

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 10 NOVEMBER 2008

REPORT ON: VACANT AND DERELICT LAND FUND PROGRAMME 2008 TO 2011

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 507-2008

1 PURPOSE OF REPORT

- 1.1 To inform the Committee that the Scottish Government has confirmed an allocation of £5.25 million under the Vacant and Derelict Land Fund over the years 2008 to 2011 for projects in Dundee.

1.2 RECOMMENDATION

- 1.3 It is recommended that the Committee
- a notes that the Scottish Government has confirmed allocation of a further £5.25 million under the Vacant and Derelict Land Fund over the years 2008 to 2011 for projects in Dundee; and
 - b approves the Vacant and Derelict Land Fund Delivery Plan as set out in Appendix 1 to this report.

2 FINANCIAL IMPLICATIONS

- 2.1 The Depute Chief Executive (Finance) advises that the Scottish Government has confirmed allocation of a further £5.25 million under the Vacant and Derelict Land Fund over the years 2008 to 2011 for projects in Dundee.

3 BACKGROUND

- 3.1 The Scottish Vacant and Derelict Land Survey is used as a monitoring tool by Scottish Government to track overall rates of change in relation to the amount of vacant and derelict land across local authority areas. It is as a result of the relatively high proportion of vacant and derelict land in the city, that Dundee is one of five local authorities that benefit from a grant under the Vacant and Derelict Land Fund from the Scottish Government.
- 3.2 Members will be aware that Dundee has benefited from a grant of £8 million from the Vacant and Derelict Land Fund over the period 2004 to 2008. This has helped greatly to remove blight and enable and support new development across many areas of the City.
- 3.3 Dundee City Council was requested to prepare and submit a draft Delivery Plan to the Scottish Government. This draft Delivery Plan was submitted to the Scottish Government in May 2008 and a subsequent strategic overview was then submitted in August 2008 to provide additional background to the Delivery Plan. Following appraisal of the draft Delivery Plan, notification of approval was received on 19 September 2008.
- 3.4 The key objectives of the Fund are to,

- a Tackle long term vacant and derelict land;
 - b Stimulate economic growth and job creation; and
 - c Promote environmental justice and improved quality of life.
- 3.5 A principal objective of Dundee's Delivery Plan is to improve and remove a significant amount of existing vacant or derelict land and make the land in question more marketable and useful. It is proposed to utilise the Vacant and Derelict Land Fund, address poor market circumstances, whether for residential or industrial development. It is hoped that by the measures proposed, the development of sites is made economically viable or sites are improved sufficiently that they can be considered meaningful parkland.
- 3.6 The schedule of projects, showing the expected outputs and outcomes is contained in Appendix 1 to this Report. However, these projects have not yet been costed in detail, therefore not all of them may be undertaken. Furthermore, in order to allow for some projects not progressing, there will be a need to retain some flexibility to bring forward additional projects not included in the Delivery Plan.
- 3.7 The Delivery Plan will be regularly monitored to ensure that maximum benefit from the money available to Dundee under the Vacant and Derelict Land Fund can be achieved.

4 POLICY IMPLICATIONS

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

5 CONSULTATIONS

- 5.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

6 BACKGROUND PAPERS

- 6.1 There are no background papers of relevance to this report.

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9 October 2008

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APPENDIX 1**VACANT AND DERELICT LAND FUND****Approved Schedule of Projects**

Site Location	Area (Ha)	Description of Site	Works to be Undertaken	Outputs	Outcomes
Hilltown Small Sites	5	Various derelict areas with fly tipping etc.	Acquire (where necessary), clear and landscape to support regeneration.	Small areas of vacant land turned into quality local greenspace, or developed in support of the wider regeneration framework.	Additional dwellings and public open space created within the area, removing blight and signalling inward investment and positive change in the area.
Maxwelltown Multis, Ann Street	4	High/low rise demolitions	Assist post-demolition works to enable early redevelopment of new vacant sites.	Early redevelopment of cleared housing sites.	Short term landscaping so residents of wider area do not feel compromised awaiting future development of site. Also to attract developers, community involvement in imagining the new plan for of this area.
Former Filling Station, Kingsway West	0.26	Site of former filling station	Acquire, remediate if necessary and make available for development.	Reduction in quantity of VDL and development of housing.	Market this prominent site for development and stimulate a comprehensive redevelopment of the adjacent area to the west.
A B B Power D & T Ltd, East Kingsway Works, Kingsway East	3.78	Derelict site to be demolished	Landscaping to provide buffer to Kingsway/ Ambassador Route.	Improved appearance of VDL through high quality landscaping along trunk road.	Continuation of the Ambassador Routes Strategy along the Kingsway.
Land North of Alloway Place	0.78	Vacant, former housing land	Site investigations to allow redevelopment of this & adjacent VDL.	Reduction in quantity of VDL and development of housing.	Additional Dwellings

Site Location	Area (Ha)	Description of Site	Works to be Undertaken	Outputs	Outcomes
Broughty Ferry Road (Stannergate)	1.6	Vacant yard	Acquire site & assist with development of site (car park/landscaping /park and choose).	Reduction in quantity of VDL through development of new amenity space, access to river and park and choose facility to reduce commuter traffic and promote health benefits of wellbeing and cycling.	Strategic addition to the Green Circular and citywide open space strategy creating a clearer pedestrian and cycleway link between the Broughty Ferry and the city centre.
Rear of 83-105 Charleston Drive	0.64	VDL to rear of shops	Works to support housing development.	Reduction in quantity of VDL and creation of new green space around shops. Improved environment for new residents.	Enable planning consent to develop for 12 dwellings .
Pitalpin Works, Pitalpin Street	2.17	Derelict industrial land and buildings	Remediate quarry to enable housing development.	Reduction in quantity of VDL through development of new housing.	Dispose of the site for new housing development site.
Land to rear of Lochee High Street		Car parks & pedestrian access to High Street	Improvements to pedestrian access in support of wider regeneration master plan.	Improved local environment.	Increase pedestrian permeability of this area leading to the district shopping area.
Garages at Balgarthno Rd/Charleston St	0.23	Partially derelict garages	Demolish and replace with open space/car parking areas to support regeneration master plan.	New green space and new off-street car parking facilities.	Create public Car park.
Weavers Village, Lochee High Street	0.5	Vacant shopping centre in key location	Assist with costs of demolition of vacant centre, in support of regeneration masterplan.	Opportunity for new retail/residential development in support of regeneration masterplan.	Ultimately to rebuild the western side of the Lochee district shopping area to attract new businesses to support and augment the surrounding commercial choices.
Loons Road/ Kings Cross Rd	0.33	Vacant land	Site Investigations and site clearance to enable development.	Reduction in quantity of VDL through development of housing.	Secure site for pilot low energy consumption residential development.

Site Location	Area (Ha)	Description of Site	Works to be Undertaken	Outputs	Outcomes
SET Land at Technology Park, South Road	1.11	Vacant part of Technology park	Landscaping, screening to cottages, new access.	Reduction in quantity of VDL through business development.	Create a buffer between residential and industrial area and better through route.
Various once identified - within Industrial Estates	0.6	Vacant land in industrial estates	Acquire and assist with industrial development.	Reduction in quantity of VDL through business development.	Promote comprehensive development for industrial units.
Napier Drive/Quarry Gardens	0.38	Vacant land - former quarry	Site investigations and enabling works.	Reduction in quantity of VDL through new housing development.	Potential redevelopment for new housing.
Land North of Molison Street	0.18	Former education building	Remove oil tank, remove & relocate sub-station, grass PDT.	Reduction in quantity of VDL through new housing development.	Market site for residential development.
Kemback Street	0.02	Derelict and burnt out building	Acquire, demolish and landscape.	New housing development.	Promote site and building for residential development.
Former Dens Metals, Dens Road	0.3	Vacant, remediated land	Assist with junction improvements to enable development.	Reduction in quality of VDL through new housing development.	Funding used to install new traffic light junction to stimulate private redevelopment.
Cheviot Crescent	1.94	Vacant land between housing and new industrial estate. Tackle rear of shops as well.	Landscaping to provide soft buffer and improvement to area behind shops.	Reduction in quantity of VDL & environmental improvements to support existing housing & new business development.	Provide a landscape buffer between new industrial area and housing development.
Michelin, Baldovie Road	13.31	Vacant land around perimeter of factory site	Landscape improvements.	Improvement in quality of green space and potential reduction in quantity of VDL.	Provide an attractive soft landscape as part of the infrastructure to the industrial estate and landscape buffer to regeneration area.

Site Location	Area (Ha)	Description of Site	Works to be Undertaken	Outputs	Outcomes
Springfield School	1.2	Demolished school building.	Post demolition treatment, including removal of asbestos from site.	Reduction in quantity of VDL through new housing development.	Market the site for housing development.
Carberry Crescent	0.1	Vacant land	Works to enable development of site.	Reduction in quantity of VDL through new housing development. Reduction in antisocial behaviour.	Market the site for housing development.
Whitfield	19.21	Various	Site surveys and other enabling works if required.	Reduction in quantity of VDL through new housing development.	Prepare land and market for new housing development or prepare as part of a wider landscape structure.
Dighty Burn, Trottick (Millburn Gardens)	0.83	Vacant land	Improve public access to land.	Increased use of VDL through improved public access to Green Circular leading to removal from SVDLS.	Improved Public Access along the Green Circular Route and encouraging more frequent/ better use.
Riverside Landfill, Riverside Avenue	33	Civic landfill site inc. composting, recycling facilities.	Landscape and create opportunities for public access/nature park.	Reduction in quantity of VDL through development of new nature park with public access.	Significant new public multi-use parkland area created for the city.
56 Brown Street, Blackness	0.21	Vacant Industrial site	Acquire and make available for development.	Reduction in quantity of VDL through creation of new business development.	Creation of new flexible-use commercial premises within established industrial areas.
Various once identified		Vacant land in industrial estates	Acquire and assist with development.	Reduction in quantity of VDL through business development.	Creation of additional commercial premises within established industrial areas.
Various once identified		Vacant land in housing estates	Provide off-street car parking solutions.	Reduction in quantity of VDL through creation of new green space and off-street car parking facilities.	Creation of car parking and useable open space within council housing estates.