works Phase 2                                     | 18              |
| <a href="#">H11</a> | Hillside, Yarrow Terrace                                  | 60              |
| <a href="#">H12</a> | Foggyley Gardens  | 40              |
| <a href="#">H13</a> | Monifieth Road, Armitstead                                | 10              |
| <a href="#">H14</a> | Loons Road/Lawsid Road                                    | 12              |
| <a href="#">H15</a> | Site 2, Whitfield   | 70              |
| <a href="#">H16</a> | Site 1, Whitfield   | 75              |
| <a href="#">H17</a> | Strathmore Avenue (Fire Station)                          | 7               |
| <a href="#">H18</a> | Princes Street Phase 1                                    | 10              |
| <a href="#">H19</a> | Princes Street Phase 2                                    | 20              |
| <a href="#">H20</a> | Maryfield Depot   | 20              |
| <a href="#">H21</a> | 224/232 Hilltown  | 10              |
| <a href="#">H22</a> | Whitfield Later Phases                                    | 228             |
| <a href="#">H23</a> | Stewarts Lane/Liff Road                                   | 40              |
| <a href="#">H24</a> | Quarry Gardens  | 18              |
| <a href="#">H25</a> | Angus Street  | 8               |
| <a href="#">H26</a> | Camperdown Street   | 5               |
| <a href="#">H27</a> | Loons Road  | 16              |
| <a href="#">H28</a> | Former Downfield Primary School (Annexe) East School Road | 25              |
| <a href="#">H29</a> | Former Mid Craigie Primary School, Pitairlie Road         | 37              |
| <a href="#">H30</a> | Former Macalpine Primary School Site, St Leonard Place    | 25              |
| <a href="#">H31</a> | Former Lawside Academy School Rannoch Road                | 70              |
| <a href="#">H32</a> | Site 3, Whitfield   | 28              |
| <a href="#">H33</a> | Site 5, Whitfield   | 26              |
| <a href="#">H34</a> | Site 6, Whitfield   | 62              |
| <a href="#">H35</a> | Site 7, Whitfield   | 64              |
| <a href="#">H36</a> | Site 8, Whitfield   | 46              |
| <a href="#">H37</a> | Eastern Primary School                                    | 28              |
| <a href="#">H38</a> | Seagate/Trades Lane                                       | 24              |
| <a href="#">H39</a> | Maxwelltown Multis  | 300             |
| <a href="#">H40</a> | Derby Street Multis                                       | 120             |
| <a href="#">H41</a> | Central Waterfront  | 375             |
| <a href="#">H42</a> | Former Mossgiel Primary School Phase 2                    | 42              |
| <a href="#">H43</a> | Land At Earn Crescent                                     | 70              |
| <a href="#">H44</a> | Land At Charleston Drive                                  | 22              |
| <a href="#">H45</a> | Land At Lewis Terrace                                     | 8               |
| <a href="#">H46</a> | Land At Harris Terrace                                    | 15              |
| <a href="#">H47</a> | Land At Hebrides Drive                                    | 10              |
| <a href="#">H48</a> | Land At Dens Road   | 14              |
| <a href="#">H49</a> | Land At Hebrides Drive                                    | 20              |
| <a href="#">H50</a> | Land At Hebrides Drive                                    | 9               |
| <a href="#">H51</a> | Land At Lismore Terrace                                   | 6               |
| <a href="#">H52</a> | Land At Hebrides Drive                                    | 5               |
| <a href="#">H53</a> | Land At Hebrides Drive & Eriskay Drive                    | 5               |
| <a href="#">H54</a> | Land At Lismore Avenue                                    | 6               |
| <a href="#">H55</a> | Land At Barns Of Claverhouse Road                         | 12              |
| <a href="#">H56</a> | Land At Hebrides Drive                                    | 10              |
| <a href="#">H57</a> | Melrose Terrace   | 75              |
| <a href="#">H58</a> | Stack Leisure Park  | 50              |


|                        |                                  |     |
|------------------------|----------------------------------|-----|
| <a href="#">H59</a>    | Blackwood Court                  | 18  |
| <a href="#">H60</a>    | Lochee Primary School            | 30  |
| <a href="#">H61</a>    | Lauderdale Avenue                | 33  |
| <a href="#">H62</a>    | Maxwelltown Works                | 50  |
| <a href="#">H63</a>    | Highgate, Lochee                 | 120 |
| <a href="#">H64</a>    | Parkview, Blackness Road         | 30  |
| <a href="#">H65</a>    | Charleston Primary School        | 40  |
| <a href="#">H66</a>    | Land At Clatto                   | 60  |
| <a href="#">H67</a>    | St Columbas Primary              | 22  |
| <a href="#">H68</a>    | Finavon Street                   | 47  |
| <a href="#">H69</a>    | Western Gateway, Liff (Phase 2)  | 100 |
| <a href="#">H70(2)</a> | Baldragon Farm                   | 135 |
| <a href="#">H71(2)</a> | Linlathen, Arbroath Road         | 150 |
| <a href="#">H72</a>    | Land to East of Strathyre Avenue | 26  |
| <a href="#">H73</a>    | Pitkerro Mill                    | 6   |
| <a href="#">HP01</a>   | Western Gateway, South Gray      | 230 |
| <a href="#">HP02</a>   | Western Gateway Swallow          | 270 |

|   |  |
|---|--|
| <b>Allocation: H01</b>  | <b>Site Name:</b> Site 4, Whitfield                  |
|  | <b>Indicative Capacity:</b> 94 units                 |
|   | <b>Address:</b> Whitfield Loan / Summerfield Terrace |
|   | <b>Site Area:</b> 3.49 hectares                      |
|   | <b>Site Description:</b> Greenspace                  |
|   | <b>Housing Land Audit Ref:</b> HLA199133             |
|   | <b>Previous Ref:</b> MIR070                          |
|   | <b>Last Known Owner:</b> Dundee City Council         |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Whitfield Planning Framework   |
|                 | Current Use(s)                                  | Brownfield/ Greenspace   |
|                 | Neighbouring Uses                               | North- residential; East- residential; South- residential; West- residential |
|                 | Topography & Site Orientation                   | Undulating, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Substations, pylons run nearby to west of site                               |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via an open ditch |
|                    | Woodland   | Some trees   |
|                    | Designated Open Space  | An open space audit of Whitfield has been undertaken and will guide development  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | Contamination  | Formerly residential but still potential for contamination.  |
|                    | Air Quality  | No hot-spots found in perimeter. The entire Dundee area is an air quality management area                                      |
|                    | Historic Environment   | N/A  |
|                    | Green Network  | Opportunities to link in/contribute to existing network  |

|                                   |  |   |
|-----------------------------------|--|---|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation (inc. public transport, cycling, walking) | Good connections by car, foot and cyclists. Bus stops are located on adjoining roads to the East and West |
|                                   | Infrastructure (inc. gas, electricity, broadband)        | Previously in residential use, existing services available in surrounding area.                           |
|                                   | Vacant/ Derelict Land                                    | Yes   |
|                                   | Efficient Use of Land/ Regeneration Contribution         | Brownfield and within a regeneration priority area  |
|                                   | Key Agency Comments                                      | None  |
|                                   | Other  | None  |


|   |  |
|---|--|
| <b>Allocation: H02</b>  | <b>Site Name:</b> Railyards                              |
|  | <b>Indicative Capacity:</b> 110 units                    |
|   | <b>Address:</b> Greenmarket                              |
|   | <b>Site Area:</b> 2.66 hectares                          |
|   | <b>Site Description:</b> Former Railyards at Greenmarket |
|   | <b>Housing Land Audit Ref:</b> HLA199524                 |
|   | <b>Previous Ref:</b> MIR045, DLPR05 H13                  |
|   | <b>Last Known Owner:</b> Scottish Enterprise             |
| <b>Planning History:</b>  |  |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | None   |
|                 | Current Use(s)                                     | Brownfield   |
|                 | Neighbouring Uses                                  | North – residential, business and university uses; East – Business, tourist attraction; South – railway line with retailing beyond; West – residential |
|                 | Topography & Site Orientation                      | Flat, east/west orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | None known   |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Majority of the site is within the 1:200 year coastal flood area.<br>Potential development of allocation could increase the probability of flooding elsewhere<br>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 |
|                    | Woodland  | Some trees. Site works should seek to retain existing tree cover   |
|                    | Designated Open Space   | Part of the site is designated open space  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | Tay Estuary SAC to the south, Roseangle Community Wildlife Site to south and west.   |
|                    | 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          | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|  | Historic Environment | West End Lanes Conservation Area to the north and west of the site.<br>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 |
|  | Green Network        | Potential to link into and contribute to existing green infrastructure.   |


|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good cycle route exists within site<br>Good pedestrian linkages<br>No bus services  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No constraints to provision of infrastructure known.  |
|                        | Vacant/ Derelict Land                                       | Yes   |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | Key Agency Comments   | SNH:<br>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. |
|                        | Other   | The site was identified in the Dundee Local Plan Review 2005 as site H13. Considerable development has occurred for residential and business in the surrounding area but a large site remains.  |

|  |  |
|--|--|
| <b>Allocation: H03</b>   | <b>Site Name:</b> South Tay Street       |
|  <p>Crown Copyright and database right 2013. All rights reserved.<br/>Ordnance Survey Licence Number 100023371 Scale 1:2500</p> | <b>Indicative Capacity:</b> 15 units     |
|  | <b>Address:</b> South Tay Street         |
|  | <b>Site Area:</b> 0.20 hectares          |
|  | <b>Site Description:</b> Car Park        |
|  | <b>Housing Land Audit Ref:</b> HLA200308 |
|  | <b>Previous Ref:</b> MIR060, DLPR05 H01  |
| <b>Last Known Owner:</b> Dundee City Council   |  |
| <b>Planning History:</b>   |  |

|                     | <b>ASSESSMENT TOPIC</b>  | <b>NOTES</b>   |
|---------------------|--|--|
| <b>PHYSICAL</b>     | Site Planning/Design Brief   | None   |
|                     | Current Use(s)   | Car Parking  |
|                     | Neighbouring Uses  | North – Road Network; East – Road Network with residential and retailing; South – residential; West – Retailing and residential                                |
|                     | Topography & Site Orientation  | Flat, north/south orientation  |
|                     | Physical Constraints (inc. pylons, substations)                            | Vehicular access to the site is limited to South Tay Street  |
| <b>ENVIRONMENT</b>  | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Limited scope within the site but could incorporate green roofs to achieve SUDS, Potential for contamination. No flood risk identified.                        |
|                     | Woodland   | Tree planting on boundary  |
|                     | Designated Open Space  | No   |
|                     | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                     | 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.   |
|                     | Historic Environment   | Within University Conservation Area. Site adjacent to Category C (S) listed buildings. Consideration should be given to impact on setting of listed buildings. |
| Green Network       |  |  |
| <b>INFR-AST-RUC</b> | Transportation (inc. public transport, cycling, walking)                   | Good links by all modes of transport   |




|  |  |   |
|--|--|---|
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints   |
|  | Vacant/ Derelict Land                                | No  |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield  |
|  | 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. |
|  | Other  | None  |

|   |   |
|---|---|
| <b>Allocation: H04</b>  | <b>Site Name:</b> Marketgait/South Tay Street   |
|  | <b>Indicative Capacity:</b> 18 units  |
|   | <b>Address:</b> Marketgait/ Tay Street Lane   |
|   | <b>Site Area:</b> 0.13 hectares   |
|   | <b>Site Description:</b> Land currently occupied by car rental outlet on Marketgait and backland area including mews buildings in Tay Street Lane |
|   | <b>Housing Land Audit Ref:</b> 200309   |
|   | <b>Previous Ref:</b> MIR010, DLPR05 H02 and H03   |
| <b>Last Known Owner:</b> Brian Ower and Dundee City Council                       |   |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | Car rental outlet  |
|                 | Neighbouring Uses                               | North – Residential; East – Business uses; South – Business uses; West – Business uses |
|                 | Topography & Site Orientation                   | Flat, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Existing buildings within the site and nearby substation.                              |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Due to site location and size there are limited opportunities for mitigation. Consideration to use of green roofs to achieve suds. No flood risk identified.                                 |
|                    | Woodland   | None   |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | Includes category B and C listed buildings and adjacent to A Listed terrace on South Tay Street. Is within the University Conservation Area  |
| Green Network      | Potential to be considered in development of site                          |  |


|                        |   |  |
|------------------------|---|--|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | City Centre location   |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|                        | Vacant/ Derelict Land                                       | No   |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                        | Key Agency Comments   | SNH: Support use of design brief to ensure high quality development within West Port cultural quarter with recognisable townscape character. |
|                        | Other   | Part of this site was allocated in the Dundee Local Plan Review 2005 as H02 and H03 – much of which has been redeveloped                     |

|   |  |
|---|--|
| <b>Allocation: H05</b>  | <b>Site Name:</b> 38-40 Seagate                                      |
|                            | <b>Indicative Capacity:</b> 24 units                                 |
|   | <b>Address:</b> Seagate  |
|   | <b>Site Area:</b> 0.08 hectares                                      |
|   | <b>Site Description:</b> Robertson's Bond Category B listed building |
|   | <b>Housing Land Audit Ref:</b> HLA200315                             |
|   | <b>Previous Ref:</b> MIR055, DLPR05 H09                              |
|   | <b>Last Known Owner:</b> Forbes Johnstone                            |
| <b>Planning History:</b> 03/00789/LB (internal alterations to ground floor): Approved subject to conditions |  |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | None   |
|                 | Current Use(s)                                     | Residential/ Retail  |
|                 | Neighbouring Uses                                  | North – Retail; East – Retail with Residential; South – Retail with residential and office uses; West – Retail |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Substation   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | 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. |
|                    | Woodland  | None  |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | 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.   |
|                    | Historic Environment  | Former Robertson's Bond is a Category B listed building. Within Central Conservation area.  |
| Green Network      | Potential to contribute to green network to be considered.                    |   |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good public transport access, no dedicated cycle facilities   |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure constraints   |
|                        | Vacant/ Derelict Land                                       | No  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | Key Agency Comments   | SNH: Retention and redevelopment of historic building to ensure positive contribution to urban townscape character. |
|                        | Other   | None  |


|   |   |
|---|---|
| <b>Allocation: H06</b>  | <b>Site Name:</b> Roseangle, Peterson House       |
|  | <b>Indicative Capacity:</b> 10 units              |
|   | <b>Address:</b> Roseangle                         |
|   | <b>Site Area:</b> 0.43 hectares                   |
|   | <b>Site Description:</b> Former Student Residence |
|   | <b>Housing Land Audit Ref:</b> HLA200316          |
|   | <b>Previous Ref:</b> MIR062, DLPR05 H14           |
| <b>Last Known Owner:</b> Mr Hagen/ Peter Inglis                                   |   |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>  |
|-----------------|--|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | None  |
|                 | Current Use(s)                                     | Vacant/Private Student residences   |
|                 | Neighbouring Uses                                  | North – Healthcare Facility and meeting hall; East – Residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                      | Flat, north/south orientation   |
|                 | Physical Constraints<br>(inc. pylons, substations) | Buildings, adjacent to health care facility   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate surface water (by SUDs Infiltration and green roofs). No flood risk identified.  |
|                    | Woodland  | Need to evaluate/retain existing trees.   |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | 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.<br>The entire Dundee area is an air quality management area.  |
|                    | Historic Environment  | 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. |

|  |               |  |
|--|---------------|--|
|  | Green Network | Potential to contribute to green network to be considered. |
|--|---------------|--|

|                           |   |   |
|---------------------------|---|---|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good access by private car, foot and cycle. No dedicated bus route on street, bus route to the north. |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                           | Vacant/ Derelict Land                                       | No  |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                           | Key Agency Comments   | None  |
|                           | Other   | No  |


|   |   |
|---|---|
| <b>Allocation: H07</b>  | <b>Site Name:</b> Greenfield Place                                  |
|  | <b>Indicative Capacity:</b> 5 units                                 |
|   | <b>Address:</b> Greenfield Place                                    |
|   | <b>Site Area:</b> 0.06 hectares                                     |
|   | <b>Site Description:</b> Single commercial unit covering whole site |
|   | <b>Housing Land Audit Ref:</b> HLA200318                            |
|   | <b>Previous Ref:</b> MIR061, DLPR05 H16                             |
|   | <b>Last Known Owner:</b> Brian Ower                                 |
| <b>Planning History:</b>  |   |

|                 | <u>ASSESSMENT TOPIC</u>                         | <u>NOTES</u>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None  |
|                 | Current Use(s)                                  | Commercial unit   |
|                 | Neighbouring Uses                               | Predominantly Residential Area; commercial premises adjoining to south (allocated as housing site H08: 19-21 Roseangle) |
|                 | Topography & Site Orientation                   | Flat, north/south orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Neighbouring buildings close to site boundaries, narrow cobbled street  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Potential contamination issues due to previous land uses suggest lined SUDS may be appropriate. Green roof potential. No flood risk identified.   |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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.   |
|                    | Historic Environment   | B listed building (including boundary walls) to west. Within West End Lanes Conservation Area – important that development makes positive contribution to the character of the area. Conservation Area Consent required for demolition of building. |
| Green Network      | Potential to contribute to green network to be considered.                 |   |




|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Access to site via cobbled lane. Within walking and cycling distance of local facilities. Bus routes on streets to the north and south. |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | In Vacant and Derelict Land Register  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | Key Agency Comments   | None  |
|                        | Other   | No  |

|   |  |
|---|--|
| <b>Allocation: H08</b>  | <b>Site Name:</b> 19-21 Roseangle                  |
|  | <b>Indicative Capacity:</b> 5 units                |
|   | <b>Address:</b> 19-21 Roseangle                    |
|   | <b>Site Area:</b> 0.10 hectares                    |
|   | <b>Site Description:</b> Commercial unit with yard |
|   | <b>Housing Land Audit Ref:</b> HLA200320           |
|   | <b>Previous Ref:</b> MIR061, DLPR05 H18            |
|   | <b>Last Known Owner:</b> Brian Ower                |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None   |
|                 | Current Use(s)                                  | Commercial unit with yard  |
|                 | Neighbouring Uses                               | Predominantly Residential Area; commercial premises adjoining to north (allocated as housing site H07: Greenfield Place) |
|                 | Topography & Site Orientation                   | Flat, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Neighbouring buildings close to site boundaries, narrow cobbled street   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Potential contamination issues due to previous land uses suggest lined SUDS may be appropriate. Green roof potential. No flood risk identified.   |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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.   |
|                    | Historic Environment   | B and C listed buildings to south and west. Within West End Lanes Conservation Area – important that development makes positive contribution to the character of the area. Conservation Area Consent required for demolition of building. |
| Green Network      | Potential to contribute to green network to be considered.                 |   |


|                           |   |  |
|---------------------------|---|--|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good access by private car, foot and cycle. Within walking and cycling distance of local facilities. Bus routes on streets to the north and south. |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|                           | Vacant/ Derelict Land                                       | In Vacant and Derelict Land Register   |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                           | Key Agency Comments   | None   |
|                           | Other   | No   |

|  |   |
|--|---|
| <b>Allocation: H09</b>   | <b>Site Name:</b> Queen Victoria Works                                  |
|  <p>Crown Copyright and database right 2013. All rights reserved.<br/>Ordnance Survey Licence Number 100023371 Scale 1:4000</p> | <b>Indicative Capacity:</b> 40 units                                    |
|  | <b>Address:</b> Brook Street/ Lower Pleasance                           |
|  | <b>Site Area:</b> 1.25 hectares   |
|  | <b>Site Description:</b> Former Jute Mill to North side of Brook Street |
|  | <b>Housing Land Audit Ref:</b> HLA200321                                |
|  | <b>Previous Ref:</b> MIR046, DLPR05 H19                                 |
|  | <b>Last Known Owner:</b> McGregor Balfour                               |
| <b>Planning History:</b>   |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None  |
|                 | Current Use(s)                                  | Brownfield  |
|                 | Neighbouring Uses                               | North – Business / Industrial uses; East – Business / Industrial uses with residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                   | Slightly sloping, north/south orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Culverted burn runs through site  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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<br>Contamination potential due to previous land uses- lined SUDS |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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.   |
|                    | Historic Environment   | 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.                                       |
| Green Network      | Potential to contribute to green network to be considered.                 |   |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good access by private car but there are is no bus routes close to the site they are situated to the far north on Lochee Road and the far south on Blackness Road.                                  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | On Derelict Land Register   |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield - the renewal of this site would be beneficial to the area.  |
|                        | Key Agency Comments   | SNH:<br>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. |
|                        | Other   | Site was allocated in the Dundee Local Plan Review 2005 as site H19.  |


|   |  |
|---|--|
| <b>Allocation: H10</b>  | <b>Site Name:</b> Taybank Works Phase 2      |
|  | <b>Indicative Capacity:</b> 18 units         |
|   | <b>Address:</b> Morgan Street                |
|   | <b>Site Area:</b> 0.75 hectares              |
|   | <b>Site Description:</b> Industrial building |
|   | <b>Housing Land Audit Ref:</b> 200329        |
|   | <b>Previous Ref:</b> ALT006                  |
| <b>Last Known Owner:</b> NK Developments  |  |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None  |
|                 | Current Use(s)                                  | Storage/ Industrial   |
|                 | Neighbouring Uses                               | North – industrial / residential; East – residential; South – residential; West – residential |
|                 | Topography & Site Orientation                   | Flat, north/south orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Building  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | SEPA Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate     |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | Contamination  |   |
|                    | Air Quality  | There is a hot spot identified close to the site. The entire Dundee area is an air quality management area    |
|                    | Historic Environment   | Part of the building is a listed building and the area is to the west of the of Baxter Park conservation area |
|                    | Green Network  | Contribution to green network to be considered.   |

|  |  |  |
|--|--|--|
| <b>INFRASTRUCTURE &amp; TURE &amp;</b> | Transportation (inc. public transport, cycling, walking) | The site is accessible by all modes of transport |
|  | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|  | Vacant/ Derelict Land                                    | No   |
|  | Efficient Use of Land/ Regeneration Contribution         | Brownfield                                       |

|  |                     |                 |
|--|---------------------|-----------------|
|  | Key Agency Comments | SEPA: See above |
|  | Other               | None            |

|  |   |
|--|---|
| <b>Allocation: H11</b>   | <b>Site Name:</b> Hillside, Yarrow Terrace                                    |
|               | <b>Indicative Capacity:</b> 60 units  |
|  | <b>Address:</b> between Yarrow Terrace / Dalrymple Street                     |
|  | <b>Site Area:</b> 2.65 hectares   |
|  | <b>Site Description:</b> Former student accommodation including playing field |
|  | <b>Housing Land Audit Ref:</b> 200338   |
|  | <b>Previous Ref:</b> MIR004, CFS041, DLPR05 H41                               |
|  | <b>Last Known Owner:</b> University of Abertay                                |
| <b>Planning History:</b> 13/00195/PAN (Residential Housing Development): Pending Consideration |   |

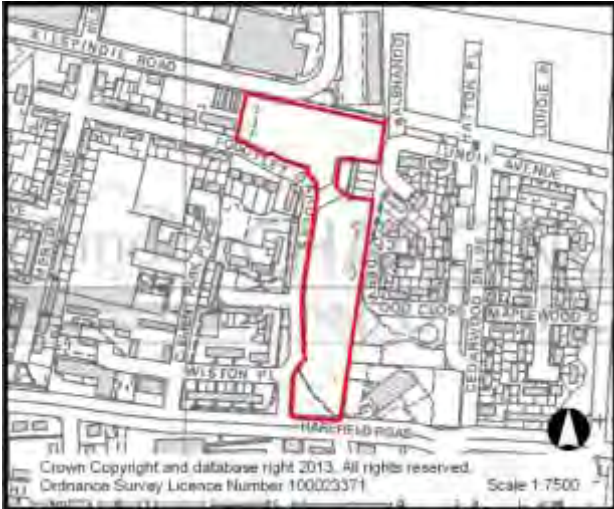
|                 | ASSESSMENT TOPIC                                | NOTES  |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None   |
|                 | Current Use(s)                                  | Playing field/ Greenspace  |
|                 | Neighbouring Uses                               | North – Residential; East – Residential; South – Residential; West – Residential           |
|                 | Topography & Site Orientation                   | Slopes to south, north/south orientation, undulating                                       |
|                 | Physical Constraints (inc. pylons, substations) | Ground conditions unknown due to an infilled quarry on part of site, substation, buildings |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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  |
|                    | 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  |
|                    | Designated Open Space  | Area to the south is designated open space  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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.<br>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.<br>No hot spots identified in perimeter |
|  | Historic Environment | N/A   |
|  | Green Network        | Contribution to green network to be considered  |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | No  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | 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 |
|                        | Key Agency Comments   | SNH: Is there an opportunity to strengthen links with adjacent schools. Also could strengthen links with Balgay Park to increase green network resource   |
|                        | Other   | None  |


|   |   |
|---|---|
| <b>Allocation: H12</b>  | <b>Site Name:</b> Foggyley Gardens  |
|  | <b>Indicative Capacity:</b> 40 units  |
|   | <b>Address:</b> Foggyley Gardens  |
|   | <b>Site Area:</b> 1.99 hectares   |
|   | <b>Site Description:</b> Cleared land at Foggyley Gardens - formerly housing. |
|   | <b>Housing Land Audit Ref:</b> 200339   |
|   | <b>Previous Ref:</b> MIR003, DLPR05 H44                                       |
|   | <b>Last Known Owner:</b> Dundee City Council                                  |
| <b>Planning History:</b>  |   |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Site Planning Brief  |
|                 | Current Use(s)                                     | Greenspace/ Brownfield   |
|                 | Neighbouring Uses                                  | North – Vacant Land and Employment Uses; East – Residential; South – Road Network and vacant leisure buildings; West – Residential |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Buildings  |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Need to minimise input of surface water into the combined sewer (mitigation: suds by infiltration). No flood risk identified       |
|                    | Woodland  | Evaluate/retain trees - with opportunity to strengthen links to Clement Park. Site works should seek to retain existing tree cover |
|                    | Designated Open Space   | No   |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                    | Contamination   | Potential for contamination from historical land use in vicinity   |
|                    | Air Quality   | The entire Dundee area is an air quality management area.<br>No hot spots identified in perimeter.                                 |
|                    | Historic Environment  | N/A  |
| Green Network      | Contribution to green network to be considered.                               |  |

|               |  |  |
|---------------|--|--|
| <b>INFRAS</b> | Transportation<br>(inc. public transport, cycling, | Bus stops situated to the south of the site and good connection by private car |
|---------------|--|--|

|  |  |   |
|--|--|---|
|  | walking)   |   |
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.                                      |
|  | Vacant/ Derelict Land                                | Yes   |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield  |
|  | Key Agency Comments                                  | None  |
|  | Other  | Part of this site was allocated in the Dundee Local Plan<br>Review 2005 as site H44 |


|  |   |
|--|---|
| <b>Allocation: H13</b>   | <b>Site Name:</b> Monifieth Road, Armitstead        |
|   | <b>Indicative Capacity:</b> 10 units                |
|  | <b>Address:</b> Monifieth Road                      |
|  | <b>Site Area:</b> 1.14 hectares                     |
|  | <b>Site Description:</b> House set in mature garden |
|  | <b>Housing Land Audit Ref:</b> HLA200347            |
|  | <b>Previous Ref:</b> MIR021, DLPR05 H66             |
|  | <b>Last Known Owner:</b> H&H Properties             |
| <b>Planning History:</b> 13/00642/FULL (Partial Demolition and change of use of Armitstead House to create 5 Dwellinghouses, extension to gatehouse and erection of 2 dwellinghouses and 18 flats): Planning permission granted December 2013. |   |

|                 | ASSESSMENT TOPIC                                | NOTES   |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief   |
|                 | Current Use(s)                                  | Previously Residential Care Home (now vacant)   |
|                 | Neighbouring Uses                               | North – Recreational parkland; East – Residential; South – Railway Line and recreational land; West – Residential |
|                 | Topography & Site Orientation                   | Flat, north/south orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Buildings   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified   |
|                    | Woodland   | Tree Preservation Order 03/05 is present on site  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Yes- site North of Broughty Ferry Beach SPA/SSSI and Broughty Ferry LNR   |
|                    | Contamination  | No obvious issues   |
|                    | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | 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 |
| Green Network      | Contribution to green network to be considered.                            |   |

|                       |                |                                      |
|-----------------------|----------------|--------------------------------------|
| <b>TRANSPORTATION</b> | Transportation | Good links by all modes of transport |
|-----------------------|----------------|--------------------------------------|

|  |   |
|--|---|
| (inc. public transport, cycling, walking)            |   |
| Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.  |
| Vacant/ Derelict Land                                | No  |
| Efficient Use of Land/<br>Regeneration Contribution  | Brownfield  |
| Key Agency Comments                                  | SNH<br>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 |
| Other  | Site was allocated in Dundee Local Plan Review 2005 as site H66.  |


|   |   |
|---|---|
| <b>Allocation: H14</b>  | <b>Site Name:</b> Loons Road/ Lawside Road  |
|  | <b>Indicative Capacity:</b> 12 units  |
|   | <b>Address:</b> Loons Road/ Lawside Road  |
|   | <b>Site Area:</b> 0.47 hectares   |
|   | <b>Site Description:</b> Vacant land and factory buildings at corner of Loons Road/Lawside Road |
|   | <b>Housing Land Audit Ref:</b> HLA200348  |
|   | <b>Previous Ref:</b> MIR018, CFS018, DLPR05 H22   |
|   | <b>Last Known Owner:</b> Tayprint Ltd   |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>  |
|-----------------|--|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Site Planning Brief   |
|                 | Current Use(s)                                     | Industrial factory building, vacant land  |
|                 | Neighbouring Uses                                  | North – Residential; East – factory Unit with residential beyond; South – residential; West –Industrial / business uses |
|                 | Topography & Site Orientation                      | Flat, north/south orientation   |
|                 | Physical Constraints<br>(inc. pylons, substations) | Existing vacant buildings on the site   |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Mitigation: Lined SUDS may be appropriate due to contamination   |
|                    | Woodland  | None   |
|                    | Designated Open Space   | No   |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                    | 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.  |
|                    | Historic Environment  | None   |
|                    | Green Network   | Contribution to green network to be considered.  |

|                                   |   |   |
|-----------------------------------|---|---|
| <b>INFRASTR<br/>UCT-URE &amp;</b> | Transportation<br>(inc. public transport, cycling, walking) | Good access by all modes of transport                 |
|                                   | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.        |
|                                   | Vacant/ Derelict Land                                       | Part of site in the vacant and derelict land register |

|  |   |  |
|--|---|--|
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield   |
|  | Key Agency Comments                                 | None   |
|  | Other   | Part of this site was allocated in the Dundee Local Plan Review 2005 as site H22 |

|   |  |
|---|--|
| <b>Allocation: H15</b>  | <b>Site Name:</b> Site 2, Whitfield                          |
|  | <b>Indicative Capacity:</b> 70 units                         |
|   | <b>Address:</b> Lothian Crescent                             |
|   | <b>Site Area:</b> 3.77 hectares                              |
|   | <b>Site Description:</b> Mix of greenspace – used and unused |
|   | <b>Housing Land Audit Ref:</b> HLA200353                     |
|   | <b>Previous Ref:</b> MIR068                                  |
|   | <b>Last Known Owner:</b> Dundee City Council                 |
| <b>Planning History:</b>  |  |


|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Whitfield Planning Framework<br>Site Planning Brief                                    |
|                 | Current Use(s)                                     | Open space   |
|                 | Neighbouring Uses                                  | North – Residential<br>East – Residential<br>South – Retail centre<br>West – Education |
|                 | Topography & Site Orientation                      | Flat, east/west orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | None known   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch |
|                    | Woodland  | Some trees  |
|                    | Designated Open Space   | Northern section is designated open space. An open space audit of Whitfield has been undertaken and will guide development.   |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | Contamination   | Former residential, cannot rule out contamination potential   |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area                             |
|                    | Historic Environment  | None  |
| Green Network      | Contribution to green network to be considered.                               |   |

|                       |                |                                      |
|-----------------------|----------------|--------------------------------------|
| <b>TRANSPORTATION</b> | Transportation | Good links by all modes of transport |
|-----------------------|----------------|--------------------------------------|




|  |  |  |
|--|--|--|
|  | (inc. public transport, cycling, walking)            |  |
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.                             |
|  | Vacant/ Derelict Land                                | Majority of site is contained within the vacant and derelict land register |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield within a regeneration priority area                             |
|  | Key Agency Comments                                  | No comment   |
|  | Other  | None   |

|   |   |
|---|---|
| <b>Allocation: H16</b>  | <b>Site Name:</b> Site 1, Whitfield                             |
|  | <b>Indicative Capacity:</b> 75 units                            |
|   | <b>Address:</b> Aberlady Crescent                               |
|   | <b>Site Area:</b> 4.84 hectares                                 |
|   | <b>Site Description:</b> Mix of open space with mature planting |
|   | <b>Housing Land Audit Ref:</b> HLA200504                        |
|   | <b>Previous Ref:</b> MIR067                                     |
|   | <b>Last Known Owner:</b> DJ Laing                               |
| <b>Planning History:</b>  |   |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Whitfield Planning Framework<br>Site Planning Brief                              |
|                 | Current Use(s)                                     | Open/ Green space  |
|                 | Neighbouring Uses                                  | North – Residential; East – Residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                      | Undulating, east/west orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Substations located within the site  |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                    | Woodland  | Mature trees in various parts of site may be worthy of retention  |
|                    | Designated Open Space   | An open space audit of Whitfield has been undertaken and will guide development   |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | Contamination   | Formerly residential, cannot rule out contamination potential   |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment<br>Green Network   | None<br>Contribution to green network to be considered.   |

|                            |   |  |
|----------------------------|---|--|
| INFRA-STRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Due consideration needs to given to Safe Routes to Schools and requirements of the local and surrounding communities |
|                            | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|                            | Vacant/ Derelict Land                                       | Parts of site are within the vacant and derelict land register   |
|                            | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield and within a regeneration priority area   |
|                            | Key Agency Comments   | None   |
|                            | Other   | None   |


|   |  |
|---|--|
| <b>Allocation: H17</b>  | <b>Site Name:</b> Strathmore Avenue (Fire Station) |
|  | <b>Indicative Capacity:</b> 7 units                |
|   | <b>Address:</b> Strathmore Avenue                  |
|   | <b>Site Area:</b> 0.25 hectares                    |
|   | <b>Site Description:</b> Former fire station       |
|   | <b>Housing Land Audit Ref:</b> HLA200725           |
|   | <b>Previous Ref:</b> MIR066                        |
| <b>Last Known Owner:</b> Dundee City Council                                      |  |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | Former fire station  |
|                 | Neighbouring Uses                               | North – Healthcare facility; East – Hotel; South – Residential; West – Healthcare facility and Residential |
|                 | Topography & Site Orientation                   | Flat, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Water mains, substation  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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) |
|                    | Woodland   | Tree Preservation Order 05/02 is present on site  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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  |
|                    | Historic Environment   | None  |
| Green Network      | Contribution to green network to be considered.                            |   |

|                                     |  |  |
|-------------------------------------|--|--|
| <b>INFRASTR UC-TURE &amp; OTHER</b> | Transportation (inc. public transport, cycling, walking) | Good access for Public Transport               |
|                                     | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |

|  |   |            |
|--|---|------------|
|  | Vacant/ Derelict Land                               | No         |
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield |
|  | Key Agency Comments                                 | None       |
|  | Other   | No         |


|   |   |
|---|---|
| <b>Allocation: H18</b>  | <b>Site Name:</b> Princes Street Phase 1                  |
|  | <b>Indicative Capacity:</b> 10 units                      |
|   | <b>Address:</b> Victoria Street                           |
|   | <b>Site Area:</b> 0.09 hectares                           |
|   | <b>Site Description:</b> Greenspace with trees and shrubs |
|   | <b>Housing Land Audit Ref:</b> HLA200727                  |
|   | <b>Previous Ref:</b> MIR064                               |
|   | <b>Last Known Owner:</b> Dundee City Council              |
| <b>Planning History:</b>  |   |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Site Planning Brief  |
|                 | Current Use(s)                                     | Green space  |
|                 | Neighbouring Uses                                  | North – Healthcare Facility and Residential; East – Healthcare facility and car park with Residential beyond; South – Residential; West – Church |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | None known   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate surface water (green roofs, suds infiltration). No flood risk identified                       |
|                    | Woodland  | Mature trees on site which may be worthy of retention   |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | Contamination   | An assessment of any potential contamination is required. Former church, no obvious issues                      |
|                    | Air Quality   | Impact on hot spot area<br>The entire Dundee area is an air quality management area                             |
|                    | Historic Environment  | Adjacent to Category B listed buildings. Consideration should be given to impact on setting of listed buildings |
|                    | Green Network   | Contribution to green network to be considered.   |

|                    |   |   |
|--------------------|---|---|
| <b>INFRA STRUC</b> | Transportation<br>(inc. public transport, cycling, walking) | Good connections by car and cycling. Public transport bus stops are located to the far west of the site and to the east |
|                    | Infrastructure  | No known infrastructure constraints.  |

|  |   |            |
|--|---|------------|
|  | (inc. gas, electricity, broadband)                  |            |
|  | Vacant/ Derelict Land                               | No         |
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield |
|  | Key Agency Comments                                 | None       |
|  | Other   | No         |

|   |   |
|---|---|
| <b>Allocation: H19</b>  | <b>Site Name:</b> Princes Street Phase 2  |
|  | <b>Indicative Capacity:</b> 20 units  |
|   | <b>Address:</b> Princes Street  |
|   | <b>Site Area:</b> 0.25 hectares   |
|   | <b>Site Description:</b> Grassed area with boundary trees on south and street lighting along Princes Street |
|   | <b>Housing Land Audit Ref:</b> HLA200728  |
|   | <b>Previous Ref:</b> MIR056   |
|   | <b>Last Known Owner:</b> Dundee City Council  |
| <b>Planning History:</b>  |   |


|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief   |
|                 | Current Use(s)                                  | Green space   |
|                 | Neighbouring Uses                               | North – Residential; East – Road Network with vacant land beyond; South – Road Network; West –vacant land and business uses |
|                 | Topography & Site Orientation                   | Slightly sloping, east/west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | No known  |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Dundee bi annual flood report indicates that there may be a culverted watercourse in the area.<br>SEPA: Assessment of flood risk recommended.<br>limited space green roofs may be best mitigation option |
|                    | Woodland   | Woodland on western boundary which would be worthy of retention  |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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.<br>No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area                                      |
|                    | Historic Environment   | Listed buildings in area - consideration to the setting of   |



|  |               |  |
|--|---------------|--|
|  |               | such buildings is required                       |
|  | Green Network | Contribution to green networks to be considered. |


|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | No  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | Key Agency Comments   | SNH: Evaluate/Retain existing woodland where it would contribute added value to townscape character                           |
|                        | Other   | Last known use was residential - site therefore has capacity to have building foundations etc buried below landscaped surface |

|   |  |
|---|--|
| <b>Allocation: H20</b>  | <b>Site Name:</b> Maryfield Depot  |
|  | <b>Indicative Capacity:</b> 20 units                                     |
|   | <b>Address:</b> Forfar Road / Stobsmuir Road                             |
|   | <b>Site Area:</b> 1.64 hectares  |
|   | <b>Site Description:</b> Former transport depot within Conservation Area |
|   | <b>Housing Land Audit Ref:</b> HLA200730                                 |
|   | <b>Previous Ref:</b> MIR057  |
|   | <b>Last Known Owner:</b> Scottish Water                                  |
| <b>Planning History:</b>  |  |

|                 | <u>ASSESSMENT TOPIC</u>                         | <u>NOTES</u>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief   |
|                 | Current Use(s)                                  | Former transport depot  |
|                 | Neighbouring Uses                               | North – Residential; East – Open Space / recreation; South – Residential; West – Residential    |
|                 | Topography & Site Orientation                   | Flat, north/south orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Tanks, tracks, adjacent to covered reservoir, substation, tennis courts and pavilion, buildings |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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   |
|                    | Woodland   | Mature trees which may be worthy of retention  |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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  | Potential to impact on hot spot area. The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | Within Maryfield Conservation Area. Maryfield Transport depot is Category B listed. Presumption to retain and reuse the listed building  |
| Green Network      | Contribution to green networks to be considered.                           |  |

|                        |   |  |
|------------------------|---|--|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport   |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints  |
|                        | Vacant/ Derelict Land                                       | Part Vacant  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                        | 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 of Forfar Road. Opportunities to create links through to high quality open space of the reservoirs set in treed landscape off Stobsmuir Road |
|                        | Other   | The ex-tram depot has received interest for conversion to a Transport Museum   |

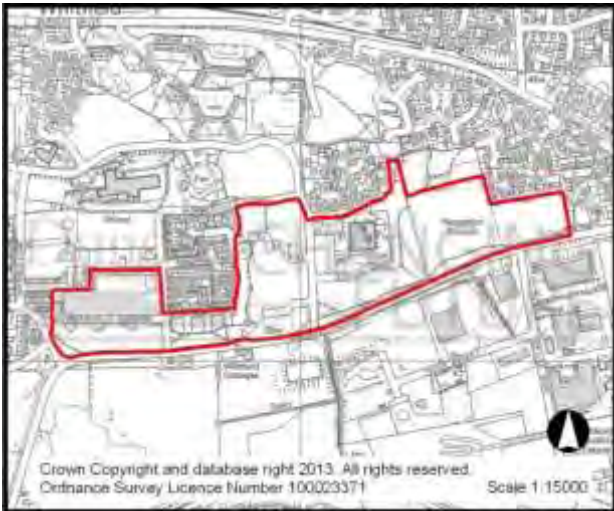
|   |  |
|---|--|
| <b>Allocation: H21</b>  | <b>Site Name:</b> 224/232 Hilltown             |
|          | <b>Indicative Capacity:</b> 10 units           |
|   | <b>Address:</b> 224/232 Hilltown               |
|   | <b>Site Area:</b> 0.03 hectares                |
|   | <b>Site Description:</b> Gap site              |
|   | <b>Housing Land Audit Ref:</b> HLA200734       |
|   | <b>Previous Ref:</b> MIR065                    |
|   | <b>Last Known Owner:</b> Sydhar Properties Ltd |
| <b>Planning History:</b> 11/00017/REF (erection of 12 flats and one shop): Appeal Allowed |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None   |
|                 | Current Use(s)                                  | Gap site   |
|                 | Neighbouring Uses                               | North – Residential; East – Residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                   | North/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Buildings  |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate surface water (green roofs, suds infiltration)<br>No flood risk identified                                  |
|                    | Woodland   | None   |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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.<br>The entire Dundee area is an air quality management area                            |
|                    | Historic Environment   | Immediately adjacent to Category B listed building.<br>Consideration should be given to impact on setting of listed building |
|                    | Green Network  | Contribution to green networks to be considered.   |

|                       |  |  |
|-----------------------|--|--|
| <b>INFRASTRUCTURE</b> | Transportation (inc. public transport, cycling, walking) | Good access for public transport               |
|                       | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |


|  |   |                                      |
|--|---|--------------------------------------|
|  |   |                                      |
|  | Vacant/ Derelict Land                               | On Vacant and Derelict Land Register |
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield                           |
|  | Key Agency Comments                                 | None                                 |
|  | Other   | No                                   |

|   |   |
|---|---|
| <b>Allocation: H22</b>  | <b>Site Name:</b> Whitfield Later Phases                        |
|  | <b>Indicative Capacity:</b> 228 units                           |
|   | <b>Address:</b> Drumgeith Road                                  |
|   | <b>Site Area:</b> 16.84 hectares                                |
|   | <b>Site Description:</b> Mix of greenspace with mature planting |
|   | <b>Housing Land Audit Ref:</b> HLA200739                        |
|   | <b>Previous Ref:</b> MIR074                                     |
|   | <b>Last Known Owner:</b> Dundee City Council                    |
| <b>Planning History:</b>  |   |

|                 | <u>ASSESSMENT TOPIC</u>                         | <u>NOTES</u>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Whitfield Planning Framework   |
|                 | Current Use(s)                                  | Green space/housing  |
|                 | Neighbouring Uses                               | North – Open Space / Residential; East – Residential; South – Open Space; West – Residential |
|                 | Topography & Site Orientation                   | Undulating, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Substations, buildings   |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Tributary of the Dighty Water appears to start adjacent to the site. This watercourse may be culverted under the site.<br>SEPA: Assessment of flood risk recommended.<br>Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch |
|                    | 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)  |
|                    | Designated Open Space  | Site contains some designated open space   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Adjacent to Drumgeith Road Community Wildlife Site   |
|                    | Contamination  | Formerly residential, cannot rule out contamination potential  |
|                    | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area  |
|                    | Historic Environment   | N/A  |
| Green Network      | Contribution to green networks to be considered.                           |  |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good connections by car, cycle and foot. Bus stops are only located to the south of the site  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | Part of site is within vacant and derelict land register  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield and within a regeneration priority area  |
|                        | 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 |
|                        | Other   | No  |

|   |   |
|---|---|
| <b>Allocation: H23</b>  | <b>Site Name:</b> Stewarts Lane / Liff Road                                   |
|  | <b>Indicative Capacity:</b> 40 units  |
|   | <b>Address:</b> 177 Liff Road   |
|   | <b>Site Area:</b> 1.37 hectares   |
|   | <b>Site Description:</b> Business units including car and van rental business |
|   | <b>Housing Land Audit Ref:</b> HLA200806                                      |
|   | <b>Previous Ref:</b> MIR049   |
|   | <b>Last Known Owner:</b> Ian Hiddleston                                       |
| <b>Planning History:</b>  |   |


|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None   |
|                 | Current Use(s)                                  | Business units   |
|                 | Neighbouring Uses                               | North – Residential; East – Open Ground associated with residential use; South – Residential; West –Mixed, including Residential, Open Space and employment uses |
|                 | Topography & Site Orientation                   | Flat, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Tank, buildings  |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)                     | Potential contamination risk would suggest mitigation by lined suds. No flood risk identified  |
|                    | Woodland  | Mature trees exist in various parts of the site and may be worthy of retention   |
|                    | Designated Open Space   | No   |
|                    | Environmental Protection Status (inc. designations, constraints and neighbouring sites) | None; though 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   |
|                    | Historic Environment  | N/A  |
| Green Network      | Contribution to green networks to be considered.  |  |

|            |                |                                      |
|------------|----------------|--------------------------------------|
| <b>INF</b> | Transportation | Good links by all modes of transport |
|------------|----------------|--------------------------------------|




|  |   |  |
|--|---|--|
|  | (inc. public transport, cycling, walking)         |  |
|  | Infrastructure (inc. gas, electricity, broadband) | No known infrastructure provision constraints. |
|  | Vacant/ Derelict Land                             | No   |
|  | Efficient Use of Land/ Regeneration Contribution  | Brownfield                                     |
|  | Key Agency Comments                               | None   |
|  | Other   | No   |

|   |  |
|---|--|
| <b>Allocation: H24</b>  | <b>Site Name:</b> Quarry Gardens                 |
|  | <b>Indicative Capacity:</b> 18 units             |
|   | <b>Address:</b> Quarry Gardens                   |
|   | <b>Site Area:</b> 0.44 hectares                  |
|   | <b>Site Description:</b> Grassed area fenced off |
|   | <b>Housing Land Audit Ref:</b> HLA200807         |
|   | <b>Previous Ref:</b> MIR058                      |
|   | <b>Last Known Owner:</b> Dundee City Council     |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief   |
|                 | Current Use(s)                                  | Green space   |
|                 | Neighbouring Uses                               | North – Education and Residential; East – Recreational (Sports Ground); South – Residential; West – Residential |
|                 | Topography & Site Orientation                   | Flat, north/south orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Substation  |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)                     | SUDS may be contaminated may need to be lined. No flood risk identified  |
|                    | Woodland  | Mature trees on it's western boundary which may be worthy of retention   |
|                    | Designated Open Space   | No   |
|                    | Environmental Protection Status (inc. designations, constraints and neighbouring sites) | None; though 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.<br>The entire Dundee area is an air quality management area  |
|                    | Historic Environment  | N/A  |
| Green Network      | Contribution to green networks to be considered.  |  |

|                           |   |   |
|---------------------------|---|---|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport              |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.    |
|                           | Vacant/ Derelict Land                                       | Included within vacant and derelict land register |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                           | Key Agency Comments   | None  |
|                           | Other   | No  |


|  |  |
|--|--|
| <b>Allocation: H25</b>   | <b>Site Name:</b> Angus Street           |
|  <p>Crown Copyright and database right 2013. All rights reserved.<br/>Ordnance Survey Licence Number 100023371 Scale 1:2500</p> | <b>Indicative Capacity:</b> 8 units      |
|  | <b>Address:</b> Liff Road / Angus Street |
|  | <b>Site Area:</b> 0.18 hectares          |
|  | <b>Site Description:</b> Open space      |
|  | <b>Housing Land Audit Ref:</b> HLA200808 |
|  | <b>Previous Ref:</b> MIR063              |
| <b>Last Known Owner:</b> Dundee City Council   |  |
| <b>Planning History:</b>   |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None  |
|                 | Current Use(s)                                  | Green space   |
|                 | Neighbouring Uses                               | North – Residential; East – Residential including community hall; South – Residential; West – Residential |
|                 | Topography & Site Orientation                   | Flat, east/west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Tank, community centre adjacent   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate surface water (green roofs, suds infiltration). No flood risk identified         |
|                    | Woodland   | Mature planting which may be worthy of retention  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | Contamination  | No obvious issues   |
|                    | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area |
|                    | Historic Environment   | N/A   |
|                    | Green Network  | Contribution to green networks to be considered.  |

|                                   |  |  |
|-----------------------------------|--|--|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes of transport, public transport generally from the west |
|                                   | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints.                                 |
|                                   | Vacant/ Derelict Land                                    | No   |
|                                   | Efficient Use of Land/ Regeneration Contribution         | Brownfield   |
|                                   | Key Agency Comments                                      | None   |

|  |       |    |
|--|-------|----|
|  | Other | No |
|--|-------|----|


|  |   |
|--|---|
| <b>Allocation: H26</b>   | <b>Site Name:</b> Camperdown Street           |
|  <p>Crown Copyright and database right 2013. All rights reserved.<br/>Ordnance Survey Licence Number 100023371 Scale 1:2500</p> | <b>Indicative Capacity:</b> 5 units           |
|  | <b>Address:</b> Camperdown Street             |
|  | <b>Site Area:</b> 0.19 hectares               |
|  | <b>Site Description:</b> Currently a car park |
|  | <b>Housing Land Audit Ref:</b> HLA200812      |
|  | <b>Previous Ref:</b> ALT007                   |
| <b>Last Known Owner:</b> Dundee City Council   |   |
| <b>Planning History:</b>   |   |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | None   |
|                 | Current Use(s)                                     | Car park   |
|                 | Neighbouring Uses                                  | North – industrial / commercial; East - industrial / commercial; South – industrial / commercial; West – industrial / commercial |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | None   |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | SEPA: Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate |
|                    | Woodland  | Small areas of trees around the perimeter of the site  |
|                    | Designated Open Space   | No   |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                    | Contamination   | No known   |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area          |
|                    | Historic Environment  | The site is located in the Lochee Conservation area  |
|                    | Green Network   | Contribution to green networks to be considered.   |

|                                   |   |   |
|-----------------------------------|---|---|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation<br>(inc. public transport, cycling, walking) | The site is accessible mostly by private car as there are no bus stops in close proximity to the site |
|                                   | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                                   | Vacant/ Derelict Land                                       | No  |
|                                   | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |

|  |                     |      |
|--|---------------------|------|
|  | Key Agency Comments | None |
|  | Other               | No   |

|  |   |
|--|---|
| <b>Allocation: H27</b>   | <b>Site Name:</b> Loons Road  |
|  <p>Crown Copyright and database right 2013. All rights reserved.<br/>Ordnance Survey Licence Number 100023371 Scale 1:3000</p> | <b>Indicative Capacity:</b> 16 units  |
|  | <b>Address:</b> Loons Road  |
|  | <b>Site Area:</b> 0.50 hectares   |
|  | <b>Site Description:</b> Vacant land between residential properties and industrial land |
|  | <b>Housing Land Audit Ref:</b> HLA200813  |
|  | <b>Previous Ref:</b> MIR059   |
|  | <b>Last Known Owner:</b>  |
| <b>Planning History:</b>   |   |


|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | None   |
|                 | Current Use(s)                                     | Green space  |
|                 | Neighbouring Uses                                  | North – Recycling centre; East – Car workshops and showroom; South – Residential; West – Predominantly Residential |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Buildings  |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | There may be a culverted watercourse (Lochlee) to the west of the area. Potential contamination issues due to previous land uses lined SUDS may be appropriate green roof potential. SEPA: flood risk assessment may be required |
|                    | Woodland  | Significant tree cover on site - a full tree survey would be required  |
|                    | Designated Open Space   | No   |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | Miley wildlife corridor adjacent, 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   |
|                    | Historic Environment  | Existing boundary wall and gate piers would be worthy of retention or incorporation into site  |
| Green Network      | Contribution to green networks to be considered.                              |  |

|          |                |                                       |
|----------|----------------|---------------------------------------|
| <b>T</b> | Transportation | Good access by all modes of transport |
|----------|----------------|---------------------------------------|



|  |  |  |
|--|--|--|
|  | (inc. public transport, cycling, walking)            |  |
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints. |
|  | Vacant/ Derelict Land                                | On vacant and derelict land register           |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield                                     |
|  | Key Agency Comments                                  | None   |
|  | Other  | No   |


|   |  |
|---|--|
| <b>Allocation: H28</b>  | <b>Site Name:</b> Former Downfield Primary School (Annex) East School Road |
|  | <b>Indicative Capacity:</b> 25 units                                       |
|   | <b>Address:</b> East School Road   |
|   | <b>Site Area:</b> 1.28 hectares  |
|   | <b>Site Description:</b> Site cleared of former school buildings           |
|   | <b>Housing Land Audit Ref:</b> HLA200909                                   |
|   | <b>Previous Ref:</b> MIR053  |
|   | <b>Last Known Owner:</b> Dundee City Council                               |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | Former school  |
|                 | Neighbouring Uses                               | North – Residential; East – Residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                   | Flat, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Substation   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                    | Woodland   | Mature trees scattered through site which may be worthy of retention  |
|                    | Designated Open Space  | Yes   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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  |
|                    | Historic Environment   | N/A   |

|               |  |
|---------------|--|
| Green Network | Contribution to green networks to be considered. |
|---------------|--|

|                                       |   |  |
|---------------------------------------|---|--|
| <b>INFRASTRUCTURE &amp;<br/>OTHER</b> | Transportation<br>(inc. public transport, cycling, walking) | Good Public transport access   |
|                                       | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|                                       | Vacant/ Derelict Land                                       | On vacant and derelict land register   |
|                                       | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                                       | Key Agency Comments   | SNH: Redundant school. Evaluate/retain existing trees and assess need to retain as open space as part of audit |
|                                       | Other   | No   |


|   |   |
|---|---|
| <b>Allocation: H29</b>  | <b>Site Name:</b> Former Mid Craigie Primary School, Pitairlie Road |
|  | <b>Indicative Capacity:</b> 37 units                                |
|   | <b>Address:</b> Pitairlie Road                                      |
|   | <b>Site Area:</b> 1.44 hectares                                     |
|   | <b>Site Description:</b> Former primary school                      |
|   | <b>Housing Land Audit Ref:</b> HLA200910                            |
|   | <b>Previous Ref:</b> MIR051   |
| <b>Last Known Owner:</b> Dundee City Council                                      |   |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | Former school  |
|                 | Neighbouring Uses                               | North – Residential and Open Space; East – Residential; South – Residential and Road Network; West – Residential |
|                 | Topography & Site Orientation                   | Flat, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | School buildings   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified |
|                    | Woodland   | Mature trees on boundary of site worthy of retention  |
|                    | Designated Open Space  | Yes   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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                    |
|                    | Historic Environment   | N/A   |
|                    | Green Network  | Contribution to green networks to be considered.  |

|                                    |  |   |
|------------------------------------|--|---|
| <b>INFRASTRUCTURE &amp; CT-URE</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes of transport              |
|                                    | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints.    |
|                                    | Vacant/ Derelict Land                                    | Included on the Vacant and Derelict Land Register |

|  |   |  |
|--|---|--|
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield   |
|  | Key Agency Comments                                 | SNH: Redundant school. Evaluate/retain existing trees. Striking 'planned' site defining the 'v' orientation of boundary roads, with potential to create innovative housing layout. |
|  | Other   | No   |


|   |   |
|---|---|
| <b>Allocation: H30</b>  | <b>Site Name:</b> Former Macalpine Primary School Site, St Leonard Place  |
|  | <b>Indicative Capacity:</b> 25 units  |
|   | <b>Address:</b> St Leonard Place  |
|   | <b>Site Area:</b> 1.58 hectares   |
|   | <b>Site Description:</b> Site cleared of former school buildings with grass playing fields now covering site; house in southeast corner |
|   | <b>Housing Land Audit Ref:</b> HLA200911  |
|   | <b>Previous Ref:</b> MIR054   |
|   | <b>Last Known Owner:</b> Dundee City Council  |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | School playing fields  |
|                 | Neighbouring Uses                               | North – Residential; East – Education; South – Church and open space with residential beyond; West – Residential |
|                 | Topography & Site Orientation                   | Flat, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Close to substation  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Lined SUDS may be required due to potential contamination?. No flood risk identified              |
|                    | Woodland   | Mature trees on boundary which may be worthy of retention   |
|                    | Designated Open Space  | Yes   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | Contamination  | Potential for contamination from historical land use on site (e.g. school heating oil).           |
|                    | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area |
|                    | Historic Environment   | N/A   |
|                    | Green Network  | Contribution to green networks to be considered.  |

|                       |                |   |
|-----------------------|----------------|---|
| <b>TRANSPORTATION</b> | Transportation | Good links by all modes of transport to the west of the |
|-----------------------|----------------|---|

|  |   |   |
|--|---|---|
|  | (inc. public transport, cycling, walking)         | site  |
|  | Infrastructure (inc. gas, electricity, broadband) | No known infrastructure provision constraints.                              |
|  | Vacant/ Derelict Land                             | On Vacant and Derelict Land Register  |
|  | Efficient Use of Land/ Regeneration Contribution  | Brownfield  |
|  | Key Agency Comments                               | SNH: Redundant school. Evaluate/retain existing trees to southern boundary. |
|  | Other   | No  |

|   |   |
|---|---|
| <b>Allocation: H31</b>  | <b>Site Name:</b> Former Lawside Academy School<br>Rannoch Road                 |
|  | <b>Indicative Capacity:</b> 70 units  |
|   | <b>Address:</b> West School Road  |
|   | <b>Site Area:</b> 3.88 hectares   |
|   | <b>Site Description:</b> Former secondary school, site now cleared of buildings |
|   | <b>Housing Land Audit Ref:</b> HLA200913  |
|   | <b>Previous Ref:</b> MIR047   |
|   | <b>Last Known Owner:</b> Dundee City Council                                    |
| <b>Planning History:</b>  |   |

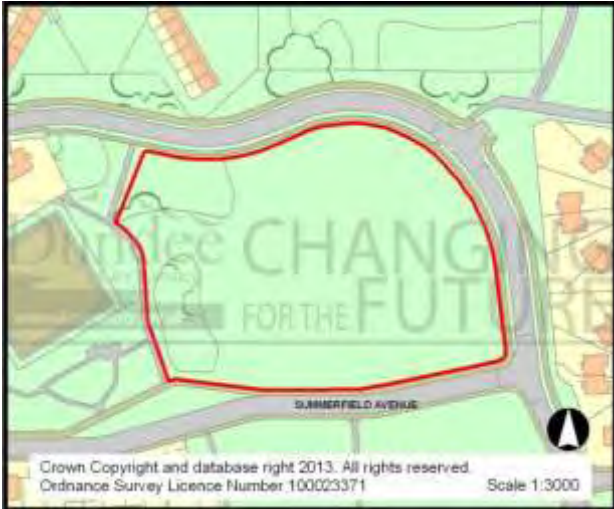
|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>  |
|-----------------|--|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Site Planning Brief   |
|                 | Current Use(s)                                     | Former school   |
|                 | Neighbouring Uses                                  | North – Residential; East – Residential; South – Ambulance Station / Fire Station with open sports grounds beyond; West – residential and crematorium in woodland setting |
|                 | Topography & Site Orientation                      | Flat, north/south orientation   |
|                 | Physical Constraints<br>(inc. pylons, substations) | Substation  |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Dundee bi annual flood report indicates that there may be a culverted watercourse (Gelly Burn) under or close to the site.<br>SEPA: Assessment of flood risk recommended.<br>Culverted watercourse may be in site or in the middle of the road. SUDS source control and infiltration |
|                    | Woodland  | Mature tree cover exists at junction of Rannoch Road and West School Road which would be worthy of retention   |
|                    | Designated Open Space   | Yes  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                    | Contamination   | Potential for contamination from historical land use on site (e.g. school heating oil)   |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area  |
|                    | Historic Environment  | N/A  |



|               |  |
|---------------|--|
| Green Network | Contribution to green networks to be considered. |
|---------------|--|

|                                   |   |   |
|-----------------------------------|---|---|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation<br>(inc. public transport, cycling, walking) | Good access by private car and bus service. No dedicated cycle routes   |
|                                   | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                                   | Vacant/ Derelict Land                                       | On Vacant and Derelict Land Register  |
|                                   | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                                   | Key Agency Comments   | SNH: Redundant school building and grounds. Retain existing trees and assess relationship and function with respect to adjacent wooded character of residential and crematorium uses. |
|                                   | Other   | No  |


|   |   |
|---|---|
| <b>Allocation: H32</b>  | <b>Site Name:</b> Site 3, Whitfield   |
|  | <b>Indicative Capacity:</b> 28 units  |
|   | <b>Address:</b> Summerfield Avenue  |
|   | <b>Site Area:</b> 1.30 hectares   |
|   | <b>Site Description:</b> Playing field with mature planting around boundary |
|   | <b>Housing Land Audit Ref:</b> HLA201008                                    |
|   | <b>Previous Ref:</b> MIR069   |
|   | <b>Last Known Owner:</b> Dundee City Council                                |
| <b>Planning History:</b>  |   |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Whitfield Planning Framework .<br>Site Planning Brief  |
|                 | Current Use(s)                                     | Playing field  |
|                 | Neighbouring Uses                                  | Regeneration project underway to all sides - with a mix of cleared land and Residential developments |
|                 | Topography & Site Orientation                      | Undulating, east/west orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | No known   |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch  |
|                    | Woodland  | Woodland located around the boundary of the site.  |
|                    | 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 |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                    | Contamination   | No obvious issues  |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area  |
|                    | Historic Environment  | N/A  |
| Green Network      | Contribution to green networks to be considered.                              |  |


|                              |   |                                      |
|------------------------------|---|--------------------------------------|
| <b>INFR<br/>ASTR<br/>UC-</b> | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport |
|------------------------------|---|--------------------------------------|

|  |  |  |
|--|--|--|
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.     |
|  | Vacant/ Derelict Land                                | No   |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield and within a regeneration priority area |
|  | Key Agency Comments                                  | None   |
|  | Other  | No   |

|   |  |
|---|--|
| <b>Allocation: H33</b>  | <b>Site Name:</b> Site 5, Whitfield                      |
|                    | <b>Indicative Capacity:</b> 26 units                     |
|   | <b>Address:</b> Dunbar Park/ Haddington Avenue           |
|   | <b>Site Area:</b> 2.59 hectares                          |
|   | <b>Site Description:</b> Greenspace with mature planting |
|   | <b>Housing Land Audit Ref:</b> HLA201009                 |
|   | <b>Previous Ref:</b> MIR071                              |
|   | <b>Last Known Owner:</b> Dundee City Council             |
| <b>Planning History:</b> 11/00055/FULL (New Life Services Building): Approved subject to conditions |  |

|                              | <b>ASSESSMENT TOPIC</b>   | <b>NOTES</b>   |
|------------------------------|---|--|
| <b>PHYSICAL</b>              | Site Planning/Design Brief  | Whitfield Planning Framework   |
|                              | Current Use(s)  | Green space  |
|                              | Neighbouring Uses   | North – Open Space; East – Residential; South – Whitfield Life Services complex; West – Residential  |
|                              | Topography & Site Orientation   | Undulating, north/south orientation  |
|                              | Physical Constraints<br>(inc. pylons, substations)                            | Substations  |
| <b>ENVIRONMENT</b>           | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                              | Woodland  | Mature trees within site which may be worthy of retention  |
|                              | Designated Open Space   | An open space audit of Whitfield has been undertaken and will guide development  |
|                              | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                              | Contamination   | Formerly residential, cannot rule out contamination potential  |
|                              | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area  |
|                              | Historic Environment<br>Green Network   | N/A<br>Contribution to green networks to be considered.  |
| <b>INFR<br/>AST<br/>BLIC</b> | Transportation<br>(inc. public transport, cycling, walking)                   | Good connections by car, cycle and foot. Bus stops are only located to the north of the site   |

|  |  |  |
|--|--|--|
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.           |
|  | Vacant/ Derelict Land                                | Part of site is within vacant and derelict land register |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield and within a regeneration priority area       |
|  | Key Agency Comments                                  | None   |
|  | Other  | No   |


|   |  |
|---|--|
| <b>Allocation: H34</b>  | <b>Site Name:</b> Site 6, Whitfield                      |
|  | <b>Indicative Capacity:</b> 62 units                     |
|   | <b>Address:</b> Tranent Grove                            |
|   | <b>Site Area:</b> 2.76 hectares                          |
|   | <b>Site Description:</b> Greenspace with mature planting |
|   | <b>Housing Land Audit Ref:</b> HLA201010                 |
|   | <b>Previous Ref:</b> MIR072                              |
|   | <b>Last Known Owner:</b> Dundee City Council             |
| <b>Planning History:</b>  |  |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Whitfield Planning Framework   |
|                 | Current Use(s)                                     | Green space  |
|                 | Neighbouring Uses                                  | North – Residential; East – Residential; South – Open Space / Residential; West –Residential |
|                 | Topography & Site Orientation                      | Undulating, east/west orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Substation   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch                     |
|                    | Woodland  | Mature trees within site which may be worthy of retention   |
|                    | 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 |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | Contamination   | Formerly residential and primary school, cannot rule out contamination potential  |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment<br>Green Network   | N/A<br>Contribution to green networks to be considered.   |

|                               |   |  |
|-------------------------------|---|--|
| <b>INFR<br/>ASTR<br/>UCT.</b> | Transportation<br>(inc. public transport, cycling, walking) | Good connections by car, cycle and foot. Bus stops are only located to the north of the site |
|-------------------------------|---|--|

|  |  |
|--|--|
| Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.           |
| Vacant/ Derelict Land                                | Part of site is within vacant and derelict land register |
| Efficient Use of Land/<br>Regeneration Contribution  | Brownfield and within a regeneration priority area       |
| Key Agency Comments                                  | None   |
| Other  | No   |

|   |  |
|---|--|
| <b>Allocation: H35</b>  | <b>Site Name:</b> Site 7, Whitfield  |
|  | <b>Indicative Capacity:</b> 64 units   |
|   | <b>Address:</b> Whitfield Drive  |
|   | <b>Site Area:</b> 3.44 hectares  |
|   | <b>Site Description:</b> Former school and playing fields with games court – mature planting on boundary along Whitfield Drive |
|   | <b>Housing Land Audit Ref:</b> HLA201011   |
|   | <b>Previous Ref:</b> MIR073  |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Whitfield Planning Framework   |
|                 | Current Use(s)                                     | Former school  |
|                 | Neighbouring Uses                                  | North – Open Space / Residential; East – Open Space / Residential; South – Residential; West – Retail centre |
|                 | Topography & Site Orientation                      | East/west orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Substation, games court  |


|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Regional SUDS system developed draining to pond on south side of the road prior to discharge into the Dighty via a open ditch |
|                    | Woodland  | Mature trees within site which may be worthy of retention   |
|                    | Designated Open Space   | Part of site is designated as open space  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | Contamination   | Potential for contamination from historical land use on site (e.g. school heating oil)  |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area                             |
|                    | Historic Environment  | N/A   |
| Green Network      | Contribution to green networks to be considered.                              |   |

|   |   |  |
|---|---|--|
| <b>INFRASTRUCTURE &amp; LIFT &amp; WALK</b> | Transportation<br>(inc. public transport, cycling, walking) | Good connections by car, cycle and foot. Bus stops are only located to the south of the site |
|   | Infrastructure  | No known infrastructure provision constraints.   |



|  |   |  |
|--|---|--|
|  | (inc. gas, electricity, broadband)                  |  |
|  | Vacant/ Derelict Land                               | No   |
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield and within a regeneration priority area |
|  | Key Agency Comments                                 | None   |
|  | Other   | No   |




|   |  |
|---|--|
| <b>Allocation: H36</b>  | <b>Site Name:</b> Site 8, Whitfield  |
|  | <b>Indicative Capacity:</b> 46 units   |
|   | <b>Address:</b> Lothian Crescent/ Whitfield Drive  |
|   | <b>Site Area:</b> 1.8 hectares   |
|   | <b>Site Description:</b> The buildings are facilities for the community including a library, clinic, etc |
|   | <b>Housing Land Audit Ref:</b> HLA201011   |
|   | <b>Previous Ref:</b> MIR073  |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>  |
|-----------------|--|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Whitfield Planning Framework  |
|                 | Current Use(s)                                     | Community facilities (see Description above)  |
|                 | Neighbouring Uses                                  | North – open space; East – open space/ school; South – residential; West – open space/ school |
|                 | Topography & Site Orientation                      | Flat site, east/west orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Buildings   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | No flood risk identified  |
|                    | Woodland  | No  |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | Contamination   | No known  |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area |
|                    | Historic Environment  | N/A   |
| Green Network      | Contribution to green networks to be considered.                              |   |

|                                   |   |  |
|-----------------------------------|---|--|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation<br>(inc. public transport, cycling, walking) | Good access by all modes of transport                      |
|                                   | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.             |
|                                   | Vacant/ Derelict Land                                       | Small part of site is in vacant and derelict land register |
|                                   | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                                   | Key Agency Comments   | None   |
|                                   | Other   | No   |


|   |   |
|---|---|
| <b>Allocation: H37</b>  | <b>Site Name:</b> Eastern Primary School                          |
|  | <b>Indicative Capacity:</b> 28 units                              |
|   | <b>Address:</b> Whinny Brae                                       |
|   | <b>Site Area:</b> 0.47 hectares                                   |
|   | <b>Site Description:</b> Former primary school with hard surfaces |
|   | <b>Housing Land Audit Ref:</b> HLA201105                          |
|   | <b>Previous Ref:</b> MIR075                                       |
| <b>Last Known Owner:</b> Dundee City Council                                      |   |
| <b>Planning History:</b>  |   |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Site Planning Brief  |
|                 | Current Use(s)                                     | Former school  |
|                 | Neighbouring Uses                                  | North – Residential; East – Residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                      | North/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Buildings, substation  |

|                      |   |  |
|----------------------|---|--|
| <b>ENVIRONMENT</b>   | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)  | 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 |
|                      | Woodland  | Mature trees on southern boundary which could be retained  |
|                      | Designated Open Space   | Yes  |
|                      | Environmental Protection Status<br>(inc. designations and neighbouring sites)   | None   |
|                      | Contamination   | Potential for contamination from historical land use on site (e.g. school heating oil)   |
|                      | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area  |
| Historic Environment | 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 |
|  | Green Network | Contribution to green networks to be considered.                          |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | Yes   |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | 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 |
|                        | Other   | No  |

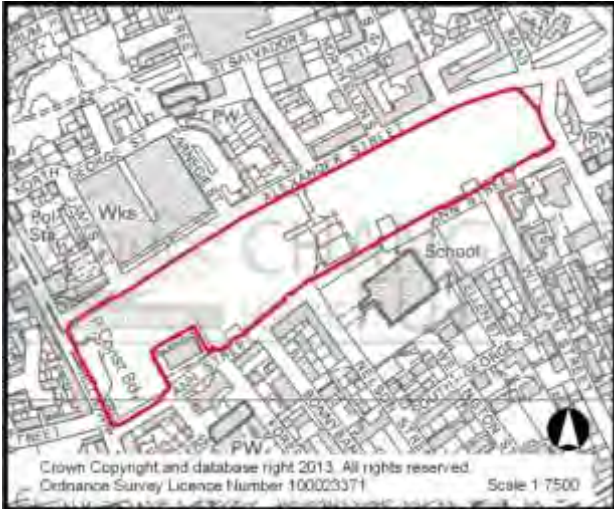
|   |   |
|---|---|
| <b>Allocation: H38</b>  | <b>Site Name:</b> Seagate/Trades Lane               |
|  | <b>Indicative Capacity:</b> 24 units                |
|   | <b>Address:</b> 101 Seagate/ 3 Trades Lane          |
|   | <b>Site Area:</b> 0.04 hectares                     |
|   | <b>Site Description:</b> Vacant commercial building |
|   | <b>Housing Land Audit Ref:</b> HLA201106            |
|   | <b>Previous Ref:</b> MIR076                         |
| <b>Last Known Owner:</b> Dundee City Council                                      |   |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | Vacant commercial  |
|                 | Neighbouring Uses                               | North – Mixed uses including residential, retail and leisure uses; East – Bus Station; South – Residential; West – Mixed uses including residential and retail |
|                 | Topography & Site Orientation                   | North/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Substation at rear of site, on corner of junction with traffic lights  |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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) |
|                    | Woodland   | None   |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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   |
|                    | Historic Environment   | 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 |
|  | Green Network | Contribution to green networks to be considered.   |

|                           |   |  |
|---------------------------|---|--|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good public transport access but no dedicated cycling facilities |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.                   |
|                           | Vacant/ Derelict Land                                       | No   |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                           | Key Agency Comments   | None   |
|                           | Other   | Prominent corner location opposite busy Seagate bus station.     |

|   |  |
|---|--|
| <b>Allocation: H39</b>  | <b>Site Name:</b> Maxwelltown Multis   |
|  | <b>Indicative Capacity:</b> 300 units  |
|   | <b>Address:</b> Alexander Street and Ann Street  |
|   | <b>Site Area:</b> 4.50 hectares  |
|   | <b>Site Description:</b> Former high and low rise residential, demolished in summer 2011 |
|   | <b>Housing Land Audit Ref:</b> HLA201107   |
|   | <b>Previous Ref:</b> MIR044  |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b>  |  |


|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Hilltown Physical Regeneration Framework  |
|                 | Current Use(s)                                  | Brownfield  |
|                 | Neighbouring Uses                               | North – Predominantly Residential; East – Residential; South – predominantly residential but with education facilities; West – Retail and residential |
|                 | Topography & Site Orientation                   | Split level, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Substation  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | SUDS ponds and source control advised. No flood risk identified.  |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | Site adjacent to Category B listed buildings. Category A listed buildings to North (St Salvador'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. |



|               |  |
|---------------|--|
| Green Network | Contribution to green networks to be considered. |
|---------------|--|

|                                       |   |   |
|---------------------------------------|---|---|
| <b>INFRASTRUCTURE &amp;<br/>OTHER</b> | Transportation<br>(inc. public transport, cycling, walking) | Public transport to north side, no dedicated cycle facilities<br>potential reduction in traffic generated from site |
|                                       | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                                       | Vacant/ Derelict Land                                       | Part of site included within Vacant and Derelict land register 2010   |
|                                       | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                                       | Key Agency Comments   | None  |
|                                       | Other   | No  |

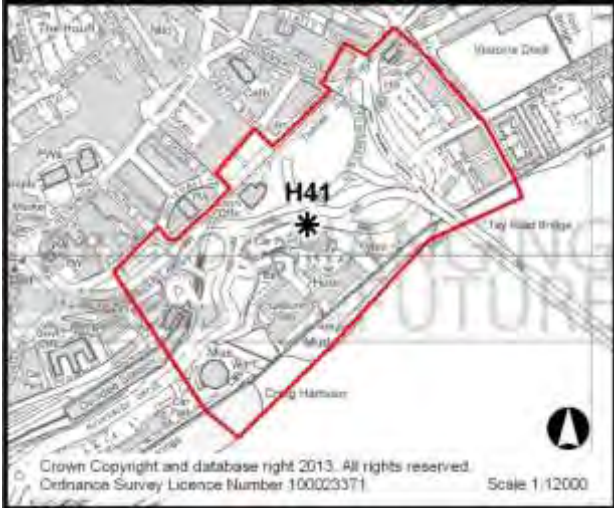
|   |   |
|---|---|
| <b>Allocation: H40</b>  | <b>Site Name:</b> Derby Street Multis                         |
|  | <b>Indicative Capacity:</b> 120 units                         |
|   | <b>Address:</b> Derby Street and Strathmartine Road           |
|   | <b>Site Area:</b> 1.47 hectares                               |
|   | <b>Site Description:</b> Former High and Low Rise Residential |
|   | <b>Housing Land Audit Ref:</b> HLA201108                      |
|   | <b>Previous Ref:</b> MIR043                                   |
|   | <b>Last Known Owner:</b> Dundee City Council                  |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Hilltown Physical Regeneration Framework   |
|                 | Current Use(s)                                     | Brownfield   |
|                 | Neighbouring Uses                                  | North – Residential; East – Residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Substation   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | No known issues   |
|                    | Woodland  | None  |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | 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.<br>The entire Dundee area is an air quality management area                           |
|                    | Historic Environment  | Site adjacent to Category B listed buildings. Consideration should be given to impact on setting of these listed buildings. |
|                    | Green Network   | Contribution to green networks to be considered.  |

|                     |   |  |
|---------------------|---|--|
| <b>INFR<br/>AST</b> | Transportation<br>(inc. public transport, cycling, walking) | Public transport available to east of site. No dedicated cycle facilities.<br>potential reduction in traffic generated from site |
|---------------------|---|--|

|  |  |
|--|--|
| Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.   |
| Vacant/ Derelict Land                                | No   |
| Efficient Use of Land/<br>Regeneration Contribution  | Brownfield   |
| 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. |
| Other  | No   |


|   |   |
|---|---|
| <b>Allocation: H41</b>  | <b>Site Name:</b> Central Waterfront  |
|  | <b>Indicative Capacity:</b> 375 units   |
|   | <b>Address:</b> Central Waterfront Area   |
|   | <b>Site Area:</b> 19.29 hectares  |
|   | <b>Site Description:</b> Wide area with various existing uses eg rail station, Discovery point etc. |
|   | <b>Housing Land Audit Ref:</b> HLA201109  |
|   | <b>Previous Ref:</b> MIR077   |
|   | <b>Last Known Owner:</b> DCC, Network Rail, Gala Casino & Hilton Hotels                             |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Central Waterfront Masterplan  |
|                 | Current Use(s)                                  | Multiple uses- waterfront  |
|                 | Neighbouring Uses                               | North – Predominantly Retail and other employment with Residential on upper floors<br>East – Port Area<br>South – River Tay<br>West – transport / Employment |
|                 | Topography & Site Orientation                   | flat, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Existing buildings however are included in master plan for demolition  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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.<br>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. |
|                    | Woodland   | No  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | No designation<br>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).<br>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.   |
|  | Historic Environment | 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. |
|  | Green Network        | Contribution to green networks to be considered.  |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Transportation network currently being reconfigured   |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | No  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | Key Agency Comments   | SNH: 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 – assessed 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 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 |
|                        | Other   | No  |

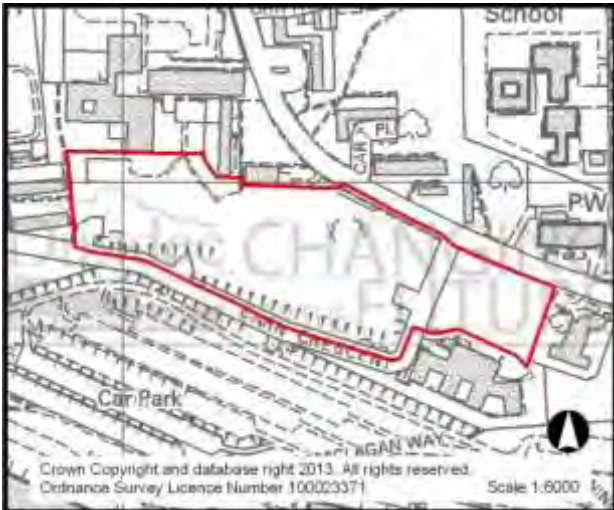
|  |  |
|--|--|
| <b>Allocation: H42</b>   | <b>Site Name:</b> Former Mossgiel Primary School Phase 2 |
|   | <b>Indicative Capacity:</b> 42 units                     |
|  | <b>Address:</b> Alloway Place/ Ballochmyle Drive         |
|  | <b>Site Area:</b> 1.53 hectares                          |
|  | <b>Site Description:</b> Former Primary School           |
|  | <b>Housing Land Audit Ref:</b> HLA200912                 |
|  | <b>Previous Ref:</b> MIR048                              |
|  | <b>Last Known Owner:</b> Dundee City Council             |
| <p><b>Planning History:</b> 10/00185/FULL (Erection of 19 houses and 4 flats, access road, associated boundary treatments and landscaping): Approved subject to conditions – this was for neighbouring site to the south (development of this site is now complete.)</p> |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | Former school  |
|                 | Neighbouring Uses                               | North – Residential and Retail; East – Residential; South – Residential; West – Open ground (Playing Fields) |
|                 | Topography & Site Orientation                   | flat, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Substation   |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                    | Woodland   | Mature tree belt exists within site and may be worthy of retention. Site works should seek to retain existing tree cover   |
|                    | Designated Open Space  | Yes  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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.<br>The entire Dundee area is an air quality management area. |
|  | Historic Environment | N/A  |
|  | Green Network        | Contribution to green networks to be considered.   |

|                           |   |  |
|---------------------------|---|--|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport   |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|                           | Vacant/ Derelict Land                                       | On Vacant and Derelict Land Register   |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                           | Key Agency Comments   | SNH<br>Redundant school building. Retain existing woodland belt. Evaluate/retain existing trees. |
|                           | Other   | No   |

|   |  |
|---|--|
| <b>Allocation: H43</b>  | <b>Site Name:</b> Land at Earn Crescent  |
|  | <b>Indicative Capacity:</b> 70 units   |
|   | <b>Address:</b> Earn Crescent  |
|   | <b>Site Area:</b> 3.54 hectares  |
|   | <b>Site Description:</b> 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. |
|   | <b>Housing Land Audit Ref:</b> HLA201205   |
|   | <b>Previous Ref:</b> DC0374, MIR005  |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b>  |  |


|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief  |
|                 | Current Use(s)                                  | Brownfield   |
|                 | Neighbouring Uses                               | North – Residential & retail; East – Residential; South – Ninewells Hospital; West – Residential |
|                 | Topography & Site Orientation                   | Slightly sloping, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | No known   |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration). No flood risk identified.  |
|                    | Woodland   | Evaluate trees /woodland where appropriate. Site works should seek to retain existing tree cover and enhance the quantity of woodland provision<br>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. |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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.            |
|  | Historic Environment | N/A  |
|  | Green Network        | Contribution to green networks to be considered. |

|                           |   |  |
|---------------------------|---|--|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport           |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|                           | Vacant/ Derelict Land                                       | No   |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Yes- Brownfield                                |
|                           | Key Agency Comments   | None   |
|                           | Other   | No   |


|   |   |
|---|---|
| <b>Allocation: H44</b>  | <b>Site Name:</b> Land at Charleston Drive                      |
|  | <b>Indicative Capacity:</b> 22 units                            |
|   | <b>Address:</b> Gowrie Court / Hillside Court, Charleston Drive |
|   | <b>Site Area:</b> 1.09 hectares                                 |
|   | <b>Site Description:</b> Site has been cleared                  |
|   | <b>Housing Land Audit Ref:</b> HLA201206                        |
|   | <b>Previous Ref:</b> DC0377, MIR009                             |
|   | <b>Last Known Owner:</b> Dundee City Council                    |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Planning Brief   |
|                 | Current Use(s)                                  | Brownfield  |
|                 | Neighbouring Uses                               | North – Residential; East – Residential & grassed area; South – Residential; West – Residential |
|                 | Topography & Site Orientation                   | Slightly sloping site, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | No known  |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to minimise input of surface water into the combined sewer (Mitigation: Suds by infiltration or green roofs). No flood risk identified. |
|                    | Woodland   | None   |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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.  |
|                    | Historic Environment   | N/A  |
| Green Network      | Contribution to green networks to be considered.                           |  |

|  |  |  |
|--|--|--|
| <b>INFRASTRUCTURE &amp; VACANT/DERELICT LAND</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes of transport           |
|  | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|  | Vacant/ Derelict Land                                    | No   |


|  |   |                  |
|--|---|------------------|
|  | Efficient Use of Land/<br>Regeneration Contribution | Yes - Brownfield |
|  | Key Agency Comments                                 | None             |
|  | Other   | No               |

|   |  |
|---|--|
| <b>Allocation: H45</b>  | <b>Site Name:</b> Land at Lewis Terrace  |
|  | <b>Indicative Capacity:</b> 8 units  |
|   | <b>Address:</b> Lewis Terrace, Mill O'Mains  |
|   | <b>Site Area:</b> 0.30 hectares  |
|   | <b>Site Description:</b> Two blocks of flats with surrounding greenspace and trees. Parking area and playground. |
|   | <b>Housing Land Audit Ref:</b> HLA201208   |
|   | <b>Previous Ref:</b> DCC0078, MIR011   |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Mill o' Mains Community Regeneration Masterplan   |
|                 | Current Use(s)                                  | Residential   |
|                 | Neighbouring Uses                               | North – Green space and housing; East – Green space and housing; South – housing; West –housing |
|                 | Topography & Site Orientation                   | Flat, north/south orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Housing, car parking and hard standings on site   |


|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified |
|                    | Woodland   | Evaluate /retain trees where possible/replant   |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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  |
|                    | Historic Environment   | N/A   |
| Green Network      | Contribution to green networks to be considered.                           |   |

|                                   |  |  |
|-----------------------------------|--|--|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes of transport           |
|                                   | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|                                   | Vacant/ Derelict Land                                    | Yes  |
|                                   | Efficient Use of Land/ Regeneration Contribution         | Brownfield                                     |
|                                   | Key Agency Comments                                      | None   |
|                                   | Other  | No   |

|   |   |
|---|---|
| <b>Allocation: H46</b>  | <b>Site Name:</b> Land at Harris Terrace                            |
|  | <b>Indicative Capacity:</b> 15 units                                |
|   | <b>Address:</b> Harris Terrace                                      |
|   | <b>Site Area:</b> 0.54 hectares                                     |
|   | <b>Site Description:</b> Flat site, part of Mill O'Mains Masterplan |
|   | <b>Housing Land Audit Ref:</b> HLA201209                            |
|   | <b>Previous Ref:</b> DC0081, MIR014                                 |
|   | <b>Last Known Owner:</b> Dundee City Council                        |
| <b>Planning History:</b>  |   |

|                                  | <b>ASSESSMENT TOPIC</b>  | <b>NOTES</b>  |
|----------------------------------|--|---|
| <b>PHYSICAL</b>                  | Site Planning/Design Brief   | Mill o' Mains Community Regeneration Masterplan   |
|                                  | Current Use(s)   | Brownfield  |
|                                  | Neighbouring Uses  | North – industry; East – housing; South – Housing; West – Housing   |
|                                  | Topography & Site Orientation  | Generally flat, north/south orientation   |
|                                  | Physical Constraints (inc. pylons, substations)                            | existing buildings, hard standing, parking area   |
| <b>ENVIRONMENT</b>               | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified |
|                                  | Woodland   | None  |
|                                  | Designated Open Space  | No  |
|                                  | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                                  | 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  |
|                                  | Historic Environment   | N/A   |
|                                  | Green Network  | Contribution to green networks to be considered.  |
| <b>INFRASTRUCTURE &amp; TURE</b> | Transportation (inc. public transport, cycling, walking)                   | Good links by all modes of transport  |
|                                  | Infrastructure (inc. gas, electricity, broadband)                          | No known infrastructure provision constraints.  |
|                                  | Vacant/ Derelict Land  | No  |
|                                  | Efficient Use of Land/   | Brownfield  |

|  |                           |  |
|--|---------------------------|--|
|  | Regeneration Contribution |  |
|  | Key Agency Comments       | SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing |
|  | Other                     | No   |

|   |   |
|---|---|
| <b>Allocation: H47</b>  | <b>Site Name:</b> Land at Hebrides Drive                              |
|  | <b>Indicative Capacity:</b> 10 units                                  |
|   | <b>Address:</b> Hebrides Drive, Mill O'Mains                          |
|   | <b>Site Area:</b> 0.35 hectares                                       |
|   | <b>Site Description:</b> Open space adjacent to the wildlife corridor |
|   | <b>Housing Land Audit Ref:</b> HLA201210                              |
|   | <b>Previous Ref:</b> DC0094, MIR015                                   |
|   | <b>Last Known Owner:</b> Dundee City Council                          |
| <b>Planning History:</b>  |   |


|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>  |
|-----------------|--|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Mill o' Mains Community Regeneration Masterplan   |
|                 | Current Use(s)                                     | Open Space  |
|                 | Neighbouring Uses                                  | North – housing; East – wildlife corridor; South – wildlife corridor; West –wildlife corridor |
|                 | Topography & Site Orientation                      | Flat, east/west orientation   |
|                 | Physical Constraints<br>(inc. pylons, substations) | No  |

|                    |   |  |
|--------------------|---|--|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | 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 Dighty Burn.<br>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 |
|                    | Woodland  | Evaluate/retain trees  |
|                    | Designated Open Space   | Yes  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | Yes & neighbouring site(s)   |
|                    | 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.<br>The entire Dundee area is an air quality management area  |
|                    | Historic Environment  | N/A  |

|               |  |
|---------------|--|
| Green Network | Contribution to green networks to be considered. |
|---------------|--|


|                                   |   |   |
|-----------------------------------|---|---|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport  |
|                                   | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                                   | Vacant/ Derelict Land                                       | No  |
|                                   | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                                   | Key Agency Comments   | SNH: Concerns raised in comments on the proposed Local Development Plan regarding the encroachment into the wildlife corridor. Site was allocated and mitigation measures required. |
|                                   | Other   | No  |



|   |   |
|---|---|
| <b>Allocation: H48</b>  | <b>Site Name:</b> Land at Dens Road                                 |
|  | <b>Indicative Capacity:</b> 14 units                                |
|   | <b>Address:</b> Dens Road, by Dens Road Market                      |
|   | <b>Site Area:</b> 0.42 hectares                                     |
|   | <b>Site Description:</b> Hard surfaced with perimeter tree planting |
|   | <b>Housing Land Audit Ref:</b> HLA201211                            |
|   | <b>Previous Ref:</b> DC0191, MIR016                                 |
|   | <b>Last Known Owner:</b> Dundee City Council                        |
| <b>Planning History:</b>  |   |

|                         | <b>ASSESSMENT TOPIC</b>  | <b>NOTES</b>  |
|-------------------------|--|---|
| <b>PHYSICAL</b>         | Site Planning/Design Brief   | Site Planning Brief   |
|                         | Current Use(s)   | Vacant/ Brownfield  |
|                         | Neighbouring Uses  | North – housing; East – housing; South – housing; West –housing   |
|                         | Topography & Site Orientation  | Flat site sloping south   |
|                         | Physical Constraints (inc. pylons, substations)                            | No  |
| <b>ENVIRONMENT</b>      | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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.)<br>Previous sewer capacity issues |
|                         | Woodland   | Evaluate/ retain existing trees around perimeter  |
|                         | Designated Open Space  | No  |
|                         | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                         | Contamination  | Potential contamination previous use was a foundry however remediation work has been undertaken   |
|                         | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                         | Historic Environment   | N/A   |
| Green Network           | Contribution to green networks to be considered.                           |   |
| <b>INFRAS-TRUC-TURE</b> | Transportation (inc. public transport, cycling, walking)                   | Good links by all modes of transport  |
|                         | Infrastructure   | No known infrastructure provision constraints.  |


|  |   |            |
|--|---|------------|
|  | (inc. gas, electricity, broadband)                  |            |
|  | Vacant/ Derelict Land                               | Yes        |
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield |
|  | Key Agency Comments                                 | See above  |
|  | Other   | No         |

|  |   |
|--|---|
| <b>Allocation: H49</b>   | <b>Site Name:</b> Land at Hebrides Drive                |
|  <p>Crown Copyright and database right 2013. All rights reserved.<br/>Ordnance Survey Licence Number 100023371 Scale 1:2500</p> | <b>Indicative Capacity:</b> 20 units                    |
|  | <b>Address:</b> Hebrides Drive                          |
|  | <b>Site Area:</b> 0.59 hectares                         |
|  | <b>Site Description:</b> Housing site for redevelopment |
|  | <b>Housing Land Audit Ref:</b> HLA201213                |
|  | <b>Previous Ref:</b> DC0092, MIR020                     |
|  | <b>Last Known Owner:</b> Dundee City Council            |
| <b>Planning History:</b>   |   |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Mill o' Mains Community Regeneration Masterplan                              |
|                 | Current Use(s)                                     | Residential  |
|                 | Neighbouring Uses                                  | North – housing; East – open space; South – wildlife corridor; West –housing |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | No   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Majority of the site is within the 1:200 year fluvial flood outline of the Dighty Burn. 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 |
|                    | Woodland  | None  |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | Neighbouring site (s)   |
|                    | 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.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment  | N/A   |
| Green Network      | Contribution to green networks to be considered.                              |   |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | No  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | Key Agency Comments   | SNH: Create access to wildlife corridor and native tree planting to 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 |
|                        | Other   | No  |


|   |   |
|---|---|
| <b>Allocation: H50</b>  | <b>Site Name:</b> Land at Hebrides Drive                |
|  | <b>Indicative Capacity:</b> 9 units                     |
|   | <b>Address:</b> Hebrides Drive, Mill O'Mains            |
|   | <b>Site Area:</b> 0.22 hectares                         |
|   | <b>Site Description:</b> Housing site for redevelopment |
|   | <b>Housing Land Audit Ref:</b> HLA201214                |
|   | <b>Previous Ref:</b> DC 0083, MIR026                    |
|   | <b>Last Known Owner:</b> Dundee City Council            |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Mill o' Mains Community Regeneration Masterplan                  |
|                 | Current Use(s)                                  | Residential  |
|                 | Neighbouring Uses                               | North – Industry; East – housing; South – housing; West –housing |
|                 | Development Capacity                            | 9 homes  |
|                 | Topography & Site Orientation                   | Flat, north/south orientation                                    |
|                 | Physical Constraints (inc. pylons, substations) | No   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | Contamination  | No obvious issues onsite. Industrial area to North  |
|                    | Air Quality  | No hot spots identified in perimeter. The entire Dundee area is an air quality management area  |
|                    | Historic Environment   | N/A   |
|                    | Green Network  | Contribution to green networks to be considered.  |

|                             |  |  |
|-----------------------------|--|--|
| <b>INFRASTRUCTURE &amp;</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes of transport           |
|                             | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|                             | Vacant/ Derelict Land                                    | No   |

|  |   |   |
|--|---|---|
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield  |
|  | Key Agency Comments                                 | SNH: 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 |
|  | Other   | No  |

|   |   |
|---|---|
| <b>Allocation: H51</b>  | <b>Site Name:</b> Land at Lismore Terrace               |
|  | <b>Indicative Capacity:</b> 6 units                     |
|   | <b>Address:</b> 4-5 Lismore Terrace                     |
|   | <b>Site Area:</b> 0.12 hectares                         |
|   | <b>Site Description:</b> Housing site for redevelopment |
|   | <b>Housing Land Audit Ref:</b> HLA201215                |
|   | <b>Previous Ref:</b> MIR033, DC0090                     |
|   | <b>Last Known Owner:</b> Dundee City Council            |
| <b>Planning History:</b>  |   |


|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Mill o' Mains Community Regeneration Masterplan                 |
|                 | Current Use(s)                                  | Residential   |
|                 | Neighbouring Uses                               | North – housing; East – housing; South – housing; West –housing |
|                 | Topography & Site Orientation                   | Flat, east west orientation                                     |
|                 | Physical Constraints (inc. pylons, substations) | No  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | 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  |
|                    | Historic Environment   | N/A   |
|                    | Green Network  | Contribution to green networks to be considered.  |

|   |  |  |
|---|--|--|
| <b>INFRASTRUCTURE &amp; VACANT LAND</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes of transport           |
|   | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|   | Vacant/ Derelict Land                                    | No   |

|  |   |  |
|--|---|--|
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield   |
|  | Key Agency Comments                                 | SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing |
|  | Other   |  |




|   |   |
|---|---|
| <b>Allocation: H52</b>  | <b>Site Name:</b> Land at Hebrides Drive  |
|  | <b>Indicative Capacity:</b> 5 units   |
|   | <b>Address:</b> Hebrides Drive  |
|   | <b>Site Area:</b> 0.19 hectares   |
|   | <b>Site Description:</b> Site is currently an area of grassland with some trees |
|   | <b>Housing Land Audit Ref:</b> HLA201215  |
|   | <b>Previous Ref:</b> MIR035, DC0387   |
|   | <b>Last Known Owner:</b> Dundee City Council                                    |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Mill O'Mains Masterplan  |
|                 | Current Use(s)                                     | Green space  |
|                 | Neighbouring Uses                                  | North – Residential; East – Arterial route – Forfar Road; South – Retail; West – Residential |
|                 | Topography & Site Orientation                      | Flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | No known   |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified |
|                    | Woodland  | Need to evaluate and retain trees and include new landscaping to mitigate against traffic noise                                       |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | Contamination   | None known but petrol station to South  |
|                    | Air Quality   | The entire Dundee area is an air quality management area.<br>No hot spots identified in perimeter                                     |
|                    | Historic Environment  | N/A   |
| Green Network      | Contribution to green networks to be considered.                              |   |


|   |   |  |
|---|---|--|
| <b>INFRASTRUCTURE &amp; VACANT LAND</b> | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport<br>Green circular is located to the south of the site |
|   | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|   | Vacant/ Derelict Land                                       | Yes  |

|  |   |  |
|--|---|--|
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield   |
|  | Key Agency Comments                                 | SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing |
|  | Other   | No   |

|   |   |
|---|---|
| <b>Allocation: H53</b>  | <b>Site Name:</b> Land at Hebrides Drive and Eriskay Drive        |
|  | <b>Indicative Capacity:</b> 5 units                               |
|   | <b>Address:</b> Hebrides Drive, Mill O'Mains                      |
|   | <b>Site Area:</b> 0.10 hectares                                   |
|   | <b>Site Description:</b> Greenspace, wildlife corridor, CWS, SINC |
|   | <b>Housing Land Audit Ref:</b> HLA201218                          |
|   | <b>Previous Ref:</b> MIR027, DC0093                               |
|   | <b>Last Known Owner:</b> Dundee City Council                      |
| <b>Planning History:</b>  |   |

|                       | <b>ASSESSMENT TOPIC</b>  | <b>NOTES</b>  |
|-----------------------|--|---|
| <b>PHYSICAL</b>       | Site Planning/Design Brief   | Mill o' Mains Community Regeneration Masterplan   |
|                       | Current Use(s)   | Open space  |
|                       | Neighbouring Uses  | North – housing; East – open space; South – wildlife corridor; West –wildlife corridor  |
|                       | Topography & Site Orientation  | Flat, east/west orientation   |
|                       | Physical Constraints (inc. pylons, substations)                            | No  |
| <b>ENVIRONMENT</b>    | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Entire site is within the 1:200 fluvial flood outline of the Dighty Water.<br>Assessment of flood risk has been undertaken and mitigation measures agreed<br>On site source control for surface water- fitting in with master plan SUDS for overall development |
|                       | Woodland   | None  |
|                       | Designated Open Space  | Yes   |
|                       | Environmental Protection Status (inc. designations and neighbouring sites) | Yes, and neighbouring site(s) – see above   |
|                       | Contamination  | None  |
|                       | Air Quality  | All of Dundee is within an Air Quality Management Area  |
|                       | Historic Environment   | N/A   |
| Green Network         | Contribution to green networks to be considered.                           |   |
| <b>INFRASTRUCTURE</b> | Transportation (inc. public transport, cycling, walking)                   | Good links by all modes of transport  |
|                       | Infrastructure (inc. gas, electricity, broadband)                          | No known infrastructure provision constraints.  |

|  |   |   |
|--|---|---|
|  | Vacant/ Derelict Land                               | No  |
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield  |
|  | Key Agency Comments                                 | SNH: Concerns raised to proposed Local Development Plan. Site allocated with mitigation measures. |
|  | Other   | No  |


|   |   |
|---|---|
| <b>Allocation: H54</b>  | <b>Site Name:</b> Land at Lismore Avenue                |
|  | <b>Indicative Capacity:</b> 6 units                     |
|   | <b>Address:</b> Lismore Avenue, Mill O' Mains           |
|   | <b>Site Area:</b> 0.08 hectares                         |
|   | <b>Site Description:</b> Housing site for redevelopment |
|   | <b>Housing Land Audit Ref:</b> HLA201219                |
|   | <b>Previous Ref:</b> MIR032, DC0089                     |
|   | <b>Last Known Owner:</b> Dundee City Council            |
| <b>Planning History:</b>  |   |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>  |
|-----------------|--|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Mill o' Mains Community Regeneration Masterplan                 |
|                 | Current Use(s)                                     | Residential   |
|                 | Neighbouring Uses                                  | North – Housing; East – Housing; South – housing; West –housing |
|                 | Topography & Site Orientation                      | Flat, north/south orientation                                   |
|                 | Physical Constraints<br>(inc. pylons, substations) | No  |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | On site source control for surface water required - to fit in with master plan SUDS for overall development. No flood risk identified |
|                    | Woodland  | None  |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | 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.<br>The entire Dundee area is an air quality management area                                     |
|                    | Historic Environment  | N/A   |
|                    | Green Network   | Contribution to green networks to be considered.  |

|                                  |   |  |
|----------------------------------|---|--|
| <b>INFRASTRUCTURE &amp; TURE</b> | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport           |
|                                  | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|                                  | Vacant/ Derelict Land                                       | No   |
|                                  | Efficient Use of Land/                                      | Brownfield                                     |

|  |                           |  |
|--|---------------------------|--|
|  | Regeneration Contribution |  |
|  | Key Agency Comments       | SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing |
|  | Other                     | No   |

|   |   |
|---|---|
| <b>Allocation: H55</b>  | <b>Site Name:</b> Land at Barns of Claverhouse Road |
|  | <b>Indicative Capacity:</b> 12 units                |
|   | <b>Address:</b> Land north of Claverhouse Road      |
|   | <b>Site Area:</b> 0.41 hectares                     |
|   | <b>Site Description:</b> Existing open space        |
|   | <b>Housing Land Audit Ref:</b> HLA201220            |
|   | <b>Previous Ref:</b> ALT009                         |
|   | <b>Last Known Owner:</b> Dundee City Council        |
| <b>Planning History:</b>  |   |


|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Mill o' Mains Community Regeneration Masterplan                                |
|                 | Current Use(s)                                  | Open space   |
|                 | Neighbouring Uses                               | North – residential; East – residential; South – open space; West – open space |
|                 | Topography & Site Orientation                   | Slightly sloping at southern edge of site, north/south orientation             |
|                 | Physical Constraints (inc. pylons, substations) | No   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | SEPA: Recommend a requirement to undertake a Flood Risk Assessment (FRA) to inform the areas suitable for development. No development would take place within the functional flood plain, or within an area of coastal flood risk, unless appropriate defences are in place |
|                    | Woodland   | Woodland around the perimeter   |
|                    | Designated Open Space  | Yes   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Yes, within Dighty Wildlife Corridor and neighbouring site(s)   |
|                    | Contamination  | None  |
|                    | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | To the south east of Trottick conservation area   |
| Green Network      | Contribution to green networks to be considered.                           |   |

|                   |  |  |
|-------------------|--|--|
| <b>INFRA STRU</b> | Transportation (inc. public transport, cycling, walking) | No direct road access to site                  |
|                   | Infrastructure   | No known infrastructure provision constraints. |

|  |   |  |
|--|---|--|
|  | (inc. gas, electricity, broadband)                  |  |
|  | Vacant/ Derelict Land                               | No   |
|  | Efficient Use of Land/<br>Regeneration Contribution | Partly Greenfield Partly Brownfield.<br>Northern part of the site has previously had buildings<br>located on it  |
|  | Key Agency Comments                                 | SNH: Within Dighty Wildlife corridor. Concerns raised to<br>proposed Local Development Plan regarding allocation<br>of site. Site allocated subject to appropriate mitigation. |
|  | Other   | No   |




|   |  |
|---|--|
| <b>Allocation: H56</b>  | <b>Site Name:</b> Land at Hebrides Drive   |
|  | <b>Indicative Capacity:</b> 10 units   |
|   | <b>Address:</b> Hebrides Drive, Mill O'Mains                                     |
|   | <b>Site Area:</b> 0.64 hectares  |
|   | <b>Site Description:</b> Flat site, east facing, part of Mill O'Mains Masterplan |
|   | <b>Housing Land Audit Ref:</b> HLA201221   |
|   | <b>Previous Ref:</b> MIR022, DC0080  |
|   | <b>Last Known Owner:</b> Dundee City Council                                     |
| <b>Planning History:</b>  |  |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Mill o' Mains Community Regeneration Masterplan  |
|                 | Current Use(s)                                     | Vacant brownfield  |
|                 | Neighbouring Uses                                  | North – Green space; East – housing; South – Designated open space and sports facilities; West – Designated open space and sports facilities |
|                 | Topography & Site Orientation                      | Generally flat, north/south orientation  |
|                 | Physical Constraints<br>(inc. pylons, substations) | Existing buildings, hard standing, lock ups  |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Part of site is within the 1:200 year fluvial flood outline of the Dighty Burn. 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 |
|                    | Woodland  | Need to evaluate and retain trees   |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | Neighbours Dighty Wildlife Corridor   |
|                    | Contamination   | Potential for contamination from historical land use in vicinity (e.g. textile manufacture and quarry)  |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment  | N/A   |
| Green Network      | Contribution to green networks to be considered.                              |   |

|                                       |   |  |
|---------------------------------------|---|--|
| <b>INFRASTRUCTURE &amp;<br/>OTHER</b> | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport   |
|                                       | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|                                       | Vacant/ Derelict Land                                       | Yes  |
|                                       | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                                       | Key Agency Comments   | SNH: significant opportunities to create small community 'pocket parks' which should be integral to the development of any new housing |
|                                       | Other   | No   |

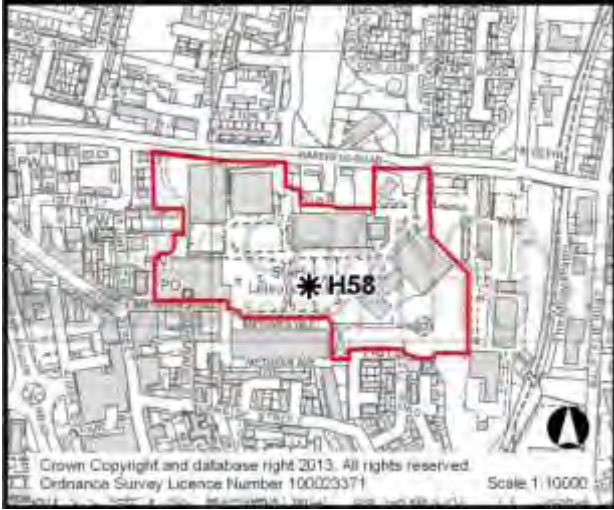
|  |  |
|--|--|
| <b>Allocation: H57</b>   | <b>Site Name:</b> Melrose Terrace                      |
|               | <b>Indicative Capacity:</b> 75 units                   |
|  | <b>Address:</b> Melrose Terrace                        |
|  | <b>Site Area:</b> 1.62 hectares                        |
|  | <b>Site Description:</b> Part of Dundee College Campus |
|  | <b>Housing Land Audit Ref:</b> None                    |
|  | <b>Previous Ref:</b> MIR001, DC0214                    |
|  | <b>Last Known Owner:</b> Dundee College                |
| <b>Planning History:</b> 11/00576/PAN(Proposed residential development): Pending Consideration |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Site Brief developed by Jones Land La Salle – not adopted by DCC               |
|                 | Current Use(s)                                  | Part of Dundee College   |
|                 | Neighbouring Uses                               | North- housing; East- open space sports ground; South- industry; West- housing |
|                 | Topography & Site Orientation                   | North/South orientation, slope to south  |
|                 | Physical Constraints (inc. pylons, substations) | Buildings  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to minimise input of surface water into the combined sewer (mitigation: SUDS by infiltration). No flood risk identified. |
|                    | Woodland   | Some trees. Site works should seek to retain existing tree cover where possible.  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Only neighbouring environmental site.   |
|                    | 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 North East arterial road.          |
|                    | Historic Environment   | N/A   |
| Green Network      | Contribution to green networks to be considered.                           |   |

|                                   |  |  |
|-----------------------------------|--|--|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes.                       |
|                                   | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|                                   | Vacant/ Derelict Land                                    | No   |
|                                   | Efficient Use of Land/ Regeneration Contribution         | Brownfield                                     |
|                                   | Key Agency Comments                                      | None   |


|  |       |      |
|--|-------|------|
|  | Other | None |
|--|-------|------|

|  |                                       |
|--|---------------------------------------|
| <b>Allocation: H58</b>   | <b>Site Name:</b> Stack Leisure Park  |
|   | <b>Indicative Capacity:</b> 50 units  |
|  | <b>Address:</b> Stack Leisure Park    |
|  | <b>Site Area:</b> 7.84 hectares       |
|  | <b>Site Description:</b> Leisure Park |
|  | <b>Housing Land Audit Ref:</b> None   |
|  | <b>Previous Ref:</b> MIR006, DC187    |
|  | <b>Last Known Owner:</b> T J Morris   |
| <b>Planning History:</b> 12/00374/FULL (Megabowl unit Change of Use from Leisure to Class 1 Retail):<br>Approved subject to conditions |                                       |

|                 | <u>ASSESSMENT TOPIC</u>                            | <u>NOTES</u>   |
|-----------------|--|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | Lochee Physical Regeneration Framework   |
|                 | Current Use(s)                                     | Leisure Park   |
|                 | Neighbouring Uses                                  | North – Leisure uses and housing; East – Council Depot; South – housing; West – housing and District Shopping Centre |
|                 | Topography & Site Orientation                      | Flat, north/west orientation   |
|                 | Physical Constraints<br>(inc. pylons, substations) | Yes  |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Need to control surface water (Mitigation: Suds by infiltration and by ponds)<br>Potential for a culverted watercourse (Lochlee) to south of site (probably outwith site) - any design should avoid overbuilding such a culvert |
|                    | Woodland  | None  |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | 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   | Potential to impact on hot spots.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment  | Site contains listed buildings (Category A Cox's stack and adjacent Mill). Is within Lochee Conservation Area and has other archaeological interest   |
| Green Network      | Contribution to green networks to be considered.                              |   |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Good access for pedestrians to Lochee District Centre. Redevelopment should include cycle route connections through the site<br>potential increase in traffic on N.W arterial and existing congestion |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | Yes   |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                        | Key Agency Comments   | None  |
|                        | Other   | No  |

|   |   |
|---|---|
| <b>Allocation: H59</b>  | <b>Site Name:</b> Blackwood Court   |
|  | <b>Indicative Capacity:</b> 18 units  |
|   | <b>Address:</b> Blackwood Court, Glamis Road  |
|   | <b>Site Area:</b> 0.69 hectares   |
|   | <b>Site Description:</b> Site has been cleared of former Housing Association properties |
|   | <b>Housing Land Audit Ref:</b> None   |
|   | <b>Previous Ref:</b> MIR012, DC0372   |
|   | <b>Last Known Owner:</b> Margaret Blackwood Housing Association                         |
| <b>Planning History:</b>  |   |


|                 | ASSESSMENT TOPIC                                | NOTES  |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | No   |
|                 | Current Use(s)                                  | Brownfield   |
|                 | Neighbouring Uses                               | North – Residential; East – Residential; South – Balgay Park; West – Residential |
|                 | Topography & Site Orientation                   | Slightly sloping site, east/west orientation                                     |
|                 | Physical Constraints (inc. pylons, substations) | No known   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate effects of surface water. (Mitigation: Suds by infiltration and ponds). No flood risk identified   |
|                    | Woodland   | Retain trees/landscape framework where possible and connect to existing landscape features  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Balgay Park is a Designed Landscape   |
|                    | Contamination  | Cemetery to South. No other obvious issues  |
|                    | Air Quality  | The entire Dundee area is an air quality management area.<br>No hot spots identified in perimeter   |
|                    | Historic Environment   | 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 |
| Green Network      | Contribution to green networks to be considered.                           |   |

|               |   |                                      |
|---------------|---|--------------------------------------|
| <b>INFRAC</b> | Transportation (inc. public transport, cycling, | Good links by all modes of transport |
|---------------|---|--------------------------------------|


|  |  |
|--|--|
| walking)   |  |
| Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints. |
| Vacant/ Derelict Land                                | No   |
| Efficient Use of Land/<br>Regeneration Contribution  | Brownfield                                     |
| Key Agency Comments                                  | None   |
| Other  | No   |



|   |  |
|---|--|
| <b>Allocation: H60</b>  | <b>Site Name:</b> Lochee Primary School  |
|  | <b>Indicative Capacity:</b> 30 units   |
|   | <b>Address:</b> South Road/ Donald Street  |
|   | <b>Site Area:</b> 1.79 hectares  |
|   | <b>Site Description:</b> School set in grassed playing fields with trees around boundary |
|   | <b>Housing Land Audit Ref:</b> None  |
|   | <b>Previous Ref:</b> MIR023, DC404   |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b>  |  |

|                       | <b>ASSESSMENT TOPIC</b>   | <b>NOTES</b>   |
|-----------------------|---|--|
| <b>PHYSICAL</b>       | Site Planning/Design Brief  | None   |
|                       | Current Use(s)  | Former school  |
|                       | Neighbouring Uses   | North – residential; East – residential; South – residential; West – residential   |
|                       | Topography & Site Orientation   | undulating, east/west orientation  |
|                       | Physical Constraints<br>(inc. pylons, substations)                            | Buildings  |
| <b>ENVIRONMENT</b>    | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                       | Woodland  | Need to evaluate /retain woodland within site boundary   |
|                       | Designated Open Space   | Yes  |
|                       | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                       | 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   |
|                       | Historic Environment  | N/A  |
| Green Network         | Contribution to green networks to be considered.                              |  |
| <b>INFR ASTR UCT-</b> | Transportation<br>(inc. public transport, cycling, walking)                   | Need to retain, and provide access to pathway on south side of site (old railway line)   |

|  |  |  |
|--|--|--|
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints. |
|  | Vacant/ Derelict Land                                | No   |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield                                     |
|  | Key Agency Comments                                  | None   |
|  | Other  | No   |


|   |  |
|---|--|
| <b>Allocation: H61</b>  | <b>Site Name:</b> Lauderdale Avenue                                  |
|  | <b>Indicative Capacity:</b> 33 units                                 |
|   | <b>Address:</b> Lauderdale Avenue                                    |
|   | <b>Site Area:</b> 1.09 hectares                                      |
|   | <b>Site Description:</b> Site of former St Margaret's Primary School |
|   | <b>Housing Land Audit Ref:</b> None                                  |
|   | <b>Previous Ref:</b> MIR038, DC0019 and DC0020                       |
|   | <b>Last Known Owner:</b> Dundee City Council                         |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                            | <b>NOTES</b>  |
|-----------------|--|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                         | None  |
|                 | Current Use(s)                                     | Former school   |
|                 | Neighbouring Uses                                  | North – housing and shopping parade; East – housing; South – housing; West –housing |
|                 | Topography & Site Orientation                      | Flat, east/west orientation   |
|                 | Physical Constraints<br>(inc. pylons, substations) | No  |

|                    |   |   |
|--------------------|---|---|
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate effects of surface water. (Mitigation: Suds by infiltration). No flood risk identified |
|                    | Woodland  | Need to evaluate and retain existing trees  |
|                    | Designated Open Space   | Yes on part of the site   |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None  |
|                    | 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.<br>The entire Dundee area is an air quality management area       |
|                    | Historic Environment  | N/A   |
|                    | Green Network   | Contribution to green networks to be considered.  |


|   |   |  |
|---|---|--|
| <b>INFRASTRUCTURE &amp; VACANT LAND</b> | Transportation<br>(inc. public transport, cycling, walking) | Good links by all modes of transport           |
|   | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints. |
|   | Vacant/ Derelict Land                                       | No   |

|  |   |            |
|--|---|------------|
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield |
|  | Key Agency Comments                                 | None       |
|  | Other   | No         |

|  |   |
|--|---|
| <b>Allocation: H62</b>   | <b>Site Name:</b> Maxwelltown Works                   |
|  <p>Crown Copyright and database right 2013. All rights reserved.<br/>Ordnance Survey Licence Number 100023371 Scale 1:3000</p> | <b>Indicative Capacity:</b> 50 units                  |
|  | <b>Address:</b> Alexander Street                      |
|  | <b>Site Area:</b> 1.25 hectares                       |
|  | <b>Site Description:</b> Currently an industrial site |
|  | <b>Housing Land Audit Ref:</b> None                   |
|  | <b>Previous Ref:</b> MIR039, DC0369                   |
|  | <b>Last Known Owner:</b> Colville Limited             |
| <b>Planning History:</b> 08/00680/OUT (Outline application for residential development): Approved subject to conditions  |   |

|                      | <b>ASSESSMENT TOPIC</b>  | <b>NOTES</b>   |
|----------------------|--|--|
| <b>PHYSICAL</b>      | Site Planning/Design Brief   | None   |
|                      | Current Use(s)   | Industrial site  |
|                      | Neighbouring Uses  | North – Residential; East – Residential; South – Residential; West – Residential   |
|                      | Topography & Site Orientation  | Slightly sloping   |
|                      | Physical Constraints (inc. pylons, substations)                            | No known   |
| <b>ENVIRONMENT</b>   | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to mitigate effects of surface water however potential contamination due to previous land uses may require lined Suds. No flood risk identified                           |
|                      | Woodland   | Some trees   |
|                      | Designated Open Space  | No   |
|                      | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                      | 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.<br>The entire Dundee area is an air quality management area  |
|                      | Historic Environment   | 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 |
| Green Network        | Contribution to green networks to be considered.                           |  |
| <b>INFR ASTR UIC</b> | Transportation (inc. public transport, cycling, walking)                   | No access from Alexander St. From North George St & Carnegie St predominantly  |

|  |  |  |
|--|--|--|
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints. |
|  | Vacant/ Derelict Land                                | No   |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Brownfield                                     |
|  | Key Agency Comments                                  | None   |
|  | Other  | No   |

|   |  |
|---|--|
| <b>Allocation: H63</b>  | <b>Site Name:</b> Highgate, Lochee   |
|                          | <b>Indicative Capacity:</b> 120 units  |
|   | <b>Address:</b> High Street, Lochee  |
|   | <b>Site Area:</b> 6.64 hectares  |
|   | <b>Site Description:</b> Shopping centre and car parks to be redeveloped as part of regeneration plans |
|   | <b>Housing Land Audit Ref:</b> None  |
|   | <b>Previous Ref:</b> MIR040, DC0403  |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b> 12/00798/FULL (Erection of two new retail units): Approved subject to conditions |  |


|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Lochee Physical Regeneration Framework   |
|                 | Current Use(s)                                  | Shopping centre  |
|                 | Neighbouring Uses                               | North – retail; East – retail with residential above; South – healthcare, retail and residential; West – offices, residential and road network |
|                 | Development Capacity                            | 120 units  |
|                 | Topography & Site Orientation                   | Different levels, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Buildings, car parks, substation   |

|                      |  |  |
|----------------------|--|--|
| <b>ENVIRONMENT</b>   | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochee) under the site which should be avoided.<br>SEPA: Assessment of flood risk recommended<br>Potential contamination due to previous land uses lined SUDS may be required |
|                      | Woodland   | None   |
|                      | Designated Open Space  | No   |
|                      | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                      | 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.<br>The entire Dundee area is an air quality management area  |
| Historic Environment | 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 |
|  | Green Network | Contribution to green networks to be considered.  |

|                           |   |   |
|---------------------------|---|---|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, 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 |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                           | Vacant/ Derelict Land                                       | Area to south is included on vacant and derelict land register  |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield  |
|                           | Key Agency Comments   | None  |
|                           | Other   | No  |




|   |  |
|---|--|
| <b>Allocation: H64</b>  | <b>Site Name:</b> Parkview, Blackness Road   |
|    | <b>Indicative Capacity:</b> 30 units         |
|   | <b>Address:</b> Blackness Road               |
|   | <b>Site Area:</b> 1.21 hectares              |
|   | <b>Site Description:</b> Former school       |
|   | <b>Housing Land Audit Ref:</b> None          |
|   | <b>Previous Ref:</b> MIR041, DC0373          |
|   | <b>Last Known Owner:</b> Scottish Government |
| <b>Planning History:</b> 13/00086/FULL (Redevelopment of former school and additional development to provide 45 residential units with associated parking, landscaping and infrastructure): Approved subject to conditions. |  |

|                 | ASSESSMENT TOPIC                                | NOTES  |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None   |
|                 | Current Use(s)                                  | Former school  |
|                 | Neighbouring Uses                               | North – Residential; East – Residential; South – Residential; West – Residential |
|                 | Topography & Site Orientation                   | Mainly flat, east/west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Buildings  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Dundee bi annual flood report indicates that there may be a culverted watercourse (Scourin' Burn) to the north of the area.<br>Need to mitigate effects of surface water. (SUDS source controls and ponds.) |
|                    | 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        |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None  |
|                    | Contamination  | Potential for contamination from historical land use on site (e.g. school heating oil)  |
|                    | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | 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 |
|  | Green Network | Contribution to green networks to be considered.                               |

|                        |   |  |
|------------------------|---|--|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Public transport to south, no dedicated cycle facilities |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.           |
|                        | Vacant/ Derelict Land                                       | No   |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                        | Key Agency Comments   | None   |
|                        | Other   | No   |


|   |  |
|---|--|
| <b>Allocation: H65</b>  | <b>Site Name:</b> Charleston Primary School    |
|  | <b>Indicative Capacity:</b> 40 units           |
|   | <b>Address:</b> Dunholm Place                  |
|   | <b>Site Area:</b> 1.42 hectares                |
|   | <b>Site Description:</b> Former primary school |
|   | <b>Housing Land Audit Ref:</b> None            |
|   | <b>Previous Ref:</b> MIR042, DC0383            |
|   | <b>Last Known Owner:</b> Dundee City Council   |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None  |
|                 | Current Use(s)                                  | Former school   |
|                 | Neighbouring Uses                               | North – Residential; East – Residential; South – Retail; West – Residential |
|                 | Topography & Site Orientation                   | Flat, east/west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | School building   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Dundee bi annual flood report indicates that there may be a culverted watercourse (Lochlee Burn) to the north of the area<br>Need to mitigate effects of surface water (SUDS source control and ponds ) |
|                    | Woodland   | mature woodland on boundary worthy of retention   |
|                    | Designated Open Space  | Designated open space in Dundee Local Plan Review 2005  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | 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.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | N/A   |
| Green Network      | Contribution to green networks to be considered.                           |   |

|                                   |  |   |
|-----------------------------------|--|---|
| <b>INFRASTRUCTURE &amp; OTHER</b> | Transportation (inc. public transport, cycling, 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 |
|                                   | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                                   | Vacant/ Derelict Land                                    | No  |
|                                   | Efficient Use of Land/ Regeneration Contribution         | Brownfield  |

|  |                     |  |
|--|---------------------|--|
|  | Key Agency Comments | SNH: Retain existing trees. Possible link with the adjacent South Road park and the adjacent sports facility and playing fields. |
|  | Other               | No   |


|  |  |
|--|--|
| <b>Allocation: H66</b>   | <b>Site Name:</b> Land at Clatto   |
|   | <b>Indicative Capacity:</b> 60 units                                     |
|  | <b>Address:</b> Adjacent to Clatto Country Park                          |
|  | <b>Site Area:</b> 3.37 hectares  |
|  | <b>Site Description:</b> Scottish Water depot site near Clatto Reservoir |
|  | <b>Housing Land Audit Ref:</b> None                                      |
|  | <b>Previous Ref:</b> ALT003  |
|  | <b>Last Known Owner:</b> Scottish Water                                  |
| <b>Planning History:</b> 12/00780/PPPM (PPP for residential development with access from Clatto Gardens): Approved subject to conditions |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None  |
|                 | Current Use(s)                                  | Open Space  |
|                 | Neighbouring Uses                               | North – Clatto Reservoir (Country Park); East – Scottish Water Waste Treatment Works; South – Residential; West - Country Park and Open Countryside |
|                 | Topography & Site Orientation                   | Undulating, east/west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Existing telecoms masts - however believed that these could be relocated.<br>Waste Water works and underground infrastructure to east of site       |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Need to consider safety implications associated with potential reservoir failure  |
|                    | Woodland   | Mature trees to north of site worthy of retention. Existing mature vegetation on southern edge should be retained/enhanced                            |
|                    | Designated Open Space  | Yes   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Clatto Country Park adjacent and Open Countryside   |
|                    | 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.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | Category B listed cottage and walled garden.<br>There are a number of Scheduled monuments and other   |

|  |               |  |
|--|---------------|--|
|  |               | items in the general area but all are outwith the boundary (typically 700m+ distant) |
|  | Green Network | Contribution to green networks to be considered.                                     |

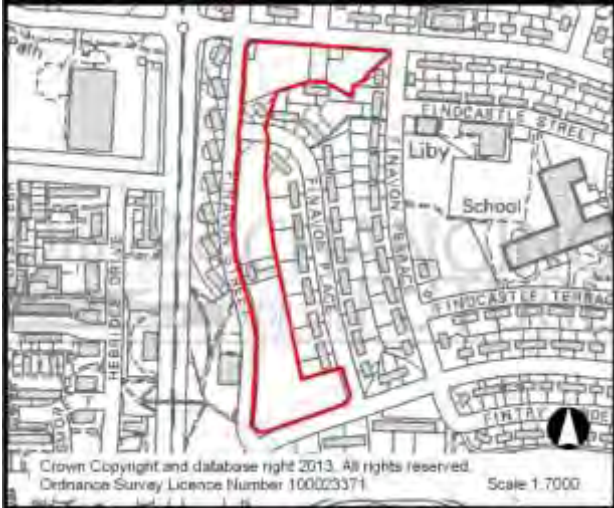
|                           |   |  |
|---------------------------|---|--|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Road access available from south, which also includes the Green Circular cycle route |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.                                       |
|                           | Vacant/ Derelict Land                                       | No   |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Brownfield   |
|                           | Key Agency Comments   | None   |
|                           | Other   | Proposed by owner for 60-80 houses<br>Site indicated during MIR consultation         |

|   |   |
|---|---|
| <b>Allocation: H67</b>  | <b>Site Name:</b> St Columba's Primary School             |
|  | <b>Indicative Capacity:</b> 22 units                      |
|   | <b>Address:</b> Kirkton Road/ Kirkton Place               |
|   | <b>Site Area:</b> 0.67 hectares                           |
|   | <b>Site Description:</b> Former school with hard surfaces |
|   | <b>Housing Land Audit Ref:</b> None                       |
|   | <b>Previous Ref:</b> ALT002                               |
|   | <b>Last Known Owner:</b> Dundee City Council              |
| <b>Planning History:</b>  |   |

|                             | <b>ASSESSMENT TOPIC</b>   | <b>NOTES</b>   |
|-----------------------------|---|--|
| <b>PHYSICAL</b>             | Site Planning/Design Brief  | None   |
|                             | Current Use(s)  | Former school  |
|                             | Neighbouring Uses   | North – School / Playing Fields; East – Residential; South – Residential; West - School                    |
|                             | Topography & Site Orientation   | Generally flat, east/west orientation  |
|                             | Physical Constraints<br>(inc. pylons, substations)                            | Buildings  |
| <b>ENVIRONMENT</b>          | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | SEPA: Recommend that a requirement for an FRA is attached to the site specific requirements as appropriate |
|                             | Woodland  | None   |
|                             | Designated Open Space   | Yes  |
|                             | Environmental Protection Status<br>(inc. designations and neighbouring sites) | None   |
|                             | Contamination   | Potential for contamination from historical land use on site (school heating oil)                          |
|                             | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area          |
|                             | Historic Environment  | N/A  |
|                             | Green Network   | Contribution to green networks to be considered.   |
| <b>INFRASTRUCTURE &amp;</b> | Transportation<br>(inc. public transport, cycling, walking)                   | Road access to East and South  |
|                             | Infrastructure<br>(inc. gas, electricity, broadband)                          | No known infrastructure provision constraints.   |
|                             | Vacant/ Derelict Land   | No   |

|  |   |            |
|--|---|------------|
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield |
|  | Key Agency Comments                                 | None       |
|  | Other   | No         |



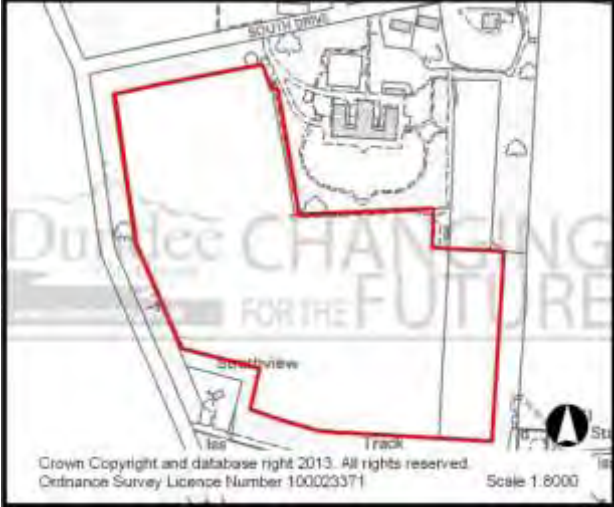
|   |  |
|---|--|
| <b>Allocation: H68</b>  | <b>Site Name:</b> Finavon Street                                     |
|  | <b>Indicative Capacity:</b> 47 units                                 |
|   | <b>Address:</b> Finavon Street                                       |
|   | <b>Site Area:</b> 1.72 hectares                                      |
|   | <b>Site Description:</b> Orlit houses which have now been demolished |
|   | <b>Housing Land Audit Ref:</b> None                                  |
|   | <b>Previous Ref:</b> ALT001  |
|   | <b>Last Known Owner:</b> Abertay Housing Association                 |
| <b>Planning History:</b>  |  |

|                 | ASSESSMENT TOPIC                                | NOTES  |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None   |
|                 | Current Use(s)                                  | Residential (former)   |
|                 | Neighbouring Uses                               | North – Residential; East – Residential; South – Residential / Open Space; West - Road Network with residential beyond |
|                 | Topography & Site Orientation                   | Slightly sloping, north/south orientation  |
|                 | Physical Constraints (inc. pylons, substations) | Existing buildings   |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | No flood risk identified   |
|                    | Woodland   | Some trees   |
|                    | Designated Open Space  | No   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | 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 |
|                    | Historic Environment   | N/A  |
| Green Network      | Contribution to green networks to be considered.                           |  |

|                   |  |  |
|-------------------|--|--|
| <b>INFRA STRU</b> | Transportation (inc. public transport, cycling, walking) | Good links by all modes of transport           |
|                   | Infrastructure   | No known infrastructure provision constraints. |

|  |   |  |
|--|---|--|
|  | (inc. gas, electricity, broadband)                  |  |
|  | Vacant/ Derelict Land                               | Part Vacant  |
|  | Efficient Use of Land/<br>Regeneration Contribution | Brownfield - High Value in terms of contribution to<br>regeneration of Fintry Housing area |
|  | Key Agency Comments                                 | None   |
|  | Other   | No   |

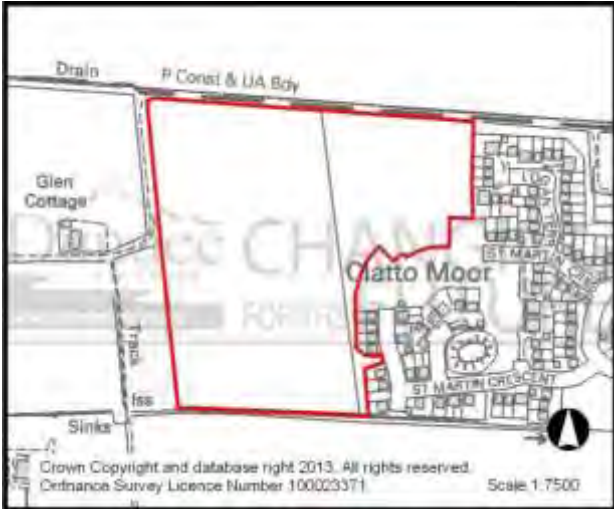
|   |  |
|---|--|
| <b>Allocation: H69</b>  | <b>Site Name:</b> Western Gateway, Liff (Phase 2)                        |
|  | <b>Indicative Capacity:</b> 100 units                                    |
|   | <b>Address:</b> Land to south of former Liff Hospital                    |
|   | <b>Site Area:</b> 9.92 hectares  |
|   | <b>Site Description:</b> Greenfield site located to the west of the city |
|   | <b>Housing Land Audit Ref:</b> HLA200738                                 |
|   | <b>Previous Ref:</b> ALT004  |
|   | <b>Last Known Owner:</b> NHS   |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Dundee Local Plan Review 2005 housing site   |
|                 | Current Use(s)                                  | Greenfield   |
|                 | Neighbouring Uses                               | North – residential/ farmland; East – industrial estate/residential; South – open space/residential; West – farmland |
|                 | Topography & Site Orientation                   | Flat, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | None   |

|                    |  |  |
|--------------------|--|--|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                    | Woodland   | Tree Preservation Order 06/03 is present on site   |
|                    | Designated Open Space  | Designated as open countryside   |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | None   |
|                    | Contamination  | None   |
|                    | Air Quality  | No hot spots identified in perimeter. The entire Dundee area is an air quality management area   |
|                    | Historic Environment   | Listed buildings of Liff Hospital and Gowrie House are situated to the north of the site   |
| Green Network      | Contribution to green networks to be considered.                           |  |

|                       |                |  |
|-----------------------|----------------|--|
| <b>TRANSPORTATION</b> | Transportation | Access is best by private car but the core paths network |
|-----------------------|----------------|--|


|  |  |   |
|--|--|---|
|  | (inc. public transport, cycling, walking)            | perimeters part of the site and there is a bus stop just north of the site  |
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints.  |
|  | Vacant/ Derelict Land                                | No  |
|  | Efficient Use of Land/<br>Regeneration Contribution  | Greenfield  |
|  | 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 |
|  | Other  | No  |

|   |  |
|---|--|
| <b>Allocation: H70(2)</b>   | <b>Site Name:</b> Baldragon Farm                               |
|  | <b>Indicative Capacity:</b> 135 units for the period 2020-2024 |
|   | <b>Address:</b> Land to West of St Martin Crescent             |
|   | <b>Site Area:</b> 7.47 hectares                                |
|   | <b>Site Description:</b> Agricultural land                     |
|   | <b>Housing Land Audit Ref:</b> HLA200357                       |
|   | <b>Previous Ref:</b> ALT010                                    |
|   | <b>Last Known Owner:</b> Betts                                 |
| <b>Planning History:</b>  |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None   |
|                 | Current Use(s)                                  | Farmland/ Greenfield   |
|                 | Neighbouring Uses                               | North – farmland; East – residential; South – Open space/ residential; West – farmland |
|                 | Topography & Site Orientation                   | Flat, east/ west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | None   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                    | Woodland   | None  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | There is a community wildlife and a nature conservation site to the west of the site  |
|                    | Contamination  |   |
|                    | Air Quality  | No hot spots identified in perimeter. The entire Dundee area is an air quality management area  |
|                    | Historic Environment   | Clatto reserve is to the west of the site which is a listed building.   |
| Green Network      | Contribution to green networks to be considered.                           |   |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Not easily accessible by public transport but can be accessed by all other modes of transport.  |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | No  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Greenfield  |
|                        | 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. |
| Other                  | No  |   |

|   |  |
|---|--|
| <b>Allocation: H71(2)</b>   | <b>Site Name:</b> Linlathen, Arbroath Road   |
|    | <b>Indicative Capacity:</b> 150 units for the period 2020-2024                                 |
|   | <b>Address:</b> Linlathen Estate, North of Arbroath Road, Dundee                               |
|   | <b>Site Area:</b> 15.96 hectares   |
|   | <b>Site Description:</b> Land at Linlathen Estate, North of Linlathen House and farm buildings |
|   | <b>Housing Land Audit Ref:</b> HLA200713   |
|   | <b>Previous Ref:</b> ALT011, CFS0016   |
| <b>Last Known Owner:</b> Linlathen Developments/ DG Coutts Associates   |  |
| <b>Planning History:</b> 10/00710/PAN (Circa 250 dwellinghouses): Pan closed, 12/00830/FULM (Erection of 271 dwellinghouses): Pending consideration |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | None  |
|                 | Current Use(s)                                  | Greenfield  |
|                 | 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 |
|                 | Topography & Site Orientation                   | Slightly sloping, east/west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | No known  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | 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 |
|                    | Woodland   | Tree preservation order 07/84 is present on site. Other mature woodland exists within site  |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Dightly watercourse to south has known invasive species problems<br>Potential for habitat fragmentation<br>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 |
|  | Historic Environment | N/A  |
|  | Green Network        | Contribution to green networks to be considered.   |

|                        |   |   |
|------------------------|---|---|
| INFRASTRUCTURE & OTHER | Transportation<br>(inc. public transport, cycling, walking) | Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to Drumsturdy road   |
|                        | Infrastructure<br>(inc. gas, electricity, broadband)        | No known infrastructure provision constraints.  |
|                        | Vacant/ Derelict Land                                       | No  |
|                        | Efficient Use of Land/<br>Regeneration Contribution         | Greenfield  |
|                        | 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> |
|                        | Other   | Site nominated by developer through call for sites for Residential uses   |




|  |   |
|--|---|
| <b>Allocation: H72</b>   | <b>Site Name:</b> Land to East of Strathyre Avenue            |
|  | <b>Indicative Capacity:</b> 26 units                          |
|  | <b>Address:</b> Strathyre Avenue                              |
|  | <b>Site Area:</b> 1.58 hectares                               |
|  | <b>Site Description:</b> Open Countryside                     |
|  | <b>Housing Land Audit Ref:</b> None                           |
|  | <b>Previous Ref:</b> CFS0054                                  |
|  | <b>Last Known Owner:</b> AWG - Taylor Wimpey / KCC Consulting |
| <p><b>Planning History:</b> 12/00366/FULL (Erection of 24 dwelling houses, formation of access road and landscaping): Pending consideration.<br/>         13/00183/FULL (Erection of 19 no. detached dwellings with associated roads, drainage and landscaping works): <b>Declared invalid</b></p> |   |

|          | ASSESSMENT TOPIC                                | NOTES  |
|----------|---|--|
| PHYSICAL | Site Planning/Design Brief                      | None   |
|          | Current Use(s)                                  | Greenfield, Agricultural land  |
|          | Neighbouring Uses                               | North and East – Dighty Watercourse with farmland beyond; South – farmland with A92 road and residential beyond; West – Residential and farmland |
|          | Topography & Site Orientation                   | Sloping, north/south orientation   |
|          | Physical Constraints (inc. pylons, substations) | No known   |

|               |  |   |
|---------------|--|---|
| ENVIRONMENT   | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Food risk identified  |
|               | Woodland   | Some trees on east of site  |
|               | Designated Open Space  | No  |
|               | Environmental Protection Status (inc. designations and neighbouring sites) | 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  | <i>Potential impact from Arbroath Road.</i><br>The entire Dundee area is an air quality management area.  |
|               | Historic Environment   | N/A   |
| Green Network | Contribution to green networks to be considered.                           |   |


|                        |  |  |
|------------------------|--|--|
| INFRASTRUCTURE & OTHER | Transportation (inc. public transport, cycling, walking) | Pedestrian, cycle and vehicle access from Strathyre Avenue. No easily accessible public transport. |
|                        | Infrastructure (inc. gas, electricity, broadband)        | No known infrastructure provision constraints.   |
|                        | Vacant/ Derelict Land                                    | No   |
|                        | Efficient Use of Land/ Regeneration Contribution         | Greenfield   |

|  |                     |      |
|--|---------------------|------|
|  | Key Agency Comments | None |
|  | Other               | None |

|  |  |
|--|--|
| <b>Allocation: H73</b>   | <b>Site Name:</b> Pitkerro Mill                |
|   | <b>Indicative Capacity:</b> 6 units            |
|  | <b>Address:</b> Kellas Road                    |
|  | <b>Site Area:</b> 1.00 hectares                |
|  | <b>Site Description:</b> Greenspace with trees |
|  | <b>Housing Land Audit Ref:</b> None            |
|  | <b>Previous Ref:</b> MIR141                    |
| <b>Last Known Owner:</b> Gavin Christie and George Christie  |  |
| <b>Planning History:</b> 06/00892/FUL (Erection of 6no. houses and garages): Application Refused; Appeal Allowed. 13/00026/FULL (Application to extend permission 06/00892/FUL for 3 years): Application Refused |  |

|                    | <b>ASSESSMENT TOPIC</b>   | <b>NOTES</b>  |
|--------------------|---|---|
| <b>PHYSICAL</b>    | Site Planning/Design Brief  | none  |
|                    | Current Use(s)  | Unmaintained field  |
|                    | Neighbouring Uses   | North – housing; East – housing with greenspace beyond; South – greenspace and pond, with housing beyond; West – Fithie Burn with housing beyond        |
|                    | Topography & Site Orientation   | Flat, north/south orientation   |
|                    | Physical Constraints<br>(inc. pylons, substations)                            | None  |
| <b>ENVIRONMENT</b> | Water Issues<br>(inc. flood risk, drainage and on/off site mitigation)        | Known flood risk and previous flooding associated with Fithie Burn along west; former mill lade running through site; former curling pond south of site |
|                    | Woodland  | Trees along south and west of site  |
|                    | Designated Open Space   | No  |
|                    | Environmental Protection Status<br>(inc. designations and neighbouring sites) | Wildlife corridor to west (along Fithie Burn)   |
|                    | Contamination   | Potential contamination from former uses associated with Pitkerro Mill to the east  |
|                    | Air Quality   | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area   |
|                    | Historic Environment  | C-listed Pitkerro Mill to the east  |
| Green Network      | Contribution to green networks to be considered.                              |   |
| <b>INF RAS</b>     | Transportation<br>(inc. public transport, cycling, walking)                   | Bus routes on a number of roads in the vicinity   |

|  |  |  |
|--|--|--|
|  | Infrastructure<br>(inc. gas, electricity, broadband) | No known infrastructure provision constraints. |
|  | Vacant/ Derelict Land                                | No   |
|  | Efficient Use of Land/<br>Regeneration Contribution  | None   |
|  | Key Agency Comments                                  | None   |
|  | Other  | None   |

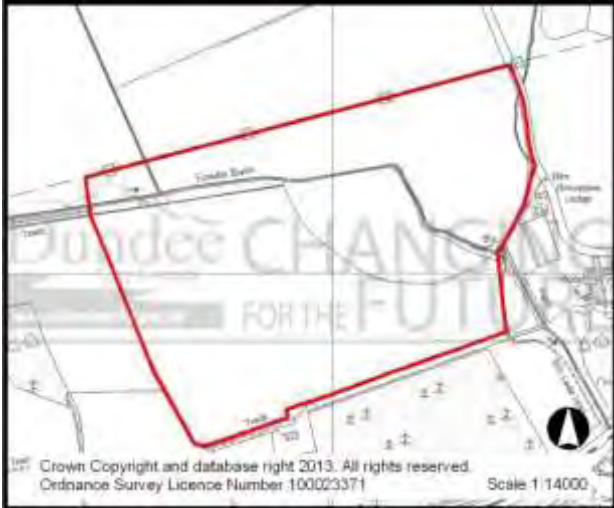
|  |  |
|--|--|
| <b>Allocation: HP01</b>  | <b>Site Name:</b> Western Gateway, South Gray                        |
|                                   | <b>Indicative Capacity:</b> 230 units                                |
|  | <b>Address:</b> Dykes of Gray Road                                   |
|  | <b>Site Area:</b> 19.81 hectares                                     |
|  | <b>Site Description:</b> Farmland to west side of Dykes of Gray Road |
|  | <b>Housing Land Audit Ref:</b> HLA200356                             |
|  | <b>Previous Ref:</b> MIR134, CFS0032                                 |
|  | <b>Last Known Owner:</b> Inverarity Farms Ltd                        |
| <b>Planning History:</b> 07/00036/FUL (Erection of 230 dwellinghouses): Pending completion of Section 75 Agreement |  |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>   |
|-----------------|---|--|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Planning permission 07/00036/FUL granted subject to section 75 agreement.  |
|                 | Current Use(s)                                  | Farmland/ Greenfield   |
|                 | Neighbouring Uses                               | North – farmland including House of Gray; East – farmland; South – farmland with proposed residential development; West - farmland |
|                 | Topography & Site Orientation                   | Flat, east/west orientation  |
|                 | Physical Constraints (inc. pylons, substations) | No known   |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Known flood risk associated with Dykes Of Gray road – road reconstruction underway to assist in addressing this |
|                    | Woodland   | Tree preservation order 01 is present on site   |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | 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                  |
|                    | Historic Environment   | Category A Listed House of Gray to the north of the site. See also Historic Scotland comments                   |
|                    | Green Network  | Contribution to green networks to be considered.  |

|            |   |  |
|------------|---|--|
| <b>INF</b> | Transportation (inc. public transport, cycling, | Only car, cycle and foot access. No public transport links |
|------------|---|--|

|  |  |
|--|--|
| walking)   |  |
| Infrastructure<br>(inc. gas, electricity, broadband) | Development of site will require full utility provision  |
| Vacant/ Derelict Land                                | No   |
| Efficient Use of Land/<br>Regeneration Contribution  | Greenfield   |
| 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 |
| Other  | None   |

|  |   |
|--|---|
| <b>Allocation: HP02</b>  | <b>Site Name:</b> Western Gateway, Swallow  |
|   | <b>Indicative Capacity:</b> 270 units   |
|  | <b>Address:</b> Dykes of Gray Road  |
|  | <b>Site Area:</b> 37.76 hectares  |
|  | <b>Site Description:</b> Farmland to west side of Dykes of Gray Road and north of A90 |
|  | <b>Housing Land Audit Ref:</b> HLA200408  |
|  | <b>Previous Ref:</b> MIR133   |
| <b>Last Known Owner:</b> Stark Brothers / Mr Shaw  |   |
| <b>Planning History:</b> 03/00618/FUL (Proposed development of 270 dwellings and a residential retirement home with associated landscaping, servicing and access): Pending completion of Section 75 Agreement. |   |

|                 | <b>ASSESSMENT TOPIC</b>                         | <b>NOTES</b>  |
|-----------------|---|---|
| <b>PHYSICAL</b> | Site Planning/Design Brief                      | Planning permission 03/00618/FUL granted subject to section 75 agreement.   |
|                 | Current Use(s)                                  | Farmland/ Greenfield  |
|                 | Neighbouring Uses                               | North – farmland with proposed residential development; East – farmland and two houses; South – farmland and hotel; West - farmland |
|                 | Topography & Site Orientation                   | Flat, east/west orientation   |
|                 | Physical Constraints (inc. pylons, substations) | Line of pylons along northern boundary of site  |

|                    |  |   |
|--------------------|--|---|
| <b>ENVIRONMENT</b> | Water Issues (inc. flood risk, drainage and on/off site mitigation)        | Known flood risk associated with Fowlis/Lochee Burn and Invergowrie Burn to the east of site      |
|                    | Woodland   | Line of trees across site, trees on south and east boundaries                                     |
|                    | Designated Open Space  | No  |
|                    | Environmental Protection Status (inc. designations and neighbouring sites) | Potential for habitat fragmentation   |
|                    | Contamination  | Farmland – some potential for contamination depending upon historical use                         |
|                    | Air Quality  | No hot spots identified in perimeter.<br>The entire Dundee area is an air quality management area |
|                    | Historic Environment   | Schedule Monuments in area  |
| Green Network      | Contribution to green networks to be considered.                           |   |

|                           |   |   |
|---------------------------|---|---|
| INFRASTRUCTURE &<br>OTHER | Transportation<br>(inc. public transport, cycling, walking) | Only car, cycle and foot access. No public transport links    |
|                           | Infrastructure<br>(inc. gas, electricity, broadband)        | Full infrastructure provision required.                       |
|                           | Vacant/ Derelict Land                                       | No  |
|                           | Efficient Use of Land/<br>Regeneration Contribution         | Greenfield  |
|                           | Key Agency Comments   | SEPA issues raised regarding location of site in flood plain. |
|                           | Other   | None  |

[Return To Index](#)