

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>This project is also a case study in Section 8.</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 office space which now houses East Ayrshire Council employees.</p> <p>https://www.east-ayrshire.gov.uk/News/article/pride-restored-as-opera-house-is-opened</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 housing land cleared but now nearly all sites have been redeveloped or are at some stage within the planning process.</p>
<p>Site of former print works and offices, Dumfries</p> <p>Dumfries & 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 Aldi supermarket now occupies the site.</p> <p>Pedestrian linkages 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 regeneration of the former steelworks site (http://ravenscraig.co.uk/).</p>
<p>Pumptrack Wishawhill, Craigneuk, Wishaw</p> <p>North Lanarkshire Council</p>	<p>A new £250,000 BMX track. 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 wildflower meadow 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 Affordable Housing. 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>Retail park under construction 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&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>http://planning.cne-siar.gov.uk/PublicAccess/caseDetails.do?caseType=Application&keyVal=OBORJXRO00D00</p>
<p>Former Tor Na Coille Filling Station, Banchory</p> <p>Aberdeenshire Council</p>	<p>Five houses 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&D land sites and their often small size, V&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&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. In the 10 years of funding the city led interventions on many V&D land sites, and in proximity to them, enabling many long term vacant sites to be brought back into use.</p>
<p>Dens Metals, Dens Road, Dundee</p> <p>Dundee City Council</p>	<p>Residential. 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 improve the visual appearance of those areas and in turn the perception 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 small environmental improvement projects 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 housing 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 houses.</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 student accommodation. The site is currently under construction. 342 units of student accommodation and ancillary facilities by Dandara.</p>
<p>Portavadie, Loch Fyne</p> <p>Argyll & Bute Council</p>	<p>Major successful development with marina, spa etc. But land still remains (Ref 2015/4) at Polphail nearby. http://www.secretscotland.org.uk/index.php/Secrets/Polphail</p> <p>Portavadie was an oil village built by the Government in the 1970s but never used. https://www.heraldscotland.com/news/12573695.ghost-of-oil-boom-that-haunts-loch-fyne/</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 affordable homes.</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 market and affordable housing (376 units). https://www.placesforpeople.co.uk/homes-to-buy/our-developments/the-engine-yard/</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 Sainsbury's 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. Planning application received for c. 1,000 houses 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>This project is also a case study in Section 8</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 woodland park on the banks of the River Clyde. Enjoy a stroll along the riverside boardwalk or forest trails, relax with a picnic in the large open meadow, or have some fun at our bike skills area or in Scotland's first outdoor bouldering park."</p>

<p>Waverly Vitners site on Crieff Road, Perth</p> <p>Perth & Kinross Council</p>	<p>Was in the 2006 audit (Ref 1032). This site which was redeveloped as a B and Q store. See planning application 05/00921/FUL on Public Access - https://planningapps.pkc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage;</p>
<p>Hillyland Farm, Tulloch Road, Perth</p> <p>Perth & 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 75 private and 42 affordable flats. 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 100 new affordable homes 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 units for small businesses, and a community meeting room, 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 new-build council housing.</p>

<p>421 Mearns Road, Newton Mearns East Renfrewshire Council</p>	<p>Site 8511710, a prominent site in a residential area, has been redeveloped:- https://ercbuildingstandards.eastrenfrewshire.gov.uk/buildingstandards/applicationDetails.do?activeTab=summary&keyVal=O9KP1EGPKP600 was site of a former restaurant. Planning application states Erection of two retail units (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 social rent housing. 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 Operations and Maintenance (O&M) Base for the Beatrice offshore windfarm development. 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 mixed-use regeneration project 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 student accommodation development is in the Sutherland village of Dornoch. The project is part of a wider programme to provide accommodation at University of the Highlands & 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 former industrial or mining sites 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 Stalled Space 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. The reason for this could be that there is no more demand in the area for business/storage premises.</p>
<p>Former Killearn Hospital site</p> <p>Stirling Council</p>	<p>Last used in the 1970s the site has contamination and derelict buildings on the site. The site is close to but not within Killearn and is a blight on the countryside.</p> <p>This site is also a case study in Section 8.</p>
<p>former Interfloor factory along with adjoining sites on the edge of Dumfries</p> <p>Dumfries & 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 vacant and derelict. As a result there has been vandalism and unauthorised access. The buildings, together with the adjoining sites are currently for sale. The former factory building is category B listed. 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 & Steel Works, Mossend North Lanarkshire Council</p>	<p>Site of former Clydesdale Iron & 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 scale of dereliction, proximity of existing Steelworks 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 flooding/drainage 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 contamination 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 market demand has been low and the uncertainty over remediation 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. Not fully remediated. 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, slowly deteriorating. Listed building, conservation area. Allocated for housing development. Likely to be significant costs 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 semi-derelict building on it, a former sanatorium which may be contributing to reputational issues, and more recently portacabins (not in use) stored on it. Regarding the waste site license, part of the site is stockpiled with excavated material and spoil. 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 perception of problems for the site owner, 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. https://www.aberdeencity.gov.uk/sites/default/files/2018-07/Scottish%20Vacant%20and%20Derelict%20Land%20Survey%202017.pdf Shepherd currently marketing as a substantial development site, 2.16 ha. Why stalled?</p>
<p>Former Rothesay Academy</p> <p>Argyll & Bute Council</p>	<p>As a large remote rural authority our challenges are very different to those faced by more urban areas.</p> <p>Ref 2006/72 Former Rothesay Academy https://www.argyll-bute.gov.uk/property/former-rothesay-academy, being marketed (plus 1 year), listed building (1950s), island location, regeneration area.</p>

<p>Polphail, Portavadie. Argyll & Bute Council</p>	<p>Remote situation (also on in Q10, successful reuse – Appendix 3(a) table above) http://www.secretscotland.org.uk/index.php/Secrets/Polphail</p>
<p>Former Tesco on Drumbryden Road, Edinburgh City of Edinburgh Council</p>	<p>Former Tesco on Drumbryden Road (EC75). Store closed down by Tesco still have a long term lease with the landowner preventing purchase/development of the site: https://www.eyco.co.uk/property/102620/</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 land is owned by offshore invest company who are not currently planning development or marketing 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 eyesore on the immediate surrounding area. The site has a high stone wall encompassing most of the site to the road, it slopes down towards Chapel Street, and it lies within Selkirk Conservation Area. The site consists of overgrown land and building remains and outbuildings. 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 Local Plan Policies on infill development, impact on Conservation Areas, parking provision (Chapel Street itself is quite narrow it has a double yellow and single yellow either side) and developer contributions.</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 contamination. Use for WLC Council housing also thwarted due to excessive redevelopment costs, 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 contamination 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, incongruous site extent given centrality of its urban situation and proximity to medium-high density housing. See: https://www.south-ayrshire.gov.uk/planning/vacantland.aspx</p>
<p>Shanks, Barrhead</p> <p>East Renfrewshire Council</p>	<p>A longstanding vacant and derelict site. Hindered by contamination, ownership and funding.</p> <p>This site appears in the 60-sites sample in the main report.</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 contamination, location and low market demand 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 may not all have uses and some may just be left as naturalised land. However, through the Council's Minerals Local Development Plan: Proposed Plan, the Council is supportive of proposals which further regenerate the sites 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 new, innovative and creative afteruses 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 allocated in the Local Development Plan and pre-application discussion on site reuse has commenced.</p>
<p>Town centre sites Dumfries & Galloway</p> <p>Dumfries & Galloway Council</p>	<p>There are a number of town centre sites well located that have planning permission for housing and others are included in the SHIP (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 Housing or Industrial 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>Most sites could be readily re-used within the next 3 years if funding to resolve some barriers was available.</p> <p>One former hospital site in Elgin, which has been used by the local authority for offices latterly we anticipate being developed for housing 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 houses 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 houses and flats 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 demand for housing 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 build to rent housing scheme with other mixed uses.</p>
<p>Ex-BP car park, Aberdeen</p> <p>Aberdeen City Council</p>	<p>Ex-BP car park - has planning permission for affordable housing.</p>
<p>Former Summerhill Academy</p> <p>Aberdeen City Council</p>	<p>Has been earmarked by the Council as one of the sites for affordable housing - it is also included in the Housing Land Audit.</p>
<p>Sites in Helensburgh,</p> <p>Argyll & Bute Council</p>	<p>Sites in Helensburgh are liable to be taken up for housing. 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 & Bute Council</p>	<p>As a result of a Charrette an action plan is being progressed.</p>
<p>Caledonian House, Callander</p> <p>Loch Lomond and Trossachs National Park Authority</p>	<p>Recently approved an application for high quality design home 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 - mainly housing.</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>Land at Greendykes Road appears in the 60-sites sample in the main report.</p>
<p>SE Niddrie Mains, Edinburgh</p> <p>City of Edinburgh Council</p>	<p>Cleared site - former housing. Wider area being redeveloped for housing. 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 Housing. 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 housing.</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 currently on the market. 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: https://www.scotborders.gov.uk/downloads/file/1320/burgh_yard_planning_brief</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 residential site.</p> <p>This site appears in the 60-sites sample in the main report.</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 & 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 economic development opportunities for the city and should be readily used within the next 3 years are:</p> <ul style="list-style-type: none"> • Former Car Show Room, Riggs Road, Perth and • Dewar's East site

<p>Under construction in Fife</p> <p>Fife Council</p>	<p>Gasometer Riverside Road, Leven - under construction</p> <p>Seath Health Centre, 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 developer interest.</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 social housing, 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 housing 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 housing 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 housing.</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 commercial/light industrial development opportunity adjacent to the Longman roundabout.</p>