

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
27 SEPTEMBER 2004**

**REPORT ON: STOBSWELL REGENERATION STRATEGY AND DEVELOPMENT
FRAMEWORK**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 597-2004

1 PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval of a consultative draft of a strategy and development framework for the Stobswell neighbourhood.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the Stobswell Regeneration Strategy and Development Framework, copies of which have been made available in the Councillors Lounges;
- b remits the Director of Planning and Transportation to consult the local community about the general development proposals and particularly changes and environmental works proposed for Park Avenue, Baxter Park Terrace, Morgan Street, Cardean Street and Baldovan Terrace; and
- c remits the Director of Planning and Transportation to report back on these consultations within 4 months.

3 FINANCIAL IMPLICATION

3.1 The strategy and proposals include supported programmes and proposals to be undertaken as resources permit. A good deal of the preparatory work will be undertaken using the Vacant and Derelict Land Fund. In future years, it would be advantageous for an environmental improvement capital budget to be established. It is anticipated that the Planning and Transportation Department, in conjunction with outside bodies, would contribute to this budget.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The strategy addresses three key themes of Local Agenda 21:

- a places, spaces and objects combine meaning and beauty with utility;
- b settlements are human in scale and form; and
- c diversity and local distinctiveness are valued and protected.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The strategy seeks a more balanced housing stock with improved connections between key facilities.

6 BACKGROUND

- 6.1 Stobswell is an inner city neighbourhood of Dundee, comprising mainly tenemental properties, with a population of approximately 4,000. Stobswell declined during the 1980's and particularly during the 1990's.
- 6.2 A main thrust of the Dundee Partnership's Vision for Dundee is to reinforce Dundee's national position as one of Scotland's four main cities and to tackle the long term, obstinate trend of declining population. Within this, a key issue of the Community Planning – Building Stronger Communities Group is “to demonstrate the long term viability of inner city communities by achieving a sustainable regeneration of Stobswell”. The strategic objective here is to create a third popular inner suburb to increase the popular choice beyond Broughty Ferry and the West End. Lessons from this will be helpful for other areas.
- 6.3 To help understand the issues and generate ideas to develop a strategy, the Partnership commissioned a study of the Stobswell Neighbourhood by Robert Turley Associates (TA) and established a multi agency Stobswell Steering Group.
- 6.4 The TA study report was received at the end of 2002. This examined all aspects of the neighbourhood, consulted with the Stobswell Forum, organised workshops (which included residents, retailers, private landlords, members of the Web Project and primary school children) and made recommendations for a comprehensive regeneration framework encompassing physical, social and economic elements, to create a sustainable inner city neighbourhood suited to the demands of the 21st Century.
- 6.5 The TA Study concluded that the neighbourhood suffered serious decline and that it is necessary to focus on:
- a social and environmental neighbourhood improvements;
 - b improvements to the physical fabric;
 - c wider choice of quality accommodation; and
 - d marketing campaign to demonstrate change is occurring.
- 6.6 Since the start of the study the overall housing market has become more buoyant and has had an impact on Stobswell, though there is no evidence of substantial investment in property maintenance or improvement in the neighbourhoods overall status. The Stobswell Steering Group, which now also includes the Chair of the Stobswell Forum, has reviewed and developed many of the items recommended in the TA Study, taking account of changing circumstances, available funding and local knowledge and opinion. Using the TA report as a springboard, the Stobswell Strategy and Development Framework has been prepared. The issues and actions respond to the Local Community Plan.
- 6.7 The Stobswell Strategy and Development Framework promotes:
- a a Spatial Framework and Environmental Investment Programme; and
 - b a Socio-economic Support Programme.

- 6.8 The outcomes expected are:
- a a more stable neighbourhood with greater housing choice;
 - b greater neighbourhood satisfaction because there is a perception of a safe neighbourhood;
 - c rising property values and reduced turnover in residents, showing the neighbourhood is somewhere that people want to live; and
 - d improved physical environment with no derelict land or property, improved fabric of property and a reduction in litter and unmanaged refuse.

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 the Head of Communities have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

Robert Turley Associates – Stobswell.

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Director of Planning & Transportation

Iain Mudie
Head of Planning

IGSM/LB/KM/Temp/43

20 September 2004

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