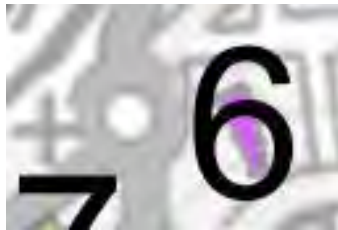


41. Providence Brae, Bo'ness, Falkirk



0.14 hectares (0.35 acres).

The site is listed by the register as being in unknown private ownership.

It has been vacant since 1980 or earlier and the former use is listed as "other", (a map from 1856 shows a coal pit shaft here:



The register describes the site's development potential as "undetermined".

**Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable.** The site has houses around its northern and eastern edges. There appears to be trees in the middle of the site and the full plot circled opposite may be larger than 0.14 hectares (0.35 acres). There appear to be road frontage / potential access points at a number of places around 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				
99	Lies adjacent to areas of surface water and coastal flood risk	✓	✓	✓	✓	X

**Planning:** The Falkirk Council Local Development Plan (adopted) does not allocate the subject site for redevelopment for any specific use. However, the site lies within Bo'ness' Urban and Village Limits and would, in principle, be acceptable for redevelopment. The subject site also lies adjacent to, but outwith, the designated Bo'ness town centre, as defined by Policy TC01. The town centre is the focus for retail, leisure, cultural and major community uses and therefore, the likely use for the subject site will be for residential use. The subject site also lies within a Conservation Area. Any redevelopment proposal must take account of this designation. The site has been the subject of two planning applications for separate parts of the site:

- P/17/0076/PPP Land To The East Of 37 Stewart Avenue, Bo'ness, Development for Residential Use, and
- P/15/0108/FUL Land To The East Of 8 Providence Brae, Bo'ness, Erection of 4 Dwellinghouses with Associated Infrastructure

**Market:** The site lies in a residential area on the western side of Bo'ness, close to the trunk road network, river and town centre. Its most likely market use is residential. SNH suggests potential for allotments.

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



**SIMD Rank: 3,914    SIMD Decile: 6**

42. St Johns Church, Piedmont Street, Girvan, South Ayrshire



0.1 hectares (0.25 acres).

The site is in other private ownership and has been derelict since 2012.

Its former use is listed as “community and health” – a church building can clearly be seen on the photograph.

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

**Site characteristics:** The nature of the site’s dereliction is classed as **Category 1 Only**. Web sources indicate that the Church was built 1857-59. Various sources suggest that structural faults with the building led to its closure and eventually its demolition in 2012. Photo opposite may be outdated (street view says 2009)

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	Awaiting info	✓	X	X	X	X

**Planning:** The South Ayrshire Local Development Plan (Adopted) does not allocate the subject site for a specific use, rather the site is covered by a blanket policy “Predominantly Residential Area”. There has been a number of planning applications relating to this site. In particular, the church site has been subject to two notable applications, 03/00357/FUL- Alteration to existing building and 1/01154/PPP, Planning permission in principle for demolition of church and erection of 4 dwelling houses. Importantly, demolition of the existing church was approved. The detached house and grounds were also subject to various applications, notably application 07/01677/OUT, Outline planning for the erection of a residential development, which was refused. The whole site, in principle, is suitable for residential redevelopment

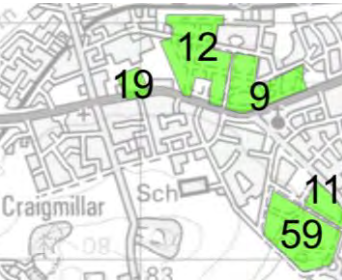
**Market:** There do not appear to be any sites on the market in this location. The subject site, as recognised in planning policy, is most suited to housing development. SNH notes the potential for a wild garden with seating here, along with a similar site 120 metres SW, giving both entrance and exit points to the recreation ground.

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



**SIMD Rank: 1,819**    **SIMD Decile: 3**

43. Greendykes Road 2, Edinburgh



By size and address, the subject site is Plot 59 from the register's map above:



6.68 hectares (16.5 acres).

The subject site is owned by City of Edinburgh Council and has been vacant since 2012. It was formerly in residential use.

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

**Site characteristics:** The site looks to have principal road infrastructure in place.

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

**Planning:** The Edinburgh Local Development Plan (Adopted) allocates the subject site as part of a wider allocation for housing (site ref HSG 17) The LFP notes that the subject site is a vacant site within an established residential area. Its redevelopment forms part of the wider regeneration of Craigmillar. Planning permission is granted on part of the wider site and development is underway. The finalised site capacity, design and layout should be informed by an adequate flood risk assessment. Various planning applications have been submitted promoting residential development, including approval of an application in principle and further applications considering matters specified in conditions.

The entire site has planning permission in principle with detailed consent for housing obtained through reserved matters on three separate areas. The north eastern quarter of the site is currently under construction, development being carried out by the City of Edinburgh Council. Construction has also started to the east of the site and the consent for the site being developed extends across the mid-eastern part of the vacant site. The Southern quarter of the site also has full consent for housing but development is not under way. It is anticipated that work will be on the southern section of the site later in 2019. See map opposite.

**Market:** Large site in south Craigmillar, which is undergoing a major, long term regeneration. There are new homes built and marketed on Greendykes Road. The site is most appropriate for residential development. SNH sees the site as an opportunity to integrate green infrastructure to connect with Edinburgh's new South East Wedge parkland.

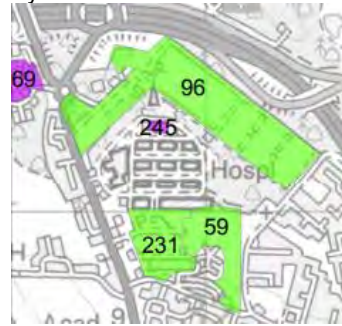
Searches did not identify any land for sale in this location.

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



**SIMD Rank: 199**    **SIMD Decile: 1**

44. Ayrshire Central Hospital, Castlepark, Irvine, North Ayrshire



The subject site cannot be readily identified from the register map as there is a second vacant site here which is also owned by the health board of virtually the same size (5.9 hectares). The vacant site (Plot 96) to the north looks larger than this while those to the south (Plots 231 and 59) look around this size, although they have tree belts and buildings.



5.88 hectares (14.5 acres).

The site is owned by the NHS. The site is recorded as being vacant since before 1980 and formerly in agricultural use.

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

**Site characteristics:** Access to A737 and onto A78. 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				
n/a	Awaiting info	✓	X	X	X	X

**Planning:** The North Ayrshire Local Development Plan (Adopted) allocates the northern part of the site for business redevelopment under Policy IND 1. Policy IND 4 'Business Uses' permits Class 4 business use on the subject site. The LDP also identifies the north western part of the site as a mixed use opportunity and the eastern part of the site (Site Ref RES2(1)) as a market housing site under Policy RES 2: Additional Housing Site. The remaining part of the site, located to the south, is covered by an overarching housing policy, encompassing existing residential development and sites within the established land supply (sites with agreed residential development potential but not expected to be developed within the next seven years).

A listed building is located in the southern part of the site. Policy HE 2 'Listed Buildings' sets the framework for the assessment of proposals to alter, extend or demolish a Listed Building; • Policy HE 3 'Listed Building Restoration' supports limited new build enabling development. NHS Ayrshire and Arran had proposed to seek approval for the demolition although, from a search of the Council's online planning application web page, there was no reference to any such application.

No active planning permission. North Ayrshire Council to consider the purchase of 14 ha of land by the local authority for social housing (June 2019).

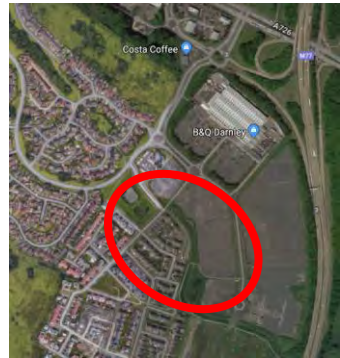
**Market:** Both sites have main road access. Residential potential is rated amber as there are better, unconstrained housing sites in Irvine. SNH notes possible opportunities relating to a walking route with the green health partnership and to maximise informal recreation and access.

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



**SIMD Rank: 985**    **SIMD Decile: 2**

45. Darnley Mains, Glasgow



5.68 hectares (14 acres).

The register lists the site as being private ownership.

It is recorded as having been vacant since 1981-85 and was formerly in agricultural use.

The register indicates that the site is developable in the medium term.

**Site characteristics:** The infrastructure position is unconfirmed from the available site maps. Housing appears to be built on some of site 157 on the plan. Spine roads have been provided into the land between site 157 and the M77 motorway, and from mapping road access is taken into site 157 too. Other services are unknown.

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
n/a	Awaiting info	✓	X	X	X	X

**Planning:** Glasgow City Development Plan allocates the northern section of the site for economic development, with the remainder part of larger site allocated for residential development. Part of the northern section has been developed as a Marston's pub/restaurant and PPIP consent has been granted for residential development on the remainder of this section. The rest of the site has been developed for residential use.

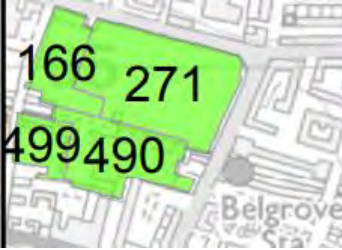
**Market:** Close to the A726 / A727 / M77 interchange in an area of residential and commercial development. Extent of and access to the site is unclear from available mapping. Site 157 scales to around 11-12 hectares which is double the size of the register entry and may explain the existing housing. In market terms the site is preferred for housing and commercial uses. SNH notes that the site is adjacent to the Dams to Darnley Country Park.

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



**SIMD Rank: 190**    **SIMD Decile: 1**

46. Meat Market (N), Belgrove Street/ Duke Street, Glasgow



From its size, position and street address, Plot 217 on the register map extract is the subject site. Plot 166 directly adjoins the subject site. Plots 499 and 490 are immediately south. There are remaining buildings on Plot 490.



Although four plots are shown from the sites register, only two records are on the accompanying spreadsheet: Meat Market (N) 2.76 hectares and Meat Market (S) 1.52 hectares. As the total site scales to around 4 – 4.5 hectares, it may be that these two entries cover all four vacant plots.

2.76 hectares (6.8 acres).

The subject site is owned by Glasgow City Council.

The site has been vacant since 1996-2000 and was formerly used for manufacturing.

The site's development potential is listed as unknown (see infrastructure/ planning/ market comments opposite).

**Site characteristics:** The subject site forms part of a major city block to the east of Glasgow City Centre. The site has frontage to the arterial Duke Street route into the city centre, with Belgrove Railway Station on its eastern flank. Internal servicing is not known (information may be available in the recent reports noted below).

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
n/a	Awaiting info	✓	X	X	X	X

**Planning:** Glasgow City Development Plan allocates this site for housing, with capacity for 585 units. The site falls within the Calton Area Development Framework. A masterplan has been prepared by the Council for mixed use development and this includes 20,000 sq.m. of commercial space and 250 residential units. The masterplan area excludes the B Listed Meat Market shed. The masterplan is currently the subject of a planning application.

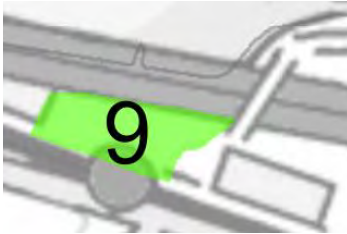
**Market:** Land use and branding proposals are currently being developed by consultants for Glasgow City Council. To the west of the subject site, the Collegelands projects has extended the city centre with a major mixed-use development. Searches do not reveal any land currently being marketed in this location. City Deal funding will deliver the required infrastructure works. This is major opportunity site in the eastward regeneration moving out from Glasgow City Centre and all market sectors are rated as green. SNH also rates the site as green for green infrastructure.

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



**SIMD Rank: 910**    **SIMD Decile: 2**

47. Kelburn Terrace, Kelburn, Port Glasgow, Inverclyde



1.48 hectares (3.6 acres).

The site is listed as being in the ownership of an urban regeneration company (the local URC is Riverside Inverclyde).

The site has been vacant since 1996-2000 and is listed as formerly being in residential use.

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

**Site characteristics:** The site is bounded by the A8 trunk road to the north, Kelburn Terrace to the south, and the railway (including Woodhall Railway Station) then Glasgow Road to the south. It appears to have bridge access across the A8 to Kelburn Park on the Clyde riverfront. The extent of internal site servicing is not known and the former residential use was two decades ago. SEPA has had limited correspondence with the Council regarding historic uses at the site. Is on the Local Authority Contaminated Land register.

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
n/a	Awaiting info	✓	✓	✓	✓	X

**Planning:** Inverclyde Council's Proposed Local Development Plan (2018), Policy 26, identifies the subject site (Site Ref E 1) as a "Business & Industrial Development Opportunity". Business, industrial, and storage or distribution uses (Class 4, 5 and 6) will be supported.

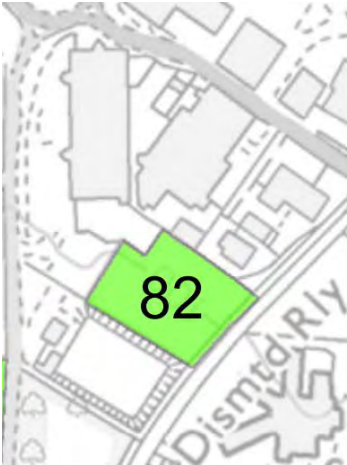
**Market:** The site is high profile and easily accessible by road and rail including to Glasgow Airport and Glasgow city. The site lies immediately west of Kelburn Business Park. Riverside Inverclyde markets business space here but the subject site does not appear in any marketing searches (or on the URC's list of current and forthcoming projects). A separate 0.2 hectare (0.5 acre) development parcel on Kelburn Terrace adjoining the business park is currently marketed for sale for £50,000. The site could have market potential for social housing or employment use. SNH notes that landscaping and active travel works appear to have been started here.

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



**SIMD Rank: 982**    **SIMD Decile: 2**

48. Clepington Road, Dundee



1.42 hectares (3.5 acres).

The register lists the site as being in unknown ownership and also that the date it was vacated is unknown.

The site's previous use is listed as "other". (*historic maps of Dundee show this area as farmland and open space*).

Clepington Road runs east-west across Dundee. There is no street address in the register. The only vacant site of that size sits back from the road behind the southern area of Kingsway Retail Park and next to Kingspark School.



**Site characteristics:** Site servicing is not known – it is not apparent from records whether the site has ever been formally serviced and developed. Marketing particulars (below) appear to show a potential site access through the car park of the adjoining DIY retail unit.

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				
n/a	Parts lie within	✓	X	X	X	X

**Planning:** The Dundee City Development Plan (Adopted) does not specifically allocate the subject site for redevelopment, although the site does lie within the settlement envelope. Therefore, in principle, the subject site is likely to be suitable for redevelopment. Any proposals must take account of the "Locally Important Nature Conservation Site", located in the eastern part of the site and identified in the adopted Local Development plan.



**Market:** The subject site lies to the rear of large commercial units in the southern section of Kingsway Retail Park, which has direct access to the A90 Kingsway ring road around Dundee. The site (1.40 hectares / 3.47 acres) is currently on the market. It has been marketed for two years at an undisclosed price. It is marketed as commercial land, adjacent to existing and proposed car dealerships. It would be suited in principle to commercial or employment use, although footfall-generating commercial proposals would be subject to the Town Centre First Principle (LDP Policy 21) and employment proposals would need to be justified against the supply of employment land in existing economic development areas. SNH notes that the site is immediately adjacent to the Miley, a LNCS, SWT reserve and health walk with potential to augment green infrastructure and extend the LNCS.

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

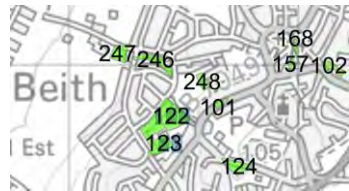
				TBC	
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**SIMD Rank:** 4,640    **SIMD Decile:** 7



49. Muirston, Meadowside, Beith, North Ayrshire

There are number of vacant plots on the western side of Beith. The subject site is identified through its street address and size as Plot 122 on the sites register extract below.



1.17 hectares (2.9 acres).

The site is in unknown ownership and is recorded as having been vacant since 1981 – 85.

The site's previous use is listed as unknown. (*mid-20<sup>th</sup> Century maps show open space in this location*).

The register indicates that the site is uneconomic to develop and would be suitable for a soft end use.

**Site characteristics:** The site is enclosed by housing on its west, south and east sides. To the north there is a footpath then recreational uses at Bellsdale Park. There is no evidence that it has been formally accessed and serviced for development in the past, other perhaps than some suggestive patches of land towards the north of the plot that may have seen some activity. A substantial area of the site is covered by trees.

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
n/a	Awaiting info	✓	X	X	X	X

**Planning:** The North Ayrshire Local Development Plan – Proposed Plan 2018 identifies the subject site within an “Urban Area”. Within the General Urban Area, proposals for residential development will accord with the development plan in principle, and applications will be assessed against the policies of the LDP. New non-residential proposals will be assessed against policies of this LDP that relate to the proposal. There is no active planning permission for the site.

**Market:** The subject site appears to be enclosed by development on three sides, with no formal access or frontage. The net developable / useable area may be affected by mature trees across the site. This would accord with the register's views that a soft end use is appropriate here. Searches do not identify any land on the market in this location. The site may have potential for social or possibly market housing in this location. SNH notes that Beith Trust are promoting health and recreation in this area and that open space to the north may present an opportunity to promote active travel.

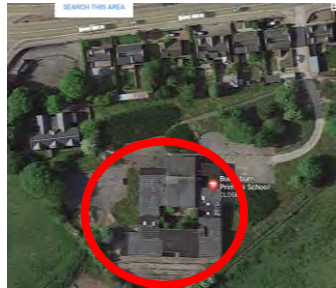
Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



SIMD Rank: 1,350    SIMD Decile: 2

50. Former Bucksburn Primary School, Inverurie Road/ Howes Road, Dyce, Aberdeen

The register map does not seem to show the correct site.



0.94 hectares (2.3 acres).

The site is listed as being owned by the local authority (Aberdeen City Council).

The site has been vacant since 2016 and was formerly in education use.

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

**Site characteristics:** Backlying former school with access between buildings. Servicing is not known although clearly the site has been in recent and active use.

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				
n/a	No	✓	X	X	X	X

**Planning:** The subject site does not have a specific allocation, rather, it is identified as part of a Housing Residential Area (Policy H1). Proposals for new development will be approved in principle if it: 1 does not constitute over-development; 2 does not have an unacceptable impact on the character and amenity of the surrounding area; 3 does not result in the loss of valuable and valued areas of open space (as defined in the Aberdeen Open Space Audit 2010); and 4, complies with Supplementary Guidance. Within existing residential areas, proposals for non-residential uses will be refused unless: 1 they are considered complementary to residential use; or 2 it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity. There are no planning applications for the redevelopment of the subject site. Site is noted in the 2019 Aberdeen Main Issues Report as a preferred site for housing. This is due to be taken forward to Proposed Plan stage (expected to be published in 2020).

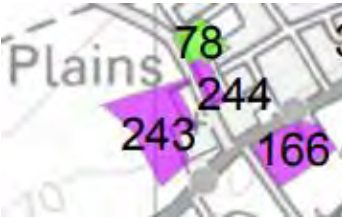
**Market:** Medium-size, regular-shaped, backlying site (circled in red on the photograph opposite) in residential area on the western outskirts of Aberdeen. The site does not appear in searches for sites on the market. The most likely market use for the site is housing. SNH notes the wider green infrastructure context in this part of Aberdeen, but that the site itself probably has limited potential.

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



SIMD Rank: 4,852    SIMD Decile: 7

51. Former St David's School Playing Field, Plains, Airdrie, North Lanarkshire



0.87 hectares (2.1 acres).

The site is recorded as being owned by the local authority (North Lanarkshire Council).

The site has been vacant since 2007 and was formerly in recreation and leisure use.

The register records the site's development potential as "undetermined".

**Site characteristics:** Site has road frontages both north and west, and active uses east and south. Internal services are unknown.

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
n/a	Awaiting info	✓	X	X	X	X

**Planning:** The North Lanarkshire Local Plan (2012) allocates the site as Community Facilities (Policy HCF 1 B1). The Council will maintain community well-being in residential areas by protecting those community facilities shown on the proposals map. 1 Community Facilities 2 Town Parks and Community Parks Playing fields and sports pitches should not be re-developed except under conditions set out in the policy (ancillary use, minor area, replacement or upgraded playing field elsewhere, SportScotland strategy). The modified proposed LDP identifies the site as being within a general urban area where a range of development opportunities may be appropriate subject to impact on local amenity and compatibility with surrounding uses.

The site has been identified in the Council's latest Strategic Housing Investment Programme (SHIP) and a planning application has been submitted for the erection of 16 one and two storey dwelling houses and cottage flats on the site by the Council.

**Market:** This is a vacant site on corner plot (78 on plan opposite) adjacent to Plains Primary School. It is situated in a residential area. Larger, derelict sites exists to the south of the subject site. Market searches did not identify any land for sale in Plains. The planning review suggests a preference for recreation / community use and a relationship with the school site which would require to be confirmed. If not used for those purposes then social housing or potentially market housing would be the most likely use. SNH did not provide any further comment on this site.

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



**SIMD Rank:** 1,072    **SIMD Decile:** 2

52. Railway Sidings, Normand Road, Dysart, Fife

The subject site is Plot 52 below:-



0.67 hectares (1.6 acres).

The site is listed as being in “other private” ownership.

It has been vacant since 1986–90 and was formerly in transport use. *(historic maps from OS 1955-61 show a mineral railway branch from the North British Railway through Kirkcaldy and Dysart, branching off and running past the northern edge of the site; the site itself may have had the railway line running through it, as buildings to the south are still there:-*



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

**Site characteristics:** The subject site is backlying from the A955 Normand Road running north out of Dysart. If the mapping opposite is correct, the site has not been serviced and could be the bed of the former Mineral Railway (the land to the north was in coastal defence use, although there appear to be pitheads too). The railway line bounds the site to the west but does not provide direct rail access.

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				
n/a	Parts may lie within	✓	X	X	X	X

**Planning:** The Fife Local Development Plan includes the subject site within a significant designation identified as the Kirkcaldy East SLA with an indicative capacity of 2,850 houses including a minimum 15% affordable units. This is to include;

- Mixed use retail/commercial area.
- 40 hectares employment land.
- Community facilities including healthcare services;
- 2 new primary schools with associated recreation and play facilities;
- 2 neighbourhood centres;
- Park and play area provision;

Site has full planning consent for the erection of a dwelling house with detached garage and boundary fence.

**Market:** Linear site in the north of Dysart (which lies immediately north of the larger settlement of Kirkcaldy). There is no apparent direct site access and the plot is possibly un-serviced (see infrastructure comments above). Market searches did not identify any land for sale in this local area. The site has not rated for stand-alone market use given its unusual shape and role in the wider Kirkcaldy East SLA. SNH rate the site as having low green infrastructure potential.

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



**SIMD Rank: 1680**    **SIMD Decile: 3**

53. Former Torry Nursery, Oscar Road, Aberdeen

The subject site is Plot 29 on the site register map extract below:-



0.53 hectares (1.3 acres).

The site is listed on the register as being owned by the local authority (Aberdeen City Council).

The registers note that the date when the site was vacated is unknown.

The former use was education.

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

**Site characteristics:** Site (plot 29 on the plan opposite) is bounded by road to the south and east, and residential gardens (west) and a medical practice (north). The extent of site servicing is unknown, although the site has been in active use in the past and is in a residential 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
n/a	No	✓	X	X	X	X

**Planning:** The subject property is identified in the Aberdeen Local Development Plan as a development opportunity (site ref OP103), Former Torry Nursery School. This council-owned site is surplus to requirements and is identified as being suitable for residential redevelopment. There are no planning applications for the redevelopment of the subject site.

**Market:** The subject site is regular shaped with road frontage in a regeneration area in urban Aberdeen. Within the wider Torry area, two larger, derelict sites to the north-east (plots 7 and 19 on the plan opposite) are perhaps more notable. The subject site does not appear in a sales search. The local authority should be able to confirm any plans for the former nursery site. From a market perspective, social housing would be the most likely redevelopment opportunity. SNH notes the wider context of the River Dee SAC and Sustrans National Cycling Route, but that the site itself is likely to be re-used for residential development.

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

				TBC	n/a
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**SIMD Rank: 3,606    SIMD Decile: 6**

54. Kildermorie Road, M8/Westerhouse Road, Glasgow

0.45 hectares (1.1 acres).

The subject site is one of many in Glasgow's Easterhouse area, which is shown in full below. There are three vacant Plots (602, 616 and 619) and one derelict plot (319) on Kildermorie Road. The M8 reference suggests that the subject site may be one of the front sites facing the Motorway:-

The register lists the site owner as local authority (Glasgow City Council).

The site has been vacant since 2005 and was formerly in residential use.

The register classifies the site as developable in the medium term.

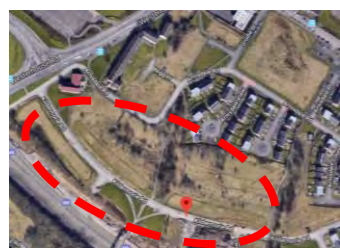
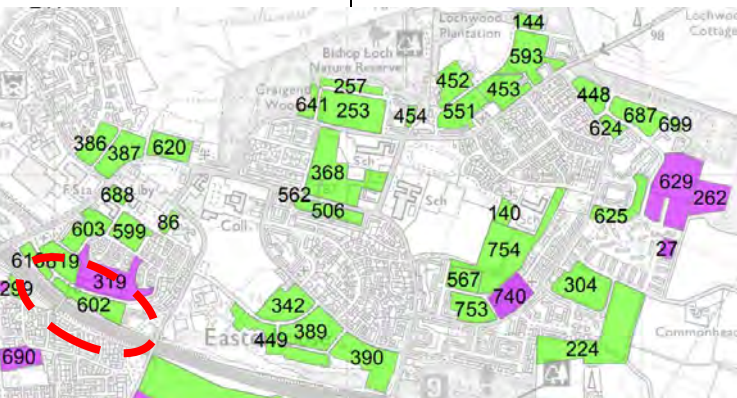
**Site characteristics:** Extensive roads infrastructure exists around the site(s) leading to motorway access immediately west and motorway bridges east and west. A path and footbridge across the motorway appear to dissect the vacant sites.

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				
n/a	Awaiting info	✓	X	X	X	X

**Planning:** Glasgow City Plan (Adopted) allocates the land to the north of Kildermorie Road for housing (Site Ref Hou 24.5). The land to the south of the allocated site and immediately adjacent to the motorway is unallocated, likely due to motorway expansion and overriding environmental constraints.

**Market:** Highly accessible and prominent site. One of many vacant plots across the wider Easterhouse regeneration area. Land supply may be the reason for the register classifying the site as having only medium term development potential. Glasgow Fort Retail Park is located immediately to the west of the cluster of vacant sites shown.

None of the sites on Kildermorie Road appears in a search for land currently on the market. A 5.71 hectare (14.11 acres) development site spanning plots 342, 389, 390 and 449, to the east of the subject site, has been on the market for six months here. The land is marketed by Glasgow City Council's City Property LLP and the brochure notes the transformational programme to build 6,000 new homes and community facilities in Easterhouse over the next 20 years. Market potential is for social housing and potentially market housing (particularly over time as regeneration progresses). SNH rates the site as green based upon its proximity to the Seven Lochs Wetlands Park and the aspirational Central Scotland Green Network Strategic Route.



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

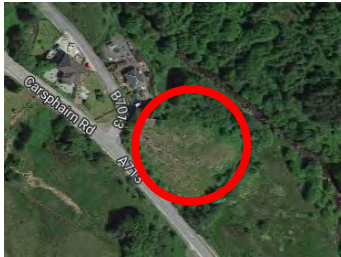


**SIMD Rank: 877**    **SIMD Decile: 2**

55. Depot, Carsphairn Road, Dalmellington, East Ayrshire



Site photography from around the time the site was vacated shows a basic small building and bare land.



0.4 hectares (1.0 acres).

The subject site is registered as being in unknown ownership.

The site has been vacant since 2008. It was formerly in storage use.

The register classifies the site as having unknown development potential due to insufficient information.

**Site characteristics:** The subject site lies at the junction of the A713 and B7013 into Dalmellington in East Ayrshire. The extent of site servicing is not known (the depot may have been buildings or lower density such as vehicles and salt storage).

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
n/a	Awaiting info	✓	X	X	X	X

**Planning:** The East Ayrshire Local Development Plan (Adopted) allocates the subject site for Housing (Site Ref 272H) with an indicative capacity of 8 units.

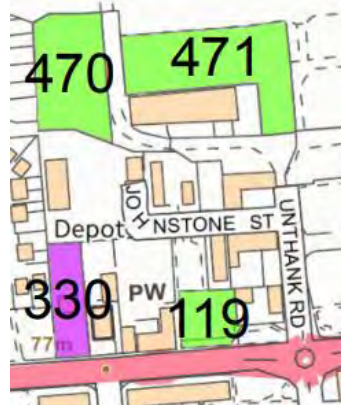
**Market:** Dalmellington is a small stand-alone settlement in East Ayrshire. The servicing and developability of the site is not known and the register notes this uncertainty. The subject site is on the edge of the settlement beyond the built envelope. The only land on the market here via a site search is a very small 0.06 hectare (0.16 acre) plot further north-west along the A713, at an asking price of £15,000. The site may have general potential for a small housing development. SNH rates the site as having potential to create a landscape framework to enhance the village gateway with active frontages and improvements to active travel connections.

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



**SIMD Rank: 2,651**    **SIMD Decile: 5**

56. Abandoned Compound – West, Unthank Road, Bellshill, North Lanarkshire  
Plot 470 below



0.36 hectares (0.9 acres).

The subject site is listed as being in “other private” ownership.

The site has been vacant since 2016 and was formerly in industrial use.

The site is classed as being developable in the short term.

**Site characteristics:** The subject site is in a formal industrial estate accessed directly from the A775 Bellshill Main Street, close to Mossend Rail Terminal and the M8 Motorway. The servicing status of the site is not known, although it is noted from the register that it has only been vacant for three years and classed as being developable in the short term, which implies limited constraints.

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				
n/a	Awaiting info	✓	X	X	X	X

**Planning:** The subject property lies with an area identified as a “business centre” as allocated by the North Lanarkshire Council’s Proposed Modified Plan. North Lanarkshire Council will support and direct business development to the Strategic and Local Business Centres identified in the Plan and Industrial & Business Land Supply.

**Market:** The subject site lies in an industrial area with significant vacancy and dereliction, and loss of frontage sites to alternative commercial uses. There are no current sites marketed in this locality (the nearest marketed properties are industrial buildings further to the east). The site appears to have limited market potential; it may be suitable for a minor employment use. SNH notes that it is identified in planning policy as a business site.

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



**SIMD Rank: 3,471    SIMD Decile: 5**

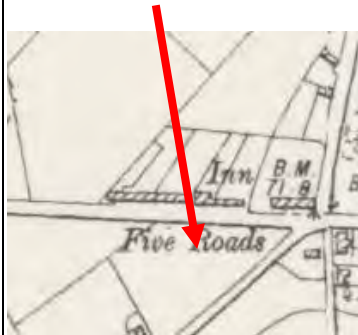


57. Corsehill, Kilwinning, North Ayrshire

0.35 hectares (0.9 acres).

The subject site is in unknown ownership.

The site has been vacant since 1981 -85 and its previous use is recorded as "unknown". (*historic maps from the late 1950s show no development in this area other than an Inn on the road frontage:*



**Site characteristics:** The subject site is in residential area on the eastern edge of Kilwinning. The site has road frontage to the B785 road. The site's last know use is at least three decades ago and the extent of site servicing to accommodate development is not known, although from marketing boards it appears to have had a residential proposal in the past.

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
n/a	Awaiting info	✓	X	X	X	X

**Planning:** The North Ayrshire Local Development Plan (Adopted) includes the subject site with a general housing area. As such, in principle, redevelopment of the site for housing would be acceptable. The site has no active planning permission.

**Market:** A site board from 2009 in aerial photography shows images of houses on the site and is branded Ardoch Properties. A market search did not reveal any marketed land in this area. The site could have potential for social housing or possibly market housing. SNH rates the site as green while noting its housing context.

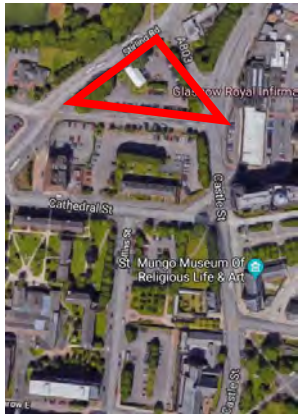
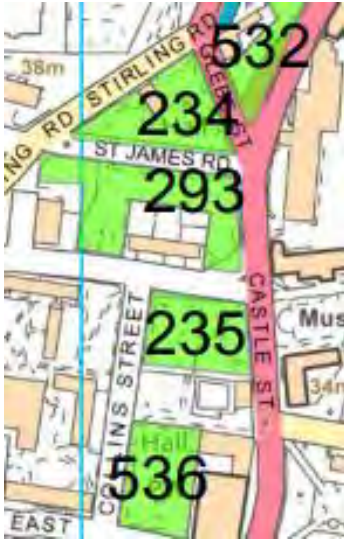
Housing (private)    Housing (social)    Commercial    Employment    Community    Green Infrastructure



**SIMD Rank: 519**    **SIMD Decile: 1**

58. North of St James Rd at Castle St, Glasgow City

The subject site is Plot 234 on the sites register map extract below:



0.32 hectares (0.8 acres).

The subject site is listed on the register as being in the ownership of the local authority (Glasgow City Council).

The site was vacated 1991-95 and was formerly in residential use. *(historic mapping from the late 1950s confirms the building layout east of Castle Street opposite the Royal Infirmary:-*



The sites register lists the plot as having unknown development potential.

**Site characteristics:** Island site in Glasgow city centre, surrounded by main roads infrastructure and a mix of developed and undeveloped sites. Services unknown.

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				
n/a	Awaiting info	✓	X	X	X	X

**Planning:** Glasgow City Development Plan allocates this site within the Glasgow City Centre Strategic Economic Investment Location (SEIL).

**Market:** Site is located in the east of Glasgow city centre among a run of five vacant sites west of Castle Street, opposite Glasgow Royal Infirmary. The subject site appears to comprise a small building owned by City Property LLP and let to a local charitable organisation, with the balance of land laid out as a carpark operated by City Parking LLP. The site is therefore in use and not available for development.

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

n/a	n/a	n/a	n/a	TBC	n/a
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**SIMD Rank: 1,266**

**SIMD Decile: 2**

59. Craigowan Road, Dundee City

The subject site is Plot 21 on the register map extract below:



0.17 hectares (0.4 acres).

The subject site is listed on the register as being in the ownership of the local authority (Dundee City Council).

The site was vacated in 1991-95 and was formerly in residential use.

The register classifies the site as being uneconomic to develop, suitable for a soft end use.

**Site characteristics:** Subject site (plot 21 on the plan opposite) is in the community core of a residential area (Camperdown). Servicing is unknown although the site is listed as having been in residential use less than three decades ago.

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
n/a	Parts lie within	✓	X	X	X	X

**Planning:** Site is located within the settlement boundary with no specific allocation in the Dundee Local Development Plan. General presumption in favour of development as a windfall site.

**Market:** Linear strip (indicated by red boundary on photograph opposite) situated between open space to east and west. The wider Charleston area has sixteen vacant and derelict sites which could be of interest to a portfolio approach. SNH notes the adjacent green areas on either side and suggests that the site is retained as greenspace with opportunities for natural heritage enhancement. The site's potential is debatable given this view from SNH, the register's view that it is suitable for a soft end use, but the Council view that it could be developed including land to the west for social housing.



**SIMD Rank: 325** **SIMD Decile: 1**

60. Pearl Street ex-Fire Station, Callendar, Loch Lomond & The Trossachs

0.1 hectares (0.25 acres).



The site is listed as being owned by "Public: Other National / Local Government". As an ex-Fire Station this could be presumed to be the Scottish Fire & Rescue Service.

The site has been vacant since 2006 and was formerly in community / health use; again this probably reflects the fire station use.



**Site characteristics:** The site has a wide pedestrian access from Callendar Main Street and a frontage to Pearl Street. Services are not known but the site is listed as having been in use until 2006 and it is in a town centre location alongside commercial and residential uses.

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
n/a	Lies adjacent	✓	X	X	X	✓

**Planning:** The Loch Lomond and Trossachs National Park Local Development Plan allocates the subject site, under Policy Housing 1 - "Providing a diverse range of housing" for residential development, with a capacity for 5 homes.

**Market:** The subject site is linear and backlying in Callendar town centre, although it has a wide pedestrian access from Callendar Main Street. Site searches did not identify any land for sale in this part of Callendar. Pearl Street is under construction and is near completion providing 4 social rent homes through the Stirling Council Housing Partnership. It has since been removed from the vacant and derelict land audit.

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



SIMD Rank: 3,875    SIMD Decile: 6

## Sources for Appendix 2:

Historic uses of sites and related mapping used in the tables are from:

- [visionofbritain.org.uk](http://visionofbritain.org.uk)
- [www.archiuk.com](http://www.archiuk.com) (Ordnance Survey mapping)
- <https://maps.nls.uk/towns/> (National Library of Scotland)

Dereliction categories for sites 1 to 42 are from the Scottish Government's detailed sites data (see main report for descriptions of categories 1-3)

Flood risk, water bodies and natural heritage information is from SEPA.

Contamination information is broadly indicative from the SVDL sites register (Category 2 chemicals/ substances), SEPA and local authority contaminated land registers.

Green Infrastructure reviews are by Scottish Natural Heritage.

Planning and market reviews are by Ryden, supplemented by some comments from local authorities during fact-checking.

Scottish Index of Multiple Deprivation:

- mapping: <http://simd.scot/2016/#/simd2016/BTTTTFTT/9/-4.0000/55.9000/>;
- listings: <https://www2.gov.scot/Topics/Statistics/SIMD> (ranks 6976 datazones and domain names)
- This is used to prioritise sites in the most deprived wards: decile **1-4 most deprived**; **4-7 middle**; **8-10 least**



**APPENDIX 3(a): Examples of Productive Re-Use of Vacant & Derelict Sites (provided by local authorities)**

Site	Description
<p>Former Opera House, John Finnie Street, Kilmarnock</p> <p>East Ayrshire Council</p> <p><b>This project is also a case study in Section 8.</b></p>	<p>The former opera house sits on John Finnie Street which is one of the main streets of Kilmarnock connecting the town centre to the train station and links to Irvine and Troon. It had been recorded as vacant and derelict for a number of years and was an eyesore on the street. The main issue with redeveloping the site was that it was in multiple private ownership. The Council used their Compulsory Purchasing powers to take forward redevelopment of the site.</p> <p>The site was included in the Conservation Area Regeneration Scheme (CARS) for Kilmarnock and the Kilmarnock Townscape Heritage Initiative. The Council took ownership of the site and used monies awarded from the CARS scheme to restore the external frontage of the building to its original features and redevelop the building into an <b>office space</b> which now houses East Ayrshire Council employees.</p> <p><a href="https://www.east-ayrshire.gov.uk/News/article/pride-restored-as-opera-house-is-opened">https://www.east-ayrshire.gov.uk/News/article/pride-restored-as-opera-house-is-opened</a></p>
<p>Raploch, Cornton and Cultenhove Regeneration Areas</p> <p>Stirling Council</p>	<p>Redevelopment of a number of significant vacant sites within the Regeneration Areas. Former <b>housing land</b> cleared but now nearly all sites have been <b>redeveloped or are at some stage within the planning process</b>.</p>
<p>Site of former print works and offices, Dumfries</p> <p>Dumfries &amp; Galloway Council</p>	<p>A site on the edge of Dumfries that was occupied by a former print works and offices for the local newspaper. The use had relocated so the building has fallen into disuse and disrepair. The site is adjacent to one of the main roads into and out of the town and the A75 bypass. It is also adjacent to a retail park and established business and industry area. An <b>Aldi supermarket</b> now occupies the site.</p> <p><b>Pedestrian linkages</b> have been created from the site into an adjacent footpath network.</p>

<p>Former Steelworks, Ravenscraig</p> <p>North Lanarkshire Council</p>	<p>Ongoing example of <b>regeneration</b> of the former steelworks site (<a href="http://ravenscraig.co.uk/">http://ravenscraig.co.uk/</a>).</p>
<p>Pumptrack Wishawhill, Craigneuk, Wishaw</p> <p>North Lanarkshire Council</p>	<p>A new £250,000 <b>BMX track</b>. The pump track has transformed a derelict site, next to the former St Matthew's Primary School, to create a purpose-built pump track for BMX bikes, mountain bikes and skateboards. A <b>wildflower meadow</b> was also created at the site, which is next to Wishawhill Woods. The council secured funding from the Scottish Government's Vacant and Derelict Land Fund for the project, which has been managed by the council and Central Scotland Green Network Trust.</p>
<p>Former auction mart site, Dufftown</p> <p>Moray Council</p>	<p>A former auction mart site in Dufftown redeveloped for <b>Affordable Housing</b>. The brownfield site was previously home to a cooperage and an auction mart, and was purchased by Moray Council in 2014 to help meet demand for low-cost housing in Speyside. 19 new homes completed in 2016, comprises 8 x 1-bed flats, 3 x 2-bed bungalows, 6 x 3-bed houses and 2 x 4 bed houses.</p>
<p>Kirkburn Mills, Peterhead Aberdeenshire Council</p>	<p><b>Retail park under construction</b> on former mill site.</p>
<p>Builders Store, Rigs Road Stornoway, Isle Of Lewis</p> <p>Comhairle nan Eilean Siar</p>	<p>Redevelopment of former V&amp;DL site SA35-020 by Lewis Builders Ltd for their own use, has brought a former derelict and brownfield site back into economic use</p> <p><a href="http://planning.cne-siar.gov.uk/PublicAccess/caseDetails.do?caseType=Application&amp;keyVal=OBORJXRO00D00">http://planning.cne-siar.gov.uk/PublicAccess/caseDetails.do?caseType=Application&amp;keyVal=OBORJXRO00D00</a></p>
<p>Former Tor Na Coille Filling Station, Banchory</p> <p>Aberdeenshire Council</p>	<p><b>Five houses</b> now built on the site.</p>



<p>Dundee</p> <p>Dundee City Council</p>	<p>Given the relatively dense urban nature of Dundee, the high number of V&amp;D land sites and their often small size, V&amp;D land is in close proximity to a very high number of residents. This negatively impacts on our communities in many ways including creating negative internal and external perception of an area which leads to a lack of investment in V&amp;D land and increases the time before it is re-used. Dundee was one of the first recipients of VDLF funding until the eligibility criteria were changed. <b>In the 10 years of funding the city led interventions on many V&amp;D land sites, and in proximity to them, enabling many long term vacant sites to be brought back into use.</b></p>
<p>Dens Metals, Dens Road, Dundee</p> <p>Dundee City Council</p>	<p><b>Residential.</b> VDLF was used to undertake improvements to a road junction in order to release a VDL site for development. The works included creating a new traffic light controlled access on to the road network costing £100,000. This Council owned site was sold to a private developer who then developed 21 social rented flats for Hillcrest.</p>
<p>Whitfield and Stobswell areas of Dundee</p> <p>Dundee City Council</p>	<p>Some brownfield housing sites are located within regeneration areas. These sites can be negatively perceived by housebuilders, homebuyers and residents due to the historic issues within that area and the visual appearance of the area. This can discourage investment in the area. We used VDLF in the Whitfield and Stobswell areas of Dundee to fund works that would <b>improve the visual appearance</b> of those areas and in turn the <b>perception</b> of the areas. Typically these works were post-demolition treatment – clearing sites of rubble and grassing over. The grass is then maintained by the Council. The alternative was to either mound demolition materials on a site and allow the site to self-seed; or to erect fencing around a site which both further weaken the appearance of an area. Trees were also planted within the cleared sites in locations where they would be accommodated within the new development. Within Stobswell we undertook <b>small environmental improvement projects</b> such a planting street trees, rebuilding a car park and demolishing redundant buildings. These initiatives gave prospective developers and residents had a much better perception of the area. They could see the area’s potential and this gave them a better position from which to consider investing. We doubt that we would have been as successful in getting private development to take place in these areas is we had not changed perceptions by undertaking these physical works.</p>
<p>James Street, Dundee</p> <p>Dundee City Council</p>	<p>A long term VDL site with potential for housing development was constrained by the noise emissions from an adjacent factory. £97,000 of VDLF was used to install noise attenuation measures on the factory. This meant that the ambient noise levels were now suitable for residential development and the <b>housing</b> site was then developed for seven houses.</p>

<p>Mollison Street, Dundee</p> <p>Dundee City Council</p>	<p>A vacant factory site contained a sub-station and remains of the factory that meant that the site was not financially viable. VDLF was used to relocate the substation. The site has now been sold and redeveloped for eight <b>houses</b>.</p>
<p>Triple Kirks, 69-71 Schoolhill, Aberdeen</p> <p>Aberdeen City Council</p>	<p>Redevelopment of derelict site (was in the Survey since 1988) for <b>student accommodation</b>. The site is <b>currently under construction</b>. 342 units of student accommodation and ancillary facilities by Dandara.</p>
<p>Portavadie, Loch Fyne</p> <p>Argyll &amp; Bute Council</p>	<p>Major successful development with <b>marina, spa</b> etc. But land still remains (Ref 2015/4) at Polphail nearby.  <a href="http://www.secretscotland.org.uk/index.php/Secrets/Polphail">http://www.secretscotland.org.uk/index.php/Secrets/Polphail</a></p> <p>Portavadie was an oil village built by the Government in the 1970s but never used.  <a href="https://www.heraldscotland.com/news/12573695.ghost-of-oil-boom-that-haunts-loch-fyne/">https://www.heraldscotland.com/news/12573695.ghost-of-oil-boom-that-haunts-loch-fyne/</a></p>
<p>Callander</p> <p>Loch Lomond and Trossachs National Park Authority</p>	<p>Two of our sites have recently been developed in Callander and have together delivered 27 new <b>affordable homes</b>.</p>
<p>Old Tram Depot at Shrub Place (off Leith Walk), Edinburgh</p> <p>City of Edinburgh Council</p>	<p>Derelict for many years. Currently being developed by Place for People for <b>market and affordable housing</b> (376 units).  <a href="https://www.placesforpeople.co.uk/homes-to-buy/our-developments/the-engine-yard/">https://www.placesforpeople.co.uk/homes-to-buy/our-developments/the-engine-yard/</a></p>

<p>Sainsbury's, Commercial Road, Hawick</p> <p>Scottish Borders Council</p> <p><i>(a full planning history was provided and is edited here for length by Ryden)</i></p>	<p>There are a number of Vacant and Derelict sites in the now <b>Sainsbury's</b> site area. 45% of the land was included in the SVDLS (5 sites), added between 1993 and 2006 including former Borders College buildings. The site is located in an existing area of retail, employment uses, bordering residential property and woodland. The site is generally flat but in the west had steep sloping land and retaining walls in varying states of disrepair and trees protected by a Tree Preservation Order. Remnants of former buildings included retaining walls as well as underground services and lades. Many of the former buildings in this Redevelopment Area allocation zRO8 in the Scottish Borders Local Plan were in a poor state of repair, although none of the remaining buildings were listed and the area does not form part of the Hawick Conservation Area. Without the supermarket the site would have required substantial investment to bring it back into productive use.</p> <p>The Sainsbury's development includes a class 1 retail supermarket and other complementary uses (store café and car filling station) with associated car parking and landscaping. The building is in a high profile location but sits well in the landscape, elevated but partly cut into a banking, adjoining an existing food retail unit and to the south east is partially blocked by a higher Mill. The building floor level is set higher than the existing ground level with the car parking levels adjoining. The store is pedimented with a "hidden" shallow pitched roof. There is also areas of landscaping along the boundaries particularly adjacent to Commercial Road with hedging, shrubs and an avenue of single trees. A bus lay-by and shelter are also provided at the eastern edge of the site adjoining Commercial Road.</p>
<p>Bangour Village Hospital Dechmont, north of Livingston.</p> <p>West Lothian Council</p>	<p>69 hectares. <b>Planning application received for c. 1,000 houses</b> after long term vacancy. Adjacent large (30 ha) former Bangour General Hospital site, owned by Scottish Enterprise, remains vacant. <i>Disclosure note: Ryden is involved with this project.</i></p>
<p>Cuningar Loop Woodland Park, Cambuslang</p> <p>South Lanarkshire Council</p> <p><b>This project is also a case study in Section 8</b></p>	<p>Cuningar Loop is part of Glasgow's history. From 1810 to 1860 reservoirs here provided water to the whole of Glasgow. The site was then used for quarrying and mining. In the 1960s, it became a landfill site for rubble from the Gorbals demolition.</p> <p><i>(Following investment and regeneration)</i> " Cuningar Loop is an exciting <b>woodland park</b> on the banks of the River Clyde. Enjoy a stroll along the <b>riverside boardwalk</b> or <b>forest trails</b>, relax with a picnic in the <b>large open meadow</b>, or have some fun at our <b>bike skills area</b> or in <b>Scotland's first outdoor bouldering park.</b>"</p>

<p>Waverly Vitners site on Crieff Road, Perth</p> <p>Perth &amp; Kinross Council</p>	<p>Was in the 2006 audit (Ref 1032). This site which was redeveloped as a <b>B and Q store</b>. See planning application 05/00921/FUL on Public Access - <a href="https://planningapps.pkc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage">https://planningapps.pkc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</a>;</p>
<p>Hillyland Farm, Tulloch Road, Perth</p> <p>Perth &amp; Kinross Council</p>	<p>Hillyland Farm site which was vacant land in the 2006 audit (Ref 611) which was redeveloped to provide a mix of <b>75 private and 42 affordable flats</b>. See planning application 04/02238/FUL</p>
<p>Former Kirkland Works, Methil Brae (MF032)</p> <p>Fife Council</p>	<p>In 2015 Fife Council's housing development of <b>100 new affordable homes</b> in Methil. The £12 million development built by Robertson Partnership Homes on the former site (5.6ha) of the Glencast Foundry. Development is a mix of one bedroom cottage flats, as well as two, three, four and five bedroom terraced, semi-detached villas and bungalows.</p>
<p>Former Railway Station Building, Harbour Place, Burntisland (KA051)</p> <p>Fife Council</p>	<p>£2.2 million refurbishment of the B-listed Station House buildings in Burntisland in 2010. Before the construction of the Forth Bridge, the station was the terminus for trains carried across the Forth by boat. Work led by Fife Historic Buildings Trust on these neglected but imposing buildings required the resolution of complicated ownership issues and legal agreements. Station House was converted to seven <b>units for small businesses, and a community meeting room</b>, now owned and managed by Glenrothes Industrial Association. There is also the possibility of another phase of works at the old platform buildings behind.</p>
<p>Whitletts Primary School, Whitletts Road, Ayr (GW026)</p> <p>South Ayrshire Council</p>	<p>Redevelopment of a local authority primary school by the council for direct-provision <b>new-build council housing</b>.</p>

<p>421 Mearns Road, Newton Mearns East Renfrewshire Council</p>	<p>Site 8511710, a prominent site in a residential area, has been redeveloped:- <a href="https://ercbuildingstandards.eastrenfrewshire.gov.uk/buildingstandards/applicationDetails.do?activeTab=summary&amp;keyVal=O9KP1EGPKP600">https://ercbuildingstandards.eastrenfrewshire.gov.uk/buildingstandards/applicationDetails.do?activeTab=summary&amp;keyVal=O9KP1EGPKP600</a> was site of a former restaurant. Planning application states Erection of <b>two retail units</b> (within a single building) following demolition of existing building with associated vehicular access and parking.</p>
<p>Gourock Ropeworks, Port Glasgow Inverclyde Council</p>	<p>In 2017, the former Gourock Ropeworks site in Port Glasgow (0.46ha) was re-developed for <b>social rent housing</b>.  This was significant as it was a former industrial site which had been on the VDL register since 1989.</p>
<p>Harbour Quay, Wick Highland Council</p>	<p>Harbour Quay was one of the priority projects within the Wick Townscape Heritage Initiative (THI) with The Highland Council purchasing part of the site in 2002. Over the next decade The Highland Council secured investment through the Scottish Government Vacant and Derelict Land Fund and worked in partnership with Highland Housing Alliance to investigate all possible uses for the site. In 2012 grants from Historic Environment Scotland through the Wick CARS (Conservation Area Regeneration Scheme) allowed the stabilisation of both buildings and the preparation of a development brief, so the site could be actively marketed as a development opportunity.  In 2017 The Highland Council sold the historic buildings to Beatrice Offshore Windfarm Limited (BOWL), ahead of plans to develop the disused buildings as part of the <b>Operations and Maintenance (O&amp;M) Base for the Beatrice offshore windfarm development</b>. The £2.6bn Beatrice Offshore Windfarm Ltd (BOWL) will be one of the largest private investments ever made in Scottish infrastructure.</p>
<p>Dornoch abattoir. Highland Council</p>	<p>Dornoch abattoir was constructed in a prominent site near the town centre in the 1970s and adapted over the years. It ceased trading in 2010 and the site and the condition of the buildings deteriorated. The site, renamed Dornoch South, is to be demolished in the first phase of a <b>mixed-use regeneration project</b> developed in consultation Dornoch Area Community Interest Company (DACIC), owners ANM Group, Highland Council and Highlands and Islands Enterprise. Grant support of £125,000 is provided by The Highland Council's Vacant and Derelict Land Fund. Demolition of the abattoir buildings has commenced.</p>
<p>Disused abattoir, Dornoch Highland Council</p>	<p>Dornoch Student Accommodation : 40 bed <b>student accommodation</b> development is in the Sutherland village of Dornoch. The project is part of a wider programme to provide accommodation at University of the Highlands &amp; Islands (UHI) sites across the region.</p>

**APPENDIX 3(b): Examples of Long Term Stalled Vacant & Derelict Sites (provided by local authorities)**

Site	Description
<p>Brown Street, Newmilns</p> <p>East Ayrshire Council</p>	<p>Many of the vacant and derelict land sites in East Ayrshire are <b>former industrial or mining sites</b> which carry their own issues such as contaminated land and being within an area of high development risk for coal which requires developers to carry out a coal mining assessment on the site. In addition, many of these sites site in the outskirts of settlements or are isolated in the countryside which causes some difficulty in assessing what their future use could be. Many of these sites may be left to naturalise.</p> <p>However one site which could be described as a <b>Stalled Space</b> is Brown Street, Newmilns (site no: 32) which has been on the register since 1988. It is an area of vacant open space with some derelict buildings. There has been redevelopment in the immediate surrounding area of the site such as new business being established next to the site and housing being built across the road. However, this site has remained untouched. <b>The reason for this could be that there is no more demand in the area for business/storage premises.</b></p>
<p>Former Killearn Hospital site</p> <p>Stirling Council</p>	<p>Last used in the 1970s the site has <b>contamination and derelict buildings</b> on the site. The site is <b>close to but not within Killearn</b> and is a blight on the countryside.</p> <p><b>This site is also a case study in Section 8.</b></p>
<p>former Interfloor factory along with adjoining sites on the edge of Dumfries</p> <p>Dumfries &amp; Galloway Council</p>	<p>The former Interfloor factory along with adjoining sites on the edge of Dumfries has been closed for a number of years and is now <b>vacant and derelict</b>. As a result there has been <b>vandalism</b> and unauthorised access. The buildings, together with the adjoining sites are currently for sale. The former factory building is <b>category B listed</b>. The site extends to 5.47 ha. A development brief has been prepared for the site which will become planning guidance to the LDP when adopted.</p>

<p>Site of former Clydesdale Iron &amp; Steel Works, Mossend North Lanarkshire Council</p>	<p>Site of former Clydesdale Iron &amp; Steel Works (SVDL ref NL008500473). Site added 1994. Site area 33.90 ha. Various planning applications for site rehabilitation and residential development between 2003 and 2013 by Banks Property Development Ltd but site has never been developed. Issues of <b>scale of dereliction, proximity of existing Steelworks</b> to the south operated by Vallourec Oil and Gas UK which undermines attractiveness of the site for development also affects the site's developability.</p>
<p>Former auction mart in Elgin Moray Council</p>	<p>There have been two applications (one for a supermarket and the other for housing and a family restaurant). Applications have been withdrawn partly due to the difficulties in resolving <b>flooding/drainage</b> issues.</p>
<p>Brick and Tile Works, Cruden Bay Aberdeenshire Council</p>	<p>Allocated for housing in LDP and did obtain detailed planning consent; some developer interest in past but not recently and has continuously failed to moved forward. Difficult former brick works site with <b>contamination</b> issues.</p>
<p>Seabraes Yards, Dundee Dundee City Council</p>	<p>Seabraes Yards (Former Railyards, Roseangle ref: 02092) - Owned by Scottish Enterprise. SE has led the remediation and marketing of this site. The remediation is still incomplete. It is allocated for housing and economic development. A masterplan was prepared and the site marketed. Ultimately the <b>market demand has been low</b> and the <b>uncertainty over remediation</b> has put off potential investors.</p>
<p>Gas Works Site (East Dock Street), Dundee Dundee City Council</p>	<p>Gas Works Site (East Dock Street ref: 02155) - owned by National Grid and SGN. <b>Not fully remediated</b>. Allocated for employment use but costs of remediation compared with land value have stalled this site.</p>
<p>Queen Victoria Works (Brook Street), Dundee Dundee City Council</p>	<p>Queen Victoria Works (Brook Street re: 02233) - private ownership. Former factory, <b>slowly deteriorating. Listed building, conservation area</b>. Allocated for housing development. Likely to be <b>significant costs</b> associated with demolition and remediation of factory buildings.</p>

<p>Cowlairs Park, Springburn, Glasgow</p> <p>Glasgow City Council</p>	<p>This is a Vacant and Derelict Land Site (Ref 3180) which consists 20+ Ha and a Master plan for housing.</p>
<p>Dormitory Site' SA35-012 on the outskirts of Stornoway</p> <p>Comhairle nan Eilean Siar</p> <p><i>(full planning history provided, edited here of length by Ryden)</i></p>	<p>The Comhairle only identifies vacant and derelict sites in Stornoway, our only settlement of significant size. This large site with an area of 5.8 ha. has been presented as two separate LDP proposal sites previously (LDP 2012-19) - one for commercial / retail and one for housing - but has still not been developed. It has had previous consents for Housing and as a temporary waste management licensed site.</p> <p>The site has a <b>semi-derelict building</b> on it, a former sanatorium which may be contributing to <b>reputational issues</b>, and more recently <b>portacabins (not in use) stored</b> on it. Regarding the waste site license, part of the site is <b>stockpiled with excavated material and spoil</b>. There has been some interest in developing the site, per the LDP allocations for housing development by the local RSL, however this was not progressed. More recently, the site ownership or <b>perception of problems for the site owner</b>, has proved a contributory factor in a lack of development. A subsidiary of the company who own the site folded and complexity over where assets lay has made engagement and progression of development difficult.</p>
<p>The Former Balgownie Centre, Bridge of Don</p> <p>Aberdeen City Council</p>	<p>The site has been in the Survey since 2012 and has planning permission. It has however never been enacted. <a href="https://www.aberdeencity.gov.uk/sites/default/files/2018-07/Scottish%20Vacant%20and%20Derelict%20Land%20Survey%202017.pdf">https://www.aberdeencity.gov.uk/sites/default/files/2018-07/Scottish%20Vacant%20and%20Derelict%20Land%20Survey%202017.pdf</a> Shepherd currently marketing as a substantial development site, 2.16 ha. <b>Why stalled?</b></p>
<p>Former Rothesay Academy</p> <p>Argyll &amp; Bute Council</p>	<p>As a <b>large remote rural authority our challenges are very different to those faced by more urban areas</b>.</p> <p>Ref 2006/72 Former Rothesay Academy <a href="https://www.argyll-bute.gov.uk/property/former-rothesay-academy">https://www.argyll-bute.gov.uk/property/former-rothesay-academy</a>, being marketed (plus 1 year), <b>listed building</b> (1950s), <b>island location</b>, <b>regeneration area</b>.</p>



<p>Polphail, Portavadie.  Argyll &amp; Bute Council</p>	<p><b>Remote situation (also on in Q10, successful reuse – Appendix 3(a) table above)</b> <a href="http://www.secretscotland.org.uk/index.php/Secrets/Polphail">http://www.secretscotland.org.uk/index.php/Secrets/Polphail</a></p>
<p>Former Tesco on Drumbryden Road, Edinburgh  City of Edinburgh Council</p>	<p>Former Tesco on Drumbryden Road (EC75). Store closed down by <b>Tesco still have a long term lease with the landowner preventing purchase/development</b> of the site: <a href="https://www.eyco.co.uk/property/102620/">https://www.eyco.co.uk/property/102620/</a></p>
<p>Land at Leith Western Harbour, Edinburgh  City of Edinburgh Council</p>	<p>Land at Leith Western Harbour. Large flatted development began in 2005. Following the credit crunch, development stalled.  Some <b>land is owned by offshore invest company who are not currently planning development or marketing</b> of the site.</p>
<p>10 Chapel Street, Selkirk  Scottish Borders Council  <i>(full planning history provided, edited here of length by Ryden)</i></p>	<p>The site was added to SVDLS in 1993. The site is quite prominent and an <b>eyesore</b> on the immediate surrounding area. The site has a <b>high stone wall</b> encompassing most of the site to the road, it <b>slopes</b> down towards Chapel Street, and it lies within <b>Selkirk Conservation Area</b>. The site consists of <b>overgrown land and building remains and outbuildings</b>. The site is bounded on all sides by existing residential development and by rear gardens of properties fronting the High Street. The site is allocated as a redevelopment site in the Local Development Plan (RSELK004). The main planning issues with the site are: if the site can be developed in compliance with <b>Local Plan Policies on infill development, impact on Conservation Areas, parking provision</b> (Chapel Street itself is quite narrow it has a double yellow and single yellow either side) and <b>developer contributions</b>.</p>
<p>Former Candleworks site, Broxburn  West Lothian Council</p>	<p>8ha site went out of use c1950s adjacent to Union Canal in Central Broxburn, West Lothian. Tesco pulled out of re-development of edge of town centre site where this high value scheme could have tackled the <b>contamination</b>. Use for WLC Council housing also thwarted due to <b>excessive redevelopment costs</b>, but a large edge of town centre site with links to schools, shops, facilities and other services.</p>

<p>Lyness in Hoy</p> <p>Orkney Council</p>	<p>We have only one, which is the site at Lyness in Hoy. It is a wartime site where <b>contamination</b> is an issue.</p>
<p>West Sanquhar Road, Ayr</p> <p>South Ayrshire Council</p>	<p>9.69ha former stamping works (metalworking) derelict for circa 25 years, <b>incongruous site extent</b> given centrality of its urban situation and proximity to medium-high density housing. See: <a href="https://www.south-ayrshire.gov.uk/planning/vacantland.aspx">https://www.south-ayrshire.gov.uk/planning/vacantland.aspx</a></p>
<p>Shanks, Barrhead</p> <p>East Renfrewshire Council</p>	<p>A longstanding vacant and derelict site. Hindered by <b>contamination, ownership and funding</b>.</p> <p><b>This site appears in the 60-sites sample in the main report.</b></p>
<p>Tate and Lyle Sugar Refinery, Drumfrochar Road, Greenock</p> <p>Inverclyde Council</p>	<p>The former Tate and Lyle Sugar Refinery on Drumfrochar Road in Greenock closed in 1997, with the three associated sites being recorded on the VDL register in 1998. While the site have been identified for a variety of uses in the intervening period, including business and industry and housing, re-development has not progressed. This is due to a number of factors, including <b>contamination, location and low market demand</b> in the area.</p>
<p>Westfield former paper mills (12ha) NW of Bathgate, West Lothian</p> <p>West Lothian Council</p>	<p>12 ha. Cleared site with planning permission for 400 houses, but stalled due to development economics / developer contributions required and permission not with a major house builder.</p>

**APPENDIX 3(c): Examples of Vacant & Derelict Sites Expected to be Re-Used within 3 Years (provided by local authorities)**

Site	Description
<p>Former opencast coal sites, East Ayrshire</p> <p>East Ayrshire Council</p>	<p>Most of the former opencast coal sites will hopefully be readily available for re-use within the next 3-5 years. All of these sites are located within the rural area, therefore they <b>may not all have uses and some may just be left as naturalised land</b>. However, through the Council's <b>Minerals Local Development Plan: Proposed Plan</b>, the Council is <b>supportive of proposals which further regenerate the sites</b> and, if appropriate, bring them back into use for the benefit of local communities and the local economy. Once the sites have completed their restoration (some already have), the Council will encourage proposals for <b>new, innovative and creative afteruses</b> which align with the four restoration and placemaking themes of the Plan. The Minerals Local Development Plan: Proposed Plan is currently at Examination which we hope to get back in November 2019 with adoption in early 2020.</p> <p>The sites which are covered under this plan are Powharnal, Dalfad, Darnconner, Garleffan, Skares, Skares (Area D), Piperhill, Chalmerston North, Chalmerston, Benbain Remainder, Benbain Remainder North, Chalmerston Backfill, Chalmerston Overburden, Chalmerston Extraction, Chalmerston Processing, Chalmerston Compound, Skares Muir Farm, Skares Processing, Skares Extraction and Garleffan South.</p>
<p>Number of sites within the audit that are allocated in the Local Development Plan</p> <p>Stirling Council</p>	<p>A number of sites within the audit that are <b>allocated in the Local Development Plan</b> and pre-application discussion on site reuse has commenced.</p>
<p>Town centre sites Dumfries &amp; Galloway</p> <p>Dumfries &amp; Galloway Council</p>	<p>There are a number of town centre sites well located that have <b>planning permission for housing</b> and <b>others are included in the SHIP</b> (Strategic Housing Investment Plan) but may not have planning permission as yet (Cotton Street, Castle Douglas/ Terregles Road, Dumfries/ Brooms Road, Dumfries/ Lincluden Depot, Dumfries).</p>

<p>Sites are identified on Housing or Industrial Land Supplies</p> <p>North Lanarkshire Council</p>	<p>In theory many of the sites on the Vacant and Derelict Land Register could be quickly re-used particularly those that are regarded as being vacant as there tend to be fewer or no (known) significant constraints. In addition many sites are identified on <b>Housing</b> or <b>Industrial</b> Land Supplies where the principle of development has already been established and where development could take place fairly timeously.</p>
<p>Many sites, in particular former hospital site in Elgin.</p> <p>Moray Council</p>	<p><b>Most sites could be readily re-used within the next 3 years if funding to resolve some barriers was available.</b></p> <p>One former hospital site in Elgin, which <b>has been used by the local authority for offices</b> latterly we anticipate being developed for <b>housing</b> in the next few years. This is in a particularly attractive and marketable part of Elgin and it is therefore anticipated that the site is reasonably viable.</p>
<p>Former Poultry Sheds, Schoolhill, Portlethen</p> <p>Aberdeenshire Council</p>	<p>Stewart Milne Homes have obtained consent on appeal for 55 <b>houses</b> with construction due to start in 2020.</p>
<p>Former Hatchery site, Blackhall Road, Inverurie</p> <p>Aberdeenshire Council</p>	<p>Malcolm Allan Housebuilder has consent for 64 <b>houses and flats</b> due with construction due to start 2021.</p>
<p>Seabraes site and Queen Victoria Works site, Dundee</p> <p>Dundee City Council</p>	<p>The Seabraes site and Queen Victoria Works site are two examples. They are both allocated in Dundee LDP 2019 for development in plan period. Residential market is relatively active, with <b>demand for housing</b> in these two areas. As clean sites with willing owners they should be developed within three years. Also land within the regeneration areas should be re-used within next three years.</p>

<p>Broadford Works, Aberdeen</p> <p>Aberdeen City Council</p>	<p>Broadford Works - has planning permission for a <b>build to rent housing</b> scheme with <b>other mixed uses</b>.</p>
<p>Ex-BP car park, Aberdeen</p> <p>Aberdeen City Council</p>	<p>Ex-BP car park - has planning permission for <b>affordable housing</b>.</p>
<p>Former Summerhill Academy</p> <p>Aberdeen City Council</p>	<p>Has been earmarked by the Council as one of the sites for <b>affordable housing</b> - it is also included in the Housing Land Audit.</p>
<p>Sites in Helensburgh,</p> <p>Argyll &amp; Bute Council</p>	<p>Sites in Helensburgh are liable to be taken up for <b>housing</b>. Ref 2012/2 Hermitage site is already underway. This site was the former High School (new High School built nearby on former Green Belt site). Site cleared, marketed, and being developed. Maritime Change Project (MoD moving staff up to the area for submarine base) is encouraging growth in housing in the area.</p>
<p>Former Gleaner site, Ardrishaig</p> <p>Argyll &amp; Bute Council</p>	<p>As a result of a Charrette an <b>action plan</b> is being progressed.</p>
<p>Caledonian House, Callander</p> <p>Loch Lomond and Trossachs National Park Authority</p>	<p>Recently approved an application for <b>high quality design home</b> in a former Derelict site in Callander (Caledonian House)</p>

<p>Woodbank House, Balloch</p> <p>Loch Lomond and Trossachs National Park Authority</p>	<p>Permission pending for a derelict site in Balloch (Woodbank House).</p>
<p>Greendykes Road, Edinburgh</p> <p>City of Edinburgh Council</p>	<p>There are several sites on the vacant and derelict land register that have planning permission for development - <b>mainly housing</b>.</p> <p>EC71 - Vacant land, being developed for housing. Council and a private developer have detailed consent for housing and ready to develop. Earlier phases of the development have already been completed.</p> <p><b>Land at Greendykes Road appears in the 60-sites sample in the main report.</b></p>
<p>SE Niddrie Mains, Edinburgh</p> <p>City of Edinburgh Council</p>	<p>Cleared site - former housing. <b>Wider area being redeveloped for housing</b>. Some phases of wider masterplan area already completed</p>
<p>Ocean Terminal coach park, Leith, Edinburgh</p> <p>City of Edinburgh Council</p>	<p>Large area of vacant land. Cala Homes have obtained planning permission for <b>Housing</b>. Ground preparation works underway.</p>
<p>West Shore Road (Forth Quarter)</p> <p>City of Edinburgh Council</p>	<p>West Shore Road (Forth Quarter). Former Gas works. Partially developed for housing.</p> <p>Remaining land purchased by Council to be developed for <b>housing</b>.</p>

<p>Burgh Yard, Galashiels</p> <p>Scottish Borders Council</p> <p><i>(full planning details provided, edited by Ryden)</i></p>	<p>The Burgh Yard is a derelict site in the SVDLS. It is <b>currently on the market</b>. The site is largely clear for development but has some remains of buildings, rubble and overgrown vegetation. The site is allocated for redevelopment in the Local Development Plan. The site is in a prime location within the Town Centre Boundary. There has been previous interest and an application submitted which was then withdrawn.</p> <p>There is also supplementary planning guidance: Burgh Yard Planning Brief:  <a href="https://www.scotborders.gov.uk/downloads/file/1320/burgh_yard_planning_brief">https://www.scotborders.gov.uk/downloads/file/1320/burgh_yard_planning_brief</a></p>
<p>Former Gas holder site, North Street, Armadale</p> <p>West Lothian Council</p>	<p>2.13ha. central located, surrounded by housing and adjacent to town centre - just needs contamination addressed to provide a high density <b>residential</b> site.</p> <p><b>This site appears in the 60-sites sample in the main report.</b></p>
<p>Shawfield Phase II</p> <p>South Lanarkshire Council</p>	<p>Next phase of Clyde Gateway regeneration.</p>
<p>Former Car Show Room, Riggs Road, Perth and Dewar's East site, Perth</p> <p>Perth &amp; Kinross Council</p>	<p>The vacant/derelict economic development sites are important but they are more difficult to bring forward for redevelopment as they have a lesser development value.</p> <p>However if redeveloped they have significant value to the Council as they provide employment opportunities. Examples of sites which are anticipated to provide key <b>economic development opportunities</b> for the city and should be readily used within the next 3 years are:</p> <ul style="list-style-type: none"> <li>• Former Car Show Room, Riggs Road, Perth and</li> <li>• Dewar's East site</li> </ul>

<p>Under construction in Fife</p> <p>Fife Council</p>	<p>Gasometer Riverside Road, Leven - under construction</p> <p>Seath <b>Health Centre</b>, Cellardyke - under construction</p> <p>School Site Sligo Street, Oakley - under construction</p>
<p>Land to the East of Eden Campus, Guardbridge</p> <p>Fife Council</p>	<p>Land to the East of Eden Campus, Guardbridge - fund used to site investigation and feasibility study with money secured for ground remediation.</p>
<p>Gap site, Cowdenbeath town centre</p> <p>Fife Council</p>	<p>Town Centre, Cowdenbeath - gap site - site investigation works on-going in light of <b>developer interest</b>.</p>
<p>Strategic Housing Investment Programme (SHIP)</p> <p>South Ayrshire Council</p>	<p>Sites most readily expected for re-use within the short-term are those sites known to have committed funding eg. as identified in the Strategic Housing Investment Programme (SHIP) for development as <b>social housing</b>, either by the Council itself or through RSL partners</p>
<p>Robsell Drive, Giffnock</p> <p>East Renfrewshire Council</p>	<p>Robslee Drive may be redeveloped as <b>housing</b> due to private initiative to allow demolition and clearance of the site</p>



<p>Former school sites in Inverclyde</p> <p>Inverclyde Council</p>	<p>As a result of a re-provisioning of the school estate, a number of former school sites have been demolished and subsequently recorded on the VDL register in recent years. It is expected that a number of these will be redeveloped for <b>housing</b> in the next 3 years, including Ravenscraig Primary, Kings Glen primary and Highlanders Academy in Greenock, along with Lilybank primary in Port Glasgow.</p>
<p>Former Ravenscraig Hospital site, Greenock</p> <p>Inverclyde Council</p>	<p>Expected that the former Ravenscraig Hospital site in Greenock will also be redeveloped for <b>housing</b>.</p>
<p>Former Longman Landfill, Inverness</p> <p>Highland Council</p>	<p>An Inverness and Highlands City Region Deal project. Work underway to obtain partial surrender of waste management license to create a <b>commercial/light industrial</b> development opportunity adjacent to the Longman roundabout.</p>