

REPORT TO: CITY DEVELOPMENT COMMITTEE - 23 JANUARY 2012

REPORT ON: REDEVELOPMENT PLAN FOR THE HIGHGATE AND ADJACENT SITES, LOCHEE

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 25-2012

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval of the redevelopment plan in order to engage with the communities of Lochee and other interested parties and to start the process of demolishing the majority of the Highgate Centre.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- approves the attached redevelopment plan for further discussion;
- remits the Director of City Development to engage with the communities of Lochee and interested parties on the redevelopment plan;
- remits the Director of City Development to start the process of demolishing the majority of the Highgate Centre; and
- remits the Director of City Development to determine the need for a health services and community building on the High Street.

3 FINANCIAL IMPLICATIONS

3.1 There are no direct financial implications arising from approval of this report. The cost of the demolition of the majority of the Highgate centre will be covered in a future demolition tender report.

4 BACKGROUND

4.1 The Lochee Physical Regeneration Framework was approved in 2008 as the foundation to secure commitments and resources that would enable the long-term regeneration of Lochee. The Framework identified that the poor quality of the physical environment and negative perceptions of Lochee, particularly in the district centre and adjacent areas, was the result of poor quality housing stock, a high number of vacant retail units, a lack of modern retail opportunities, as well as issues of accessibility and transportation connections etc.

4.2 The Regeneration Framework provided the foundation for the Scottish Government's 2009/10 investment of £2m Town Centre Regeneration Fund to the infrastructure and businesses of the District Centre. Complementary investment from Dundee City Council and the Scottish Government's Vacant and Derelict Land Fund has enabled the clearance of the Weaver's Village and the purchase of the Highgate shopping centre.

4.3 The redevelopment plan proposes demolition and replacement of the majority of the Highgate centre. This site, together with the former Weaver's village site, would be

replaced with a range of uses. The central area of the High Street would become more visible and directly accessible from the by-pass thereby opening up better opportunities for business. The central area could include a public car park, a small area of open space and a public transport hub to support the existing and proposed range of uses. New buildings could form either side of the central public car parking area and provide new commercial/retail opportunities to augment existing choice. The remaining sites will be promoted for housing to increase the resident population of the district centre.

- 4.4 The redevelopment plan identifies a site at the south end of the High Street well positioned for the potential development of a health services and community uses building, similar to the proposed Life Services development in Whitfield, that would benefit from prominence on the High Street and the adjacency of amenities such as the leisure centre and library. Further investigation of the local need of a multi-use building in this location is proposed.
- 4.5 All of the aforementioned elements are key components for the successful regeneration of the heart of the High Street area and emphasise the Dundee Partnership commitment to investing in, and promoting, the future development opportunities of the district centre area. The redevelopment plan provides a basis to work with local businesses and community groups, as well as attracting future investors to deliver quality redevelopment.

5 POLICY IMPLICATIONS

- 5.1 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.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Director of Housing have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 City Development Committee 26 April 2010, Report 191-2010, Purchase of the Highgate Shopping Centre, Lochee, Dundee.
- 7.2 Planning and Transportation Committee 10 December 2007, Report 589-2007, Draft Lochee Physical Regeneration Framework Report on Consultation Exhibitions 20-24 August and 15-19 October 2007.

Mike Galloway
Director of City Development

Iain Jack
Assistant Head of Planning

IJ/NMcD/MM

16 December 2011

Dundee City Council
Dundee House
Dundee

APPENDIX 1

