

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE -  
13 NOVEMBER 2006**

**REPORT ON: LOCHEE MASTERPLAN - REPORT ON RESULT OF THE LOCHEE  
DISTRICT CENTRE CONSULTATION EXERCISE**

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

**REPORT NO: 609-2006**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise committee of the outcome of the consultation exercise on the draft development framework for an integrated land use strategy for Central Lochee to secure its regeneration and to seek authority from committee to bring forward a programme for early action.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a note the terms of the various responses to the consultation exercise undertaken,
  - b approve the attached Development Framework as the basis for the regeneration of Central Lochee,
  - c remit the Director of Planning and Transportation to report progress on additional research prompted by the consultation exercise.
  - d remit the Director of Planning and Transportation to bring forward a programme of early action with budget costs;
  - e refer the Development Framework to the Development Quality Committee as a material consideration in the determination of planning applications for this area.

## **3 FINANCIAL IMPLICATIONS**

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

## **4 SUSTAINABILITY POLICY IMPLICATIONS**

- 4.1 The actions emerging from the proposals contained within the draft Lochee Masterplan impinge on a number of the Dundee Community Plan's principles of Sustainability, Social Inclusion and Active Citizenship. However, at this stage of the process there are only a small number that need specific attention.
- 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 Masterplan, efforts were made to ensure that a wide range of interests were given the opportunity to participate.
- 5.2 Equality issues will be considered in developing and implementing the final Masterplan.

## **6 INTRODUCTION**

- 6.1 Reference is made to the meeting of the Planning & Transportation Committee of 13 February 2006 when it was agreed to;
- "authorise the preparation of a development framework/masterplan for central Lochee as the basis for consultation with the community, proprietors, tenants, public transport companies and prospective developers; and
  - remit the Director of Planning & Transportation to report progress on this consultation exercise within 6 months".

### The Consultation Exercise

- 6.2 Presentations were given to four groups within the local community, and these were attended by the three local councillors, twenty traders and eight tenants' associations.
- 6.3 Staff attended two public events where leaflet/questionnaires were distributed and the draft development framework was explained and questions answered.
- 6.4 1000 leaflet/questionnaires were distributed within the community. A full breakdown of the circulation can be viewed in Appendix A.
- 6.5 154 questionnaire responses were received thereby achieving just over a 15% sample rate. In addition, approximately 12 respondents provided supplementary comments. A detailed analysis of the questionnaire responses is provided at appendix B, however they can be summarised as follows.
- 97% of respondents agreed that there should be a wider range of shops in Lochee High Street
  - 94% of respondents agreed that the shop frontages on Lochee High Street are in need of improvement.
  - 20% of respondents felt that pedestrian walkways in and around Lochee High Street are safe and pleasant whilst 69% disagreed and 10% were indifferent.
  - 74% of respondents agreed that crossing Lochee Bypass needs to be easier, with 10% disagreeing with the statement.
  - 81% of respondents agreed that vehicle congestion on Lochee High Street is a problem.

- 69% of respondents felt that Lochee High Street is well served by public transport with 13% disagreeing.
  - 69% of respondents agreed that there was not enough car parking close to the shops, however 20% disagreed.
  - 86% of respondents felt that the housing fabric is in need of repair, with only 3% disagreeing.
  - 70% agreed that new housing will bring vibrancy to the area.
  - 63% of respondents felt that new offices will bring vibrancy to the area.
  - 68% of respondents agreed that the creation of a public square would improve the environment.
  - 75% of respondents agreed that there should be more to do in Lochee in the evening.
- 6.6 In addition there were a number of supplementary comments which can be viewed in summarised form in Appendix C.
- 6.7 Clearly, certain views are universally held, however there are also widely conflicting views eg "need to remove of traffic" as against "need for better access for traffic". This is the classic conflict between the views of traders and the views of shoppers in District Centres.
- 6.8 Discussions have also been held with the new proprietors of the Highgate Centre which have revealed that it would not be their intention meantime to make any more than modest improvements and alterations to the present building. The draft development framework will need to give this careful consideration.
- 6.9 As the new owners of the Weaver's Village, Dundee City Council is anxious to implement the regeneration/redevelopment of this centre at an early date.
- 6.10 The draft development framework has been modified and reinforced as appropriate to take account of these comments. Revised sketches have been prepared which illustrate an aspirational layout, together with an immediate programme for action. These can be viewed in Appendix D.

#### Proposed Development Framework

- 6.11 In addition to meeting their day to day shopping and related requirements, the District Centres help define and reinforce the identities of their communities by providing shared facilities, local meeting places and opportunities for social interaction. They can be seen as sustaining, and in turn being sustained by these communities. The development framework will endeavour to reinforce and strengthen this relationship.
- 6.12 The aim for the centres is to ensure that they remain an important part of the City's shopping provision and continues to offer valuable shopping and related facilities and services for their community. This recognises that they may need to adapt and evolve in response to changing shopper behaviour and expectations. It also suggests the need to respond to the challenges presented by constantly evolving

modern retailing concepts including retail parks and large new food supermarkets. Although it cannot replicate the type of service provided by these more recent retail formats, there is scope to improve the traditional comfort, convenience and attraction of Lochee District Centre, and to tackle traffic and safety issues. In this way it should be possible to build on the inherent advantages deriving from its very strong sense of community with which the centre is associated, its range of shops and services, and the extensive investment in existing infrastructure whilst tackling a range of issues including pedestrian and public transport access and the deterioration of building fabric in a sustainable fashion.

- 6.13 The Dundee Local Plan Review 2005 contains policies to tackle these issues. In particular Policy 38 states:
- "Within the areas defined on the Proposals Map the City Council will encourage new retail and other shopping developments which would contribute to the vitality and viability of the District Centres."
- 6.14 In addition the Local Plan Review seeks to remedy various deficiencies through Proposal 5, which states:
- "The City Council proposes to undertake a programme of traffic management, parking, public transport and related measures within the District Shopping Centres to enhance their safety and accessibility. Consideration will also be given to other measures which could assist in improving the range and quality of shopping in these centres."
- 6.15 It is essential that measures be identified to reinforce and improve the links - pedestrian, public transport, vehicular, between the centre and its catchment. The recent construction of a food supermarket on South Road west of Lochee Bypass reinforces the need to improve pedestrian access over the Bypass to combine with suitably reinforced pedestrian routes from the High Street to Stack Leisure Park.
- 6.16 Members will be aware that the draft development framework identified a number of possible actions to upgrade the district centre. These included:
- reconfiguration of Weavers' Village shopping centre
  - reconfiguration of Highgate Shopping Centre
  - recreation of the former Bank Street as a public transport link between the Bypass and High Street
  - central open space car park
  - a range of development opportunities
  - need to upgrade the pre-1919 tenement stock
  - need to upgrade the traditional shop fronts
- 6.17 Both the Highgate Centre and Weavers Village have recently changed ownership. As indicated above the owners of the Highgate Centre do not anticipate, certainly in the short term, taking any radical approach to the regeneration of the centre. However it is felt that in the long term a "do minimum" treatment is not sustainable and a more radical solution must be identified albeit one that might not be

implemented immediately. As the new owners of Weavers' Village, Dundee City Council is anxious to comprehensively redevelop the centre. The development framework must therefore provide for early new build solutions capable of standing alone, but equally capable of integrating with a redeveloped Highgate in the medium to longer term.

6.18 The results of the consultation have identified a requirement for additional research into the servicing, parking and public transport requirements of Lochee High Street. In addition certain potential early actions, which are supported by the community, require considerable preparatory works viz;

- the preparation of an environmental improvement scheme for Lochee High Street,
- investigation of the provisions of the Housing Scotland Act 2006 to secure the most appropriate means to upgrade tenemental property in the area,
- introduction of a Façade Enhancement Grants Scheme to upgrade traditional shopfronts in Lochee High Street,
- declaration of a Conservation Area and a Townscape Heritage Initiative scheme within Lochee,
- investigation of the possible removal of the roundabout on the Bypass and its replacement with a signalised junction and assess the cost/benefit of the creation of additional development land,
- investigation of the provision of a signage strategy to direct traffic from Kingsway to Lochee and within Lochee.

6.19 There are also a number of opportunities on which to build within the wider catchment of the District Centre. These include:

- housing development at South Road;
- potential development sites at Foggyley/Landsdowne;
- potential development at Clement Park House;
- current housing proposals at Pitalpin;
- emerging land use strategy at Charleston;
- small potential development sites very close to the shopping spine;
- provision of car parks nearer to the shopping spine to serve both sides of High Street;
- emerging strategy at Dunsinane Industrial Estate;
- emerging strategy to protect industrial development sites within Kirk Street;
- retail and leisure development at Stack Leisure Park;
- investigation of ways to reinforce and expand the present shopping catchment of the centre; and
- investigation of possible improvements to public transport access between the centre and its catchment.

- 6.20 The opportunity to address a number of these issues is greatly increased if certain additional key sites could be brought into public control. It would be prudent to identify such sites and seek a range of funding sources which might facilitate such acquisitions.

#### Conclusion

- 6.21 The Lochee District Centre is vitally important in providing day to day shopping and other services to the surrounding area. However, a number of issues require to be addressed to enhance the attraction of Lochee and to fulfil its potential. At the same time there are a number of opportunities within Lochee and nearby which could bring significant benefit. The proposed Development Framework seeks to identify solutions and opportunities to resolve some of these issues. It can then be used as a basis for future decision making and for a programme of action.

## **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.

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Director of Planning & Transportation

Ian Mudie  
Head of Planning

IGSM/AW/JLJ

26 October 2006

Dundee City Council  
Tayside House  
Dundee

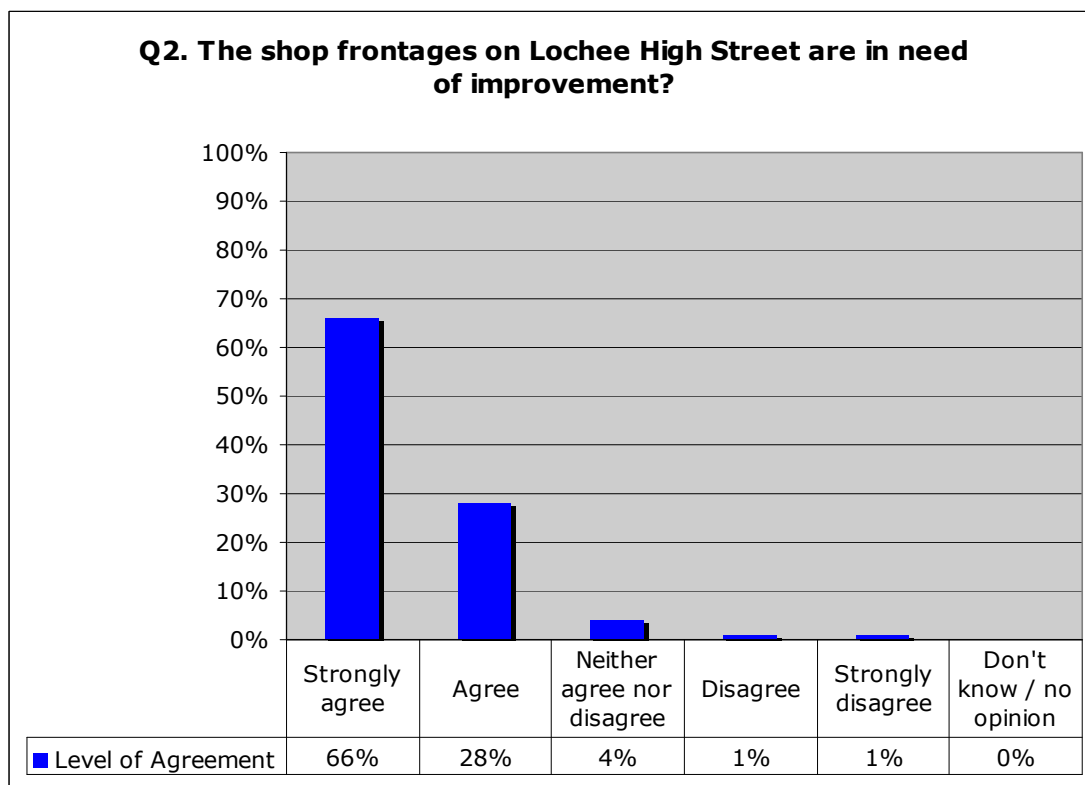
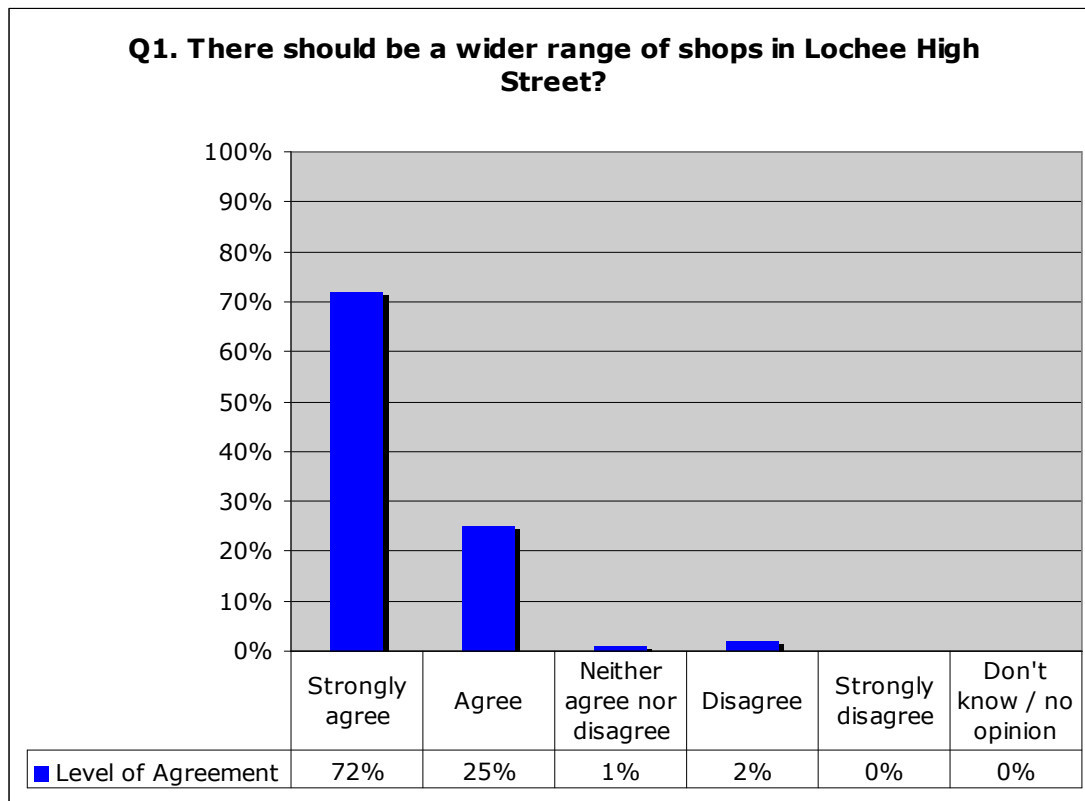
**APPENDIX A****CONSULTATION METHODOLOGY:**

<b>Nature of Dialogue</b>	<b>Date</b>
Presentation at Whorterbank Area Residents' Association AGM	18 April
Members Briefing Presentation with Lochee business proprietors present.	10 May
Presentation to Dundee West Communities Association: Hill Street Lounge.	16 May
Letter. Follow up to above presentation. Copy of presentation and Feb Committee Report issued to all members of the Dundee West Communities Association.	25 May
Presentation to Adamson & Elder TRA	28 June
Lochee Community Conference	19 Aug
Charleston Gala	10 Sep

**Distribution of consultation leaflets**

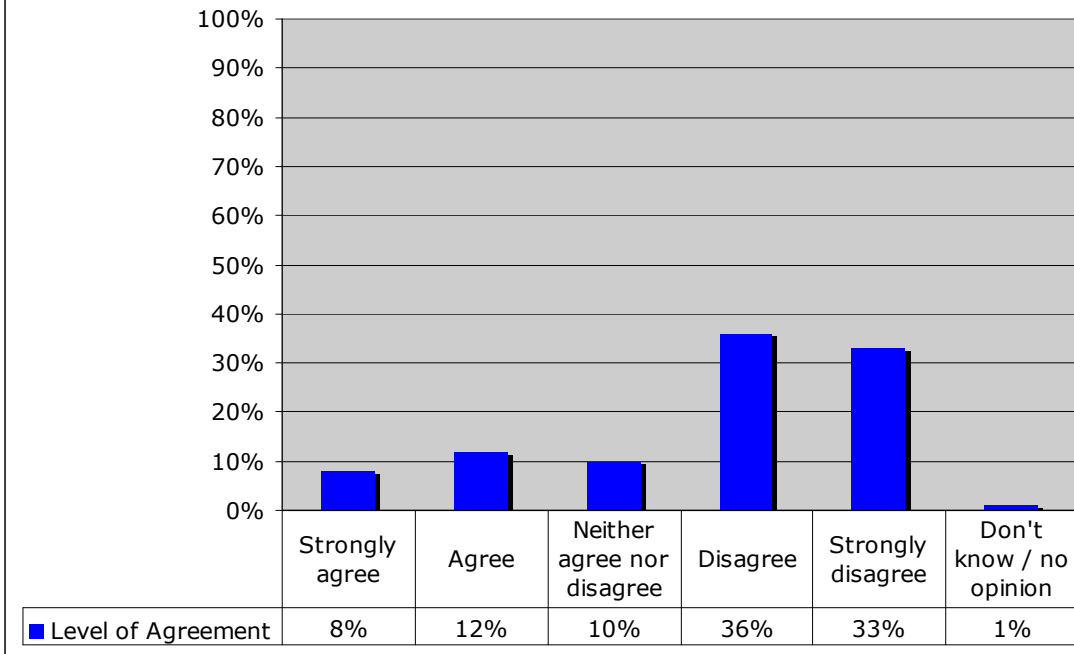
<b>Organisation</b>	<b>Number of leaflets issued</b>
Dundee West Communities Association (X8 members)	80
Businesses located in the District Centre	90
Businesses located on the periphery of the District Centre	11
Commercial properties in and around Kirk Street	50
High Street residential properties	195
Lochee Library	100
Dundee City Council Housing Office (Reception Desk)	50
The Dental Surgery	20
Duthies Dental Practice	20
Key stakeholder (x17)	170
Rockwell Tenant & Resident Association AGM	50
Lochee Community Conference	80
Charleston Gala	50

## APPENDIX B: CONSULTATION ANALYSIS

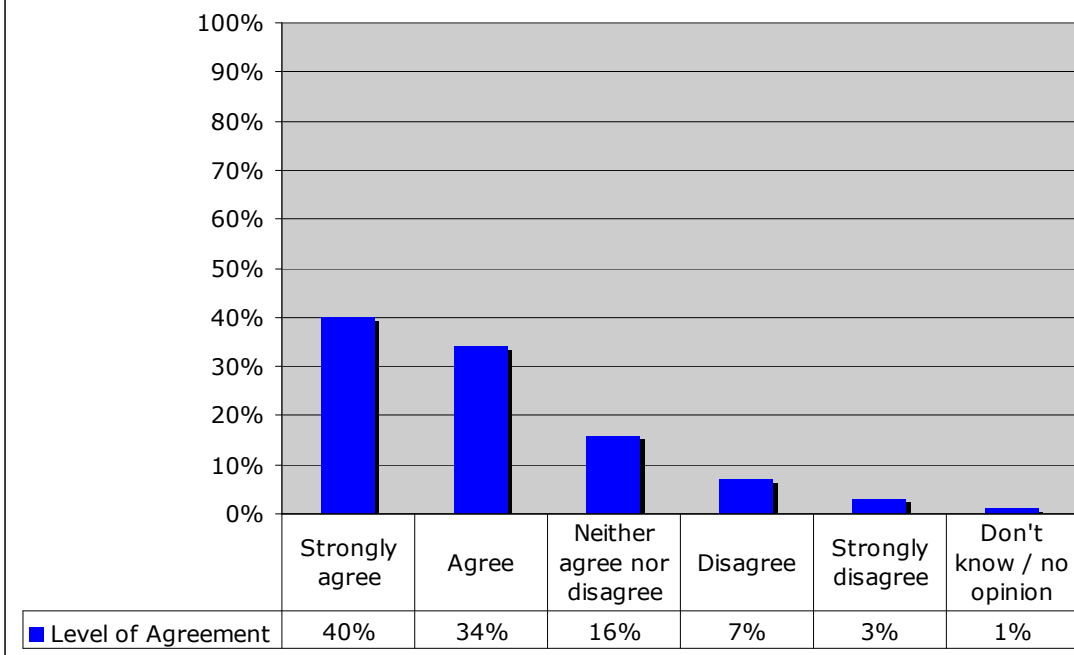


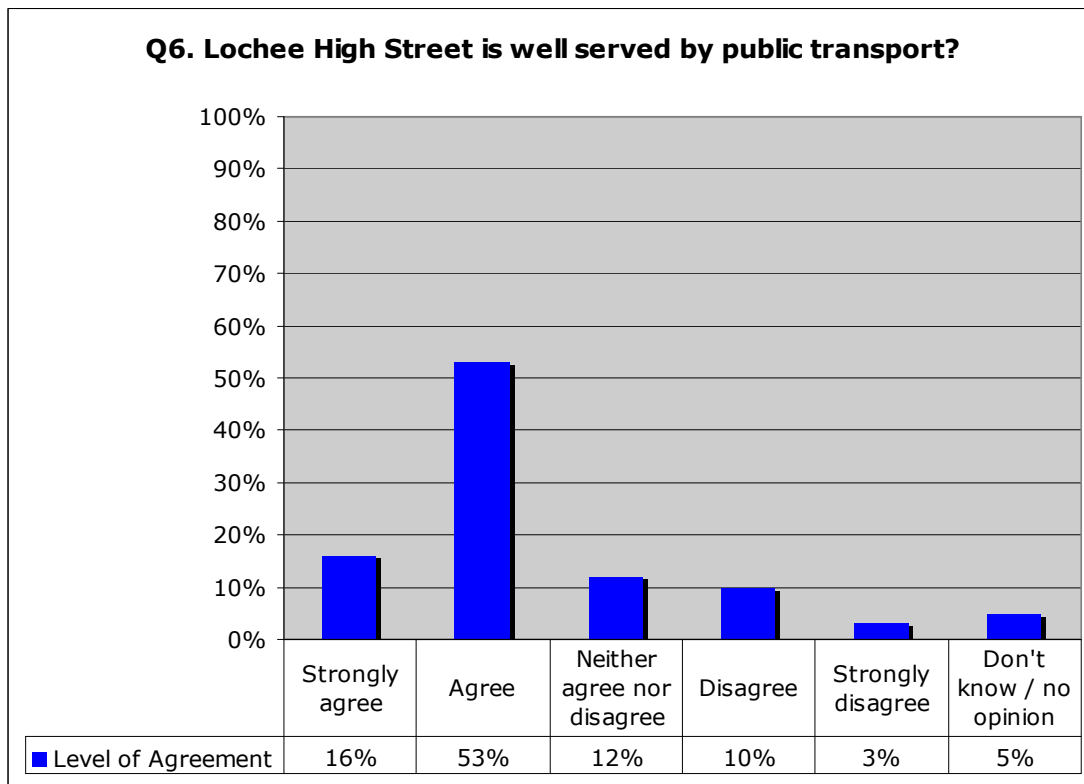
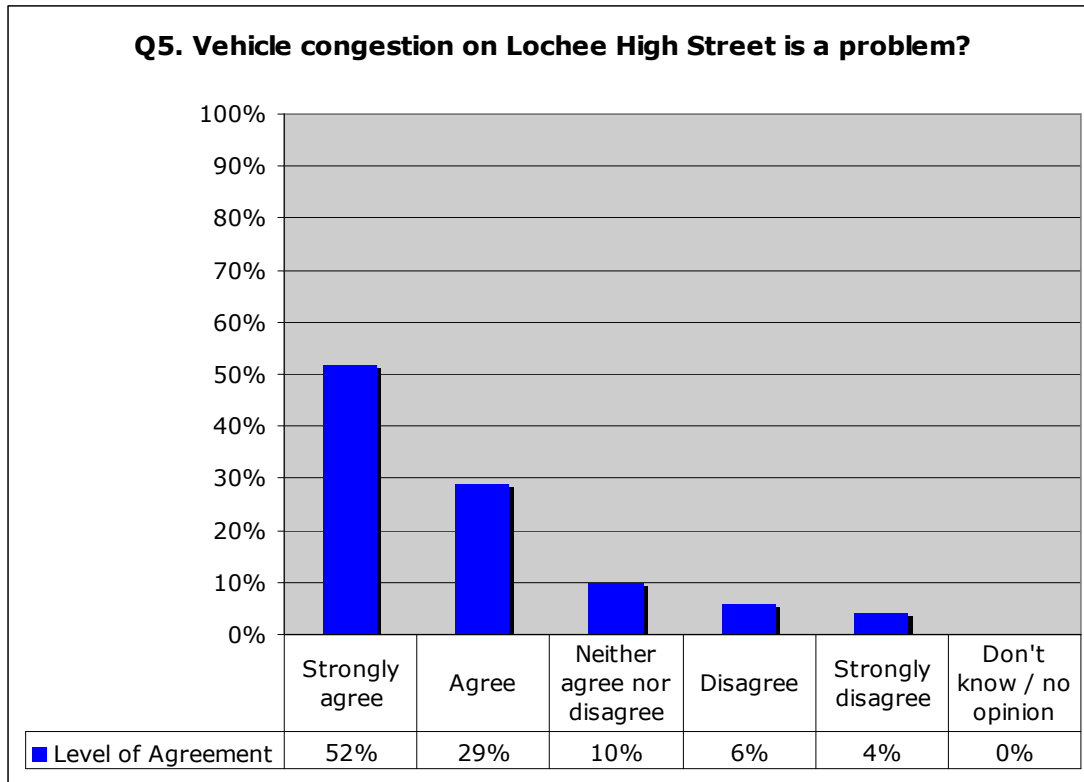


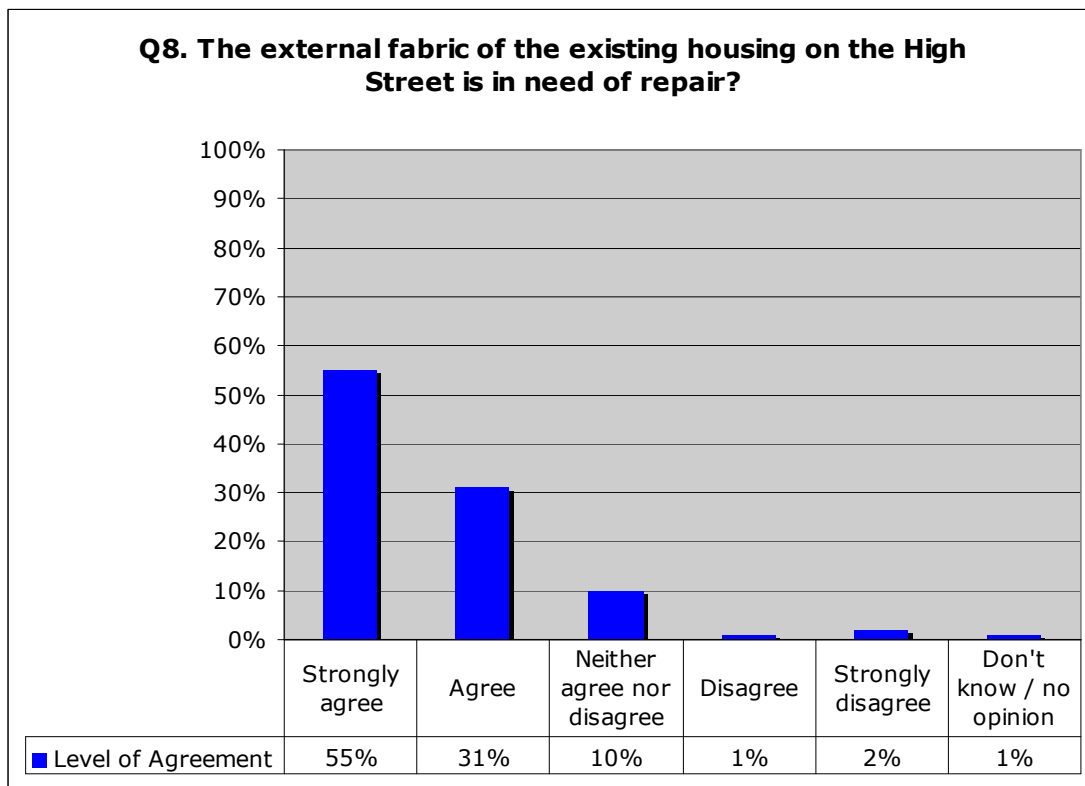
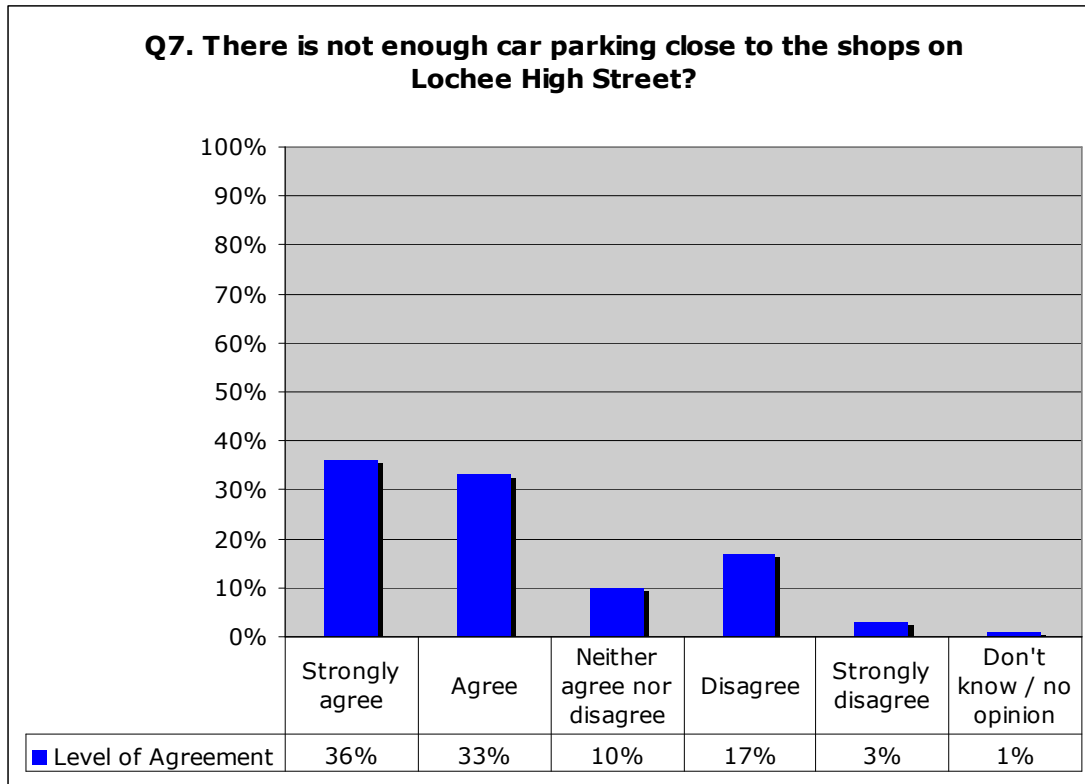
**Q3. The pedestrian walkways in and around Lochee High Street are safe and pleasant?**

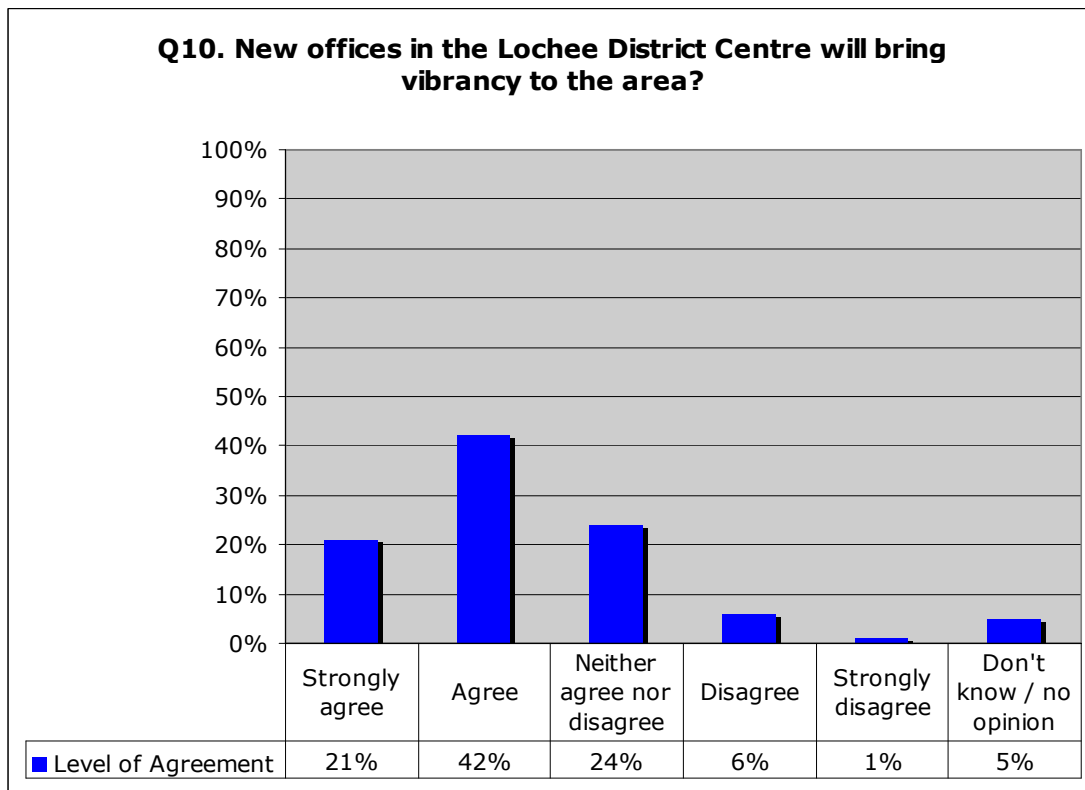
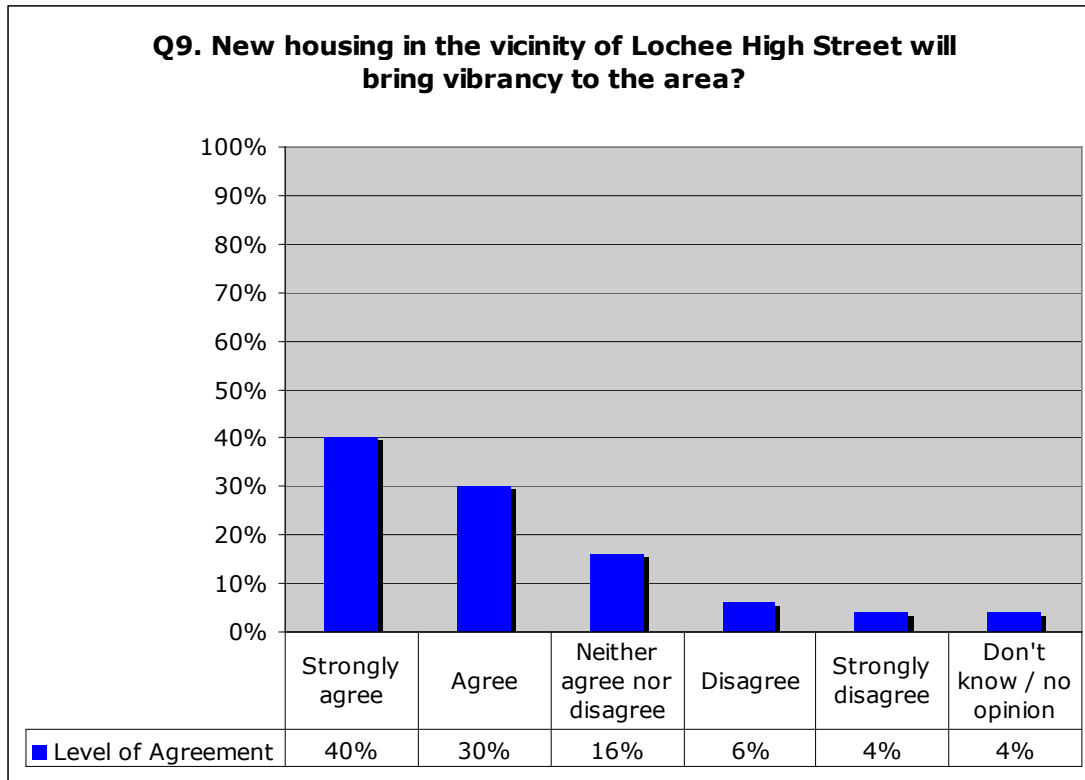


**Q4. Crossing Lochee Bypass is difficult at the moment and needs to be made easier?**

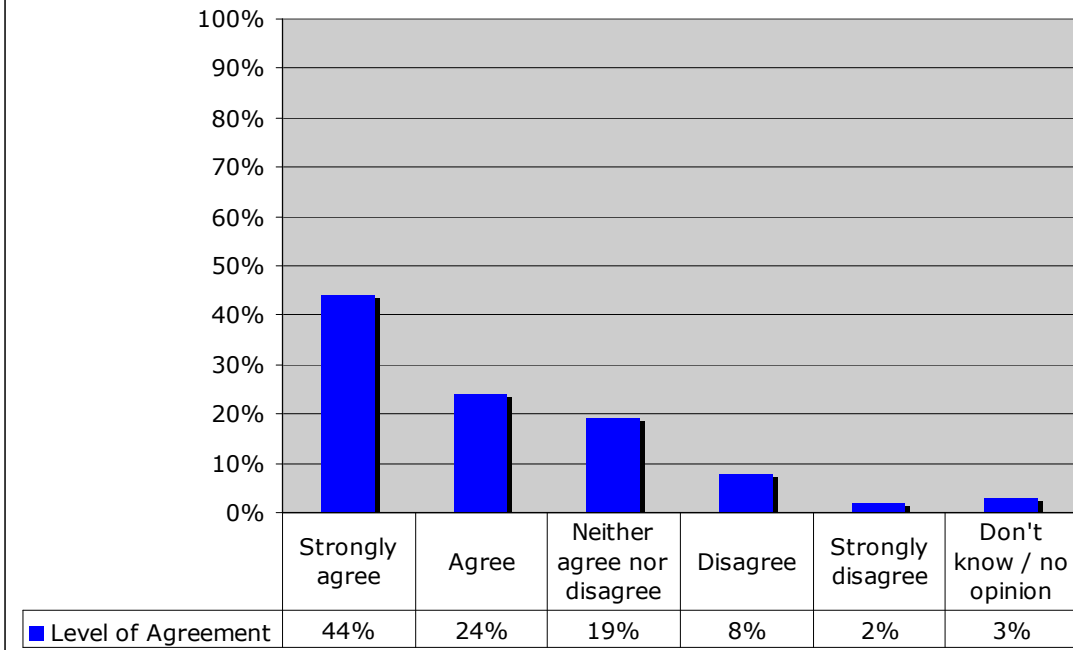




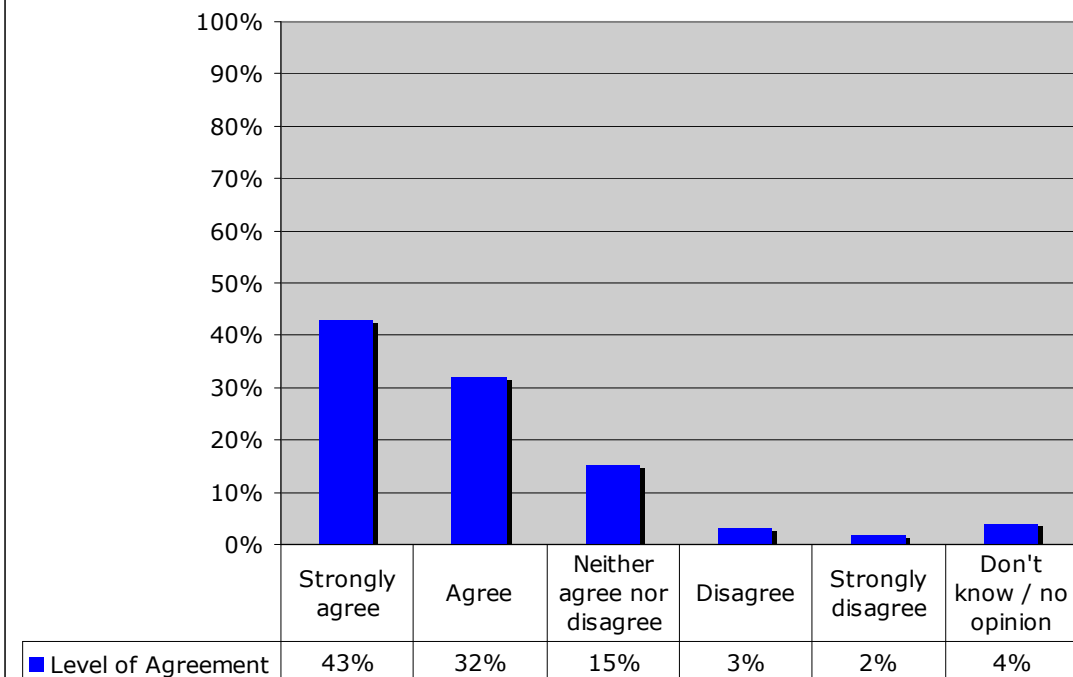




**Q11. The creation of a public square / focal point would improve the environment of the High Street?**



**Q12. There should be more to do in Lochee in the evening?**



**APPENDIX C: CONSULTATION ANALYSIS - LITERAL RESPONSES**

- need for private car access to be retained in the High Street
- irrational location and number of speed bumps
- unsuitable locations of pedestrian crossings
- need for housing sites
- condition of the surface of the High Street
- loss of key shops such as post office and florist
- possible loss of parking for development
- need to relax planning restrictions at Stack Leisure
- approving stores like Tesco and Lidl in their present locations was a mistake
- anti social behaviour of youths and young people
- "couldn't care less" attitude of older residents (not elderly)
- traffic must be reduced on High Street to make a more pleasant place to visit
- parked cars, taxis buses and moving cars results in congestion and danger
- provide a residents' parking permit
- additional pedestrian crossings, removal of speed humps, 20mph speed limit
- need for more short term parking
- footway widening would be a waste of money
- better directional signing from Kingsway into Lochee High Street
- indoor shopping areas should be demolished
- need for enhancement of the centre
- widen footways
- parking for the south end of High Street
- need for a better "edge" between the residential and industrial properties in South Road/Kirk Street
- Need to safeguard job opportunities within Kirk street industrial area.

**APPENDIX D: SKETCH PROPOSALS**

