

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
28 AUGUST 2000**

**REPORT ON: URBAN DESIGN STRATEGY FOR DUNDEE**

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 443-2000**

## **1 PURPOSE OF REPORT**

- 1.1 The Draft Urban Design Strategy for Dundee was approved by committee on 13 December 1999. Since then there has been consultation with relevant Council Departments, Amenity Societies and Developers as reported to Committee on 26 June 2000. The purpose of this report is to submit for approval the Urban Design Strategy as revised in the light of that feedback together with Urban Design Policy BE2A proposed for insertion in the Local Plan which will give a statutory framework for pursuing the strategy.
- 1.2 To parallel the statutory basis provided by the Urban Design Policy in the Local Plan, it is intended that Design Guidelines will be produced as Part 3 of the Urban Design Strategy which will give developers and designers more detailed criteria to refer to in seeking to address the objectives of the Strategy. It is intended to illustrate the Design Guidelines by reference to good local examples of completed developments. Part 3, The Design Guidelines, is programmed for submission to Committee in draft from in December prior to issue for consultation with interested parties, particularly the Royal Incorporation of Architects in Scotland (RICS) and Dundee Civic Trust who have asked to be involved. Thereafter, it is anticipated that the guidelines would be submitted to Committee for final approval in June 2001.
- 1.3 Copies of the Urban Design Strategy will be available in the Members Lounges and the wording of Urban Design Policy BE2A is contained in paragraph 6.6 below.

## **2 RECOMMENDATIONS**

- 2.1 The Committee endorse the revised Urban Design Strategy.
- 2.2 The Committee endorse the reference to the Urban Design Strategy contained in paragraph 6.6 for inclusion in the Local Plan as Policy BE2A.
- 2.3 The Committee remit the Director of Planning and Transportation to prepare Part 3 of the Urban Design Strategy, "The Design Guidelines" in draft form and submit this for consideration by Committee to its meeting in December 2000.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications for the City Council in approving this Report.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The Urban Design Strategy has positive implications for Local Agenda 21.
- 4.2 The principle of promoting characterful and socially diverse forms of development can help to ensure that "Settlements are 'human' in scale and form" and that "Diversity and local distinctiveness are valued and protected."

4.3 The compact land-use patterns generated by mixed-use development can reduce the need for travel and consequently the volume of traffic on our streets. Thus, "Access to facilities, services goods and people is not achieved at the expense of the environment....." and "Health is protected by creating safe, clean, pleasant environments....."

4.4 The Strategy seeks to ensure "The diversity of nature is valued and protected" and "Pollution is limited to levels at which natural systems can cope."

## 5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 Good Urban Design supports Social Inclusion by virtue of promoting lively mixed-use, mixed-tenure areas, safe and attractive streets and land-use patterns which reduce isolation and are suitable for public transport systems.

## 6 BACKGROUND

6.1 The Urban Design Strategy can provide a common reference for those involved in land-use planning and development control, traffic management, the design of roads and the use of public open space. The Strategy is based on current thinking on how to achieve more integrated, sustainable and socially inclusive developments and the Design Guidelines comprising Part 3 of the Strategy Document will help developers and their designers to address the objectives of the Strategy.

6.2 The Urban Design Strategy document is organised into three parts:

**Part 1** justifies the need for the Urban Design Strategy. It explains how the practice of zoning or segregating different landuses from each other became the norm for most of the twentieth century, mainly as a reaction to the slums created by the Industrial Revolution. It describes how the wisdom of perpetuating such landuse patterns is now being questioned and how today, the attractiveness of our historic centres are being looked at afresh as places with a well-balanced mix of uses and strong local identities.

6.3 On the basis of the arguments set out above, **Part 2** of the Urban Design Strategy concludes that we must try to integrate the transportation and landuse planning of new areas so that our generation can again create places where homes, work, leisure and retail are well connected, where the more varied household types predicted for the future can be readily accommodated and where the car is catered for but not at the expense of pedestrians or cyclists.

To help create places of this type, objectives for the design of Buildings, Open Space and Streets are defined in Part 2 which taken together can help to achieve the overall aim of the of the Urban Design Strategy which is the creation of places of strong local character which are well integrated with surrounding areas, socially diverse and accommodate a variety of activities.

6.4 **Part 3** will provide Design Guidelines for developers and consultants in seeking to address the objectives of the Urban Design Strategy.

The intention is that the Guidelines will be illustrated by reference to actual completed developments in Dundee which are examples of good practice or solutions suitable for wider application.

The Design Guidelines will address:

- Context and Local Distinctiveness
- New Buildings, Extensions to Existing Buildings and Infill Developments
- Safe and Attractive Residential Streets
- Public Art

- Design Statements

6.5 National Planning Policy guidance from the Scottish Executive (NPPG1) makes it clear that the Scottish Ministers wish to see an improvement in design standards. Promoting high standards of building, engineering and urban design is important in maintaining and enhancing environmental quality. Design matters are a material consideration when determining a planning application and it is important that planning authorities have a sound understanding of the principles of urban design.

In the case of Dundee, the promotion of the Urban Design Strategy and the associated Guidelines can be a means to develop a greater knowledge and expertise in Urban Design.

6.6 In order to bring the Urban Design Strategy to the attention of developers and their agents, Policy BE2A is proposed for insertion in the Local Plan, to state

“In determining planning applications, the City Council will have regard to the objectives of the Urban Design Strategy and the Design Guidelines contained therein”

## **7 CONSULTATIONS**

7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate Planning have been consulted and are in agreement with the contents of this report.

## **8 BACKGROUND PAPERS**

- Report No 640/1999
- Report No 354/2000
- An Urban Design Strategy for Dundee
- National Planning Policy Guideline NPPG1 paragraphs 18, 19, 20

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17 August 2000

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