

DUNDEE CITY LOCAL DEVELOPMENT PLAN



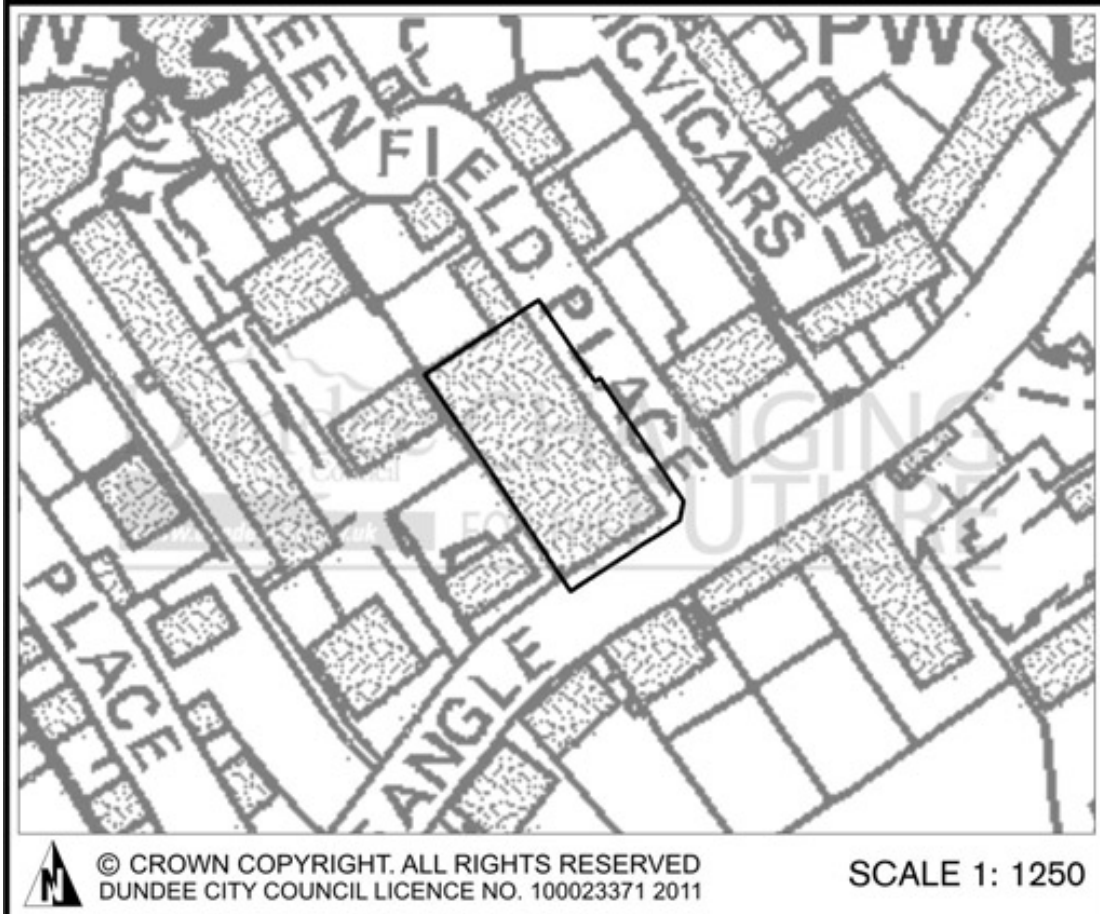
MAIN ISSUES REPORT 2011 DEVELOPMENT SITE INFORMATION

Because of web limitations, and the size of this document, it has been necessary to split it into 4 parts.

This is Part 3 of 4

Site Reference: MIR061	DCC alternative ref: H16 (HLA200320) / H18 (HLA200318)
Site Name: Greenfield Place / 19-21 Roseangle	
Site Address: Greenfield Place / 19-21 Roseangle	
Site Description:	Site Area: 0.15 Hectares

Location Map:



Initial Officer Comments:

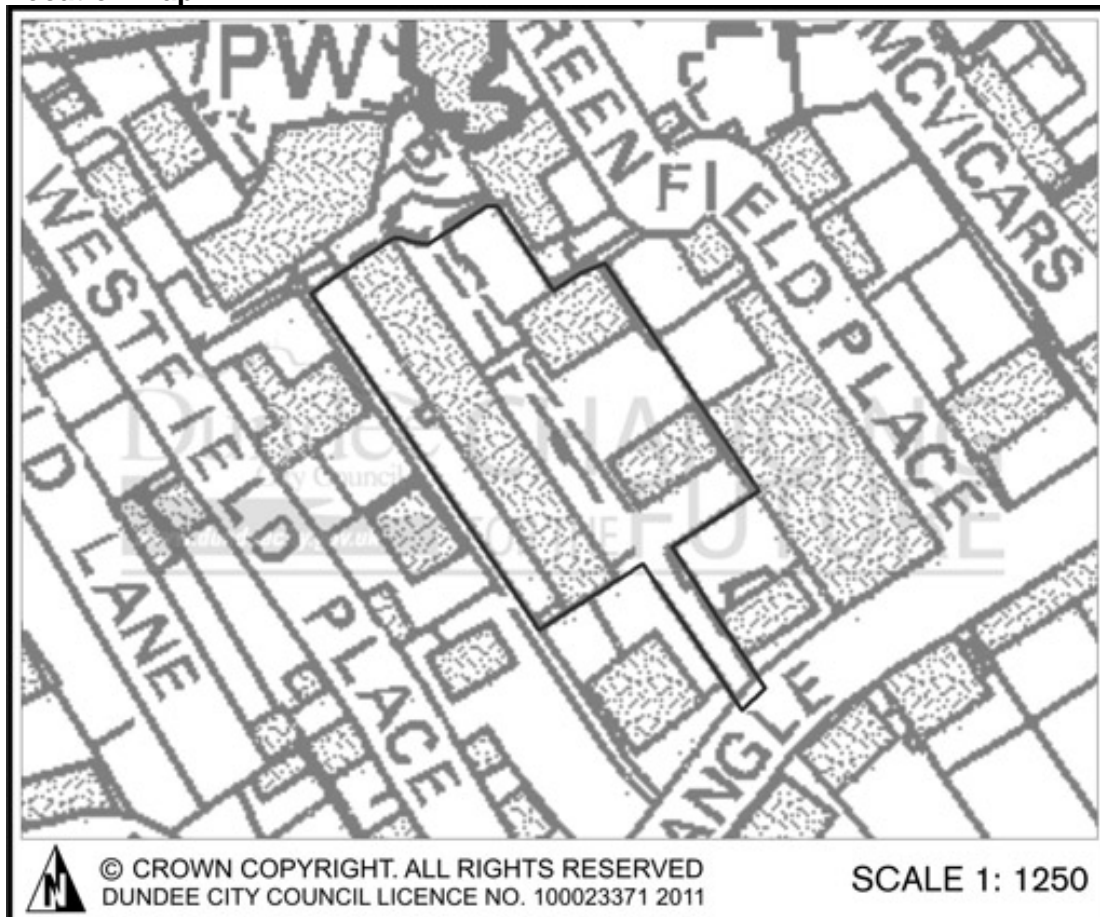
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	None
Conservation Area	West End Lanes Conservation Area
Woodland	None
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non- designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Potential for contamination due to previous use as a car garage
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	In Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	10

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

Location Map:



Initial Officer Comments:

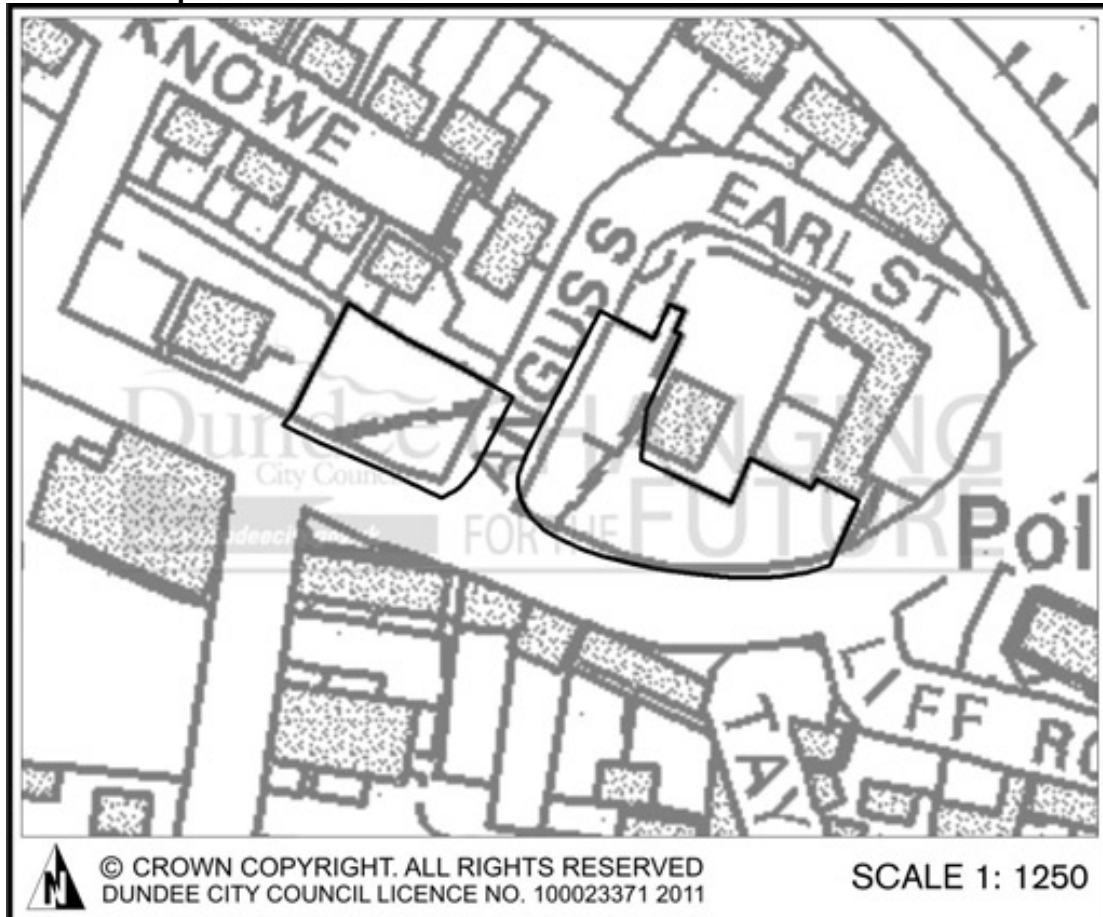
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Healthcare Facility and meeting hall East – Residential South – Residential West – Residential
Listed Building	No
Conservation Area	West End Lanes Conservation Area
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	10

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

Location Map:



Initial Officer Comments:

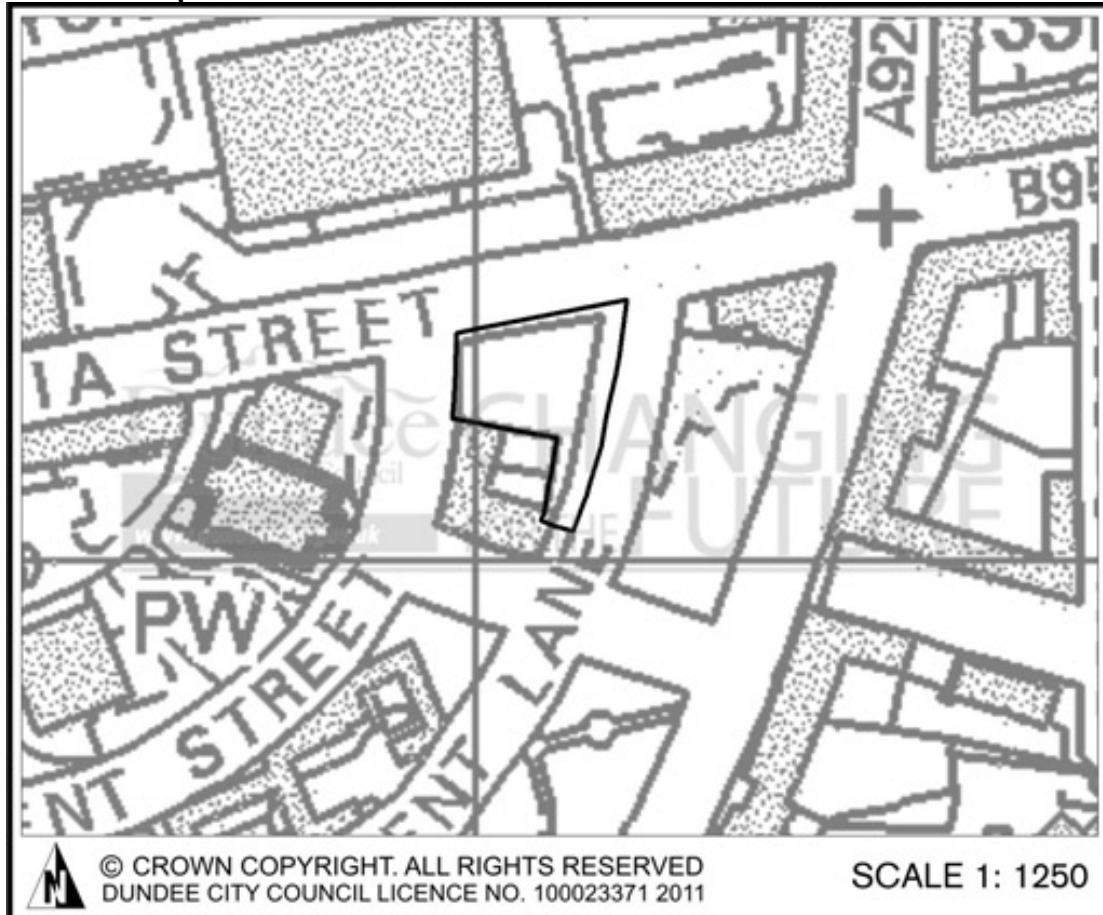
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential including community hall South – Residential West – Residential / meeting hall
Listed Building	No
Conservation Area	No
Woodland	Site contains some mature planting which may be worthy of retention
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	No Known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	10

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

Location Map:



Initial Officer Comments:

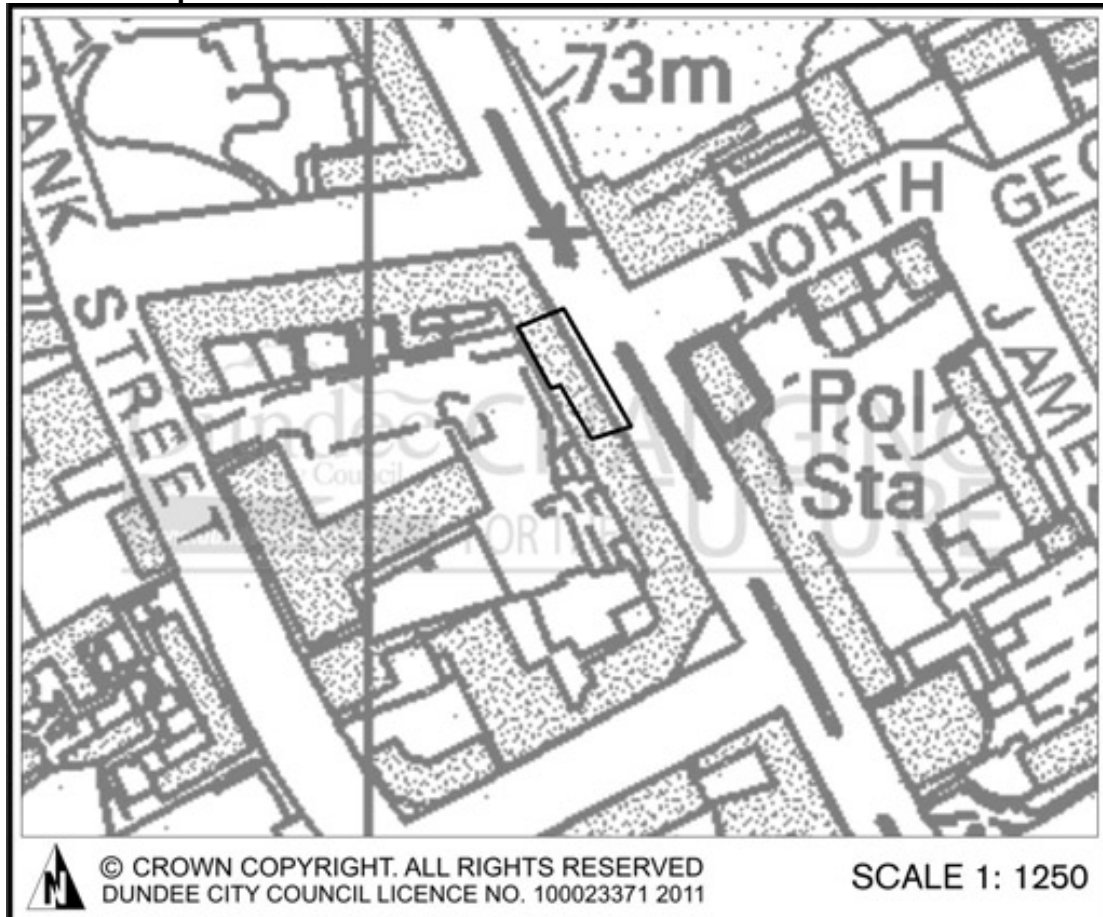
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Healthcare Facility and Residential East – Healthcare facility and car park with Residential beyond South – Residential West – Church
Listed Building	No
Conservation Area	No
Woodland	Mature trees on site which may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	10

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

Location Map:



Initial Officer Comments:

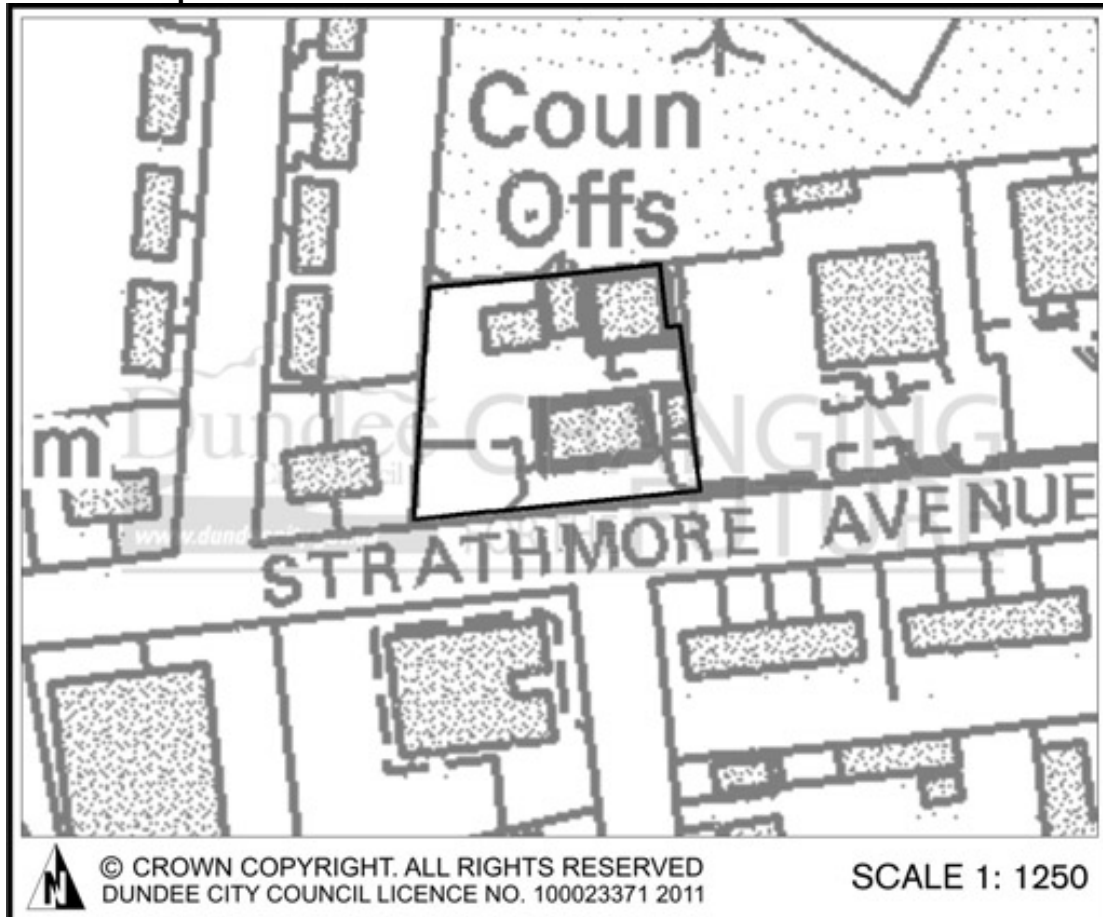
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	No - but buildings adjacent to the north are category B listed
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Good access for public transport
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land Register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	10

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

Location Map:



Initial Officer Comments:

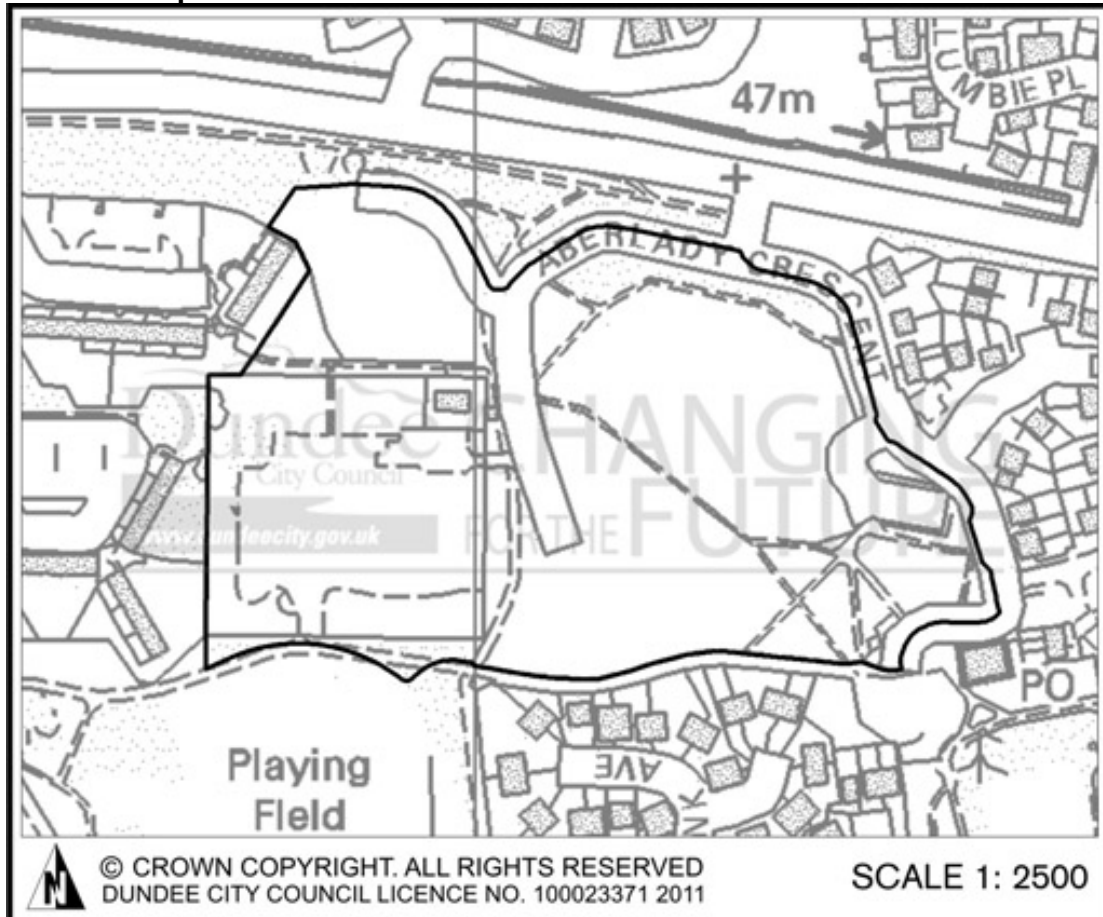
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Yes - Site Planning Brief Also In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Healthcare facility East – Hotel South – Residential West – Healthcare facility and Residential
Listed Building	No
Conservation Area	No
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Good Public Transport access
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	7

Site Reference: MIR067	DCC alternative ref: HLA200504
Site Name: Site 1, Whitfield	
Site Address: Aberlady Crescent	
Site Description:	Site Area: 4.84 Hectares

Location Map:



Initial Officer Comments:

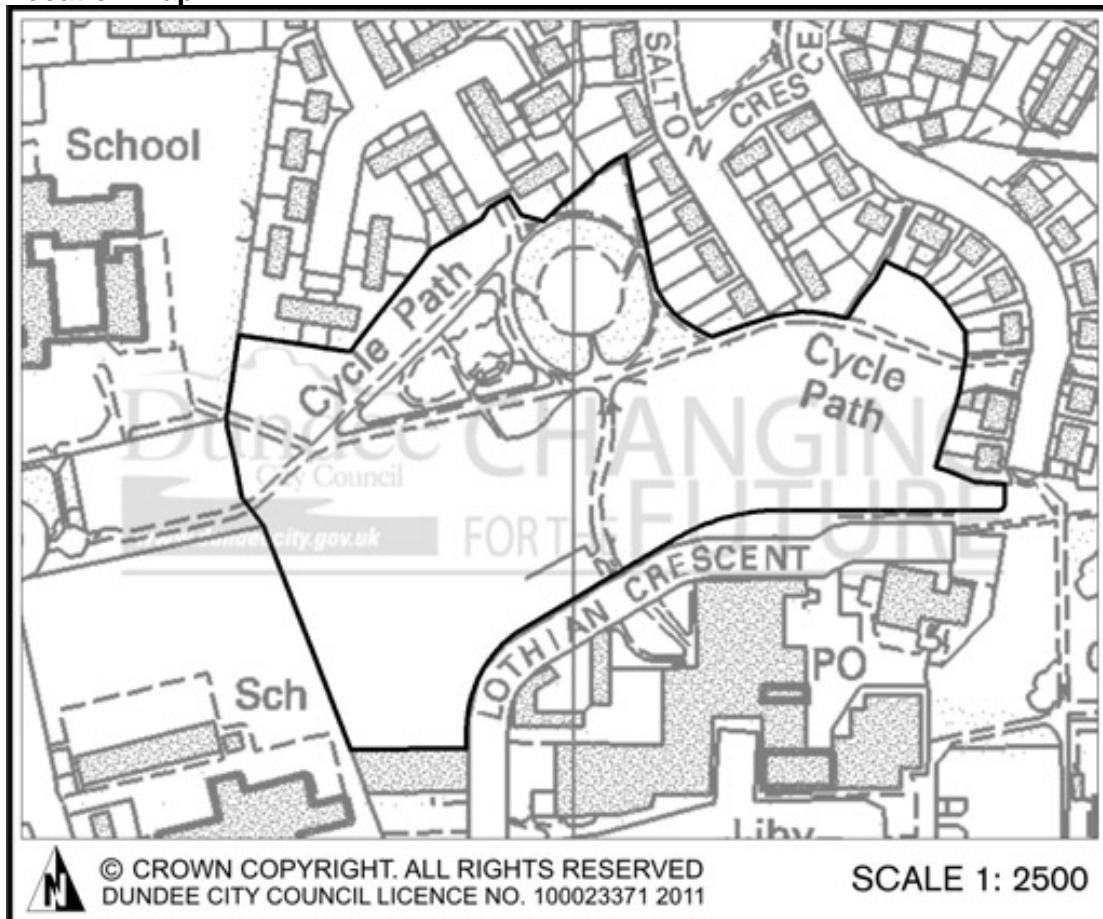
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	Mature trees in various parts of site may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Parts of site are within the vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	75

Site Reference: MIR068	DCC alternative ref: HLA200353
Site Name: Site 2, Whitfield	
Site Address:	
Site Description:	Site Area: 3.77 Hectares

Location Map:



Initial Officer Comments:

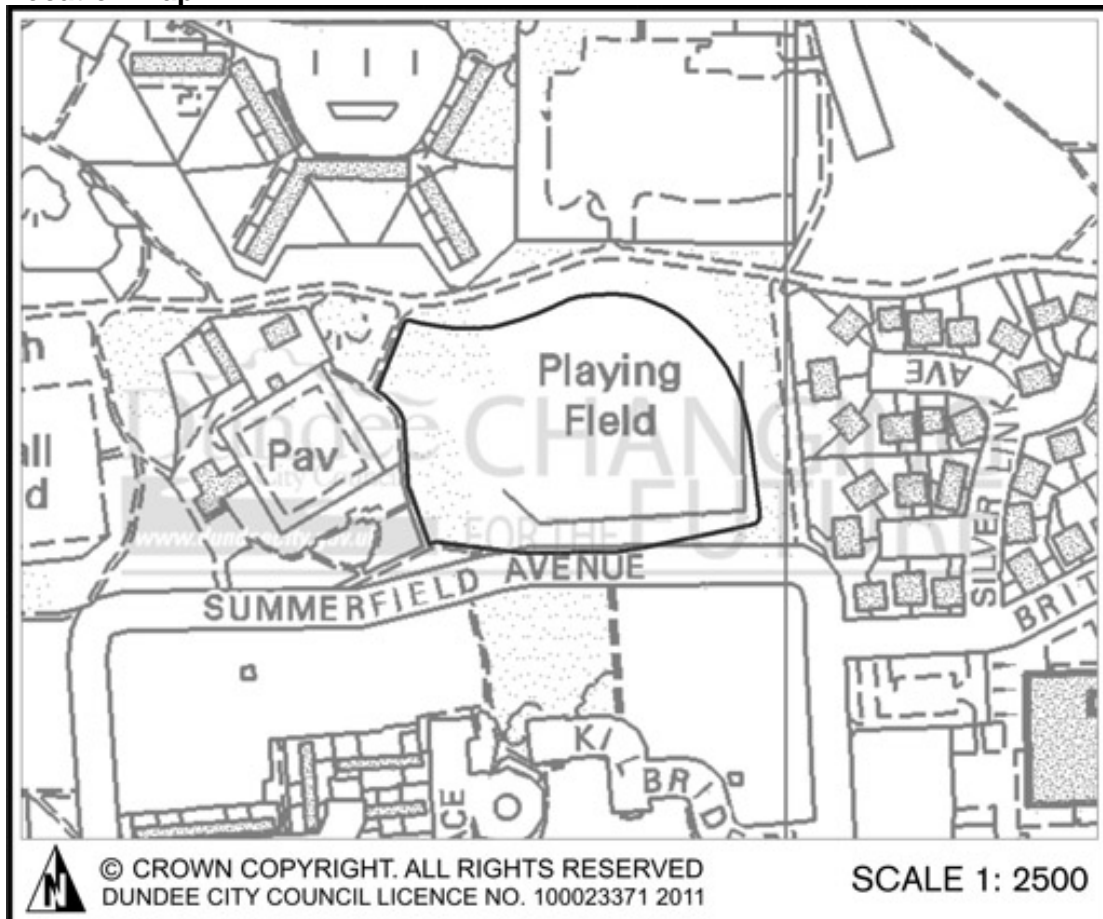
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Retail centre West – Education
Listed Building	No
Conservation Area	No
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Yes - northern section is designated as open space
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	majority of site is contained within the vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	70

Site Reference: MIR069	DCC alternative ref: HLA201008
Site Name: Site 6, Land to East of Bowling Green, Whitfield	
Site Address: Summerfield Avenue	
Site Description:	Site Area: 8.03 Hectares

Location Map:



Initial Officer Comments:

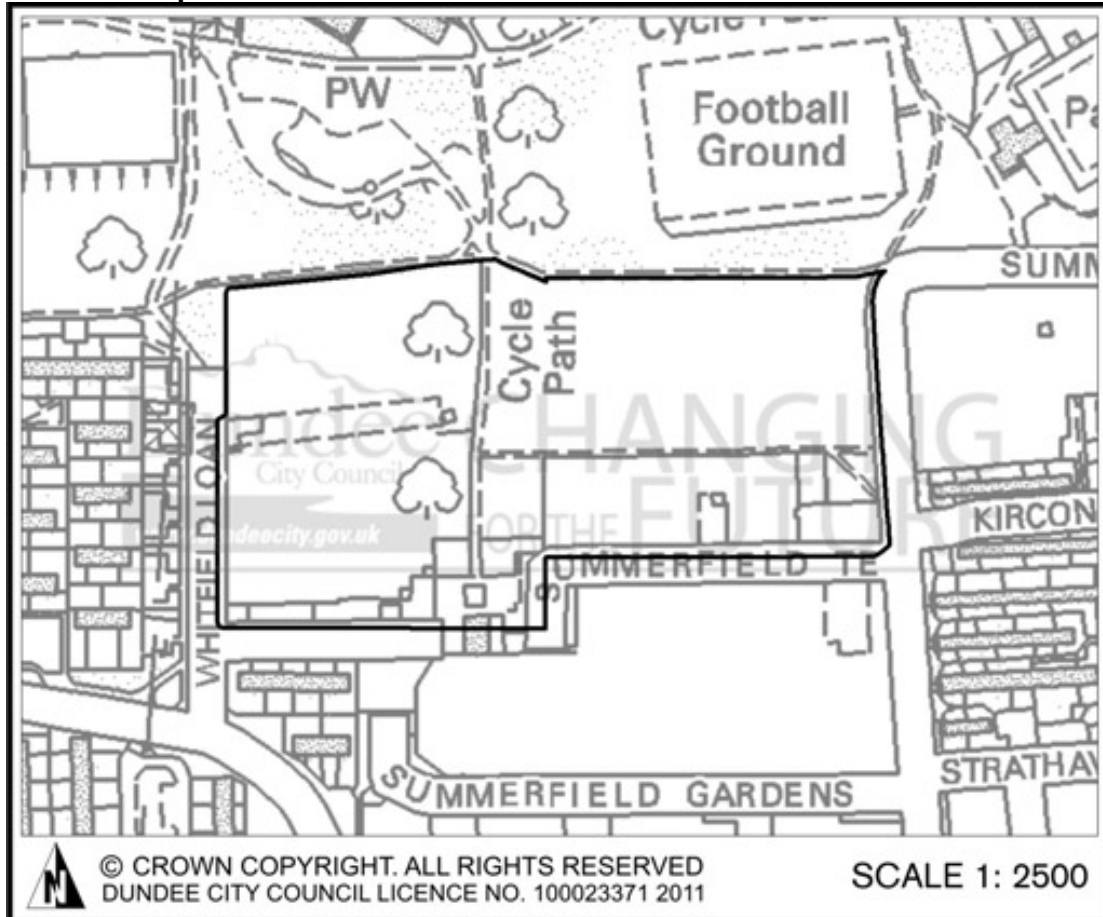
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – East – South – West –
Listed Building	
Conservation Area	No
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	28

Site Reference: MIR070	DCC alternative ref: HLA199133
Site Name: Site 4, Whitfield	
Site Address:	
Site Description:	Site Area: 3.49 Hectares

Location Map:



Initial Officer Comments:

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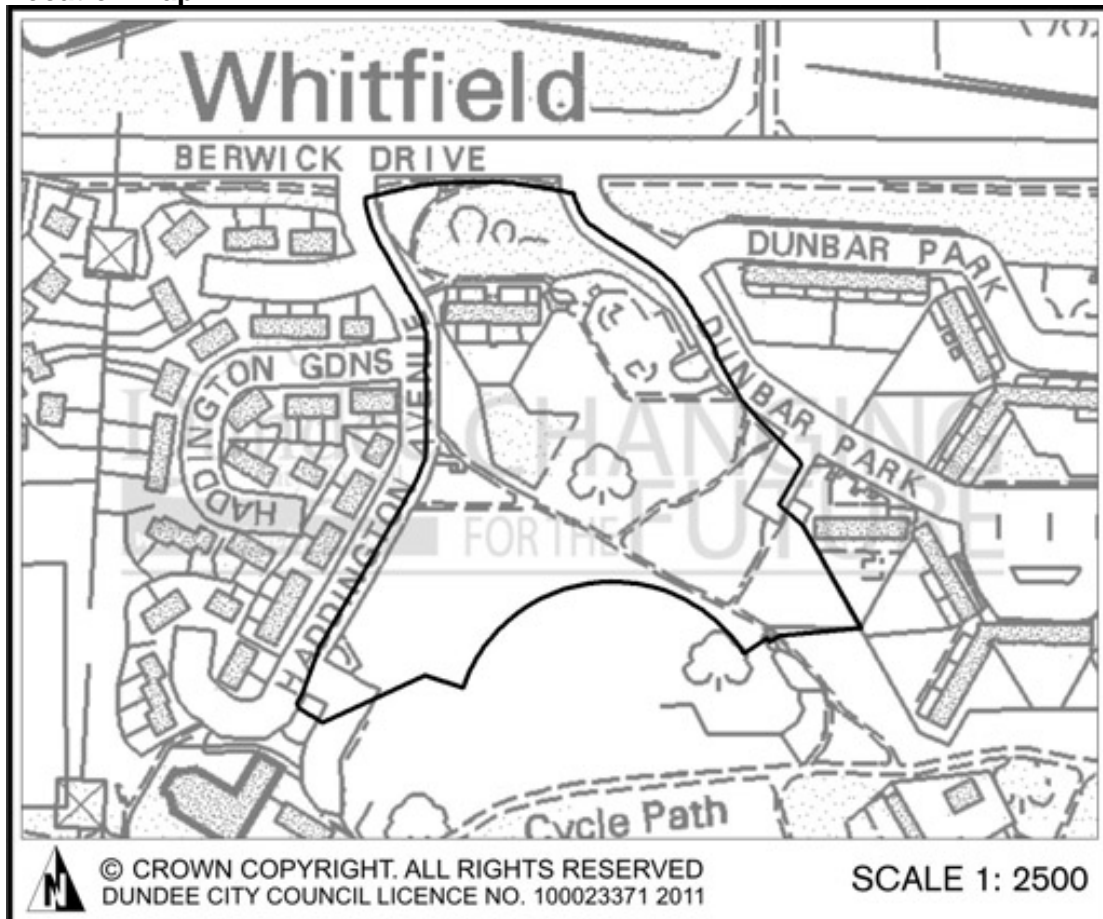
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	80

Site Reference: MIR071	DCC alternative ref: HLA201009
Site Name: Site 5, Whitfield	
Site Address: Dunbar Park / Haddington Avenue	
Site Description:	Site Area: 2.59 Hectares

Location Map:



Initial Officer Comments:

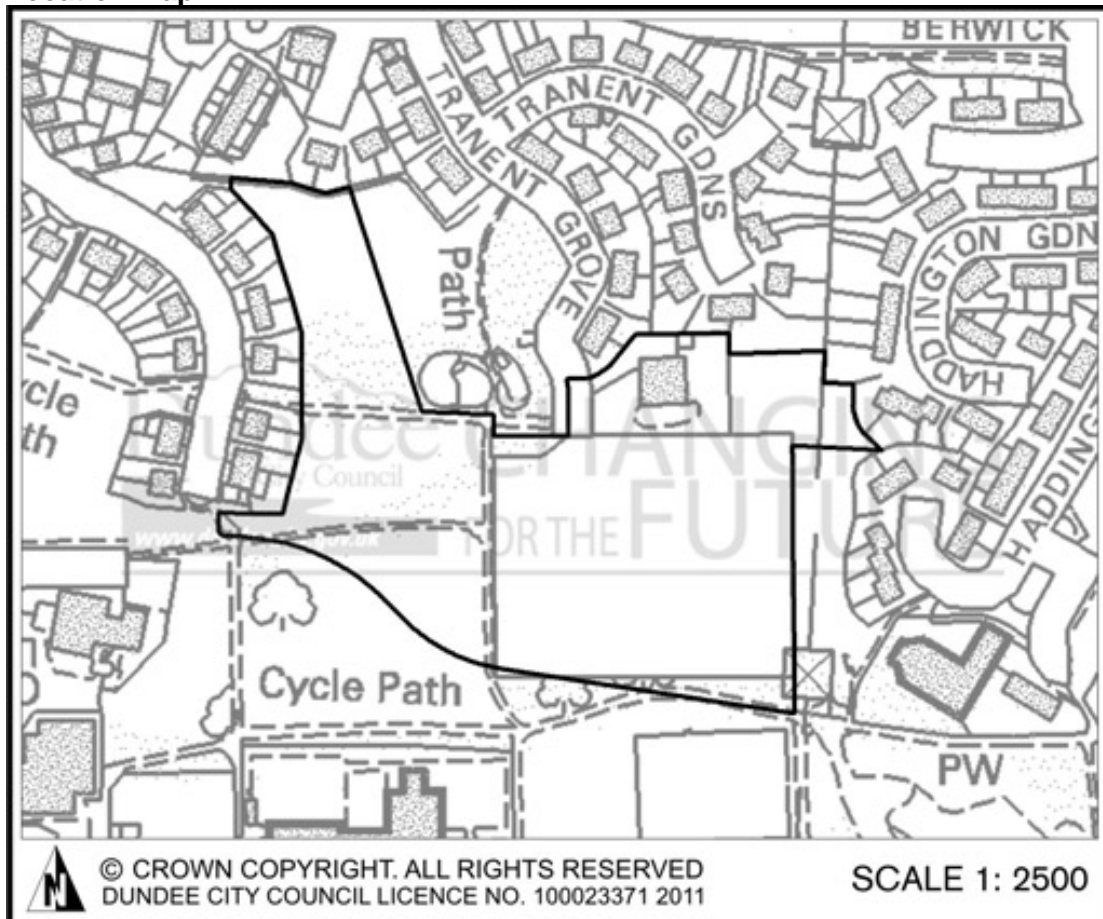
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Open Space East – Residential South – Open Space / Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	Some mature trees within site which may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	26

Site Reference: MIR072	DCC alternative ref: HLA201010
Site Name: Site 6, Whitfield	
Site Address:	
Site Description:	Site Area: 2.76 Hectares

Location Map:



Initial Officer Comments:

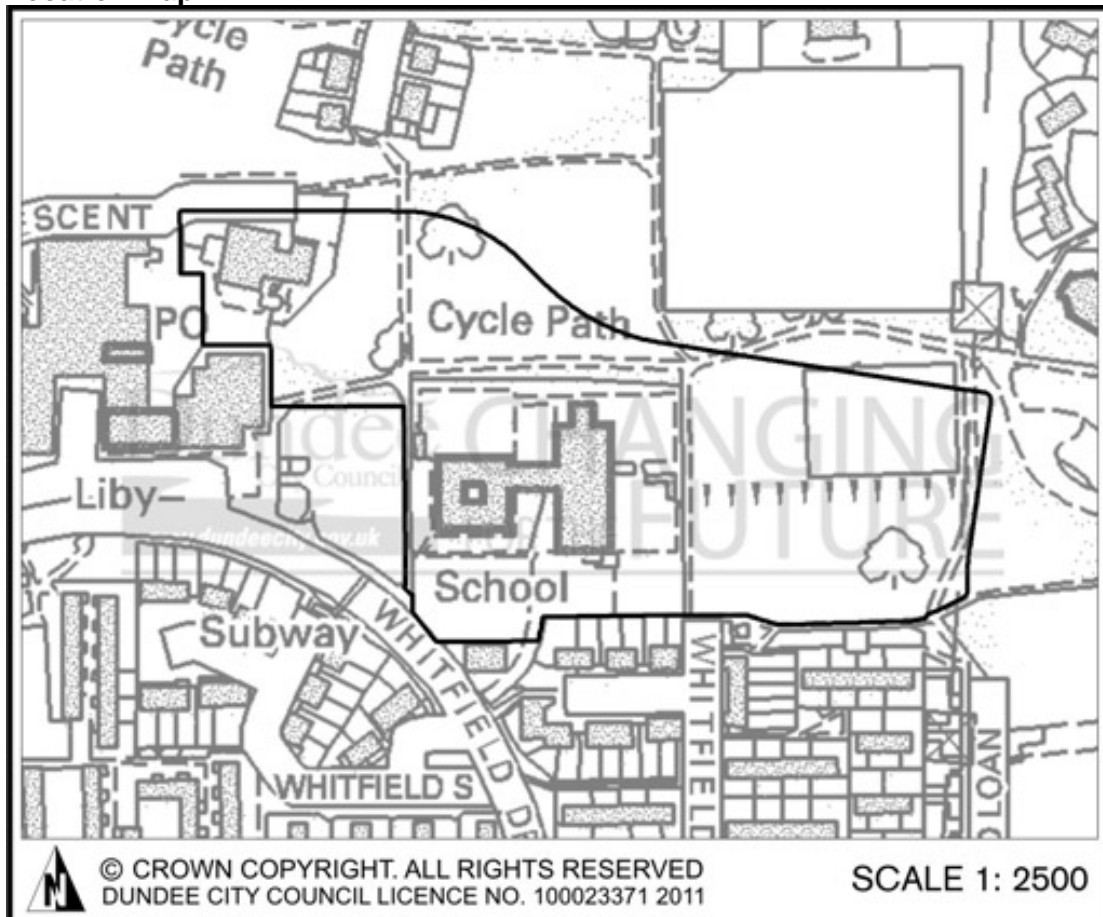
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Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Open Space / Residential West – Residential
Listed Building	No
Conservation Area	No
Woodland	Some mature trees within site which may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Small portion of site at eastern end is designated as open space
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	62

Site Reference: MIR073	DCC alternative ref: HLA201011
Site Name: Site 7, Whitfield	
Site Address:	
Site Description:	Site Area: 3.4 Hectares

Location Map:



Initial Officer Comments:

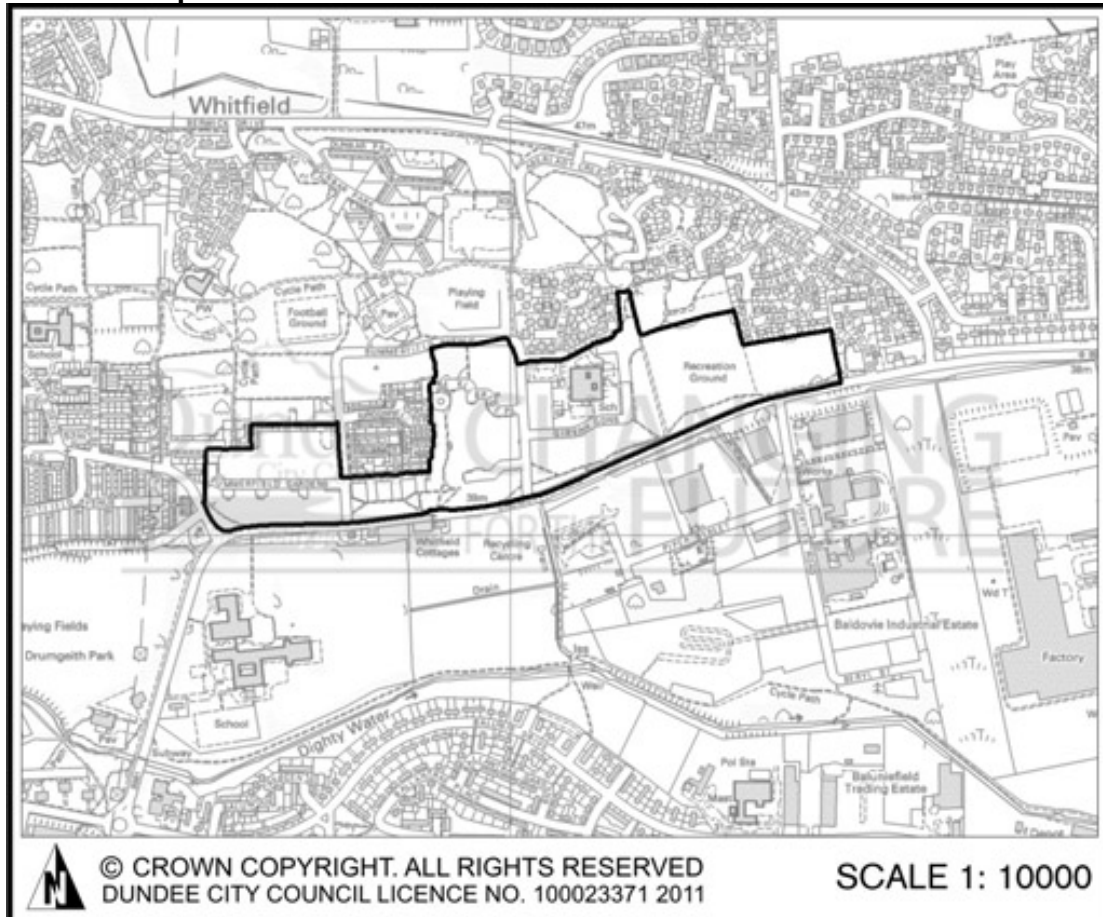
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Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Open Space / Residential East – Open Space / Residential South – Residential West – Retail centre
Listed Building	No
Conservation Area	No
Woodland	Some mature trees within site which may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Part of site is designated as open space
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	64

Site Reference: MIR074	DCC alternative ref: HLA200739
Site Name: Whitfield - southern edge	
Site Address:	
Site Description:	Site Area: 16.84 Hectares

Location Map:



Initial Officer Comments:

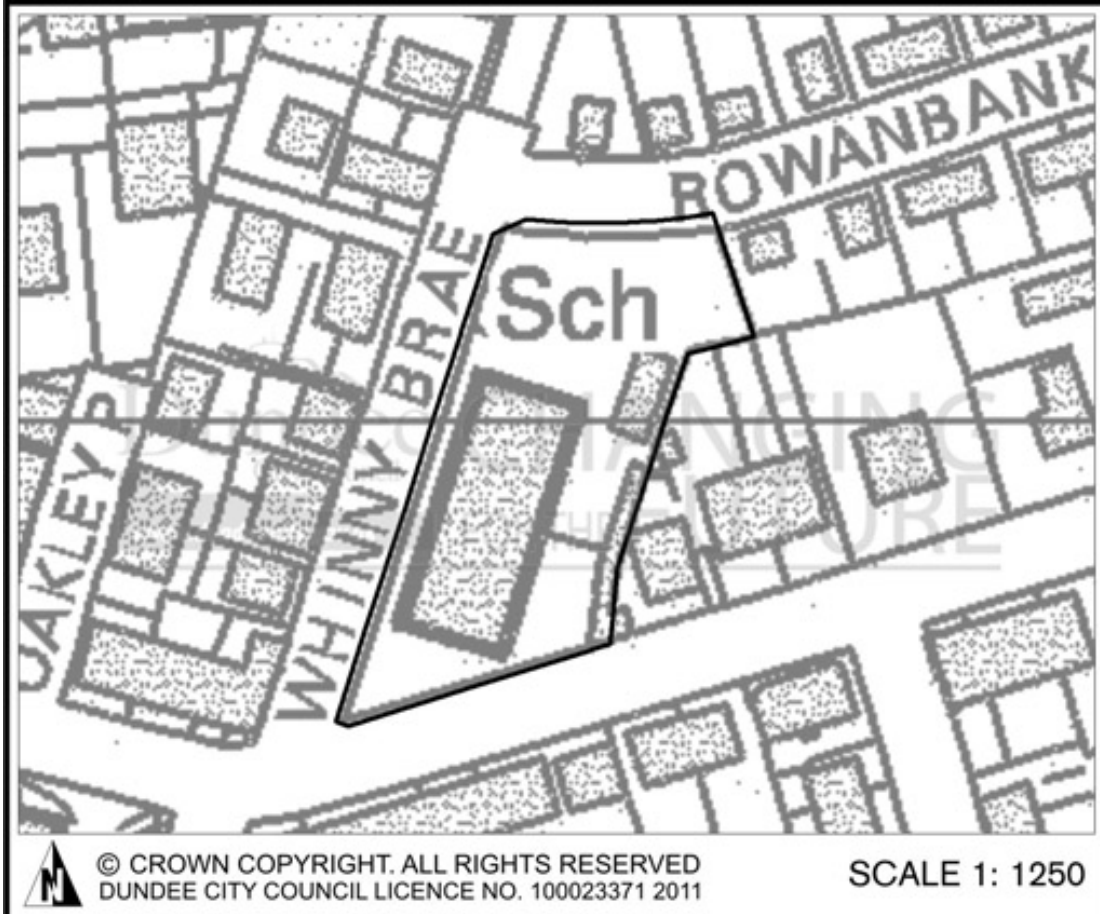
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In Whitfield Planning Framework and 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Open Space / Residential East – Residential South – Open Space West – Residential
Listed Building	No
Conservation Area	No
Woodland	Some mature trees within site which may be worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Site contains some designated open space
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is within vacant and derelict land register
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield and within a regeneration priority area
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	228

Site Reference: MIR075	DCC alternative ref: HLA201105
Site Name: Eastern Primary School	
Site Address: Whinny Brae	
Site Description:	Site Area: 0.47 Hectares

Location Map:



Initial Officer Comments:

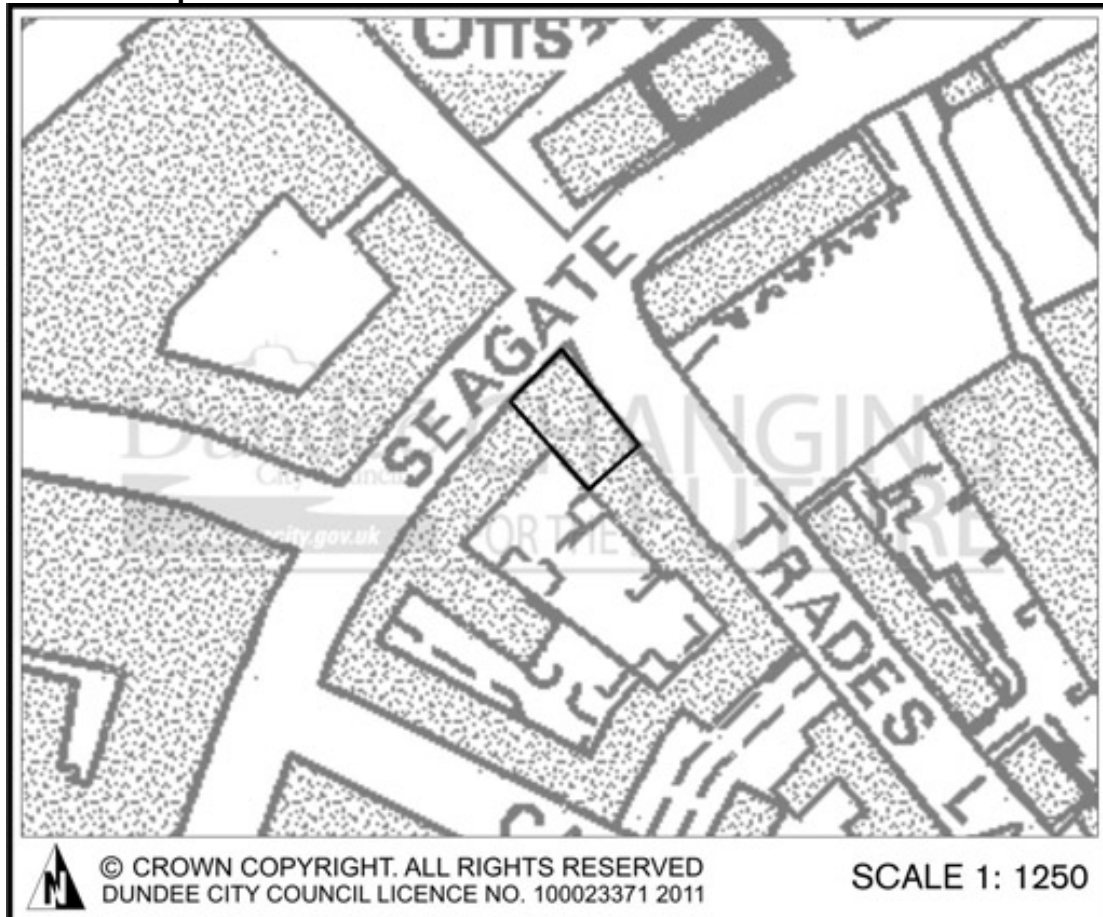
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Residential East – Residential South – Residential West – Residential
Listed Building	Category A Listed Building includes main building, boundary walls, gates and playsheds
Conservation Area	Forthill Conservation area
Woodland	small number of mature trees on southern boundary which could be retained
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	Yes
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	22

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

Location Map:



Initial Officer Comments:

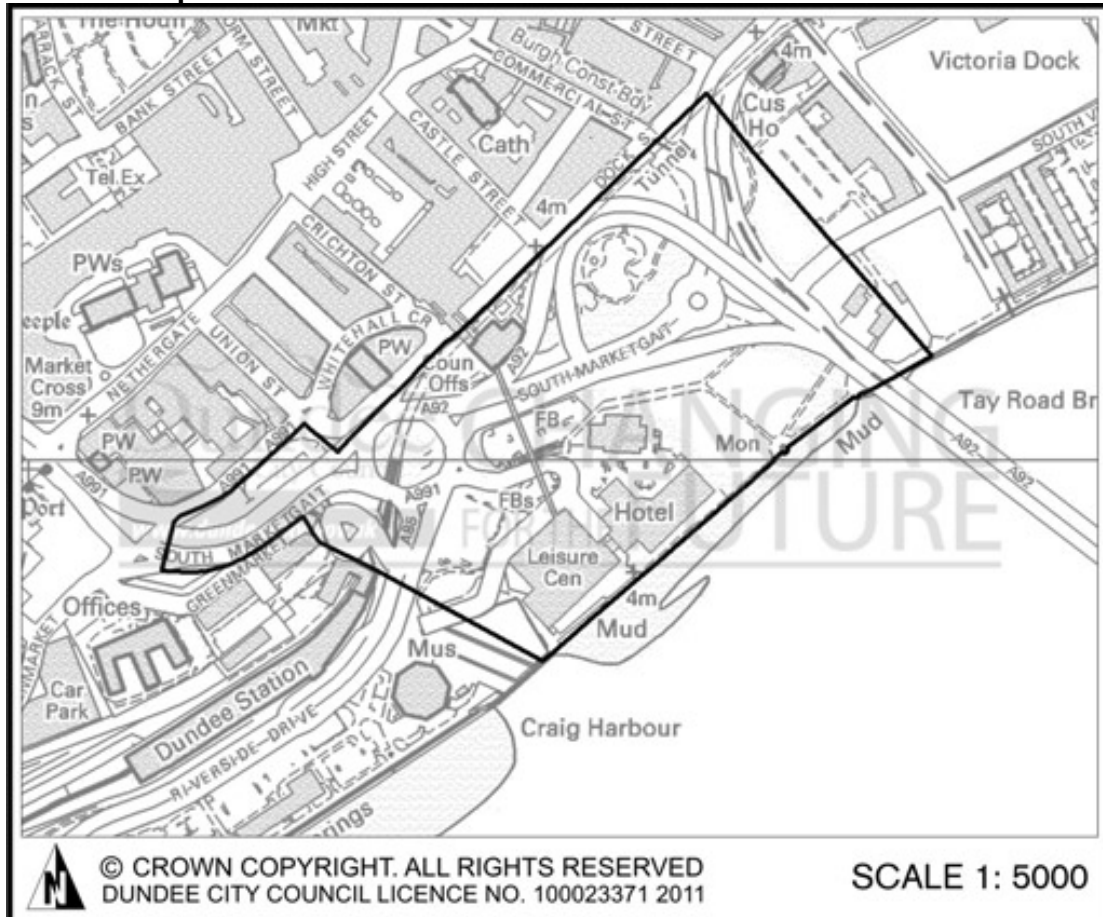
This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Mixed uses including residential, retail and leisure uses East – Bus Station South – Residential West – Mixed uses including residential and retail
Listed Building	No - but Category A listed building adjoining on south-west and south-east sides
Conservation Area	Within the Central Conservation Area
Woodland	None
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	good public transport access but no dedicated cycling facilities
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Flood risk on Seagate, Flood checkpoint at junction to north of building
Contamination	
Air Quality	Seagate has air quality concerns. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	24

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

Location Map:



Initial Officer Comments:

This site would be in accordance with the spatial strategy put forward in the Main Issues Report and will be considered for inclusion in the Local Development Plan subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Central Waterfront Masterplan In 2011 Housing Land Audit
Townscape & Design	
Neighbouring Uses	North – Predominantly Retail and other employment with Residential on upper floors East – Port Area South – River Tay West – transport / Employment
Listed Building	Yes - Telford Light at water's edge
Conservation Area	No - but adjacent to Central Conservation Area
Woodland	
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Transportation network currently being reconfigured
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	
Other Information	
Other information	
Potential Residential Capacity	375

PART TWO

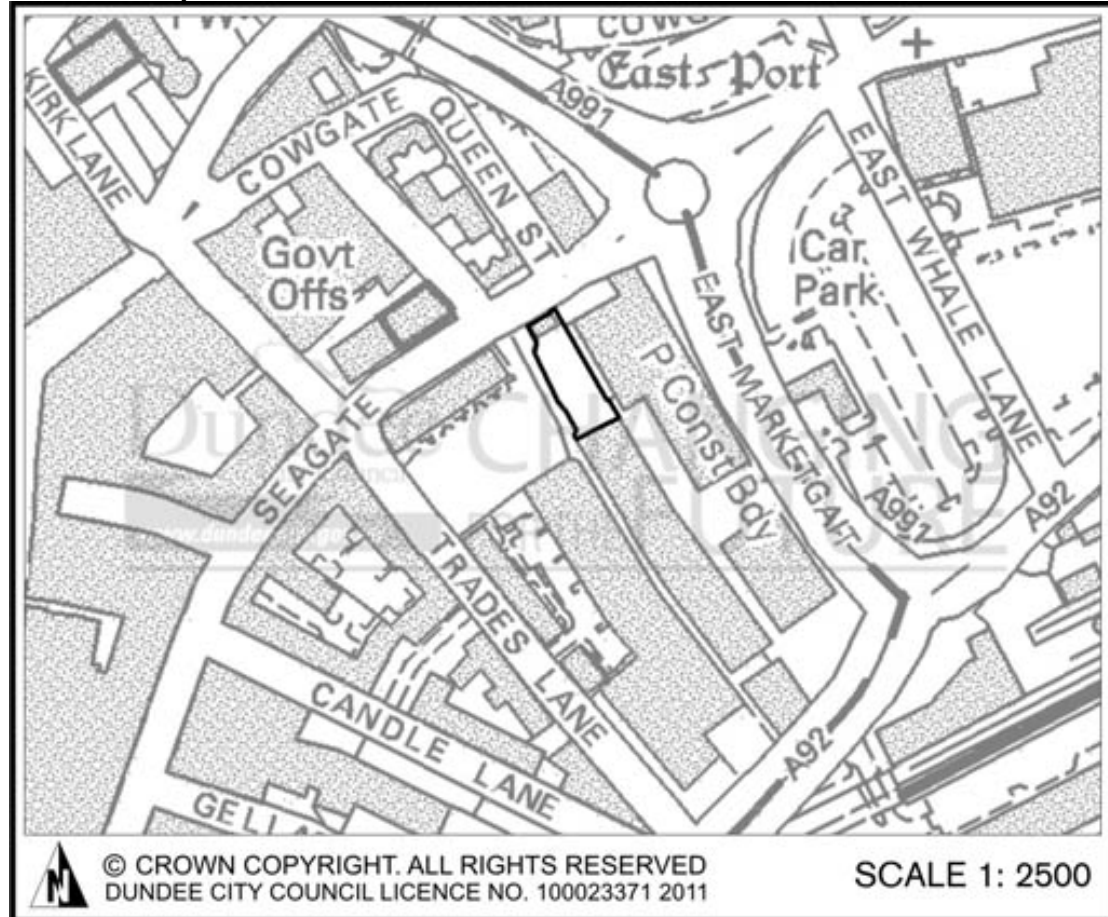
Sites which would not be supported for residential purposes due to a conflict with the Spatial Strategy as set out in the Main Issues Report

or

Sites suitable for non-residential uses

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

Location Map:



Initial Officer Comments:

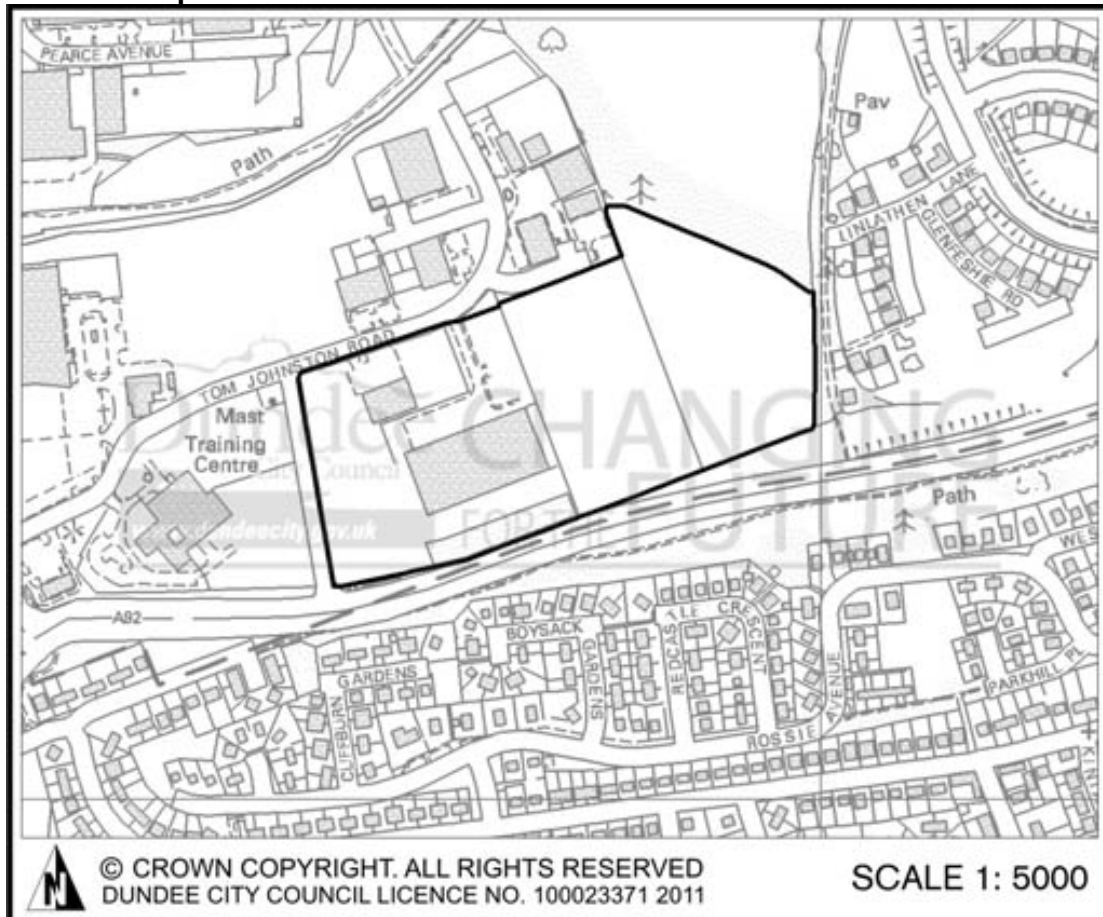
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	None
Townscape & Design	
Neighbouring Uses	The site is bounded to south and east by industrial uses. To the west is an operational bus station. To the north is the Seagate road with flatted housing beyond
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Generally flat site with principal elevation to the north
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	City centre location with good connections for bus transport and pedestrian access. No cycle routes and adjacent to busy street
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	No
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Close to Seagate known flood risk area
Contamination	Historical uses on site and adjacent suggest a potential for contamination which would require investigation as part of any planning proposal
Air Quality	Seagate has known air quality issues The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Site is in use
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield site
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for general development opportunities

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

Location Map:



Initial Officer Comments:

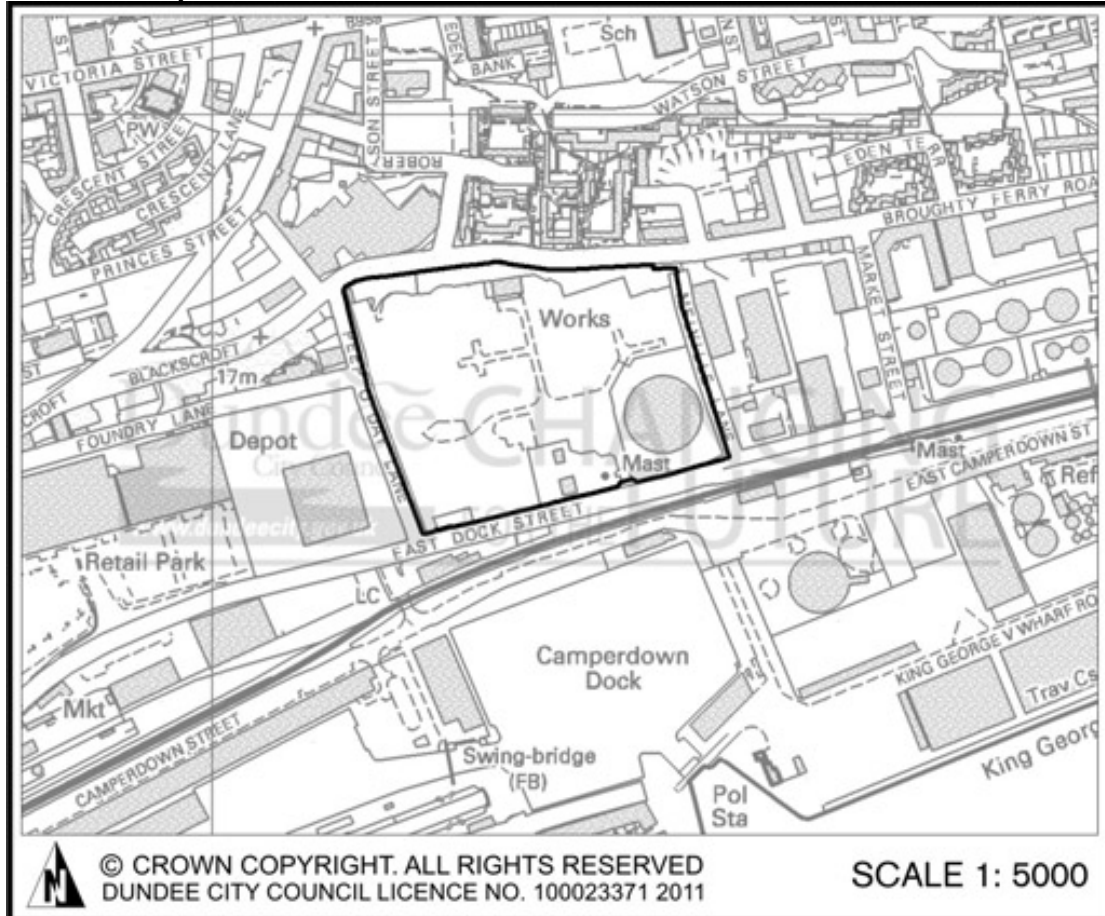
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	None
Townscape & Design	
Neighbouring Uses	To north and west are operational industrial/employment premises. To east is a recent housing development. To south is the A92 dual carriageway with housing beyond
Listed Building	No
Conservation Area	No
Woodland	None
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Flat site
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	The site has no immediate public transport access and is restricted to that serving the Sainsburys Foodstore approximately 250 metres west of the site. The green circular cycleway exists on the south side of the A92 and accessible via the traffic light controlled junction approximately 250 metres to the west. Improvements to link to this cycleway are therefore possible
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Dighty watercourse in vicinity and wildlife corridor borders north-east boundary of site
Environmental Constraints (non-designated)	Dighty watercourse has invasive plant species issues
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Within flood risk area
Contamination	Historical land uses suggest a potential for contamination which may require investigation prior to any redevelopment.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Part of site is contained within the vacant and derelict land register (ref:04036)
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Site is a mix of greenfield and brownfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer for wider development purposes including non-employment/business use

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

Location Map:



Initial Officer Comments:

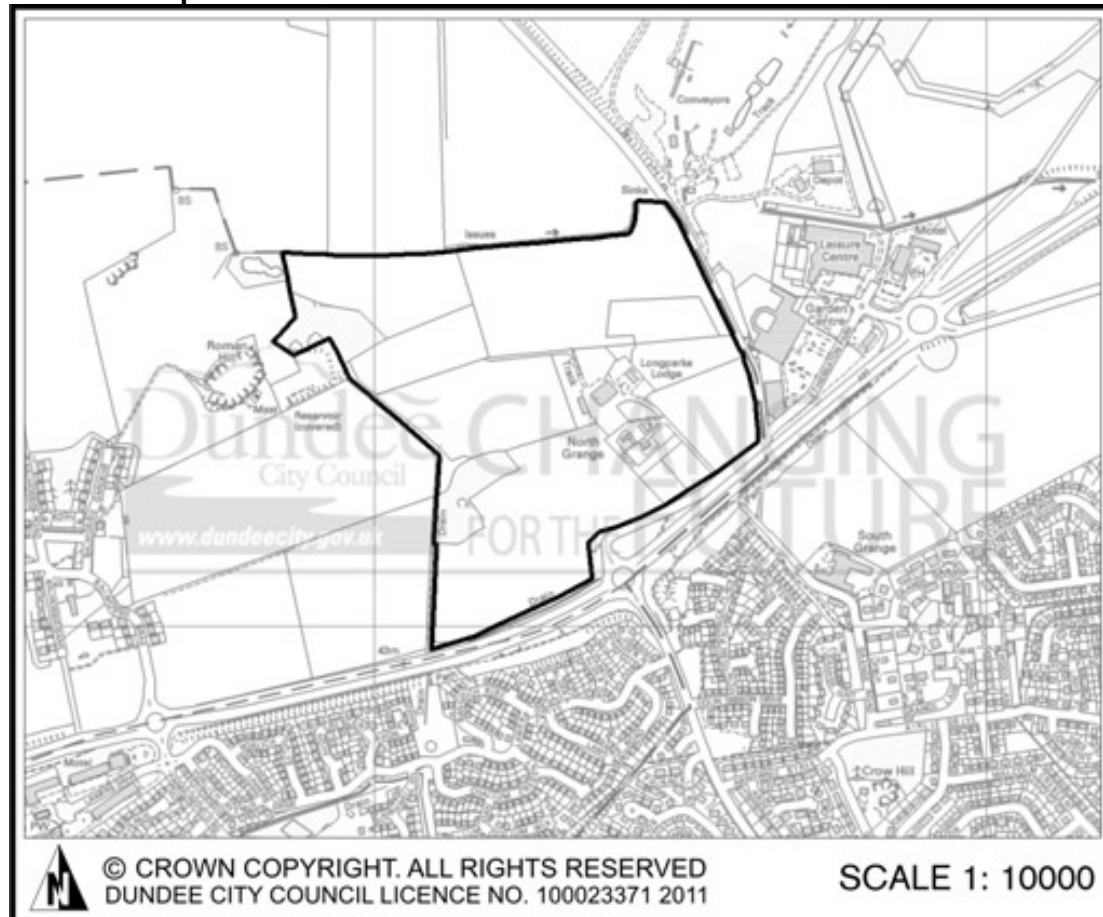
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	The site is bounded by roads to all sides – most notably a trunk road to the south. Beyond these roads the uses are: North – residential West – existing bus maintenance depot East – existing industrial / business uses South – Port Of Dundee
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	None
Physical Constraints <i>(e.g pylons, substations etc)</i>	Site currently occupied by an electricity sub station and gas equipment, including large gas holder.
Topography and Site Orientation	Generally flat site
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site is adjacent to Trunk Road, however access is limited and may need improvement dependant upon future use. Limited access on other roads bounding the site. Bus services are available to the north. Footways exist to all sides but would benefit from improvement. There are no cycleways in the immediate area
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Evidence of flood risk to south of site
Contamination	Site is believed to have contamination however remediation work has been undertaken.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On Vacant and Derelict Land register (ref:02155)
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	The re-use of this site is desirable given it's derelict condition.
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for Retail, Stadium, Leisure or Civic Use

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

Location Map:



Initial Officer Comments:

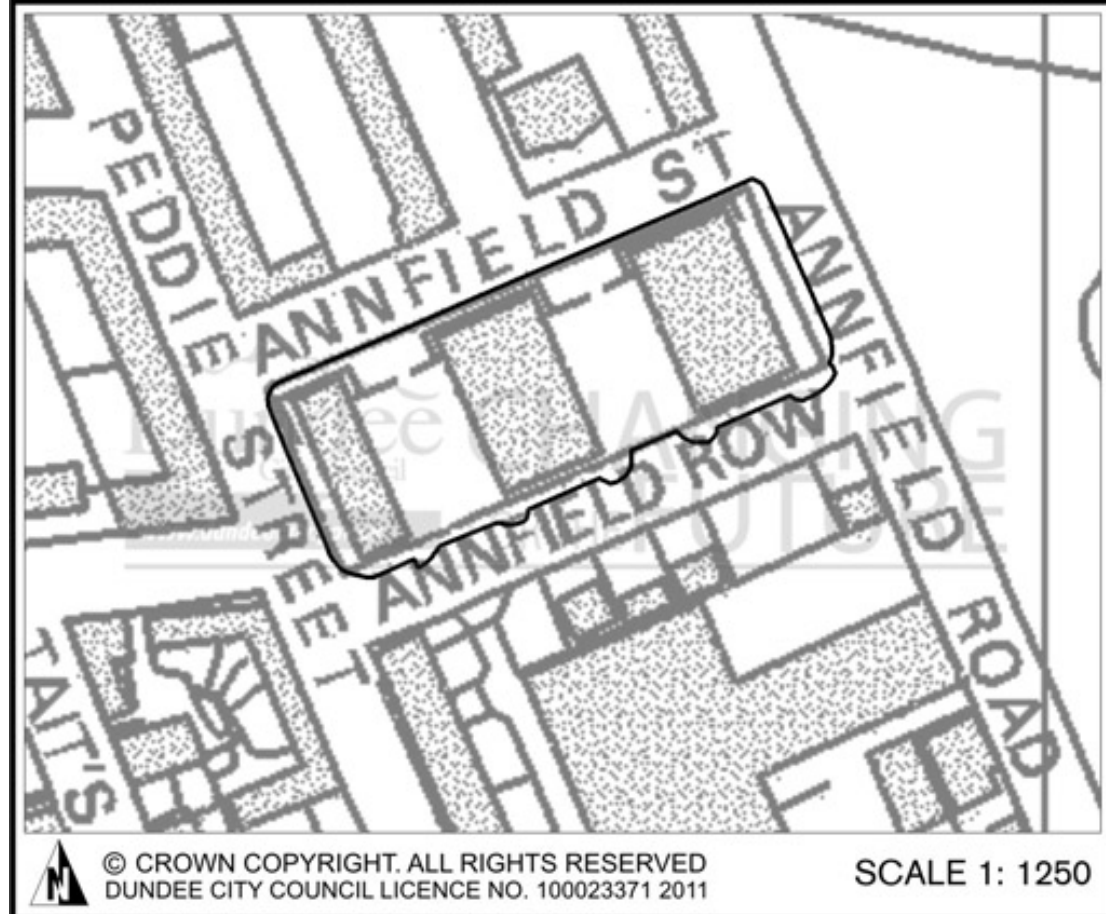
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No brief Planning Application 08/00693/FUL
Townscape & Design	
Neighbouring Uses	North – Open Countryside East – North Grange Farm buildings with Angus Gateway retail area beyond. Also Eithiebeaton Quarry to north-east South – A92 Dundee to Arbroath Road with residential beyond. West – Open Countryside with developer interest for residential
Listed Building	No
Conservation Area	No
Woodland	The site contains two tree preservation orders (0906 and 0505)
Scheduled Monument or other Archaeological Interest	Developer has indicated potential archaeological interest
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Site slopes east – west with a drop of circa 30 meters over the site
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to an existing A92 access to south east.
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	Developer has indicated potential impact of wildlife / habitat
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses in the vicinity suggest a potential for contamination through infilled land and may warrant investigation as part of any redevelopment.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield site
Climate Change Act	Site is remote and would therefore encourage commuting by private car. No other constraints that could not be overcome by appropriate design.
Other Information	
Other information	Site nominated by developer through call for sites for 289 houses

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

Location Map:



Initial Officer Comments:

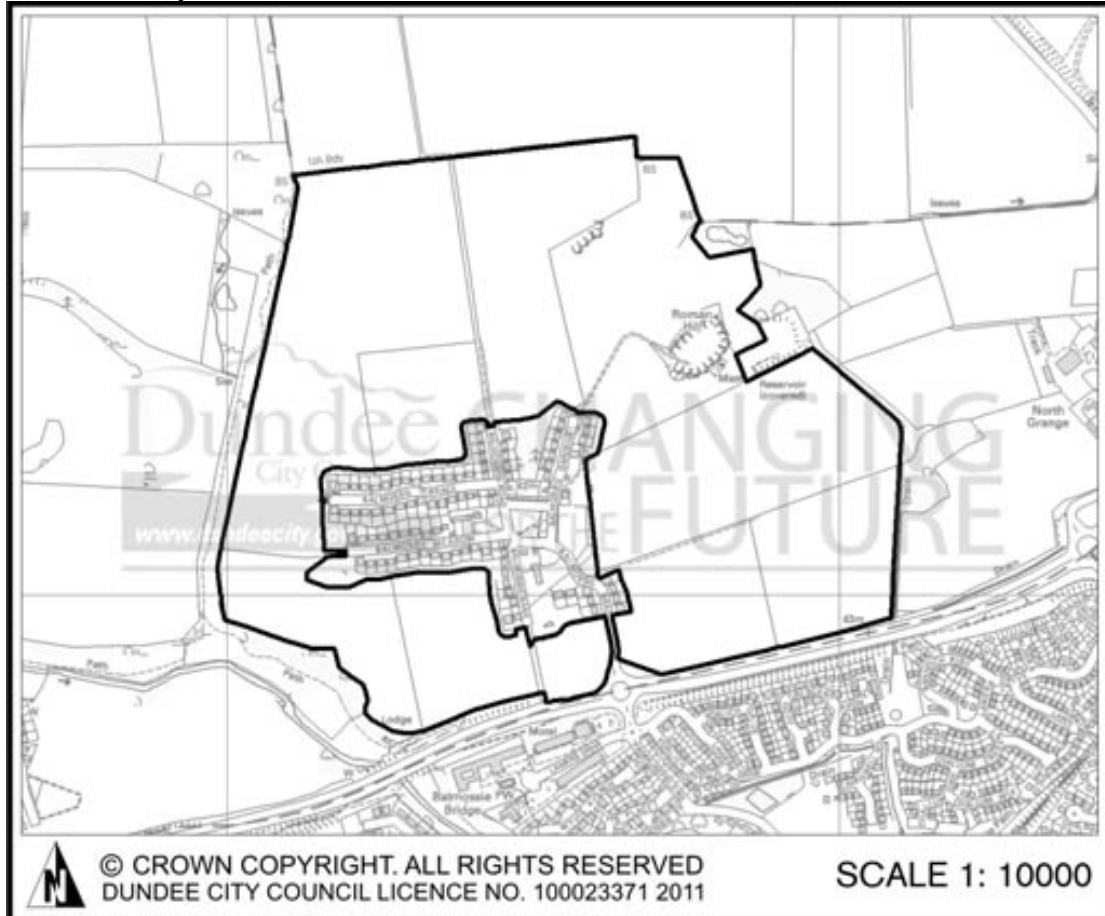
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	North – Residential East – business park (technopole) South – Industrial/business uses including car repair and breakers yards West - Residential
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	No
Topography and Site Orientation	Site is currently flat but has a significant elevation change at its northern boundary
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Site is in close proximity to existing bus routes and well served by pedestrian facilities. There are no cycling facilities in the area
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	none
Neighbouring Environmental Site	none
Environmental Constraints (non-designated)	none
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	none
Contamination	Current and previous uses indicate potential for contamination
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	Site is in use
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for residential uses

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

Location Map:



Initial Officer Comments:

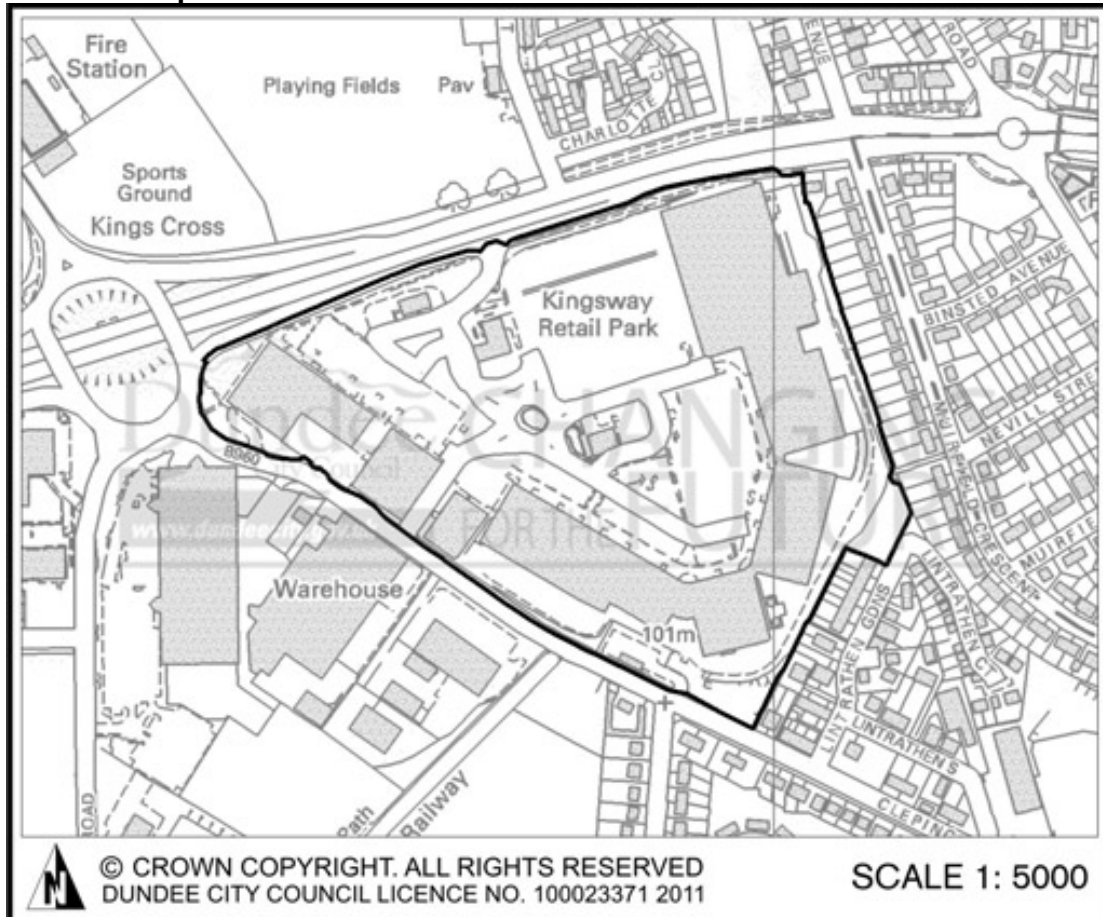
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	no
Townscape & Design	
Neighbouring Uses	North – Open countryside East – Open countryside but with developer interest for residential South – A92 Dundee to Arbroath Road with residential beyond. West - Open countryside but with developer interest for residential The site surrounds the Balmossie village development
Listed Building	No
Conservation Area	No
Woodland	Tree Preservation order exists in part of the site (ref 09/06)
Scheduled Monument or other Archaeological Interest	National monument Index 2. Scheduled Ancient Monument - Roman Fort
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Sloping site North to South
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Site has no transport connections at this time and due to its location would be difficult/expensive to achieve. Road vehicle access would seem to be straightforward by linkage to the existing road access of Balmossie Village
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	Potential protected species in or on boundary of site – an investigation would be required prior to development
Neighbouring Environmental Site	Adjacent to Wildlife Corridor in south west
Environmental Constraints (non-designated)	Dightly rivercourse area has known invasive plant species
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential contamination / Infilled land / Landfill Site
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for residential purposes

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

Location Map:



Initial Officer Comments:

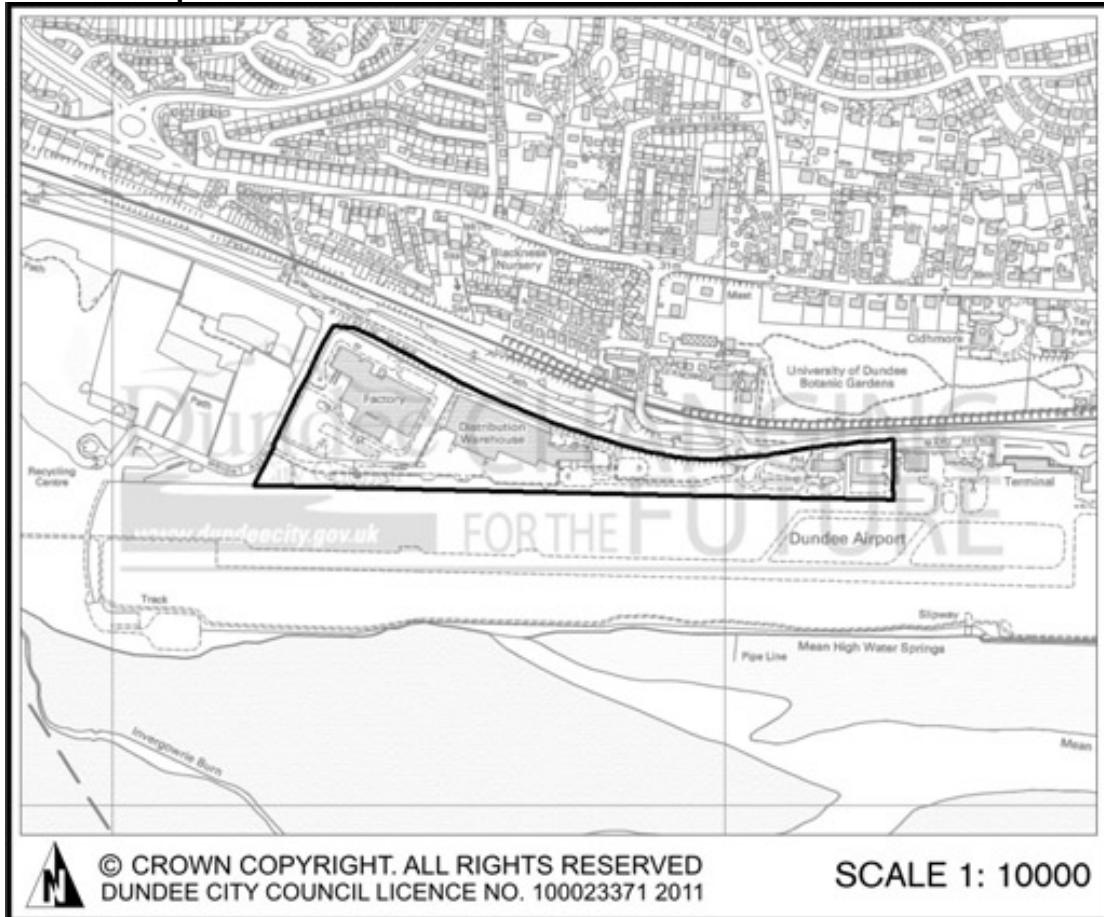
The potential further use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Trunk Road with housing and parkland on opposite side East – Residential South – Residential West – Business and employment uses
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Generally flat site
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Site designed for car priority but has congestion issues at peak times. Bus stop in centre of site. Pedestrian facilities exist but could be improved. No dedicated cycle routes within site (cycle parking exists)
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	None
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential contamination including existing and cancelled petroleum licences
Air Quality	Site has high traffic demand. The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	Site has high traffic demand but some operators provide home delivery services. No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site proposed by developer for expansion of retail activity

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

Location Map:



Initial Officer Comments:

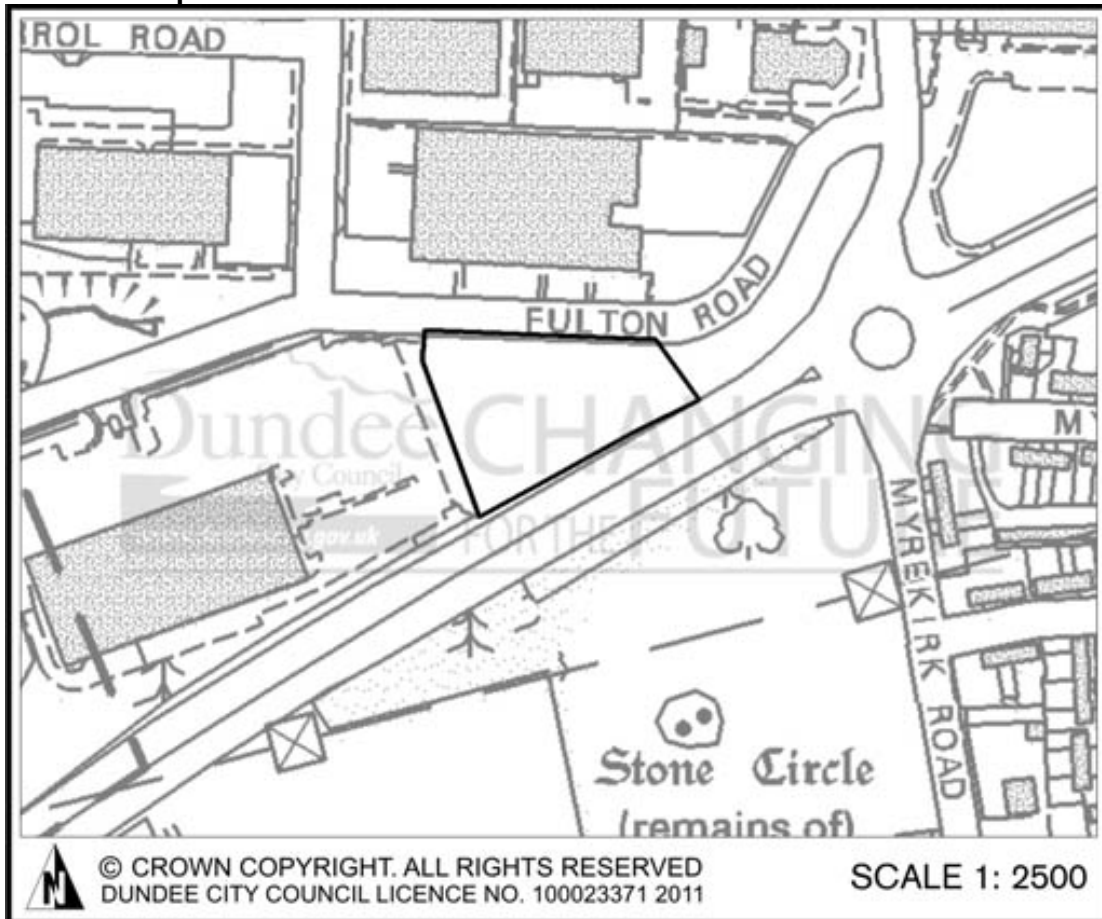
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	None
Townscape & Design	
Neighbouring Uses	North – Residential, beyond main road East – Dundee Airport South – Dundee Airport West – Local Nature Reserve and waste management facility
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	none
Topography and Site Orientation	Flat
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Direct access to Riverside Drive. No regular bus services. Cycle/pedestrian route exists to north of site.
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Adjacent to Local Nature reserve and wildlife corridor
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest a potential for ground contamination
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for mixed use development

Site Reference:	DCC alternative ref: CFS 0010
Site Name: Land at Fulton Rd, East Of NCR Research Centre	
Site Address: Fulton Road	
Site Description:	Site Area: Hectares

Location Map:



Initial Officer Comments:

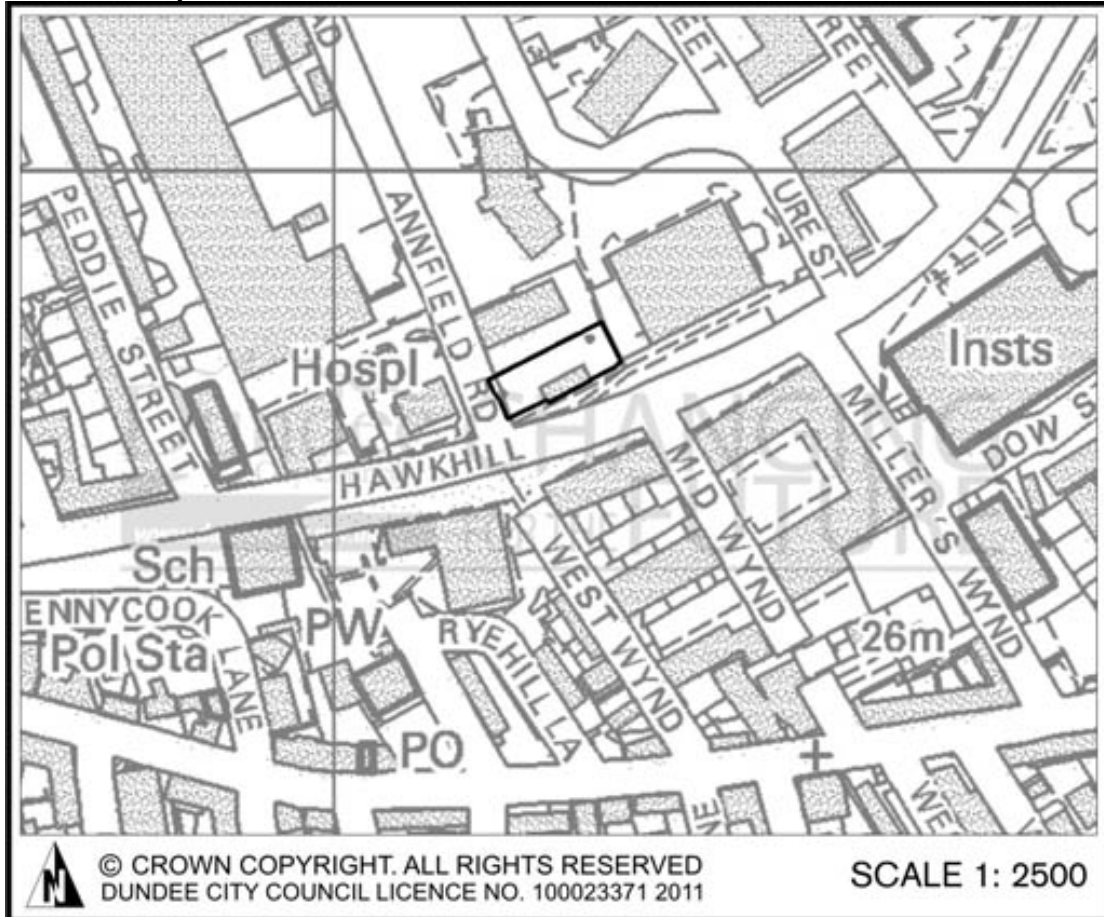
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	North – Employment / Business Uses East – Kingsway Trunk Road South – Kingsway Trunk Road West - Employment / Business Uses
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Flat site
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Adjacent to trunk road. No cycling facilities or bus services
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for hotel or fast food development

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

Location Map:



Initial Officer Comments:

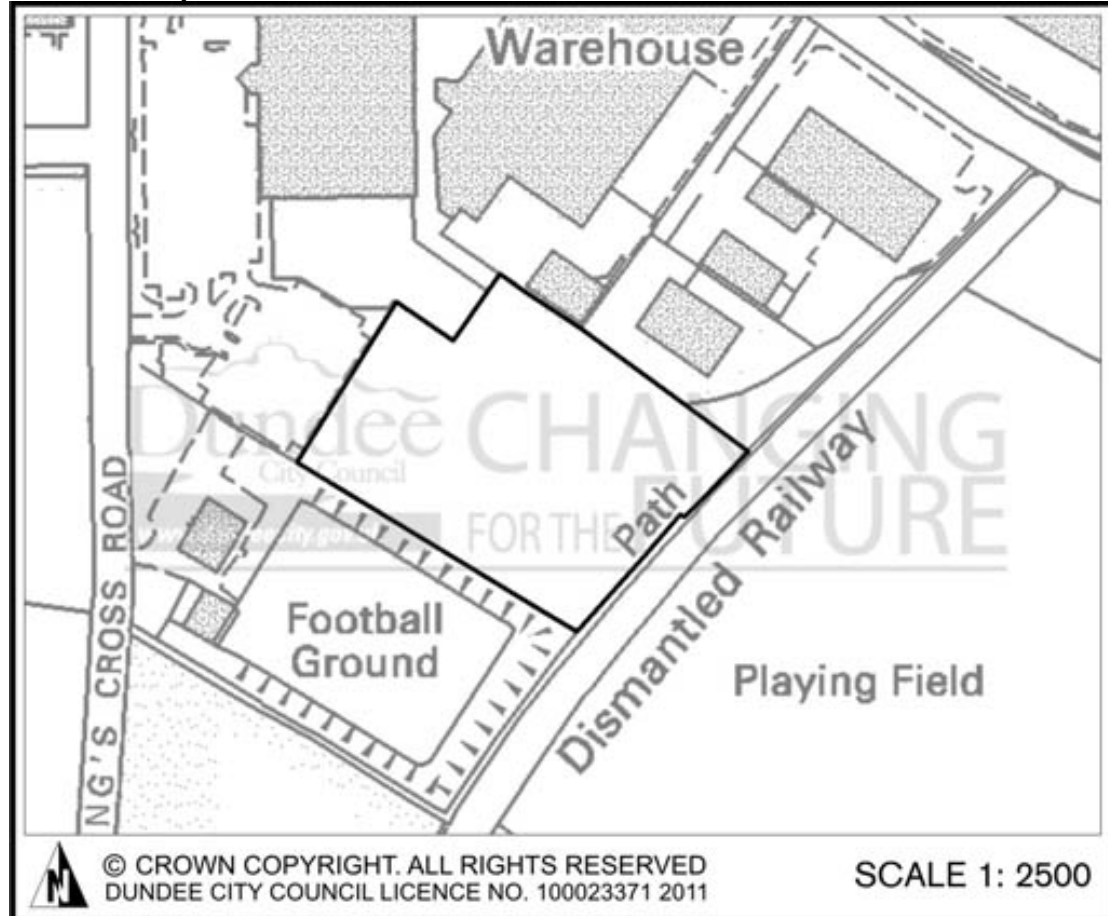
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Industrial/business uses East – Industrial/business uses South –Industrial/business uses West – Business/healthcare uses
Listed Building	No
Conservation Area	No
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	No
Topography and Site Orientation	Flat site
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Adjacent to Hawkhill for vehicle access. No bus services in immediate vicinity but good pedestrian access. Shared surface cycle route to south side alongside Hawkhill
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	No
Neighbouring Environmental Site	No
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential for contamination.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for retail use

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

Location Map:



Initial Officer Comments:

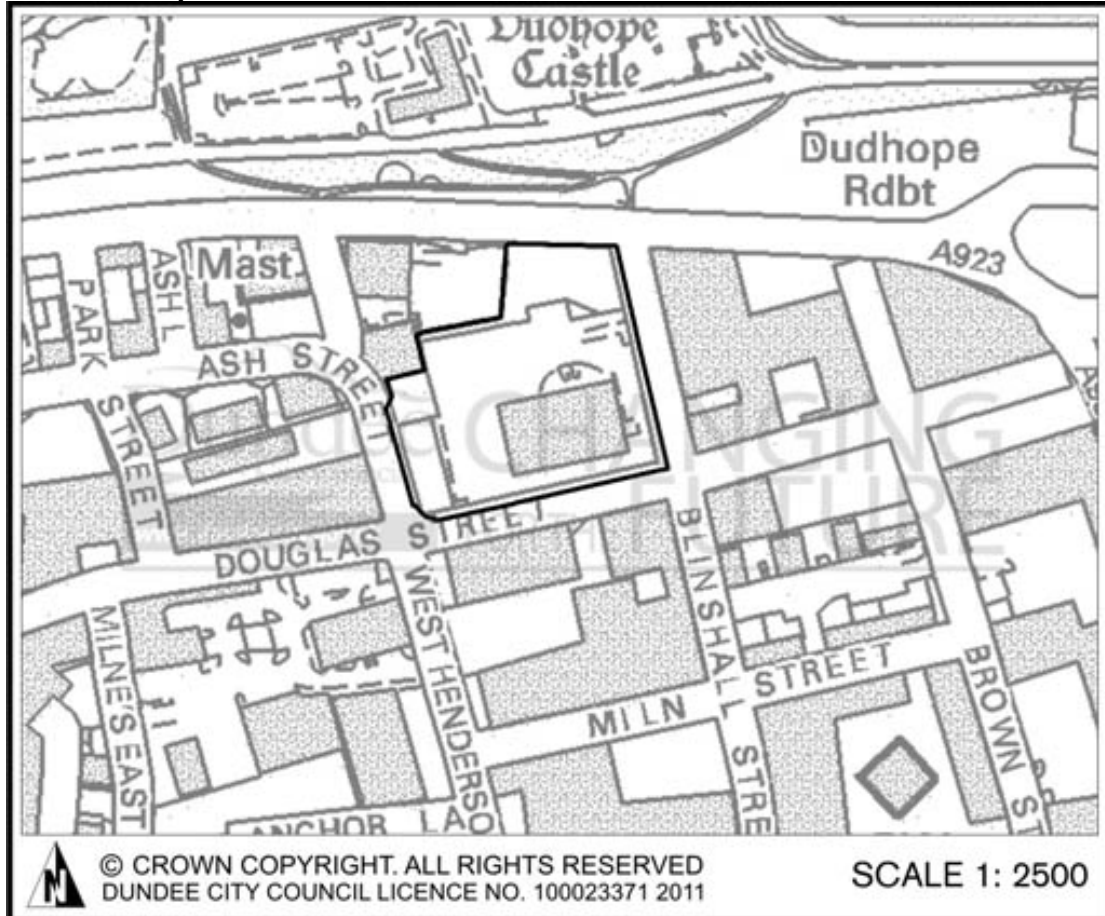
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Industrial/Business uses East – Playing Fields South – Football Ground West – Car parking and service yard associated with Retail unit
Listed Building	No
Conservation Area	No
Woodland	Mature woodland on boundary of site worthy of retention and protection during construction
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	None
Topography and Site Orientation	Flat site
Environmental Quality	
Designated Open Space	no
Transportation <i>(including public transport, cycling and walking)</i>	Bus services exist but are at some distance from the site with no clear pedestrian route to link them. No cycle facilities in vicinity.
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Adjacent to Miley Local Nature Reserve
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Contamination possible due to previous uses including railway line and transport depot. Majority of site was a bakery. Has a cancelled Petroleum Licence
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for Retail Use / Trade Retail

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

Location Map:



Initial Officer Comments:

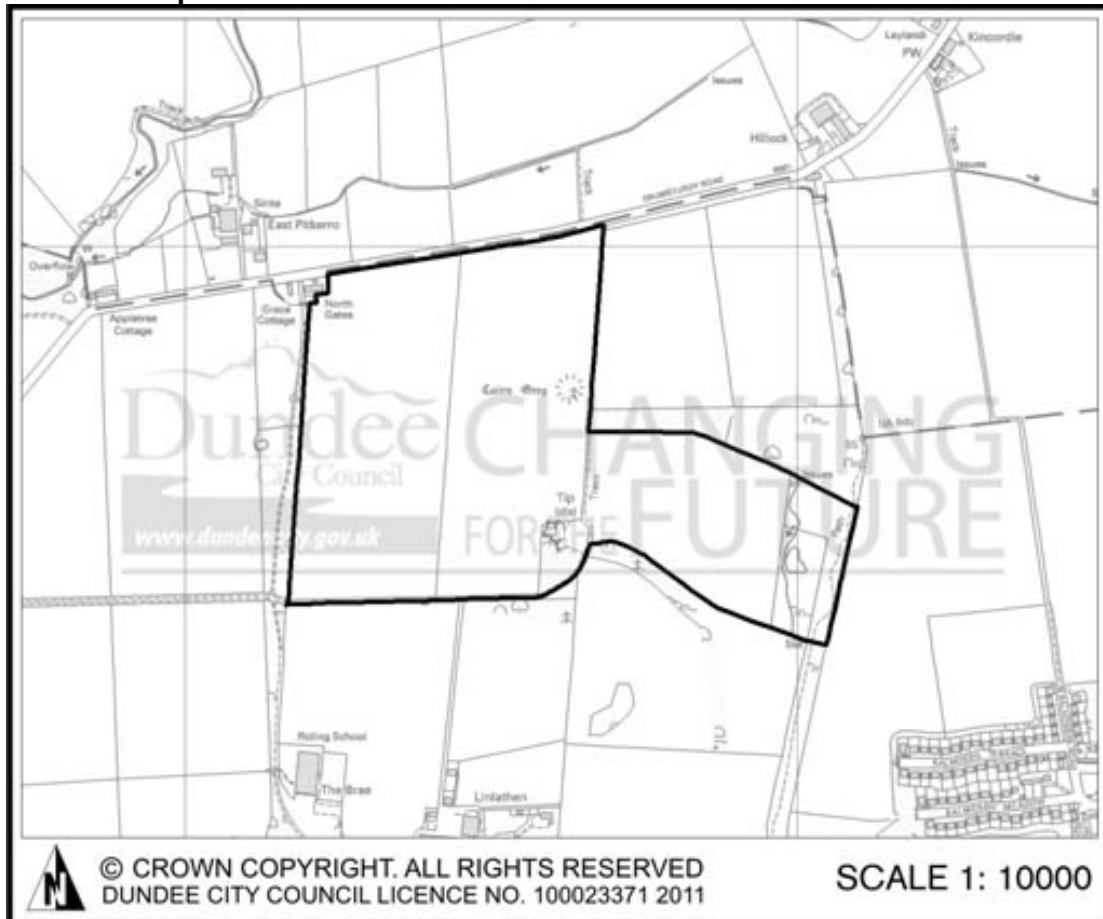
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

It should be noted that site assessments are a work in progress at April 2011. Information may be updated, added or changed as we work towards the production of a Proposed Plan. These site assessments will also be informed by responses received to the Main Issues Report Consultation.

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Lochee road with parkland beyond East – business/industrial uses South – business/industrial uses West - business/industrial uses
Listed Building	No
Conservation Area	Site is bounded on three sides by the Blackness conservation area
Woodland	No
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Site has steep slope adjacent to Lochee Road
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Bus stop immediately adjacent to northern boundary of site. No cycling facilities. Road access is limited to narrow roads
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	no
Neighbouring Environmental Site	no
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential for contamination.
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Brownfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for Religious Purposes

Site Reference:	DCC alternative ref: CFS 0015
Site Name: Linlathen Estate	
Site Address: Linlathen Estate, North Of Arbroath Road, Dundee	
Site Description: Land At Linlathen Estate, South of Drumsturdy Road	Site Area: 15.61 Hectares

Location Map:



Initial Officer Comments:

This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Open Countryside East – Open Countryside South – Open Countryside with developer interest for residential West - Open Countryside
Listed Building	no
Conservation Area	No
Woodland	Some woodland exists on boundary of site
Scheduled Monument or other Archaeological Interest	2 Schedule Monuments Index No 6527, 2889. 2 National Monuments Ref No 3, 7
Physical Constraints <i>(e.g pylons, substations etc)</i>	No
Topography and Site Orientation	Sloping site north to south
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Site has no physical transport connections at this time. Road vehicle access would seem to be straightforward by linkage to Drumsturdy road
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Tree Preservation Order to south west of site boundary
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential contamination through Infilled land and a Landfill Site
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	
Efficient Use of land / regeneration contribution <i>(including Brownfield / Greenfield)</i>	Greenfield
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for 250 Houses