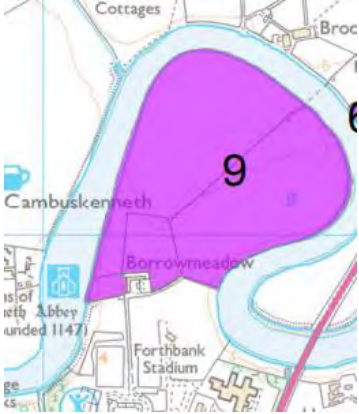

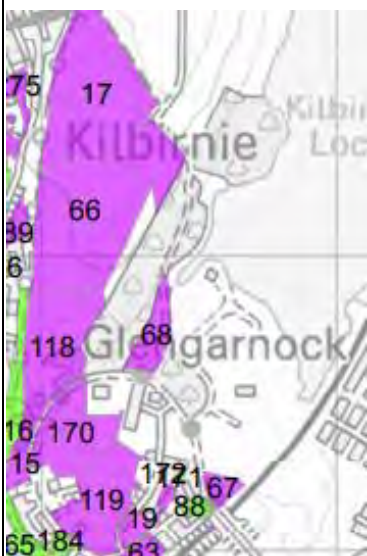


## APPENDIX 2: Sixty Vacant and Derelict Sites

Site	Register Information	Assessment (high level)																																	
<p>1. Borrowmeadow Farm, Stirling</p>  	<p>33.8 hectares (83.5 acres)</p> <p>Owned by Stirling Council.</p> <p>The site has been derelict since 1981-85 and its previous use is listed as “community and health”.</p> <p>The site is noted in the register as having medium term development potential.</p> <p>The register classifies the site as being within the countryside.</p>	<p><b>Site characteristics:</b> The nature of the site’s dereliction is classed as <b>Category 2 Only</b>. The site is on the eastern edge of Stirling. The site sits within a meander bend of the River Forth and servicing potential is unknown, although the sites register suggests it has been previously developed (or in some form of use). Given the site’s enclosure by the river bend and flood risk noted below, the net developable area <u>may</u> be considerably less than the whole site. SEPA has had no contact but working with Stirling Council under Sustainable Growth Agreement, understood to be former landfill.</p> <table border="1" data-bbox="875 497 1955 651"> <thead> <tr> <th>Dereliction</th> <th>Flood Risk</th> <th>Water Bodies</th> <th colspan="4">Natural Heritage</th> </tr> </thead> <tbody> <tr> <td>DERCHAR</td> <td>1 in 200-year flood extent</td> <td>Within a radius of c. 250m beyond site boundary</td> <td>RAMSAR</td> <td>SPA</td> <td>SSSI</td> <td>SAC</td> </tr> <tr> <td>2</td> <td>Parts lie within</td> <td>✓</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> </tr> </tbody> </table> <p><b>Planning:</b> The 2018 Stirling Local Development Plan focuses on the river. This area is part of City Development Framework 6, which seeks to exploit the Forth. CDF6 envisages boat stops including one at Cambuskenneth Abbey/ Sports Village adjacent to the site, and related footpaths/ cycle networks, outdoor activities and energy generation. Borrowmeadow Farm is on the Buildings at Risk Register and is Listed. It is at the south-west corner of the site, just outside of the boundary and therefore excluded.</p> <p><b>Market:</b> Active land uses to the south are educational and recreational campuses and hotel and business uses. The land does not appear to be marketed. The market assessment is based upon the site not being subject to flood risk and serviceable with roads and utilities as an extension to the existing settlement; the SNH green infrastructure assessment recognises the potential of the site expressed in the Stirling City Deal River Masterplan as an ‘active living hub’ with paths, outdoor swimming pool, trees and wildflower planting:</p> <table border="1" data-bbox="875 1150 1809 1278"> <tr> <td>Housing (private)</td> <td>Housing (social)</td> <td>Commercial</td> <td>Employment</td> <td>Community</td> <td>Green Infrastructure</td> </tr> <tr> <td style="background-color: green;"></td> <td style="background-color: green;"></td> <td style="background-color: green;"></td> <td style="background-color: orange;"></td> <td>TBC</td> <td style="background-color: green;"></td> </tr> </table> <p><b>SIMD Rank = 1,689</b>      <b>SIMD Decile = 3</b></p>	Dereliction	Flood Risk	Water Bodies	Natural Heritage				DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC	2	Parts lie within	✓	X	X	X	X	Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure					TBC	
Dereliction	Flood Risk	Water Bodies	Natural Heritage																																
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC																													
2	Parts lie within	✓	X	X	X	X																													
Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure																														
				TBC																															

2. Lochshore North,  
Glengarnock, North Ayrshire

29.71 hectares (73.4 acres).



Owned by Scottish Enterprise.

The site has been derelict since 1986-90 and was previously used for manufacturing (*historic records show Glengarnock iron works then steelworks operational 1843-1985 at a railhead in the southern part of the site*).

The site is listed as having short term development potential.

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** It may be that Scottish Enterprise (SE) has invested in the site's remediation and/ or infrastructure as it is a well-known regeneration project and is reported to be developable within the short term (up to 5 years). Otherwise site servicing / utilities are not known. SEPA has had small involvement to date with North Ayrshire Council, with input into initial SI plans to support Masterplan process.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
99	Awaiting info	✓	X	X	X	X

**Planning:** The site is allocated within the North Ayrshire Proposed LDP2 as a Strategic Development Area 6: Kilbirnie. The planning authority will support proposals for a range of uses including residential, commercial leisure, tourism accommodation, sports, active outdoor play and community woodland. There is stated capacity for up to 250 residential units and 10 hectares of industry and employment land. The Lochshore masterplan aims to address a large area of vacant and derelict land in the Garnock Valley in North Ayrshire and bring it back into active use as a destination parkland for the benefit of local communities and as a visitor destination. The masterplan site is owned by Scottish Enterprise and North Ayrshire Council, with all designated vacant and derelict land within Scottish Enterprise's ownership. Application to the Scottish Governments Regeneration Capital Grant Fund to support investment in the site submitted 10th June 2019.

**Market:** Filtering the register using identifies nine sites with the same address (as shown on the register extract opposite and the approximate red boundary on the photograph). The sites are understood to not match up with the Council's plan. None of the sites appears to be currently marketed although several small industrial sites have recently been sold by SE.

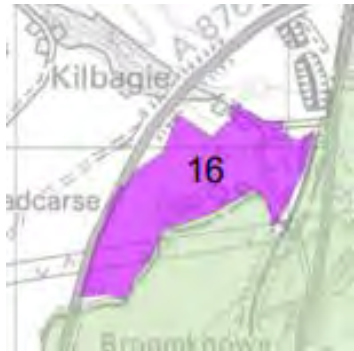
The range of uses potentially acceptable in planning policy is wide, however the most likely market use is lower density employment such as warehousing. SNH notes that the site is beside a Sustrans route and a Central Scotland Green Network Strategic Route near Kilbirnie Loch.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure

**SIMD rank: 3,916**

**SIMD decile: 6**

3. Kilbagie, Clackmannanshire



19.26 hectares (47.6 acres).

The site is in private ownership and has been derelict since 2015 (*sources show the former Oran Environmental Solutions' Kilbagie Mill recycling centre here*).

The site is listed as having undetermined development potential.

**Site characteristics: The nature of the site's dereliction is classed as All 3 Categories.** The site was vacated following environmental enforcement action. It has evidence of active uses in the forms of building and roads, and as a recycling centre is presumed to have been serviced for that use. The site has a dedicated access road to the A977 trunk road. It is bounded to the east by the railway line to Alloa. SEPA has had limited correspondence with the Council regarding historic uses at the site. The site has been a paper Mill and de-inking operations, with a landfill and a number of licenses.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1, 2, 3	Parts lie within	✓	X	X	X	X

**Planning:** The majority of the subject site, excluding the greenfields within the eastern and southern parts of the site, is allocated by the adopted Clackmannanshire Local Development Plan as an Existing Business Site.

Kilbagie House and Garden Walls are B-listed and Kilbagie Mill House is C-listed; both are on the Buildings at Risk Register.

**Market:** The site is in the countryside and does not appear to be currently on the market.

Subject to any abnormals, the site could have potential for low density employment uses such as warehousing. The main market potential though would seem to be re-use in a similar way to previously, such as waste, energy purposes.

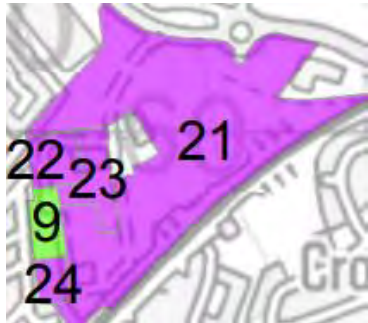
SNH did not rate the site for green infrastructure potential other than to note that a large extent of it appears to be farmland.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
				TBC	mainly farm

**SIMD Rank: 5,106**

**SIMD Decile: 8**

4. Former Armitage Shanks, Barrhead, East Renfrewshire



14.67 hectares (36.2 acres)

The site is in private ownership and has been derelict since 1991-95.

It was formerly used for the manufacture of ceramic sanitaryware.

The register lists the site as having short term development potential.

**Site characteristics:** The nature of the site's dereliction is classed as Categories 2 and 3. Road access is evident. Other services unconfirmed. SEPA has had limited correspondence with the Council regarding historic uses at the site.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2, 3	Awaiting info	✓	X	X	X	X

**Planning:** The site is allocated in the East Renfrewshire Local Development Plan as a strategic development opportunity (Policy M3) as part of the Shanks/Glasgow Road area. Shanks Park is identified as a residential development opportunity for a range of housing types and tenures (approximately 400 units). The LDP requires a remediation strategy to be put in place. Delivery of environment quality improvements and potential community and leisure facilities are also identified. A masterplan for this area, known as Barrhead North, has been prepared and was adopted as supplementary planning guidance in June 2015.

**Market:** There are four adjoining derelict sites and one vacant site on the map opposite; it is not clear which of sites 21-24 is the subject 14.67 hectare site.

A 40-acre (16 hectare) site at this location is advertised on property listings as being marketed and under offer.

The site has broad residential market potential. Its potential for commercial or employment uses would appear to be restricted by accessibility. SNH rates the site as providing an opportunity to create active travel connections linking to the country park and an opportunity to enhance the landscape framework. SNH reports that a transport accessibility study is currently ongoing.



**SIMD Rank: 5,226** **SIMD Decile: 8**

5. East Fortune Hospital, East Lothian

13.87 hectares (35.2 acres).

The site is in private ownership and has been vacant since 1996-2000.

It was formerly in community / health use (part of a WW1 airship station which became a hospital then closed in 1997).

Development potential is classed as medium term.



**Site characteristics:** The nature of the site's dereliction is classed as **Category 1 Only**. The site has a constrained road access from the B1377. Servicing is unknown, but use of the site was historic, low density and partial.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1	Small areas lie within	✓	X	X	X	X

**Planning:** The site does not have a specific allocation in the adopted East Lothian Local Development Plan but lies within an area covered by DC1 Countryside - Rural Diversification. Development in the countryside will be supported in principle for:

- a) agriculture, horticulture, forestry, infrastructure or countryside recreation; or
  - b) other businesses that have an operational requirement for a countryside location, including tourism and leisure uses.
- Proposals must also satisfy the terms of Policy NH1 and other relevant plan policies including Policy DC6.

Proposals for mineral extraction and renewable energy will be assessed against the other relevant policies of the Plan.

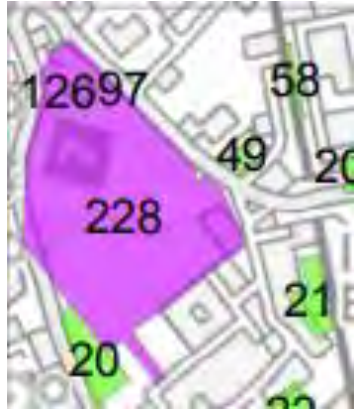
Any proposals for the restoration or conversion of vernacular buildings to accommodate uses supported in principle by this policy should be of an appropriate scale and character and designed in such a way that maintains or complements their layout and appearance. A significant number of category B listed buildings must be considered as a key issue/constraint when assessing redevelopment options.

**Market:** The site is located in the countryside, two miles northwest of East Linton, adjacent to the National Museum of Flight and the disused East Fortune airfield. It does not appear to be currently on the market. The site is remote from any settlement for housing or commercial uses, but might suit alternative employment uses. SNH notes that some woodland fragments could be linked, but a site visit would be required.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
				TBC	TBC

**SIMD Rank: 3,973** **SIMD Decile: 6**

6. NACCO, Portland Road, Irvine, North Ayrshire (site 228 below)



12.58 hectares (31.1 acres).

The site is listed as being in unknown private ownership but is owned by North Ayrshire Council since its transfer from Irvine Bay Urban Regeneration Company.

It has been derelict since manufacturing ceased in 2008 (*the Hyster forklift truck factory operated here for around five decades*).

The site is classed as having short term development potential.

**Site characteristics: The nature of the site's dereliction is classed as Category 2 Only.** The southern part of the site was formerly in active industrial use and is situated within an established employment area so may have some services as well as road access to Portland Road. The northern part of the site appears to be wooded.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2	Awaiting info	✓	X	X	X	X

**Planning:** North Ayrshire LDP2 Proposed Plan identifies the northern part of site as vacant industrial land development opportunity as part of Strategic Development Area 4: Irvine. A range of uses will be supported including proposals which result in the productive reuse of vacant land identified as development opportunities. The North Ayrshire Local Development Plan (adopted 2014) allocates the site as open space. The site has no active planning permission.

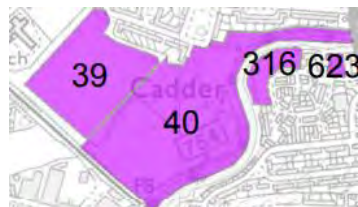
**Market:** The site is located in the west of Irvine, on the edge of Irvine Industrial Estate close to a mix of employment and commercial uses. The site does not appear to be on the market. Irvine Bay Urban Regeneration Company previously developed new industrial and business space to the south of the site at Ailsa Road.

The site would have some development potential under each of the categories, although it is large with a significant wooded area and the net developable area may be much smaller. For most land uses there are better sites in Irvine. SNH considers that the site has close proximity to the waterfront and a good landscape framework to the north and north-west. It is beside Sustrans route NCN 7. The site has been considered for a golf course in the past.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
				TBC	

**SIMD Rank: 2,315** **SIMD Decile: 4**

7. S. of 6 Vaila Place, Glasgow



9.91 hectares (24. 5 acres).

The site is owned by Glasgow City Council, was formerly in manufacturing use and has been derelict since 1980 or earlier (*use unconfirmed - 19<sup>th</sup> Century maps show some form of extractive industry and the area was known for coal*).

The site is classed in the register as being “*uneconomic to develop / soft end use*”.

**Site characteristics:** The nature of the site’s dereliction is classed as **Categories 2 and 3**. The site is bounded by railway (Gilshochill station is close to the site), canal, housing and a school; the only apparent minor access point would be through Vaila Place (housing).

Dereliction	Flood risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2, 3	Awaiting info	✓	X	X	✓	X

**Planning:** This site lies within the Glasgow City boundary in a predominately residential area. It has no specific planning allocation in Glasgow City Development Plan (CDP). Any development proposals will be assessed against general CDP Policies 1 (Place Making) and 2 (Sustainable Spatial Strategy).

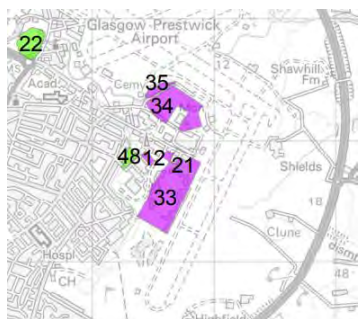
**Market:** The site lies in Lambhill in the west of Glasgow. Plot 40 scales to c.10 hectares and is directly off Vaila Place. Trawling the sites register identifies 4.56 hectares “Rear of 34-50 Vaila Street” which will be site 39. The two sites are split by a footpath (the register map and aerial photograph show it in different locations) but otherwise appear to be contiguous. Due to the apparent naturalisation, and very large scale and probably servicing requirements in a regeneration area, market potential is questionable, although in principal the site is located for social housing or affordable private housing. The site is not marketed. SNH notes that this site and adjoining land has recently been identified for a possible Cadder Fields Local Nature Reserve.

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



SIMD Rank: 1,841    Decile: 3

8. Monument Crescent, Prestwick, South Ayrshire



9.01 hectares (22.2 acres).

The site is owned by Scottish Enterprise, was formerly in agricultural use and has been derelict since 1981-85.

The site is classed in the register as being developable in the medium term.

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** The site is within Prestwick Airport, at the main runway. Site services are unknown. The site is listed as formerly agricultural and marketed as "raw land". Strategic transport linkages are excellent.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
99	Awaiting info	✓	X	X	X	X

**Planning:** This site falls under LDP Policy: Glasgow Prestwick Airport in the South Ayrshire Local Development Plan (adopted 2014). It is identified as forming part of the Shawfield Farm area and is safeguarded for aerospace, defence and marine development. Alternative industrial uses will generally not be permitted under this policy.

A masterplan prepared for Prestwick Airport in 2017, by Aecom, identifies the site within an area designated as an Energy Park. This masterplan was included in the Main Issues Report for the emerging South Ayrshire LDP2.

**Market:** The subject site is plot 34 on the register, which adjoins the much smaller site 35. A 23.5 acre development site (pictured) is marketed for Scottish Enterprise with an asking price of £1.45 million. It has been available since late 2017 and would potentially be available to purchase in parts. The site is suitable for employment uses, particularly air-related. SNH notes that the site is used for informal recreation possibly including aeroplane enthusiasts and includes a 20 metre stone folly (Shaw Monument); options could include more formal car parking and paths, treatment of bracken, a wildflower meadow and a location for the Nectar Network (<https://nectarnetwork.wordpress.com/>).

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



**SIMD Rank: 3,666    Decile: 6**



9. Former oil terminal, Bishopbriggs, East Dunbartonshire



6.88 hectares (17.0 acres).

The site is privately owned, was formerly in storage use and has been derelict since 1991-95.

The register classes the site as being developable in the medium term.

SEPA CL Function has had correspondence with the Council and previous site owners relating to risks to the water environment and voluntary works undertake to partially remediate historic contamination at this site. Additional works are likely to be required. Under Part IIA of the Environmental Protection Act 1990, there are no identifications of Contaminated Land sites or designations of Special Sites within 250m of the site

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** The site is adjacent to a main road. Other services are unknown (noting that the site was formerly in storage use rather than fully developed). SEPA has had correspondence with the Council and previous site owners relating to risks to the water environment and voluntary works undertake to partially remediate historic contamination at this site. Additional works are likely to be required.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
99	Awaiting info	✓	X	X	X	X

**Planning:** The site is allocated for business and employment uses (*Policy 13.17*) within the wider Westerhill site in adopted East Dunbartonshire Local Development Plan. A masterplan is to be prepared for Westerhill, focused primarily on business and employment uses. The subject site is identified under *Policy 3: Supporting regeneration & protection of the greenbelt with potential future business and industrial use.*

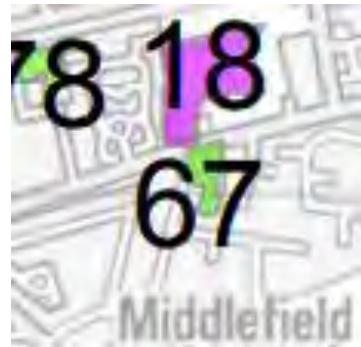
**Market:** Single site between railway and road, next to employment buildings. The site is not known to be currently advertised on property listings. The red boundary opposite is assumed rather than known.

The site has a history of being promoted for development and press reports suggest a commercial and employment scheme is being considered. It ranks amber across the assessment below as the site is on the periphery of the settlement. SNH notes that the site is beside High Moss Plantation with opportunities for woodland habitat creation, active travel opportunities and green network creation.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
Yellow	Yellow	Yellow	Yellow	TBC	Green

**SIMD Rank: 4,145** **SIMD Decile: 6**

10. Etna Road, Falkirk



5.06 hectares (12.5 acres).

The site is privately owned, was formerly in storage use and has been derelict since 1991-95.

The register classes the site as being developable in the short term.

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** The site is a development plot with road frontage within the Falkirk urban area. Servicing or remediation requirements have not been investigated.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
99	Parts lie within	✓	X	X	X	X

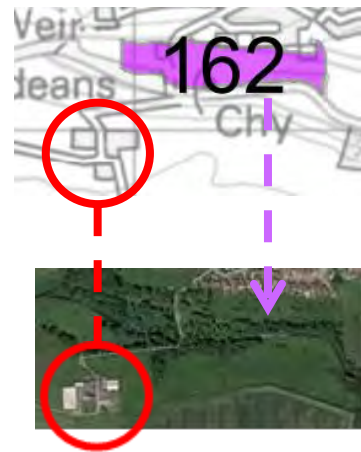
**Planning:** The Falkirk Local Development Plan (2015) allocates the subject site as a housing proposal/opportunity (site Ref H26). The site, to a great extent, falls within a "Major Hazard Consultation Zone" (BU S05). The northern part of the site, adjacent to the canal, is designated as a "Site of importance for Nature Conservation" (GN03). The site has a June 2018 planning consent for the erection of 130 Dwellings, 38 Flats and Formation of Access, Landscaping and Associated Infrastructure (Planning Application ref P/17/0295/FUL). Consent is subject to a comprehensive contamination report being submitted and assessed.

**Market:** Major gap site (highlighted by red circle on photograph opposite) between established industrial area and housing estate. From the site's planning history it is in the active control of a PLC housebuilder (Persimmon Homes). SNH does not comment on the site other than to note its proximity to the canal and the Helix (<http://www.thehelix.co.uk/>). The market review below is based upon the site's existing and committed uses.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
				TBC	-

**SIMD Rank: 5,103** **SIMD Decile: 8**

11. Prinlaw Mills, Leslie, Fife



4.25 hectares (10.5 acres).

The site is in private ownership, has been derelict since 1986-90 and was formerly in manufacturing use.

The site's development potential is classed in the register as "undetermined".

**Site characteristics: The nature of the site's dereliction is classed as Category 1 Only.** The site is south of Leslie, on the western edge of Glenrothes. Servicing is uncertain. The registers map identifying a naturalised area north of the River Leven, whereas the derelict former Mills on the minor Prinlaws Road appear to be south-west, as circled on the map and photograph.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1	Large areas lie within	✓	X	X	X	X

**Planning:** The adopted Fife Plan identifies the subject site as a residential development opportunity for 85 units (indicative). This means this land has the potential to be redeveloped. The preferred use within this site is residential.

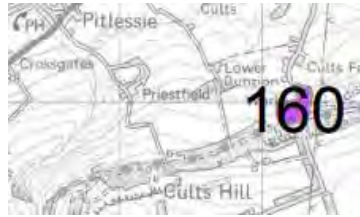
An application for planning permission in principle for residential development was refused and a subsequent pre-application notification was withdrawn.

**Market:** The Mills site circled in red is a large plot with (from slightly historic mapping) existing, derelict buildings in the countryside. The site is not known to be currently advertised on property listings. The site has residential market potential. SNH notes the proximity of the River Leven and old mill lade and that the site is a Fife Council Wildlife Site, and identifies potential for wetland habitat, further woodland, a new pathway linking to core path network as part of river proposals. SNH also note the potential for recreational re-use of existing buildings and the site's residential potential.



**SIMD Rank: 3,492**    **SIMD Decile: 6**

12. Former limeworks, Cults Hill, by Pitlessie, Fife



4.02 hectares (9.9 acres).

The site is unknown private ownership, was formerly a mineral site and has been derelict since 2009.

The site register notes that development potential is "unknown".

**Site characteristics:** The nature of the site's dereliction is classed as All 3 Categories. Visually, there are roads serving the site, but it is otherwise not connected to any settlement.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
1, 2, 3	Parts lie within	✓	X	X	X	X

**Planning:** The subject property lies with a countryside location and does not have a specific planning allocation. Rather, any proposed development will be assessed against policies relating to development in the Countryside (Policy 7: Development in the Countryside and Policy 8: Houses in the Countryside).

**Market:** Not in a settlement. From (historic) aerial photography there appear to be some remaining buildings on site. The site is not known to be currently advertised on property listings. The site could have market potential for small scale residential development/ redevelopment on the current buildings footprint at the road access (it has not been inspected to confirm this). Otherwise there is no general market potential in this location unless a one-off re-use of the site/ building is found. SNH notes potential for off road cycle path networks (connecting with National Cycle Route 1: <https://www.sustrans.org.uk/ncn/map/route/route-1>), links to existing core paths, woodland management and meadow creation, subject to confirming safety of former mine workings.

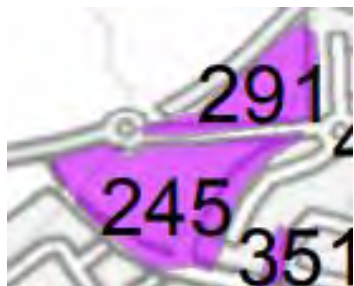
Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure

				TBC	TBC
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SIMD Rank: 4,679    SIMD Decile: 7

13. Heatheryford Gardens, Plains, North Lanarkshire

3.52 hectares (8.7 acres).



The site is in private ownership and is listed as “abandoned housing site south – Carvill and Gateway”. It has been derelict since 2009.

The sites is classed by the register as being developable in the short term.



**Site characteristics:** The nature of the site’s dereliction is classed as **Categories 1 and 3**. The subject site is plot 245 on the register map shown opposite. Plot 291 on Ballochney Road is also described as abandoned by the same developers in 2009 and extends to 1.68 hectares, although its development potential is described as “undetermined”. From aerial photography there is a spine road bisecting the two sites. The extent of servicing is not known.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1, 3	Awaiting info	✓	X	X	X	X

**Planning:** North Lanarkshire Council’s Proposed Modified Local Plan identifies the subject site as a “General Urban Area”. General Urban Areas are either primarily residential in character, or have a mixture of recognisably urban Uses. The aim of this designation is to maintain and improve the level of amenity appropriate for the local context. Within the western part of the subject site, the Proposed Plan also identifies two existing housing sites. In summary, the site is suitable, in principle for residential development.

**Market:** The subject site (and a site immediately to the north) were abandoned during the market crash of 2008 and were thereafter regarded as stalled sites. The northern site is potentially a further phase of development once site 245 is built out.

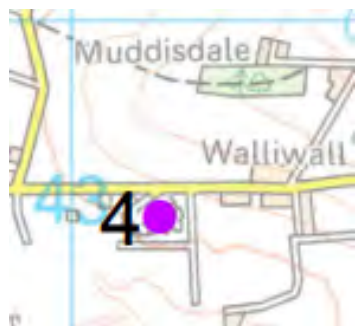
The site is currently being progressed by Modern Housing and is being marketed as Ballochney Brae, a development of four and five-bedroomed houses: <https://www.rightmove.co.uk/developer/branch/Modern-Housing/Ballochney-Brae-197894.html> (site layout plan shown opposite). Phase 1 (eastern part of the site) is largely complete (27 dwellings), with work underway on the 2nd phase of the development of 31 units (on the central part of site). The site is likely to be completed by late 2020. SNH rates the site green for green infrastructure and notes that it is being developed for housing.

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



**SIMD Rank: 1,829**    **SIMD Decile: 7**

14. Glaitness Road, St Ola, Orkney Islands



3.47 hectares (8.6 acres).

The site is owned by Orkney Council and has been derelict since 1980 or earlier, having formerly been used for mineral activity.

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** From historic maps and more recent aerial photography, the site appears to be abandoned mineral workings with road access but no evidence of other servicing.

DERCHAR	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
99	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
	Not within the flood map but appears to be a loch at the site which could pose a flood risk	✓	X	X	X	X

**Planning:** The subject site lies outwith the Settlement Boundary (Policy 3) envelope of Kirkwall, as defined by the Orkney Local Development Plan and does not benefit from a specific allocation. With this in mind, redevelopment options will be very limited.

**Market:** The subject site appears to be unimproved mineral workings in the countryside immediately west of Kirkwall.

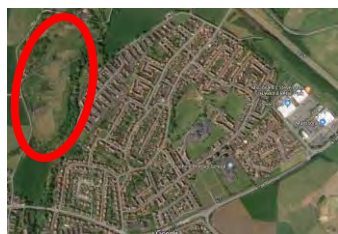
The site is not known to be currently advertised on property listings. The site is a former quarry with no market potential and no natural heritage opportunities.

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



**SIMD Rank: 6,155    SIMD Decile: 9**

15. East Stevenston, Stevenston, North Ayrshire



3.38 hectares (8.3 acres).

The site is in unknown ownership (possibly Glasgow City Council) and has been derelict since 1981-85. Its previous use is listed as “unknown”.

The site is classed by the register as being developable in the medium term.

**Site characteristics: The nature of the site’s dereliction is classed as Unknown/Not Applicable.** The site is enclosed but roads but the extent of any servicing is not immediately apparent.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
99	Awaiting info	✓	X	X	X	X

**Planning:** Situated within the settlement boundary, with part of the site allocated as open space in Proposed LDP2. Part of the site was previously developed as Kerlaw School, a former residential school run by Glasgow City Council. The site was allocated in previous LDP for residential use up to 80 units subject to a development brief. There is no active planning permission for the site.

Site includes Kerlaw Castle which is a scheduled monument.

**Market:** Site is on the edge of East Stevenston and is a mix of open space and former development with possible future potential for residential use, although the market is not strong in this location. It was previously marketed by Glasgow City Council’s City Property. SNH notes that the site is on the opposite side of the railway from a local nature reserve and may have potential to work with FRIENDS of Ardeer who are heavily involved in local nature conservation.

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



**SIMD Rank: 2,429**    **SIMD Decile: 4**

16. Inches Road, Ardrossan, North Ayrshire



2019:



1936:



3.31 hectares (8.2 acres).

The site size has reduced as an overspill boatyard has now been formed on part of the site.

The site is in private ownership and has been derelict since 1981-85. Its previous use is listed as "unknown". (historic photography from the 1930s shows low rise industrial buildings on the site, while 19<sup>th</sup> Century mapping would suggest the land is reclaimed)

The site is classed as having short term development potential.

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** The adjoining site has access to the B780 through Ardrossan (the access road runs along the northern edge of the subject site. It lies to the south of the railway line between Ardrossan and Ardrossan Harbour railway stations.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
99	Awaiting info	✓	X	X	✓	X

**Planning:** The Proposed North Ayrshire Local Development Plan (April 2018) allocated the subject site for Business and Industry. Other employment generating uses may also be supported providing they would not undermine the marketability of the area for business and industry uses. The following examples may be considered: • General leisure and commercial leisure uses, where there is no sequentially preferable location within town and edge of town centres or commercial centres • Waste recycling and power generation (including renewables) • Non-industrial uses that provide services and amenities for employees in business locations, and that do not undermine the town centre strategy in the LDP (for example nurseries), or the wider function of the industrial areas • A range of other businesses that have difficulties in finding appropriate locations.

There is no active planning permission on the remainder of the site.

**Market:** The site lies on the edge of Ardrossan. It is regular-shaped and separated by fencing, infrastructure and industrial / transport uses from the main employment, commercial and residential areas. It could however potentially be developed for these uses. The site is not known to be currently advertised on property listings. It may be used for boat parking. SNH notes that the site appears to be partly naturalised.

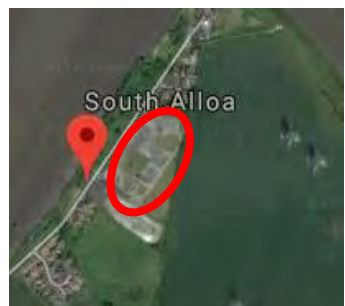
Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



**SIMD Rank: 17**    **SIMD Decile: 1**



17. Thermalite Work, Ferry Road, South Alloa, Falkirk



3.09 hectares (7.6 acres).

The site is in unknown private ownership.

It was formerly in manufacturing use but the date when it became derelict is unknown in the register. *(historic maps shows a railway line, closed 1950, running past the works to a harbour).*

The register notes that there is insufficient / uncertain information to ascertain the site's development potential.

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** The site is regular-shaped and appears to have two road access points to Ferry Road. It appears to split the small community of South Alloa.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
99	Lies fully within	✓	✓	✓	✓	X

**Planning:** The Falkirk Local Development Plan does not allocate the subject site for a specific use. However, the site lies within the settlement envelope, as defined by Policy Urban/Village Limit (CG01). The Urban and Village Limits defined on the Proposals Map represent the limit to the expansion of settlements. There is thus a general presumption in favour of development at this site.

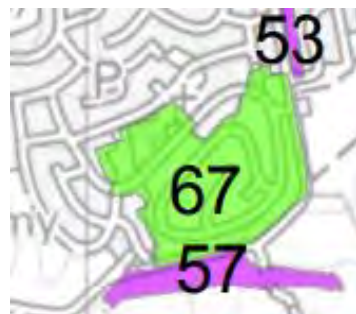
**Market:** The site lies within the village of South Alloa (population 112 at the 2011 Census), on the south side of the River Forth opposite Alloa itself, around 5 miles east of Stirling. The site is not known to be currently advertised on property listings. The site could potentially have residential potential and a web search suggests there may be current proposals. SNH does not identify any green infrastructure potential here.

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



**SIMD Rank: 2,309**    **SIMD Decile: 4**

18. West Park Drive, New Cumnock, East Ayrshire



2.83 hectares (7.0 acres).

The site is in multiple, unknown private ownerships.

It has been derelict 1986-90.

The previous use is listed on the register as "unknown".

The register lists the sites as being developable in the medium term.

**Site characteristics: The nature of the site's dereliction is classed as Category 3 Only.** The adjoining vacant site (67) is an undeveloped set of plots with road servicing south-east of existing housing. Servicing to the derelict subject plot is not apparent. The site is partly on the Local Authority Contaminated Land register.

Dereliction	Flood risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
3	X	✓	X	X	X	X

**Planning:** Site (57) is situated just outside the settlement boundary identified in the East Ayrshire Local Development Plan 2017, and located within an area of sensitive landscape. This site is part of a former disused limestone quarry.

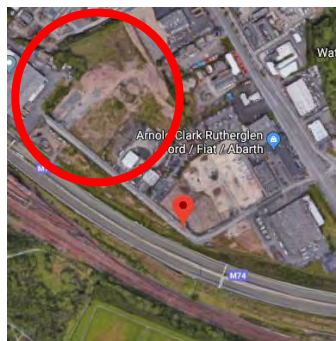
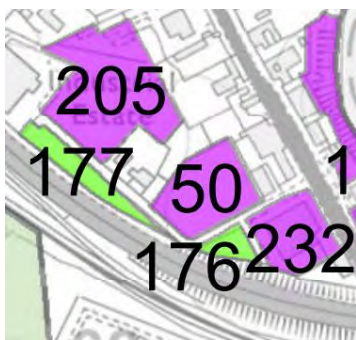
**Market:** The site appears to be a southern plot below serviced housing land. Based upon the suggested former quarry use, planning designations, extensive gap sites to the north, and multiple ownerships, the subject site does not appear to be an immediate market opportunity. The site is not known to be currently advertised on property listings. The site has very limited development potential, and the only potential may be to extend housing southwards. SNH notes that the site already appears to be naturalised.

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



SIMD Rank: 4,729    SIMD Decile: 7

19. Southcroft Road, Rutherglen, South Lanarkshire



2.83 hectares (7.0 acres).

The site is in private ownership and has been derelict since 1991-95.

Its previous use is described as "other".

The register identifies the site as having medium term development potential.

**Site characteristics: The nature of the site's dereliction is classed as Category 2 Only.** Part of a large employment area with direct access to the A730, immediately east of Junction 1a of the M74 motorway. Site forms part of a wider area where serious and extensive chromium contamination has been reported in the press. Part of the site is undergoing remediation works as part of the regeneration work being undertaken in the area.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
2	Awaiting info	✓	X	X	X	X

**Planning:** The South Lanarkshire Proposed Local Development Plan 2 identifies the site within the Clyde Gateway (Shawfield) Strategic Economic Investment Location (SEIL), as defined in ClydePlan (the Strategic Development Plan). For Shawfield, the Proposed Plan identifies business and financial services/distribution and logistics as suitable uses. The site is within Phase 2 of the Shawfield redevelopment area, which is being remediated for industrial, business and commercial uses as part of Clyde Gateway. Planning permission in principle consents "infrastructure improvements, remediation of contamination and creation of development platforms for class 4, class 5, class 6 and office uses along with ancillary commercial, leisure and retail uses with selective demolition of existing buildings and associated works." A phase 2 spine road consented in March 2019 will effectively bisect the vacant and derelict land site.

**Market:** The site lies in the Clyde Gateway regeneration area, immediately north of the M74 motorway completion route into Glasgow. In a mixed employment area with a number of large gap sites, including four on Southcroft Road. By deduction the site is plot 205 on the plan opposite. The western site of the estate is in Glasgow and any further sites there are not shown on the South Lanarkshire map. The site is not known to be currently advertised on property listings.

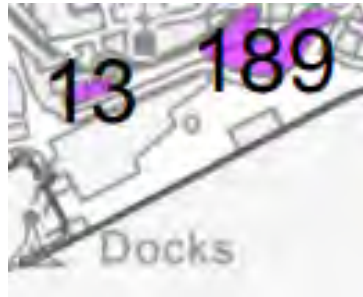
The site would have market potential for industrial uses and quasi-commercial such as trade counters. SNH notes that the site is 200 metres from the Malls Mire Local Nature Reserve, and is part of the LDP Green Network. The LDP shows blanket green network designation across all of the Clyde Gateway area to indicate that future proposals in this area must include green network provision).

Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



SIMD Rank: 298    SIMD Decile: 1

20. Burntisland Docks, Fife



2.31 hectares (5.7 acres).

The site is listed as being owned by the Port Authority.

It has been derelict since 2009.

The previous use is listed as "other".

The register notes that the site has unknown development potential.

**Site characteristics: The nature of the site's dereliction is classed as Category 3 Only.** Site servicing is difficult to assess, as the listed 2.31 hectares site area is large enough to include the whole of Burntisland Docks, but only small plots are highlighted in the accompanying maps.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
3	Parts of site may be within	✓	✓	✓	✓	X

**Planning:** The Fife Plan (adopted) safeguards the site as an Employment Area around Burntisland Port Land. This site (LDP site Ref - BUR 008 Roundhouse, North of Lammerlaws Road is identified for employment uses, specifically for Class 4 (business) –office. A Flood Risk Assessment requires to be undertaken prior to development on this site. Has full planning consent for the erection of a storage building (Class 6) and boundary fencing. The Harbour itself is Grade B-Listed.

**Market:** The site may potentially have specialist/ port-related potential given its proximity to Burntisland Docks, as envisaged in planning policy. It is however backlying from the Docks towards the town, and subject to site levels and any remediation requirements it may have residential development potential. SNH rates the site as having low potential for green infrastructure and likely to be developed.



**SIMD Rank: 386** **SIMD Decile: 1**