

DUNDEE CITY LOCAL DEVELOPMENT PLAN



MAIN ISSUES REPORT 2011 DEVELOPMENT SITE INFORMATION

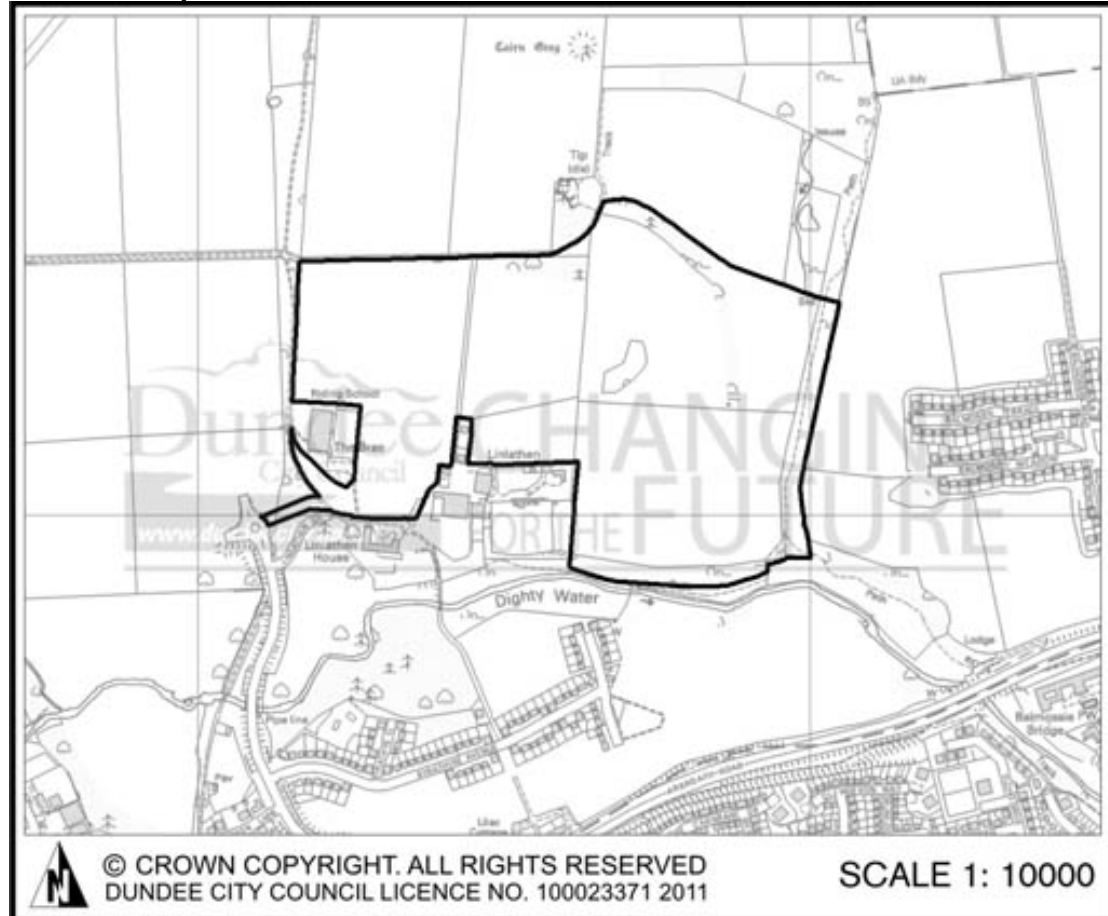
Because of web limitations, and the size of this document, it has been necessary to split it into 4 parts.

This is Part 4 of 4

This document revised 31:10:11

Site Reference:	DCC alternative ref: CFS 0016
Site Name: Linlathen Estate 2	
Site Address: Linlathen Estate, North Of Arbroath Road, Dundee	
Site Description: Land At Linlathen Estate, North of Linlathen House and farmbuildings	Site Area: Hectares

Location Map:



Initial Officer Comments:

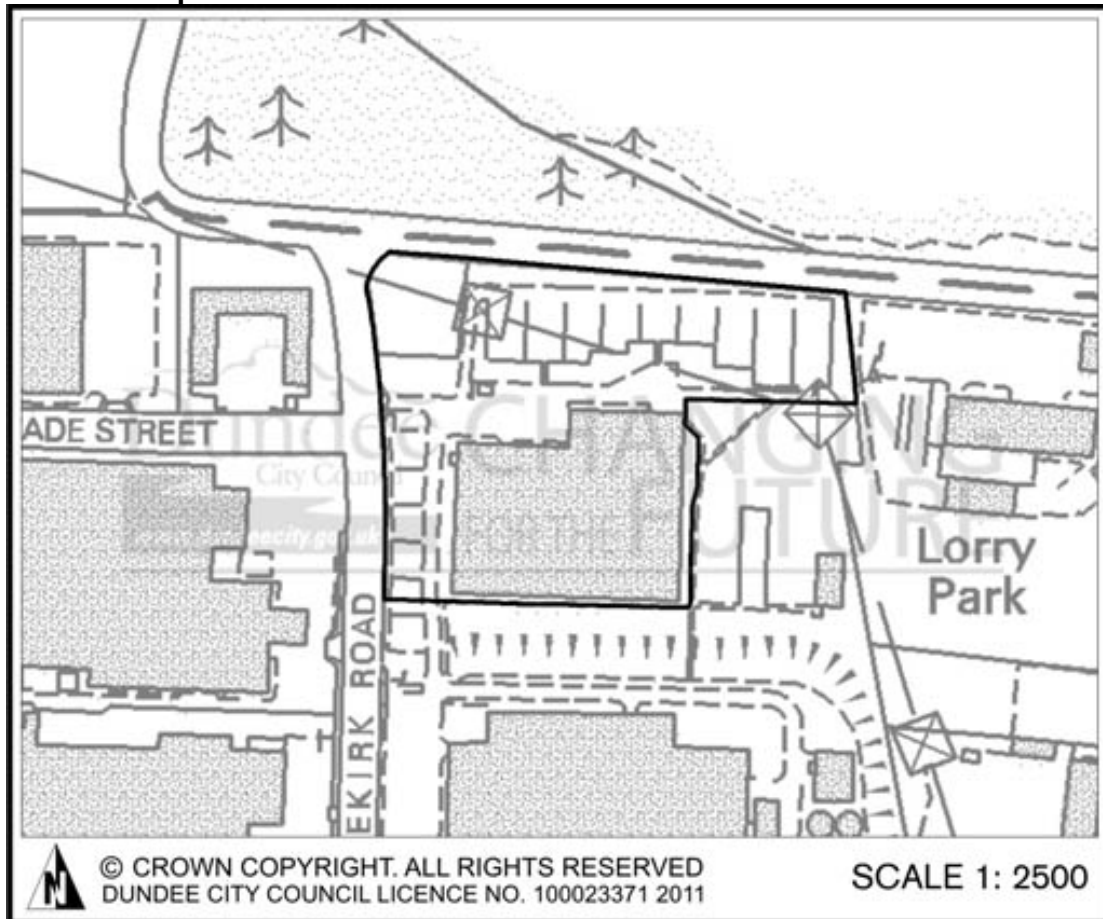
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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	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
Listed Building	No
Conservation Area	No
Woodland	South western corner of site includes a tree preservation order area. Other mature woodland exists within site.
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Site slopes north to south
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	Wildlife corridor to south of site
Environmental Constraints (non-designated)	Dighty watercourse to south has known invasive species problems
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Dighty watercourse to south of site has known flood risk issues which could affect principal access to site
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 Residential uses

Site Reference:	DCC alternative ref: CFS 0019
Site Name: Myrekirk Road 1	
Site Address: Myrekirk Road	
Site Description: Existing industrial buildings at corner of Myrekirk Road and Liff Road	Site Area: Hectares

Location Map:



Initial Officer Comments:

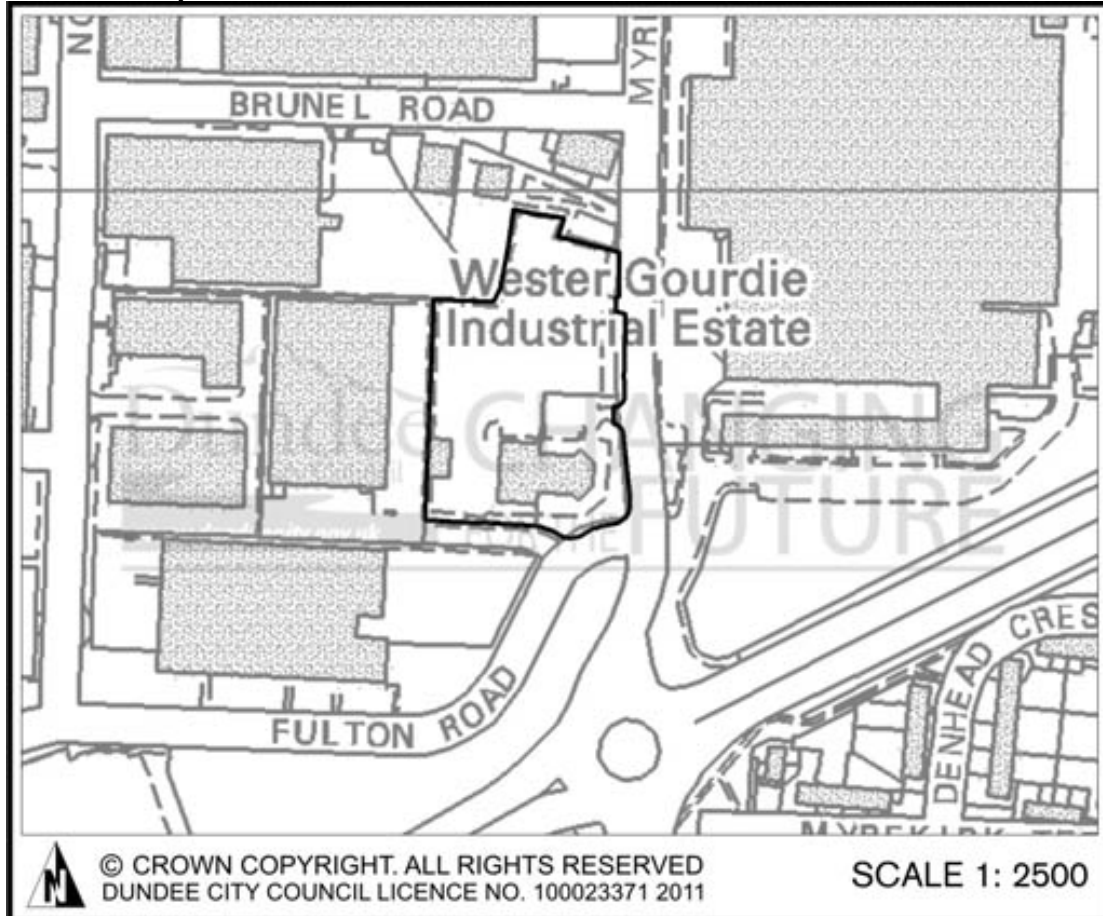
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of 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	
Townscape & Design	
Neighbouring Uses	North – Camperdown Park East – Industrial / business uses South – Industrial / business uses with current proposal for supermarket (ASDA) West - Industrial / business uses
Listed Building	No
Conservation Area	No
Woodland	Tree preservation order covers much of the site.
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>	No cycling facilities on site but green circular cycle route exists to north-east. No bus services at present.
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Camperdown Park to north
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential 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 hotel / fast food development

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

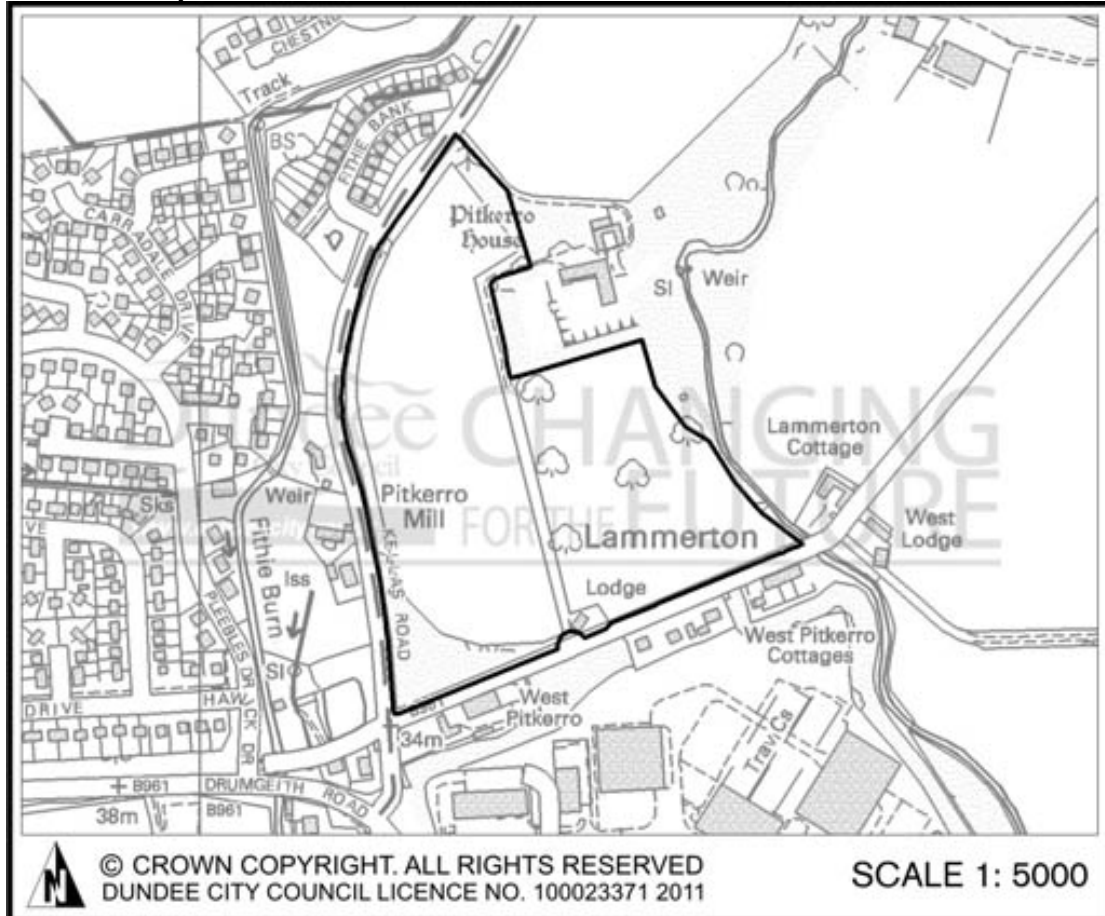
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Industrial / business uses East – Industrial / business uses with current proposal for supermarket (ASDA) South – Industrial / business uses West - Industrial / business uses
Listed Building	No
Conservation Area	no
Woodland	Site partially covered by a tree preservation order
Scheduled Monument or other Archaeological Interest	
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>	No cycling facilities in vicinity but green circular cycle route exists approximately 500 metres to the east No bus services at present.
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	Historical uses suggest potential 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 Retail Uses

Assessment Topic	Notes
Planning	
Site Planning or Design Brief	no
Townscape & Design	
Neighbouring Uses	North – Open Countryside East – Residential South – Residential West – Open Countryside
Listed Building	No
Conservation Area	No
Woodland	
Scheduled Monument or other Archaeological Interest	no
Physical Constraints <i>(e.g pylons, substations etc)</i>	Clatto burn forms northern boundary
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Road access only – no pedestrian, cycle or bus facilities currently at site
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>	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 6 or 7 Houses See also Site identified as CFS0023 which includes this site as part of a larger development.

Site Reference:	DCC alternative ref: CFS 0022
Site Name: Pikerro House	
Site Address: Wellbank Road	
Site Description: Agricultural land situated between Drumsturdy Road and Kellas Road	Site Area: 14.5 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.

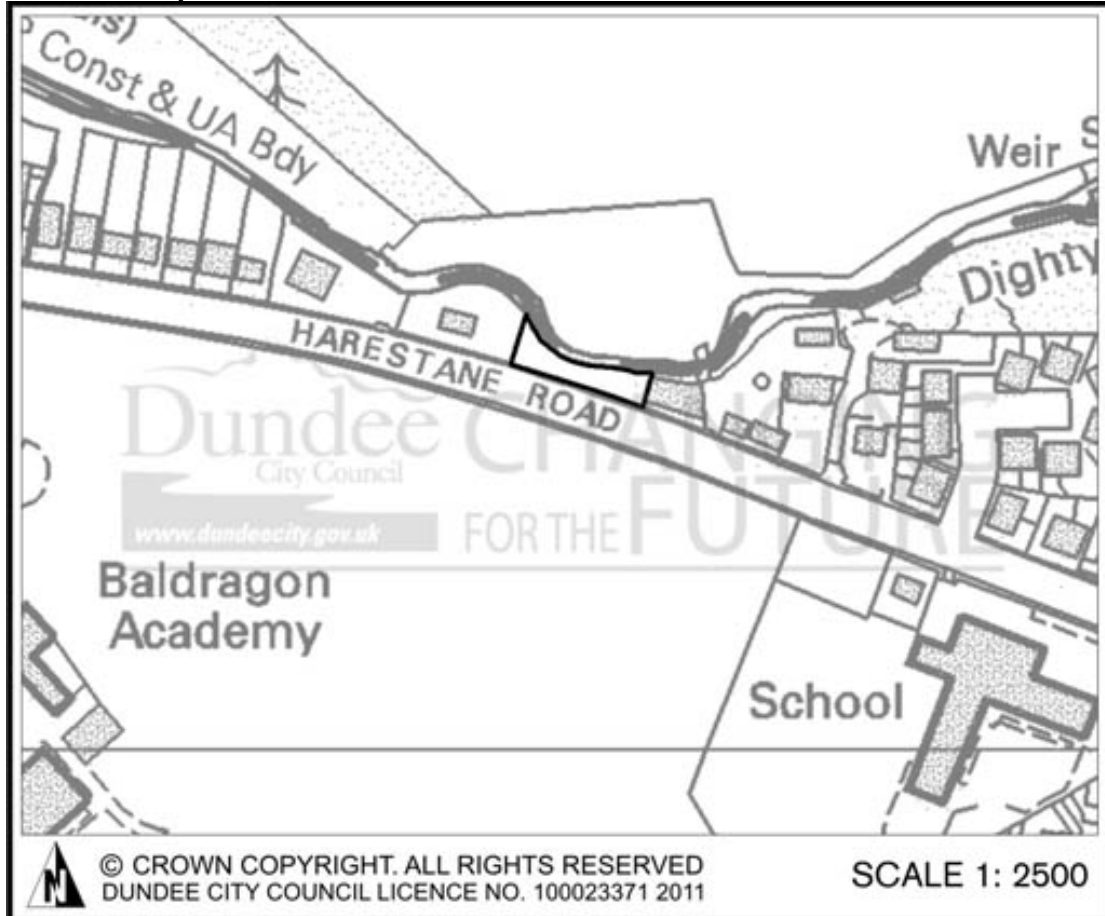
It should be noted that site assessments are a work in progress at April 2011.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Residential East – Open Countryside with developer interest for housing South – Employment / Business uses West - Residential
Listed Building	Yes – entrance to Pitkerro house lies within site area
Conservation Area	No
Woodland	Mature woodland exists within site
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	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Wildlife corridor in eastern portion of site
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Within flood risk area. Site to east is prone to flooding.
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 Residential Uses

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

Location Map:



Initial Officer Comments:

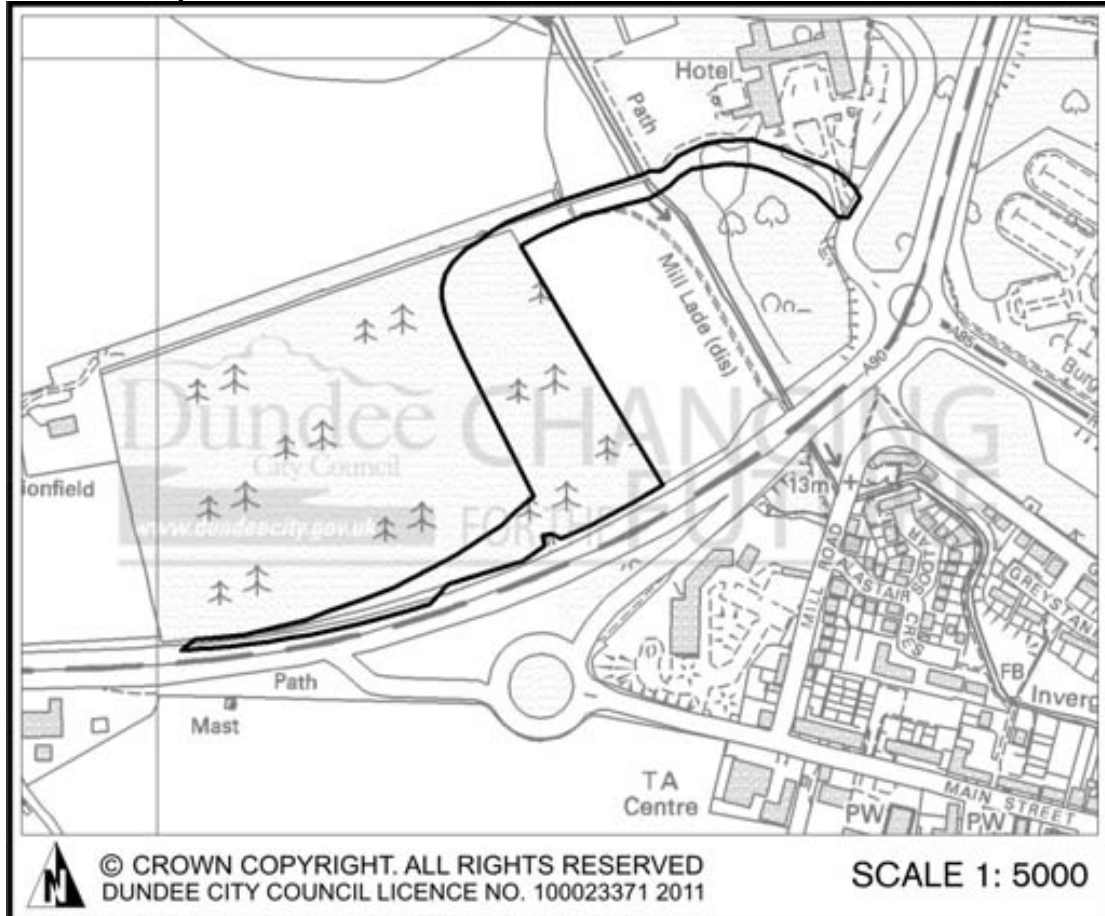
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	North – Open Countryside East – Residential South – Education West -Residential
Listed Building	No
Conservation Area	No
Woodland	Woodland associated with the Dighty watercourse corridor
Scheduled Monument or other Archaeological Interest	No
Physical Constraints <i>(e.g pylons, substations etc)</i>	Requires bridging of the Dighty watercourse
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)	Site is adjacent to Dighty watercourse which has invasive species problems.
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Site is adjacent to Dighty watercourse with associated flood risk
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 as part of larger site – 125 hectares in Angus Council area to accommodate 900 homes. Dundee site is limited to an access point only.

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

Location Map:



Initial Officer Comments:

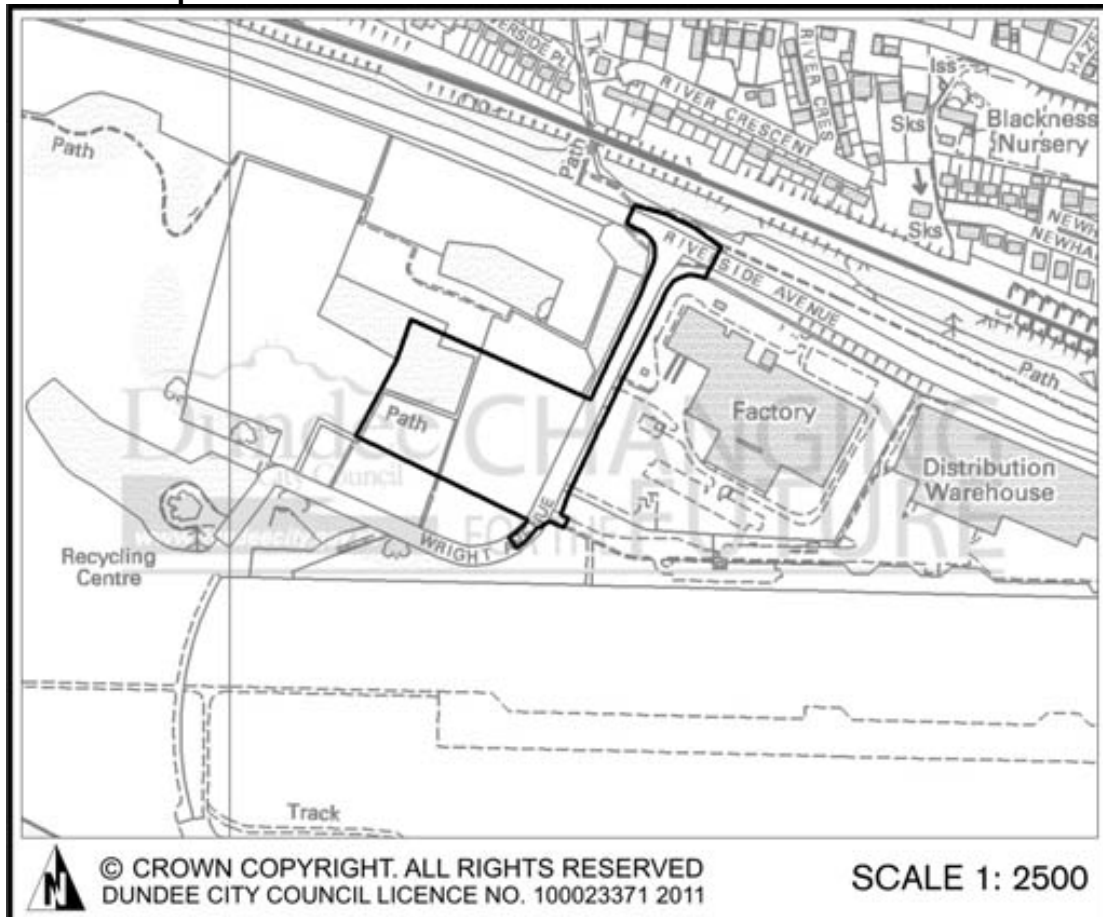
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	none
Townscape & Design	
Neighbouring Uses	North – Open Countryside with developer interest for residential East – Hotel South – A90 dual carriageway West – Open Countryside
Listed Building	In close proximity to Category B listed Landmark Hotel
Conservation Area	No
Woodland	Substantial tree planting throughout site. Adjacent to landmark hotel with Tree preservation order (ref 01/88)
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Generally flat site but with slope to Invergowrie burn.
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	No bus facilities Cycle link to Invergowrie adjacent to site
Waste Water	No known issues
Designated Environmental Site <i>(including protected species)</i>	Swallow wetlands
Neighbouring Environmental Site	Adjacent to swallow wetlands
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Risk of flooding associated with Invergowrie burn – including downstream effects
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 through call for sites as a potential Park & Ride site

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

Location Map:



Initial Officer Comments:

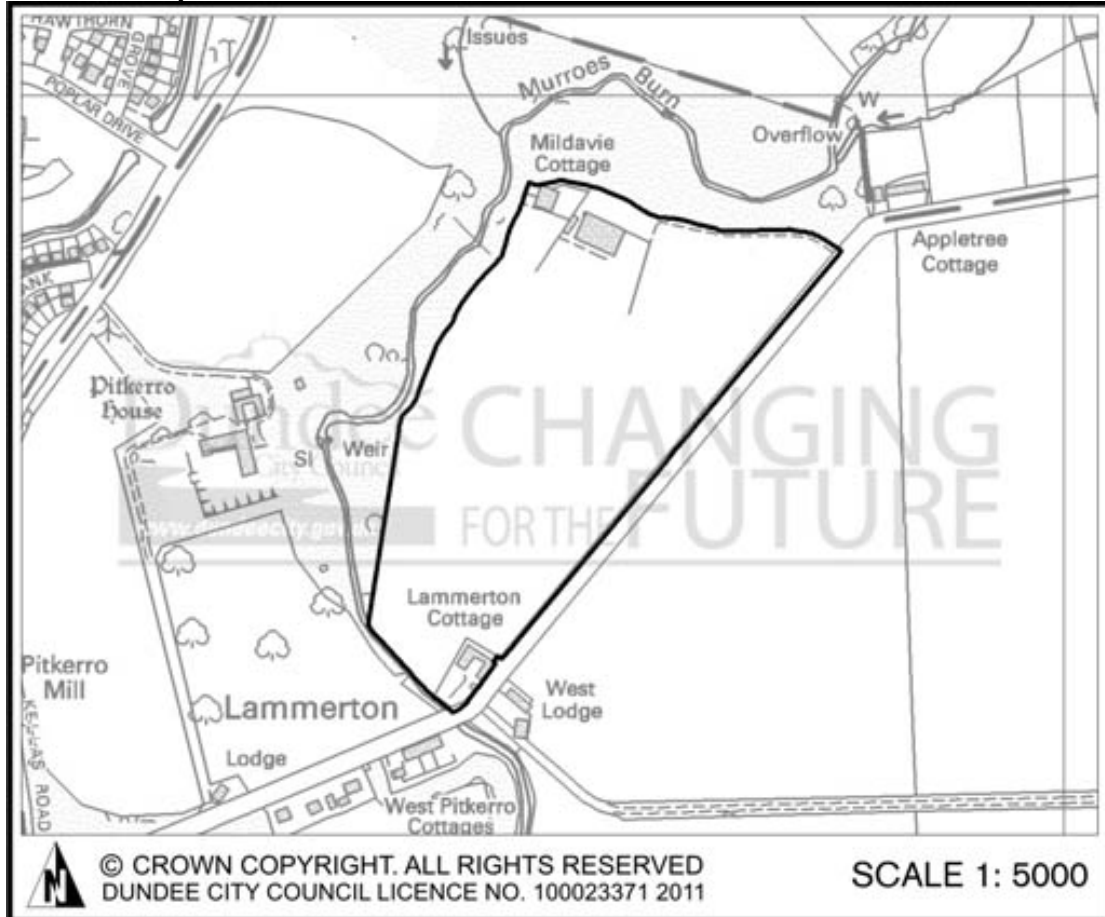
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Included within riverside nature park plan
Townscape & Design	
Neighbouring Uses	North – Open Land / Riverside Nature Area East – Industrial / Business Land South – Dundee Airport West - Open Land / Riverside Nature Area and waste handling area
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	
Transportation <i>(including public transport, cycling and walking)</i>	No footways, green circular cycleway exists a short distance away to the north. No bus services at present
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	Local Nature Reserve
Neighbouring Environmental Site	Local Nature Reserve
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 through call for sites as a potential Park & Ride site.

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

Location Map:



Initial Officer Comments:

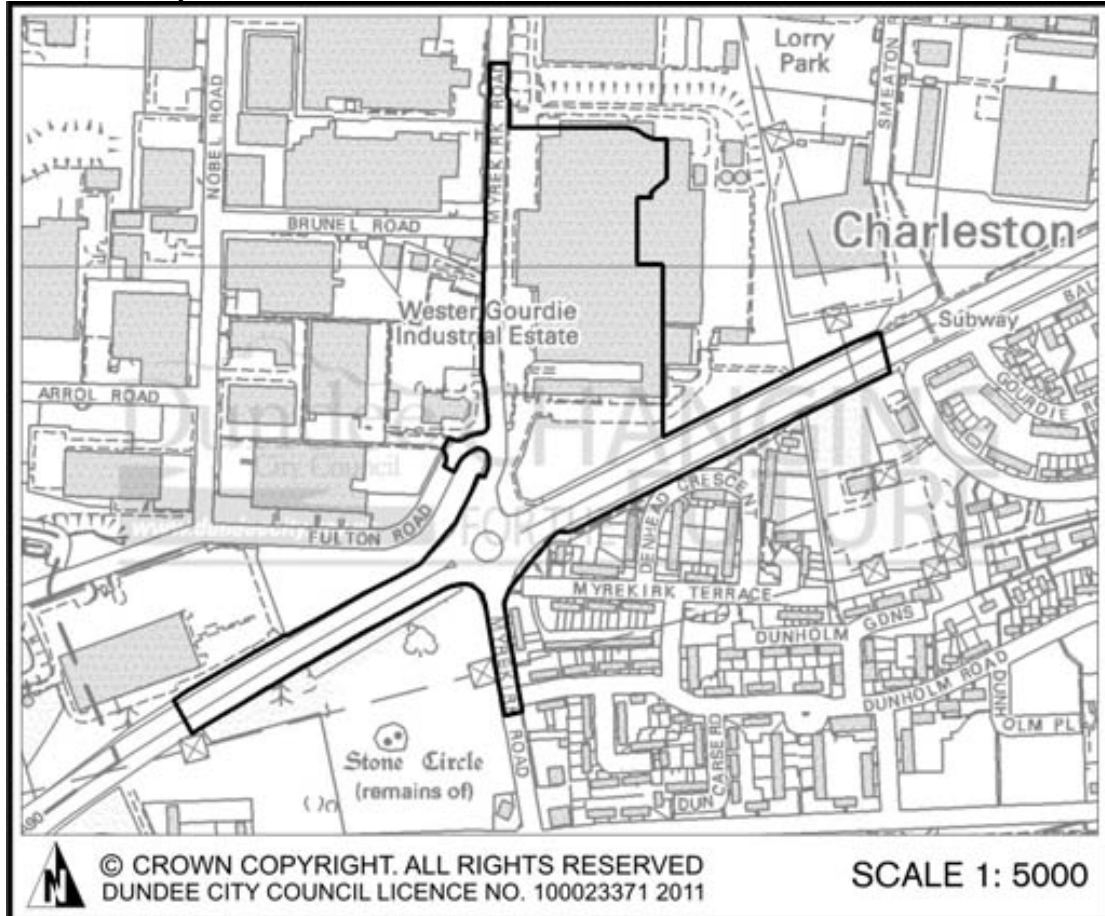
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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – woodland with farmland beyond East – open countryside South – open countryside, small quantities of housing with industrial / business uses beyond West – woodland with farmland beyond including area with developer interest for housing.
Listed Building	Pitkerro house situated outwith site to west
Conservation Area	
Woodland	Extensive woodland cover to north and west
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Gently sloping land
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	Wildlife Corridor on part of site and site of importance for nature conservation
Neighbouring Environmental Site	Wildlife Corridor
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 150 Houses

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

Location Map:



Initial Officer Comments:

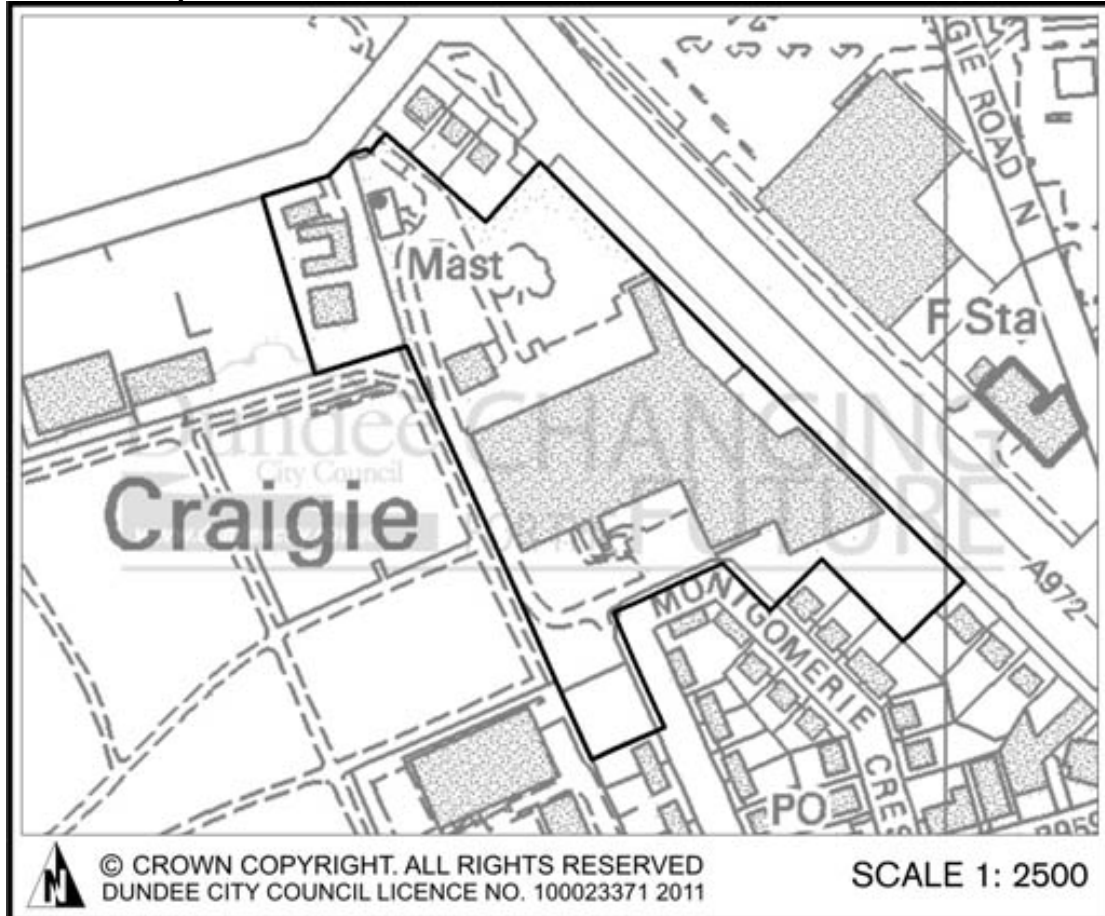
Planning permission was granted in 2010 – full site assessment therefore not required. There is however an ongoing legal challenge related to that permission. That challenge is expected to be resolved before the preparation of the proposed plan allowing the site to be reconsidered at that stage.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Appn 09/00427/OUT for erection of foodstore, café and petrol filling station etc granted by Dundee City Council 18th January 2010
Townscape & Design	
Neighbouring Uses	North – East – South – West -
Listed Building	
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>	
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 unit and petrol filling station

Site Reference:	DCC alternative ref: CFS 0030 and CFS 0046
Site Name: Stewart's Cream Of The Barley	
Site Address: Mid Craigie Road	
Site Description: Former factory to west side of Kingsway near Scott Fyffe junction	Site Area: Hectares

Location Map:



Initial Officer Comments:

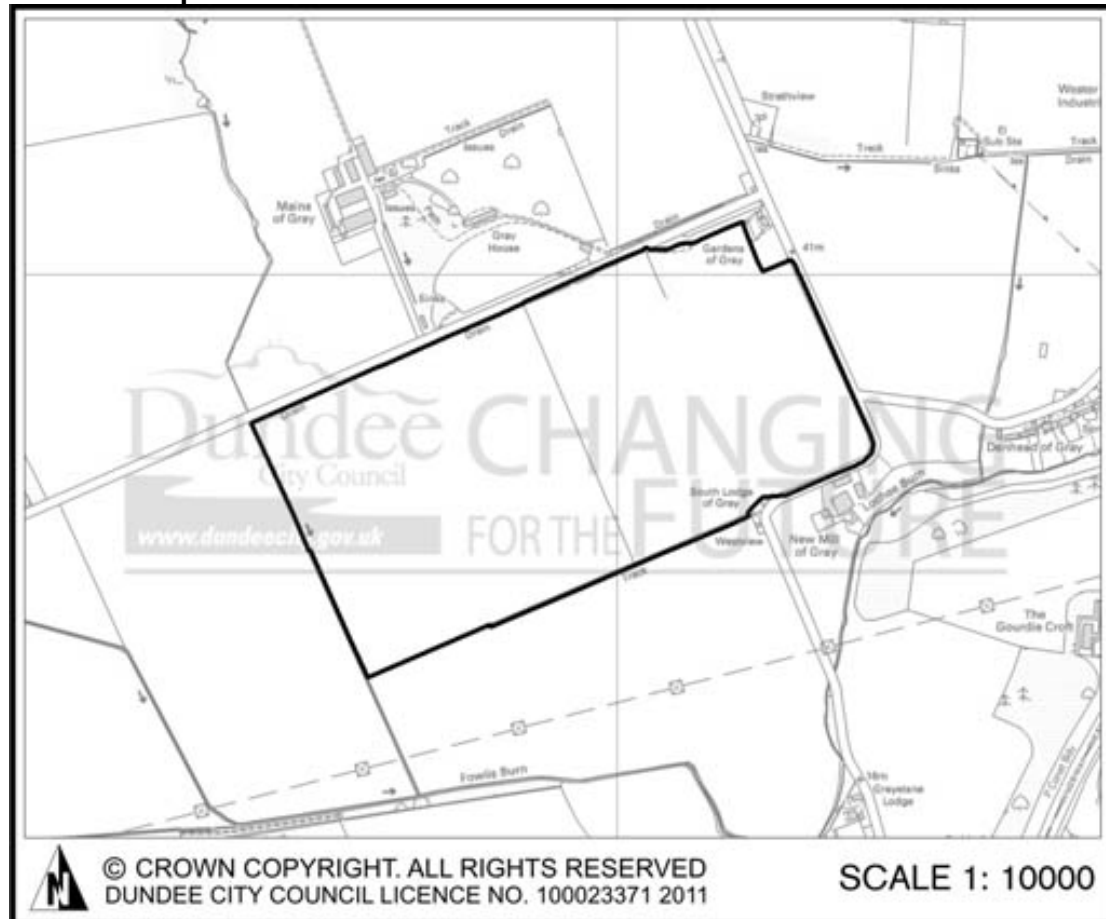
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of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

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	no
Townscape & Design	
Neighbouring Uses	North – Residential (3 units) with trunk road beyond East – Trunk road with retail park beyond South – Residential West –Industrial/ business uses and cemetery
Listed Building	Cemetery to west of site is listed
Conservation Area	
Woodland	Some limited woodland to north of site
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	Historical uses suggest potential 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 retail and residential uses with a potential cemetery extension

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

Location Map:



Initial Officer Comments:

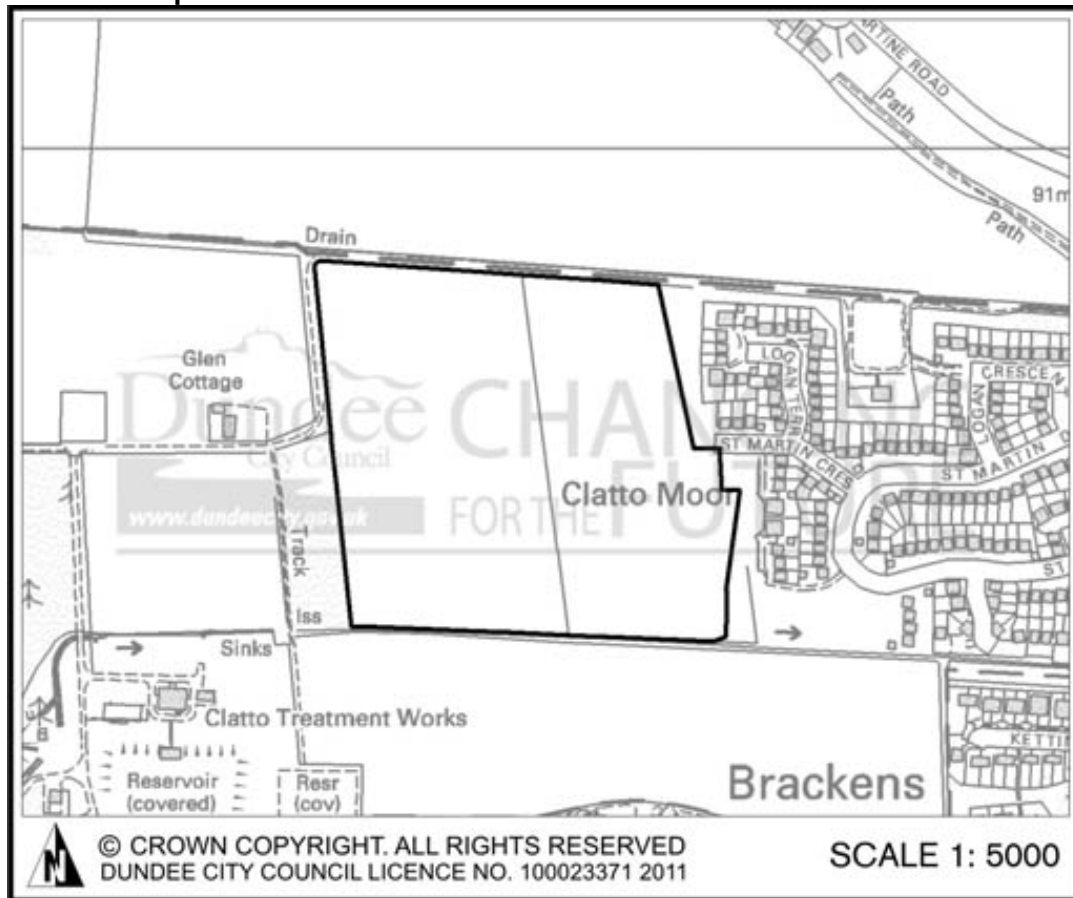
The Eastern portion of this site has been subject to planning approval and is contained within the approved Housing Land Audit. The extension of the site for further Greenfield housing would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial 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	
Townscape & Design	
Neighbouring Uses	North – farmland including House of Gray East – farmland South – farmland with proposed residential development West - farmland
Listed Building	House of Gray to the north of the site
Conservation Area	
Woodland	Tree preservation order exists on boundary
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	
Waste Water	
Designated Environmental Site <i>(including protected species)</i>	None
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	None
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	Known flood risk associated with Dykes Of Gray road – road reconstruction underway to assist in addressing this
Contamination	
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	n/a
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 600 houses

Site Reference:	DCC alternative ref: CFS 0033
Site Name: Baldragon Farm	
Site Address: St Martin Avenue	
Site Description: Open land to west of residential development at St Martin Avenue	Site Area: Hectares

Location Map:



Initial Officer Comments:

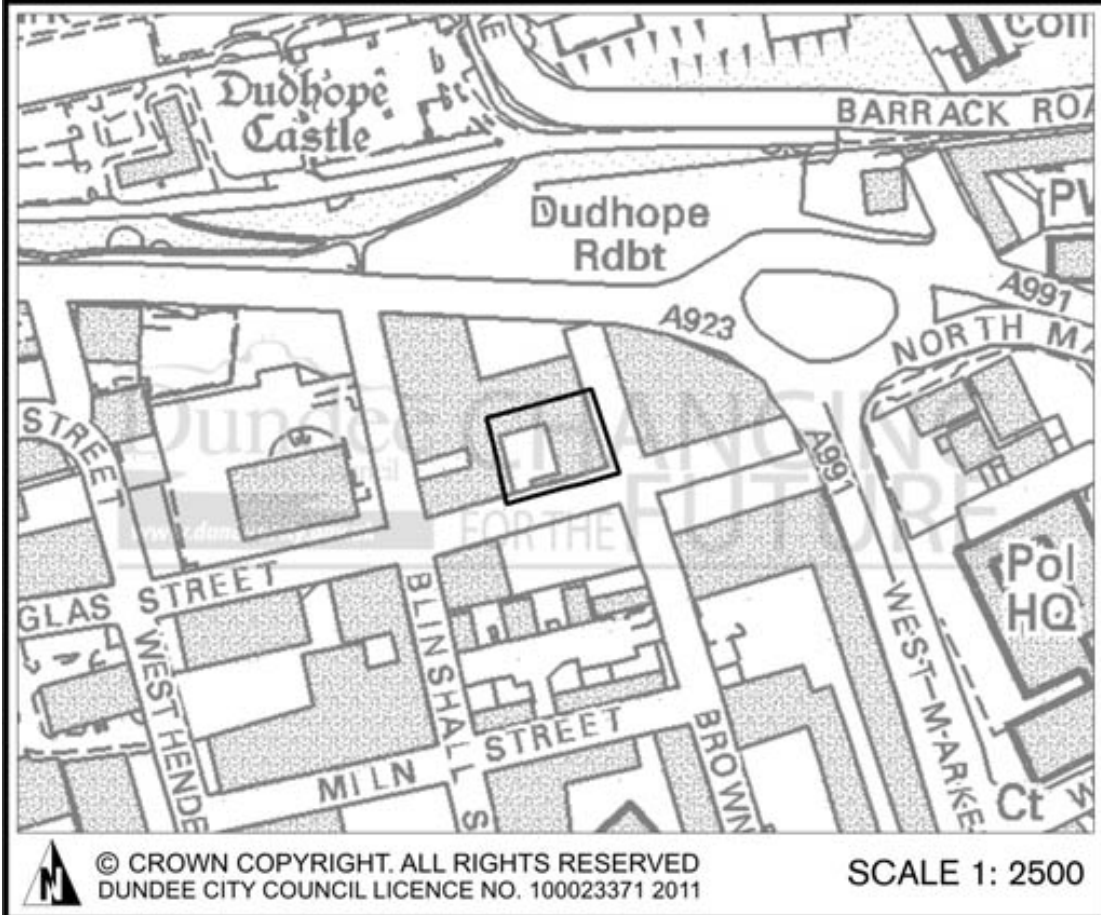
The area to the East has been subject to ongoing development activity. The extension of this activity westwards may be supported in accordance with the Spatial strategy subject to there being a defined need for additional Greenfield land release beyond that contained within the current Housing Land Audit

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – Farmland East – Housing South – Open ground with housing beyond West – Clatto Country Park
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	Slopes to south
Environmental Quality	
Designated Open Space	Clatto Country Park to west of site
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>	Flood risk exists a short distance downstream from this site on the clatto burn. Any development design should ensure no additional discharge to this watercourse
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
Potential Residential Capacity	150

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

Location Map:



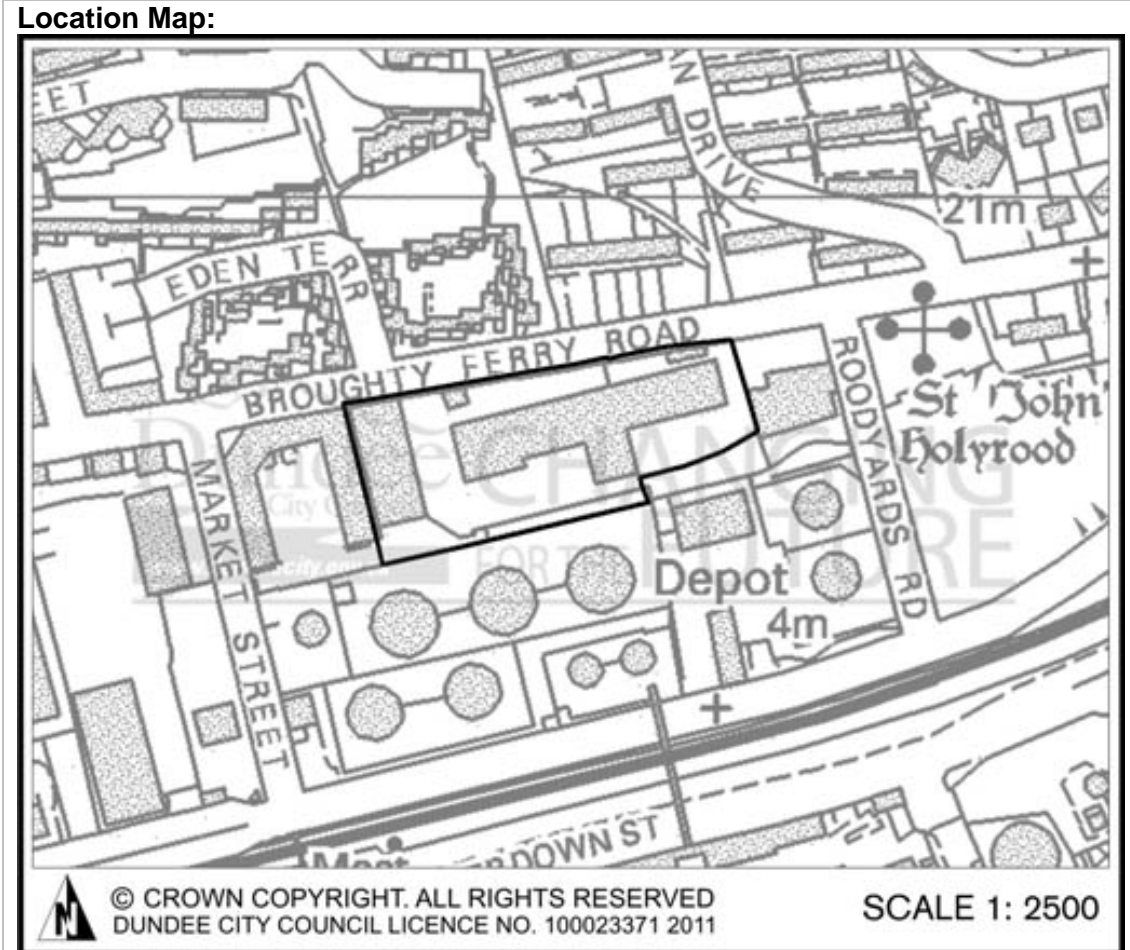
Initial Officer Comments:

Site is within an established industrial / business area and would be suitable for such uses. 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 – Retail East – Industrial / Business use South – Industrial / Business use West – Industrial / Business use
Listed Building	no
Conservation Area	Blackness Conservation Area
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>	Located adjacent to city centre, no cycling facilities in vicinity
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	Historical uses suggest potential 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 residential uses

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



Initial Officer Comments:

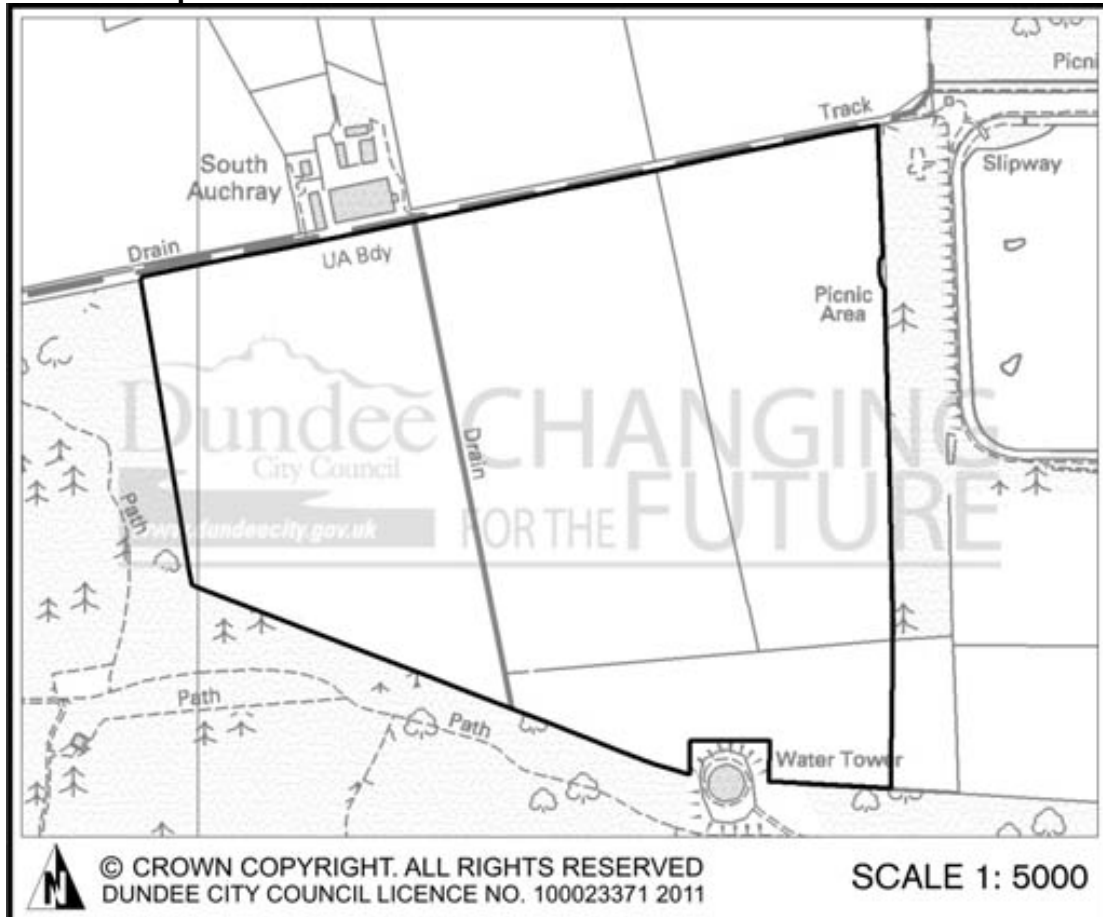
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of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

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	No
Townscape & Design	
Neighbouring Uses	North – Residential East – Hotel South – Industrial / Business (petrochemical installation) West – Industrial / Business
Listed Building	No
Conservation Area	No
Woodland	None
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	Electrical substation on site
Topography and Site Orientation	
Environmental Quality	
Designated Open Space	No
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	Historical uses suggest potential 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 residential, retail and commercial purposes

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

Location Map:



Initial Officer Comments:

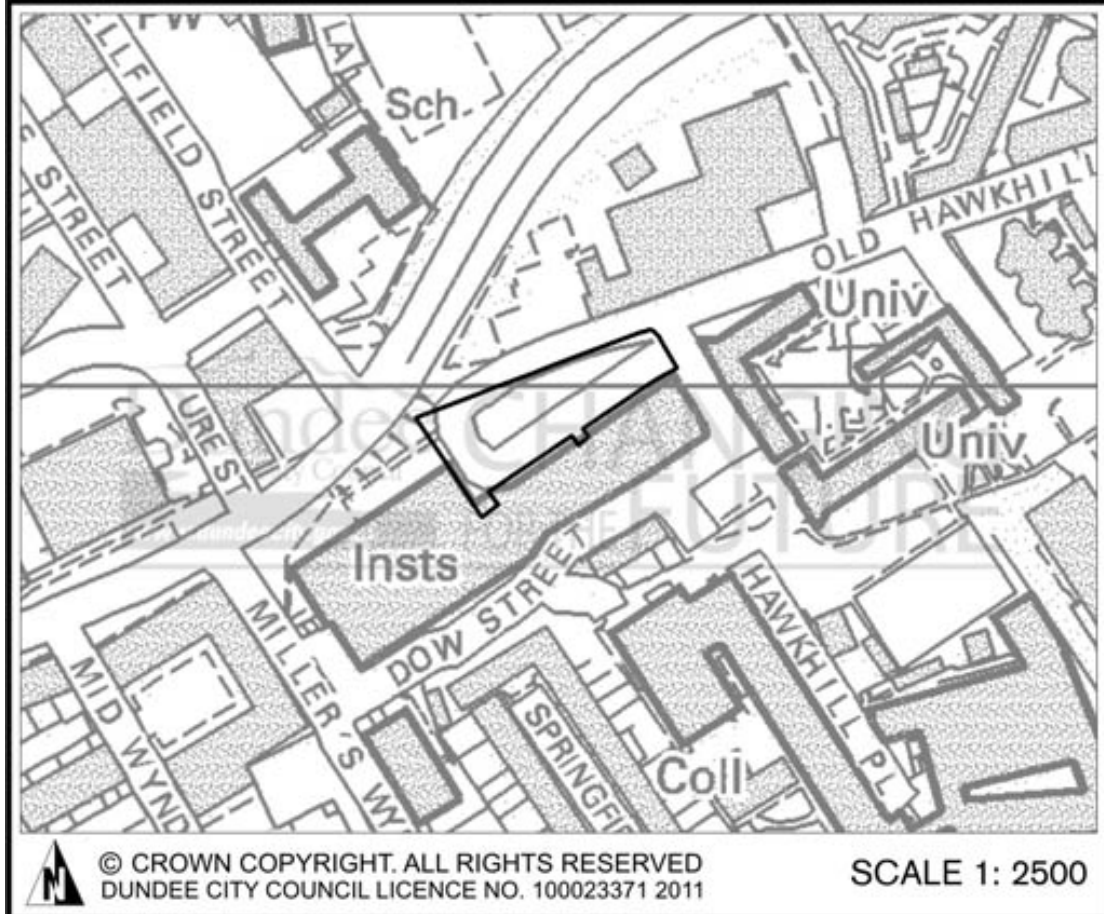
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – farmland East – Clatto Country Park South – Templeton Woods West – Templeton Woods
Listed Building	Clatto reservoir to east is listed
Conservation Area	no
Woodland	Woodland to east, south and west. Existing field boundary tree belt includes mature trees
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	
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	No transport access to site at this time. The green circular cycleway does exist to south and east and connections would be possible
Waste Water	No known constraints
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Clatto Country Park to east of site. Templeton Woods to south
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	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for 275 Houses

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

Location Map:



Initial Officer Comments:

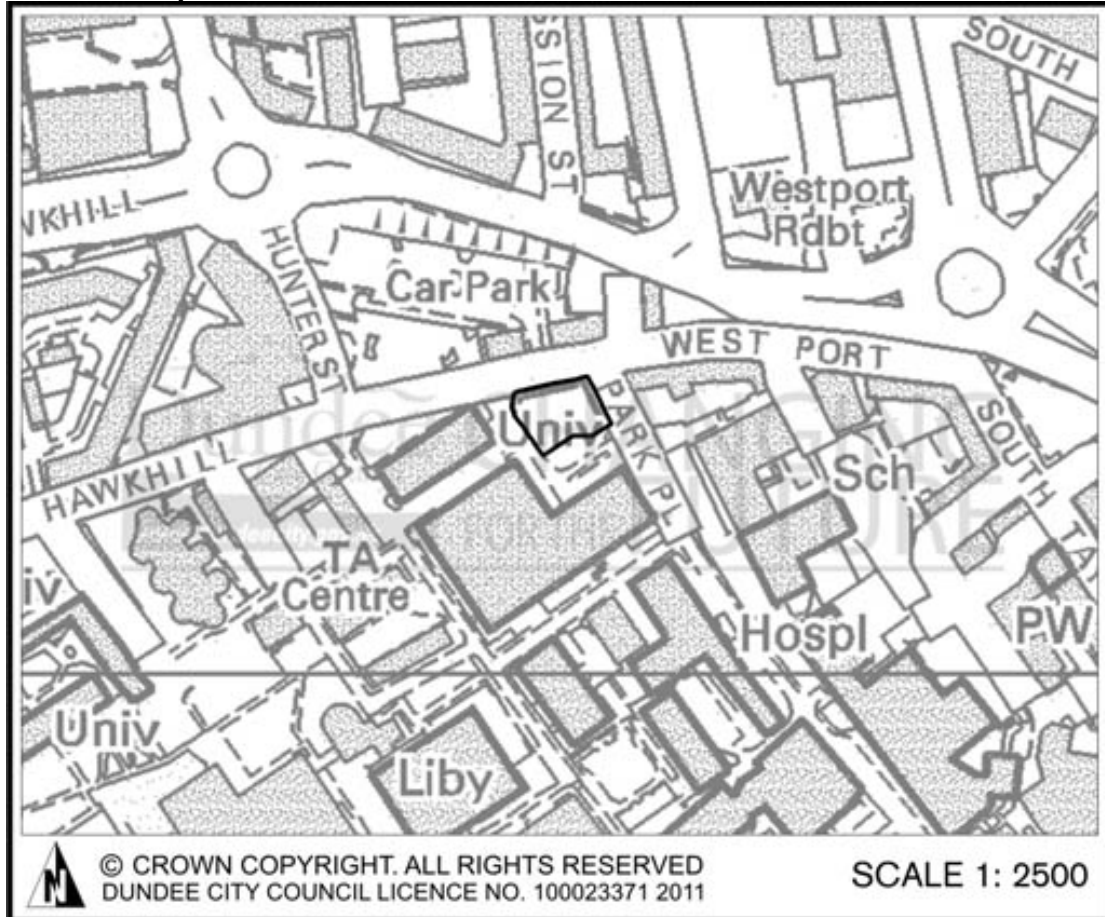
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	Contained within aims of University Masterplan
Townscape & Design	
Neighbouring Uses	North – University car park and sports centre East – University residences South – existing Wellcome Trust research building (Sir James Black Centre) West - existing Wellcome Trust research building (Sir James Black Centre)
Listed Building	No
Conservation Area	University Conservation Area
Woodland	No
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Flat site
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>	
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 educational or research purposes

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

Location Map:



Initial Officer Comments:

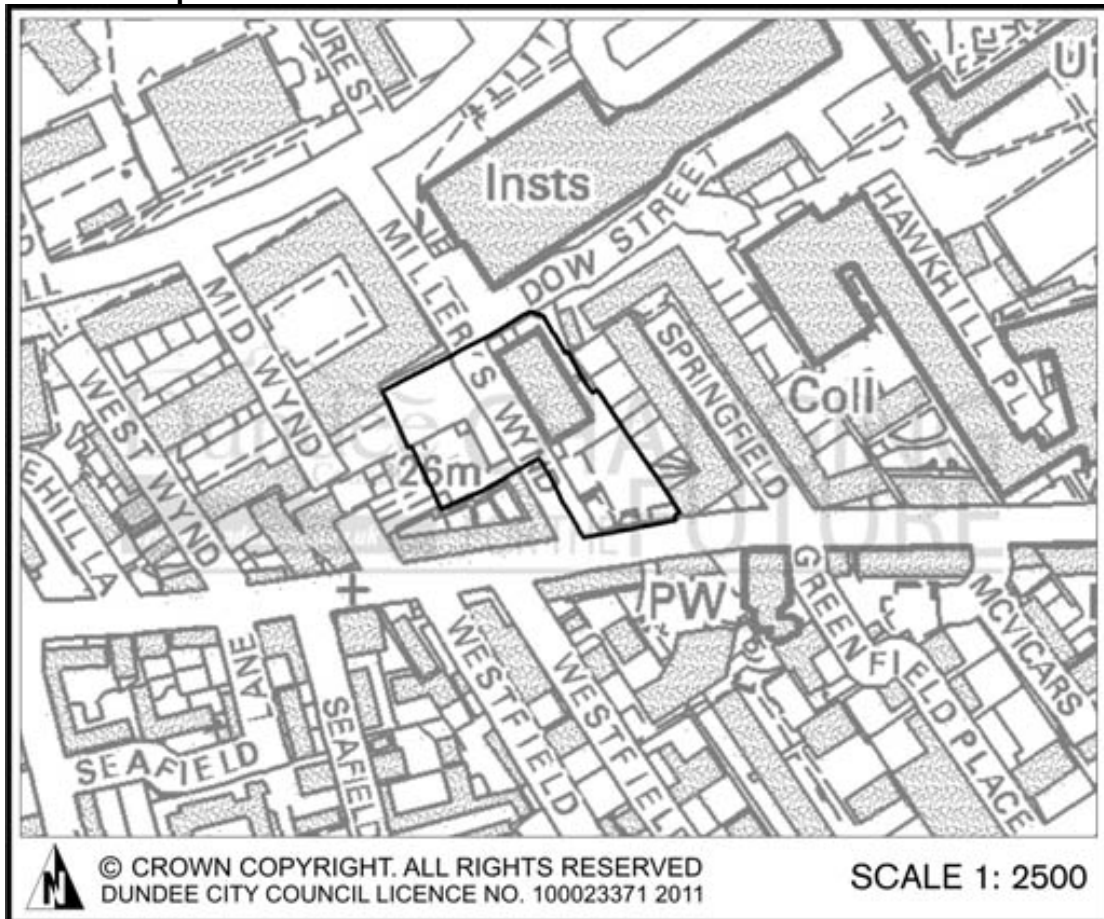
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – Retailing / leisure with residential above East – education (Primary School) South – University Buildings / Electrical Generation West – University Buildings
Listed Building	No
Conservation Area	University Conservation Area
Woodland	No
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	North or East facing
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Location close to city centre
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	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for educational purposes

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

Location Map:



Initial Officer Comments:

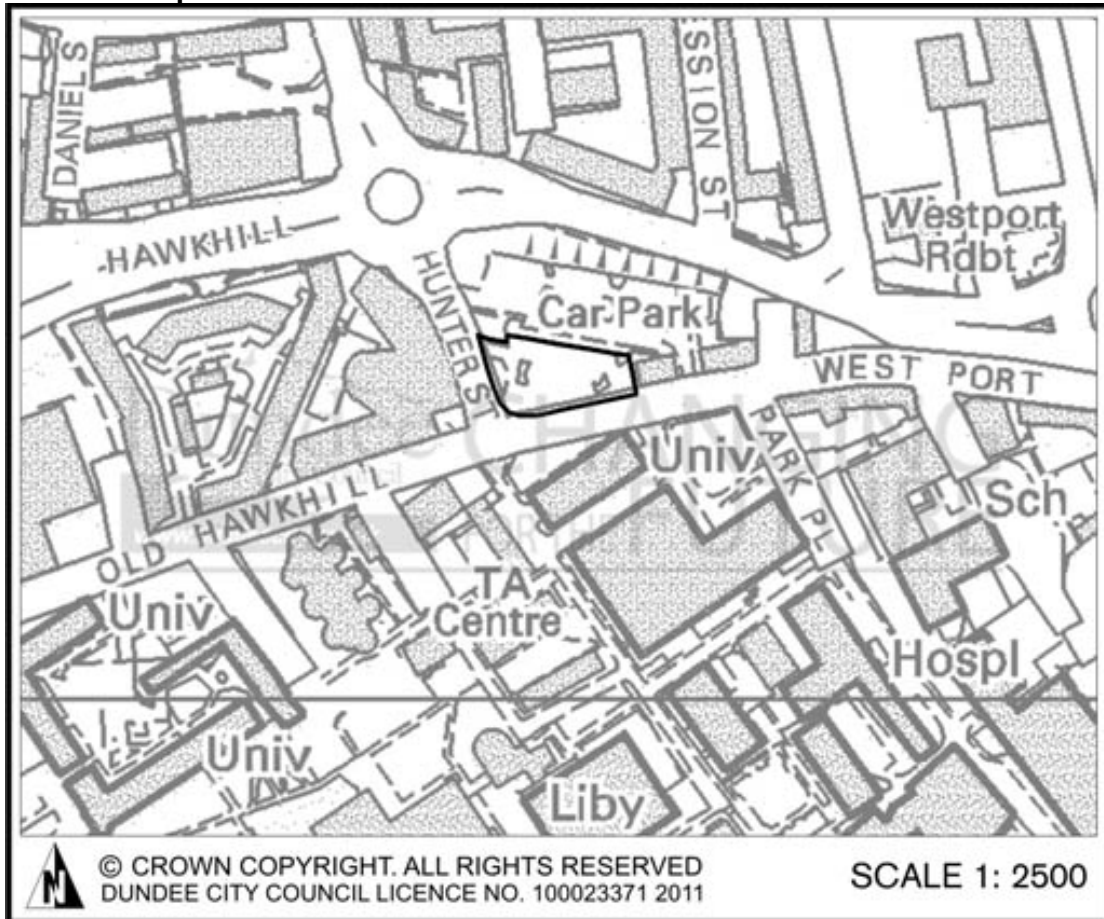
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – university research buildings East – residential / university uses South – Residential with retailing/leisure on ground floor West – Industrial / business uses
Listed Building	Listed buildings in Springfield to east of site
Conservation Area	University Conservation area West End Lanes Conservation Area
Woodland	Substantial tree planting on boundary of site worthy of retention
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	Millers Wynd runs through site
Topography and Site Orientation	Site slopes to south
Environmental Quality	
Designated Open Space	
Transportation <i>(including public transport, cycling and walking)</i>	Adjacent to Perth Road with good bus services. No cycling facilities however university precinct is a traffic calmed 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>	
Contamination	Historical uses suggest potential contamination / 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>	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 use and Industrial / Commercial.

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

Location Map:



Initial Officer Comments:

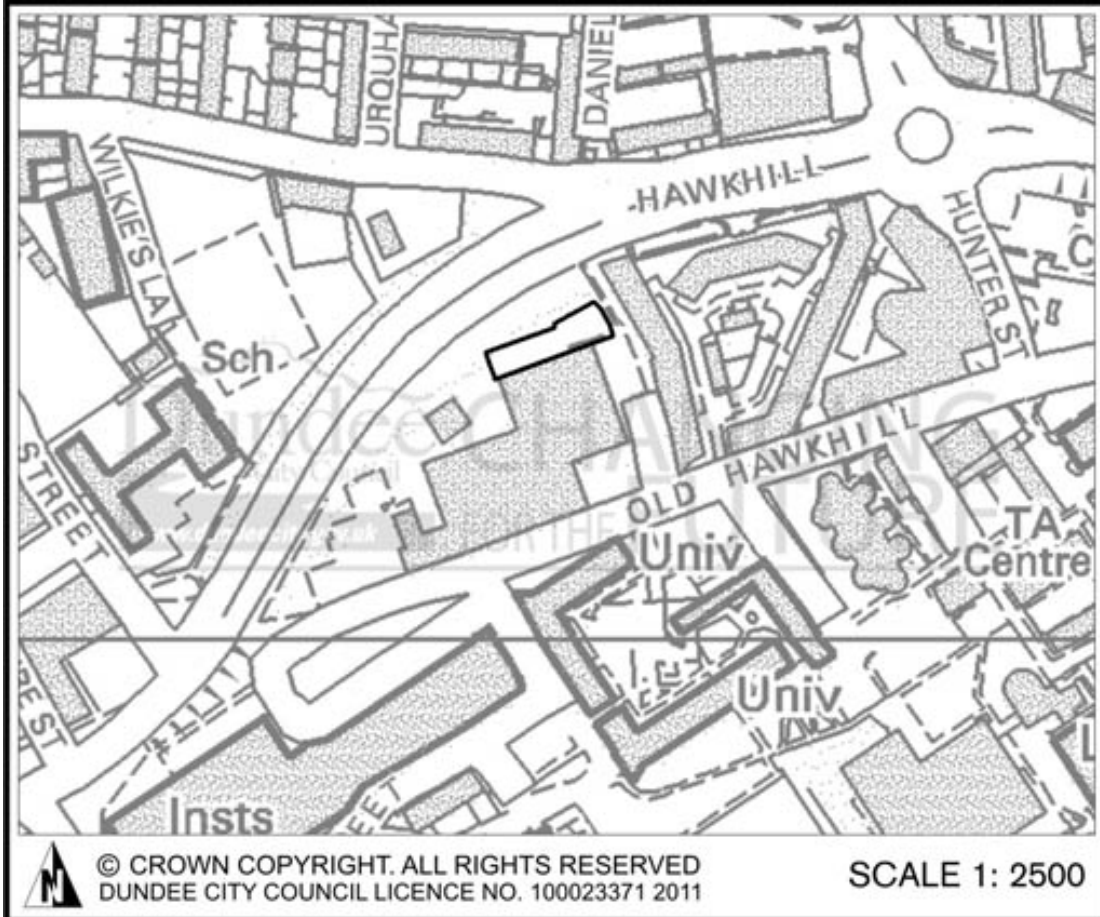
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – Car Park East – Public House with residential above South – University buildings West – University Buildings
Listed Building	No
Conservation Area	University Conservation Area
Woodland	Minimal tree planting on boundaries
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	Subsidence visible on site – believed to be a result of cellars of demolished buildings
Topography and Site Orientation	Site slopes towards the east
Environmental Quality	
Designated Open Space	No
Transportation <i>(including public transport, cycling and walking)</i>	Close to city centre
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	Previous uses suggest potential 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 a mixed use development

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

Location Map:



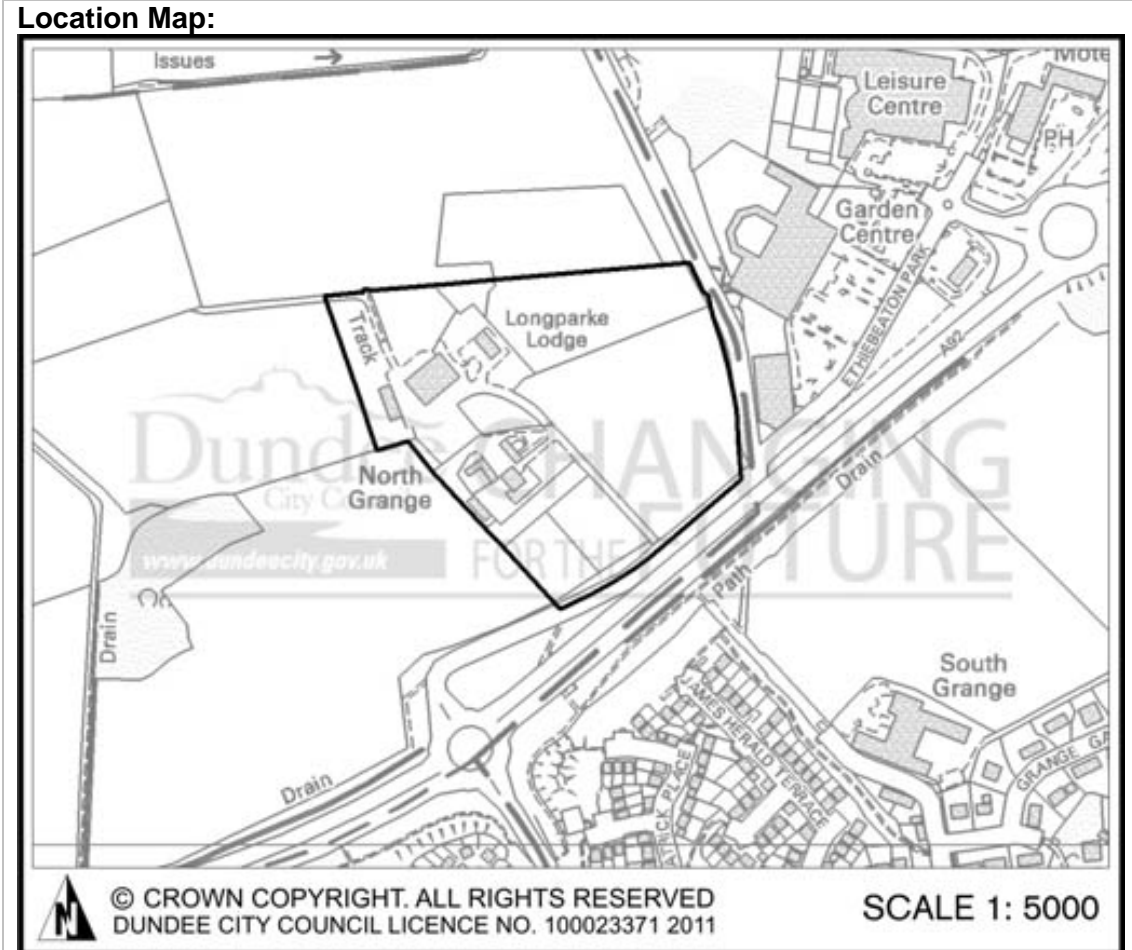
Initial Officer Comments:

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	
Townscape & Design	
Neighbouring Uses	North – Hawkhill road with residential beyond East – University Residences South – University sports centre West – university sports centre with Hawkhill road adjacent
Listed Building	No
Conservation Area	University conservation area
Woodland	Substantial tree belt on boundary with Hawkhill 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>	Vehicular access to the site would be from Kincardine street only
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	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites as a storage area

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



Initial Officer Comments:

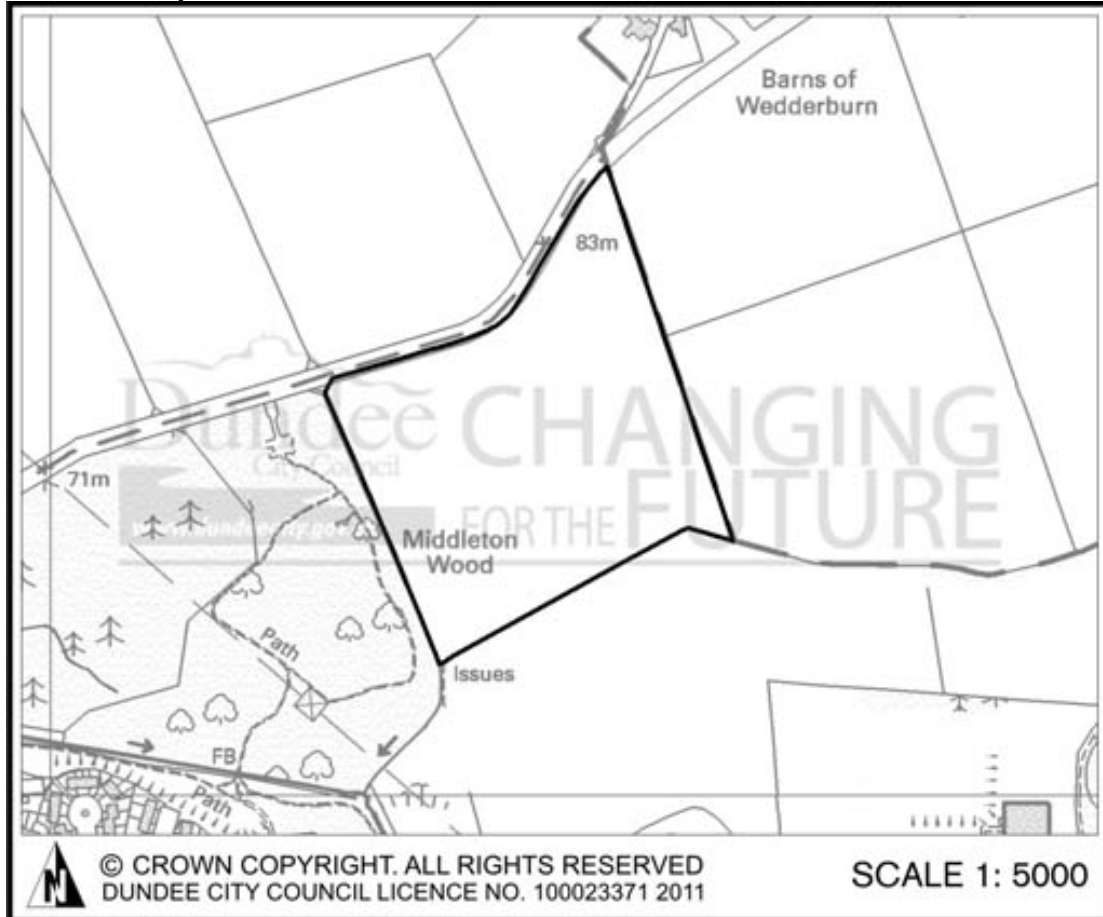
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – farmland East – Retail South – A92 road with housing beyond West – farm buildings and farmland with developer interest for residential development.
Listed Building	No
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>	
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>	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 retail and/or residential use

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

Location Map:



Initial Officer Comments:

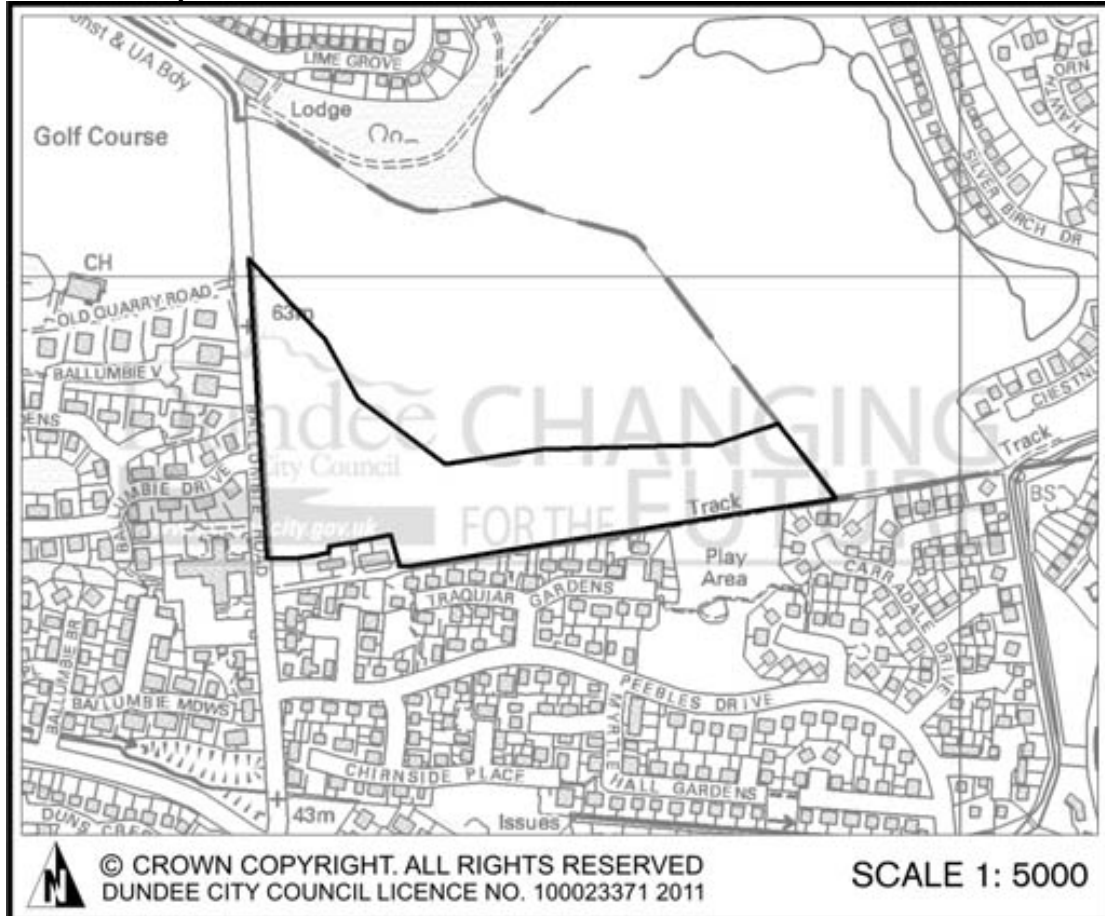
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – Farmland East – Farmland South – Open Land - unused West – Community Woodland
Listed Building	No
Conservation Area	No
Woodland	Adjacent 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	No known issues
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	Community Wildlife site to south-east
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	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Site nominated by developer through call for sites for 50 Houses

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

Location Map:



Initial Officer Comments:

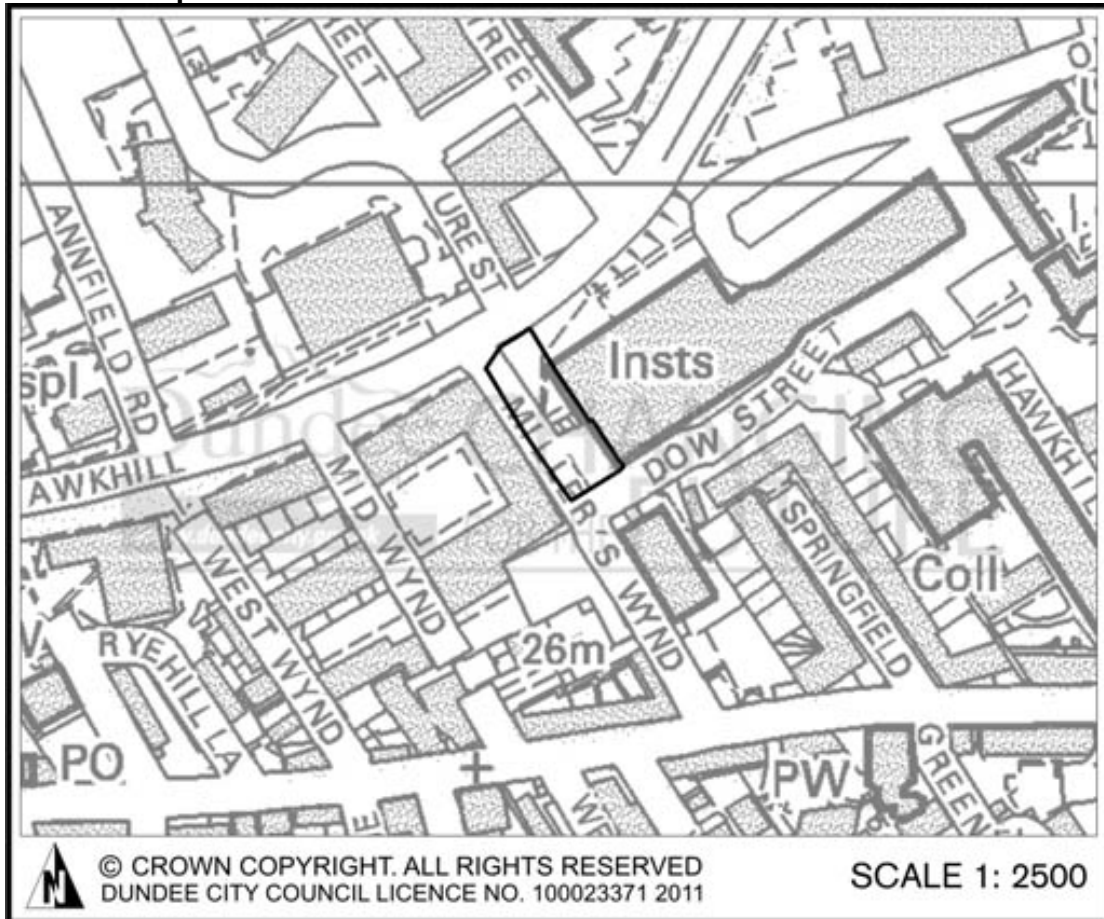
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – Golf Course 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	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>	
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 25 Houses

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

Location Map:



Initial Officer Comments:

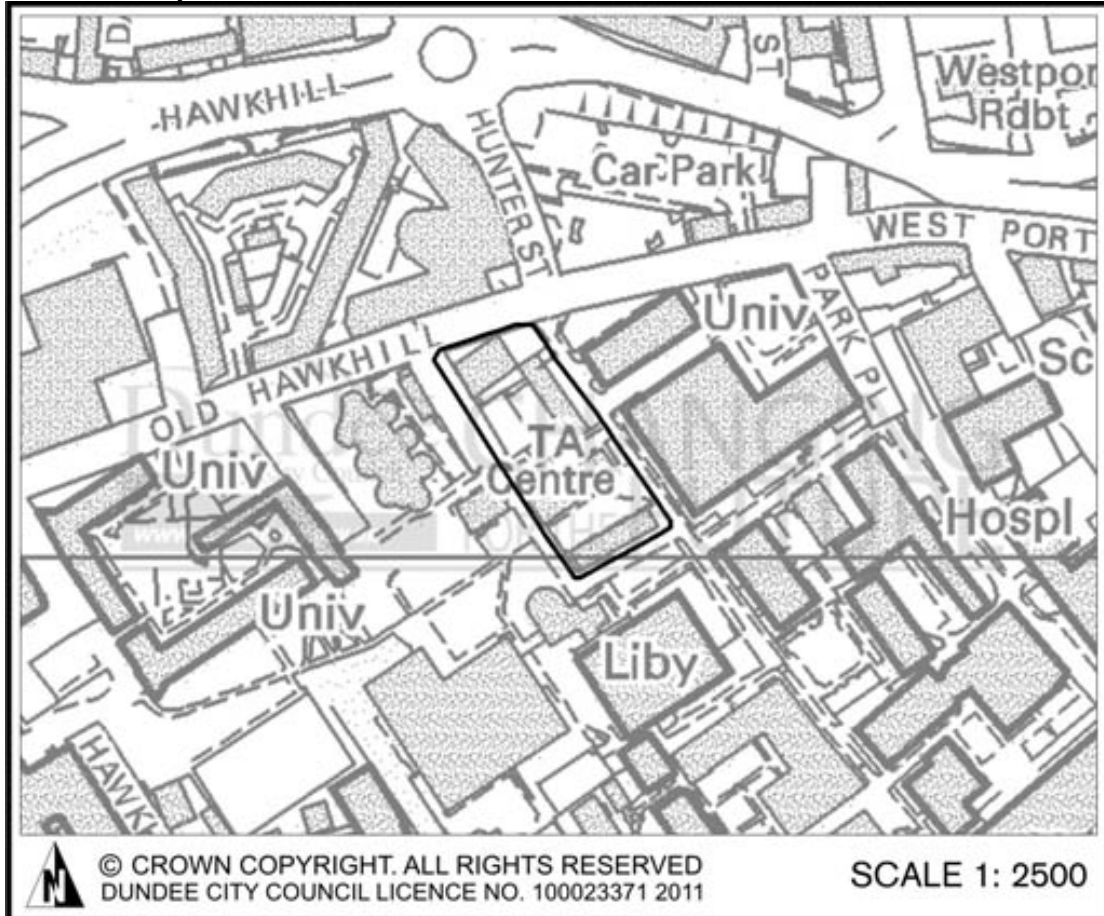
This area is under construction – no further assessment required

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – East – South – West -
Listed Building	
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>	
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 educational or research purposes

Site Reference:	DCC alternative ref: CFS 0052
Site Name: Smalls Wynd	
Site Address: Smalls Wynd	
Site Description: Buildings on west side of Smalls Wynd close to junction with Hawkhill	Site Area: Hectares

Location Map:



Initial Officer Comments:

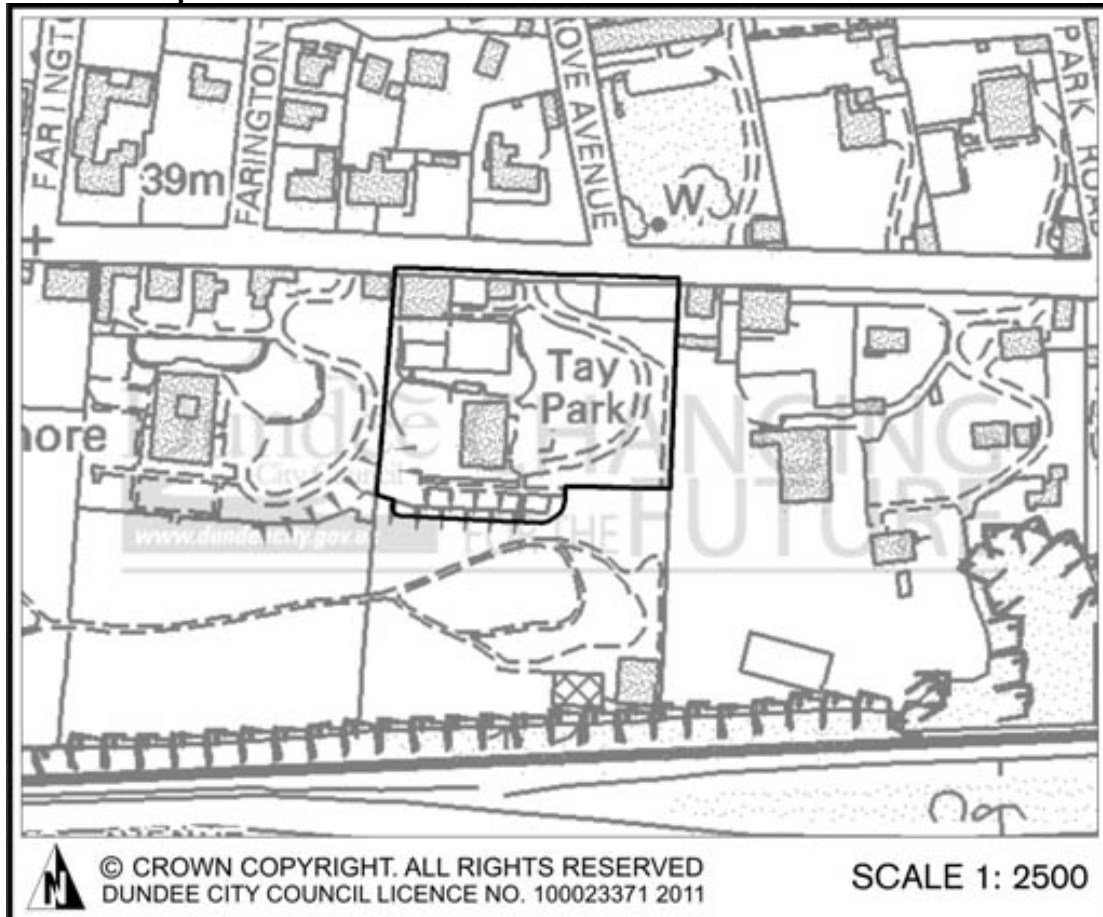
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – University Buildings East – University Buildings South – University Buildings West - University Buildings
Listed Building	No
Conservation Area	University Conservation Area
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>	
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	Historical uses suggest potential 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 education and university administration purposes

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

Location Map:



Initial Officer Comments:

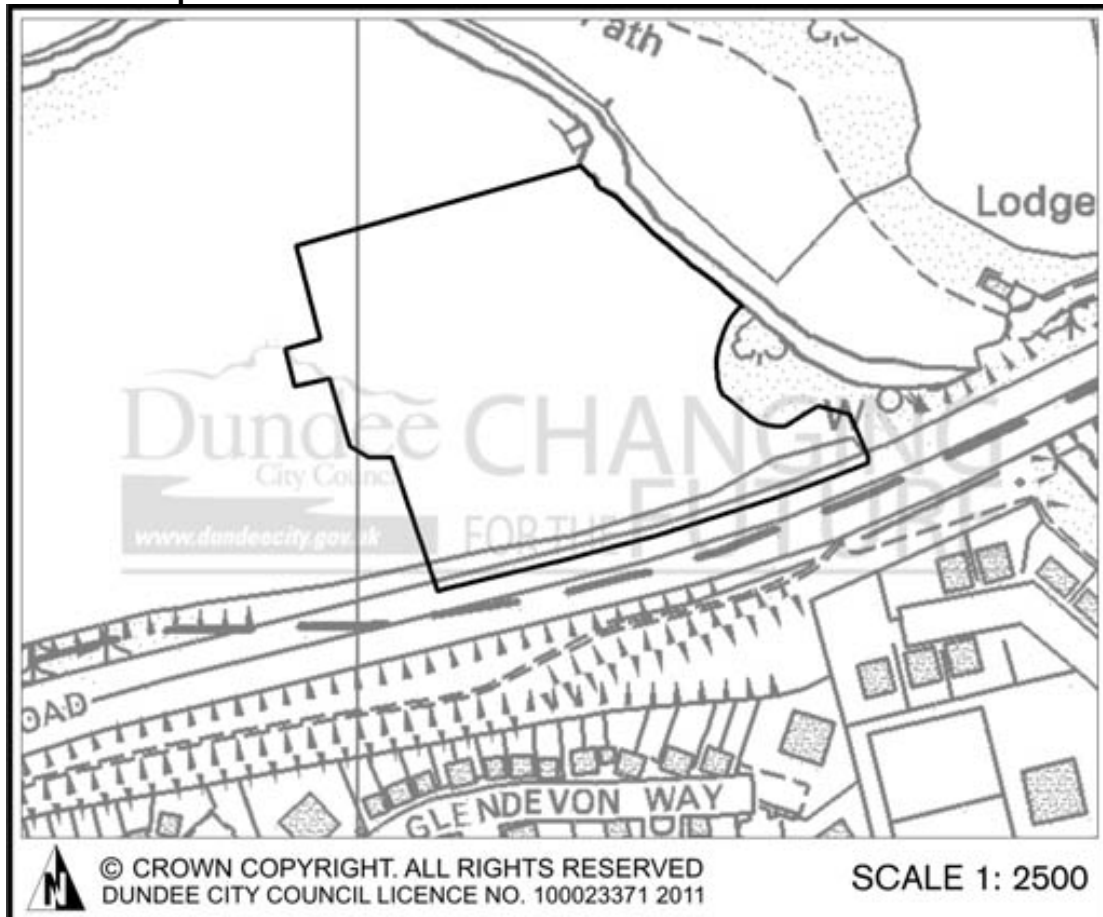
The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of sites for a specific proposal.

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Assessment Topic	Notes
Planning	
Site Planning or Design Brief	
Townscape & Design	
Neighbouring Uses	North – residential East – residential South – Botanical garden West - residential
Listed Building	Category B Listed building including all boundary walls
Conservation Area	West end suburbs conservation area
Woodland	Extensive tree cover in grounds
Scheduled Monument or other Archaeological Interest	
Physical Constraints <i>(e.g pylons, substations etc)</i>	
Topography and Site Orientation	Steep southward slope
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>	
Climate Change Act	No constraints that could not be overcome by appropriate building design
Other Information	
Other information	Roadway used for service access to Botanical Garden. Site nominated by developer through call for sites for a range of potential uses including business, leisure or residential.

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

Location Map:



Initial Officer Comments:

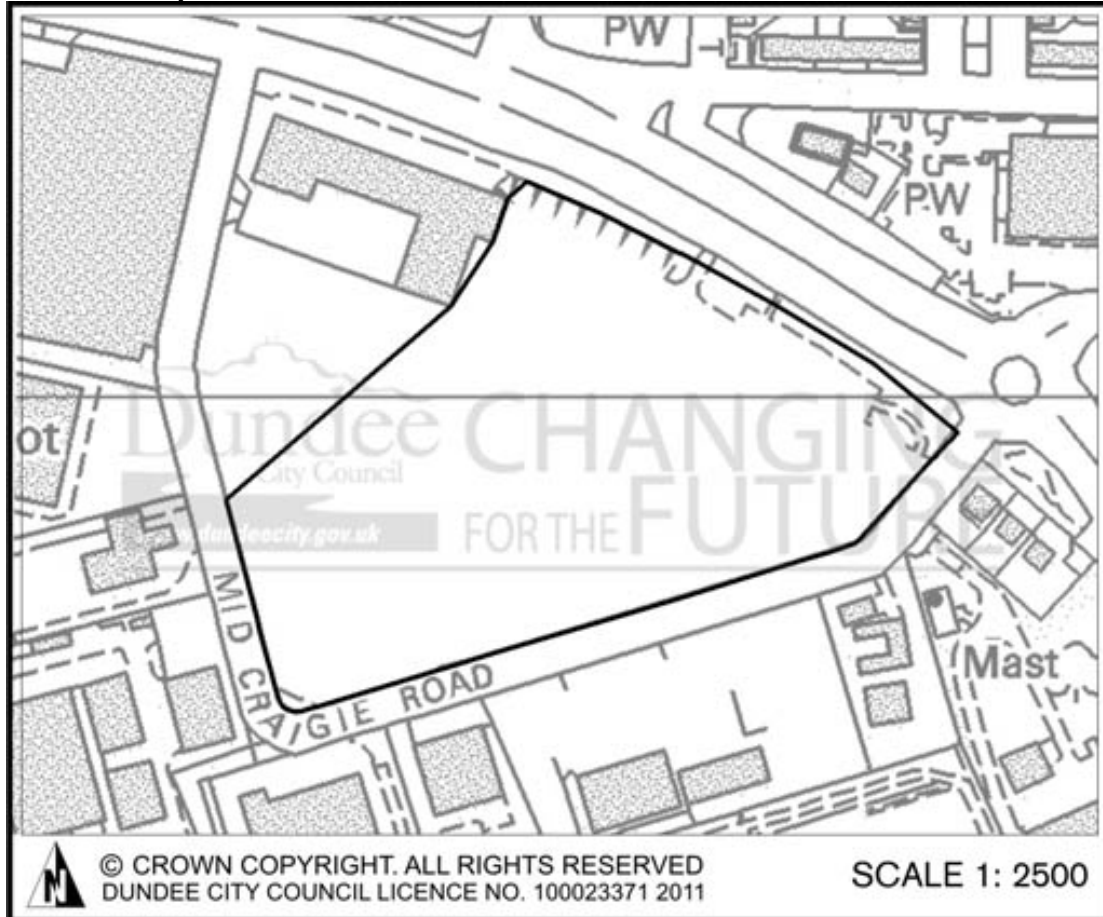
This site would not be in accordance with the spatial strategy put forward in the Main Issues Report. However, if the spatial strategy were to change from that proposed in the Main Issues Report then this site may be able to contribute to it subject to further assessment.

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	
Townscape & Design	
Neighbouring Uses	North – farmland East – Dighty Watercourse with farmland beyond South – A92 road with residential beyond West - Residential
Listed Building	No
Conservation Area	No
Woodland	Limited woodland cover in extreme eastern end of site
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	No known issues
Designated Environmental Site <i>(including protected species)</i>	Wildlife Corridor within north and east area of site
Neighbouring Environmental Site	Wildlife Corridor to north and east area of site
Environmental Constraints (non-designated)	Dighty watercourse has known invasive plant species concerns
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 21 houses

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

Location Map:



Initial Officer Comments:

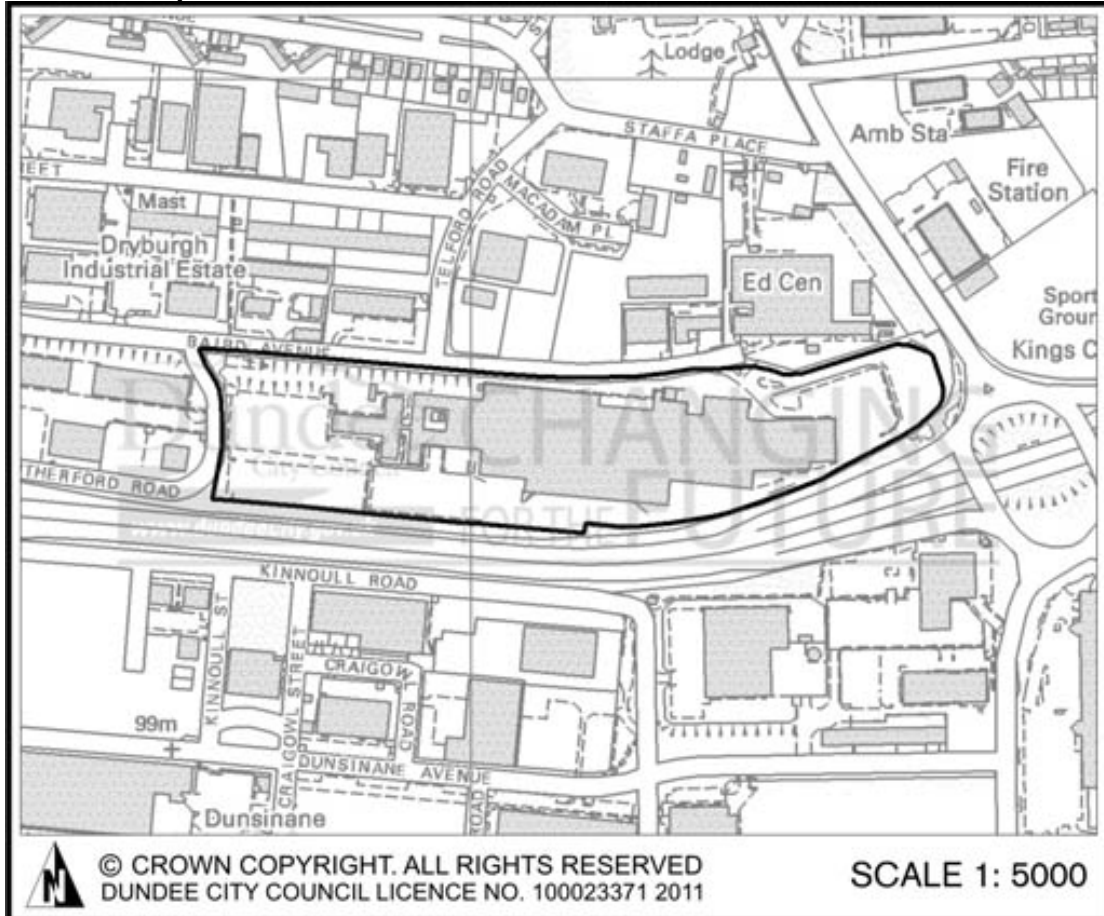
The land was allocated for employment purposes in the Local Plan Review 2005 and is still considered suitable for that purpose. The potential use of this site will be considered in the preparation of the proposed plan either through the development of the policy framework or by the identification of 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	
Townscape & Design	
Neighbouring Uses	North – Kingsway Trunk Road with housing beyond East – Kingsway Trunk Road with retail beyond South – Industrial / business uses West - Industrial / business uses
Listed Building	No
Conservation Area	No
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	No known constraints
Designated Environmental Site <i>(including protected species)</i>	
Neighbouring Environmental Site	
Environmental Constraints (non-designated)	
Flood Risk <i>(including Flooding Effects Elsewhere)</i>	
Contamination	Historical uses suggest potential contamination / Cancelled Petroleum Licence
Air Quality	The entire Dundee area is an air quality management area.
Vacant or Derelict Land	On register (Ref 03415)
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 retail, commercial or industrial purposes

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

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	
Townscape & Design	
Neighbouring Uses	North – Industrial / Business uses East – Fire station and playing fields South – Kingsway trunk road with Industrial / Business uses beyond West - Industrial / Business uses
Listed Building	No
Conservation Area	No
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	
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 commercial uses, potentially including a trade counter or car showroom