

## ITEM No ...4.....

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 9 DECEMBER 2019

**REPORT ON:** DUNDEE LOCAL DEVELOPMENT PLAN 2019: BLACKNESS BUSINESS PLACE PLAN

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 376-2019

### **1 PURPOSE OF REPORT**

- 1.1 In line with “Proposal 1: Blackness Regeneration” of Local Development Plan 2019, the purpose of this report is to seek adoption of the proposed design framework “Blackness Business Place Plan”.

### **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee adopts the proposed “Blackness Business Place Plan”, as set out in Appendix 1.

### **3 FINANCIAL IMPLICATIONS**

- 3.1 None.

### **4 BACKGROUND**

- 4.1 The area of land which relates to the proposed Blackness Business Place Plan has a long history of generating economic development and employment for the city. The importance of the land is recognised through its designation as a General Economic Development Area (GEDA) under a succession of Local Development Plans. GEDA's play an important role in the supply of land for a broad range of businesses across the city and to protect this land supply 'Policy 5: General Economic Development Areas', of the Dundee Local Development Plan 2019 (LDP 2019), supports development under land-use class 4 Business, 5 General Industrial and 6 Storage and Distribution.

- 4.2 However, despite the demand for working spaces in Dundee and the GEDA policy protection provided, the Blackness GEDA has a considerable level of vacant, derelict and underused land and buildings. The area's historic building stock, tight street plan and ownership patterns are contributing factors to this situation. The Blackness GEDA's issues were formally highlighted and publicly consulted on during the 2016 Main Issues Report stage of LDP 2019 preparation. A daylong public consultation was held on 27/01/2016 in the Verdant Works, providing an overview of the preferred option to respond to the area's issues. All landowners and businesses within and around the GEDA boundary received written invitations to the event. The outcome of the public consultation provided a strong message in favour of the 'preferred option':

*“To adopt a more flexible policy designation and prepare a physical and economic regeneration masterplan that promotes the opportunities to develop Blackness as a location for new employment and other complementary uses that would improve the vibrancy and attractiveness of the area.”*

- 4.3 Throughout development of LDP 2019 further survey work and investigation was carried out on the Blackness GEDA and the surrounding area. Subsequently, “Proposal 1: Blackness Regeneration” was introduced to LDP 2019, with the primary requirement that the City Council would prepare a design framework to help regenerate the area.

- 4.4 Following adoption of LDP 2019 in February 2019, Proposal 1 was developed through further analysis of the area's key challenges:
- a Long-term vacant, derelict and underused land and buildings, despite Dundee's demand for small and medium scale working spaces.
  - b The area's historic and listed buildings can be challenging for development due to their scale and age. However, these buildings and the heritage associated with the area are fundamental to its strong sense of place and provide a great opportunity for regeneration.
  - c The strategic location of the Blackness GEDA to neighbouring areas (City Centre, Universities, Dudhope Park and residential areas) is problematic given its negative characteristics and poor public perception.
  - d Maintaining existing and longstanding businesses throughout potential changes in the land use designation and character of the area.
- 4.5 In response to the area's key challenges and to support the city as a whole, key priorities were established to focus the intention of the developing framework. The priorities are as follows:
- a generate increased economic development and employment through more productive use of the GEDA;
  - b stimulate mixed-use development of vacant, derelict and underused land and buildings;
  - c attract a wider variety of compatible uses, while helping to address Dundee's working space needs and maintaining existing businesses;
  - d create a more welcoming, vibrant, diverse and interactive place/destination; and
  - e improve public perception, pedestrian safety and connectivity within and into the GEDA.

## **5 PROPOSED DESIGN FRAMEWORK: BLACKNESS BUSINESS PLACE PLAN**

- 5.1 To address the area's challenges and to fulfil the established priorities, various ideas and development scenarios were tested by officers, culminating in a series of key proposals which underpin the framework. Land-use designation, one of Planning's principal legislative tools, underlies the key proposals:
- a establish a new vision for the future of the Blackness GEDA, principally a place to invest, work, live and visit;
  - b introduce new land uses to help diversify employment and unlock the area's potential;
  - c support compatible and complementary uses, such as light industry, creative sector, service sector and specific leisure uses; and
  - d support upper level flats and live-work units to leverage the regeneration of existing buildings and to stimulate new-build development, both of which must provide compatible ground level working spaces.
- 5.2 As well as helping to establish a new vision for the area, increasing and diversifying the area's land use designations provides greater opportunity, certainty and economic viability for land owners, developers and businesses to invest in the area, particularly through the introduction of residential uses. In turn, this creates more employment opportunities, helps to meet the city's working space needs and boosts economic development for the city. Importantly, the increased and diversified land-use opportunities will help to develop vacant land and buildings; assist in the regeneration of valuable listed and heritage buildings; improve the quality, safety and attractiveness of the streets; improve public perception; enhance existing businesses; and support the surrounding urban area and the city's offer.

- 5.3 The proposed land use changes are to be introduced to the majority of the of the GEDA area, as set out in the framework's land-use proposal map (page 17). Only the most industrialised area in the north-west of the GEDA is excluded from the changes to avoid the most likely use compatibility issues. In addition to the new use class list, further clarity is provided through the examples set out in the framework's compliant and non-compliant use class tables (pages 19-20). It is important that landowners and developers appreciate the potential of use class conflict within the area and seek to put forward proposals which are compatible with neighbouring and proposed uses. To emphasise this responsibility and other important factors, the framework provides key Land-Use Principles (p.18).
- 5.4 The proposed framework is designed to stimulate and promote development interest for the area. Change will take time and it will be dependent upon investment from landowners, developers and businesses to make it a success. Positively, throughout development of the framework several lines of enquiry from private sector developers have emerged. One of which has maintained a positive dialogue with planning officers and is keen to progress with a planning application as soon as the framework is approved.
- 5.5 A six week public consultation on the proposed framework commenced on the 29 August 2019, launched with another daylong event held at the Verdant Works. All landowners and businesses within and around the GEDA boundary received written invitations to the event. Nine written consultation responses were submitted, which are generally in favour of the proposed framework.
- 5.6 Historic Environment Scotland provided a positive consultation response in favour of the proposed framework. They welcome the strong recognition of the role that the existing character and fabric of the area will play in creating a sense of place, and support the commitment to high quality urban design that utilises the existing fabric of the area as well as the introduction of new architecture that compliments this sense of place. They agree that the introduction of further compliant uses to the area will introduce the flexibility required to allow more creative responses to the existing buildings on the site. In support of future regeneration works, they highlighted that their Building Repair Grants are available as a primer for refurbishment works, such as that used in the regeneration of the Verdant Works.
- 5.7 A summary of the stakeholder comments and the City Council's responses and alterations are set out in Appendix 2. Overall, no significant alterations have been introduced to the design framework. A note has been introduced regarding situations where ground floor residential uses may be considered in secluded/protected locations and assessed on a case by case basis, the map of listed building designations has been updated, and a web link to the City Council's business incentives has been introduced. Within the Appendix 2 responses, it has been highlighted that the framework and transportation infrastructure will be subject to future review in response the area's changing needs.

## **6 POLICY IMPLICATIONS**

- 6.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

## **7 CONSULTATIONS**

- 7.1 The Council Management Team were consulted in the preparation of this report.
- 7.2 A six week public consultation on the proposed design framework was held from 29 August to 11 October 2019. A daylong public event was held on the 29 August 2019 to launch the consultation period.

## **8 BACKGROUND PAPERS**

- 8.1 Dundee Local Development Plan 2019.

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27 November 2019

Appendix 1 – Proposed Blackness Business Place Plan (post-consultation)





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***“...a vibrant mixed-use area,  
consisting of compatible and  
complementary uses that  
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invest, work, live and visit.”***







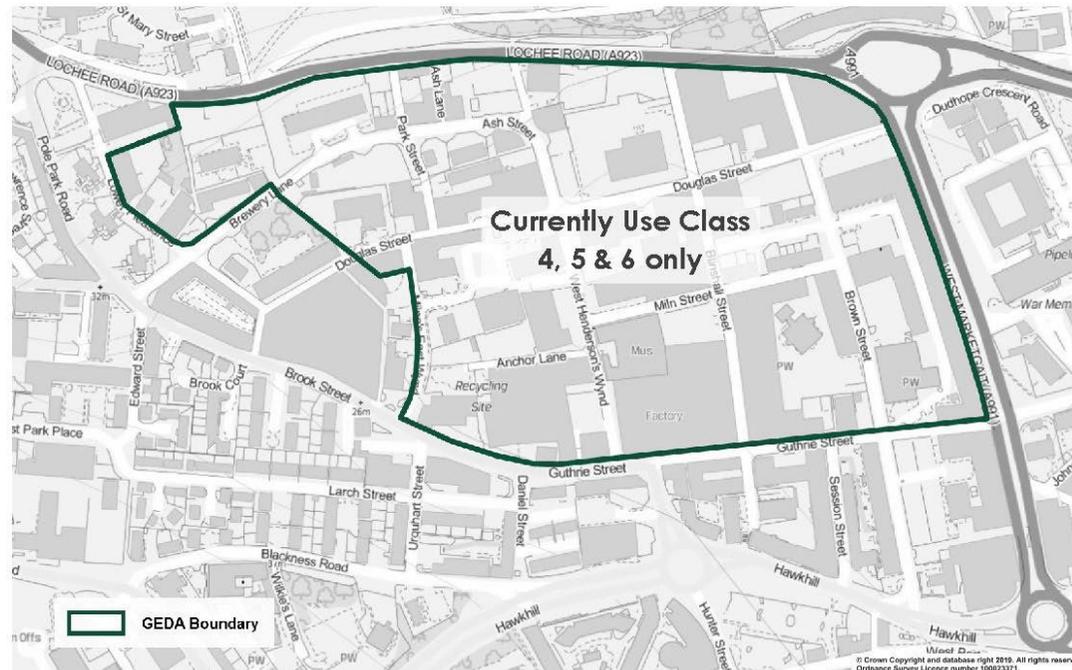
## 1.1 GEDA Function & Current Land Uses

General Economic Development Areas play an important role in the supply of sites for a broad range of businesses. To protect this land supply, 'Policy 5 General Economic Development Areas', of the Local Development Plan 2019, supports development under land-use class **4 Business, 5 General Industrial and 6 Storage and Distribution**.

Despite Dundee's demand for working spaces, and the policy protection provided, the **Blackness GEDA has a considerable level of vacant, derelict and underused land and buildings**. The area's historic building stock, tight street plan and ownership patterns are contributing factors.

Over many decades non-compliant uses have been successfully established within the GEDA and many more continue to be put forward due to the close proximity of the city centre and universities. This trend can be interpreted as a threat to the current economic development status, but it also **provides an opportunity to positively transform the area through the introduction of complementary land uses, while creating a more positive urban realm**.

The above issues are explored further in the following sections and conclude with a land-use proposal, which is intended to implement radical change in the GEDA area.



## 1.2 Local Development Plan 2019

The Blackness GEDA's key issue of vacant, derelict and underused land and buildings was initially highlighted and publicly consulted on during the Main Issues Report stage in the development of the Local Development Plan 2019 (LDP 2019). The outcome of the public consultation provided a strong message in favour of the 'preferred option':

***“To adopt a more flexible policy designation and prepare a physical and economic regeneration masterplan that promotes the opportunities to develop Blackness as a location for new employment and other complementary uses that would improve the vibrancy and attractiveness of the area.”***

In response, the LDP 2019's 'Proposal 1: Blackness Regeneration' commits the City Council to producing a framework for the future development of the GEDA, which aligns with the Main Issue Report's preferred option. **The most influential aspect of this framework is the change in land-use allocation, which is set out in detail in section 3 Response.**

Other important aspects around placemaking, conservation and working space needs are outlined in section 2 Key Considerations and then summarised in section 3.6 Summary of Development Considerations. Development proposals must take these important aspects into account in .

### Proposal 1: Blackness Regeneration

To highlight the potential to reuse vacant land and buildings within the Blackness General Economic Development Area and set a framework for physical improvements the City Council will prepare a design framework. This will identify and support the development of appropriate complementary uses within the Blackness area such as creative industry workspaces; social and cultural uses; shared work hubs; live-work units; micro-businesses; wholesaling; and ancillary retail sales.

All proposals for development will be considered against the approved design framework, and must demonstrate how the development will support the regeneration of Blackness.

In order to safeguard the objectives of the design framework the City Council may impose planning conditions removing the right to change between Use Classes.

Whilst this proposal encourages new development within the Blackness General Economic Development Area this must not prevent the operation or expansion of the existing employment uses.

Proposal 1 of Dundee's [Local Development Plan 2019](#) (p.26 & 27)

## 1.3 Place Vision

The vision for the future of the Blackness GEDA is that it will be **a vibrant mixed-use area, consisting of compatible and complementary uses that create a successful place to invest, work, live and visit.**

Setting the framework for this future vision is primarily dependant upon the land use allocations that are permitted within the GEDA. This framework proposes to introduce further compatible and complementary uses to encourage development and regeneration.

**The proposed introduction of live-work units and flats above ground level is one of the key uses which should provide the financial leverage to encourage developers to invest in the regeneration of existing listed buildings and new build developments.**

Through these changes, the City Council aims to make the Blackness GEDA **a more welcoming, safe, vibrant and active place, while supporting investment, business development, employment and tourism.**



Work Spaces and Upper Level Flats



Vehicle Services



Shared Work Hubs and Office Space



Artisan Brewers/Disillers/Bakers



Artist & Maker Spaces



Cultural/Creative Hubs



Light Industry & Manufacturing



Wholesale, Storage & Distribution



Creative Sector Services







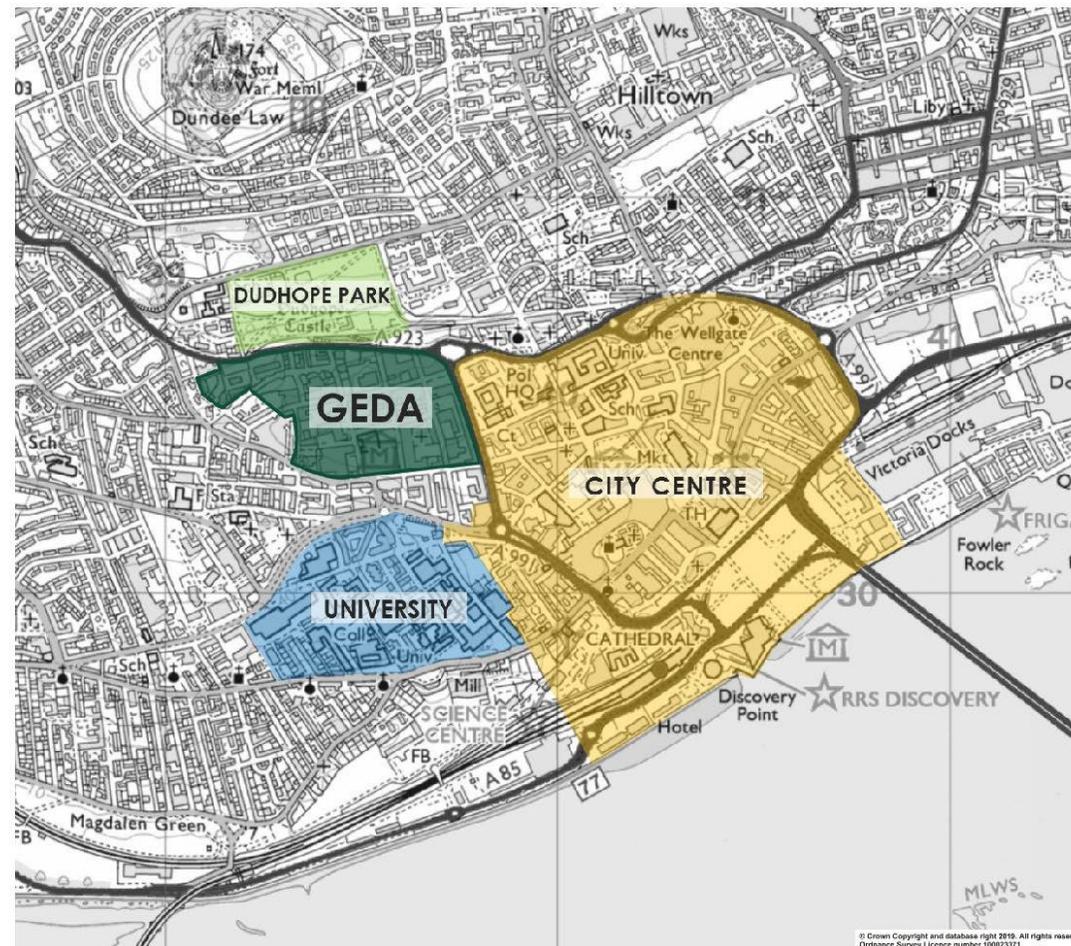
## 2.1 Strategic Location

Located on the city centre's western edge and in close proximity to the city's universities, Dudhope Park and residential areas, the GEDA's position and industrial nature is of particular importance and concern.

Student residences, leisure activities and pedestrian movement generates some activity around sections of the GEDA's perimeter; however, the core area has almost none of these activities. Combined with various neglected buildings and sites, the GEDA is generally an unwelcoming place that acts as a significant barrier to pedestrian connectivity and has a negative impact on the surrounding areas. **Consequently, public perception of the area is not positive, particularly in the evenings when, for safety reasons, people choose to walk around, rather than through, the GEDA.**

By their nature, this is generally how industrial areas function; however, the appropriateness of this is brought into question given its strategic location, underperforming business status, and that it houses the Verdant Works, one of Dundee's key tourism destinations.

**The GEDA has great, untapped, potential in its historic fabric and existing businesses. Unlocking this potential would greatly improve the area's attractiveness and better support investment, employment and the future prosperity of the surrounding areas.**



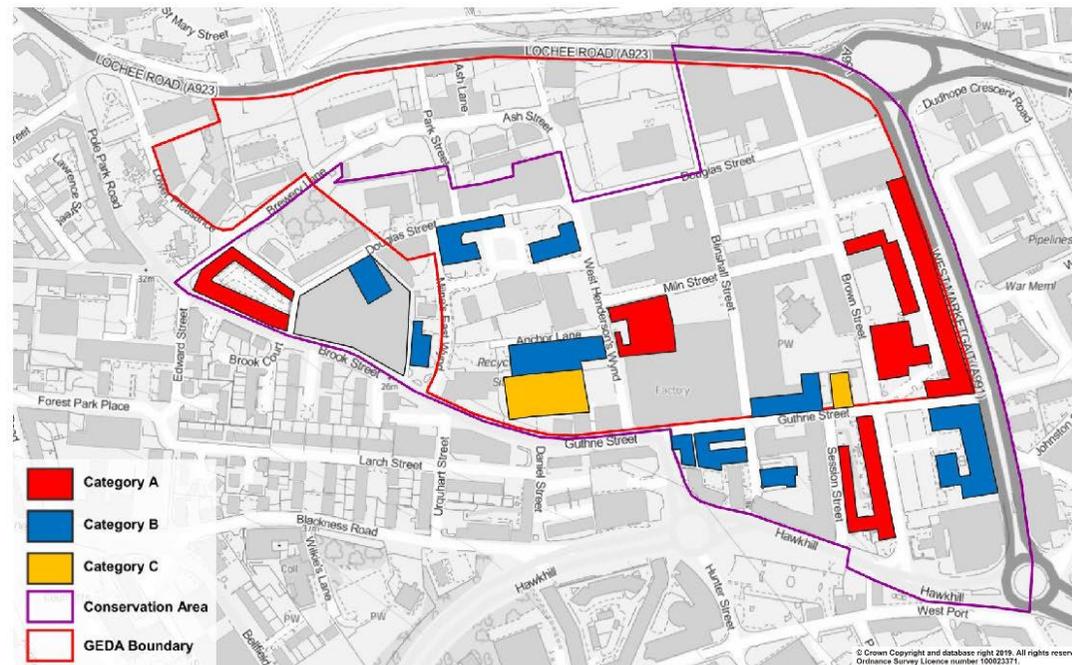
## 2.2 Sense of Place

A strong sense of place exists within the Blackness GEDA due to its historic mill context and multiple listed buildings. As a result, conservation area status applies to the majority of the GEDA. The [Blackness Conservation Area Character Appraisal](#) provides detail on the area's special character and should be considered in development proposals. Great potential lies in this asset, which unfortunately remains under utilised.

Examples of redeveloped and repurposed historic industrial areas can be found in various post-industrial cities. Successful business, culture, tourism and leisure destinations are often created within these valuable assets, such as the [Ouseburn Valley](#), Newcastle; [Custard Factory](#), Birmingham; [Finlayson/Tampella](#), Tampere, Finland; [VEF Territory](#), Riga, Latvia; and the [Gooderham & Worts Distillery District](#), Toronto, Canada.

There is scope for similar development within the Blackness GEDA, which this framework supports through ambitious changes in the land use designations.

**Importantly, new architecture and urban design proposals should be of high-quality and strengthen the GEDA's unique sense of place. Poor quality development proposals, which diminish this sense of place, will not be supported.**

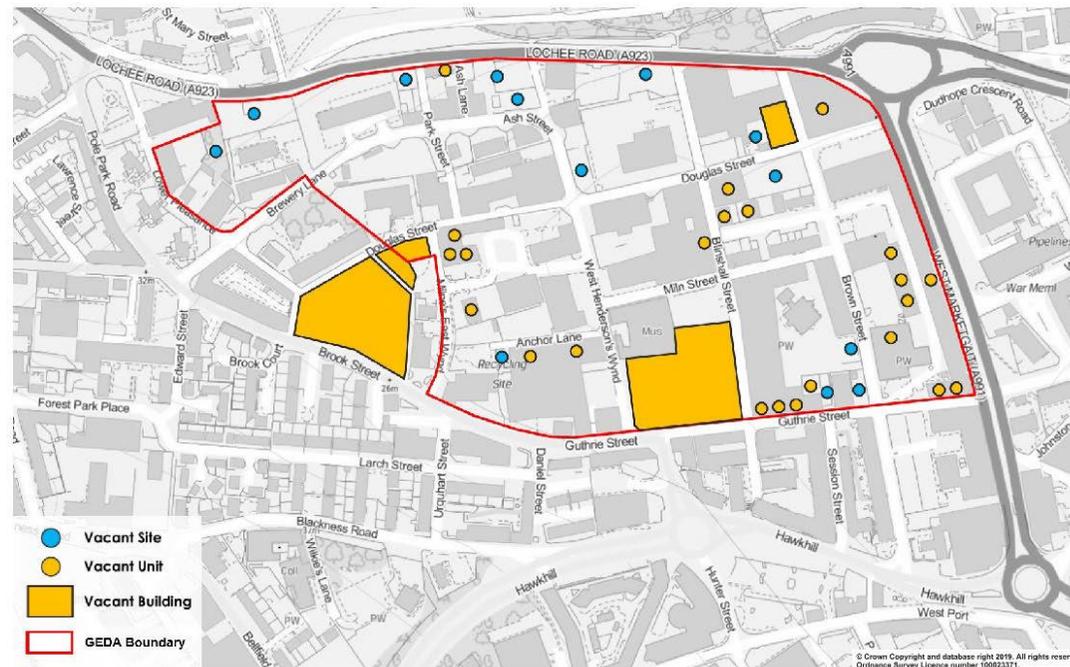


## 2.3 Vacant Land and Buildings

Despite the demand for working spaces in Dundee, various units, buildings and sites within the GEDA remain vacant, underused or derelict. The cause of this situation appears to be a combination of two key factors. Firstly, **the regeneration of historic buildings can be financially prohibitive to proprietors and most new businesses do not want to locate in old run-down properties; instead, preferring to locate in upgraded or modern, efficient and reliable spaces.** Without significant investment in many of the area's historic buildings they will remain unattractive to new businesses and their potential could be squandered through continued deterioration.

Secondly, the large footprint/volume of some of the historic buildings is unattractive to many new businesses. **Most new SMEs are looking for properties in the range of 500, 1000 and 1500 sq. ft.** Again, without investment to reconfigure and upgrade these buildings they will remain unattractive to new businesses.

**The introduction of new land-uses to the area is design to provide the financial leverage required to facilitate the regeneration of these historic buildings.**



## 2.4 Connectivity & Development Opportunities

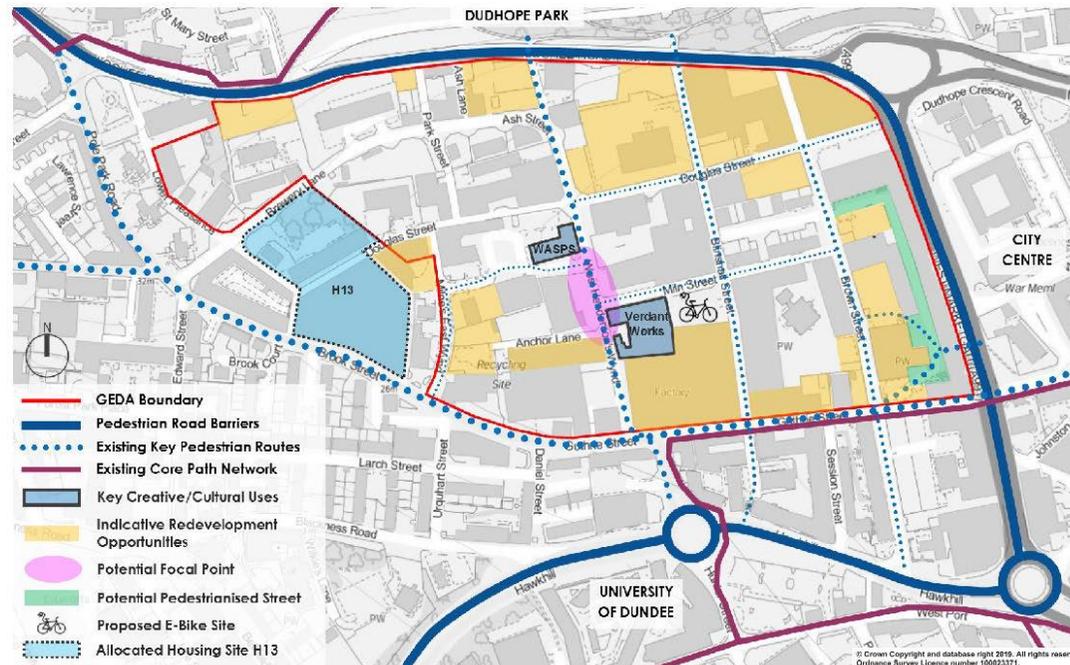
Pedestrian permeability within the GEDA is very good; however, as previously highlighted, the current nature of the area is unfavourable to extensive use of the streets, particularly in the evenings. As a result the potential connectivity to the GEDA and between the surrounding areas is underutilised.

The intention is that **connectivity and street quality will improve with the regeneration of sites and buildings, and the introduction of a broader range of uses and activities will make the area more attractive and welcoming to pedestrians.**

Improving the potential of the area's streets is an aspiration. For example, West Henderson's Wynd, which runs north-south between WASPS studios, Verdant Works and West Ward Works has the potential to be a key pedestrian route and a focal point of activity.

Importantly, the development of other sites, buildings and the uses they introduce will be key to shaping and determining the importance and influence of other streets.

The indicative redevelopment opportunities identified opposite are not exhaustive and intended to highlight the potential of vacant, derelict and underused land and buildings. It is understood that developing some of these sites could involve partnership working with multiple land owners and in some cases radical redevelopment works.



## 2.5 Dundee's Working Space Needs

### INDUSTRIAL SPACE NEEDS



Summary:

- A significant proportion of Dundee's available stock is failing to meet occupier requirements due to size, configuration and age.
- Good demand exists for small to medium sized units of between 100 and 300sq.m., exactly where stock is most limited.
- Rental levels remain firm as a result of the limited supply of modern stock.

### OFFICE SPACE NEEDS



Summary:

- Dundee continues to focus on smaller requirements from local and national occupiers.
- The majority of these requirements are seeking premises that would qualify for the Small Business Bonus Scheme.
- Recent office transactions in Blackness GEDA include: Unit 1 Brown Street (290sq.m.) let to Hyper Luminal Games (computer game designer).

### CREATIVE SECTOR NEEDS



Summary:

- Dundee's creative sector requires various permanent, temporary and mixed-purpose alternative spaces ([Dundee's Creative Industries Strategy 2017-2021](#)).
- Workshop & Artists Studio Provision Scotland (WASPS) hold a Dundee waiting list for workshop and studio spaces. Smaller, self-contained, studios of around 200 Sq. Ft. (18m<sup>2</sup>) are in demand.

Despite the demand for small to medium sized industrial, office and creative sector spaces, the Blackness GEDA still has many derelict, vacant and underused buildings and sites. The perceived reasons for this inactivity are set out in section 2.3 Vacant Land and Buildings.

**With the correct intervention in existing buildings and new build development there is an opportunity for the Blackness GEDA to better support Dundee's working space needs and to help stimulate employment and business growth.**

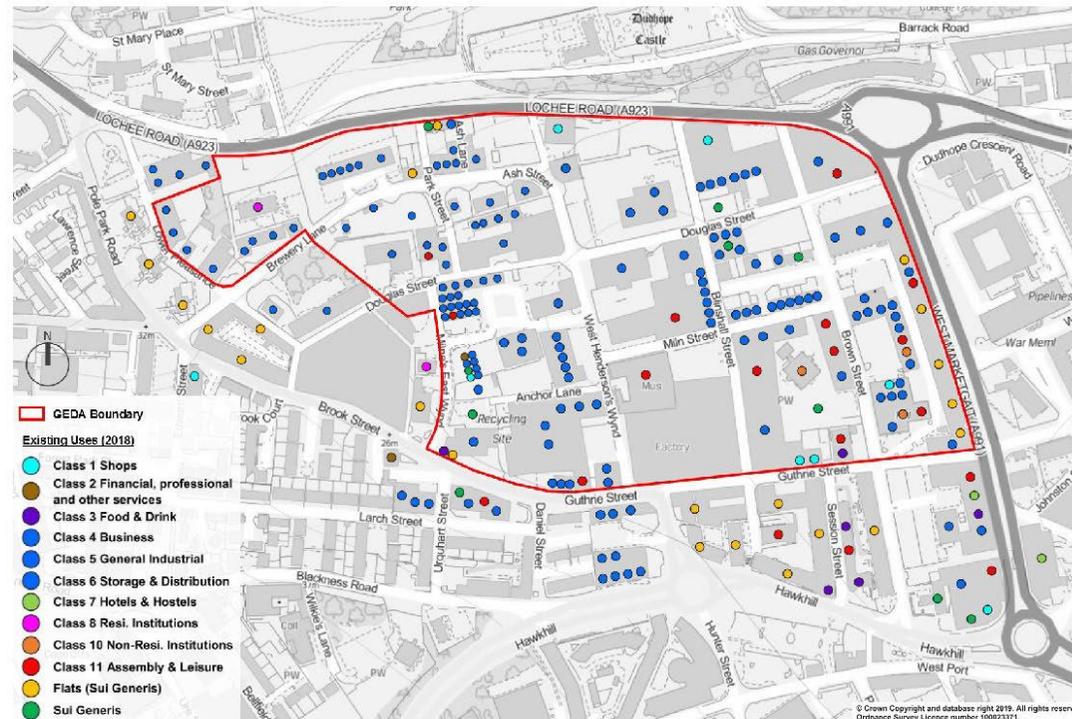
## 2.6 Existing Diversity & Development Pressures

Despite the area's General Economic Development Area status, there are various non-compliant uses which are outwith the area's designated 4, 5 and 6 use classes.

Some of these uses pre-date the formation of the GEDA and many have planning approval. 2010 to 2018 saw a notable level of planning interest in non-compliant uses. Most of these proposals were approved due to their compatibility with existing uses and proximity to the city centre. **Importantly, these non-compliant uses are deemed to be compatible and help to demonstrate that diversity within the area is feasible.**

Non-compliant land-use proposals can be perceived as a threat to the future security of the GEDA's employment land. However, they also provide an opportunity to positively transform the area through the introduction of complementary uses.

**Therefore, this framework proposes to introduce new land-uses to the GEDA, while also establishing development principles (p.18) which will safeguarded the employment land.**



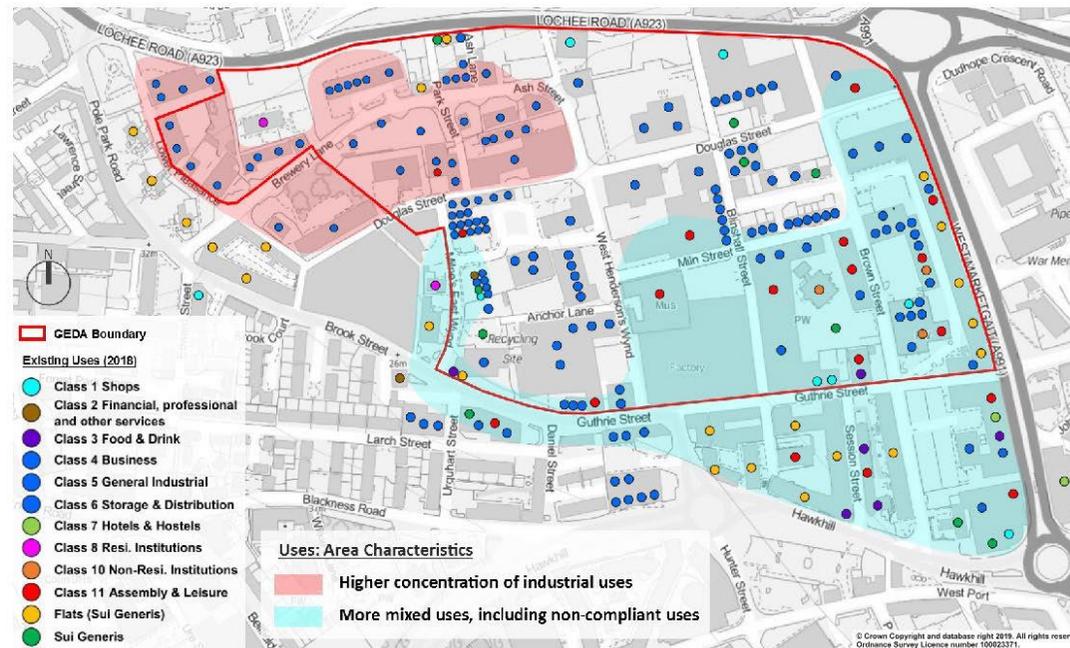
## 2.7 Land-Use Characteristics

Through site surveys and categorisation of each occupied unit in and around the GEDA, a detailed picture of the area’s use characteristics has been formed.

Various pockets of mixed-use exist within the GEDA, however, two general observations can be formed on the area’s land-use characteristics. Firstly, **more non-compliant uses (non 4, 5 and 6) can be found in the city blocks to east and south-east of the GEDA.** This occurrence is understandable given the closer proximity to the city centre and university campus.

Secondly, **the lowest concentration of non-compliant uses and the highest concentration of industrial uses, which have the potential to be incompatible with new non-compliant uses, is located in the north-west of the GEDA.** Again, this occurrence is understandable given the area’s relative distance to the city centre and university campus.

**These observations have been fundamental in shaping the proposed land-use changes, as set out in the proposals map in section 3.2.**



Barbed wire and industrial processes are more concentrated in the north-west of the GEDA, which contrasts with the general feel of the GEDA areas located closer to the city centre and university campus.



## 2.8 'Places That Work' Precedent

Through significant change in global economics, technology, employment trends, housing demands, health care and life expectancy, mixed-use developments are growing in popularity. **While there will always be uses, such as heavy industry, which should not be mixed with residential uses, there are light industry, commercial, leisure and care uses which can work with residential developments to create vibrant and dynamic places to live and work.**

London's [Places that Work](#) strategy sets out the case for such developments with a specific emphasis on protecting employment land. This strategy has reinforced the City Council's approach to introducing more, complementary, land-uses to the Blackness GEDA.



**Caxton Works, East London**

Caxton Works is a new-build mixed-use development on the site of a former bakery and electrical supplies warehouse.

- 20,000 sq. ft. of light industry studios
- 300 new residential units above ground level

Businesses to date include:

- Bamboo Bicycle Club
- Dessert manufacturer
- Architects practice
- Innovative electrical manufacturer



**Northside Studios, Andrews Road, London**

Northside Studios is a small-scale gap site development creating ground/mezzanine level working space and upper floor flats.

- Five double storey work units totalling 800sqm.
- 10 upper level flats
- Residential units set back to minimise impact of activity below and creates a generous terrace.





## 3.1 Key Challenges, Priorities and Proposals

### Key Challenges



- Long-term vacant, derelict and underused land and buildings, despite Dundee's demand for small/medium scale working spaces.
- The area's historic/listed buildings can be challenging for development; however, they are key to the area's strong sense of place.
- The proximity of the GEDA to neighbouring areas (City Centre, Universities, Dudhope Park and residential areas) is problematic given its negative characteristics and public perception.
- Maintaining existing businesses throughout potential changes in the land use designation and character of the area.

### Key Priorities



- Generate increased economic development and employment through more productive use of the GEDA.
- Stimulate mixed-use development of vacant, derelict and underused land and buildings.
- Attract a wider variety of compatible uses, while helping to address Dundee's working space needs and maintaining existing businesses.
- Create a more welcoming, vibrant, diverse and interactive place/destination.
- Improve public perception, pedestrian safety and connectivity within and into the GEDA.

### Key Proposals



1. Establish a new vision for the future of the Blackness GEDA: principally a place to invest, work, live and visit.
2. Introduce new land uses to help diversify employment and unlock the area's potential.
3. Support compatible and complementary uses, such as light industry, creative sector, service sector and specific leisure uses.
4. Support upper level flats and live-work units to leverage the regeneration of existing buildings and to stimulate new-build development, both of which must provide compatible ground level working spaces.

## 3.2 Land-Use Proposal

Introducing new uses, beyond the current 4, 5 and 6 use classes, is the cornerstone of change within the GEDA.

Due to compatibility concerns around use classes, the area with the highest concentration of industrial practices (coloured blue on map) will maintain its current 4, 5 and 6 use class status.

To encourage development and regeneration of vacant, underused and derelict land and buildings the remainder of the GEDA (coloured green on map) will permit the following use classes:

**Use Class 1: Shops\***

**Use Class 3: Food and Drink\***

**Use Class 4: Business\***

**Use Class 5: General Industrial\***

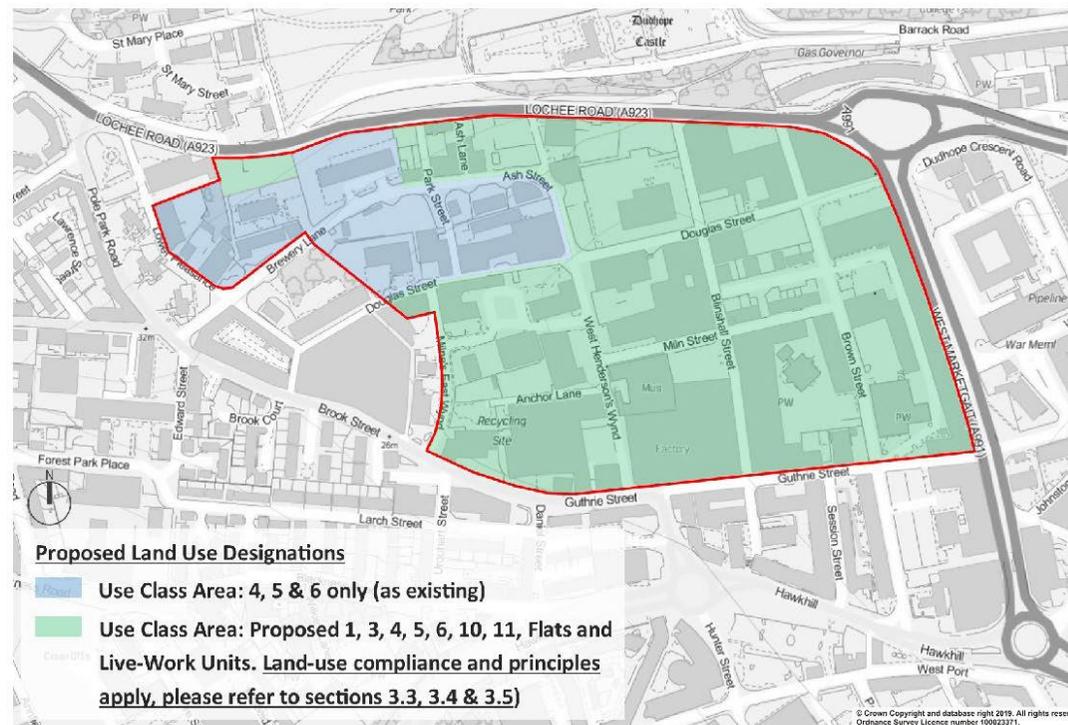
**Use Class 6: Storage and Distribution\***

**Use Class 10: Non-Residential Institutions\***

**Use Class 11: Assembly and Leisure\***

**Sui Generis: Flats and Live Work Units\***

**\*Land-Use compliance and principles apply. The following section 3.3 sets out the four key land-use principles. Further detail on the types of uses which are compliant and non-compliant are set out in sections 3.4 and 3.5.**



### 3.3 Key Land-Use Principles

- 1) Agent of Change principle: developers must demonstrate that proposed uses are compatible with the surrounding existing and proposed uses and apply mitigation measures where necessary to address any existing and proposed issues, such as noise, odour and air pollution.**

**Reason:** to protect the viability of established uses which could be threatened by the introduction of new development. The responsibility lies with the agent of change to mitigate any potential issues to ensure that existing uses are protected and that the proposed use is viable.

- 2) Environmentally Sensitive Uses: light industry uses which are appropriate in residential areas without causing detriment to amenity will be supported. Industrial uses which are detrimental to the amenity of existing or proposed uses will not be supported.**

**Reason:** to protect the amenity of residential uses it is important to highlight that some industrial uses, particularly those within use class 5 General Industry, are not compatible with residential uses and will therefore not be supported.

Light industry uses, which comply with Class 4 Business, will be supported where they do not detrimentally affect the amenity of existing or proposed residential uses.

Detrimental issues can include noise, vibration, light, odour, fumes, smoke, soot, ash, dust or grit.

- 3) Flats and live-work units will only be supported above ground level and where proposals provide a suitable level of appropriate working space at ground level.**

**Reason:** Introducing residential uses to the GEDA is designed, in part, to leverage development and regeneration of underused, vacant and derelict land and buildings. However, development must also support/ create a healthy level of desirable economic development space to support the city's working needs, business growth and employment.

- 4) Small scale ancillary retail will be supported where directly related to principle uses, particularly craft and maker businesses. For example, specific Class 4 Business uses: jeweller, ceramicist, artisan brewer/distiller etc.**

**Reason:** to protect and strengthen the vitality of Dundee's City Centre and District Centres it is essential that footfall generating uses, such as retail outlets, are focused in these historic, public, areas. This approach aligns with the Scottish Government's 'town centre first' principle and Dundee's LDP 2019 Policy 21: Town Centre First Principle.

### 3.4 Compliant Uses

Proposed Use Classes		Current Use Classes			Proposed Use Classes		
Class 1: Shops	Class 3: Food & Drink	Class 4: Business	Class 5: General Industry	Class 6: Storage & Distribution	Class 10: Non-Residential Institutions	Class 11: Assembly & Leisure	Sui Generis
Compliant Uses		Desirable Uses			Compliant Uses		
<p>Ancillary retail directly related to principle uses which focus on craft and making, e.g. Class 4 Businesses:</p> <ul style="list-style-type: none"> <li>Jeweller</li> <li>Ceramicist</li> <li>Artisan brewer, distiller &amp; baker</li> <li>Print maker</li> <li>Cabinet maker</li> <li>Etc.</li> </ul> <p>A convenience store would be supportable if it serves a need, e.g. a rise in residential accommodation.</p>	<ul style="list-style-type: none"> <li>Cafés</li> <li>Snack Bars</li> <li>Street food market</li> <li>Restaurants where ancillary to a principal use, e.g. DCA, McManus Galleries etc.</li> </ul>	<ul style="list-style-type: none"> <li>Craft, design &amp; artisan makers</li> <li>Furniture restoration</li> <li>Stage/lighting/theatre design</li> <li>Costume/fashion design</li> <li>Product design</li> <li>Textile design</li> <li>Fashion design</li> <li>Game design</li> <li>Graphic design</li> <li>Interior design</li> <li>Web design</li> <li>Urban design</li> <li>Film &amp; TV</li> <li>Photography</li> <li>Recording studio</li> <li>Music, performing &amp; visual arts</li> <li>Advertising and marketing</li> <li>Shared work hubs</li> <li>Social enterprise</li> </ul>	n/a	<ul style="list-style-type: none"> <li>Self-storage</li> <li>Final Mile Distribution</li> <li>Parcel Depot</li> <li>Wholesalers</li> </ul>	<ul style="list-style-type: none"> <li>Crèche</li> <li>Day nursery</li> <li>Day centre</li> <li>Provision of education</li> <li>Art gallery (non-sale/hire)</li> <li>Museum</li> <li>Library</li> <li>Public hall</li> <li>Exhibition hall</li> <li>Public worship, religious instruction, or social activities of a religious body.</li> </ul>	<ul style="list-style-type: none"> <li>Specialist Gymnasiums</li> <li>Indoor sports or recreation (trampolining , escape rooms)</li> <li>dance/yoga studio</li> </ul>	<p><u>Flats and live-work units</u> will be supported in designated areas (above ground level*) where proposals put forward a suitable level of commercial space on the ground level.</p> <p>*There may be instances on specific sites where ground level space could be considered for residential use, such as secluded/protected courtyard areas. This will be assessed on a case by case basis.</p>

Table to be read in conjunction with the land-use proposal map in section 3.2.

### 3.5 Non-Compliant Uses

Proposed Use Classes		Current Use Classes			Proposed Use Classes		
Class 1: Shops	Class 3: Food & Drink	Class 4: Business	Class 5: General Industry	Class 6: Storage & Distribution	Class 10: Non-Residential Institutions	Class 11: Assembly & Leisure	Sui Generis
<b>Non-Compliant Uses (unlikely to be supported)</b>							
All shops unless otherwise stated in section 3.4 Compliant Uses.	Restaurants (single use)	Some bad neighbour uses may not be supported, particularly Class 5 General Industry uses where noise, odour and air pollution issues are incompatible with existing and proposed uses.			N/A	<ul style="list-style-type: none"> <li>• General fitness</li> <li>• gymnasiums</li> <li>• Cinema</li> <li>• Concert hall</li> <li>• Bingo hall</li> <li>• Casino</li> <li>• Dance hall</li> <li>• Nightclub</li> <li>• Skating rink</li> <li>• Swimming bath</li> </ul>	<ul style="list-style-type: none"> <li>• Ground Floor Flats</li> <li>• All other sui generis uses unless stated otherwise in section 3.4 Compliant Uses.</li> </ul>

Table to be read in conjunction with the land-use proposal map in section 3.2.

## 3.6 Summary of Development Considerations

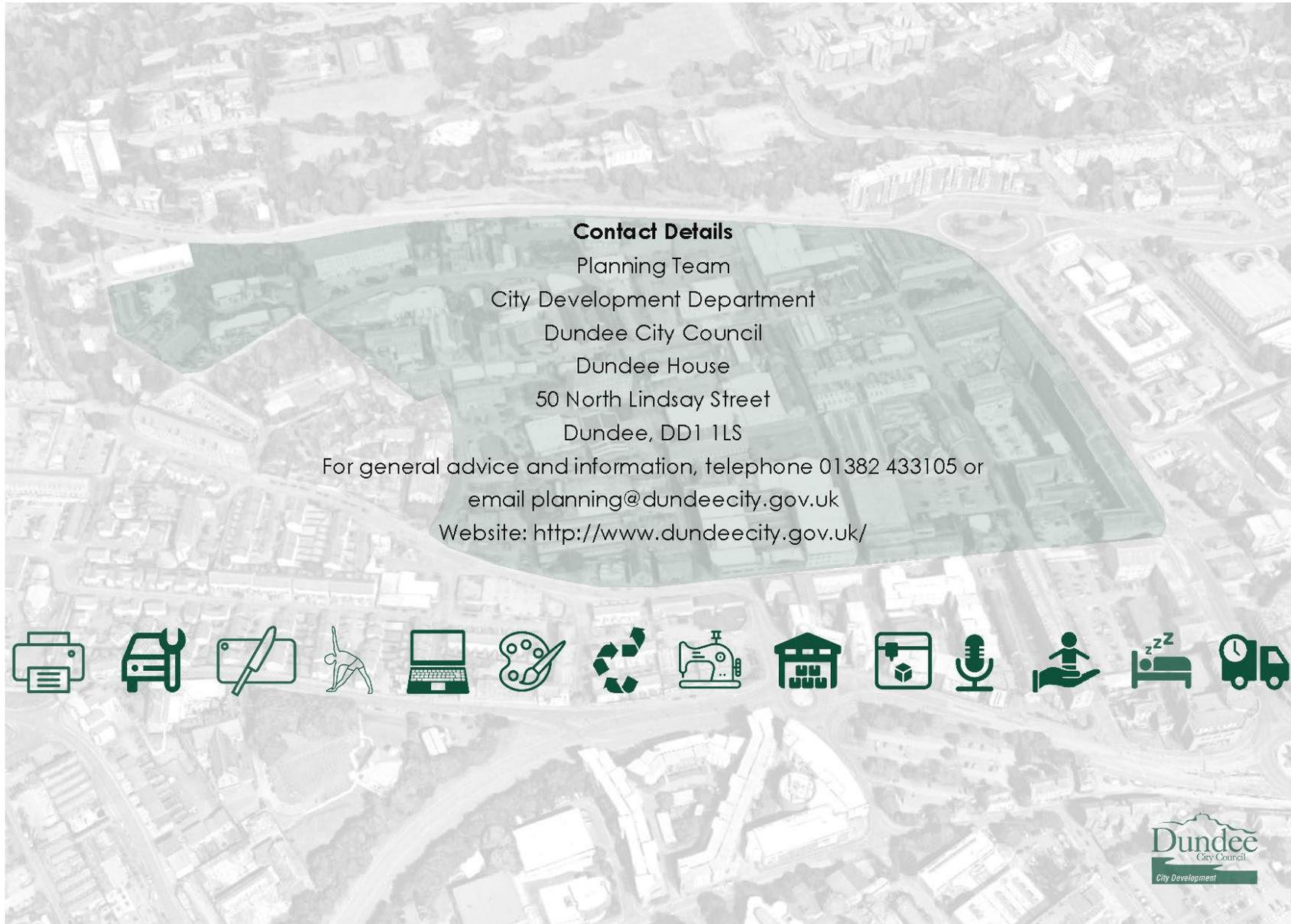
In addition to the project-specific policy requirements of [Dundee's Local Development Plan 2019](#), developers must ensure that proposed development:

1. **supports the overall Place Vision for the Blackness GEDA**, (p.5);
2. **aligns with the established compliant and non-compliant land uses**, (p.19 & 20);
3. **takes into consideration the four key development principles**, (p.18);
4. **helps to address Dundee's working space needs through the provision of desirable working spaces**, (p.11);
5. **strengthens the area's unique and important sense of place**, (p.8 );
6. **enhances the quality and connectivity of the area's public streets**, (p.10 ); and
7. **considers, where appropriate, the possibility of land amalgamation and wholesale site redevelopment to deliver radical change**, (p.10)

### Invest in Dundee

Developers and businesses may wish to visit the City Council's Invest in Dundee website to discover the range of grants, loans, funding and support available to businesses in Dundee.

<https://www.investindundee.co.uk/business/investment>



**Contact Details**

Planning Team  
City Development Department  
Dundee City Council  
Dundee House  
50 North Lindsay Street  
Dundee, DD1 1LS

For general advice and information, telephone 01382 433105 or  
email [planning@dundeecity.gov.uk](mailto:planning@dundeecity.gov.uk)  
Website: <http://www.dundeecity.gov.uk/>





## Appendix 2 – Consultation Responses

Summary of comments received from the consultation on the proposed design framework (Blackness Business Place Plan), Dundee City Council's response and proposed alteration to the design framework

Stakeholder	Summary of Stakeholder Comments	DCC Response	Proposed Alteration to Design Framework
<b>Wellbeing Works</b>	<p>Prospective tenant of the former Locarno Works and are delighted at the idea of locating their mental health and wellbeing centre in the Blackness GEDA area.</p> <p>They hope that the plans for development of the area come to fruition and enable the area to reach its potential as a vibrant, energised, and multifaceted community.</p>	Support for the Design Framework is duly noted.	No Alterations
<b>Landowner</b>	<p>The area has a bohemian vibe which could be built upon and there are lots of new businesses and self-starts in the area making it a successful destination.</p> <p>The area should grow with these demographics and be a mix of professionals/students/live work/start-ups, regenerated for residential/business/light industrial/etc.</p>	The proposed framework will introduce increased and diversified land uses to the Blackness GEDA. This change will facilitate new development proposals which align with the stakeholder's comments.	No Alterations
<b>Brittle Bone Society</b>	<ol style="list-style-type: none"> <li>Positively, when graffiti is reported it has been removed promptly by the City Council. However, graffiti in other parts nearby is not tackled as much and should be.</li> <li>The speed of cars on Guthrie St and Brook Street can be pretty high, especially near the co-op shops. These roads aren't safe and need better signage or traffic calming enforced.</li> <li>Tourists often ask for directions to Verdant Works. Signposting could be better.</li> </ol>	<p>The stakeholder's comments were issued prior to their knowledge of the proposed Design Framework. An email response was sent to the stakeholder outlining the consultation process and links/contacts provided for the issues raised which were out with the scope of the consultation, namely pest control, signage and traffic management.</p> <p>The proposed framework should have a positive impact on the other issues raised. By facilitating increased and diversified uses within the area, the local population and public activity has the potential to grow, particularly</p>	No Alterations

	<p>4. Crime and safety is an issue for the area. Despite investing heavily in property renovations, security grilles on the windows are still an unfortunate necessity. There is hesitancy around further investment, such as hanging baskets, due to vandalism fears. Such improvements by other businesses would be positive for the area.</p> <p>5. Seagulls are an issue for the 5/6 cars parked in the staff car park.</p> <p>6. The walkway down Guthrie St towards the city centre is a desperate dismal affair, and could do with a re-think.</p> <p>7. Excessive business signage should be controlled as it is unnecessary and detrimental to the area.</p>	<p>in the evening. In turn, this would have a preventative impact on the level of crime in the area.</p> <p>Guthrie street has various large scale vacant buildings and units, which is considered the primary reason why the street is so poor. Importantly, the primary role of the proposed framework is to tackle vacant, derelict and underused land and buildings. The introduction of increased and diversified uses opens up new opportunities for these buildings to be repurposed and redeveloped, which would have a transformative impact on the street.</p>	
<b>H&amp;H Properties</b>	<p>H&amp;H Properties are unwilling to invest in their property (Ray's Autos, Yard, Ash Street) as long as the Queen Victoria Works site remains undeveloped. H&amp;H Properties have attempted to purchase the land from the owner but they are unwilling to sell.</p>	<p>The Queen Victoria Works site is still marketed and it is an allocated housing site within the LDP 2019. The City Council are keen to have the site developed and to work with developers on future proposals.</p>	No Alterations
<b>Sorrell Associates</b> on behalf of the owner of the former Territorial Army Drill Hall at the junction of Douglas Street and Brown Street	<p><b>General</b></p> <p>1. We consider the Blackness Business Place Plan is a welcome initiative as it shows positive leadership by the City Council as planning authority in seeking to initiate the regeneration of the area.</p> <p>2. The proposed "Place Vision" for the Blackness GEDA to become 'a vibrant mixed-use area</p>	<p><b>(1 &amp; 2)</b> The positive response and support for the framework's vision, intention and innovation is appreciated and we look forward to assisting in the positive development of the stakeholder's site.</p>	No Alterations

	<p>consisting of compatible and complementary uses that creates a successful place to invest, work, live and visit' is a highly laudable response to the challenges facing the area especially from the high level of vacant sites and buildings.</p> <p><b>Expanded Range of Acceptable Uses</b></p> <p>3. We particularly welcome the flexibility being introduced at Blackness to the range of land uses that will be regarded as acceptable, beyond traditional employment uses. This is an innovative approach in seeking a catalyst to attract investment by developers and market interest from occupiers in returning sites and premises to useful purpose.</p> <p>4. The listing of 'compliant uses' within each use class at section 3.4 is helpful in focusing ideas for end-users and we hope further examples can be added in due course.</p> <p><b>'Live-Work Units'</b></p> <p>5. The keynote proposal within the Place Plan is the proposed introduction of live-work units comprising work spaces at ground floor with living accommodation above. This is an innovative idea that consolidates the same concept mentioned in the adopted LDP under 'Proposal 1 - Blackness Regeneration Area'. There are no known examples existing in Scotland and so this is a bold approach.</p>	<p><b>(3)</b> Support for increased land use flexibility is duly noted.</p> <p><b>(4)</b> The City Council view the proposed framework as the first step in initiating transformative change for the area. Monitoring of the potential changes within the area will be carried out to determine future actions or updates to the framework, which may include increased 'compliant uses'.</p> <p><b>(5 &amp; 6)</b> Support for the draft framework and the introduction of live-work/residential uses is duly noted.</p>	<p>No Alterations</p> <p>No Alterations</p> <p>No Alterations</p>
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	<p>6. We are currently working up proposals for live-work units at the former Drill Hall and the owner hopes a planning application can be brought forward in parallel with the adoption of the Council's Design Framework. We therefore fully support this concept in the draft Place Plan and look forward to working with the Council in delivering an exemplar project.</p> <p>7. <u>Flats at Upper Levels Only</u> - we acknowledge that preferred uses for ground floor units should generally be business / commercial / industrial / retail uses. However there may be circumstances where a residential element at ground floor is also justified and this should not be ruled out. For instance there were originally small residential apartments on the ground floor of the black-coloured Drill Hall premises at the corner of Brown/Douglas Street. This is still evident in the internal layout today and could be upgraded to a residential apartment if that building was promoted as a piece-meal project.</p> <p><b>Traffic Flow and Parking</b></p> <p>8. Traffic flows through Blackness are a particular influence on the character of the area. Some streets have had their access to Lochee Road and West Marketgait closed creating an enclosed environment. However there is also evidence of other streets at</p>	<p><b>(7)</b> There may be instances on specific sites where ground level uses could be considered for residential uses, such as secluded/protected courtyard areas. However, as per the general relationship between business and residential uses within town and city centres, residential uses on street frontages should be located on the first floor and above. Given the current nature of the area, the intention to maintain employment land and the unknown business uses which could be introduced on neighbouring sites, it is considered that this is a responsible approach to help safeguard residential amenity.</p> <p><b>(8)</b> It is acknowledged that vehicles do use the Blackness GEDA as a through route between the Lochee Road and Brook Street/Hawkhill. However, vehicular accessibility for the GEDA businesses also has to be considered. The transportation infrastructure will be subject to future review in response the area's changing needs.</p>	<p><b>(7)</b> Addition to framework section '3.4 Compliant Uses' (page 19) Sui Generis column:</p> <p><i>"There may be instances on specific sites where ground level space could be considered for residential use, such as secluded/protected courtyard areas. This will be assessed on a case by case basis."</i></p> <p>No Alterations</p>
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	<p>Blackness being used as a cut-through to the city centre as a rat-run.</p> <p>9. Whilst Section 2.4 of the proposed Place Plan promotes some consolidated pedestrian links, it gives no commentary on how traffic flow should be managed or altered. This could be considered.</p> <p>10. Car parking is an important aspect of developing any site but the Place Plan also makes no comment on this. The delivery of live-work units would suggest that those units should be car-free. This may also be appropriate for many sites in Blackness where buildings are positioned tight to the back of the pavement such that on-site parking provision may not be feasible.</p>	<p><b>(9)</b> The industrial nature of the GEDA results in many businesses within and around the area being vehicle dependant and also vehicle orientated due to the number of mechanics and coachworks. As a result, past road works have resulted in alterations to street junctions to facilitate larger vehicles and the businesses they serve.</p> <p>Introducing new uses to GEDA via the proposed framework are anticipated to have an impact on the nature of the area, however it is unclear to what extent and where this change will take place. Importantly, the vision for this area is still rooted in work and employment. Therefore, before any measures are taken to alter the traffic management, it is considered best practice to monitor how the potential changes influence the area's function and to respond accordingly. This framework and the area's transportation infrastructure will be subject to future review in response the area's changing needs.</p> <p><b>(10 &amp; 11)</b> The City Council acknowledges that car parking provision for some sites within the GEDA will be challenging and that the nature of the residential accommodation will have a bearing on the parking requirements. In the first instance, the residential and non-residential parking provision of proposed development will be reviewed against the baseline set by the Local Development Plan 2019. Planning proposals will be assessed on a case by case basis and any material considerations (including this framework) will be considered when assessing parking provision.</p>	<p>No Alterations</p> <p>No Alterations</p>
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	<p>11. However there may be some types of uses in the work units where a proprietor would legitimately need a car for his business. Also some sites, such as our client's, have scope to enable an off-street internal courtyard for parking, accessed by opening up the original arched entrance to the Drill Hall. We therefore suggest a flexible approach should be taken by the Council, with parking standards assessed on a site-by-site basis.</p> <p>12. We also consider there is opportunity for city car-club facilities to become established which can generate innovative solutions for car use at particular sites. At the Drill Hall, the adjacent leg of Brown Street (north of Douglas Street) is now a cul-de-sac and the road space could provide a hub for a car-club. This would require discussion with Council Transportation but it has the potential to provide a car facility for residents of this site and others nearby. It could also facilitate a lower on-site parking provision at the Drill Hall which would enable a more sustainable and higher density design.</p>	<p><b>(12)</b> Car club services are welcome within the area and seen as a positive move towards reducing vehicle numbers. Development which incorporates car club services as part of the proposal will be viewed in a positive light.</p> <p>Regarding the proposed development of the former Brown Street Drill Hall, car club services will be considered as part of the planning application process, out with the scope of this document.</p>	No Alterations
<b>Dundee Resident</b>	<p><b>General</b></p> <p>1. The overall vision is rather weak and unambitious, there's very little vibrancy in the plans. Simply changing the permitted building uses in the area is absolutely not enough. There needs to be a far more ambitious vision, with concrete plans set out, with deadlines and phasing of implementation.</p>	<p><b>(1 &amp; 2)</b> Importantly, the Blackness Business Place Plan is first and foremost a regeneration framework designed to stimulate and direct the future development of private land. It is not a predetermined masterplan for the area and it does not seek to steer the regeneration of the area in one specific direction, such as a creative sector focus. The scale of the Blackness GEDA, existing uses and the diverse land ownership pattern</p>	No Alterations

	<p>2. <i>"Utilising the Creative Sector to Stimulate Economic Growth in Blackness"</i> report produced by DJCAD has more ambition and foresight.</p> <p><b>Recommendations to aid real regeneration of the area:</b></p> <p>3. A working group consisting of key stakeholders, residents, businesses, creative groups and DCC employees should be set up to implement the framework.</p>	<p>demand a broader and more incremental land use approach, which supports many business types and protects existing, longstanding and successful businesses.</p> <p>Increasing and diversifying the allocated land-use for the area is fundamental. Opening up the area to wider business opportunities provides greater certainty for landowners and investors to develop existing land and buildings. The process of developing the framework has already been productive, generating three private sector lines of enquiry on significant vacant sites and buildings. One of which has progressed in parallel with the framework and intends to submit a planning application as soon as the framework is approved at Committee.</p> <p>Going forward, development will be monitored to understand how change is influencing the area under the framework. The framework and transportation infrastructure will be subject to future review in response the area's changing needs.</p> <p><b>(3)</b> The City Council only owns a small proportion of currently occupied land within the GEDA and it does not have surplus capital to invest in the area. Future development will be primarily dependent upon private sector investment on private land. Implementation of the framework will be achieved through development which addresses the framework's key considerations,</p>	<p>No Alterations</p>
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	<p>4. A night time economy needs to be encouraged. This should include stand-alone restaurants and bars, as per other vibrant and successful ex-industrial areas.</p> <p>5. Beyond the land use changes, incentives, start-up grants and cheaper rents etc. should be defined in the plan to encourage businesses to the area.</p> <p>6. To make the area more safe, attractive and welcoming, pedestrianised streets and safe cycle routes should be introduced to provide public space for sitting, visiting and lingering. This would be very easy to achieve, with little impact, as the area has a very low level of traffic. Potential streets should be identified for pedestrianisation, with funding sought for consultations, feasibility studies and implementation. University of Dundee</p>	<p>as set out in section 3.6 Summary of Development Considerations.</p> <p><b>(4)</b> The area would benefit from an evening economy, however it is considered that this should emerge, in the first instance, alongside specific destinations, business and cultural functions. The GEDA has to be viewed in the context of the existing city centre (pending Central Waterfront), City Quay and Perth Road, which all face evening economy challenges. Over time, an increase in visitors, tourism and population growth in and around the city centre should facilitate wider development of the city's evening economy. Opening up the GEDA to single-use bars and restaurants, at this stage in the city centre's redevelopment progress, would not be productive for the city.</p> <p><b>(5)</b> Financial incentives and grants for businesses are promoted on the City Council's Invest in Dundee website, see web page: <a href="https://www.investindundee.co.uk/business/investment">https://www.investindundee.co.uk/business/investment</a></p> <p>Property rent rates will be set at the discretion of private developers/landlords.</p> <p><b>(6)</b> Pedestrianised streets could make significant improvements to the safety, function and attractiveness of the area. However, there has to be sound reasons for pedestrianisation, such as facilitating existing active-frontage uses or supporting streets where significant redevelopment would warrant pedestrianisation. The reality is that most of the businesses in the GEDA are vehicle dependant and many of the buildings which front the streets present blank frontages with no interest in opening up to the</p>	<p>No Alterations</p> <p><b>(5)</b> Invest in Dundee web link added to framework section '3.6 Summary of Development Considerations' (page 21)</p> <p>No Alterations</p>
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	<p>Architecture and Urban Planning student's study "Utilising the Creative Sector to Stimulate Economic Growth in Blackness" identifies key streets which are ideal for this, namely Miln St. and Brown St. The DCC proposed plan does state that the area in the Old Mill could be a possible pedestrianised space - why not commit to investigating and implementing this?</p> <p>7. Public space in the area is very poor - spaces which would make good plazas, pocket parks etc., should be identified and a commitment to creating these public spaces should be made.</p> <p>8. "Gateways" which announce your entrance to the area should be introduced. The south end of West Henderson's Wynd, end of Brown St and end of Guthrie St etc. would make ideal places for interesting signage/lights strung between buildings to invite a sense of anticipation.</p> <p>9. Street art provides a very simple, quick and cheap way to dramatically improve the</p>	<p>street. It will take new development proposals coming forward to change this situation.</p> <p>With monitoring of development going forward and discussions during future planning applications it should become clearer where pedestrianisation would be feasible. Several locations were highlighted in section 2.4 Connectivity &amp; Development Opportunities to highlight their potential. With future change around the Old Mill the inner street could be semi-pedestrianised. However, for the time being there are several vehicle service businesses in this area which rely heavily upon regular vehicle access. Ultimately, the area is private land and it will be up to the collective owners to generate the change.</p> <p><b>(7)</b> As previously highlighted almost all of the land in the GEDA is privately owned. The small portion of public land is occupied with businesses and property. With the land use diversification being introduced there is more incentive for landowners to consider the use of external space to support their businesses. As per the point 6 response above, successful plazas and pocket parks should be supported by appropriate and active-frontage uses.</p> <p><b>(8)</b> Gateway definition is a positive idea. Funding would need to be secured to deliver signage, which could be provided through developer contributions for major developments or other funding sources. Encouraging increased and diversified uses through the framework should nurture a growing sense of ownership and identity to help 'signpost' the area.</p> <p><b>(9)</b> Street art has the potential to make a positive contribution to the area. LDP 2019 Policy 2: Public Art</p>	<p>No Alterations</p> <p>No Alterations</p> <p>No Alterations</p>
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	<p>appearance of an area. Key areas should be identified where street art can be installed and funding sought to deliver the work. The LDP 2019 Policy 2: Public Art Contribution should be used to contribute to this through new development.</p> <p>10. Street events such as markets, outdoor film screenings, temporary art exhibitions etc. should be encouraged and a streamlined application/planning process set up to implement such events. A specific public space could be identified for street events and a body set up to manage events.</p> <p>11. Accessibility to the area on foot and by bicycle, particularly from the Waterfront, needs to be significantly improved to make it more easy and pleasant. The dual carriageways to the east and south of the area, and the very busy Lochee Rd to the north do not support this.</p>	<p>Contribution can be used to deliver street art through a collaborative approach with the developer.</p> <p><b>(10)</b> Temporary events are encouraged and will require the necessary licences and approvals as per any other applicant across the city. As per response points 6 and 7, it is too early in the framework process to designate specific streets for this function. Most likely, new development in the area will result in specific sites or streets space being targeted for pedestrianisation and event space.</p> <p><b>(11)</b> Accessibility to the area by foot and bicycle from the Waterfront and the city centre is important. By bicycle, access through the heart of the city centre is a feasible and much more pleasant and safer route. However, cycle connectivity across West Marketgait to Guthrie Street would need to be introduced to make this a more seamless transition. This would need to be considered as part of the city's wider cycling strategy. This framework and the area's transportation infrastructure will be subject to future review in response the area's changing needs.</p>	<p>No Alterations</p> <p>No Alterations</p>
<p><b>Dundee Civic Trust</b></p>	<p><b>We welcome:</b></p> <ol style="list-style-type: none"> <li>1. the analysis of the current situation</li> <li>2. the proposed more flexible land uses</li> <li>3. the proposal for live/work units and above ground floor flats</li> </ol> <p><b>We believe, however, that:</b></p>	<p><b>(1, 2 &amp; 3)</b> Supporting comments are duly noted.</p>	<p>No Alterations</p>

	<p>4. the boundary should be extended to cover all of Lochee Road/Polepark Road/Brook Street/Guthrie Street/Hawkhill encompassing all of the Conservation area and the area at the junction of Lochee Road and Polepark Road- thus enabling a comprehensive approach to the entire area</p>	<p><b>(4)</b> As per the requirements of Local Development Plan 2019 Proposal 1: Blackness Regeneration, this framework deals land within the Blackness General Economic Development Area boundary because this is where the land use restrictions apply. However, during investigation and development of the framework, the surrounding area defined by the road network and beyond was considered. The relaxation in land use allocation, necessary to help regenerate the GEDA, is not an issue for the surrounding land. The City Council will continue to view the development of the Blackness GEDA and the surrounding area as a whole.</p>	<p>No Alterations</p>
	<p>5. there is a need for extensive tree planting all along the Lochee Road boundary-which will remove unsightly areas, reduce pollution and enhance amenity</p>	<p><b>(5)</b> Environmental works, such as tree planting, are out with the scope of this framework. Instead of trying to hide 'unsightly areas' the framework seeks to introduce new land use opportunities which will deliver redevelopment of such sites.</p>	<p>No Alterations</p>
	<p>6. there is a further need to identify tree planting opportunities throughout the remainder of the area</p>	<p><b>(6)</b> Environmental works, such as tree planting, are out with the scope of this framework. With the exception of the almost fully occupied Miln Street Industrial Estate, the Council does not own any other sites within the GEDA. Two small strips of land are owned and maintained by the Council and these are planted and landscaped. Unfortunately the footways of most streets are too narrow to accommodate tree planting. Hopefully, with further site redevelopment, developers will consider how green infrastructure can be incorporated to benefit their development.</p>	<p>No Alterations</p>
	<p>7. there is a need for a central public/open/garden space-perhaps by</p>	<p><b>(7)</b> The City Council agree that a central public focal point would be of benefit to the area and through the framework have highlighted a similar locale on West</p>	<p>No Alterations</p>

	<p>demolishing the old Comet building opposite Meadowmill</p> <p>8. it is essential that Tay Cities Deal money is used to progress West Ward Works as a key cultural anchor for the area</p> <p>9. there is capacity for both one other housing block(excluding the Victoria Works site) and a care home-to assist in creating a mixed resident population</p> <p>10. the Council flats on Polepark Road and the adjacent amenity park require upgrading</p> <p>11. there is a need for extensive public realm works throughout-entrance points/lighting/road and pavement surfaces/artworks etc.</p> <p>12. future flexibility will be required in relation to restaurants/bars should the resident population</p>	<p>Henderson's Wynd. For such a space to be successful it is critical that it is surrounded by supporting functions. Therefore, it is more likely that a new building function can see the benefit to their business of introducing a landscaped area on their land, which could potentially combine with the partial pedestrianisation of an adjacent street.</p> <p><b>(8)</b> The City Council understand the importance of Tay Cities Deal funding for the redevelopment of West Ward Works and are working in partnership to try and secure this funding.</p> <p><b>(9)</b> Residential opportunities have been created through the framework by facilitating live work units and upper level flat uses to the majority of the GEDA area. Alternative residential uses submitted at the planning stage will be addressed on a case by case basis.</p> <p><b>(10)</b> The Polepark Road flats and adjacent amenity space have been considered in relation to the GEDA, however this area does not form part of the framework scope.</p> <p><b>(11)</b> Public realm works would be of benefit to the area; however, the City Council does not have surplus capital to invest in the area. Site development has the potential to improve the quality of immediate footways and developer contributions from major developments could be used to improve the area's transport infrastructure.</p> <p><b>(12)</b> The potential for bars and restaurants within the Blackness GEDA has to be viewed in the context of the existing city centre (pending Central Waterfront), City</p>	<p>No Alterations</p> <p>No Alterations</p> <p>No Alterations</p> <p>No Alterations</p> <p>No Alterations</p>
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	<p>warrant it (as per the convenience store flexibility)</p> <p>13. consideration should be given to locating the Abertay Cyber Quarter, from the Tay Cities Deal, in the area</p> <p>14. consideration should also be given to using a pop up shipping container "village" to generate immediate interest/activity</p> <p>15. Whilst we acknowledge the Council's difficult financial situation we believe that it is vital that the Council establishes an identity for the area and that the private sector is encouraged to invest through accompanying public investment.</p>	<p>Quay and Perth Road, which all face challenges regarding their eating and drinking provision. Additionally, there are challenges around the sale alcohol licence restrictions across the city.</p> <p>Over time, an increase in visitors, tourism and population growth in and around the city centre should facilitate wider development of the city's eating and drinking establishments. Opening up the GEDA to single-use bars and restaurants, at this stage in the city centre's redevelopment progress, would not be productive for the city. In the first instance restaurants are permitted alongside specific destinations, business and cultural functions. This requirement will be monitored and reviewed as the GEDA and the city centre evolve.</p> <p><b>(13)</b> With the introduction of use Class 10 'Non Residential Institutions' such uses would be welcome within the Blackness GEDA.</p> <p><b>(14)</b> Through the introduction of increased and diversified land use allocation, the potential for a pop-up shipping container 'village' can be considered by a private developer with a feasible business plan.</p> <p><b>(15)</b> The framework sets out a mixed use vision for the area which is facilitated through the introduction of increased and diversified land use allocation. The City Council does not intend to apply an identity to the area (e.g. 'cultural quarter'), preferring that the identity should emerge organically through the area's existing character, private development and a growing sense of</p>	<p>No Alterations</p> <p>No Alterations</p> <p>No Alterations</p>
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	<p><b>Consideration should also be given to:</b></p> <p>16. investment in new cultural facilities/visitor attractions through a review of the Council's capital programme</p> <p>17. three year rates holidays for investment in the area</p> <p>18. the use of pension funds/prudential borrowing for joint development of listed buildings with private sector developers-where a financial/community return can be identified</p>	<p>ownership from the businesses and people who will inhabit the area.</p> <p><b>(16, 17 &amp; 18)</b> Any potential cultural facilities will be reviewed in the context of the area. Business rate exemptions will continue to be set by the Scottish Government. Public/private joint ventures and funding mechanisms will be investigated on a case by case basis.</p>	<p>No Alterations</p>
<p><b>Local artist business based within the Blackness GEDA</b></p>	<p><b>Introduction</b></p> <p>We teach regular evening classes in our studio with up to 8 students who drive walk and cycle to the venue. Apart from working in the area, we make general use of local businesses, including the Co-op, Scoff, Matthew Court barber, and Scrapantics in Meadow Mill. We like the character of the area, and the surrounding creative and alternative businesses. It is important that regeneration does not lead to rising property costs driving out the current non-profit (or low profit) activities.</p> <p><b>Comments:</b></p> <p>1. The historic nature of the area has led to problems with some existing businesses, particularly vehicle services, which would be better suited to a different location with more space and easy vehicle access. The noise and smell associated with these businesses is</p>	<p><b>(1)</b> Any development proposal will have to be assessed on a site by site basis and for varying reasons there will be situations where proposed uses are not compatible with neighbouring uses. Similarly, potential conflict between existing vehicles and proposed development will be assessed on a site by site basis.</p>	<p>No Alterations</p>

	<p>a small issue; however, the excessive number of parked vehicles, often blocking our parking area, and the aggressive driving is a considerable issue. This tension will only increase if the area gets more of an artisan living and working character.</p> <p>2. The traffic planning does not go far enough and needs to be more integrated, not just an add-on to the existing car-centric situation. Having the route between Douglas Court and Meadow Mill as a key pedestrian route does not work if all pavements are full of parked cars.</p> <p>3. A modality plan is required for every road and business, describing how walking, cycling, public transport, driving and parking combine. Should business be allowed in locations where there is going to be a problem with deliveries of goods, or where there is not enough parking for the customers they expect?</p> <p>4. Behavioural change by car users is required to be more considerate of all other road and footway users. Pedestrians, cyclists and public transport have as much value as cars and should be given equal consideration. This is especially the case if the area is intended for living in. Some thought also needs to be given to children living in the area: where do they play, can they safely use the roads, which route do they cycle to school?</p>	<p><b>(2)</b> The design framework does not propose any traffic planning for the area. Section 2.4 Connectivity and Development Opportunities of the framework highlights the hierarchy of key pedestrian routes and the road barriers which exist at present. This framework and area's transportation infrastructure will be subject to future review in response the area's changing needs.</p> <p><b>(3)</b> With reference to the compatibility issues raised above in point 1, potential issues around goods deliveries and parking capacity will be assessed at the planning stage of proposed development.</p> <p><b>(4)</b> With regard to future residential living in the area, it is not anticipated that the area will be attractive to families given its current nature. It is envisaged that the majority of the residential population will be made up of students, graduates, business start-ups, professionals etc. Amenity space is more likely to be provided within the curtilage of private development sites, such as balconies, terraces and courtyards. Dudhope Park, located a short walk to the north of the GEDA, will provide a valuable amenity for the area. In time and with significant development in the area, there may be opportunities where pedestrianisation of streets could</p>	<p>No Alterations</p> <p>No Alterations</p> <p>No Alterations</p>
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	compliant, especially services that are likely to be used by local residents.	centre (all within walking distance), it is not seen as a priority at this stage in the areas development to introduce standalone shops to the area. As the area develops it may be necessary to expand the range of shops permitted in the area?	
<b>Historic Environment Scotland</b>	<p>1. As the plan recognises, the area has great potential for the development of a high quality district that builds upon its industrial past and utilises its existing assets in the creation of a successful mixed use area.</p> <p>2. We welcome the strong recognition of the role that the existing character and fabric of the area plays in creating a sense of place at Blackness. As Section 2.2 of the plan notes, the importance of the area's built environment is reflected in the large number of listed buildings within the site and its designation as a conservation area. The character of the area is strongly defined by its industrial history and offers an exciting opportunity in terms of placemaking. To this end the existing Blackness Conservation Area Character Appraisal should play an important role in influencing and informing land-use decisions across the site and highlighting opportunities to build upon some of the good work already carried out in the area such as at Verdant Works.</p> <p>3. The plan points to a number of examples of cities where similar areas have been successfully redeveloped and we would be happy to advise further on our own experience of best practice as the plan is built upon. In</p>	<p><b>(1)</b> Supporting comments are duly noted.</p> <p><b>(2)</b> Supporting comments are duly noted. A web link to the Blackness Conservation Area Character Appraisal is provided in section 2.2 Sense of Place, however the document isn't named. For clarity the title of the document will be used and emphasis placed on its importance.</p> <p><b>(3)</b> Historic Environment Scotland's experience and best practice advice is welcome and we will liaise further as the framework develops.</p>	<p>No Alterations</p> <p><b>(2)</b> Addition to section 2.2 Sense of Place (page 8):</p> <p><i>"The Blackness Conservation Area Character Appraisal provides detail on the area's special character and should be considered in development proposals."</i></p> <p>No Alterations</p>

	<p>particular we welcome the commitment to high quality urban design that utilises the existing fabric of the area as well as the introduction of new architecture that compliments this sense of place.</p> <p>4. In terms of the widening of compliant class uses across the site we agree that this flexibility should allow for a more creative response to the existing buildings on the site. The plan discusses challenges associated with bringing historic vacant buildings back into use and in this regard the widening of options for their future use through a more flexible approach to end use should be encouraged. In considering the future of the existing buildings within the site you will be aware that we recently updated our guidance in relation to this subject and would point you to the new Managing Change Guidance Note on Use and Adaptation of Listed Buildings. As you will be aware, Building Repair Grants are also available from Historic Environment Scotland, such as that given to Verdant Works, which can be used as a primer for refurbishment works.</p> <p>5. We welcome the development considerations that have been summarised in Section 3.6 and in particular the focus on the enhancement of the sense of place and quality of the public realm. Proposed development in line with these considerations should help in achieving the ambition for the site as a whole. Overall, the holistic approach to development in the</p>	<p><b>(4)</b> Supporting comments are duly noted. Historic Environment Scotland's Managing Change Guidance and the Building Repair Grants will be promoted through discussions with agents and developers.</p> <p><b>(5)</b> Supporting comments are duly noted.</p>	<p>No Alterations</p> <p>No Alterations</p>
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	<p>area will be key in delivering the desired outcomes.</p> <p>6. The mapping depicting the listed buildings and their respective categories in Section 2.2 Sense of Place contains a factual error. 42, 44 West Henderson's Wynd and elevation to Anchor Lane, former South Anchor Mill is depicted as a Category C listed building where it is actually Category B, and 2 West Henderson's Wynd, former South Anchor Mill Weaving Factory is depicted as Category B where it is Category C.</p> <p>7. In relation to specific listed buildings, your Council may consider that a listing review or update, prior to any redevelopment of specific sites within Blackness, may help to provide clarity on the extent of listing and be to the benefit of informing development proposals. In such instances would be happy to carry out a review where your Council has identified priorities in advance of development.</p> <p>8. While we are aware that the Queen Victoria Works lies outwith the boundary of the GEDA it may be beneficial to ensure that this site is considered in the wider context of the proposals contained within the plan. The site is allocated within the Local Development Plan and allocated as housing. In considering the opportunities highlighted within the GEDA regarding flexibility of land-use it may be that such an approach at Queen Victoria Works may help to address the challenges of the site.</p>	<p><b>(6)</b> Factual error noted and corrections implemented.</p> <p><b>(7)</b> A review/update of the listed buildings will be considered and further discussions will be had with Historic Environment Scotland.</p> <p><b>(8)</b> The wider area around the GEDA and the Queen Victoria Works site continues to be considered in the context of this framework. Notwithstanding the housing site's housing designation, the City Council remain open to mixed use proposals that may help deliver development of the Queen Victoria Works Site.</p>	<p><b>(6)</b> Listed building map in section 2.2 Sense of Place (page 8) updated to correct factual error.</p> <p>No Alterations</p> <p>No Alterations</p>
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