

Ryden



SCOTTISH LAND COMMISSION
COIMISEAN FEARAINN NA H-ALBA

Vacant and Derelict Land Task Force: Phase One Report

June 2019

Contents

	<u>Page</u>
Executive Summary	2
1.0 Introduction	6
2.0 Policy and Research	7
3.0 Vacant and Derelict Sites Portfolio	13
4.0 Sixty Sites Assessment	27
5.0 Re-Use of Vacant and Derelict Sites	42
6.0 Local Planning Authority Survey	47
7.0 Case Studies	55
8.0 Summary, Conclusions and Phase Two	62

Appendices

1: 2017 Vacant and Derelict Sites in 100 Sizebands

2: Sixty Vacant and Derelict Sites

3(a): Examples of Productive Re-Use of Vacant & Derelict Sites

3(b): Examples of Long Term Stalled Vacant & Derelict Sites

3(c): Examples of Vacant & Derelict Sites Expected to be Re-Used within 3 Years

We are extremely grateful to the Scottish Land Commission Vacant & Derelict Task Force and the SLC team for their guidance during this project, and to the Scottish Government, Scottish Environmental Protection Agency, Scottish Natural Heritage and Scottish local authorities for their detailed information on vacant and derelict sites.

Executive Summary

Introduction

1. The Scottish Land Commission (SLC) and SEPA appointed Ryden to provide support to its Vacant and Derelict Land Task Force. The Task Force aims to achieve a **substantial reduction in the amount of long term vacant and derelict land** in Scotland, through **removing systemic barriers and realising productive opportunities**, in the broadest economic, social and environmental senses.
2. This **Phase One report** provides a foundation document for the Task Force and its partner organisations. It recognises Scotland's substantial expertise and successes in dealing with vacant and derelict sites, while examining the challenges and potential to accelerate their productive re-use.

Policy and Research

3. The **policy context** is positive. Addressing the negative impacts of persistent dereliction and achieving the positive outcomes of re-use align with Scottish Government policy objectives and UN Sustainable Development Goals, as well as with a range of funding streams, regional and local policies and programmes and the priorities and activities of individual agencies. That said, the topic is under-researched and the policy alignment does not appear to culminate in a specific national priority or programme of major scale for vacant and derelict land.

Scottish Vacant and Derelict Land Survey (SVDLS)

4. The annual SVDLS began in 1988. It currently records **3,548 sites** (11,037 hectares), of which derelict land requiring rehabilitation accounts for just over half of sites but 80% of the land area. The largest former use by site numbers is residential, but the mean site size of 3.2 hectares is skewed upwards by very large former mines, defence sites, ports, power stations, hospitals, bings and former heavy manufacturing facilities. The median (mid-point) site size is a much smaller 0.12 hectares. Scotland has ex-industrial giant sites, but for many communities this is also a fragmented, localised challenge.
5. There is a concentration of sites in the former industrial areas in the West of Scotland, reflecting potentially not only loss of employment but also de-population. There is a clear correlation between de-industrialisation, legacy sites and deprivation. Some sites can persist on the register over many decades.
6. Site ownership is split approximately half public and half private, although some private sites are former public sector assets (either sold or privatised such as utilities). The ownership of 14% of sites is unknown.

60-Sites Sample

7. A sample of 60 sites was reviewed in detail. The sample is representative of the sites register while skewed towards older, derelict and larger examples – ie. potentially more problematic. The 42 derelict sites in the sample is a significantly challenged group which requires further information and remediation solutions.
8. Positively, 90% of sites sampled are recognised by the planning system as suitable for **redevelopment**. The large majority are not marketed, although some are being progressed for re-use. Housing offers the greatest potential for re-use, along with green infrastructure. Commercial or employment re-use potential are also noted but are less common.
9. The sites tend to fit within **archetypes** that share common features:
 - **Peripheral Ex-Productive Sites** (1): these are found on the edges of typical Scottish towns, are often disproportionate in scale to local market potential, and can tend to persist over the long term.
 - **(Inner) Urban Ex-Industry** (2): long-gone industrial uses or employment plots in urban industrial estates.
 - **Former Community Uses and Public Infrastructure** (3): these include former churches, healthcare, education, gasholders and railway sites, found across Scotland.
 - **Housing Regeneration Sites** (4): these are in areas of falling population where clearance of low demand housing stock has left small and fragmented, vacant rather than derelict sites, which are often included in active long term regeneration programmes.
 - **Town Centre Gap Sites** (5): these could increase as property vacancies rise in traditional town centres.

Further problematic sites may include: **major former hospitals** outside of urban areas; former operational **infrastructure assets** such as power generation/ storage/ distribution and transportation land and networks; and **very large contaminated sites**, although some of these are being remediated and re-used.

Three final archetypes may not be priorities: leftover strips and pieces of land; extra-urban and specialist former land uses such as quarries, airfields and remote hospitals (unless for low intensity amenity land or suitable energy production); and sites already committed such as those in regeneration programmes.

Re-Use of Sites

10. On average, 4% of vacant and derelict land (8% of sites) is **re-used** annually. This is skewed towards vacant, smaller and more recent sites. **Older, larger and derelict sites are more likely to persist**. Residential re-use is by far the largest category, accounting for 917 hectares (36%) of take-up since 2013.

Online Survey

11. A survey of local authorities¹ secured a 72% response rate, including from those with notably large vacant & derelict land portfolios. Former industrial sites in urban areas reportedly present the greatest current challenge, followed by town centre gap sites and housing regeneration sites. A slight decrease in vacant and derelict sites is expected in future, with industrial and housing regeneration sites becoming less of a challenge, but no overall decline in the challenges of town centre gap sites.
12. Vacant and derelict land is perceived by survey respondents as causing moderate to major harm to the environment, the economy, to communities and investment. Perceived impacts upon health and crime are less notable, at least as a general observation across all sites.
13. Markets and funding / viability is the main barrier to re-using sites², followed by ownership and regulation. Barriers are compound, as without viable market demand there is little opportunity to address barriers such as flood risk, building demolition or re-use, or contamination, other than through up-front funding support. Residential is rated as by far the greatest opportunity to re-use sites (mirroring the recent re-use of sites at 7 above). Other uses with potential are recreation and leisure, community and employment, and greening.
14. Local authorities cite a wide range of policies, strategies, programmes or projects in their area which are designed to encourage the re-use of vacant or derelict land – principally planning policy commitments and development plan allocations, followed by regeneration strategies and action plans. Many further area and site specific policy and intervention mechanisms were noted by the survey respondents.

Case Studies

15. A suite of case studies showcases recreation, offices, community and housing after-uses. Notably, alignment of ownership and expectations was required to secure re-use. The local area context and market potential is crucial - none of the case studies is an 'anywhere' development. Although each was vacant for a number of decades, the re-use data at 7 above indicates that more straightforward sites also exist.

Conclusions

16. The SVDLS provides a unique and rich data source. However, it overstates the vacant and derelict land problem, both by land area (*minerals sites will largely naturalise*) and by site numbers (*all urban gap sites*). The steady re-use of more straightforward sites tends to mask a hard core of derelict ex-industry, public/infrastructure and other urban sites accounting for c30% of sites and c20% of land in the register.
The Task Force should focus on those persistent, problematic sites with productive potential.

¹ The survey was targeted at the named officers who compile the annual Scottish Vacant & Derelict Land survey returns.

² Local authorities responding to the survey provided extensive examples of sites being re-used, long term stalled sites and sites which should be readily re-used within the next 3 years. The examples are included as appendices to the main report.

17. The data in the register is informative but descriptive. It is not easy to use the register to identify a site's barriers and potential. Information on regulatory matters, planning policy, infrastructure, markets/viability, stakeholder views and potential impacts/outcomes all sit outside of the register. Positively, **significant work to enhance the register is already underway and the Task Force can support this.**
18. The register's size threshold of 0.1 hectares or larger captures a vast range of vacant and derelict sites, but may overlook smaller sites in communities that could be a local blight yet comparatively deliverable for productive re-use. **Micro sites could be an area of focus for the Task Force.**
19. Crucially, Scotland may not generate enough **economic demand** to deliver housing and other viable land uses across the full vacant and derelict land portfolio, particularly in less viable market areas. A range of agencies and funding interventions do support re-use, but many of the persistent, problematic sites will not be easily resolved. Accelerating productive re-use will require intervention not only to help with barriers and funding gaps, but also to consider **how 'productive' re-use is assessed on a full cost-benefit basis.**
20. At an **institutional** level across Scotland, there is an opportunity to embed new approaches. The Planning Bill, NPF4, Scottish National Investment Bank, Infrastructure Commission and Regional Economic Partnerships – supported by the bedrock of existing local authority experience and successes - can offer a timely opportunity to align how site re-use is assessed, supported and delivered. This can be considered alongside the existing partnership working between the Scottish Land Commission, Scottish Government, Scottish Enterprise, Scottish Futures Trust and SEPA. **The Task Force should consider how to operate most effectively within this emerging institutional landscape.**
21. **Future vacant and derelict sites** may include those in failing town centres, released through company closures, at increasingly obsolete industrial estates, any further low demand housing stock demolitions and further public sector and infrastructure sites left behind due to new investment. Fortunately, many will not present the same scale of contamination problems as heavy industry, therefore solutions may be more tractable. **Pre-empting and resolving these by sector through the Task Force** could be supported by organisations such as Scotland's Town Centres Partnership, Scottish Futures Trust (public sector), the Scottish Property Federation (commercial) and Homes for Scotland (housing).
22. Phase One of the project has illuminated the challenges and potential of Scotland's vacant and derelict land. **Phase Two** would work with **demonstration projects**. This would include embedding parallel SLC workstreams on harm (costs), impacts (benefits) and funding potential as well as the ongoing data initiatives and a consideration of agency processes. The intention would be to produce detailed assessments, lessons and emerging models and approaches at both general and archetypal levels. The work would also highlight any suggested changes to policy and support for the re-use of vacant & derelict land. Moving forward, the work may then consider how these demonstration projects can be used to develop a new approach and toolkit for the productive re-use of vacant and derelict sites in **Phase Three**.

1.0 Introduction

1.1 The Scottish Land Commission (SLC) appointed Ryden to provide support to the **Vacant and Derelict Land Task Force**. The Task Force was launched by SLC and the Scottish Environmental Protection Agency (SEPA)³. The overall aim is to achieve a **substantial reduction in the amount of long term vacant and derelict land** in Scotland, through **removing systemic barriers and realising productive opportunities**. Productive re-use of land is defined here in the broadest sense of economic, social and environmental removal of blight and creation of benefits.

1.2 This report provides the findings for **Phase One: developing the approach**. The aim is to understand the **challenges** and **opportunities** of Scotland's vacant and derelict sites. The perception at the outset of the project is that there are structural challenges around re-using these sites, which could benefit from a coordinated, consistent and replicable approach. There are of course many individual sites where resources have been marshalled to reach a good solution, as well as current projects and programmes to deal with some categories of sites; some of those examples are considered here.

1.3 To provide a foundation and direction for SLC and the Task Force, this Phase One report:

- Reviews **policy and research** to help understand the nature of the vacant and derelict land challenge and potential (Section 2).
- Section 3 analyses **Scotland's current portfolio of vacant and derelict sites**. As part of the analysis a **filtering process** is developed to focus on sites with identifiable barriers which may offer potential for productive re-use.
- Section 4 applies the filters to screen a **portfolio of 60 vacant and derelict sites**. That exercise allows the project to identify potential **site archetypes**. Archetypes are sites in different locations that share similar characteristics and may benefit from common approaches.
- Section 5 analyses the **re-use** of vacant & derelict sites⁴. Sites are being re-used and removed from the register at a notable rate.
- The project is supported by an **online survey** of the local authorities which contribute to the annual vacant & derelict land survey (Section 6).
- Section 7 selects and presents set of **case studies**. These assess and illustrate the re-use of formerly vacant and derelict sites for a range of productive purposes.
- Section 8 **summarises Phase One** and indicates proposals for Phase Two.

³ <https://landcommission.gov.scot/2018/09/not-so-pretty-vacant-scottish-land-commission-and-sepa-target-new-uses-for-derelict-and-vacant-land/>

⁴ Ryden is currently undertaking a separate review of funding sources to support the re-use of vacant & derelict sites, also for the Scottish Land Commission.



2.0 Policy and Research

Policy

- 2.1 The Scottish Government identifies its purpose as focusing “*government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth*”.
- 2.2 Scotland’s Economic Strategy (March 2015)⁵ sets out the Government’s approach to delivering this purpose. Addressing the challenge of vacant and derelict land has the potential to support both pillars of that strategy: increasing competitiveness and tackling inequality. There are also clear strategic linkages to the priority areas underpinning these pillars, such as communities, local assets and housing (part of investing in people and infrastructure), promoting equality and tackling inequality, and place and regional cohesion (parts of inclusive growth). Re-use of sites may also align with other priorities such as business investment.
- 2.3 Progress is assessed through indicators within the National Performance Framework⁶. Eleven areas are assessed using sub-measures drawn from the United Nations’ Sustainable Development Goals. Again, vacant and derelict land cross-cuts a number of measures (shown at the top of this page) around: sustainable cities and communities (UN goal 11); reduced inequalities (10); industry/ innovation/ infrastructure (9); and decent work and economic growth (8).
- 2.4 Scotland’s National Planning Framework (NPF3)⁷ states that most of Scotland’s vacant and derelict land lies in and around our cities, particularly in west central Scotland. NPF3 notes the scale of the challenge, but also the opportunity and planning’s role in the re-use of sites. NPF3 notes the continuing environmental challenge and long-standing disadvantages arising from past industrial activity, and promotes a “*step change in environmental quality.. to address disadvantage and attract investment, whilst sustaining and enhancing biodiversity, landscape quality and wider ecosystems*”.
- 2.5 The Scottish Government’s planning objectives for 2018/10 including working with the Scottish Land Commission on reform of Compulsory Purchase Orders. This has led to a proposal⁸ for Compulsory Sales Orders (CSOs), which could be used by local authorities in particular instances for vacant and derelict land. Those circumstances are expected to be small, previously-developed sites which are not in productive use and are causing harm within or adjoining a community. The Scottish Government announced in January 2019 that the CSO proposals will be enacted during the current Parliament.

⁵ <https://www.gov.scot/publications/scotlands-economic-strategy/>

⁶ <https://nationalperformance.gov.scot/> The National Performance Framework and National Planning Framework share the same abbreviation – NPF – although the planning frameworks are also numbered so the current version is NPF3.

⁷ <https://www.gov.scot/publications/national-planning-framework-3/>

⁸ <https://landcommission.gov.scot/wp-content/uploads/2018/08/CSO-Proposal-final.pdf>

2.6 The Scottish Government's Land Use Strategy, *Getting the Best from our Land: A Land Use Strategy for Scotland 2016-21*, sets out at 2.6 Principles for Sustainable Land Use; g) "*where land has ceased to fulfil a useful function because it is derelict or vacant, this represents a significant loss of economic potential and amenity for the community concerned. It should be a priority to examine options for restoring all such land to economically, socially or environmentally productive uses*". (our underline)

2.7 The Scottish Government directly addresses vacant and derelict land in a number of ways:

- Annual Vacant and Derelict Land Survey reports, which are used here and will form the baseline data for this project.
- European Structural and Investment Funds, with Scottish Natural Heritage as the lead partner in using land to create green infrastructure (there is no detail yet on the UK Shared Prosperity Fund which the UK Government proposes would replace EU funding after Brexit).
- The Vacant and Derelict Land Fund, which is available to five local authorities⁹ and has contributed to the re-use of 386 hectares of land since 2011¹⁰.

The Central Scotland Green Network Development Fund, which is available to nineteen local authorities, as well as the Regeneration Capital Grant Fund and Making Places fund, are not specifically for the re-use of derelict land, but have been used for that purpose. Likewise SPRUCE funding may help support the regeneration of derelict land. The Scottish Government's approach to contaminated land¹¹ will also support the continued reduction in this category of derelict land.

2.8 A Sustainable Growth Agreement published jointly by the SLC and SEPA (September 2018) sets out a vision of land used productively for all of Scotland's people, where "*abandoned, neglected and derelict land is no longer tolerated*". The Agreement signals the priorities set out in the brief for this current project, to "*focus on practical actions that deliver broader outcomes that help deliver environmental, social and economic success*". Stated actions are:

- setting up a national task force (now established);
- preparing a 10-year strategy to eradicate long term land vacancy and dereliction;
- working with local authorities in highlighting and delivering opportunities;
- developing practical decision-making tools; and,
- creating a safe space for innovation and collaboration.

⁹ Dundee City, Fife (added recently), Glasgow City, North Lanarkshire and South Lanarkshire

¹⁰ During the production of this report the Scottish Vacant and Derelict Land Survey 2018 was published. All analyses here are of the 2017 survey. Where results from the 2018 survey are reported, these are explicitly referenced as updates.

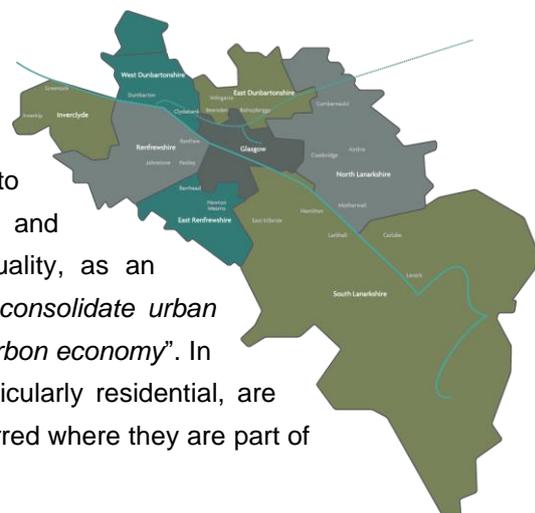
¹¹ <https://www.gov.scot/policies/pollution/contaminated-land/>

2.9 SLC's *Not So Pretty Vacant*¹² identifies the opportunity to turn the Scottish Vacant and Derelict Land register into a “portal of productive uses and develop a portfolio of investable propositions”. It suggests identifying high profile sites that could be developed as demonstration projects, and the development of practical decision-making tools to embed a new approach for communities and others to use.

2.10 At regional and local levels, vacant and derelict sites appear in economic strategies, development plans and regeneration initiatives. They may be allocated in development plans, in housing land supply, employment land allocations, regeneration initiatives or benefit from other active interventions.

2.11 One noteworthy regional approach is that taken by the eight local authorities in the Glasgow City Region / ClydePlan development planning area. De-industrialisation in this region has left a particularly challenging vacant & derelict sites legacy:-

2.11.1 Clydeplan¹³ (pictured) analyses vacant & derelict land trends in the region 1996-2014. At the current rate it would take a further 30 years to re-use the region's supply of urban vacant and derelict land. Clydeplan thus sets a policy direction to recycle urban land, improving economic competitiveness and restructuring the environment to address imbalances in quality, as an “essential part of an integrated strategy to regenerate and consolidate urban areas in support of sustainable economic growth and a low carbon economy”. In Clydeplan's urban areas, ‘hard’ development end uses, particularly residential, are expected to be preferred, while ‘soft’ end uses may also preferred where they are part of restructuring.



2.11.2 Glasgow City Region's Regional Strategic Assessment 2019 summarises the 2017 volumes of and trends in urban vacant & derelict land. It notes successful recycling of land, but that this applies to vacant land more so than the “more challenging derelict category”. The balance of land remains a “major issue for the economic development and environment of the City Region”.

2.11.3 In addition to a concentration of Scotland's vacant and derelict land, the report notes that Region exhibits a pronounced proximity between this environmental blight and some of Scotland's most deprived areas. Interestingly, the report notes that the volumes of land in either public or private ownerships is falling as that is re-used, but that land in multiple or unknown ownership is virtually static (and “will prove to be particularly challenging”). A target of re-using 3,000 hectares by 2035 is “achievable if performance trends can be maintained”.

¹² <https://landcommission.gov.scot/notsoprettyvacant/>

¹³ Clydeplan Strategic Development Plan: Proposed Plan – Background Report 4 (January 2016) Vacant and Derelict Land 2014: <https://www.clydeplan-sdpa.gov.uk/docman/current-plan-july-2017-background-reports/75-background-report-4-vacant-and-derelict-land-2014/file>

- 2.11.4 As the largest local authority area within the region, Glasgow City Council's new (January 2019) Property and Land Strategy has three complementary asset plans, one of which is the Vacant and Derelict Land Plan. That Plan seeks to “*address the potential blight, cost and missed opportunity that vacant and derelict properties and land can represent*”. The report notes a 10.4% reduction in vacant and derelict land area (or 40 sites) across Glasgow since 2016. However, the city has more 1000 hectares of remaining unused land, more than half of which is owned by the Council. The Plan acknowledges the city's internationally recognised Stalled Spaces scheme, and new Space for Growth which seeks meanwhile uses for Council-owned assets.
- 2.11.5 In Edinburgh, the City Council is updating its work on potential brownfield sites to accommodate housing development, as part of the City Plan 2030 project (which will replace the current adopted LDP). Crucially, this includes land which is currently occupied but may fall vacant and derelict in future, such as obsolete inner-urban industrial areas which are not protected by planning policy.

Research

- 2.12 Vacant and derelict land appears to be an under-researched area. Relevant studies tend to be multi-factorial beyond simply land. This is because organisations such as local authorities, urban regeneration companies, housing regeneration agencies, waterways agencies, or England's former Homes and Communities Agency, tend to intervene holistically to deliver regeneration. A range of technical publications also exists, for example on land contamination and remediation. At a more local levels, community guides to and reviews of re-using land are published ¹⁴.
- 2.13 There is however little *thematic* work on turning derelict land into productive assets, other than academic research which tends to have more of a focus on documenting rather than resolving sites ¹⁵. While the literature review undertaken for this scoping report has identified dozens of *potentially* relevant publications, few of those offered any thematic insight into productive re-use of land.
- 2.14 One notable research paper ¹⁶ on Glasgow sets out to “*explore the spatial correspondence between areas of poor health, high deprivation, and proximity to derelict land, much of which is contaminated from past industrial uses*“. A proposed index to prioritise resource allocation and planning efforts combines a set of scores for health, deprivation and environmental variables. Re-use of land for urban agriculture/ community gardens, urban forestation, active and passive recreation areas, and linkage to existing open space networks and natural areas are proposed by the paper.

¹⁴ For example: Glasgow's Stalled Spaces initiative: https://www.gcph.co.uk/assets/0000/5404/Stalled_Spaces_Final.pdf; My Community network: <https://mycommunity.org.uk/help-centre/resources/local-services/transforming-derelict-unused-land/>

¹⁵ For example the *Terrain Vague* (Solà-Morales) interest in abandoned, obsolete and unproductive land and buildings.

¹⁶ *Derelict Land, Deprivation, and Health Inequality in Glasgow, Scotland: The Collapse of Place*, J A Maantay (2013)

Similar work includes: *More Than Just An Eyesore: Local Insights And Solutions on Vacant Land And Urban Health* (Garvin et al, Journal of Urban Health, June 2013)

- 2.15 In England, a wide range of policy and funding initiatives deal with previously developed land. There is however no direct equivalent to the annual Scottish Vacant and Derelict Land Survey. A 2003 publication¹⁷ found 40,000 hectares of vacant or derelict land or buildings in England. Previous, intermittent Derelict Land Surveys¹⁸ in England ran from 1974 to 1993. The 1993 survey found 39,600 hectares of derelict land, which is comparable to the 2003 survey, although the definitions were different. The survey information is dated but suggests that England has perhaps four times the volume of vacant and derelict land, with (current) population 10.5 times higher than Scotland's. On a prima facie basis, Scotland's per capita vacant and derelict land is thus potentially much higher than England's.
- 2.16 One interesting distinction however may be the status of sites added to vacant and derelict land registers. Historically in England, the former Department of Communities and Local Government differentiated between "windfall" sites which were expected to be recycled within five years, and vacant and derelict sites which were expected to be unused for five or more years. In Scotland sites are added to the register when they become vacant. This means that some sites on the Scottish register, for example, are also included in their local authority's Housing Land Audit and are thus considered to be fully effective for development within the next five years.
- 2.17 In a recent report¹⁹, industry body Homes for Scotland²⁰ commented on the potential for the Vacant and Derelict Land Register to release housing land. The report notes that "a significant proportion" of the sites are being developed, while others are moving through the regulatory system. Some sites are noted as being in locations unsuitable for housing due to sitting within industrial estates, not being fully serviced, suffering from contamination and/or not economically viable.
- 2.18 Also on the topic of re-using land for housing, research by Lichfields²¹ concluded that in England there is a mismatch of supply and demand, with "*brownfield land not concentrated in locations with the highest levels of housing need*". Beyond London, one-fifth of brownfield capacity lies outside urban areas, for examples old airfields and former industrial processes. These historic sites may not be well-located for transport accessibility and not perform well against sustainable development criteria. Indeed, a significant number of the brownfield sites are reported to be in the greenbelt.

¹⁷ *Towards a National Brownfield Strategy* (English Partnerships, November 2003). The total brownfield land identified was 66,000 hectares, of which 26,000 was still in productive use and 40,000 hectares vacant or derelict.

¹⁸ Source: www.EUGRIS.info

¹⁹ *Delivering More Homes for Scotland: barriers and solutions – a discussion paper* (Homes for Scotland, May 2018). The report's comments are made in the context of the Scottish Land Commission's proposals for Compulsory Sales Orders.

²⁰ Ryden has approached Homes for Scotland to discuss their review of the vacant and derelict sites register.

²¹ *Brownfield Land Solution* (Nathaniel Lichfield and Partners, May 2014)

- 2.19 The Royal Town Planning Institute (RTPI) report *Poverty, Place and Inequality* (May 2016) discusses the unequal impact of environmental factors on health and wellbeing, where the least favourable conditions are concentrated in the most deprived areas. It notes however that derelict land was not included in the most recent (2015) English Indices of Deprivation.
- 2.20 SLC has recently commissioned work into the consequences of vacant and derelict land, which will examine the evidence that this can cause harm. The project is expected to research a range of different harms, including health, community and economic. The research findings are expected to be available around August 2019.

Summary

- 2.21 The policy review identifies strong alignment of productive re-use of vacant and derelict land with a range of national priorities. The policy alignment is broad and cross-cutting rather than with one specific national priority. The most direct policy prioritisation is through the planning system.
- 2.22 The topic of vacant and derelict land appears to be under-researched. There is clear recognition of the causal links with deprivation, but little thematic work on productive re-use of land other than multi-factorial case studies into regeneration.

3.0 Vacant and Derelict Sites Portfolio

Approach

3.1 This section of the report analyses **Scotland's portfolio of 3,731 vacant and derelict sites** as recorded in the Scottish Vacant and Derelict Land Survey 2017. The aims are:

- To **characterise** the vacant and derelict sites and make transparent their main variables such as location, size, ownership and how long they have been vacant.
- To **filter** to reach a smaller portfolio that clearly illustrates the **nature and challenges** of the sites.
- Flowing from the filtering exercise, to group the sites into common **archetypes**.

Dataset

3.2 The purpose of the annual survey statistics²² is:

“to provide the evidence base for monitoring the extent and state of urban vacant and derelict land, the remediation of vacant and derelict land and progress in bringing it into re-use, and to inform the programming of rehabilitation, planning and reuse of urban vacant and derelict sites.

The survey is a detailed annual monitoring report which has been operating since 1988.

3.3 The sites in the survey are compiled from annual returns provided by local authorities. Sites compilation is undertaken by local experts using published guidance and has been running for three decades. It relies upon local authorities identifying and recording qualifying sites.

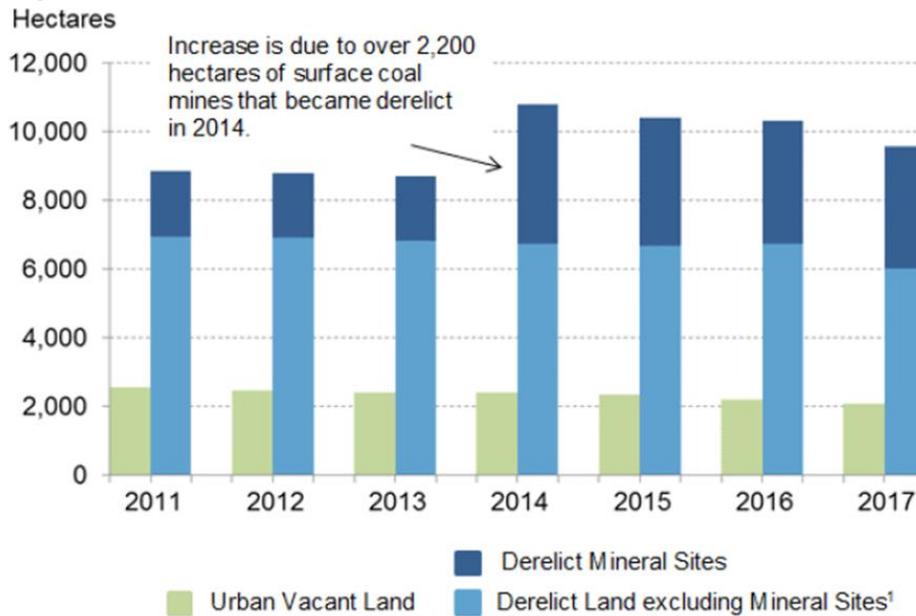
3.4 Figure 1 presents the main chart from the 2017 Survey (published June 2018). A total of 3,731 sites contributes to the total of 11,980²³ hectares shown on the chart. For the purposes of this project, the sites which make up the 2017 totals on Figure 1 are assumed to be the full universe of vacant and derelict sites of at least 0.1 hectares in Scotland.

3.5 The trend since 2011 is one of gradually declining supply of vacant and derelict land, except for the addition of 2,217 hectares of surface coal mines in 2014. Setting aside these former mines, there has been a net decrease of 1,393 hectares (15%) since 2011. Continuing the trend, further decline to 11,037 hectares in 3,548 sites is recorded in the new 2018 survey. Re-use of land is summarised in the survey and is further analysed in Section 6 of this report.

²² <https://www.gov.scot/publications/scottish-vacant-derelict-land-survey-2017/>

²³ 11,649 ha. is reported in the survey. The 11,980 ha. (2.8% higher) is calculated here from the sites spreadsheet.

Figure 1: Total Derelict and Urban Vacant Land 2011-17



1. Mineral sites include sites where there was previously coal, crushed rock, sand/gravel, shale, fireclay, limestone or other mineral activity.

Source: Scottish Vacant and Derelict Land Survey (SV&DLS) 2017, Scottish Government

Types of Site

3.6 Sites in the register are not marked as vacant and derelict, but are either vacant or derelict. The definitions (summarised here) are:-

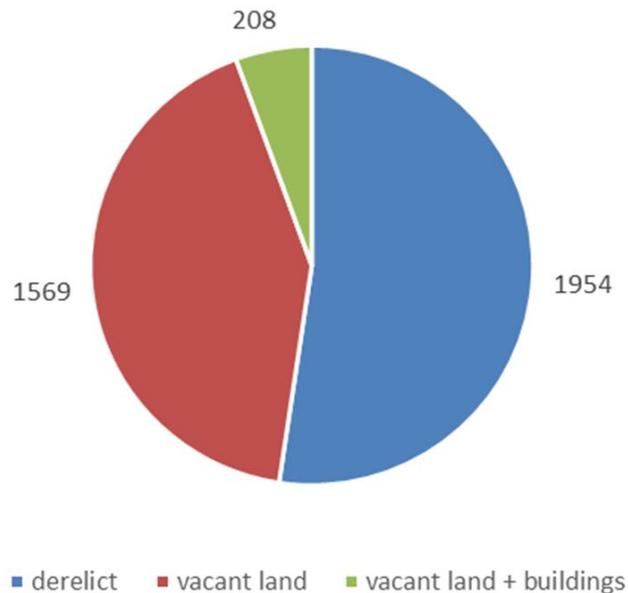
- **Derelict land** has impediment(s) to its development for beneficial use, due to damage or a previous use, and requires rehabilitation.
- **Vacant land** is in urban areas (>2000 population), was previously used or prepared and is appropriate for development, but is unused.
- A further classification identifies **vacant land and buildings**

All recorded vacant land is in urban areas. Derelict land may be in either urban or non-urban areas.

3.7 Figure 2 on the next page indicates current site **numbers** by type. Just over half of sites (52%) are derelict. Most of the balance (42%) are vacant, while a minority (6%) are vacant sites with buildings.

3.8 By **land area**, 80% is derelict (9,574 hectares), while 16% is vacant and 4% is vacant land with buildings. Derelict sites are much larger on average (4.9 hectares) than vacant sites (1.25 hectares), or vacant sites with buildings (2.15 hectares). Fifty-five of the largest fifty-six sites are derelict, ranging from 28 hectares at Philipstoun Bing in West Lothian up to the 507 hectares Glenbuck former opencast coal site in East Ayrshire. The only non-derelict site in top tier is the vacant 170 hectares Edzell Airfield in Angus, which is 10th largest.

Figure 2: Site Types by Number (Sources: SV&DLS 2017, Ryden)



Previous Uses

3.9 The survey includes information on previous uses for 95% of the 11,980 hectare land area. There are twenty-one listed previous uses with associated land areas and numbers of sites. The largest previous use by land area is mineral use. The largest by site number is residential use. Other notable former uses include manufacturing or industry, agriculture, education, community and health, and transport.

Geographic Distribution

3.10 Vacant and derelict land is not evenly distributed across Scotland. Figures 3 (land area) and 4 (site numbers) show the **current distribution**. Scotland's four Strategic Development Plan areas are used here to group sites by location, alongside other local authority which are into regional groups. The charts illustrate the widely-acknowledged concentration of vacant and derelict land in the former industrial areas in the West of Scotland, reflecting potentially not only loss of employment from sites but also de-population in some locations. The largest land area on Figure 3, for Dumfries & Galloway and the three Ayrshire local authorities, reflects the surface coal mines in East Ayrshire as noted above. Other than that exception, the eight Clydeplan authorities centred on Glasgow have the greatest concentration of vacant and derelict land by both land area and numbers of sites.

3.11 The substantial total in the north and rural west of Scotland is principally in Highland and is by land area rather than numbers of sites. Other Central Scotland locations east of Glasgow across to Edinburgh and up to Dundee²⁴ have significant but lower volumes of vacant and derelict land and sites. Aberdeen/ Aberdeenshire Shire/ Moray, Orkney and Shetland Islands, and Loch Lomond and the Trossachs National Park have comparatively small vacant and derelict land areas and sites.

²⁴ Fife is included with SESPlan for this analysis rather than being split site-by-site with Tayplan.

Figure 3: Regional Distribution of Vacant and Derelict Land (area in hectares)

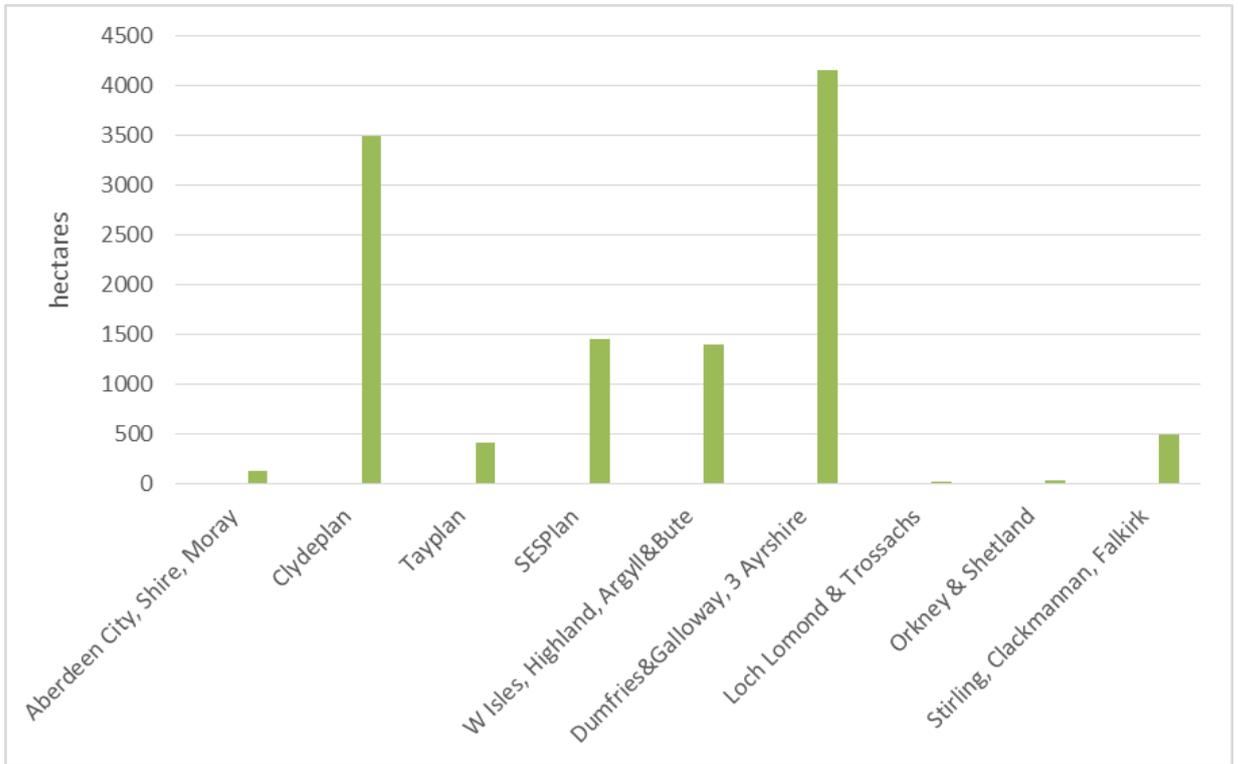
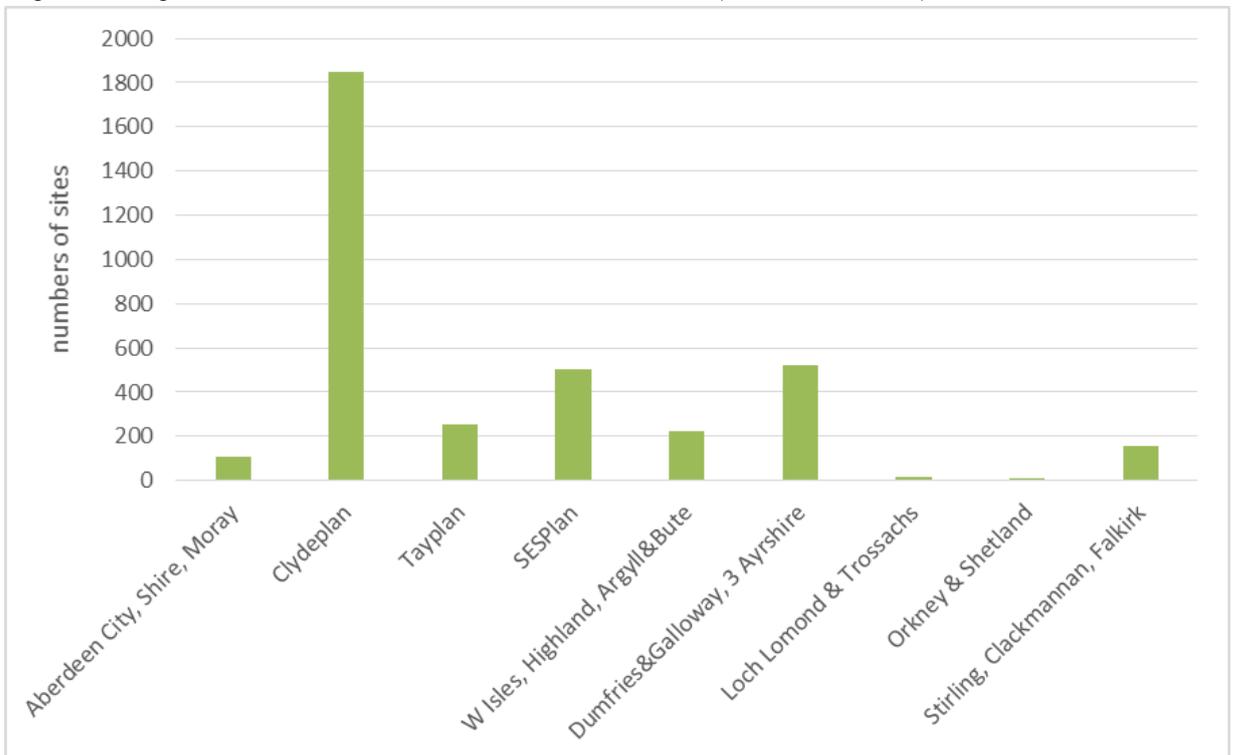


Figure 4: Regional Distribution of Vacant and Derelict Land (numbers of sites)



Sources: SV&DLS 2017, Ryden

3.12 The register classifies sites by their **type of location**. Currently there are:

- 286 (8%) vacant or derelict sites are within settlements with less than 2000 resident population.
- The large majority, 2995 (80%) are within settlements with resident populations of 2000 or more.
- 450 (12%) are derelict sites within the countryside

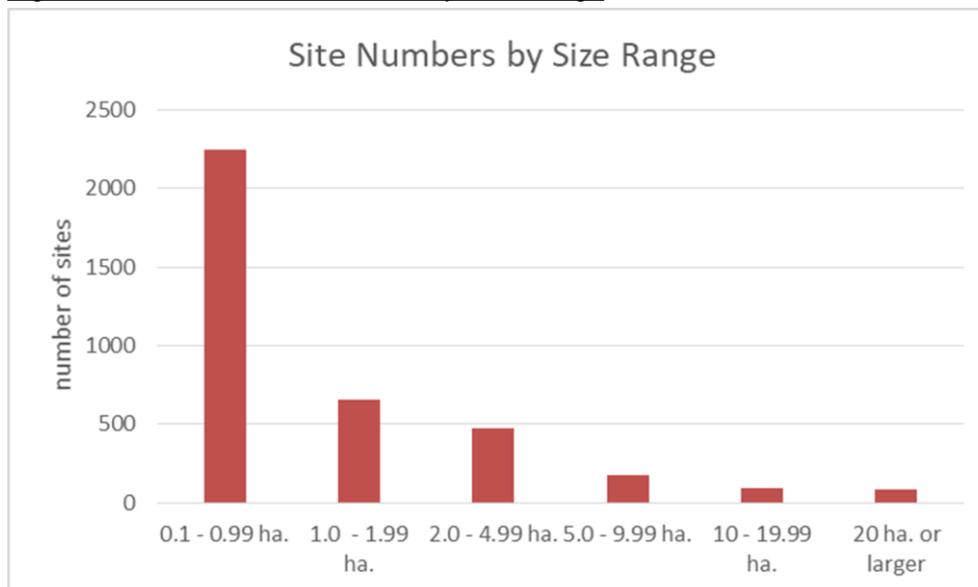
Deprivation

3.13 Reflecting the regional sites distribution and also the wellbeing research cited in Section 2, there is a clear correlation between de-industrialisation, legacy sites and deprivation. The survey reports that 30% of Scotland's population live within 500 metres of a derelict site. This increases to 59% for the most deprived population decile and falls to 12% for the least deprived population decile.

Site Sizes

3.14 The survey reports on sites of 0.1 hectares (0.25 acres) or larger. Figure 5 shows the current site numbers by size ranges. Using the planning policy definition of 2 hectares as being a 'major' site and smaller than that a 'local' site, 85% of sites are local. The balance of 15% of sites are major.

Figure 5: Vacant and Derelict Sites by Size Range



Sources: SV&DLS 2017, Ryden

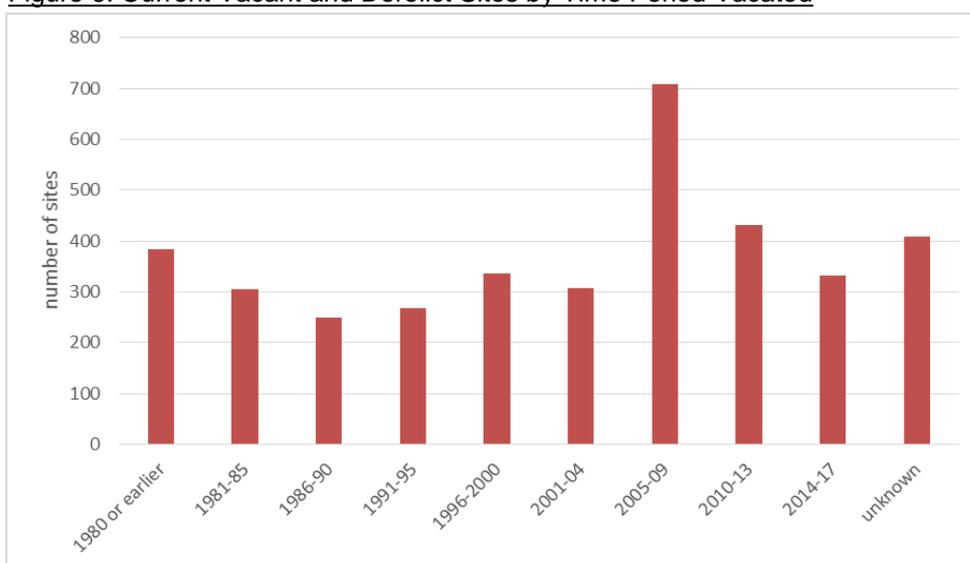
3.15 The average site size is 3.2 hectares (7.9 acres). This is skewed upwards by very large former mines, defence sites, ports, power stations, hospitals, bings and former heavy manufacturing facilities. The largest sixty-one sites fall into these categories and range from 25 – 500 hectares. The balance of 3,670 sites excluding those averages 1.77 hectares.

3.16 Notably, the median (mid-point) rather than mean site size²⁵ is a much smaller 0.12 hectares (0.3 acres). The prominence of high profile major ex-industrial sites could potentially be masking what is for most of Scotland is a fragmented and localised challenge. To illustrate this, a detailed site size chart is presented in Appendix 1. The chart uses 100 sizebands from 0.10 – 1.09 hectares up to 9.90 – 9.99 hectares, plus a final sizeband of 10.09 hectares or larger. The smallest sizebands on the appended chart each contain many hundreds of sites. The numbers fall as the sizebands increase, until single digit or zero counts are recorded closer to 10.0 hectares. There are 3,554 sites smaller than 10.0 hectares, representing 95.3% of all sites. It is also likely that there are many sites across the country smaller than the register’s minimum of 0.1 hectares (0.247 acres)²⁶.

Site Durations

3.17 The sites dataset confirms when each site was vacated. This is summarised by period on Figure 6.

Figure 6: Current Vacant and Derelict Sites by Time Period Vacated



Sources: SV&DLS 2017, Ryden; note that some periods are 5 years while others are 4 years

3.18 Sites on the first two columns and part of the third column on Figure 6 have been on the register for the full 31 years since the survey began in 1988. The survey report indicates that the mean percentage of land which has been on the register since before 1991 is 34%. The industrial recession of the 1980s is no longer evident by the volume of sites on the chart, but rather by the fact that these sites do persist on the register for decades, as an echo over time. The market crash of 2008 clearly had an impact in creating a spike of sites 2005-09. Vacant and derelict sites continue to be created. The average for the most recent 2014-17 column on Figure 6 is 83 new sites added each year.

²⁵ The median, 1866th site on the list is land to the rear of (the former) McTavish’s Kitchen, Fort William.

²⁶ 0.1 hectares is 1,000 sq.m. If regular-shaped and fully developable, a site of this size could accommodate a small commercial or industrial building of c.300-400 sq.m., or 1 to 3 houses or 10 flats, or a community project or pocket park, or contribute to a wider land assembly.

Development potential

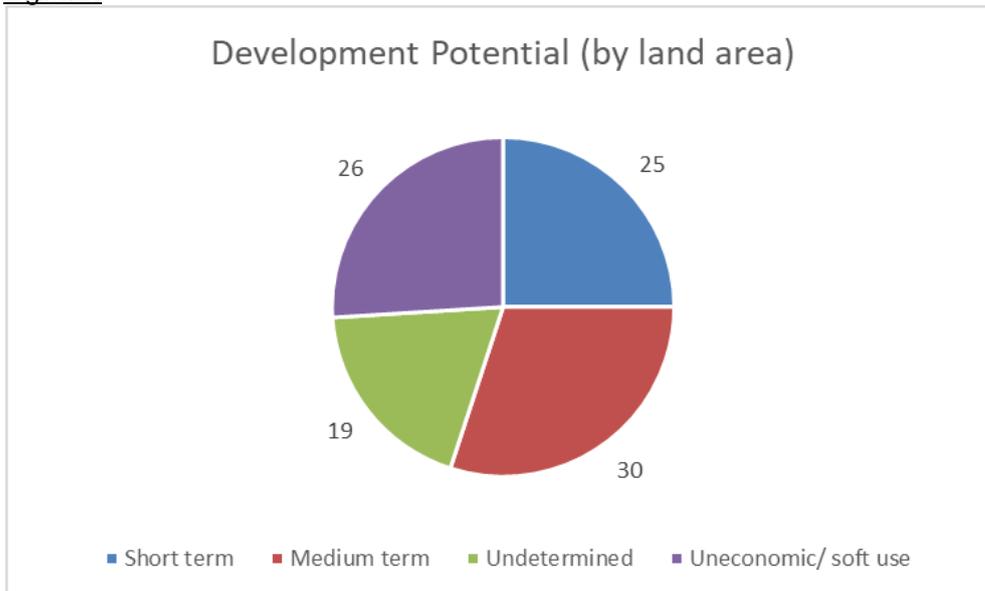
3.19 Local authorities responding to the vacant and derelict land survey provide a view on whether sites are expected to be developed:

- In the short term (within five years)
- In the medium term (five to ten years)
- Undetermined
- Uneconomic to develop / reclaim for a 'soft' end use

Consultation with the local authorities' survey working group and review of Scottish Government guidance suggests that these classifications are best estimates rather than based upon commitments.

3.20 Figure 7 indicates that just over half (55%) of currently vacant or derelict land is considered to be developable within ten years (ie. within either the short or the medium term). The balance (45%) is uneconomic, has a soft end use (ie. not development) or has undetermined potential.

Figure 7



Sources: SV&DLS 2017, Ryden

3.21 Development potential is considered by respondents to be higher for urban vacant land (82% short or medium term) than for derelict land. This is expected, as derelict land will require rehabilitation before re-use. Sites with short to medium term potential also tend to be smaller, averaging 2.6 hectares, while the 40% of sites with undetermined or uneconomic potential average 6.9 hectares. This highlights the differences between smaller, developable, often vacant urban sites, and larger, more problematic derelict sites, some of which are not in urban areas.

Ownership

3.22 The sites register provides information on the type(s) of owner for each individual site. Figures 8 and 9 summarise the current profile by numbers of sites and land area respectively.

Figure 8

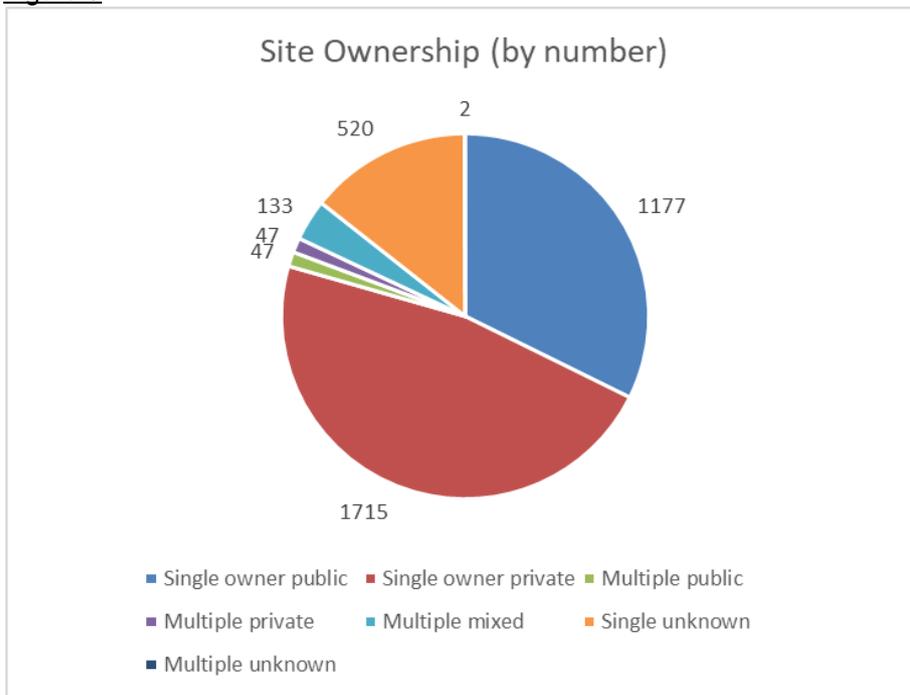
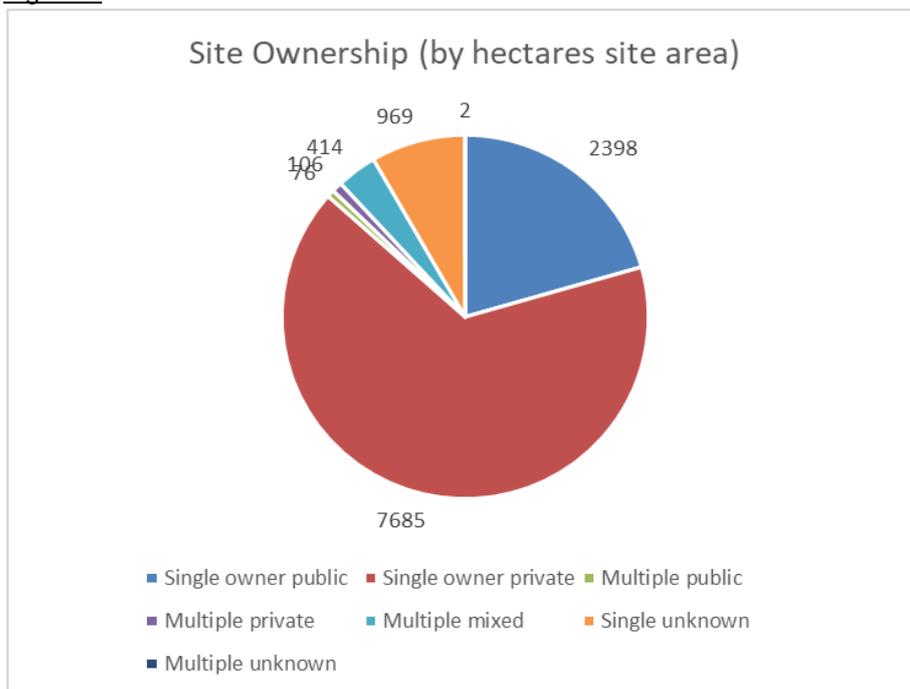


Figure 9



Sources: SV&DLS 2017, Ryden

- 3.23 The fact that 94% of sites are in single ownership should be a positive signal for the project, as it implies a degree of control rather than having to align multiple interests. However, wider requirements such as transport and infrastructure shared with other sites, or compliance with an area planning brief, or land assembly within a target area, may still apply to sites that are notionally under single control. Also, individual owners seeking to maximise the development value of their own site could work against wider needs or lead to long term non-development.
- 3.24 Vacant sites are equally likely to be publicly or privately owned (49% public, 45% private, 6% mixed). Derelict sites are dominated by private ownership in terms of area (79%) although less so by site numbers (54%), due to some very large derelict sites in non-public ownership. Public ownership could imply control over a site and thus its productive re-use; however public sector organisations may act in the same way as private owners in seeking best value (often highest price) for surplus sites²⁷. Private owners cover a broad spectrum of developers, owner-occupiers, former public bodies now privatised, and passive landowners. The ownership of 14% of all sites is listed as unknown.
- 3.25 Looking more closely at types of site ownership, the register provides further information on:
- 17 public sector categories, including Scottish Government, Health Boards and Local Authorities. Public sector on the register includes housing associations, although these are now classified as private sector bodies.
 - 10 private sector categories; however, most of those are former public sector including coal, steel, telecommunications, gas, railways and ports; in total there are 166 sites listed as being in private ownership which may have been privatised (or franchised). These account for 4.4% of sites and 22% of land on the register (skewed by large former minerals sites).
 - Other Private, listed separately from those former public sector organisations.
- 3.26 At least²⁸ 60% of sites and 66% of land is in current or former public sector (now privatised) ownership. The archetypal 'unwilling' private developer landowner, holding back the productive re-use of land through either abandonment or for hope value, may well exist, but does not account for the majority of vacant and derelict land.

²⁷ Disposal of surplus public sector land and buildings is governed by the Scottish Public Finance Manual, which does provide scope for best value to include non-monetary considerations.

²⁸ 'at least' because Other Private sites may have been acquired from the public sector at some point

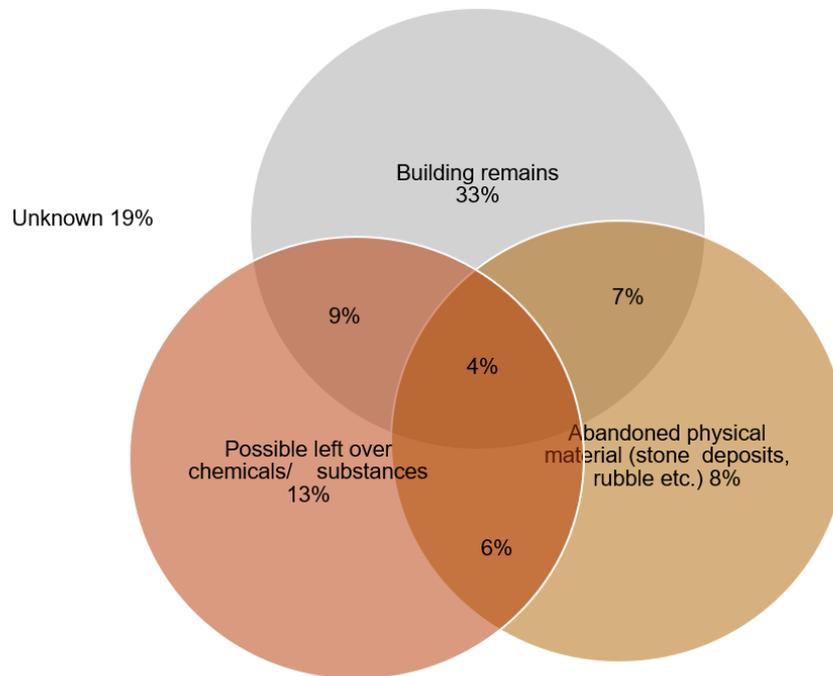
Categories of Site Dereliction

3.27 The Scottish Government's annual survey analyses site dereliction in three categories:

1. Building remains
2. Possible left over chemicals/ substances
3. Abandoned physical material (stone deposits, rubble, etc.)

A site may have more than one category of dereliction. Figure 10 analyses the 2017 survey and illustrates where derelict sites have one or more forms of dereliction (the middle 4% have all three forms of dereliction).

Figure 10: Forms of Site Dereliction (2017 survey)



Sources: V&DLS Survey 2017, adapted by Ryden

Just over half of derelict sites (54%) have only one form of dereliction, with building remains being the most common (33%). Approximately one-quarter (26%) have more than one category of dereliction, including 4% with all three types. A substantial 19% of sites have unknown types of dereliction. Although leftover buildings affect the largest number of sites, leftover chemicals/ substances affect a larger land area (not shown here). This will reflect the influence of larger, contaminated former industrial and minerals sites.

Sites Filtering

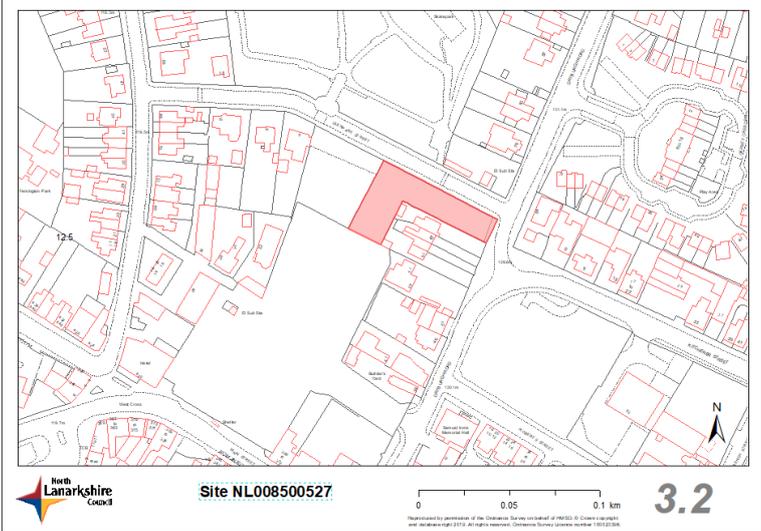
- 3.28 The analysis of the vacant and derelict sites portfolio presented above was discussed with the SLC, then by agreement was filtered using vacant/ derelict, duration vacant, location, size and ownership criteria. The intention of the filtering is to focus on a representative, transparent sample of sites, but with a focus on those which are:

Persistent and Problematic, but with Productive Potential (the 4 Ps).

Scotland's Most Average Vacant or Derelict Site

- 3.29 Using the filtering criteria, Scotland's most average vacant or derelict site is **South of Glenpark Street, Wishaw**, North Lanarkshire, a **0.18 hectare** (0.44 acre) former residential site in private ownership. Listed as having medium term development potential, the site is in data zone S01011401 (part of Wishaw North) which is ranked 1,915th of 6,976 in Scotland, with 1 being the most deprived.
- 3.30 Table 1 reviews this subject site. This aim is to understand what information is readily available to inform productive re-use, and any barriers to that. It is not a formal site assessment. The assessment is desk-top only using publicly-available information and was used to develop the approach used to assess the sample of sites in the next section. Table 1 is split into site, infrastructure (including services, engineering or remediation), planning and market (land and property) sections:-
- 3.30.1 The first barrier is the fragmentation of information. The (current) lack of a base map which can be related to the development plan and act as a portal to other data sources limits the use of the register. The information in Table 1 was pieced together without a common reference, using the site data on the register, its supporting OS dot/hatched maps, the Local Development Plan, Council planning portal, housing land audit and additional online mapping. A current project by the Scottish Government, Improvement Service and local authorities to use shapefiles in a map-based system parallel to the existing register will assist with defining and assessing individual sites.
- 3.30.2 From Table 1, it becomes clear that the small subject site forms part of a larger opportunity. The three sites are each listed separately in the vacant and derelict land spreadsheet. Their relationship only becomes apparent when searching the supporting maps.
- 3.30.3 The Wishaw site characterises a particular situation in Scotland's towns. It is neither a large former industrial site, nor a small community site, but a persistent urban gap site which has been vacant for many years and has failed to gain traction to secure a productive re-use.

Table 1: Site(s) at Glenpark Street, Wishaw

<p>Site</p>	<p>The street name, grid reference, land area and type of ownership are provided in the spreadsheet which accompanies the Vacant and Derelict Land Survey report.</p> <p>A map extract from the files accompanying the survey is shown. The subject site is 0.18 hectares. Plots 31, 55 and 264 scale to c.1 hectare. The register was inspected using street names, as the site numbers are not used. The sites are:</p> <ul style="list-style-type: none"> • The former Tesco site of 0.86 hectares. From the site size and Main Street frontage, this is plot 264. The site is in private ownership, has been vacant since 2009, and is developable in the short term. • Housing Site NLMW0775, Glenpark Street, 0.14 hectares, privately owned, vacant since 1986-90, formerly in manufacturing use with medium term development potential. Site reference NLMW0775 in North Lanarkshire Council's 2017 Housing Land Audit is a site of 0.16 hectares, east of 9 Glenpark Street, owned by a private individual with capacity for 5 houses. This is plot 31 which is now under construction for two detached houses (application 16/01403/FUL) and will be removed from the 2019 vacant and derelict land survey. • The subject site is therefore the irregularly shaped plot 55: <p style="text-align: center;">Photo of plot 55</p>  <p style="text-align: center;">Location plan of plot 55</p> 
<p>Infrastructure/ Regulatory</p>	<p>There are no obvious development constraints or barriers.</p> <p>Access looks to be available, but will depend on juxtaposition of adjacent land uses and access points.</p> <p>There are no undermining/ground condition issues recorded in the planning history on the Council portal.</p> <p>The register does not state what the nature of site dereliction is. All three plots on the map extract above are derelict, not simply vacant or vacant with buildings, so there may be unknown abnormal site conditions. One means of checking this could be via the previous planning consents, below.</p>

<p>Planning</p>	<p>The lack of a defined site 'red line' in the vacant and derelict land survey register hampered an initial review of the site, as that would be the point of reference in understanding the site boundaries and any potential constraints and opportunities. The site plan above is not part of the vacant and derelict land survey and was provided separately by North Lanarkshire Council.</p> <p>The 2012 North Lanarkshire Local Plan is currently being updated. As a broad guide, the site's location could be suitable in principle for a range of uses which are noted below under the market comments.</p> <p>There have been multiple planning applications on this cluster of sites:</p> <ul style="list-style-type: none"> • 2008: application for 64 flats (32 social, 32 for first-time buyers) across the whole site, refused by the local planning authority but granted on appeal to the Scottish Government • Approval in December 2013 for 21 dwellings and a 62-bed care home across the whole (three) site(s) • Approval in February 2015 for 20 short stay sheltered nursing units, for the former Tesco site 264 only • Approval in December 2017 for 2 detached dwellings on the allocated housing site 31 <p>The modified proposed LDP identified site 55 and the larger former Tesco site as an existing housing site to reflect the 2013 planning permission (albeit this has now lapsed). Site 55 which is now being developed was the northern access into the larger cluster of sites for this lapsed proposal.</p> <p>The area is also part of the Town and Large Centre identified as Wishaw in the Plan's placemaking policy where a range of uses would be acceptable subject to assessment thresholds set out in the accompanying Amount of Development Policy.</p>
<p>Market</p>	<p>The location between the town centre and Belhaven park could be appropriate for retail, leisure, business or residential (affordable, private, care) uses.</p> <p>Delivery of development would depend upon on market interest and value. Ryden suggests this should be a short term (1-5 years) opportunity. The site is rated in the register as having medium term (5-10 years) potential.</p>  <p>Ownership and control of the two remaining individual sites would need to be clarified to assess potential.</p>

3.30.4 In terms of productive potential for the three conjoined sites in Table 2:

- Infrastructure is not obviously a barrier (subject to investigations and confirmation of any conditions on previous planning consents).
- Planning policy should not be a barrier to a productive re-use or mix of uses. The site has had a number of planning consents in recent years.
- Ownership and market potential may be barriers given the number of attempts to develop the site(s). The proposed developer reportedly sold the former Tesco site to Wishaw and District Housing Association in 2010 after public funding was withdrawn. The register currently identifies ownership as private, but does not name the owner²⁹.

²⁹ Housing Associations were classified by the Office for National Statistics as public sector bodies in 2015, then reclassified as private organisations in 2017. This does not help to confirm whether the local housing association still owns the site.

- 3.31 In summary, the site forms part of a wider redevelopment opportunity which blights Wishaw town centre. These sites could be productively re-used in a coordinated manner with environmental, social and economic benefits. A number of beneficial proposals have been made since 2008, but none has progressed. There are no obvious infrastructure or planning barriers, but the site is yet to deliver any of a number of variant proposals.
- 3.32 The best sources to fully understand the barriers to delivery would be the site promoter(s)/ owner(s) and the local planning authority. This report has deliberately not made contact with those parties. The aim here is to understand what can be readily assessed and enhanced from available information.

4.0 Sixty Sites Assessment

4.1 The filters set out in Section 3 were used to identify a sample of 60 sites (see Appendix 2):

Table 2: 42 Derelict Sites

1.	Borrowmeadow Farm, Stirling, 33.8 hectares.
2.	Lochshore North, Glengarnock, North Ayrshire 29.71 ha.
3.	Kilbagie, Clackmannanshire, 19.26 ha.
4.	(former) Armitage Shanks, Barrhead, East Renfrewshire, 14.67 ha.
5.	(former) East Fortune Hospital, East Lothian, 13.87 ha.
6.	NACCO, Portland Road, Irvine, North Ayrshire, 12.58 ha.
7.	South of 6 Vaila Place, Glasgow, 9.91 ha.
8.	Monument Crescent, Prestwick, South Ayrshire, 9.01 ha.
9.	Westerhill Road, Bishopbriggs, East Dunbartonshire, 6.88 ha.
10.	Etna Road, Falkirk, 5.06 ha.
11.	Prinlaw Mills, Leslie, Fife, 4.25 ha.
12.	Cults Hill, by Pitlessie, Fife, 4.02 ha.
13.	Heatheryford Gardens, Plains, North Lanarkshire, 3.52 ha.
14.	Glaitness Road, St Ola, Orkney Islands, 3.47 ha.
15.	East Stevenston, North Ayrshire, 3.38 ha.
16.	Inches Road, Ardrossan, North Ayrshire, 3.31 ha.
17.	(former) Thermalite Works, Ferry Road, South Alloa, Falkirk, 3.09 ha.
18.	West Park Drive, New Cumnock, East Ayrshire, 2.83 ha.
19.	Southcroft Road, Rutherglen, South Lanarkshire, 2.83 ha.
20.	Burntisland Docks, Fife, 2.31 ha.
21.	Old Works, Ben Nevis Industrial Estate, Fort William, Highland, 2.26 ha.
22.	Ex Gasholder, Armadale, West Lothian, 2.13 ha.
23.	Former Gartloch Distillery, Chryston, North Lanarkshire, 1.98 ha.
24.	Greenlaw Farm, Greenlaw Hill, Carnoustie, Angus, 1.5 ha.
25.	West of Dee Street, Glasgow, 1.46 ha.
26.	Former Urray House, Great North Road, Muir of Ord, Highland, 0.82 ha.
27.	Site 4, Fullarton Drive/ Clydesmill Road, Glasgow, 0.74 ha.
28.	Gasworks Site, Mansefield Road, Hawick, Scottish Borders, 0.73 ha.
29.	Land behind the Coachmans, Belmont Road, Stranraer, Dumfries & Galloway, 0.66 ha.
30.	Site 1, Cunninghame Road, Farme Cross, South Lanarkshire, 0.63 ha.
31.	Old Ruins, Kinlochbervie, Highland, 0.51 ha.
32.	Ground at Monikie, Angus, 0.5 ha.
33.	Whitehill Industrial Estate, Glenrothes, Fife, 0.36 ha.
34.	Former Pentland Autos Site, George Street / Robert Street, Wick, Highland, 0.32 ha.
35.	Former Fish Works, Palmerston Road, Aberdeen, 0.29 ha.
36.	195 Victoria Road/ Butterbiggins Road, Glasgow, 0.26 ha.
37.	Land to the rear of Babylon Road, Orbiston, Bellshill, 0.21 ha.
38.	South of Glenpark Street, Wishaw, North Lanarkshire, 0.18 ha. (<i>example of 'most average' site used in Section 3</i>).
39.	Newarthill Road, Carfin, North Lanarkshire, 0.17 ha.
40.	The Anna, Pleasance/ Bridge Street, Jedburgh, Scottish Borders, 0.17 ha.
41.	Providence Brae, Bo'ness, Falkirk, 0.14 ha.
42.	St Johns Church Piedmont Street, Girvan, South Ayrshire, 0.1 ha.

Table 3: 18 Vacant Sites

43. Greendykes Road 2, Edinburgh, 6.68 ha
44. Ayrshire Central Hospital, Castlepark, Irvine, 5.88 ha.
45. Darnley Mains, Glasgow, 5.68 ha.
46. Meat Market (N), Belgrove Street/ Duke Street, Glasgow, 2.76 ha.
47. Kelburn Terrace, Kelburn, Port Glasgow, Inverclyde, 1.48 ha.
48. Clepington Road, Dundee, 1.42 ha.
49. Muirston, Meadowside, Beith, North Ayrshire, 1.17 ha.
50. Former primary school, Inverurie Road/ Howes Road, Dyce, Aberdeen, 0.94 ha. (<i>vacant land and buildings</i>)
51. Former playing field, Plains, North Lanarkshire, 0.87 ha.
52. Railway sidings, Normand Road, Dysart, Fife, 0.67 ha.
53. Former nursery, Oscar Road, Torry, Aberdeen, 0.53 ha.
54. Kildermorie Road, M8/ Westerhouse Road, Glasgow, 0.45 ha.
55. Deport, Carsphairn Road, Dalmellington, East Ayrshire, 0.4 ha.
56. Abandoned Compound – West, Unthank Road, Bellshill, North Lanarkshire, 0.36 ha.
57. Corsehill, Kilwinning, North Ayrshire, 0.35 ha.
58. North of St James Road at Castle Street, Glasgow, 0.32 ha.
59. Craigowan Road, Dundee, 0.17 ha.
60. Pearl Street ex-Fire Station, Callendar, Loch Lomond & The Trossachs, 0.1 ha.

4.2 The original extract from the vacant and derelict land survey for each site is included below the sites table in Appendix 2, in order to demonstrate the baseline in information provided in the register. Sites are presented as derelict, or vacant (including one which is vacant with buildings), then in size order. Sites are numbered 1-60 for this report and the numbering does not relate to the original sites register.

4.3 The sixty sites account for 1.6% of the register by number, and 2.0% by land area (234 hectares). The mean site size of 3.9 hectares in the sample compares with 3.2 hectares for the full 2017 survey.

4.4 Figure 11 provides a map of the site locations across Scotland. The expected concentration of vacant and derelict sites in West Central Scotland can clearly be seen. The colour-coding relates to site sizes:

Red flag = large site of 10 hectares or above

Yellow flag = medium site of 2-10 hectares

Blue flag = small site of less than 2 hectares

4.5 Identifying the sites is not straightforward. The references numbers in the register do not always match the supporting maps. The maps typically provide dots or shading, sometimes covering contiguous sites, and in 2017 provided no boundary plans, although this is currently being addressed by the Scottish Government and contributing local authorities using shapefiles³⁰. There are no cross-references to local development plans or planning portals. Multiple additional searches were required beyond the register data to definitively identify sites.

³⁰ The Improvement Service separately publishes SVDLS shapefile data (which requires an authentication key to access).

Figure 11: Locations of 60-sites sample



Sources: google / Ryden

- 4.6 As with the Wishaw example in Section 3, the appended assessments are not formal sites appraisals. They are screening reviews to inform an initial judgement of productive potential, and any immediate barriers to that re-use. The assessments have however benefited from expert input from Scottish Natural Heritage, SEPA, the Scottish Government (for supplementary data not published on the sites register) and local authorities against their contaminated land registers. **These views were provided in response to research requests by Ryden and are not warranted as factual statements for sites.** Ryden's teams identified and reviewed the sites, conducted planning and market reviews, and layered-in the third party information and additional data such as SIMDs, buildings at risk and listed buildings, all as shown in Appendix 2. No physical surveys, appraisals or consultations were undertaken and site owners were not contacted. The purpose of the site assessments is to **characterise the barriers and potential of the vacant and derelict sites and land survey.**
- 4.7 Table 4 overleaf (view at A3 / 200%) summarises the site assessments in Appendix 2. The "barriers" may lead to a site being **persistent and problematic**. The "potential" columns are the assessed opportunity for **productive re-use**. The main characteristics of the 60 sites in the sample are:
- 4.7.1 As set out in Tables 2 and 3, 42 sites (70%) are **derelict** while 18 sites (30%) are **vacant**.
- 4.7.2 Twenty (33%) of the sites are in public **ownership**, 33 sites (55%) are in private ownership and the ownership of the remaining 7 sites (12%) is unknown.
- 4.7.3 The 60-sites extract from the register at the end of Appendix 2 includes the period when each site was **vacated**. The unweighted mean is around 1990, ie. nearly 30 years ago (an exact mean cannot be calculated to the "pre-1980" sites). By decade, sites in the sample were vacated:
- 10 before 1980
 - 15 during the 1980s
 - 11 during the 1990s
 - 12 during the 2000s
 - 6 during the 2010s to date
 - 6 at unknown dates
- 4.7.4 The first potential barrier listed is **infrastructure**. Infrastructure comes in multiple forms, including sites services such as roads and utilities, strategic infrastructure such as roads networks and area-wide water/ drainage, community facilities such as schools (for housing sites) and environmental infrastructure such as SUDS. A full infrastructure assessment for a site is an extensive process via a range of agencies. Many urban sites will have been previously developed or in planned expansion areas, and may thus be partially serviced, but many will also require further investment in servicing, re-servicing or offsite infrastructure contributions to allow productive re-use. The site assessments leave infrastructure to be confirmed at a later stage.

Table 4: 60-sites sample assessments (see Appendix 2 for further sites information)

SITES	BARRIERS							POTENTIAL				
	Infrastructure			Flood Risk	Planning		Deprivation	Market				
Site Name	Infrastructure	Dereliction Type	Natural Heritage		Planning Policy	Listed or @risk	Multiple Deprivation	Housing (private)	Housing (social)	Commercial	Employment	Community
<i>Derelict Sites</i>												
1 Borrowmeadow Farm, Stirling		2										
2 Lochshore North, Glengarnock		unknown										
3 Kilbagie, Clackmannanshire		1,2,3										mainly farm
4 Former Armitage Shanks, Barrhead		2,3										
5 East Fortune Hospital, East Lothian		1										
6 NACCO, Irvine		2										
7 South of 6 Vailla Place, Glasgow		2,3										
8 Monument Crescent, Prestwick		unknown										
9 Former Oil Terminal, Bishopbriggs		unknown										
10 Etna Road, Falkirk		unknown										-
11 Prinlaw Mills, Leslie, Fife		1										
12 Former Limeworks, Cults Hill, Fife		1,2,3										
13 Heatheryford Gardens, Plains		1,3										
14 Glaitness Road, St Ola, Orkney		unknown										
15 East Stevenston, Stevenston		unknown										
16 Inches Road, Ardrossan		unknown										
17 Thermalite Works, Ferry Road, South Alloa		unknown										
18 West Park Drive, New Cumnock		3										
19 Southcroft Road, Rutherglen		2										
20 Burntisland Docks		3										
21 Old Works, Ben Nevis IE, Fort William		1,2										
22 Ex Gasholder, Armadale		unknown										
23 Former Gartloch Distillery, Chryston		1,3										
24 Greenlaw Farm, Carnoustie		1										
25 West of Dee Street, Glasgow		2					n/a	n/a	n/a	n/a		
26 Former Urray House, Muir of Ord, Highland		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a
27 Site 4, Fullarton Dr/Clydesmill Rd, Glasgow		2,3										
28 Gasworks Site, Mansfield Road, Hawick		1,2										
29 Land @ Coachmans, Belmont Rd, Stranraer		2										
30 Site 1, Cunninghame Road, Farme Cross		2										
31 Old Ruins, Kinlochbervie, Highland		unknown										
32 Ground at former B.R. Monikie, Angus		2,3										
33 Whitehill Industrial Estate 3, Glenrothes		1										
34 Former Pentland Autos, Wick, Highland		1										
35 Former Fish Works, Palmerston Rd, Aberdeen		1,3										
36 195 Victoria Rd/Butterbiggins Road, Glasgow		n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		n/a
37 Land @ Babylon Road, Orbiston, Bellshill		1					n/a	n/a	n/a	n/a		n/a
38 South of Glenpark Street, Wishaw		2										
39 NE of 117 Newarthill Rd, Carfin, Motherwell		1										
40 The Anna, Pleasance/ Bridge St, Jedburgh		2										
41 Providence Brae, Bo'ness		unknown										
42 St Johns Church, Piedmont St, Girvan		1										
<i>Vacant Sites</i>												
43 Greendykes Road 2, Edinburgh												
44 Ayrshire Central Hospital, Irvine												
45 Darnley Mains, Glasgow												
46 Meat Market(N), Belgrove St/ Duke St, Glasgow												
47 Kelburn Terrace, Kelburn, Port Glasgow												
48 Clepington Road, Dundee												
49 Muirston, Meadowside, Beith												
50 Former Bucksburn Primary School, Dyce												
51 Former St David's School Playing Field, Plains												
52 Railway Sidings, Normand Road, Dysart, Fife												
53 Former Torry Nursery, Oscar Road, Aberdeen												n/a
54 Kildermorie Rd, M8/Westerhouse Rd, Glasgow												
55 Depot, Carsphairn Road, Dalmellington												
56 Abandoned Compound(W), Unthank Rd, Bellshill												
57 Corsehill, Kilwinning												
58 North of St James Rd at Castle St, Glasgow							n/a	n/a	n/a	n/a		n/a
59 Craigowan Road, Dundee												
60 Pearl Street ex-Fife Station, Callendar												

NOTES

blank cell = unconfirmed at this stage

RAG ratings for barriers:

red signals significant challenges

amber signals some challenges

green signals limited known challenges

(this is the opposite to market potential opposite, where "green is good")

Categories of dereliction (1, 2, 3) are as noted in the main report, or are unknown

All dereliction is classed as red, pending further investigations, costings and remediation solutions

Natural designations affecting or in proximity to a site are shown as amber

For flood risk red= whole site affected; amber = part of site affected; green = site not affected

RAG ratings for market potential:

Green = prime market, demand anticipated, development potentially viable

Amber = 2ndary, 2ndhand market, development not viable (unless prelet/sold)

Red = regeneration market, may be demand but requires financial intervention

Blank = no appropriate land use

n/a = not applicable, for example site is already committed to a use or developed

4.7.5 The second potential barrier is the **nature of site dereliction** (for the 42 derelict sites only). Inspection of detailed data provided by the Scottish Government for these sites indicates:

- 11 of the 42 sites have the characteristics of their dereliction listed as Unknown/Not Applicable
- 8 sites have Category 1 dereliction only (leftover buildings in or on the land)
- 9 sites have Category 2 dereliction only (the presence of chemicals or other substances/elements)
- Abandoned physical material (rubble etc, Category 3) only affects 2 sites
- Notably, 11 sites have multiple forms of dereliction (4 sites have Categories 2 and 3; 3 sites have Categories 1 and 3; 2 sites have categories 1 and 2; while 2 sites have all three Categories).

This is a significantly challenged set of derelict sites. Less than half have a single form of dereliction (and a notable number of those have chemicals or other substances, which can be a major challenge). Just over one-quarter have multiple forms of dereliction and a further quarter are have unspecified dereliction. Generally speaking, this portfolio of sites is likely to have significant barriers to re-use in terms of full information, costings and remediation solutions.

4.7.6 The Scottish Environmental Protection Agency (SEPA) reviewed the 60-sites sample and provided a suite of datasets. These are also incorporated into Appendix 2 and Table 4. Across the sites sample:

- Only 4 sites are within 250 metres of protected RAMSAR³¹ wetland areas.
- Likewise 4 sites are within 250 metres of Special Protection Areas³² (SPAs, protected for rare or vulnerable species of birds).
- Also 4 sites are within 250 metres of a Special Area of Conservation³³ (SAC, designated under the Habitats Directive).
- 7 sites are within 250 metres of protected Sites of Special Scientific Interest³⁴.

These 19 **natural heritage** designations affect only 10 of the 60 sites. This is because some such as Burntisland Docks and the Former Themalite Works in South Alloa are within 250 metres of more than one protected area.

- Also using a search radius of 250 metres, SEPA identified **water bodies**. In total 57 of the 60 sites are in proximity to ground water, rivers or lochs. SEPA provided further information on the names,

³¹ <https://www.ramsar.org/about-the-ramsar-convention>

³² <https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-areas/international-designations/natura-sites/special-protection-areas-spas>

³³ <https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-areas/international-designations/natura-sites/special-areas-conservation-sacs>

³⁴ <https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-areas/national-designations/sites-special-scientific-interest>

classifications, pressures affecting and ecological potential of each water body, while noting that 250 metres proximity may mean that a water body may not be particularly close to a site.

- A significant number of the 60 sites are confirmed as being affected by **flood risk**. Three sites are fully within 1-in-200 years flood risk zones and are therefore classified as having medium to high risk of flooding; these are the former Thermalite works South Alloa, former Hawick Gasworks and The Anna Jedburgh. One site (Prinlaw Mills Leslie) has a large area within a 1-in-200 years flood risk zone. A further 11 sites have small areas or parts of the sites in such a zone, while a further 5 sites are not in a flood risk zone but have water bodies or known surface water runoff issues to consider. Thus 20 (one-third) of the sites in the 60-site sample have flood risk issues to consider or mitigate, while some other sites where information was not available may also have flood risks.
- **Contaminated land** was reviewed in three ways: the register dereliction category of 'leftover chemicals/ substances' - which includes non-contaminants - applies to 16 sites (Table 4); while SEPA has had contact with local authorities or has knowledge of 8 sites; and local authority contaminated land registers (where available) yielded 2 sites. The sources agree on some sites but are not consistent regarding others - for example two sites that are vacant rather than derelict have been subject to discussions with SEPA, and one of those is also on the local authority's contaminated land register. Due to the inconsistency of sources it has not been possible to add a yes/no contamination field to Table 4. Comments on each site are provided in Appendix 2.

- 4.7.7 Reviews of **planning policy** indicate that 37 sites (62%) have a specific development plan status, ie. they are allocated for a land use (these are classed as **green**). A further 17 (28%) are in areas where planning policy would consider appropriate development (**amber**). The balance of 6 sites (10%) are in locations where development would be resisted (**red**). The large majority (90%) of vacant and derelict sites in the sample are thus recognised by the planning system as suitable for development. Those rated as red for planning tend to be derelict former industry in locations that are not sustainable for new development (but of course may be suitable for greening / low impact uses). The notion that 'planning' is a barrier to re-use of vacant and derelict sites is challenged by this evidence. That perception may relate to securing a different, more profitable land use, and to regulatory or other burdens, rather than the planning system objecting to the principle of development.
- 4.7.8 The **large majority of sites are not marketed**. Some sites are actively being progressed for a new land use; some are committed/ reserved for re-use but are not yet being progressed; while others may not be in any condition or in a market area to merit the effort of marketing, or have not been considered by their owners for marketing.
- 4.7.9 **Listed Buildings and/or Buildings at Risk** are also noted here as a planning barrier. These would require re-use or redevelopment solutions, potentially presenting a complication and cost in comparison with a cleared vacant site. Building remains also formed part of the classification of types of dereliction, above. Few of the 60 sites have listed buildings or buildings at risk. Those that do are rated amber (6 sites, minor buildings or adjacency to listed buildings) or red (2 sites, Ayrshire Central Hospital and East Fortune Hospital) where significant structures are present on site.

4.7.10 **Deprivation** is included here as a barrier. Deprived areas are likely to have weaker economic demand for land use (and possibly also stigma / blight hampering investment prospects). Each site in the sample has been mapped on the **SIMD** and allocated its rank and decile:

- 32 sites are in the most deprived SIMD deciles of 1-4
- 24 are in deciles 5-7
- 4 are in deciles 8-10

The relationship between vacant & derelict sites and deprivation emerges strongly in the sample³⁵.

4.7.11 Each of the sites has been rated by Ryden's land and property agents (for **market potential**. A **red** (limited regeneration market requiring intervention), **amber** (market demand but viability challenging) or **green** (viable development market) assessment is used. Four³⁶ broad market sectors are assessed:

- Housing (private / market)
- Housing (social)
- Commercial (retail, leisure)
- Employment (industrial, offices)

4.7.12 Housing is the land use with most potential across the 60 sites. Private housing is generally the most financially attractive land use market, and in terms of affordable housing is backed by the Scottish Government's commitment to 50,000 new affordable homes over five years. Of the sites potentially available for development, only 12 *do not* have any housing potential across all tenures. It is important to note that market potential is assessed here separately from barriers - for example infrastructure and remediation requirements may be barriers at a given site, even where market potential is noted.

4.7.13 Commercial potential is less common (14 sites). Employment potential is noted at 19 sites, reflecting the fact that many of the sites were formerly in industrial use. Commercial and employment uses are smaller markets, are more locationally selective, and outside of city centres may not be financially viable unless built for an occupier. Thus these appear less in the potential site uses list than housing.

4.7.14 Sites are also rated for **green infrastructure potential**. This exercise was undertaken by Scottish Natural Heritage (SNH). Notably, green infrastructure potential is observed at 40 of the 60 sites (35 green and 5 amber). In some cases it is the whole site that offers greening potential, but for many a compatibility alongside appropriate development could be sought to deliver productive re-use.

³⁵ Using a Chi-Squared test of significance there is less than a 1 in 1000 chance that this is a random finding.

³⁶ A blank cell is left for the community's view of each site's potential, as it was not possible to garner those views using this desktop assessment methodology. It is nonetheless an important part of the sites assessment method.

- 4.7.15 It is important to note that a 'green' rating for any measure does not imply that a site has no further challenges, simply that the assessments have not picked up any abnormal impediments to their re-use. Sites may still face the same planning consent, infrastructure, design and viability challenges that many non-derelict sites must confront. Taken together, though, the Table 4 assessments provide a broad lens through which vacant and derelict site barriers and re-use potential can be viewed.
- 4.8 Beyond these summary characteristics, the most striking feature of the sample is how the sites tend to fit within **archetypes** that share common features due to their locations and/or former uses:

Peripheral Ex-Productive Sites (Archetype 1)

- 4.8.1 Many of the sites are former industrial facilities on the **periphery of typical Scottish towns (Archetype 1)**. These include Glengarnock (site 2), Barrhead (site 4), Irvine (site 6), East Stevenston (site 15), Ardrossan (site 16) and New Cumnock (site 18). In addition to being on the urban edge, these sites can be disproportionate to local market potential in terms of scale and financial value. Traditional industry tended to be land-hungry, and has left a legacy of large-scale challenges. For some large peripheral sites where their legacy use is long gone and market potential is weak, the wait for development demand may be questionable. The persistence of some former industrial sites may be both a cause, and an effect, of economic decline.

(Inner) Urban Ex-Industry (Archetype 2)

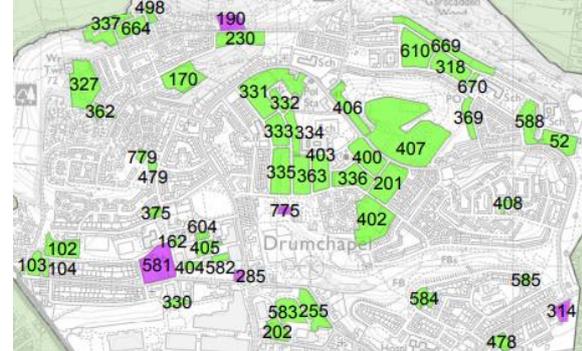
- 4.8.2 Moving into towns and cities, **Archetype 2 is (Inner) Urban Ex-Industry**. These may be long-gone industrial uses such as Vaila Place, Glasgow (site 7) or Providence Brae, Bo'ness (site 41); more typically however they are in urban industrial estates which have contracted, for example in Rutherglen (sites 19 and 30), Glasgow (site 27) and Bellshill (site 50). Some traditional industrial estates have diversified into trades counters, car showrooms and other commercial uses, but many others still have vacant and derelict sites of these types, forming part of the employment land supply.

Former Community Uses and Public Infrastructure (Archetype 3)

- 4.8.3 **Archetype 3 is Former Community Uses and Public Infrastructure**. As the methodology develops, it may be that these become two distinct archetypes. Former community uses include churches (site 42, Girvan), healthcare (site 44, Irvine), education (site 50 Dyce and 51 Plains). Former public infrastructure (some now privatised) sites include an oil depot (site 9, Bishopbriggs), gasholders (site 22, Armadale and 28, Hawick) and railway (site 32 Monikie and 52 Dysart; also site 25, Glasgow – see Archetype 8). Rationalising and modernising community and public infrastructure continually adds to the vacant and derelict land register. Ongoing public sector activity such as schools programmes, remaining NHS estates investments and depots rationalisations will yield further sites. Where these have an agreed medium term future, they may be better suited to Archetype 8 (below.)

Housing Regeneration Sites (Archetype 4)

- 4.8.4 **Housing Regeneration Sites are Archetype 4.** Sites in the sample include Plains (site 13), Carfin (site 39), Edinburgh (site 43) and Easterhouse in Glasgow (site 54). Housing regeneration areas shows the scale of this challenge; Drumchapel in Glasgow (pictured) is peppered with around fifty sites, nearly all vacant rather than derelict. Drumchapel has a current resident population of around 13,000, against a design population of 30,000. Many housing regeneration areas have similar challenges, although usually on a smaller scale. Housing regeneration sites are though a well-recognised challenge and many such as Edinburgh's 21st Century Homes (4 former Council housing estates) and Glasgow's Transformational Regeneration Areas (8 estates) are already being addressed. Other areas and sites with active regeneration programmes may require fresh approaches.



Town Centre Gap Sites (Archetype 5)

- 4.8.5 The Wishaw site identified earlier as Scotland's most average site raised the expectation that **Town Centre Gap Sites (Archetype 5)** might feature strongly in the sample. However, only sites in Jedburgh (site 40) and Callendar (site 60) were added. There are probably two reasons for this: first, the filtering was skewed away from smaller vacant sites, which may be more common in town centres; and secondly, rising property vacancies in traditional town centres may not yet have led to large number of vacant and derelict sites. Town centre gap sites may be an increasing blight, yet are in the right locations for productive development, community or other re-use.
- 4.8.6 The final three archetypes are those that potentially may not be priorities. These are:
- **Leftover Land (Archetype 6)** is where previous infrastructure and / or buildings has left what are effectively not development plots (although they might form part of a green network). Examples are noted in Kinlochbervie (site 31), Bellshill (site 37), Glasgow (site 58, although it has a current use) and Dundee (site 59). West of Dee Street in Glasgow (site 10) also initially appears to fall into the leftover land category, but upon closer review is a protected transport corridor.
 - Some sites are **Extra-Urban and Specialist Former Land Uses (Archetype 7)**. These are typically large, historic, specific land uses in the countryside which are not part of any existing or proposed settlement. Examples such as East Fortune (site 5), Pitlessie (site 12), St Ola (site 14) and Chryston (site 23) were once active. However, such sites may no longer be in preferred, sustainable areas for new activity, unless it is low intensity amenity land or suitable energy production (for example). They are simply legacies of former land uses.

- Finally, **Archetype 8 is Committed or Reserved Sites**. An annual survey will always identify some sites which are close to re-use. Archetype 8 is sites that are not yet re-used, but are nonetheless prioritised for a defined purpose. These include Falkirk (site 10, consented for housing) and West of Dee Street, Glasgow (site 25, reserved for road infrastructure). Sites such as Meat Market (N) in Glasgow (site 46, a City Region Deal project) are in active investment programmes. Such sites are not necessarily 'solved', as in some instances the Task Force might bring further focus, but the archetype seeks to recognise that the sites are already prioritised.

The dynamic nature of the vacant and derelict land register was highlighted during final site checking with local authorities, which confirmed that site 37 (Bellshill) is now re-used as open space and site 60 (Callendar) is now being developed for social housing.

These three archetypes are described as "remaindered".

4.9 The sixty sites are grouped by archetype in Tables 5 and 6.

Table 5: Archetypes and Sites Selected *Sites in italics are allocated to the closest match*

1. Peripheral Ex-Productive Sites	2. (Inner) Urban Ex-Industry	3. Former Community Uses and Public Infrastructure	4. Housing Regeneration Sites	5. Town Centre Gap Sites
1. <i>Borrowmeadow Farm, Stirling (not strictly industrial)</i>	7. Vaila Place, Glasgow	9. Westerhill Bishopbriggs	13. Heatheryford Gardens, Plains	38. Wishaw Main Street
2. Lochshore, Glengarnock	19. Southcroft Road, Rutherglen	22. Ex-Gasholder, Armadale	33. Whitehill Industrial Estate 3, Glenrothes	40. The Anna, Pleasance/ Bridge Street, Jedburgh
3. Kilbagie, Clackmannanshire	27. Site 4, Fullarton Drive/ Clydesmill Road, Glasgow	28. Gasworks Site, Mansefield Road, Hawick	39. Land north-east of 117 Newarthill Road, Carfin, Motherwell	60. Pearl Street ex-Fire Station, Callendar
4. Former Shanks site, Barrhead	29. Land behind the Coachmans, Belmont Road, Stranraer	32. Ground at former B.R., Monikie, Angus	43. Greendykes Road 2, Edinburgh	
6. NACCO, Irvine	30. Site 1, Cunninghame Road, Farme Cross, Rutherglen	42. St Johns Church, Piedmont Street, Girvan, South Ayrshire	54. Kildermorie Road, M8/ Westerhouse Road, Glasgow	
11. Prinlaw Mills, Leslie	34. Former Pentland Autos site, George Street/ Robertson Street, Wick (ex-commercial site)	44. Ayrshire Central Hospital, Castlepark, Irvine		
15. East Stevenston	35. <i>Former Fish Works, Palmerston Road, Aberdeen</i>	50. Former Bucksburn Primary School, Inverurie Road/ Howes Road, Dyce, Aberdeen		
16. Inches Road, Ardrossan	41. Providence Brae, Bo'ness, Falkirk	51. Former St David's School Playing Field, Plains, Airdrie		
17. Thermalite Work, Ferry Road, South Alloa	47. Kelburn Terrace, Kelburn, Port Glasgow (residential reallocated for industry / business)	52. Railway Sidings, Normand Road, Dysart, Fife		
18. West Park Drive, New Cumnock	56. Abandoned Compound – West, Unthank Road, Bellshill	53. Former Torry Nursery, Oscar Road, Aberdeen		
21. Old Works, Ben Nevis Industrial Estate, Fort William	57. Corsehill, Kilwinning (may be formerly commercial)	55. Depot, Carsphairn Road, Dalmellington		
24. Greenlaw Farm, Greenlaw Hill, Carnoustie				
48. Clepington Road, Dundee (though site now enclosed by city)				
49. Muirston, Meadowside, Beith (though site now enclosed by town)				

Table 6: Archetypes and Sites Remaindered

6. Leftover Land	7. Extra-Urban and Specialist Former Land Uses	8. Committed or Reserved Sites
<p>31. Old Ruins, Kinlochbervie</p> <p>37. Land to the rear of Babylon Road, Orbiston, Bellshill (allocated for residential but classed as not developable)</p> <p>58. North of St James Rd at Castle St, Glasgow (though in use currently)</p> <p>59. Craigowan Road, Dundee</p>	<p>5. East Fortune Hospital, East Lothian</p> <p>12. Cults Hill, Pitlessie, Fife</p> <p>14. Glaitness Road, St Ola, Orkney Islands</p> <p>23. Former Gartloch Distillery, Chryston</p>	<p>10. Etna Road, Falkirk</p> <p>20. Burntisland Docks</p> <p>25. West of Dee Street Glasgow</p> <p>26. Former Urray House, Muir of Ord, Highland</p> <p>36. 195 Victoria Road / Butterbiggins Road, Glasgow</p> <p>45. Darnley Mains Glasgow</p> <p>46. Meat Market (N), Belgrove Street/ Duke Street, Glasgow</p>

4.10 These proposed archetypes are based upon a sample of 1.6% of sites on the 2017 register. Knowledge of the register and particularly problematic types of sites suggests that continued analysis would potentially yield disaggregation into **further archetypes**, such as:

- Major former hospitals.** A wave of new building has left former hospitals, asylums or sanatoriums surplus to healthcare requirements. These were often built on the edge of or away from settlements. Some have been swept into the urban area and re-used - for example Edinburgh's Craiglockart, Glenlockart and City Hospitals were (deliberately) on the city outskirts when built and are now re-used for higher education and housing, while Glasgow's Western Infirmary is in the process of being re-used for higher education. Large former hospital sites in other locations can however persist as vacant and derelict – examples in this report include East Fortune (site 5), Ayshire Central Hospital (site 44, partly vacant), Killearn Hospital (a case study in Section 7) and Bangour and Law Hospitals (mentioned in the survey in Section 6).
- Infrastructure assets.** These are currently included with the former community uses archetype. However they may be distinct in that they are not buildings or development plots, but may be large former operational assets such as power generation/ storage/ distribution infrastructure and transportation land and networks. In physical market terms they may be challenging to redevelop with dismantling, site remediation and re-servicing potentially required. Infrastructure assets are also owned by a unique mix of regulated organisations which were either privatised, are a mix of public infrastructure and private services, or are publicly-owned. This is a large ownership grouping within the vacant and derelict land register.

- **Very large contaminated sites.** Some former industrial sites have a particularly challenging history. Well-known examples include the east end of Glasgow / Clyde Gateway, Ravenscraig (former steelworks) and Carless (former oil depot) in West Dunbartonshire. For these sites the land use solution is inevitably bound-up in the remediation and restoration strategy, and may range from naturalisation or recreation to selective or comprehensive development. Intervention is required to re-use sites of this complexity, where in some instances the challenge goes well beyond dereliction to affect public health, requiring a public goods approach.

4.11 In addition to the analyses and archetypes above, a number of thematic points can be made about the 60 sites sample:-

4.11.1 **Site assembly opportunities** are not always obvious from the register, but could lead to larger and potentially more viable developments in some instances which could include mixed uses and new public areas. The Wishaw (site 38) and Carfin (site 14) examples are noted in this category. Also the housing regeneration areas (Archetype 4, paragraph 4.8.4) where large numbers of typically vacant rather than derelict could benefit from an area-based, programmatic approach.

4.11.2 There also may be potential for a **programmatic approach** where one organisation has large numbers of sites across different areas, such as public agencies or transport / utilities – for example 3 of the 60 sites are from the Beeching Cuts to the rail network in the 1960s and two are recently decommissioned gasholders. NHS Scotland and Scotland Futures Trust have partnered on an approach to c.300 surplus former healthcare sites (including the large former hospital sites noted above as potential further archetype).

4.11.3 There may be a ‘churn’ of **vacant sites in active urban markets** such as former schools and housing gap sites. Some may re-used comparatively quickly, rather than staying on the register over the long term. However, some vacant sites can also have serious challenges, for example with infrastructure, consenting and viability. Nonetheless, by recording all urban vacant land of 0.1 hectares or larger, sites for early re-use are captured as well as much more challenging, persistent and problematic sites.

4.11.4 The same principle would apply to **agricultural land** which becomes ‘vacant’ on the register at the point when it is zoned in a local development plan, but is not yet developed. The intention is to develop the land, but it is simply at an early stage and is not necessarily a stalled or problematic site (although strategic infrastructure costs can be a challenge for greenfield sites).

4.11.5 Finally, it may seem that the sample has identified **anomalies**. Many of the sites do indeed appear to have peculiar challenges – long term derelict ex-industry outside of settlements, remote locations with dubious prospects and leftover land strips from legacy activities. From inspection and knowledge of the wider survey and sites register, though, it is likely that any similar exercise would yield an equally diverse range of sites.

Progressing Sites

- 4.12 The 60-sites assessment has shown how the raw data in the register can be enhanced to understand, on a desk top the barriers to and potential for re-use of vacant and derelict sites. This is simply a first step though, to identify whether a site may potentially be selected for formal appraisal and potentially prioritised for action, such as a planning application, acquisition/joint venture, or funding bid.
- 4.13 Formal appraisal is complex and will involve a range of specialist inputs, including *inter alia*: technical investigations of site conditions and services; formal planning policy assessments; exploratory discussions with the landowner; a costed plan to deliver a serviced site with appropriate consents; market / re-use reviews, viability and funding appraisals; and socio-impact assessment to consider wider benefits – these wider benefits are particularly relevant to long term, disproportionately large former productive sites on the edges of settlements, as any acceleration in their re-use is likely require a balance of market uses and place-making.

5.0 Re-Use of Vacant & Derelict Sites

Introduction

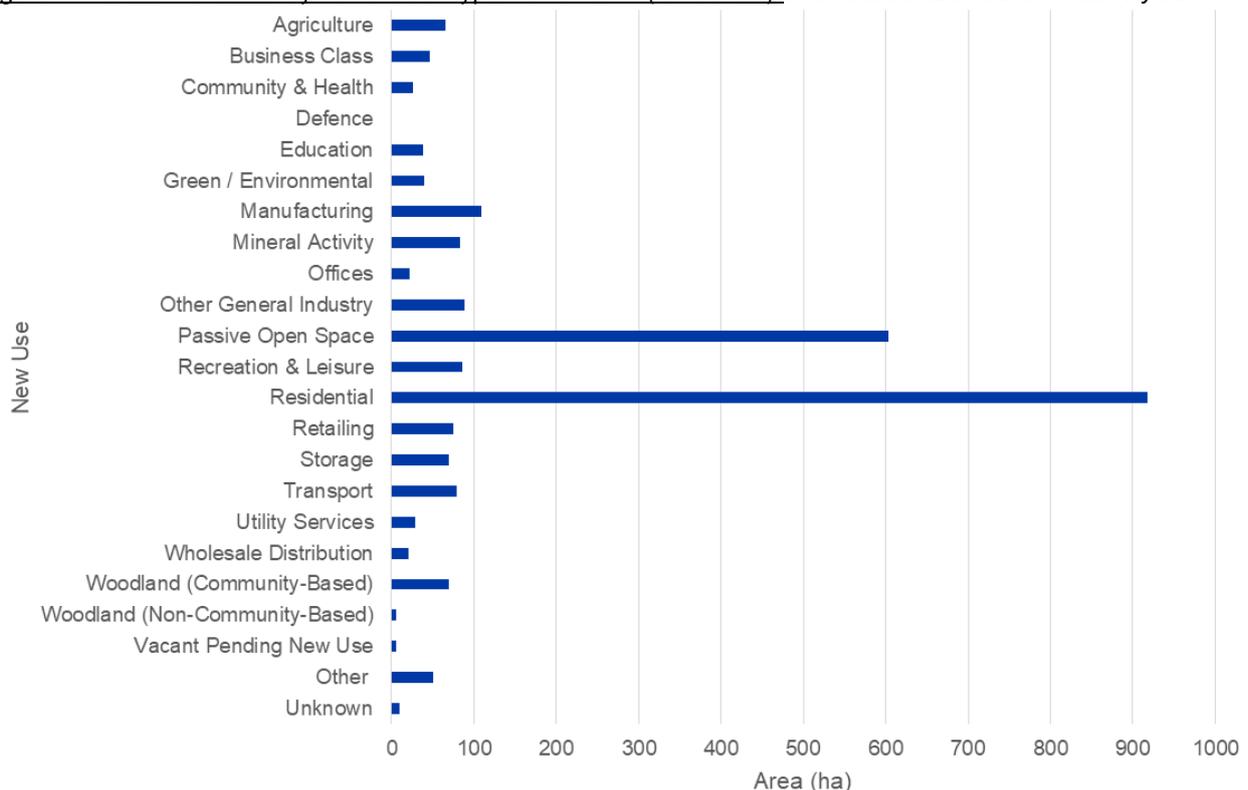
5.1 The annual published survey includes summary analyses of the re-use of vacant & derelict sites. As elsewhere, this report does not repeat those annual publications. Instead, it utilises underlying data provided by the Scottish Government to understand where re-use of sites is successfully being achieved, and how that compares to the vacant and derelict sites portfolio.

5.2 Sites re-use data from 2013 to 2017 inclusive was analysed. The aim is to assess broadly 'normal' market conditions, rather than during the market boom to 2007 or the extended crash post-2008.

Summary Re-Use Analysis

5.3 Figure 12 shows land areas re-used by land use type over the 5-year period. A total of 2,120 hectares of land has been removed from the sites register, equivalent to an average of 424 hectares each year. Residential use is by far the largest re-use category, accounting for 917 hectares (36%) of take-up. Passive open space is next largest, although that is inflated by an exceptional re-allocation of 506.4 hectares at Bishopton in Renfrewshire (the former Royal Ordnance factory, now a new settlement). Other land uses may look small by comparison, but each typically delivers a number of hectares take-up each annually across Scotland. This is a large and active market, but is working against a huge backlog of land, and a continuing rate of around 80 sites per annum being added back to the register.

Figure 12: Sites Re-Used by Land Use Type 2013-2017 (land area) Sources: Scottish Government/ Ryden



5.4 The characteristics of these sites re-used 2013-2017 inclusive are:

5.4.1 1,570³⁷ individual sites were re-used. This averages 314 each year, equivalent to 8% of the 3,731 sites on the register. The total land area re-used is 2,570 hectares, yielding an annual average of 514 hectares and a mean site size of 1.64 hectares (the Bishopton outlier accounts for 20% of each figure). This is half of the 3.2 hectares mean size of sites on the 2017 register, meaning that land take-up equates to 4% annually. Sites re-used are smaller than all available sites; this is due to partial or phased re-use, and the skewing effect of exceptionally large former surface coal mines.

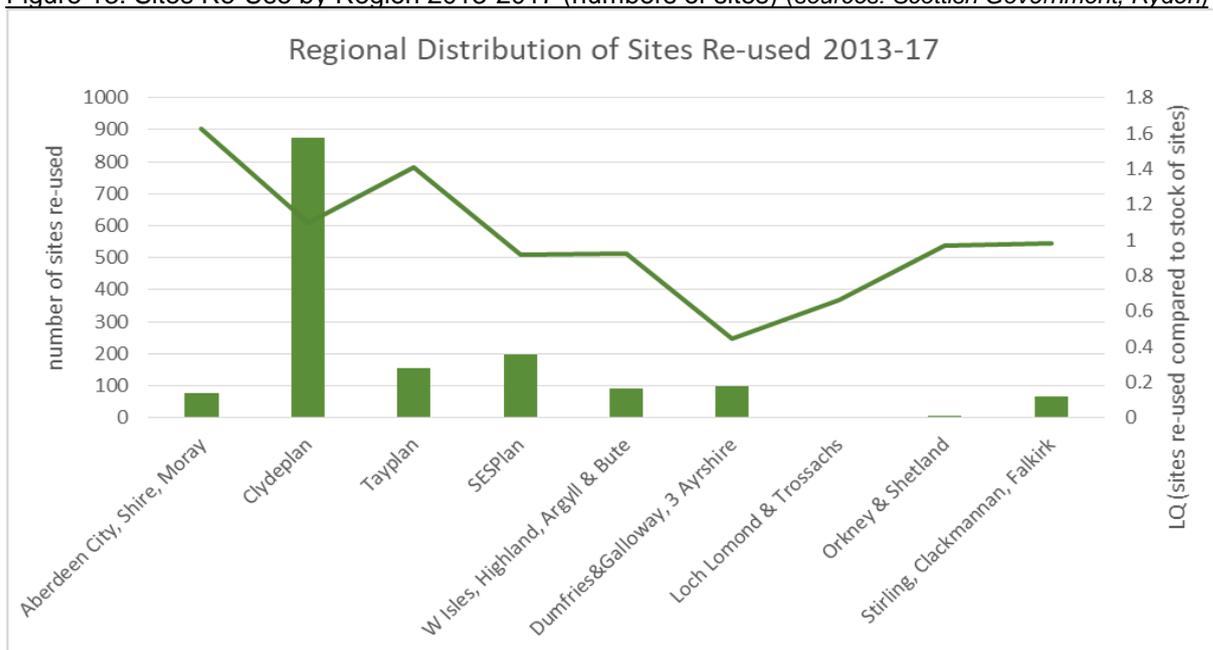
5.4.2 Figure 13 allocates re-used sites to the regions. A location quotient (LQ) is calculated between each region's current (2017) supply of sites and the number taken-up 2013-17 and shown by the line on Figure 13. An LQ of 1.0 would indicate that a region is matching the national average for sites re-used:

- High LQs are observed in Aberdeen City, Shire & Moray (1.6) and in TayPlan (1.4). This means that, in comparison with their stock of vacant and derelict sites, the rate of re-use of sites is faster.
- Low LQs are noted in Dumfries & Galloway and the Ayrshires (0.4).
- Other regions' re-use of sites are broadly in balance, with LQs of 0.9 – 1.1.

Although market conditions will affect how sites are re-used in any given region, it appears that productive re-use is being achieved at quite a consistent rate across most of the country.

5.4.3 In terms of site numbers, re-use was highest in Glasgow (316 sites re-used 2013-17, 20% of the total) followed by North Lanarkshire (207 sites, 13%). No other local authority recycled more than 100 sites over the period, although South Lanarkshire (95) and Dundee (93) came close.

Figure 13: Sites Re-Use by Region 2013-2017 (numbers of sites) (sources: Scottish Government, Ryden)



³⁷ From an original list of 1,704 sites re-used, Ryden removed 17 sites which were re-used before 2013 but only captured that year, and 117 sites taken off the register for definitional reasons rather than being productively re-used.

5.4.4 Looking at the previous status of the sites which were re-used:

- The majority by number, 879 (56%), were previously vacant (including with buildings). In the current register 48% of sites are vacant. The mean size of a re-used vacant site is 0.9 hectares.
- The remaining 681 sites (43%) were previously derelict. In the current register 52% are derelict. The mean size of a re-used derelict site is 2.6 hectares.

Although both vacant and derelict sites are being re-used, the analysis suggests a skew towards smaller and less problematic vacant sites being re-used more readily than derelict sites.

5.4.5 Large sites being re-used affect the analysis. The 59 re-used sites of 5 hectares or larger total 1,319 hectares, or 51% of the total 2,570 hectares. The former Royal Ordnance Factory at Bishopton accounts for c.600 hectares of all take-up over this period, including the naturalised 506 hectares noted above. Other notable large sites re-used include the naturalised former Dunstonhill opencast coalmine in East Ayrshire (93 hectares), the Nigg fabrication yard in Highland re-used for manufacturing (67 hectares), and a range of further quarries, tips, bings, railyards, opencast mines and former hospitals. Excluding sites larger than 5 hectares, the residual 1,511 sites re-used average 0.83 hectares (2 acres).

5.4.6 Re-used sites can be analysed according to when they fell vacant. This can be mapped onto Figure 6 (Section 3, page 13), to assess whether sites are being re-used equally irrespective of how long they have been vacant, or there is a pattern to their re-use. Using the quotient approach by comparing the 1,570 sites re-used with the 3,731 in the 2017 survey:-

- Sites vacated before or during the 1980s are 87% re-used compared with all sites re-use – ie. they are less re-used than their share of sites in the survey would suggest.
- Moving forward, for sites from the 1990s, the re-use quotient is 101% - ie. they are marginally more re-used than their share of the survey would suggest.
- Most recently, sites vacated in the 2000s or in the 2010s to date are respectively 105% and 106% represented – ie. they are more re-used than their share of the survey would suggest.

The analysis shows that re-used sites are more likely to have been vacated comparatively recently, while re-use of sites vacated three or more decades ago is somewhat less likely – ie. they persist.

5.5 In summary, there is widespread and substantial re-use of vacant and derelict sites across Scotland. Around 4% of land is re-used on a gross basis each year. However, there is more re-use of (possibly easier) vacant, smaller and more recent sites, and by corollary a somewhat lower re-use rate for older, larger and (probably more difficult) derelict sites. While the overall position is encouraging, the **persistence of problematic sites** is also supported by the analysis.

5.6 Given the importance of residential development in re-using sites as seen on Figure 12 above (and noted later in Section 7's survey), a sub-sectoral analysis has been conducted:-

5.6.1 680 sites (43%) were re-used for residential purposes 2013-17. A site being removed from the register does not necessarily confirm that all housing units have been completed on that site.

5.6.2 There is a very strong concentration of residential development³⁸ - 62% (421 sites) - in the Clydeplan area. Glasgow City alone accounts for 26.5% (180 sites). Only North Lanarkshire with 103 sites re-used for residential development comes close to this. Other regions have modest residential re-use by comparison – for example SESPlan 81 sites, TayPlan 58, Stirling / Clackmannan / Falkirk 36 sites.

5.6.3 Formerly derelict sites account for 44% of those re-used for housing, and vacant sites 56%. As with all site re-use, there is a skew towards re-using vacant rather than derelict sites for residential use (accepting that there may be environmental limitations on residential re-use of some derelict sites).

5.6.4 A quotient analysis of the success in re-using sites from different eras tests whether this is skewed towards newer vacancies or also longstanding sites. The analysis is powerful for residential re-use:

- Sites vacated pre-1980s are only 0.37 re-used among the 680 residential sites, compared with the average of 1.00 re-use across all dates vacated. This means that sites already unused for more than 40 years are much less likely to be developed for residential use.
- Sites vacated during the 1980s have a residential re-use quotient of 0.60, ie. are also less likely to be re-used than across the full sites portfolio.
- 1990s' sites have a 1.08 quotient for re-use for residential; ie. are more likely to be re-used.
- 2000s' sites have a 1.25 quotient for re-use for residential; ie. are much more likely to be re-used.
- 2010-17 sites have a 1.29 quotient for re-use for residential; ie. are most likely to be re-used.

It is clear from this analysis that the more recently a site was vacated, the more likely it will have been redeveloped for residential use. This lends weight to the view of **persistent sites not being redeveloped for the main active residential land use**, while more recently vacated sites are more readily churned quickly back into the market ('recently' being a relative term, as some of those sites may be vacant for a decade or two). A site vacated since 2010 is three-and-a-half times more likely to be re-used for residential development than a site vacant since before 1980. The implication is that residential re-use may be less effective (or perhaps less feasible) at long term vacant and derelict sites which may have particular challenges blocking their re-use.

³⁸ An analysis of housing completions and tenures of housing delivered on this formerly vacant and derelict land would be interesting, but would require a mapping onto housing land audits to definitely show what was delivered and how.

- 5.7 During the final production of this report, the Scottish Vacant and Derelict Land Survey 2018 became available. The total land area included in the survey is now 11,037 hectares (a fall of 6% since 2017) across 3,548 sites (a fall of 5%). The total reflects re-use of sites which exceeded the addition of new sites over the past 12 months:
- 5.7.1 Of 350 hectares re-used 2017-18, 51% of sites (163 of 318) and 55% of land (194 hectares) was taken for residential use. A further 632 hectares was naturalised, 89% of which was at former open-cast coal sites in East Ayrshire.
- 5.7.2 Additions to the register comprised 187 hectares of new sites and a further 79 hectares (net) which was added through changes to existing sites and definitions.

6.0 Local Planning Authority Survey

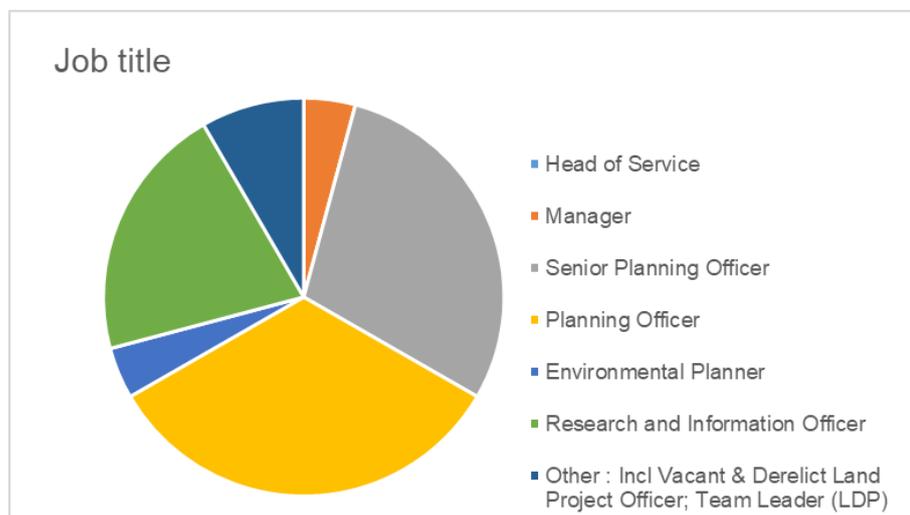
Introduction

6.1 A Vacant & Derelict Land online survey was issued to 33 Scottish local planning authorities. The person responsible for compiling the annual Scottish Vacant & Derelict Land survey return for each authority was contacted. The survey secured a high 72% response rate (24 responses), including from those authorities with notably large vacant & derelict land portfolios. The aim of the online survey was not to replicate data from the annual survey, but rather to harvest local authorities' understanding of the nature, potential of, and barriers to the re-use of their area's sites.

6.2 The analysis below provides the combined responses to each survey question. Where free text or supplementary comment was requested, a summary review of those written responses is also provided. As an indication of the depth of interest in this topic among local authorities, the survey attracted more than 7,000 words of written comment.

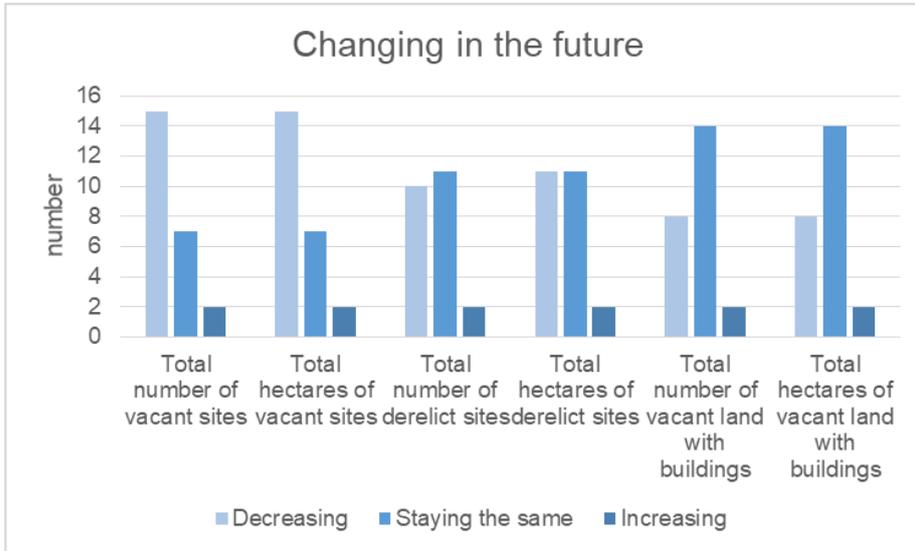
Survey Results

6.3 **Question 1. Please select your job title.** A significant majority of respondents are senior planning officers or planning officers. Five respondents are research and information officers.

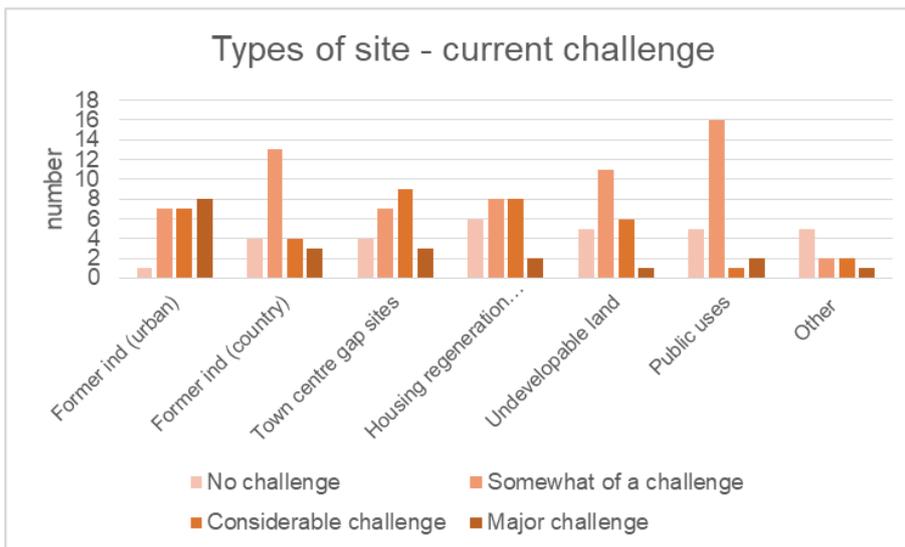


6.4 **Question 2** asked the respondents to summarise the number and hectares of vacant and derelict sites on their current Vacant and Derelict Land Survey return. This data was already available and simply provided a baseline within the survey for respondents to provide their views.

6.5 **Question 3** asked to what extent the number and hectares of types of sites are expected to change in the future. The majority felt that these would either decrease or stay the same (see chart below). This implies that the peak of creating new vacant & derelict sites may be passing, although vacant sites with buildings are expected to increase.

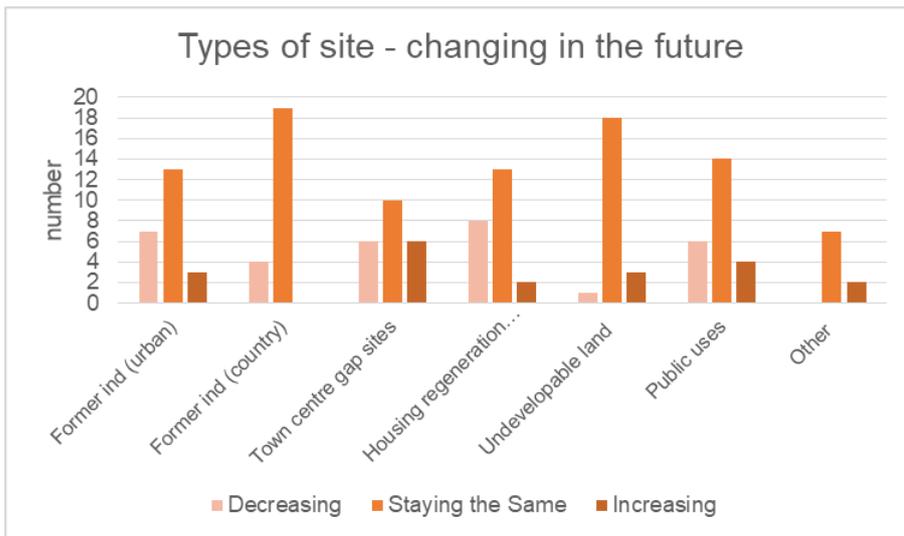


6.6 **Question 4** asked to what extent types of sites are CURRENTLY a challenge. A selection of site types were provided with the option to rate these from 'No challenge' to 'Major challenge'. Former industrial sites in urban areas present the greatest challenge. Town centre gap sites and housing regeneration site are also notable challenges. Industrial sites in the countryside and undevelopable land are also challenges. Sites formerly in public use are felt to be the least challenging.

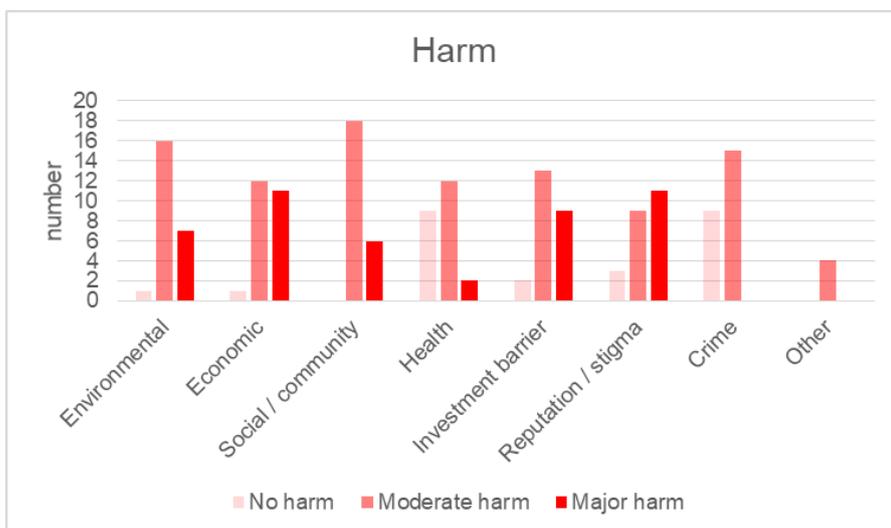


Other types of currently challenging sites mentioned were airfields/air bases, housing developments stalled due to market failure and sites with heritage constraints such as listed buildings.

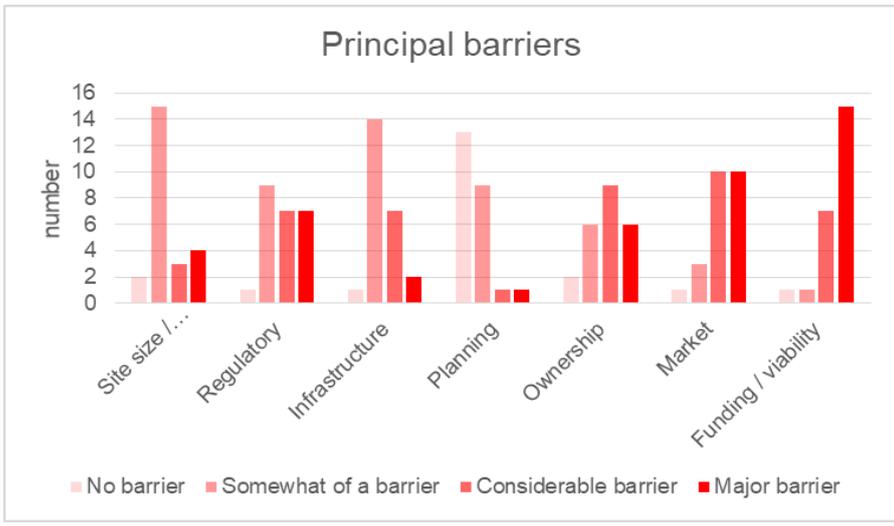
6.7 **Question 5** asked to what extent these challenges may change in the future. The balance of responses is slightly towards a decrease in vacant & derelict sites, which is consistent with the responses to Question 3. On balance, industrial and housing regeneration sites are expected to become less of a challenge. No overall decline is anticipated in the challenges of town centre gap sites, and the mix of responses those locations is consistent with the very different performance of town centres across the country. Undevelopable land is also expected to persist as a challenge. Public uses are quite balanced, perhaps reflecting an expectation that the modernisation of public services will continue to release land.



6.8 In **Question 6** respondents were asked to rate the harm caused by vacant & derelict land in their area. Responses are skewed towards moderate to major harm across environmental, economic, community and investment categories. Impacts upon health and crime were less notable, at least as a general observation across all types and locations of vacant and derelict sites.



6.9 **Question 7** asked the principal barriers to re-use of sites. Markets and funding / viability are seen as Considerable or Major barriers. Ownership and regulatory barriers are also considerable. Site sizes, configuration and infrastructure were less of a barrier. Planning was rated as the lowest barrier, although this may in part reflect planning officers' familiarity with their planning system and local sites.



6.10 Respondents were asked to expand on these barriers to the re-use of sites. Market demand and viability were reported as the key issue. Other challenges such as flood risk, demolition / building re-use or contamination are seen as compounding this – these are less absolute blockages, and more part of (and compounding) the overall viability challenge:

*“While some sites are constrained by one or a combination of contamination, ownership and site size/configuration, **low market demand and limited availability of funding for remediation/redevelopment are the key barriers**, as there is little opportunity to address the former without the latter.” (our bold)*

6.11 In more remote or weaker markets, site-specific challenges can be enough to undermine viability. Where a site with challenges holds little market interest or the end value is insufficient:

“speculative up-front Phase II intrusive site investigation costs are a considerable obstacle”

Another respondent notes that many sites in their area have persisted since the vacant & derelict land survey began, as it appears to be uneconomic for the market to deal with major former industrial contaminated land. However, even where sites are readily developable – one respondent notes a portfolio of former schools – funding and viability may still be barriers.

*“**Market forces do not provide a strong enough impetus within our particular area to viably catalyse redevelopment and overcome site constraints.**” (our bold)*

6.12 Respondents mentioned that landowners' 'hope value' expectations for a financial return on their sites are a common barrier. Developable sites can be:

"owned or controlled by parties who are not currently looking to release the sites for development".

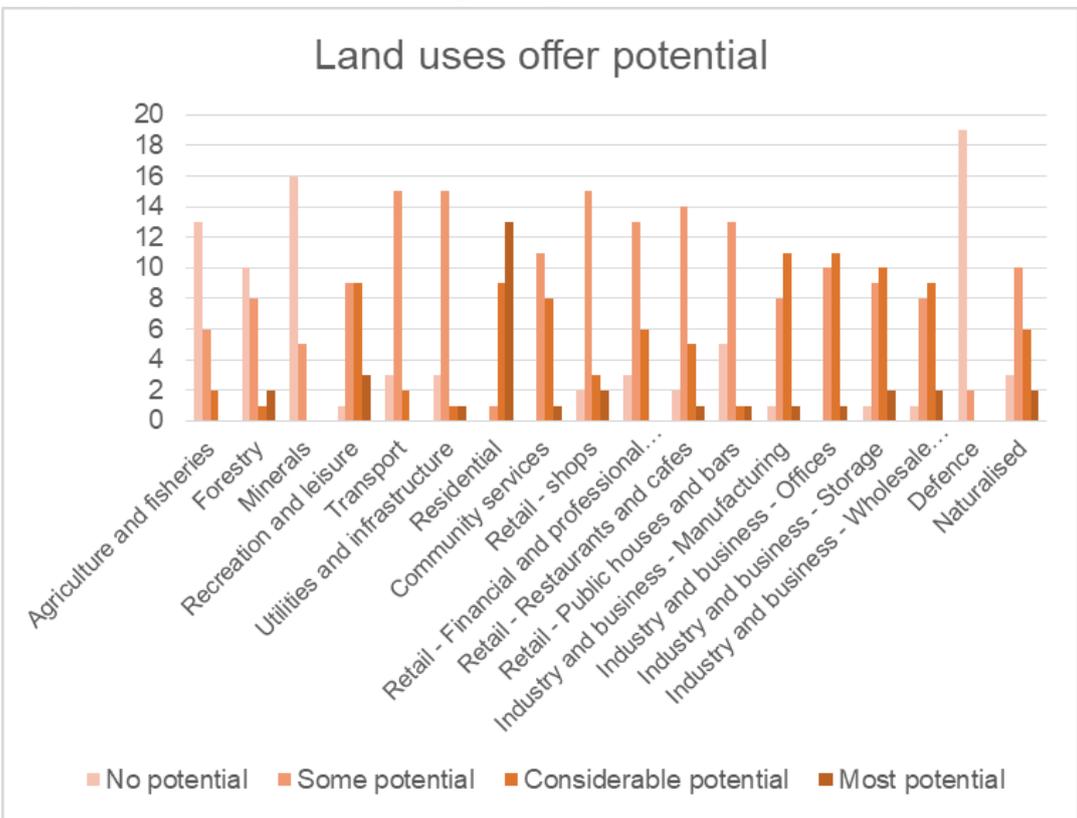
One respondent noted that there is no penalty for stalling sites long term. Another notes that planning could be considered a barrier where employment sites are sought for residential development but are rejected, but that re-allocation to housing is:

"not practicable to do everywhere".

Respondents also noted the large number of sites (see Section 3) where ownership remains unknown.

6.13 In **Question 8** respondents were asked to rate to what extent re-using vacant and derelict land is a priority for their organisation. All local authorities responding³⁹ rated this as a medium to high priority. No local authorities rate re-use of vacant & derelict sites as low priority.

6.14 **Question 9** asked respondents which land uses offer the most potential for site re-use. By far the greatest potential was noted for residential re-use of sites (mirroring the actual re-use of sites in Section 5). Other land uses believed to have good potential are recreation and leisure, community and employment uses, and naturalisation (greening).



³⁹ As with any survey there may be a degree of self-selection among the authorities responding

- 6.15 In **Question 10** respondents were asked to describe an example of a successful productive re-use of vacant and derelict land in their area. The responses were extensive and provide a valuable resource for this project, as they highlight examples from micro-sites either developed or greened, through to some of Scotland's most notable and largest regeneration projects. For this reason the 33 examples provided by the local authorities – including some hyperlinks to detailed reports of sites being re-used - are presented intact in Appendix 3(a). While residential re-use of sites and buildings is noted as the most common solution, the examples provide a very wide range of other uses including recreation, leisure, office, retail, community, energy,
- 6.16 **Question 11** asked for examples of long term stalled vacant sites. Again, extensive responses were provided by local authorities. The comments on the 23 sites offered by local authorities (where reasons for the sites being stalled were suggested) are presented in Appendix 3(b). The reasons for long term stalled sites are manifold and can be site-specific. Overall though, the challenge is often development viability related to market demand/ funding and land value expectations, compounded by the additional costs associated with derelict buildings, contamination and specific matters such as drainage and flooding.
- 6.17 In **question 12** respondents were asked if there are any particular sites which should be readily re-used within the next 3 years. This type of site might not be regarded as persistent and problematic, and indeed may be about to realise its productive potential (although of course some sites could still stall or take longer to deliver than is currently anticipated). Again the responses have been retained in full at Appendix 3(c), as they help to expose the dynamics of vacant & derelict land. The most notable point about the 31 examples is the extent to which they are already actively moving forward within the planning system. Along with the 60-sites sample in this report and other comments and strategies, planning policy may present specific challenges to individual land use proposals, but there is no evidence here that vacant and derelict land is being side-lined by the planning system.

The sites with positive destinations in Appendix 3(c) reflect two principal land uses:

- naturalisation of former minerals sites (with some appropriate after-uses possible too); and
- housing, which dominates development proposals; 22 of the 34 sites specifically mention housing as the end use, and a number are at pre-proposal stage which could lead to housing

These broadly mirror the re-use evidence in Section 5, although with an even greater emphasis upon housing rather than other commercial, employment or civic uses (notable by exception and scale though are specific economic development re-use proposals in Inverness, Clyde Gateway and Perth).

Although there are some vacant sites being churned among the examples – eg. former schools – it is encouraging that solutions appear to be being found across the vacant and derelict land portfolio. This too is consistent with the re-use analysis in Section 5 which found re-use of sites across the country. One respondent notes that most sites could be re-used if funding to resolve barriers was available.

As an observation, under the more stringent land definitions applied from time to time in England, these sites which are expected to be re-used within 3 years would no longer feature on the register.

6.18 **Question 13** asked respondents to highlight any policies, strategies, programmes or projects in their area which are designed to encourage the re-use of vacant or derelict land. Again, a substantial response was received and is summarised below⁴⁰:

- The large majority (71%) of respondents highlighted and provided links to planning policy commitments to reduce the amount of vacant and derelict land. In many cases these policies are reinforced by allocations in Local Development Plans in favour of brownfield re-use rather than new greenfield site allocations.
- Half (50%) of respondents further highlighted and provided links to regeneration strategies and action plans for specific areas with concentrations of brownfield sites.
- Further mechanisms to encourage the re-use of vacant and derelict sites mentioned included:
 - Economic strategies targeting vacant and derelict sites.
 - Marketing brochures highlighting vacant and derelict
 - Planning policies to encourage temporary greening or re-use (“stalled spaces”).
 - City and City Region Deals focusing on re-use of vacant and derelict sites.
 - Conservation Area Regeneration Schemes (CARS) and local grants schemes to support the restoration and redevelopment of vacant and derelict buildings in qualifying areas.
 - Enabling development policies to support the re-use of listed vacant or derelict buildings.
 - Specific local authority derelict property strategies.
 - Scottish Vacant and Derelict Land Fund (and delivery plans for eligible local authorities).
 - Simplified Planning Zones.
 - A range of delivery partnerships, for example the National Housing Trust.

⁴⁰ SLC commissioned Ryden to produce a separate report on funding sources for the re-use of vacant and derelict land. The report **Understanding Funding Sources for Vacant and Derelict Land** was finalised in May 2019.

Summary

- 6.19 Scottish local planning authorities expect the volumes of vacant and derelict sites to remain the same or decrease, but with increasing numbers of sites having vacant buildings. Former industrial sites in urban areas present the greatest challenge, followed by town centre gap sites (which are expected to persist) and housing regeneration sites. Sites are reported to cause moderate to major environmental, economic and community harm.
- 6.20 The principal barriers to re-using sites are market considerations such as demand, funding and viability; ownership (unwillingness or simply not known) and regulatory barriers are also considerable. Site sizes, configuration and infrastructure are less of a barrier and planning is the lowest barrier. Crucially, barriers are compound rather than separate, whereby market demand and viability can be insufficient to address up-front challenges such as flood risk, demolition / building re-use or contamination. Residential development is reported as the principal potential land re-use for vacant and derelict sites, while recreation and leisure, community and employment uses, and naturalisation (greening) also reportedly show potential. A range of funding solutions, policies and programmes is being used to address the re-use of vacant and derelict land.

7.0 Case Studies

7.1 This section selects a number of case studies to illustrate in more detail the re-use of vacant and derelict sites for a range of productive purposes (and one stalled site). The case studies are:

- **Killearn Hospital** – a former hospital site which has struggled to find productive re-use due to its rural location and the costs of remediation.
- **Cuningar Loop, South Lanarkshire / Clyde Gateway** – a former industrial/wasteland urban site which has been successfully re-used for recreational purposes.
- **Opera House, Kilmarnock** - a listed town centre building redeveloped as Council offices.
- **Abertay Steel Works, Tayport** – a long term derelict industrial building redeveloped by a community trust.
- **Stuck Sites, Sheffield** – an initiative by Sheffield City Council to use planning enforcement measures as an effective tool for bringing sites with housing potential back into use.

7.2 The case studies show a range of re-use potential, against a context of specific barriers for each site. Notably, in each of the examples which has resulted in productive re-use, active alignment of ownership and expectations, planning and funding - sometimes complex and extensive from multiple sources - has been required to reach a solution. This can in some instances involve change of site ownership to an appropriate developer / long term owner, or the active intervention of a lead agency to work with the owner and other partners to drive the creation of a deliverable solution. The case studies also show the importance of the local area context and market potential in setting the conditions for, then sharing the benefits of, productive re-use of sites; none of these is an 'anywhere' development.

7.3 The selected case studies are of challenging sites and buildings – each was vacant and derelict for a number of decades. From Sections 5 and 6 above it was also seen that more straightforward sites can often progress to development or naturalisation without the same degree of intervention.

Killearn Hospital

Site History	<p>Killearn Hospital was one of five commissioned in 1938 in preparation for the war. The location, 15 miles north west of Glasgow, was chosen in expectation that the major cities would suffer massive damage from aerial bombardment. By the end of the Second World War the hospital had 640 beds and housed neuro-surgical, orthopaedic and peripheral nerve injury specialist units. The hospital then joined the NHS in 1948, however its isolated location was inconvenient for patients and staff and work was gradually transferred elsewhere. The hospital finally closed in 1972. The buildings comprise many rapidly erected hutments across a large area, which also militated against continued use.</p> <p>The site extends to 22 hectares. Since 1985 it has been owned by Selborne Developments Ltd. The purchase included a small number of staff houses which are now either leased or were sold and are now outwith the development boundary. Some workshop units were started, however this project was abandoned and these units now add to the overall site dereliction.</p>	
Site Conditions	<p>The single storey, derelict former buildings account for approximately half of the total site, with the remainder predominately woodland. Despite its historical connections, there is no indication that any of the former buildings on the site are listed nor is there any indication that Historic Environment Scotland has attached any architectural or cultural significance to the site.</p> <p>Asbestos is understood to be a significant issue on site including sheeting in walls and roofs and lagging on pipe runs and ducts. Some of the original buildings have been removed. The site is in a very poor visual condition on account of the remaining abandoned and derelict buildings, many now in a state of collapse. Part of the site has a Tree Preservation Order and there is also creeping naturalisation.</p> <p>The site is rural in nature and is outwith the village of Killearn itself, which presents challenges in terms of accessibility and a lack of infrastructure such as footpaths and street lighting. The site is prominent on the main A81 Glasgow - Aberfoyle Road and from the West Highland Way which runs parallel to it.</p> <p>The wider area is desirable from a residential perspective, close to the prosperous suburbs of Glasgow suburbs of Milngavie and Bearsden. A number of local villages - Balfron, Blanefield and Drymen - are clustered around Killearn and are reasonably high value residential locations.</p>	
Planning History	<p>Historically, several schemes have been proposed for the site including an equestrian centre, a leisure centre, nursing home and workshop units. However, apart from a small number of incomplete workshop units, nothing appears to have been significantly progressed. The Local Development Plan originally identified the site for employment use in the hope it could become a rural activity area, however given the constraints mentioned above this struggled to come to fruition.</p> <p>Stirling Council undertook work which established that feasible development would require residential consent. In the 2018 Adopted Local Development Plan the site now has a joint allocation for residential and employment use. The Council states that a development of 70 residential units may potentially generate sufficient site development value to allow the implementation of a remediation strategy. The 70 residential units would have to be shown to be an essential part of a wider mixed use redevelopment that would include provision for business, leisure and tourism uses compatible with the countryside location (20-25% of the site should be set aside for these purposes). Planning conditions require new footways connecting to the village, a contribution towards off-site affordable housing, a mix of housing (particularly for smaller households), site layout and bespoke house design to take account of relevant placemaking criteria and TPOs, water treatment provision, flood risk assessment and mitigation.</p> <p>The change to the acceptable uses on the site has created further interest in the site from residential developers and it is understood that initial talks are progressing with a housebuilder. The cost of remediation is however unknown and further investigations are required.</p>	

Cuningar Loop, South Lanarkshire

Site History	<p>Cuningar Loop – so named because of its distinctive location on a bend in the River Clyde – is a 30 hectare site on the border of South Lanarkshire and Glasgow. It is less than a mile from the Rutherglen town centre. From 1810 to 1860 it was the home to Glasgow Water Works and reservoirs at the site 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 the demolition of the Gorbals’ tenements.</p>  <p>The site is in close proximity to deprived residential communities at Parkhead, Dalmarnock and Rutherglen. The 2014 Commonwealth Games Athletes Village is located directly opposite. The site had been derelict for more than 50 years and appeared on the vacant and derelict land register. It was generally inaccessible to the local community and there were issues in terms of public safety on the site.</p>
Site Conditions	<p>The site had become an area of unmaintained scrubland. Site investigations identified waste which had not rotted away and issues around buried asbestos. It was not suitable for housing or any large scale building project, but still required considerable remediation to deal with hazardous materials and restore the growing medium/soil.</p> <p>Despite its location, within a bend in the river, flooding on the site was not an issue. This was the result of the site level having been raised as a result of it being used for landfill.</p>
The Project	<p>In 2007, it was announced that Glasgow was to host the 2014 Commonwealth Games. Activity was to focus around 840 hectares in the East End of Glasgow and in Rutherglen. Urban Regeneration Company, Clyde Gateway, was launched around the same time and is a partnership between Glasgow City Council, South Lanarkshire Council and Scottish Enterprise. The site was acquired by South Lanarkshire Council using Scottish Government funding from the City Growth Fund and the Vacant and Derelict Land Fund, then passed to Clyde Gateway at nil value. The Forestry Commission began working with South Lanarkshire Council and Clyde Gateway to develop proposals to restore Cuningar Loop to a public green space. The partners were keen to take advantage of the focus on the area, complement local sporting development and leave a legacy from the 2014 Commonwealth Games. A development plan was prepared to include:</p> <ul style="list-style-type: none"> • A 15 hectare woodland park incorporating paths, recreational areas and outdoor pursuit facilities • A pedestrian footbridge across the River Clyde linking Cuningar Loop with the Athletes’ Village <p>The proposals were of a significant size and therefore it was necessary for the partners to undergo a pre-application planning consultation process. The community had been involved throughout the development of proposals. In 2012 over 200 stakeholders and members of the public participated in various events to gauge public perception and preferences in terms of the layout and features of the proposed development. Overall, it was ascertained that the vast majority of participants favoured the proposal to carry out improvement works within the site.</p> <p>The final planning application, submitted in 2013 to South Lanarkshire Council, proposed that Cuningar Loop would become the main urban greenspace for surrounding communities and visitors to the area with the plan to develop facilities to allow for over 100,000 visitors per annum.</p> <p>Following planning approval, remediation, enabling works and restoration of the growing medium to be able to support a woodland park commenced. Due to its proximity to the River Clyde, there were chemical and biological constraints that required a soil science approach to create a ‘safe and accessible’ site. A vital component of the works was the formation of a 460m haul road to provide the main site access and to service a new crane base. The crane base was required for the construction of a new bridge that would provide pedestrian access across the River Clyde. Gradually, the recreational features were then developed.</p> 

	<p>The Cuningar Loop Woodland Park fully opened seven-days-a-week from March 2016. The pedestrian bridge opened in November 2016.</p> <p>Today the park includes:</p> <ul style="list-style-type: none"> • Extensive path network • Scotland's first bouldering park • Bike tracks • Adventure play area incorporating a woodland workout zone • Orienteering trail • Small café • Art installations • Outdoor classrooms • Over 15,000 trees and specially designed open spaces • Footbridge to Dalmarnock  <p>In addition, plans have been drawn up to construct a new permanent building for the provision of additional facilities, such as washrooms, a learning centre and information area.</p> <p>As well as the creation of the park, South Lanarkshire Council also upgraded Downiebrae Road which was part of a neighbouring industrial estate and now leads to the site entrance. This street was previously not adopted and in particularly poor condition. As a result of the park's popularity a new car park was opened in July 2018 to improve access issues. The park has already attracted over 100,000 per annum since its opening. It is hoped visitor numbers will reach 350,000 per annum by the end of 2021.</p> <p>The Forestry Commission is now undertaking feasibility works to hopefully allow for the extension of the woodland park in the future.</p>
<p>Project Funding</p>	<p>The cost of the park is understood to be in the region of £5.7m. Funding was obtained from Legacy 2014 Active Places Fund, Sport Scotland's Sports Facilities Fund as well as the partners themselves. The creation of the pedestrian bridge was in the region of £1.4m and was paid for by Clyde Gateway. Works to Downiebrae Road were undertaken by South Lanarkshire Council and were in the region of £1m.</p>
<p>Impacts</p>	<ul style="list-style-type: none"> • Site removed from vacant and derelict land register • Site is now environmentally and economically sustainable for the long term • Creation of a new area of greenspace which provides an improved landscape, access to the outdoors and opportunities for healthy pursuits for local communities • A new footbridge which opens up the site making it accessible to the neighbouring communities • Complement and enhance the sporting arena developments in the Clyde Gateway, driving greater economic activity in the area • Visitor numbers as reported above • Ensure that long term management of the site will be environmentally and economically sustainable.

Opera House, John Finnie Street, Kilmarnock

Site History	<p>The listed Opera House is situated on John Finnie Street and Strand Street. It forms an important part of the 19th century commercial centre of Kilmarnock. It was constructed in 1874 and designed by J&RS Ingram with a 9-bay arrangement with Italian Renaissance detailing. It had seating for 1,500 people. The Opera House was constructed as a two-storey red sandstone building on John Finnie Street, rising to a four-storey building on Strand Street, due to the differing street levels.</p>  <p>After it ceased to trade the building became a church (circa 1930/40) and latterly a pub and nightclub. A fire in 1989 destroyed the fabric and the building was demolished for public safety leaving only the façade. The building itself is Category B listed but is part of an overall A listed group of buildings along John Finnie Street. The façade did appear on the Buildings at Risk register. The site is also part of the John Finnie Street and Bank Street Outstanding Conservation Area.</p> <p>Given its proximity to the railway station, frontage to John Finnie Street as a main thoroughfare through Kilmarnock and the extent of the site deterioration, it was considered to be the most prominent derelict site within the town centre. Despite various development proposals, none were delivered due to financial constraints. The situation was compounded by multiple ownerships of the property.</p>
Site Conditions	<p>Following the fire which destroyed the fabric of the building all that remained was a derelict façade, supported by scaffolding. Lying derelict for many years resulted in long-term weathering of the façade including loss of mortar, severe staining and erosion. The building essentially became a gap site within the row of adjoining buildings and an economic blight holding back town centre regeneration.</p> 
The Project	<p>The Kilmarnock Townscape Heritage Initiative was launched in March 2009. The project evolved from an existing Conservation Area Regeneration Scheme already successfully under way in the Town Centre Conservation Area of Kilmarnock, funded by Historic Scotland and East Ayrshire Council. Following a successful application for Townscape Heritage Initiative funding from the Heritage Fund by East Ayrshire Council, the two projects were merged and the Kilmarnock Townscape Heritage Initiative was launched with a budget of £4.8 million to be spent on buildings within the town centre.</p> <p>The Opera House was one of the Initiatives' key projects. The Council originally favoured a retailing mix but the economic climate at the time (2009/10) made this unfeasible. Thereafter the Council entered into a develop and purchase agreement with Klin Developments of Kilmarnock to enable the façade to be restored and a new office building created behind which was to be occupied by the Council.</p> <p>The façade was able to be retained in situ with extensive stabilising works, structural repairs, repointing and indenting carried out to conserve its former glory. It is now a fully operational, modern office which houses East Ayrshire Council staff with open plan office space over 5 floors including a basement and a number of meeting rooms and a small reception area. It has also revitalised John Finnie Street and other buildings along the street have been regenerated (such as the Ingram Centre).</p>
Project Funding	<p>The total cost of the project was approximately £7.5m. Funding was received from the THI scheme and CARS scheme as well as additional funding from the Council and its development partner.</p>
Impacts	<ul style="list-style-type: none"> • Cohesion of the historical built environment and restoration of architectural fabric • Bringing a vacant and derelict property back into use • Supporting economic regeneration of the town centre by increasing footfall • Catalytic effect on investment in the local area • New and high quality office accommodation for 250 Council staff

Old Abertay Steelworks, Tayport

<p>Site History</p>	<p>The Howe steel works on Shanwell Road, Tayport was closed in the early 1990s. The 1.2 hectare site comprised a steel industrial building with brick built office and stores and storage yard. The premises lay vacant for many years and were considered an eyesore by residents.</p> <p>The site fronts onto Shanwell Road between the main body of the settlement of Tayport to the north and the smaller residential area with industrial buildings to the south. The rear yard is bounded by a football ground to the north east, and the coastal open grassed space to the east. Prior to demolition it had been reported that the building was becoming a dangerous playground for local children.</p> <p>In 2001 Fife Council purchased the site. Despite various proposals, no viable scheme for redevelopment was able to be progressed. In 2016 the site was sold to Tayport Community Trust.</p>	
<p>Site Conditions</p>	<p>Self-seeding of trees and shrubs had established on site and there was a poorly maintained tree boundary, all resulting from the long term neglect of the site. Contamination on the site was understood to be an issue in the form of polluted soil however this was remediated by Fife Council prior to the sale.</p>	
<p>The Project</p>	<p>Tayport Community Trust's plans to bring a multi-faceted community hub to the village took 24 years to come to fruition. The Trust embarked on an extensive local consultation exercise over a number of years. In response to locals' views, it developed the ambitious Community Hub project aimed at transforming the site into a vibrant new centre owned and managed by the community.</p> <p>As a community trust owned and operated by its local resident members and a registered charity, funding has been a significant barrier for the Trust. The project could only move forward as and when funding became available. A successful application to the Scottish Land Fund meant the Trust was finally able to purchase the site from Fife Council in 2016 (at a discounted price). Further funding then had to be obtained for demolition works, site reports, design fees and finally the build itself. In total the Trust approached 19 major funding organisations and wrote to 91 different trusts.</p> <p>Long term affordability and sustainability formed part of the design brief. Final plans include a community hub offering tourism and sports facilities, a large café and space for community meetings and events. A separate project for a camping and caravan site is also planned in the longer term.</p> <p>The project build is estimated at £2.8m and again funding had to be obtained from outside sources, specifically the Big Lottery and Regeneration Capital Grant to allow this to commence. Construction work commenced in July 2018 and are expected to complete later in 2019.</p>	
<p>Project Funding</p>	<p>For the development phase of the project, funding included:</p> <ul style="list-style-type: none"> • Scottish Land Fund: £42,000 to part fund the purchase • SUEZ Communities Trust: £50,000 for demolition works • Big Lottery Investing in Communities (Stage 1): £119,023 for design fees and site reports <p>For the build cost, funding has included:</p> <ul style="list-style-type: none"> • Big Lottery Investing in Communities (Stage 2): £1.2m • Fife Council Regeneration Capital Grant: £500,000 • Fife LEADER: £200,000 • Robertson Trust: £125,000 • Fife Environment Trust: £50,000 • Northwood Charitable Trust: £20,000 • Walter Craig Trust: £5,000 • R & J Bleach Trust: £10,000 • Leng Charitable Trust: £20,000 • Williams and Phillips: £10,000 • Stafford Trust: £5,000 • R&A St Andrews: £1,500 • Scotsraig Golf Club and members of the local community 	

Stuck Sites – Sheffield City Council

Site History	<p>Sheffield's Local Plan was adopted just after the economic crash of 2009 and it quickly became obvious that a number of its housing targets were no longer going to be achievable. Sites across the city, including city centre sites, were stalling as some developers started to change their minds on what to build and when. In addition, some landowners were disinterested (or unable to) maintain their sites.</p>	
Project	<p>Beginning in 2012, Sheffield City Council embarked on a five-year scheme to tackle problematic buildings and sites across the city. Particular attention was given to sites and buildings which could be re-used for housing while also tackling 'nuisance' sites. In England, Section 215 of the Town and Country Planning Act (1990) sets out planning enforcement powers where notices can be served to landowners for sites considered in unsatisfactory and untidy condition, or local authorities can undertake the works themselves and recover the costs from the landowner. Reasons to intervene could involve complex ownership issues, multiple ownership, and lack of cooperation or inability/disinterest to develop. In particular, schemes were targeted where sites were given consent but nothing had happened.</p> <p>Even though some or most of the costs could be recovered, the Council still needed funds upfront to take action and cover legal fees and works. This was allocated through the Government's New Homes Bonus (which became the Local Growth Fund in Sheffield). The Council then compiled a list of target sites.</p>	
Outputs	<p>The first phase of the project saw:</p> <ul style="list-style-type: none"> • 5 nuisance buildings demolished and sites cleared ready for development • 7 listed buildings in poor condition, with potential to yield new homes, repaired and made wind and watertight • 4 stuck sites have seen planning applications submitted for residential schemes following discussion with the Council • 3 buildings in poor condition tidied up and repaired to reduce negative impact on neighbouring sites <p>In many cases the threat of enforcement action was sufficient to encourage owners to undertake necessary work or release their sites to the market.</p> <p>Having proven its worth, the project now had dedicated staff resource including resource to buy-in additional specialist skills.</p> <p>As at May 2018, applications for 777 homes had been secured since the programme's inception.</p>	
Next Steps	<p>Sheffield City Council is looking to move on to the next phase, where it may become more ambitious as it looks at larger sites, particularly in areas where this may unlock regeneration for surrounding areas.</p> <p>There is still a constraint on resources and there is still only one member of staff dedicated to the project. Safeguarding the future of the scheme is important, which may be vulnerable if Government funding for the Local Growth Fund stops. One idea is to formalise a rolling fund which will enable cost recovery through enforced sale of charge on properties, removing the need to continue to request some £200,000 from the Fund. The team is looking at how they can continue to work closely with colleagues in regeneration and property, taking a 'broader-than-planning' approach and working more collaboratively to unlock and acquire sites. The team have merged into a city growth unit so that planning, regeneration, building control and housing already work closely together.</p>	
Lessons Learned	<ul style="list-style-type: none"> • Funding specifically allocated from the Local Growth Fund exclusively for the scheme • Used planning enforcement measures as an effective tool • Recovery of costs – charge on property, enforced sale • Co-ordinated approach – supporting broader regeneration initiatives • Dedicated resource is vital – not just an 'add on' to the day job 	

8.0 Summary, Conclusions and Phase Two

Introduction

8.1 The Scottish Land Commission (SLC) appointed Ryden to provide support to the **Vacant and Derelict Land Task Force**. The Task Force aims to secure a **substantial reduction in the amount of long term vacant and derelict land** in Scotland, through **removing systemic barriers and realising productive opportunities**. Productive re-use of land is defined in the broadest sense of economic, social and environmental removal of blight and the creation of benefits.

8.2 This **Phase One report** is intended as a foundation document for further work by the SLC Task Force and the many partner organisations actively engaged in dealing with vacant and derelict sites. The report recognises the substantial expertise already within the public and private sectors, and that many successes exist, while examining the possibility of accelerating the re-use of sites.

Summary

8.3 The **policy context** for the productive re-use of vacant and derelict land is positive. Addressing the negative impacts of persistent dereliction and achieving the positive outcomes of re-use align with Scottish Government policy objectives and UN Sustainable Development Goals. There is also strong alignment with a range of funding streams, regional and local policies and programmes, and the priorities and activities of individual agencies. That said, the policy alignment does not appear to culminate in a **specific national priority or programme of major scale** for vacant and derelict land.

8.4 Most published **research** into vacant and derelict land is technical in nature, or presents case studies involving comprehensive efforts in social, economic and environmental regeneration. There are **few reports offering thematic insights** into barriers to and re-use of sites across all sizes, types and locations, other than those that recognise the relationship and proximity of dereliction to deprivation. SLC has commissioned separate work into the consequences of vacant and derelict land which is currently underway and due to report in August 2019.

8.5 The Scottish Vacant and Derelict Land Survey 2017 was analysed in detail, to show:

- A total of **3,731 sites** and **11,980 hectares** of vacant and derelict land. A very recent update reports a decline in these figures to 3,548 sites and 11,037 hectares.
- 52% of sites are classed as **derelict**, 42% **vacant** and 6% **vacant with buildings**. By land area, 80% is derelict (9,574 hectares), while 16% is vacant and 4% is vacant land with buildings.

Derelict sites are much larger on average (4.9 hectares) than vacant sites (1.25 hectares), or vacant sites with buildings (2.15 hectares). Fifty-five of the largest 56 sites are derelict. The largest previous use by land area is mineral use. The largest by site number is residential use.

- There is strong **concentration** of vacant and derelict land in the former industrial areas in the **West of Scotland**, particularly the Clydeplan area. There is a clear correlation between de-industrialisation, legacy sites and deprivation. A further concentration of land area (rather than site numbers) is found in Dumfries & Galloway and the three Ayrshire local authorities due to former surface coal mines. 88% of sites are within settlements, although the 12% in the countryside are very large on average (13.7 hectares), again due to former minerals sites.
- The **mean site size is 3.2 hectares** (7.9 acres). This is heavily skewed upwards by very large former mines, defence sites, ports, power stations, hospitals, bings and former heavy manufacturing facilities. The **median (mid-point) site is 0.12 hectares** (0.3 acres). Scotland has ex-industrial giant sites, but for many communities this is also a fragmented, localised challenge.
- **Sites can persist** on the register. The industrial recession of the 1980s echoes in the many sites on the register since it began in 1988. The market crash of 2008 created a spike in site vacancy, however it is noticeable that the rate of creating **new vacant and derelict sites** remains stable.
- Just over half (55%) of currently vacant or derelict land is considered to be **developable** within 10 years. The balance (45%) is uneconomic, has a soft end use (ie. not development) or has undetermined potential. Develop-ability is higher for urban vacant land (82% in 10 years) than for derelict land, and sites rated as developable tend to be smaller.
- 94% of sites are in single **ownership** and 6% are in multiple ownership. At least 60% are owned by the current public sector or the former public sector (ie. privatised). The implications of ownership and willingness to see sites productively re-used are complex. The ownership of a not insignificant 14% of sites is unknown.
- Scotland's **most average** vacant or derelict site is **South of Glenpark Street, Wishaw**, North Lanarkshire. It is a **0.18 hectare** (0.44 acre) former residential site in private ownership, contiguous with two other sites in Wishaw town centre. The site characterises a particular situation in Scotland's towns as a persistent urban gap site which has been vacant for many years and has failed to gain traction to secure a productive re-use. It required significant professional knowledge and investigations to build an initial review of the site from the baseline data on the sites register.

8.6 Analysis to understand ***persistent, problematic sites, with productive potential*** – but without losing the overall range and character of the vacant and derelict sites portfolio – focused on the **assessment of a 60-site sample**. These were found to fit within broad **archetypes** that share common features due to their locations and/or former uses:-

- 8.6.1 Many of the sites are **former industrial / production facilities on the periphery of typical Scottish towns** (*Archetype 1*). These are typically on the urban edge and were land-hungry when operational. In regeneration towns, they can be disproportionate to local market potential in terms of scale and financial value. Where the legacy use is long gone and market potential is weak, the wait for development demand may be questionable. The persistence of some former industrial sites is both a cause, and an effect, of economic decline.
- 8.6.2 Moving into towns and cities, *Archetype 2* is **(Inner) Urban Ex-Industry**. These tend to be either long-gone industrial uses or are in urban industrial estates which have contracted. Some traditional industrial estates have diversified into other uses, while others continue to have vacant and derelict sites, some of which may form part of the local employment land supply.
- 8.6.3 *Archetype 3* is **Former Community Uses and Public Infrastructure**. Former community uses include churches, healthcare and education. Former public infrastructure (some privatised) sites include oil depots, gasholders and railway sites. The steady processes of rationalising and modernising community and public infrastructure has continually added to the vacant and derelict land register. As the methodology develops these may become two distinct archetypes.
- 8.6.4 **Housing Regeneration Sites** (*Archetype 4*). Many housing regeneration areas have multiple sites on the register, typically vacant rather than derelict. This is a well-recognised challenge associated with de-population and stock demolition, and is being addressed through area regeneration initiatives across the country.
- 8.6.5 **Town Centre Gap Sites** (*Archetype 5*) do not feature strongly in the 60-sites sample. One reason is that these may have been under-sampled. Another possibility is that rising property vacancies in traditional town centres may not yet have led to large number of vacant and derelict sites.
- 8.6.6 The approaches to these archetypes could be aligned, yet distinct to reflect their types and characteristics: **programmatic approaches** around site-specific **technical, planning, consultation, appraisal** and **impact assessment** activities around a broad understanding of potential land uses.
- 8.7 Desktop assessments of the 60 sites examined **barriers to and potential for productive re-use**. The sites have been vacant on average for 30 years. Among the 42 derelict sites, one-quarter have more than one form of dereliction and a further quarter have unknown dereliction; this is a challenged set of sites requiring information, costings and remediation. 90% of sites have a defined planning policy status. The incidence of listed buildings or buildings at risk is low. The relationship between vacant and derelict sites and deprivation emerges strongly among the 60 sites. In terms of re-use potential:
- Housing use has the most potential across 80% of the 60 sites;
 - Commercial potential is less common (14 sites).
 - Employment potential is noted at 19 sites; many of the sites were formerly in industrial use.
 - 40 of the 60 sites have potential for green infrastructure. This is not necessarily instead of development and in some cases could be complementary.

- 8.8 The annual published Survey includes summary analyses of the **re-use of vacant & derelict sites**. The underlying sites re-use data is analysed here for 2013-17 inclusive:
- 8.8.1 A total of 2,120 hectares of land has been removed from the sites register, equivalent to an average of 424 hectares each year. **Residential use** is by far the largest single land use category, accounting for 36% of re-use. **Passive open space** is next largest, although that is inflated by exceptional take-up at Bishopton in Renfrewshire. Other land uses may look small by comparison, but typically each delivers a number of hectares re-use annually across Scotland. A further 350 hectares was re-used in 2017/18 (55% for residential use) and 632 hectares naturalised (largely former open-cast coal sites).
- 8.8.2 1,570 individual sites were re-used 2013-17. The re-use rate is 8% per annum by site numbers and 4% by land area. This is a **large and active market**, but is working against a huge backlog of land, and a continuing rate of around 80 new sites being added to the register each year.
- 8.8.3 Productive re-use is being achieved at a quite a **consistent rate across the country**. Those areas with the largest amounts – Glasgow and North Lanarkshire – also show the highest rates of site re-use. Re-use is however skewed towards vacant, smaller and more recent sites. By corollary, there will be **lower re-use rates for older, larger and derelict sites**. The more recently a site has been vacated, the more likely it will re-used for the dominant residential solution. While the overall site re-use position is encouraging, the **persistence of problematic sites** is also supported by the analysis.
- 8.9 An online survey of Scottish local planning authorities vacant and derelict land teams attracted a substantial response. The main findings were:
- 8.9.1 **Volumes** of vacant and derelict sites are expected to remain the same or decrease, although sites with vacant buildings are expected to increase. The greatest current **challenges** are presented by former industrial sites in urban areas, followed by town centre gap sites and housing regeneration sites. In the future, industrial and housing regeneration sites are expected to become less of a challenge, but town centre gap sites are expected to remain a challenge, as is undevelopable land.
- 8.9.2 Respondents reported **moderate to major harm** caused by vacant and derelict sites, across environmental, economic, community and investment categories. Impacts upon health and crime were less notable, at least as a general observation across all types and locations of sites.
- 8.9.3 The principal **barriers to the re-use** of sites are reported as markets and funding / viability. Ownership (unwillingness or simply not known) and regulatory barriers are also considerable. Site sizes, configuration and infrastructure were less of a barrier, while planning was rated as the lowest barrier. Respondents' comments indicate that **barriers are compound** rather than separate – without market demand and viability, there is little opportunity to address barriers such as flood risk, demolition / building re-use or contamination, other than through up-front funding support.

- 8.9.4 By far the greatest **re-use potential** both in a survey question and in site examples provided was reported for residential development (mirroring the actual re-use of sites reported at 8.8.1). Other land uses showing good potential are recreation and leisure, community and employment uses, and naturalisation (greening). Respondents contributed a range of **funding solutions, policies and programmes** being used to address vacant and derelict land.
- 8.10 A suite of **case studies** illustrates in more detail the re-use of vacant and derelict sites. A wide range of **after-uses** was selected – recreation, offices, community, housing and a stalled site. Notably, in each of the examples which has resulted in productive re-use, **active alignment of ownership and expectations, planning and funding** (sometimes complex from multiple sources) has been required. The case studies are deliberately complex and more straightforward sites can often make progress without that scale of intervention.

Conclusions

- 8.11 **The Scottish Vacant and Derelict Land Survey** underpins this project. It provides a **unique and rich baseline of sites data and analysis** stretching back more than three decades. In assessing how to approach site barriers and productive potential, though, a number of points can be made:-
- 8.11.1 By recording **all urban vacant land**, the survey inevitably includes general land supply. Vacant – rather than derelict - sites in housing regeneration areas and allocated employment sites may have barriers to re-use, but are also part of the prudent forward supply of development land and may indeed form part of committed regeneration programmes where their re-use can be anticipated.
- 8.11.2 The survey also includes **historic anomalies** such as former works in the countryside, particularly minerals sites, which may never be re-used other through naturalisation.

The combined effect of these is to overstate the problem of vacant and derelict land, both by land area (*mainly due to the minerals sites that will largely naturalise*) and by site numbers (*mainly due to showing all urban gap sites including those that are planned for re-use or are not development sites*). Many of these sites will be re-used over the short to medium terms.

This masks a hard core of derelict ex-industry, public/infrastructure and other urban sites. These may comprise no more than c30% of the sites and c20% of the land in the register ⁴¹.

The Task Force should focus on these *persistent, problematic sites with productive potential*.

⁴¹ As an analytical exercise only, with no inspection of individual sites:

- Focusing on derelict sites only, which have been on the register for at least 5 years, and are not developable in the short term, leaves 42% of sites (1,562) and 48% of land (5,614 hectares) currently on the register.
- Then, further focusing by also removing sites in the countryside leaves only 31% of sites (1,144) and 21% of land (2,492 hectares) currently on the register.

8.11.3 The Survey is based upon a Microsoft Excel **sites register** and supporting datasets and plans. It is currently complicated and time-consuming to use this to understand a site's barriers and potential. The required information on regulatory matters, planning policy, infrastructure, as well as essential information on potential about markets, viability, stakeholder views (including owners and communities) and potential impacts / outcomes all sit outside of the register. Links to the SIMD, planning portals and local development plans, datasets held by organisations such as SEPA and Scottish Water, contaminated land registers, geotechnical information and so on could be layered to allow a much more transparent and rapid assessment of sites (or at least their challenges, to better calibrate their potential).

Positively, significant work to **enhance the register** is already underway⁴². Local authorities provide the Scottish Government with Shapefiles (site polygons) which define boundaries and support mapping (as for example the Scottish Index of Multiple Deprivation is already presented). The Scottish Government's Improvement Service's Digital Futures Project has included the 2017 sites data within a wider mapped dataset <http://www.spatialhub.scot/maps-2/> of local authority spatial data. This data and digitisation work should also help with the significant amount of 'unknown' fields on the register.

The Task Force's focus on activating the register to deal with sites can help with this process.

8.11.4 The survey's **sites threshold** of 0.1 hectares (0.247 acres) or larger captures a vast range of sites. From a local community perspective however, and particularly in smaller settlements, this may overlook smaller sites that might be comparatively deliverable for productive re-use. It could be inferred from the chart in Appendix 1 that there may be very large numbers of these sites in the full 'universe' which fall outside of the recorded 3,731 sites portfolio. The survey is now recording re-use smaller than 0.1 hectares, but only where that is part of a larger site already on the register.

Micro sites could be an area of focus for the Task Force.

8.11.5 The broad **site archetypes** presented above are provisional, based upon a sample of less than 2% of register. While they align with wider knowledge of the sites potential, further potential ***persistent, problematic*** archetypes are expected to include **major former hospitals, infrastructure assets** and **very large contaminated sites** (as distinct from general former industrial sites with more benign forms of dereliction).

The Task Force should consider and confirm these as problem sites.

⁴² An example of digitisation in the planning and development system is Gateshead Council's new prototype **Homebuilder De-Risking Tool** developed with the Future Cities Catapult. The project identified fourteen site characteristics that typically confront developers after they have commenced a planning application, including flooding, contamination and archaeological remains, as well as calculating planning obligations. The Tool provides information on the implications of constraints and any further work required:- <https://futurecities.catapult.org.uk/cityx/digital-urban-planning-de-risking-planning-for-sme-developers/>

8.12 **Economic demand** is a concern for the vacant and derelict land portfolio. There may not be enough demand in Scotland for housing and other viable commercial uses to re-populate the vacated land. Moreover there is concentration of sites in less viable markets due to lost economic activity. A range of agencies and funding interventions do bridge some of the gaps, in some places, some of the time. The default position though is that **many of the *persistent, problematic sites will not resolve themselves through market forces and beneficial planning allocations***, at least not any faster than the current rate (which in any case favours newer, easier, smaller sites).

8.13 Achieving an acceleration in the productive re-use of sites will thus require intervention not only to help with barriers and funding gaps, but also in **how ‘productive’ re-use is assessed on a full cost-benefit basis**, rather than a solely financial basis as most landowners - other than community and regeneration bodies – typically seek. SLC will progress work on this later in 2019.

The Task Force should consider how best to embed wider values and benefits in land use decisions.

8.14 At an **institutional** level across Scotland, there an opportunity to embed new approaches to vacant and derelict land. The current planning review, NPF4, new Scottish National Investment Bank, new Infrastructure Commission and Regional Economic Partnerships – supported by the bedrock of existing local authority experience and their successes in dealing with vacant and derelict land - can offer a timely opportunity to align how site re-use is assessed, supported and delivered. This can be considered alongside the existing partnership working between the Scottish Land Commission, Scottish Government, Scottish Enterprise, Scottish Futures Trust and SEPA.

The Task Force should consider how to operate most effectively within this emerging institutional landscape.

8.15 The current sites portfolio is by definition a legacy. Further sites are added every year. **Future vacant and derelict sites** may include those in failing town centres, company closures, increasingly obsolete industrial estates, further low demand housing stock demolitions and further public sector and infrastructure rationalisations due to new investment. Fortunately, many will not present the same scale of contamination problems as heavy industry left behind, therefore solutions may be more tractable. The challenges are largely thematic (archetypes), meaning that pre-empting and resolving these could be supported by organisations such as Scotland’s Town Centres Partnership, Scottish Futures Trust (public sector), the Scottish Property Federation (commercial) and Homes for Scotland (housing).

Phase 2 Work

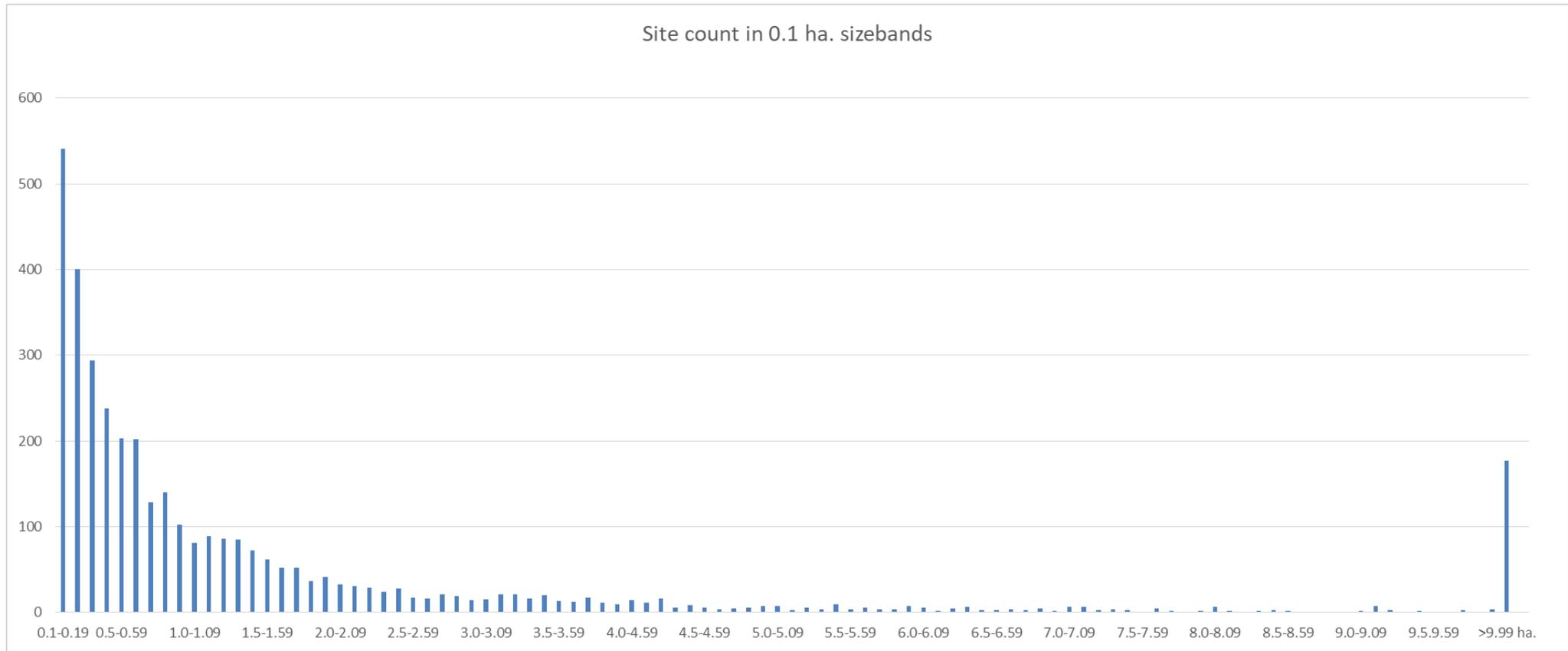
- 8.16 Phase One of the project has sought to understand and illuminate the challenges of vacant and derelict land in Scotland. SLC's brief termed this the **development** phase. It has begun to develop insights, which along with SLC's other workstreams on the consequences of sites (the harm they cause), funding sources, and on measuring the benefits of re-use, can inform potential changes.
- 8.17 Phase Two is proposed to deliver **demonstration** projects. Based upon the work presented in this report, the critical elements of the Phase Two scope are suggested as:
- 8.17.1 Identify around **12 demonstration projects**. The intention would be to begin to develop a methodology to address each **site archetype** in a range of situations and locations across Scotland.
- 8.17.2 The demonstration projects should be **live examples**, selected mainly from those proposed by willing local authorities in response to the survey in Section 7. The demonstration projects would be undertaken through formal and regular engagement with each authority. Each project would at least have assembled baseline information, undertake some appraisals and started the planning process. Engagement with landowners / developers will require to be discussed. Engagement with communities would not be proposed at this point.
- 8.17.3 Building on the site assessments presented here, **headline technical assessments** of each site and its infrastructure needs would be required (the **barriers**). At this point it is not possible to gauge how much information will already be available for review and how much will need to be undertaken.
- 8.17.4 Turning to **potential**, Stage Two would begin to embed the harm (**costs**) and impacts (**benefits**) workstreams into the demonstration projects. **Development appraisals** would be required to test the viability of re-use options (with modelling integrated with the impact assessment).
- 8.17.5 There should be an opportunity to work with new **data initiatives** during the demonstrator projects. This would include the work being undertaken currently by the Improvement Service (some joint working would be anticipated with the Service, Scottish Government Vacant & Derelict Land Team, and local authorities) and other third party sources.
- 8.17.6 Stage Two should include critical reviews of **agency processes**, covering regulation, services, planning, ownership and delivery as appropriate for each project. The reviews should go beyond describing processes to interrogate blockages and how these are being / could be resolved. Consideration of the emerging, future agency landscape – including landowner and developer types not simply public sector reorganisation - should form part of the summary findings.

- 8.17.7 The proposed **outputs from Phase Two** are detailed assessments, lessons and emerging models and approaches from the demonstration projects, at both general and archetypal levels. The work would also highlight any suggested changes to policy and support for the re-use of vacant & derelict land.
- 8.17.8 Moving forward, the work may then consider how the demonstration projects can be used to develop a new approach and toolkit for the productive re-use of vacant and derelict sites (this will form **Phase Three** of the project).

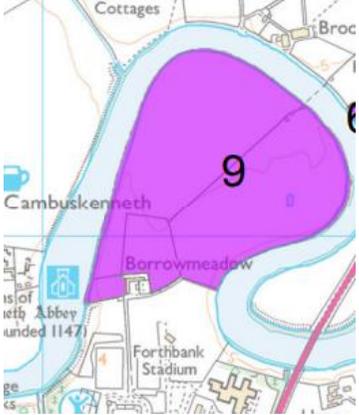
Ryden LLP
June 2019

APPENDIX 1:

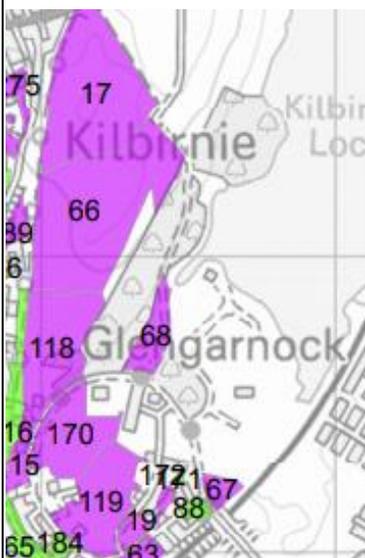
2017 Vacant and Derelict Sites in 100 Sizebands



APPENDIX 2: Sixty Vacant and Derelict Sites

Site	Register Information	Assessment (high level)																																	
<p>1. Borrowmeadow Farm, Stirling</p>  	<p>33.8 hectares (83.5 acres)</p> <p>Owned by Stirling Council.</p> <p>The site has been derelict since 1981-85 and its previous use is listed as “community and health”.</p> <p>The site is noted in the register as having medium term development potential.</p> <p>The register classifies the site as being within the countryside.</p>	<p>Site characteristics: The nature of the site’s dereliction is classed as Category 2 Only. The site is on the eastern edge of Stirling. The site sits within a meander bend of the River Forth and servicing potential is unknown, although the sites register suggests it has been previously developed (or in some form of use). Given the site’s enclosure by the river bend and flood risk noted below, the net developable area <u>may</u> be considerably less than the whole site. SEPA has had no contact but working with Stirling Council under Sustainable Growth Agreement, understood to be former landfill.</p> <table border="1" data-bbox="875 499 1955 651"> <thead> <tr> <th>Dereliction</th> <th>Flood Risk</th> <th>Water Bodies</th> <th colspan="4">Natural Heritage</th> </tr> </thead> <tbody> <tr> <td>DERCHAR</td> <td>1 in 200-year flood extent</td> <td>Within a radius of c. 250m beyond site boundary</td> <td>RAMSAR</td> <td>SPA</td> <td>SSSI</td> <td>SAC</td> </tr> <tr> <td>2</td> <td>Parts lie within</td> <td>✓</td> <td>X</td> <td>X</td> <td>X</td> <td>X</td> </tr> </tbody> </table> <p>Planning: The 2018 Stirling Local Development Plan focuses on the river. This area is part of City Development Framework 6, which seeks to exploit the Forth. CDF6 envisages boat stops including one at Cambuskenneth Abbey/ Sports Village adjacent to the site, and related footpaths/ cycle networks, outdoor activities and energy generation. Borrowmeadow Farm is on the Buildings at Risk Register and is Listed. It is at the south-west corner of the site, just outside of the boundary and therefore excluded.</p> <p>Market: Active land uses to the south are educational and recreational campuses and hotel and business uses. The land does not appear to be marketed. The market assessment is based upon the site not being subject to flood risk and serviceable with roads and utilities as an extension to the existing settlement; the SNH green infrastructure assessment recognises the potential of the site expressed in the Stirling City Deal River Masterplan as an ‘active living hub’ with paths, outdoor swimming pool, trees and wildflower planting:</p> <table border="1" data-bbox="875 1150 1809 1278"> <thead> <tr> <th>Housing (private)</th> <th>Housing (social)</th> <th>Commercial</th> <th>Employment</th> <th>Community</th> <th>Green Infrastructure</th> </tr> </thead> <tbody> <tr> <td style="background-color: #008000;"></td> <td style="background-color: #008000;"></td> <td style="background-color: #008000;"></td> <td style="background-color: #FFA500;"></td> <td style="background-color: #FFFFFF; text-align: center;">TBC</td> <td style="background-color: #008000;"></td> </tr> </tbody> </table> <p>SIMD Rank = 1,689 SIMD Decile = 3</p>	Dereliction	Flood Risk	Water Bodies	Natural Heritage				DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC	2	Parts lie within	✓	X	X	X	X	Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure					TBC	
Dereliction	Flood Risk	Water Bodies	Natural Heritage																																
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC																													
2	Parts lie within	✓	X	X	X	X																													
Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure																														
				TBC																															

2. Lochshore North,
Glengarnock, North Ayrshire



29.71 hectares (73.4 acres).

Owned by Scottish Enterprise.

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

The site is listed as having short term development potential.

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

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

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

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

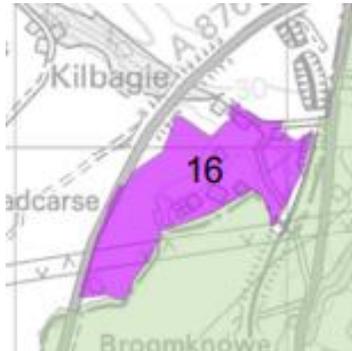
The range of uses potentially acceptable in planning policy is wide, however the most likely market use is lower density employment such as warehousing. SNH notes that the site is beside a Sustrans route and a Central Scotland Green Network Strategic Route near Kilbirnie Loch.

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

SIMD rank: 3,916

SIMD decile: 6

3. Kilbagie, Clackmannanshire



19.26 hectares (47.6 acres).

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

The site is listed as having undetermined development potential.

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

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

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

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

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

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

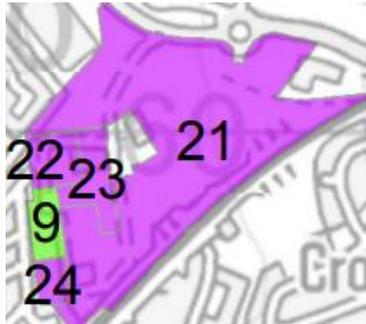
SNH did not rate the site for green infrastructure potential other than to note that a large extent of it appears to be farmland.

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

SIMD Rank: 5,106

SIMD Decile: 8

4. Former Armitage Shanks, Barrhead, East Renfrewshire



14.67 hectares (36.2 acres)

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

It was formerly used for the manufacture of ceramic sanitaryware.

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

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

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

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

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

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

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



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

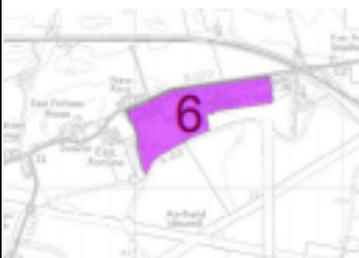
5. East Fortune Hospital, East Lothian

13.87 hectares (35.2 acres).

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

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

Development potential is classed as medium term.



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

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

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

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

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

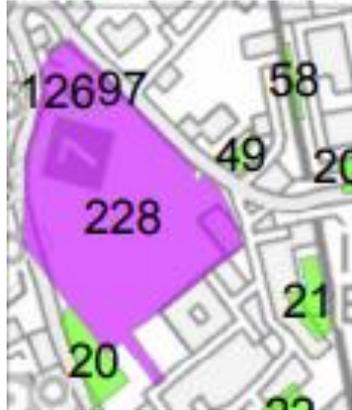
Any proposals for the restoration or conversion of vernacular buildings to accommodate uses supported in principle by this policy should be of an appropriate scale and character and designed in such a way that maintains or complements their layout and appearance. A significant number of category B listed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

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

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

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

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



12.58 hectares (31.1 acres).

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

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

The site is classed as having short term development potential.

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

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

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

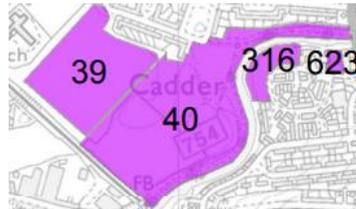
Market: The site is located in the west of Irvine, on the edge of Irvine Industrial Estate close to a mix of employment and commercial uses. The site does not appear to be on the market. Irvine Bay Urban Regeneration Company previously developed new industrial and business space to the south of the site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

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

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

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

7. S. of 6 Vaila Place, Glasgow



9.91 hectares (24.5 acres).

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

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

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

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

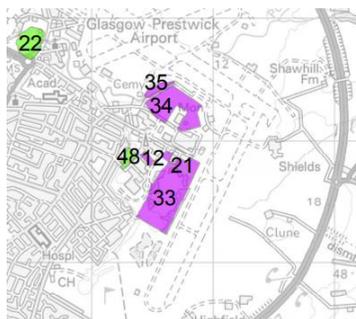
Planning: This site lies within the Glasgow City boundary in a predominately residential area. It has no specific planning allocation in Glasgow City Development Plan (CDP). Any development proposals will be assessed against general CDP Policies 1 (Place Making) and 2 (Sustainable Spatial Strategy).

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



SIMD Rank: 1,841 **Decile: 3**

8. Monument Crescent, Prestwick, South Ayrshire



9.01 hectares (22.2 acres).

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

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

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

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

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

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

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

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



SIMD Rank: 3,666 Decile: 6

9. Former oil terminal, Bishopbriggs, East Dunbartonshire



6.88 hectares (17.0 acres).

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

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

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

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

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

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

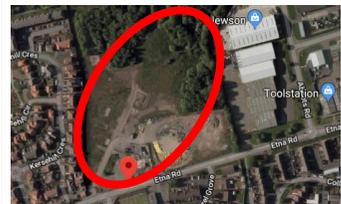
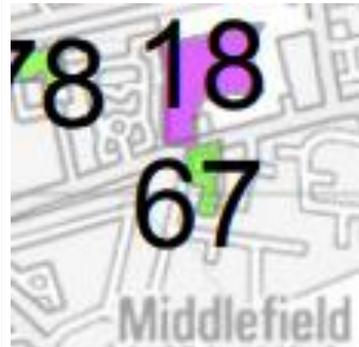
Market: Single site between railway and road, next to employment buildings. The site is not known to be currently advertised on property listings. The red boundary opposite is assumed rather than known.

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

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

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

10. Etna Road, Falkirk



5.06 hectares (12.5 acres).

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

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

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

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

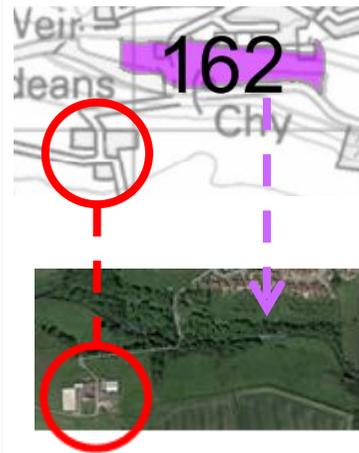
Planning: The Falkirk Local Development Plan (2015) allocates the subject site as a housing proposal/opportunity (site Ref H26). The site, to a great extent, falls within a "Major Hazard Consultation Zone" (BU S05). The northern part of the site, adjacent to the canal, is designated as a "Site of importance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

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

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

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

11. Prinlaw Mills, Leslie, Fife



4.25 hectares (10.5 acres).

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

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

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

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

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

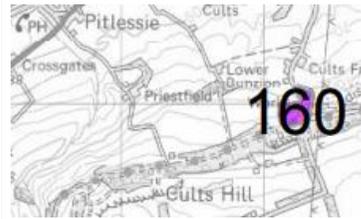
An application for planning permission in principle for residential development was refused and a subsequent pre-application notification was withdrawn.

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



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

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



4.02 hectares (9.9 acres).

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

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

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

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

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

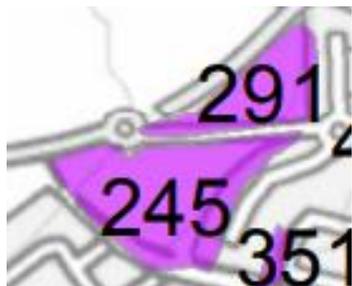
Market: Not in a settlement. From (historic) aerial photography there appear to be some remaining buildings on site. The site is not known to be currently advertised on property listings. The site could have market potential for small scale residential development/ redevelopment on the current buildings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

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

SIMD Rank: 4,679 SIMD Decile: 7

13. Heatheryford Gardens, Plains, North Lanarkshire

3.52 hectares (8.7 acres).



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

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



- Dinton
- Henton
- Birchwood
- Walnut

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

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

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

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

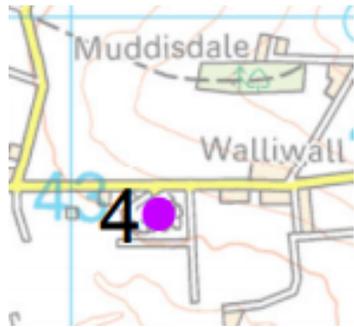
The site is currently being progressed by Modern Housing and is being marketed as Ballochney Brae, a development of four and five-bedroomed houses: <https://www.rightmove.co.uk/developer/branch/Modern-Housing/Ballochney-Brae-197894.html> (site layout plan shown opposite). Phase 1 (eastern part of the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

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



SIMD Rank: 1,829 SIMD Decile: 7

14. Glaitness Road, St Ola, Orkney Islands



3.47 hectares (8.6 acres).

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

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

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	Not within the flood map but appears to be a loch at the site which could pose a flood risk	✓	X	X	X	X

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

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

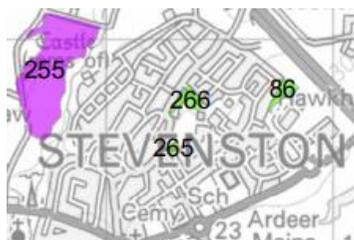
The site is not known to be currently advertised on property listings. The site is a former quarry with no market potential and no natural heritage opportunities.

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



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

15. East Stevenston, Stevenston, North Ayrshire



3.38 hectares (8.3 acres).

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

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

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

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

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

Site includes Kerlaw Castle which is a scheduled monument.

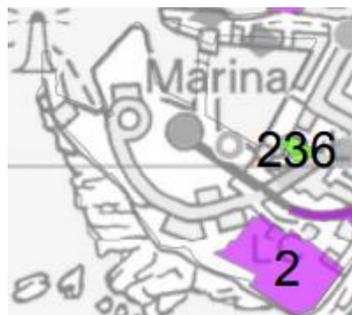
Market: Site is on the edge of East Stevenston and is a mix of open space and former development with possible future potential for residential use, although the market is not strong in this location. It was previously marketed by Glasgow City Council’s City Property. SNH notes that the site is on the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

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



SIMD Rank: 2,429 SIMD Decile: 4

16. Inches Road, Ardrossan, North Ayrshire



2019:



1936:



3.31 hectares (8.2 acres).

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

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

The site is classed as having short term development potential.

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

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

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

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

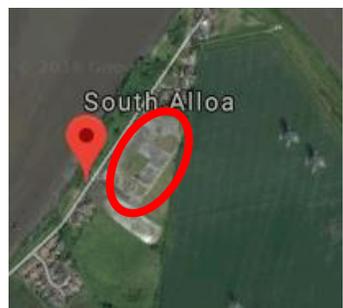
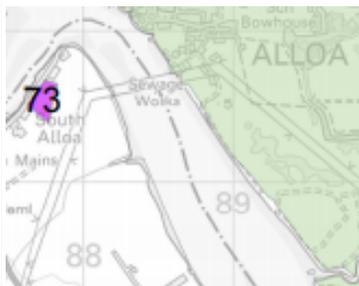
Market: The site lies on the edge of Ardrossan. It is regular-shaped and separated by fencing, infrastructure and industrial / transport uses from the main employment, commercial and residential areas. It could however potentially be developed for these uses. The site is not known to be currently advertised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

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



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

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



3.09 hectares (7.6 acres).

The site is in unknown private ownership.

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

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

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

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

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

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

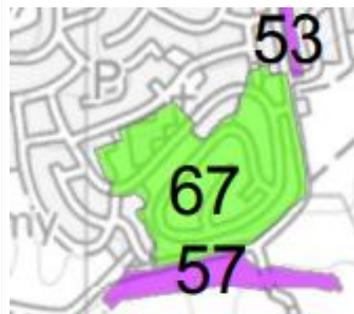
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



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

18. West Park Drive, New Cumnock, East Ayrshire

2.83 hectares (7.0 acres).



The site is in multiple, unknown private ownerships.

It has been derelict 1986-90.

The previous use is listed on the register as “unknown”.

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

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

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

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

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

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



SIMD Rank: 4,729 SIMD Decile: 7

19. Southcroft Road, Rutherglen, South Lanarkshire



2.83 hectares (7.0 acres).

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

Its previous use is described as "other".

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

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

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

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

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

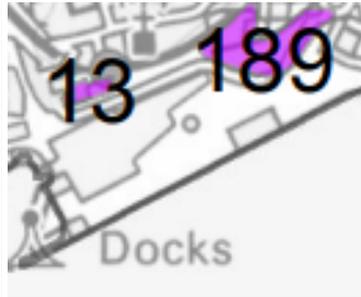
The site would have market potential for industrial uses and quasi-commercial such as trade counters. SNH notes that the site is 200 metres from the Malls Mire Local Nature Reserve, and is part of the LDP Green Network. The LDP shows blanket green network designation across all of the Clyde Gateway area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

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



SIMD Rank: 298 SIMD Decile: 1

20. Burntisland Docks, Fife



2.31 hectares (5.7 acres).

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

It has been derelict since 2009.

The previous use is listed as "other".

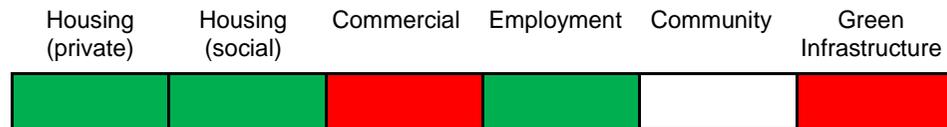
The register notes that the site has unknown development potential.

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

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

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

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



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

21. Old Works, Ben Nevis Industrial Estate, Fort William, Highland



2.26 hectares (5.6 acres).

The site is listed as being in other private ownership and has been derelict since 1981-85.

The former use is listed as "other". (historic mapping shows power uses in this area, possibly hydro-electric, but the specific subject site's former use remains unconfirmed).

Development potential is listed as "unknown" due to uncertain/insufficient information.

Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 2. A large, backlying plot with access to the A82 North Road through the Ben Nevis Industrial Estate or (potentially) via the manufacturing plant site to the north-east. It is not known whether the site is serviced or not and it is nearly four decades since it was declared derelict.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
1, 2	Some surface water flooding in area but no obvious waterbodies, could likely be managed with drainage solutions	✓	X	X	X	X

Planning: The Highland Council's West Highland and Islands Proposed Local Development Plan allocates the subject property for industry, and includes it within a wider site allocation identified as FW26. Developer to prepare masterplan/developer brief which must address a number of detailed design and technical issues including, but not limited to, Flood Risk & Drainage Impact Assessment, Transport Assessment including details of access improvements and possible development setback from neighbouring waste storage and distribution uses and from Ben Nevis Distillery (HSE Hazard), and possible Land Contamination Site Investigation and Peat management plan to demonstrate how impacts on peat have been minimised.

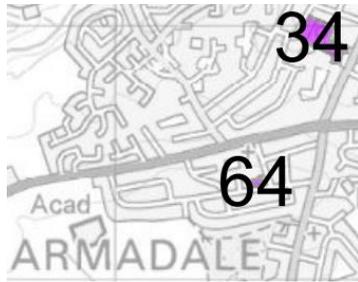
Market: The site is backlying in an industrial area north-east 1 mile north of Fort William town centre. The site shape is inferred from maps as the purple point on the register does not delineate it. The site is not known to be currently advertised on property listings. Access through the industrial estate and site constraints as above indicate employment as the most likely use. SNH notes that only green infrastructure use would be for local employees due to separation from communities.

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



SIMD Rank: 3,830 SIMD Decile

22. Ex Gasholder, Armadale, West Lothian



2.13 hectares (5.3 acres).

The site is owned by a private gas company and has been derelict since 2001-04.

It was formerly in use for gas storage and contained gas holders.

The register allocates the site medium term development potential.

Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable. Road access to the B8084/ North Main Street east of the site is available. The extent of servicing given the former use for gas storage, its prolonged period of use as a gas works and related activities is unclear.

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

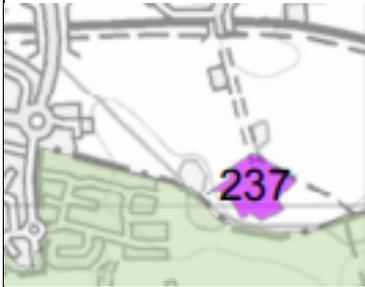
Planning: The West Lothian Local Development Plan (Adopted 2018) does not allocate the subject site for any specific use, although the site lies within the settlement envelope of Armadale. As such, in principle, there is a general presumption in favour of its redevelopment, the most appropriate use being residential. Access issues would require to be resolved and also potential ground conditions and contamination addressed. Potential land consolidation exercise to allow for a more comprehensive redevelopment of the area as there is an adjacent small allocated housing site (H-AM 1) that has had planning permission for c 10 units but the last application has lapsed.

Market: A large, regular-shaped site 400 metres north of Armadale town centre, within an established urban area. Situated between housing and community uses and opposite a recreation area. The site is not known to be currently advertised on property listings. SNH notes that the site is close to parks and recreational areas, and could have potential as allotments. However, the local authority consider given the type of use from a former gas works and legacy of potential contamination that residential development would be preferable than allotments as there is no demand for allotment use in Armadale and the potentially costly **decontamination** of the site would require a higher value end use.



SIMD Rank: 2,186 **SIMD Decile: 4**

23. Former Gartloch Distillery, Chryston, North Lanarkshire



1.98 hectares (4.9 acres).

The site is in private ownership and has been derelict since 1980 or earlier.

The previous use was manufacturing. (*The Story of Chryston records that production commenced in 1900 and ceased in 1927. The production buildings (pictured) were demolished in 1935 and the warehouses in 1987.*)

The register indicates that it would be uneconomic to develop the site.

The site in 2018



Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 3. The site is in the countryside and has been disused for many decades.

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

Planning: The site is located within the green belt with development limited to those deemed acceptable under Policy NBE 3: Assessing Development in the Green Belt and Rural Investment Area. It is also located within an area identified as Sites of Importance for Nature Conservation (NB1 A4A).

Market: The site is in the countryside and in the register the site is noted as being considered uneconomic to develop. The site is not known to be currently advertised on property listings. The residential market potential below is simply to note that the site is on the edge of Chryston; as noted above it has significant environmental designations and SNH notes the Seven Lochs Wetland Park with potential for secondary cyclist and pedestrian routes.

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

SIMD Rank: 3,085 **SIMD Decile: 5**

24. Greenlaw Farm, Greenlaw Hill, Carnoustie, Angus

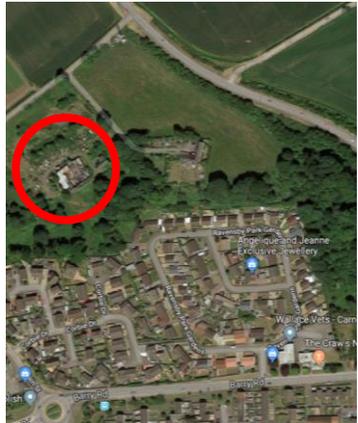
1.5 hectares (3.7 acres).



The site is in other private ownership.

It has been derelict since 2001-04 and was formerly in agriculture use.

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



Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. The site access appears to be via Greenlaw Terrace. There is evidence of derelict structures on the site however most of it appears to be undeveloped and the extent of any servicing is unclear.

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

Planning: The Angus Local Development Plan identifies the subject site as “C4 Opportunity Site – Greenlaw Hill”. The LDP notes that the site extends to 3.2 ha of land at Greenlaw Hill and provides an opportunity for residential development which should reflect the rural setting and open nature of this site, and its prominence at the entrance to Carnoustie on the Upper Victoria Link Road. Vehicular access arrangements will be from the Upper Victoria Link Road. A landscaping scheme providing an appropriate town edge will be required including consideration of the enhancement and linkages to the green network.

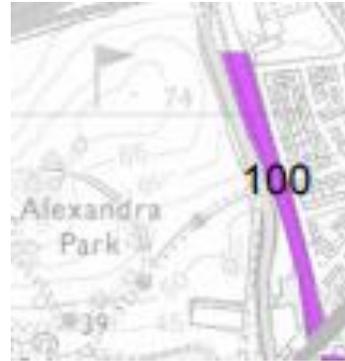
Market: The subject site is on the urban edge but is very close to Carnoustie town centre, separated from the main residential area by a tree belt. The site is not known to be currently advertised on property listings. The site could have market potential for residential use but is unlikely to be attractive for commercial or employment uses. SNH notes that the site could enhance the existing urban edge of Carnoustie, protecting and extending native structural planting to improve biodiversity and woodland connectivity, and encourage active travel by walking and cycling.

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



SIMD Rank: 3,962 SIMD Decile: 6

25. West of Dee Street, Glasgow City



1.46 hectares (3.6 acres).

The site is in the ownership of Network Rail (*the register also refers to the current franchise holder, which would be Scotrail operator Abellio*).

It has been derelict since 1980 or earlier. Its previous use was transport (*historic records show the City of Glasgow Union railway running through the site from 1870 to c.1966*).

The site's development potential is undetermined.



Site characteristics: The nature of the site's dereliction is classed as Category 2 Only. The site is not obviously serviced. The site is linear between Dee Street and Provan Road. Mapping shows trees on the site. There is no current railway line visible to explain Network Rail's ownership.

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

Planning: Glasgow City Development safeguards the site as a protected former rail solum through CDP 11 Sustainable Transport and the supporting Supplementary Planning Guidance SG11 Sustainable Transport. Furthermore, it is identified as part of Phase 3 of the East End Regeneration Route (a link road which has been built through east Glasgow).

Market: Long, linear site situated between allotments, housing, commercial uses and local park. The site has no immediately obvious development potential, and as noted is currently a green strip separating (or connecting) different land uses. The site is not known to be currently advertised on property listings. SNH notes that the site is a naturalised former railway line.

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

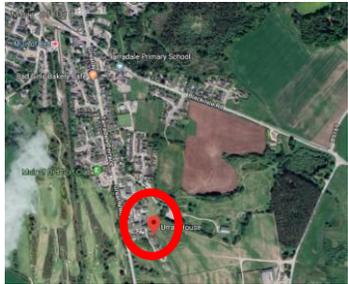
n/a	n/a	n/a	n/a	TBC	
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SIMD Rank: 1,597 SIMD Decile: 3

26. Former Urray House, Great North Road, Muir of Ord, Highland



Site is not marked on register plan and has been added here.



0.82 hectares (2.0 acres).

The sites is owned by The Highland Council and has been derelict since 2014.

The previous site use is listed as residential.

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

Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable. The site is close to the A862 Great North Road as was in residential (care home) use until five years ago, so may be potentially be serviced.

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	No, but small watercourse (Abhainn Ashik) nearby may pose a flood risk	✓	X	X	X	X

Planning: The subject site has been redeveloped for housing and a 32-bed care home as a replacement to Urray House.

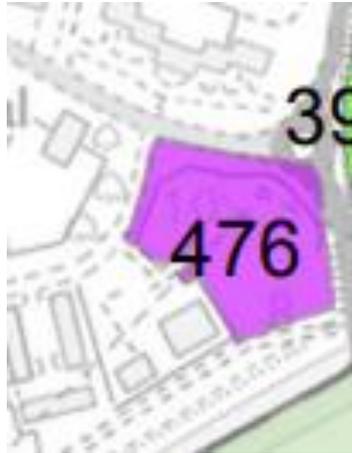
Market: The site is in a developed employment and residential area on the main road from the south into Muir of Ord. The site is not known to be currently advertised on property listings. Market comments are not made as the site has been redeveloped.

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

n/a	n/a	n/a	n/a	n/a	n/a
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SIMD Rank: 2,835 SIMD Decile: 5

27. Site 4, Fullarton Drive/
Clydesmill Road, Glasgow



0.74 hectares (1.83 acres).

The site is in “other private” ownership and has been derelict since 2001-04.

Its former use is listed as manufacturing (*historic maps show open space and a river crossing here so the former use may have been modern*).

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

Site characteristics: The nature of the site’s dereliction is classed as Categories 2 and 3. The site has access to Clydesmill Road and the A763. The site scales to larger than the 0.74 hectares indicated and it is not known whether the electricity pylon in the north of the site affects the developable area.

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

Planning: The Adopted City Development Plan Glasgow identifies the subject site as an “Opportunity Site within an Economic Development Area”.

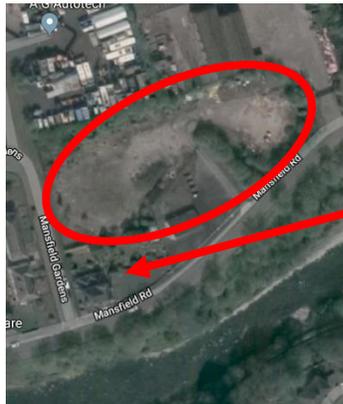
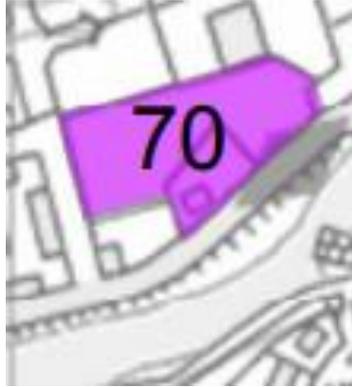
Market: The site is located in the prime employment location of Cambuslang in south-east Glasgow, with immediate trunk road access and close to the motorway network. Four sites / buildings are marketed for sale in the immediate area, but not the subject site. The local area is an active industrial land market with a number of site sales. This site appears to have its layout restricted by electricity pylons. In general terms though the site could have potential for a number of land uses, of which employment is the most likely. SNH notes that the site offers potential for active travel connections / green network.

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



SIMD Rank: 2,153 SIMD Decile: 4

28. Gasworks Site, Mansfield Road, Hawick, Scottish Borders



0.73 hectares (1.8 acres).

The site is owned by a private gas company.

It has been derelict since 1980 or earlier.

Its former use was storage. (Project Hawick records a Gasworks and Sewage Plant built here in the 1880s, serviced by a railway until 1969. Following gas company dissolutions in the 1970s it was finally dismantled 2004).

The site is recorded as having unknown development potential due to uncertain/insufficient information.

Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 2. Aerial photography does not indicate any remaining superstructures from the former gasworks. The site has access to Mansfield Road, a main route running through the northern section of central Hawick. Given how long the site has been derelict and its former gas storage use, the extent of servicing to permit redevelopment is not clear. SEPA has had limited correspondence with the Council regarding the 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				
1, 2	Lies fully within	✓	X	X	✓	✓

Planning: The Scottish Borders Local Development Plan (Adopted) allocates the subject site, identified as part of a larger site known as zEL50 Mansfield Road, as a "district safeguarded business and industrial site as defined in Policy ED1. The preference is to retain these sites for business/industrial use although alternative uses may be acceptable subject to a range of criteria. A flood risk assessment is required for proposed development within this area.

Market: The site lies in the centre of Hawick, north of the River Teviot. The separate 0.122 ha. (0.366 acres) frontage site and building on Mansfield Road (indicated by the red arrow) was launched for sale in February 2019. It is advertised as potentially suitable for restaurant / take-away, residential or car wash uses, although no planning applications have been made. In market terms generally, the site would be suited to employment use. SNH notes that this is an urban site adjacent to the River Tweed SAC alongside the Borders Abbeyes regional walking route.

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



SIMD Rank: 843 SIMD Decile: 2

29. Land behind the Coachmans, Belmont Road, Stranraer, Dumfries & Galloway



The register lists three sites in Stranraer but the subject site (added in red above) is not shown on supporting maps.



0.66 hectares (1.6 acres).

The site is listed as being in "other private" ownership. According to the manager of the adjoining Belmont House Care Home, The site was reportedly purchased at auction in 2017 by the proprietors of the adjoining Belmont House Care Home.

The date when it became derelict is not known. Its previous use is listed as general industry.

The site is listed as being developable in the medium term.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only. Part of the site was previously occupied by a garage and an underground petrol tank is recorded as being in the east of the site, although the exact location is not clear. Investigation and any necessary remediation will be required before development. The site should be accessed from the existing point on Lewis Street, access from the Belmont Road junction is less than desirable given junction spacing. In a developed urban area in Stranraer.

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

Site lies in close proximity of the pluvial SEPA flood maps. DGC hold records of flooding in connection to the site. Drainage Impact Assessment required.

Planning: The Dumfries and Galloway Local Development Plan (Adopted) allocates the northern part of the site as a protected area of open space and the southern part of the site, a narrow rectangular site adjacent to the road way, is an allocated housing site. Site is being carried forward into LDP2 which should be adopted by September 2019.

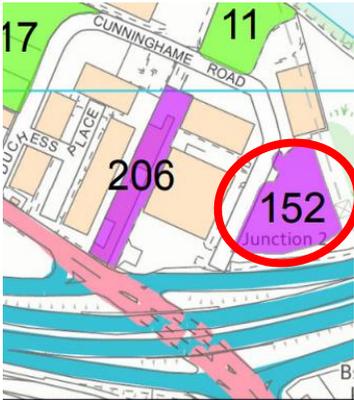
Market: The subject site is in the Stranraer urban area. Neighbouring uses include residential, commercial, care home, recreation and woodland / open space. The site is not known to be currently advertised on property listings. It could have some potential for social housing and possibly market housing.

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



SIMD Rank: 1,824 SIMD Decile: 3

30. Site 1, Cunninghame Road, Farne Cross, Rutherglen, South Lanarkshire



0.63 hectares (1.6 acres).

The site is in "other private" ownership and has been derelict since 1981-85.

It was formerly in manufacturing use. (*The Clyde Paper Co. Ltd, 1852-1971, pictured, occupied most of this area south of the River Clyde; it is not known whether another interim use occupied the land after 1971.*)



Source: Scotland's Places

The site is listed as being developable in the medium term.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only. The site is in an established employment area close to Junction 2 of the M74 Motorway.

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

Planning: The South Lanarkshire Local Development Plan (Adopted) identifies the site within a Development Framework site. Within this context, the subject site is allocated as a Core Industrial and Business Area. These areas are retained for industrial/business use (Class 4/5/6) and any exceptions must meet stringent criteria.

Market: The subject site is plot 152 on the map opposite. Site 2, also on the register as plot 206, is slightly smaller and linear at 0.46 hectares. The subject site is triangular-shaped with a long road frontage. The site is not known to be currently advertised on property listings. Buildings to the west (right hand side) on the plan and photograph opposite have now been demolished. Site 152 (along with sites 206, 11 and 17 shown on plan opposite) is currently the subject of a live planning application P/19/0304 for erection of a multi-level golf leisure facility (Class 11), 2 drive-thru restaurants and 1 restaurant (Class 3), together with associated netting system enclosure (which varies in height up to a maximum height of 52 metres), infrastructure, access and landscaping. The subject site has excellent profile and visibility, and in market terms is suited to employment and possibly commercial uses. SNH notes that the site is identified as part of a green network in the LDP - note that the LDP shows blanket green network designation across all of the Clyde Gateway area – this is to indicate that future proposals in this area must include green network provision).

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



SIMD Rank: 844 **SIMD Decile: 2**

31. Old Ruins Near Free Church, Kinlochbervie, Highland

There is no mapping of this area on the sites register



0.51 hectares (1.2 acres).



Kinlochbervie Free Presbyterian Church

The site is in “unknown private” ownership.

It has been derelict since 1980 or earlier.

The site’s previous use is recorded as residential.

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

Site characteristics: The nature of the site’s dereliction is classed as Unknown/Not Applicable. Site servicing is 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				
99	No	✓	X	X	X	X

Planning: It has not been possible to definitely identify this site. Given the location and scale of Kinlochbervie, major proposals would be unlikely to gain planning support. This comment is provisional however, as from aerial photography (no mapping is provided by the register) there is a vacant site of broadly similar size to the subject site, to the east of the Church and fronting the B801 through Kinlochbervie.

Market: Site is noted to be uneconomic to develop and potentially suitable for a soft end use. The site and has been vacant since before 1980. Kinlochbervie is a harbour village with a population of c.480, in rural north of Scotland location around 60 miles north of Ullapool. Market potential is not specifically known but would be limited, although as noted above it is possible that the site may have some road frontage to one of the main routes through the town, which is noted by SNH as being on the North Coast 500 route which might offer opportunities to convert buildings and offer camper / caravan parking. The only commercial property known to be on the market here is the Kinlochbervie Hotel.

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

				TBC	
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SIMD Rank: 3,366 SIMD Decile: 5

32. Ground at former B.R., Monikie, Angus



The subject site could be the former Monikie Railway Station on the Dundee to Forfar line, which closed in 1955. The site size and former transport use make this the most likely candidate in Monikie. The "B.R." in the title may be British Rail.

The railway line was popular for 'picnic specials' to Monikie Country Park which lies to the south-east of the photograph:



The white dashed line is the route of the former railway, sketched here onto the map.

0.5 hectares (1.2 acres).

The site is recorded as being in "unknown ownership".

It has been derelict since 1980 or earlier.

The previous use is recorded as transport.

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

Site characteristics: The nature of the site's dereliction is classed as Categories 2 and 3. Site infrastructure is not known.

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

Planning: Site is located outwith the village boundary and therefore there is a general presumption against development. Furthermore, there are three housing development sites allocated within the village boundary.

Market: The site is listed as being in the countryside, adjoining the village of Monikie.

The site does not appear to be marketed.

All comments on the site are provisional as it has been deduced from maps and historic records by searching around the purple dot (opposite) on the sites register. The site could have some residential development potential on the eastern edge of the settlement, although as noted above there are preferred housing sites within the town.

The triangular site to the south-west of the (probable) subject site extends to 0.56 hectares (1.38 acres) and is currently marketed for residential development (price £275,000, on the market for 9 months).

SNH notes that the site is on the edge of Monikie Country Park in a countryside setting and could be discussed with Angus Council who manage the park.

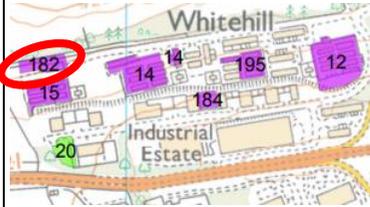
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 4,557 SIMD Decile: 7

33. Whitehill Industrial Estate 3, Glenrothes, Fife

0.36 hectares (0.9 acres).



The site is listed as being in "other private" ownership.

It has been vacant since 1991-95.

The former use is listed as "agriculture".

The subject site is listed as having short term development potential.

There are seven derelict sites on the register within Whitehill Industrial Estate (opposite). The reference number 3 does not correspond to the plot numbers. However, the plot size and former agricultural use indicate that it is plot 182 at the north-west corner of the Estate, as the rest of the plots have buildings.



Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Site infrastructure is not known although it is situated within a developed industrial estate.

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	Lies outwith	✓	X	X	X	X

Planning: Allocated in Fife Development Plan as part of Whitehill Industrial Estate (GLE035). Within this allocation, the site is part of a wider site allocated as a housing opportunity site, employment/neighbourhood centre (GLE005). An indicative development framework is required prior to the submission of any planning application. Housing development is required to be delivered on site GLE005 to subsidise new industrial and business facilities in the employment area identified to the south and assist with financial viability.

Part of wider site granted Planning Permission in Principle (10P/01059/PPP) for a residential, commercial (Class 1, 4, 5 and 6 uses), care home and public house development. This was recently modified to extend the expiry date of the existing planning permission in principle for a further five year.

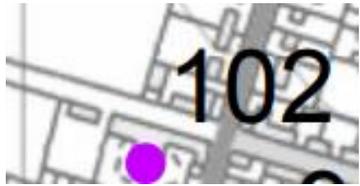
Market: Whitehill Industrial Estate lies on the south-western edge of Glenrothes. Fife Airport is immediately north-west of the Estate. The Estate has suffered from ageing premises, weak demand and low vacancies for many years. The Estate currently has one vacant and seven derelict sites, covering most of its northern half. Surprisingly given the extent of dereliction indicated by the sites register, there is only one property currently to let on the Estate and searches did not reveal any sites or buildings for sale. The market ratings of the site are based on its situation outside of the industrial estate in a wooded area. SNH rates the site as having very low potential.

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



SIMD Rank: 3,873 **SIMD Decile: 6**

34. Former Pentland Autos site, George Street/ Robertson Street, Wick, Highland



0.32 hectares (0.8 acres).

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

It has been derelict since 1986-90.

The former use is listed as "wholesale distribution".

The site's development potential is listed as "unknown" due to uncertain / insufficient information.

Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Site infrastructure is not known although the site is in the urban area and has mixed uses around it. Aerial photography suggests that there may be buildings across the site however this is unconfirmed.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
1	Surface water flooding issues in the area	✓	X	X	X	X

Planning: Allocated as a mixed use (housing, business) site within the Caithness and Sunderland Local Development Plan (August 2018). Under this policy, redevelopment of the existing building will be preferred rather than demolition.

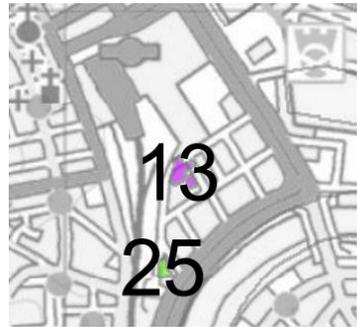
Market: The subject site is on a mixed commercial and residential plot in north Wick (within the residential area south of the airport/retail/employment zone). It is listed as the former Pentland's Autos site (aerial photography indicates a former garage forecourt on George Street). The site may offer development potential as a backlying housing infill sites, or low-intensity commercial use. SNH does not identify any natural heritage opportunities here. The site or buildings do not appear to be marketed.

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



SIMD Rank: 1,880 **SIMD Decile: 3**

35. Former Fish Works, Palmerston Road, Aberdeen City



To larger scale than extract plan shown above

0.29 hectares (0.7 acres).

The site is listed as being in unknown private ownership. It was vacated at an unknown date. The former use is reported as manufacturing.

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

Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 3. Services are unknown but the site is in central Aberdeen with active uses adjacent.

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

Planning: The Aberdeen Local Development Plan 2017 allocates the subject site under Policy B2 as a Specialist Employment Area., where only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment. Activities associated with research, design and development, knowledge-driven industries and related education and training will be encouraged in these areas. In 2016, a Proposal of Application Notice was submitted for a major development of approximately 350 student accommodation units. Other minor planning applications have been submitted.

Market: The site is not known to be marketed. It is in an active development area between Aberdeen Railway Station, Union Square, modern offices and Aberdeen Harbour. The site has road frontage on a corner plot. From the planning history it has recently been subject to an application for a land use (student accommodation) different to the allocated use (business) in the current LDP. The site would have residential, commercial or employment potential. SNH advise that it is not adjacent to any green space and does not have potential for green infrastructure.

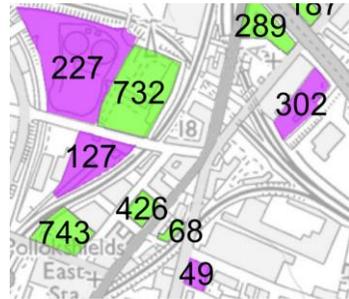
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank:1,506 **SIMD Decile: 3**

36. 195 Victoria Road / Butterbiggs Road, Glasgow

0.26 hectares (0.6 acres).



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

It has been vacant since 2007 and was formerly used for retailing.

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

Site characteristics: The nature of the site’s dereliction is classed as Category 2 Only. Services are unknown but the site is in urban Glasgow with active uses adjacent.

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

Planning: Site allocated for housing in Glasgow City Development Plan (67 units). Planning consent was granted (subject to conditions and S.69) to Govanhill Housing Association in April 2016 for the development of 42 dwellings for social rent.

Market: The site is understood to be currently being developed by Govanhill Housing Association. No further market comment is made.

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

n/a	n/a	n/a	n/a	n/a	n/a
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SIMD Rank: 305 SIMD Decile: 1

37. Land to the rear of Babylon Road, Orbiston, Bellshill



The site is not clear from the register map extract shown above, but from aerial photography of the roads layout the gap site shown below looks to be the most likely candidate.



0.21 hectares (0.5 acres).

The site is owned by North Lanarkshire Council and has been derelict since 1986-90.

The site's former use is recorded as residential.

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



Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Services are unknown but the site is in a developed residential area. It appears to be accessed via a narrow footpath between terraces of houses on Babylon Road, and does not appear to have any vehicular access. The site was an area of former locks/garages which were only partially demolished.

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 site is allocated as a residential area in the North Lanarkshire Local Plan (Policy HCF1 – Protecting Housing Development and Community Facilities A. Residential Areas). There does not appear to be any planning history related to the site. The site was developed for a community garden in March 2018.

Market: The subject site is situated between the back gardens of houses on Babylon Road to the north and Community Road to the south. This site is no longer on the SVDL Register as Environmental Improvement works were carried out on site and these were completed by March 2018. The site was removed from the Register during the 2018 Survey with its end use being "open space".

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

n/a	n/a	n/a	n/a		n/a
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SIMD Rank: 1,273 SIMD Decile: 2

38. South of Glenpark Street,
Wishaw, North Lanarkshire

0.18 hectares (0.4 acres).

See main report for a review of this site and contiguous land parcels.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only

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

SIMD Rank: 1,915 **SIMD Decile: 3**

39. Land north-east of 117 Newarthill Road, Carfin, Motherwell, North Lanarkshire



The red line plan below is copied from marketing particulars for the wider site.



0.17 hectares (0.4 acres).

The site is listed as being in private ownership.

It has been derelict since 1980 or earlier and was formerly in residential use.

The site's development potential is noted by the register as "undetermined".

Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Accessed from Newarthill Road, adjacent to Carfin Railway Station. Enclosed and screened by trees. The site has evidence of hard standings and foundations and the area was formally occupied by residential properties during the period c.1933-41. Visually the site does not appear to be have internal services, although this has not been confirmed.

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 North Lanarkshire Local Plan (adopted September 2012) includes the subject site within the settlement envelope. It is covered by the general policy HCF 1 A Residential Areas. However, the Adopted Local Plan also specifically identifies the subject site as a local site of importance for nature conservation (NBE 1 A4A) which is a constraint to its redevelopment. A Proposed Local Development Plan (Modified) was issued in February 2019 for consultation. The site remains within the settlement envelope under an overarching policy "General Urban Area". Therefore there is a presumption in favour of redevelopment for residential and other compatible uses, while considering the impact of redevelopment proposals on nature conservation. Planning permission was granted in 2010 for 55 dwelling houses. A further application for 31 dwelling houses (Planning Application Ref - 18/01645/FUL) for the southern part of the site has been submitted to North Lanarkshire Council and a decision is pending.

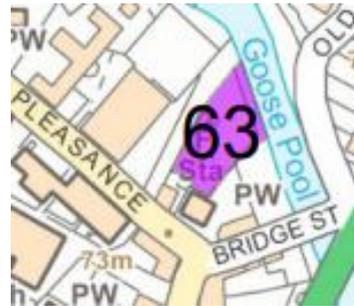
Market: The site lies within a low density urban area comprising neighbouring educational, religious, residential, commercial and transport uses. A larger site (pictured) of 2.41 hectares, possibly including the subject site depending upon its boundaries, was marketed as a residential opportunity for 61 houses with a closing date of August 2018. The site's market potential is residential. SNH notes that the site is already naturalised and contains a pond supporting palmate newts.

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



SIMD Rank: 3,466 SIMD Decile: 7

40. The Anna, Pleasance/
Bridge Street, Jedburgh,
Scottish Borders



Note that the Jedburgh map is
an insert on the Hawick map.



0.17 hectares (0.4 acres).

The subject site is in
unknown private ownership.

The register records the date
of the site's dereliction as
"unknown", and its previous
use as "other".

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

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only.

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

Planning: The Scottish Borders Local Development Plan (Adopted) safeguards the subject site for Business and Industry (Site Ref RJEDDB001). Commercial and retail uses will be viewed more favourably than residential and development of the ground floor for residential purposes will be unacceptable. The Local Development also notes that the subject site would be suitable for redevelopment for community uses.

A flood risk assessment is required to inform design and mitigation measures. Vehicular access to the site is via a restricted access road from the Pleasance.

Market: The site is backlying with river frontage, behind public buildings in central Jedburgh. Searches did not identify any land or buildings on the market here. It could potentially be a challenging site to develop for housing, commercial or employment uses which accordingly are rated as red, although the sites register does suggest that it could be developed in the short term. SNH notes that the site is adjacent to the River Tweed SAC and also to Jedburgh Leisure Centre.

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



SIMD Rank: 4,597 SIMD Decile: 7

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			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
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

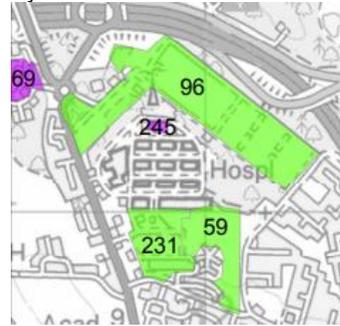
Market: There do not appear to be any sites on the market in this location. The subject site, as recognised in planning policy, is most suited to housing development. SNH notes the potential for a wild garden with seating here, along with a similar site 120 metres SW, giving both entrance and exit points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

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



SIMD Rank: 1,819 SIMD Decile: 3

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

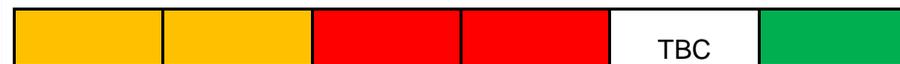
Planning: The North Ayrshire Local Development Plan (Adopted) allocates the northern part of the site for business redevelopment under Policy IND 1. Policy IND 4 'Business Uses' permits Class 4 business use on the subject site. The LDP also identifies the north western part of the site as a mixed use 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).

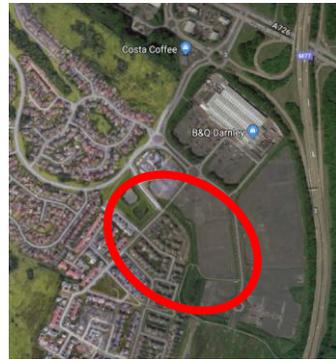
Market: Both sites have main road access. Residential potential is rated amber as there are better, unconstrained housing sites in Irvine. SNH notes possible opportunities relating to a walking route with the green health partnership and to maximise informal recreation and access.

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.

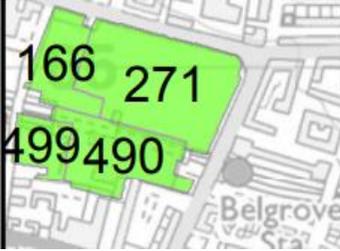
Market: Close to the A726 / A727 / M77 interchange in an area of residential and commercial development. Extent of and access to the site is unclear from available mapping. Site 157 scales to around 11-12 hectares which is double the size of the register entry and may explain the existing housing. In 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.

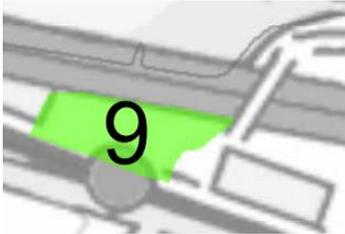
Market: Land use and branding proposals are currently being developed by consultants for Glasgow City Council. To the west of the subject site, the Collegelands projects has extended the city centre with a major mixed-use development. Searches do not reveal any land currently being marketed in this location. 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			
			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

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.

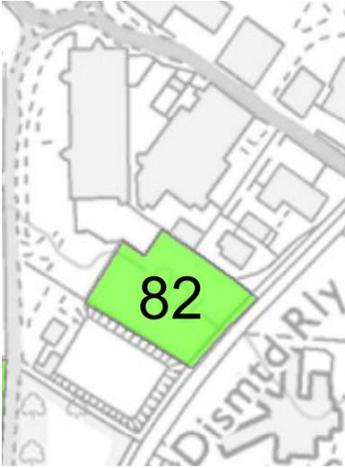
Market: The site is high profile and easily accessible by road and rail including to Glasgow Airport and Glasgow city. The site lies immediately west of Kelburn Business Park. Riverside Inverclyde markets business space here but the subject site does not appear in any marketing searches (or on the URC's 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.

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.

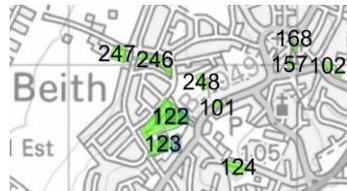
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure

				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-20th 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			
			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 – 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.

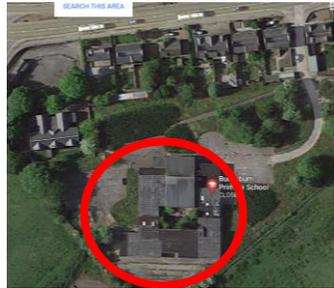
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



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).

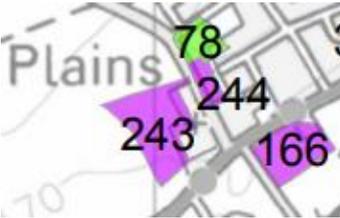
Market: Medium-size, regular-shaped, backlying site (circled in red on the photograph opposite) in residential area on the western outskirts of Aberdeen. The site does not appear in searches for sites on the market. The most likely market use for the site is housing. SNH notes the wider green infrastructure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

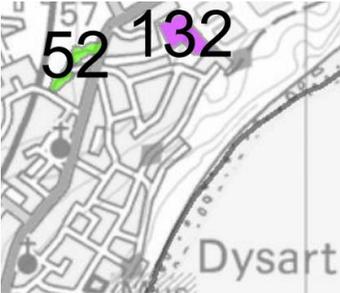
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



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

52. Railway Sidings, Normand Road, Dysart, Fife

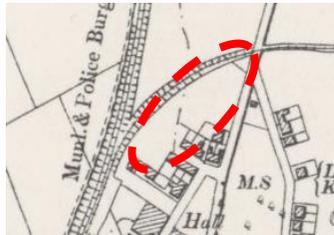
The subject site is Plot 52 below:-



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

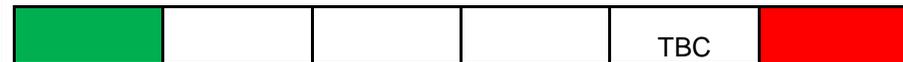
Planning: The Fife Local Development Plan includes the subject site within a significant designation identified as the Kirkcaldy East SLA with an indicative capacity of 2,850 houses including a minimum 15% affordable units. This is to include;

- 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.

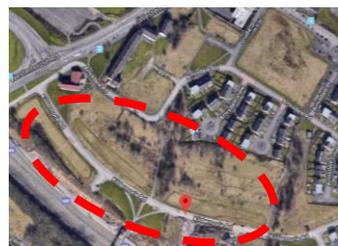
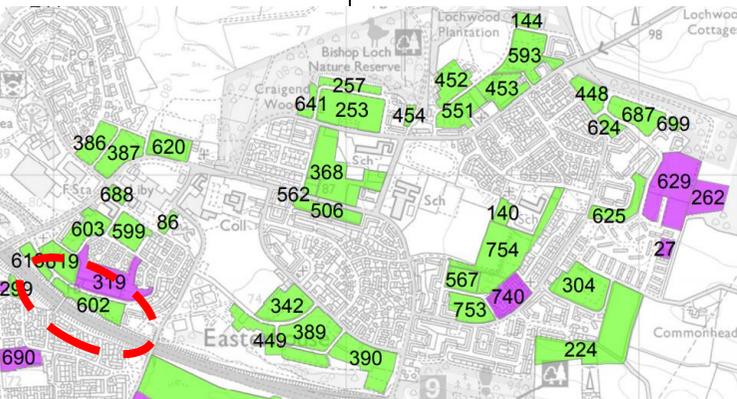
Site characteristics: Extensive roads infrastructure exists around the site(s) leading to motorway access immediately west and motorway bridges east and west. A path and footbridge across the motorway appear to dissect the vacant sites.

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

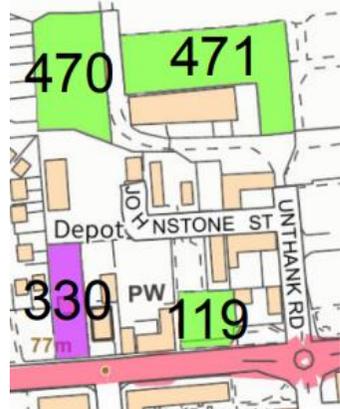


SIMD Rank: 2,651 **SIMD Decile: 5**

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.

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.



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

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

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



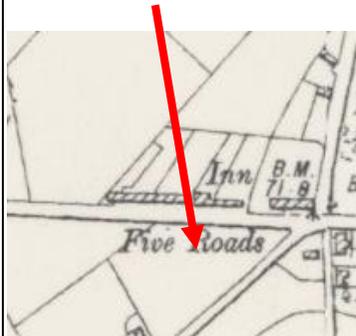
SIMD Rank: 3,471 SIMD Decile: 5

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.

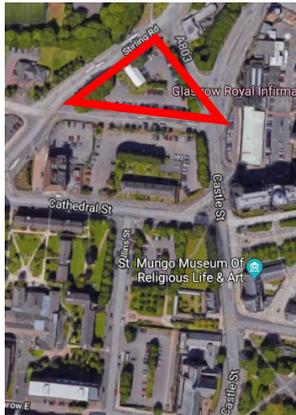
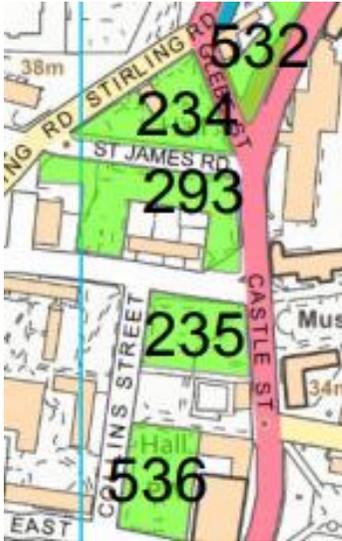
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



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
- 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**

60-site sample extract from 2017 vacant and derelict land register

Local Authority	Site Name (If Supplied)	Address (If Supplied)	East	North	Site Size (Ha.)	Site Type	Location of Site	Owner 1	Owner 2	Period when site became Vacant or Derelict	Previous Use of Site	Development Potential	Datzone
Stirling	BORROWMEADOW	BORROWMEADOW FARM, STIRLING	281500	694200	33.8	Derelict	Within the countryside	Public: Local Authority	Not applicable	1981-1985	Community & Health	Developable - Medium Term	S01013066
North Ayrshire	NIL	LOCHSHORE NORTH, GLENGARNOCK	232046	653688	29.71	Derelict	Within a settlement of < 2,000+	Public: Scottish Enterprise	Not applicable	1986-1990	Manufacturing	Developable - Short Term	S01011334
Clackmannanshire	KILBAGIE	COUNTRYSIDE, KILBAGIE	292740	689958	19.26	Derelict	Within the countryside	Private: Other Private	Not applicable	2015	Manufacturing	Developable - Undetermined	S01007448
East Renfrewshire	ARMITAGE SHANKS	Shanks Ind Est, Barrhead	250336	659938	14.67	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1991-1995	Manufacturing	Developable - Short Term	S01008307
East Lothian	SITE AT	EAST FORTUNE HOSPITAL, EAST FORTUNE, EAST LOTHIAN	355262	679352	13.87	Derelict	Within the countryside	Private: Other Private	Not applicable	1996-2000	Community & Health	Developable - Medium Term	S01008262
North Ayrshire	NACCO	PORTLAND ROAD, IRVINE	231431	637571	12.58	Derelict	Within a settlement of 2,000+	Unknown Private	Not applicable	2008	Manufacturing	Developable - Short Term	S01011178
Glasgow City	NIL	S OF 6 VAILA PL.	258018	669237	9.91	Derelict	Within a settlement of 2,000+	Public: Local Authority	Not applicable	1980 or earlier	Manufacturing	Uneconomic to Develop/Soft End Use	S01010351
South Ayrshire	NIL	MONUMENT CRESCENT, PRESTWICK	236670	626260	9.01	Derelict	Within a settlement of 2,000+	Public: Scottish Enterprise	Not applicable	1981-1985	Agriculture	Developable - Medium Term	S01012532
East Dunbartonshire	EX OIL TERMINAL	WESTERHILL ROAD, BISHOPBRIGGS	262394	671100	6.88	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1991-1995	Storage	Developable - Medium Term	S01008118
Edinburgh, City of	GREENDYKES ROAD 2	GREENDYKES ROAD, GREENDYKES, EDINBURGH	329698	671086	6.68	Vacant Land	Within a settlement of 2,000+	Public: Local Authority	Not applicable	2012	Residential	Developable - Short Term	S01008708
North Ayrshire	AYRSHIRE CENTRAL HOSPITAL	CASTLEPARK, IRVINE	232053	640857	5.88	Vacant Land	Within a settlement of 2,000+	Public: Health Boards	Public: Urban Regeneration Company	1980 or earlier	Agriculture	Developable - Short Term	S01011214
Glasgow City	DARNLEY MAINS	DARNLEY MAINS	253373	658784	5.68	Vacant Land	Within a settlement of 2,000+	Private: Other Private	Not applicable	1981-1985	Agriculture	Developable - Medium Term	S01009767
Falkirk	ETNA ROAD	FALKIRK, FALKIRK	289556	681254	5.06	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1991-1995	Storage	Developable - Short Term	S01009144
Fife	PRINLAWS MILL	PRINLAWS ROAD, LESLIE	324217	701157	4.25	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1986-1990	Manufacturing	Developable - Undetermined	S01009552
Fife	FORMER LIMEWORKS	CULTS HILL, BY PITLESSIE	335237	708955	4.02	Derelict	Within the countryside	Unknown Private	Unknown Private	2009	Mineral Activity	Unknown (uncertain/insufficient information);	S01009664
North Lanarkshire	Abandoned Housing Site South - Canill & Gateway	Heatheryford Gardens, Plains	279243	667301	3.52	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	2009	Residential	Developable - Short Term	S01011683
Orkney Islands	W	GLAITNESS ROAD, ST OLA	343280	1010380	3.47	Derelict	Within a settlement of 2,000+	Public: Local Authority	Not applicable	1980 or earlier	Mineral Activity	Uneconomic to Develop/Soft End Use	S01011817
North Ayrshire	NIL	EAST STEVENSTON, STEVENSTON	227319	641316	3.38	Derelict	Within a settlement of 2,000+	Ownership unknown	Not applicable	1981-1985	Unknown	Developable - Medium Term	S01011233
North Ayrshire	NIL	INCHES ROAD, ARDROSSAN	222761	641778	3.31	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1981-1985	Unknown	Developable - Short Term	S01011243
Falkirk	FORMER THERMALITE WORKS	JFERRY ROAD, SOUTH ALLOA, RURAL	287721	691561	3.09	Derelict	Within a settlement of < 2,000	Unknown Private	Not applicable	Unknown	Manufacturing	Unknown (uncertain/insufficient information);	S01009122
East Ayrshire	N	WEST PARK DRIVE, NEW CUMNOCK	262280	612364	2.83	Derelict	Within a settlement of 2,000+	Ownership unknown	Ownership unknown	1986-1990	Unknown	Developable - Medium Term	S01007898
South Lanarkshire	NIL	Southcroft Road, Rutherglen	260490	662400	2.83	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1991-1995	Other	Developable - Medium Term	S01012864
Glasgow City	MEAT MARKET (N)	BELGROVE STREET/DUKE STREET	260737	664979	2.76	Vacant Land	Within a settlement of 2,000+	Public: Local Authority	Not applicable	1996-2000	Manufacturing	Developable - Undetermined	S01010254
Fife	BURNTISLAND DOCKS	LAMMERLAWS ROAD, BURNTISLAND	323632	685698	2.31	Derelict	Within a settlement of 2,000+	Public: Public Port Authority	Not applicable	2009	Other	Unknown (uncertain/insufficient information);	S01009460
Highland	OLD WORKS BEN NEVIS INDUSTRIAL ESTATE	FORT WILLIAM	212061	774788	2.26	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1981-1985	Other	Unknown (uncertain/insufficient information);	S01010509
West Lothian	EX GASHOLDER	ARMADALE	293830	668970	2.13	Derelict	Within a settlement of 2,000+	Private: Private Gas	Not applicable	2001-2004	Storage	Developable - Medium Term	S01013388
North Lanarkshire	Former Gartloch Distillery	Woodhead Road, Chryston	267720	680044	1.98	Derelict	Within the countryside	Private: Other Private	Not applicable	1980 or earlier	Manufacturing	Uneconomic to Develop/Soft End Use	S01011695
Angus	GREENLAW FARM	GREENLAW HILL, CARNOUSTIE	354174	734670	1.5	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	2001-2004	Agriculture	Developable - Medium Term	S01007144
Inverclyde	NIL	KELBURN TERRACE, KELBURN, PORT GLASGOW	234175	674154	1.48	Vacant Land	Within a settlement of 2,000+	Public: Urban Regeneration C	Not applicable	1996-2000	Residential	Developable - Medium Term	S01010920
Glasgow City	NIL	WEST OF DEE ST	262523	665891	1.46	Derelict	Within a settlement of 2,000+	Private: Network Rail/Rail Frai	Not applicable	1980 or earlier	Transport	Developable - Undetermined	S01010241
Dundee City	CLEPINGTON ROAD		338600	732310	1.42	Vacant Land	Within a settlement of 2,000+	Ownership unknown	Ownership unknown	Unknown	Other	Developable - Undetermined	S01007825
North Ayrshire	MUIRSTON	MEADOWSIDE, BEITH	234449	653778	1.17	Vacant Land	Within a settlement of 2,000+	Ownership unknown	Not applicable	1981-1985	Unknown	Uneconomic to Develop/Soft End Use	S01011348
Aberdeen City	FORMER BUCKSBURN PRIMARY SCHOOL	INVERURIE ROAD/HOWES ROAD, DYCE, ABERDEEN	389709	809513	0.94	Vacant Land and Buildings	Within a settlement of 2,000+	Public: Local Authority	Not applicable	2016	Education	Developable - Medium Term	S01006738
North Lanarkshire	Former St David's School Playing field	Anniesshill View, Plains	279109	666827	0.87	Vacant Land	Within a settlement of 2,000+	Public: Local Authority	Not applicable	2007	Recreation & Leisure	Developable - Undetermined	S01011675
Highland	FORMER URRAY HOUSE SITE	GREAT NORTH ROAD, MUIR OF ORD	168980	823780	0.82	Derelict	Within a settlement of 2,000+	Public: Local Authority	Not applicable	2014	Residential	Developable - Short Term	S01010071
Glasgow City	SITE 4	FULLARTON DRIVE/CLYDESMILL ROAD	264510	662230	0.74	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	2001-2004	Manufacturing	Developable - Medium Term	S01010071
Scottish Borders	GASWORKS SITE	MANSEFIELD ROAD, HAWICK, TD9 8AW	351092	615441	0.73	Derelict	Within a settlement of 2,000+	Private: Private Gas	Not applicable	1980 or earlier	Storage	Unknown (uncertain/insufficient information);	S01012359
Fife	RAILWAY SIDINGS	NORMAND ROAD, DYSART	330329	693708	0.67	Vacant Land	Within a settlement of 2,000+	Private: Other Private	Not applicable	1986-1990	Transport	Developable - Medium Term	S01009536
Dumfries & Galloway	LAND BEHIND THE COACHMANS	BELMONT ROAD, STRANRAER	206123	560126	0.66	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	Unknown	Other General Industry	Developable - Medium Term	S01007490
South Lanarkshire	SITE 1	Cunninghame Rd, Farme Cross	262500	661900	0.63	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1981-1985	Manufacturing	Developable - Medium Term	S01012858
Aberdeen City	FORMER TORRY NURSERY	OSCAR ROAD, ABERDEEN	394699	804810	0.53	Vacant Land	Within a settlement of 2,000+	Public: Local Authority	Not applicable	Unknown	Education	Developable - Medium Term	S01006625
Highland	OLD RUINS	NR FREE CHURCH, KINLOCHBERVIE	221975	956356	0.51	Derelict	Within a settlement of < 2,000	Unknown Private	Not applicable	1980 or earlier	Residential	Uneconomic to Develop/Soft End Use	S01010815
Angus	GROUND	FORMER B.R., MONKIE	350018	738730	0.5	Derelict	Within the countryside	Ownership unknown	Not applicable	1980 or earlier	Transport	Developable - Medium Term	S01007140
Glasgow City	NIL	KILDERMORIE ROAD, M8/ WESTERHOUSE, ROAD	266941	665710	0.45	Vacant Land	Within a settlement of 2,000+	Public: Local Authority	Not applicable	2005	Residential	Developable - Medium Term	S01010119
East Ayrshire	DEPOT	CARSPHAIN ROAD, DALMELLINGTON	248592	605524	0.4	Vacant Land	Within a settlement of < 2,000	Ownership unknown	Not applicable	2008	Storage	Unknown (uncertain/insufficient information);	S01007870
Fife	WHITEHILL IE 3	GLENROTHES	324810	699566	0.36	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1991-1995	Agriculture	Developable - Short Term	S01009576
North Lanarkshire	Abandoned Compound - West	Unthank Road, Bellshill	274077	660505	0.36	Vacant Land	Within a settlement of 2,000+	Private: Other Private	Not applicable	2016	Other General Industry	Developable - Short Term	S01011525
North Ayrshire	NIL	CORSEHILL, KILWINNING	230741	643278	0.35	Vacant Land	Within a settlement of 2,000+	Ownership unknown	Not applicable	1981-1985	Unknown	Developable - Medium Term	S01011290
Glasgow City	NIL	NORTH OF ST. JAMES ROAD AT, CASTLE STREET	260053	665679	0.32	Vacant Land	Within a settlement of 2,000+	Public: Local Authority	Not applicable	1991-1995	Residential	Unknown (uncertain/insufficient information);	S01010259
Highland	FORMER PENTLAND AUTO'S SITE	GEORGE STREET/ROBERT STREET, WICK	336089	951424	0.32	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1986-1990	Wholesale Distribution	Unknown (uncertain/insufficient information);	S01010782
Aberdeen City	FORMER FISH WORKS	PALMERSTON ROAD, ABERDEEN	394307	805576	0.29	Derelict	Within a settlement of 2,000+	Unknown Private	Not applicable	Unknown	Manufacturing	Developable - Medium Term	S01006587
Glasgow City	NIL	195 VICTORIA RD/BUTTERBIGGINS RD	258411	663162	0.26	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	2007	Retailing	Developable - Short Term	S01010033
North Lanarkshire	Land to the Rear of	Babylon Road, Orbiston, Bellshill	273407	658962	0.21	Derelict	Within a settlement of 2,000+	Public: Local Authority	Not applicable	1986-1990	Residential	Uneconomic to Develop/Soft End Use	S01011514
North Lanarkshire	South of	Glenpark Street, Wishaw	279373	655512	0.18	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1996-2000	Residential	Developable - Medium Term	S01011401
Dundee City	CRAIGOWAN ROAD		336150	731760	0.17	Vacant Land	Within a settlement of 2,000+	Public: Local Authority	Not applicable	1991-1995	Residential	Uneconomic to Develop/Soft End Use	S01007848
North Lanarkshire	Land to North East of No117	Newarthill Road, Carfin, Motherwell	277499	658827	0.17	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	1980 or earlier	Residential	Developable - Undetermined	S01011459
Scottish Borders	THE ANNA	PLEASANCE/BRIDGE STREET, JEDBURGH	365208	620922	0.17	Derelict	Within a settlement of 2,000+	Unknown Private	Not applicable	Unknown	Other	Developable - Short Term	S01012352
Falkirk	PROVIDENCE BRAE	PROVIDENCE BRAE, BONESS, BONESS	299810	681570	0.14	Derelict	Within a settlement of 2,000+	Unknown Private	Not applicable	1980 or earlier	Other	Developable - Undetermined	S01009257
Loch Lomond & T	PEARL STREET (EX FIRE STATION)	PEARL STREET, CALLANDER	262984	707766	0.1	Vacant Land	Within a settlement of 2,000+	Public: Other National/Local	Not applicable	2006	Community & Health	Developable - Short Term	S01013115
South Ayrshire	NIL	ST JOHN'S CHURCH PIEDMONT ROAD, GIRVAN	218636	597180	0.1	Derelict	Within a settlement of 2,000+	Private: Other Private	Not applicable	2012	Community & Health	Developable - Medium Term	S01012429
					TOTAL	234.11 hectares							
					sample (size)	1.95% (of 11,980 ha. in register)							
					sample (number)	1.61% (of 3731 in register)							
					sample mean	3.90 hectares							

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</p> <p>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 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 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 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</p> <p>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>