

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
12 MARCH 2007**

**REPORT ON: DRAFT LOCHEE PHYSICAL REGENERATION FRAMEWORK**

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

**REPORT NO: 59-2007**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to seek the Committee's approval of a Draft Physical Regeneration Framework for Lochee for consultation purposes. The Framework focuses on the following land use themes, housing, employment, transportation, retail, leisure and recreation, public realm and environment. It promotes a cohesive approach to the regeneration of Lochee by pulling together the District Centre focused "Central Lochee Development Framework/Masterplan" and planning proposals for the wider area.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a approves the appended Draft Lochee Physical Regeneration Framework as the basis for consultation with the community, proprietors, tenants, public transport, companies and prospective developers; and
  - b remits the Director of Planning and Transportation to report progress on this consultation exercise and bring forward a programme of action for the implementation of the Lochee Physical Regeneration Framework.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications for the Council arising directly from this report. However, the implementation of measures will require funding to be allocated within various Departmental budgets for future years, subject to the availability of resources.

## **4 SUSTAINABILITY POLICY IMPLICATIONS**

- 4.1 The draft framework seeks to provide a strategic planning context for Lochee that will secure the long term residential and commercial sustainability of the area.
- 4.2 If the proposals contained in this report are approved, they will be screened for applicability to the EU Directive on Strategic Environmental Assessment.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 In consulting on the draft Lochee Physical Regeneration Framework, efforts will be made to ensure that a wide range of interests are given the opportunity to participate and that equally issues will be considered in developing and implementing the final Lochee Physical Regeneration Framework.

## **6 BACKGROUND**

- 6.1 Reference is made to Item II of the meeting of the Planning and Transportation Committee of 13 November 2006 when it was agreed to approve as a basis for further public consultation, proposals for the regeneration of Lochee District Centre.
- 6.2 However, the successful regeneration of Lochee demands that an overarching regeneration framework for the wider area that takes account of key land use issues in the area is also prepared. The Draft Physical Regeneration Framework appended to this Report seeks to outline the short and long term vision for Lochee in one cohesive document. It is an evolving document that will react to local circumstances but ultimately it will be used to determine and co-ordinate future physical regeneration activity and delivery in the form of a comprehensive Action Plan.
- 6.3 The Draft Framework has been divided into following land use themes:
- Housing
  - Employment
  - Transportation
  - Retail
  - Leisure and Recreation
  - Public Realm and Environment

The following paragraphs briefly summarise the key points of the Draft Lochee Physical Regeneration Framework.

- 6.4 Housing - one of the key objectives of the Draft Framework is to stabilise the local population in order to generate demand for new development and services which in turn will support the regeneration of the area and the sustainability of the District Centre. A key driver in this will be the provision of a range of new housing opportunities. The Draft Framework identifies 17 sites that have the potential to meet the demands for affordable housing for sale and new social rented housing.

The Planning & Transportation Department is discussing with the Housing Department's Private Sector Services Unit, the options for declaring a Housing Renewal Area and/or utilisation of Maintenance Orders in line with the provisions of the Housing (Scotland) Act 2006.

- 6.5 Employment - one of the key advantages of Lochee is the availability of employment opportunities within and close to the area. Much of this is centred around the District Centre, the Stack Leisure Park, the Kirk Street industrial area and the Dunsinane business area. In accordance with the Dundee Local Plan Review 2005 the Draft Framework seeks to stimulate and promote appropriate development in these areas thus enhancing employment opportunities in the Lochee area.
- 6.6 Transportation - the Draft Lochee Physical Regeneration Framework seeks to improve the accessibility and therefore the attractiveness of Lochee. This includes

enhancing public transport access between the District Centre and its catchment; the introduction of measures designed to improve bus reliability and enhance passenger facilities; measures to improve pedestrian links to the District Centre; improving the attractiveness of traffic calming facilities; and improving the quality and distribution of car parking facilities to serve the District Centre.

- 6.7 Retail - the District Centre is the hub of retail activity within Lochee, however, a recent study carried out by Colliers CRE (Report 8-2007) highlights a number of concerns in the District Centre. The number of vacant units, particularly within the Highgate Centre and Weavers Village is a matter of concern. In addition, the entrance points to the High Street from the various car parks that service the District Centre could be made more appealing and improved pedestrian linkages from the Stack to the High Street are recommended. Proposals to enhance the District Centre were considered by the Planning and Transportation Committee in November 2006 (Report 609-2006). These proposals are currently subject to further public consultation and form a key part of the Draft Physical Regeneration Framework. In addition, previously the Stack Leisure Park has suffered from increasing competition from newer parks at Camperdown and Douglasfield offering more modern facilities. Other alternative uses such as housing or employment would be acceptable in terms of policy but do not have immediate attraction either financially or in terms of demand. In order to stimulate development, new non-food retail development will be encouraged on part of the site. The type of retailing would require to be closely controlled, however, to minimise the impact on the existing District Centre and should have the potential to increase the attraction of the District Centre as a whole.
- 6.8 Leisure and Recreation - a healthy supply of leisure and recreation opportunities does exist in and around Lochee, including a library, swimming pool and bingo hall. However, the number of vacant leisure units at the Stack as previously highlighted does suggest a lack of demand for those types of services in Lochee. In terms of public parks provision, Lochee is well served with Camperdown Park to the north and Lochee Park to the south. Nonetheless, there appears to be a demand for small recreational areas in specific areas. The consultation of the Draft Lochee Physical Regeneration Framework will seek to highlight any site specific demand issues that exist in Lochee. Consequently there may be an opportunity to address any deficiencies through the redevelopment of those sites highlighted in Appendix 1 of the Draft Lochee Physical Regeneration Framework.
- 6.9 Public Realm and Environment - image of place and a functional safe and appealing environment are fundamental to addressing area regeneration. Lochee will continue to find it difficult to compete without a radical "step change" in perceptions of place and environmental quality. Perceptions regarding quality, identity, place and community increasingly determine consumer choice. The Draft Framework promotes actions which will address the decline which is particularly evident in and around the District Centre. The environment of the Bypass and the South Road corridor also needs comprehensively addressed with a bold and distinctive gateway strategy.

The Planning and Transportation Department is actively working with Historic Scotland to investigate the possibility of designating a Conservation Area in Lochee. Over the years the historical built environment has been irreparably damaged by inappropriate change, problems of poor repair and vacancy. A concentration of fine listed buildings is evident at the southern end of the District Centre and it is imperative that measures are taken to preserve and enhance not only these buildings

but their immediate surroundings. The provisional boundary can be viewed on page 24 of the Draft Lochee Physical Regeneration Framework.

## **7 CONSULTATIONS**

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

## **8 BACKGROUND PAPERS**

- 8.1 Report 76-2006.
- 8.2 Report 609-2006.
- 8.3 Report 8-2007.
- 8.4 Dundee West Local Community Plan.

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