

WEST END LOCAL PLACE PLAN 2025-2035



FOREWORD

The West End Ward is a diverse and vibrant area of Dundee, steeped in history but with a forward thinking community influenced by a variety of cultures and experiences which has created a sociable, innovative and creative area to visit or set up home.

Even though West End Ward is blessed with fantastic green spaces, historic buildings and views across the Tay Estuary, with amazing residents and a significant student population at its' heart; it can also be a challenging place to live and bring up families. This plan recognises these challenges and proposes ways to reduce their impact.

This Plan has been developed by the West End Ward community facilitated by West End Community Council. The Plan sets out a vision for the future of the West End Ward, drawing from previous consultations as well as utilisation of online and in person discussions. The Local Places Plan is a living document, which will evolve through ongoing consultation with the community.

We are delighted to have this opportunity to influence what happens to the spaces, facilities and services which matter so much to us. The West End Ward is a special place, and it's important that the very elements which make it special are retained while ensuring that its residents are serviced by an inclusive and forward thinking approach to living in a city neighbourhood.

The Community Council created this Local Place Plan (LPP) on a very tight timeframe and we would like to thank everyone who took time to contribute and we hope you see your ideas reflected here. We believe we have laid out an ambitious but achievable vision and we look forward to working with Dundee City Council and partner organisations to deliver this vision and make the West End Ward a place where differences are recognised and embraced under one neighbourhood banner.



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WHAT IS A LOCAL PLACE PLAN?

01

The Planning (Scotland) Act 2019 provides for the introduction of Local Place Plans. This reflects a new approach which considers land use planning and community action, supporting local people to become more involved in shaping their places. As part of this way of thinking, the National Planning Framework 4 was enacted in 2023 and this gives communities the right to participate in the planning process, and the right to influence policy.

With a Local Place Plan registered and verified, the population of the West End Ward will be able to influence and drive developments in the area and to guide planning policy and decision making by Dundee City Council, the Scottish Government and any other public agencies.

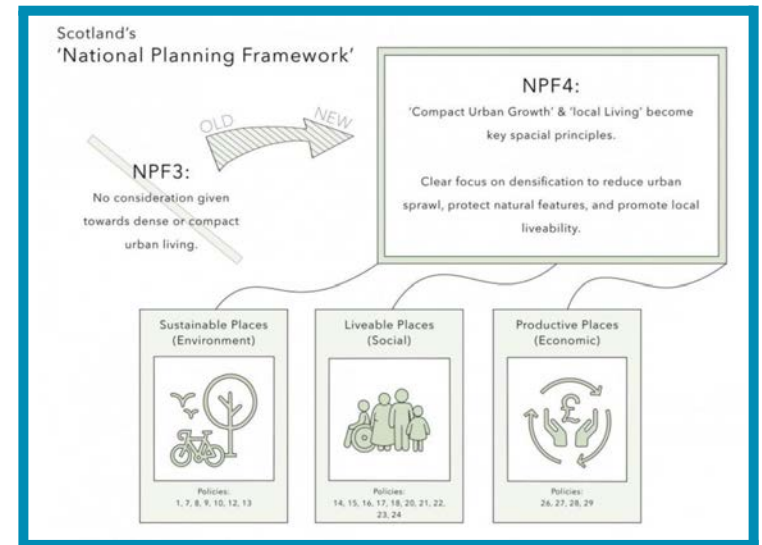


image 1.1

The Plan will also provide an essential point of reference for the Community Council and other community organisations in resource prioritisation and decision making as well as directing funding bids for neighbourhood enhancements. Although this is a 10 year plan, it will be revisited after 5 years as part of the new Dundee Local Development Plan 3.

OUR APPROACH

02

The West End Ward benefits from various community organisations including - Friends of Balgay, Friends of Magdalen Green, Taught by Mohammed, Transition, West End Sports, Friends of Riverside Nature Park - as well as strong business communities in the main economic districts of the West Port, Blackness Road and Perth Road, and independent creative businesses.

We have fully utilised this existing network for input to the Local Place Plan as well as the output from previous community consultations and social media surveys. This input has allowed us to create a draft Plan which was reviewed at the public Community Council meeting in June 2025 followed by an invitation to the community to review and contribute to the key themes of the Plan at Blackness Library and The Friary over a 14 day consultation period. The document was also available for pupils to comment at Harris Academy. Google forms and paper copies of a questionnaire allowed greater participation during this period. These timeframes have ensured that this Plan is a very current reflection of the business and residential communities thoughts, needs and desires.



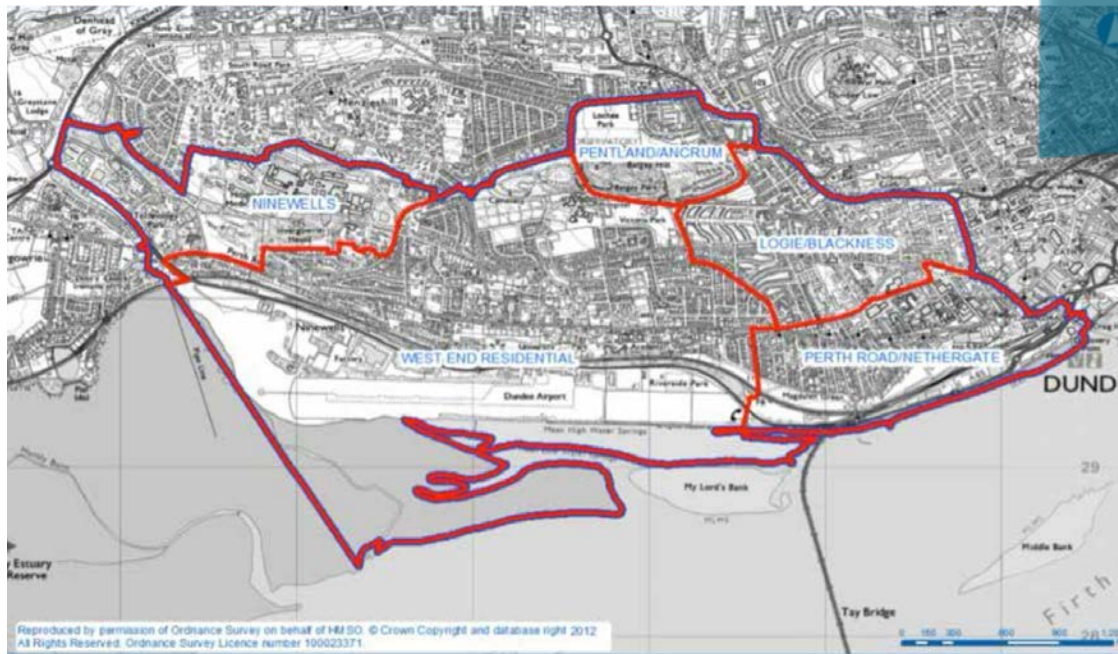
ABOUT OUR PLACE

03

The boundary of the Local Place Plan aligns with the boundaries of the West End Community Council.

image 3.1, 3.2

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The West End Ward is an urban residential neighbourhood with around 21,000 residents. At a glance, this area performs as well as if not better than Dundee as a whole in the Scottish Index of Multiple Deprivation (SIMD) analysis however a deeper dive shows 2 areas of Pentland/Ancrum and Logie/Blackness (or 'data zones') which are within the 20% most deprived and 1 area of Logie/Blackness data zone within the 5% most deprived in Scotland.

Title	West End		Dundee City		Scotland	
Population	2011	%	2011	%	2011	%
Total population: 2011	20,625	100	147,268	100	5,295,403	100
Total population 0-15	1,968	9.5	23,704	16.1	916,331	17.3
Total population 16-64	16,262	78.8	98,967	67.2	3,488,738	65.9
Total population 65+	2,395	11.6	24,597	16.7	890,334	16.8
Median age	26		38		41	
Households						
Total household spaces	9,401	100.0	71,625	100	2,473,881	100
With residents	9,115	97.0	69,193	97	2,372,777	95.9
Vacant	260	2.8	1,731	2.4	64,462	2.6
Tenure (% of those with residents)						
Owner Occupied	3,542	38.9	34,885	50.4	1,470,986	62.0
Local Authority	802	8.8	12,826	18.5	312,745	13.2
Housing Association	1,087	11.9	7,971	11.5	263,674	11.1
Private Rented	3,370	37.0	12,921	18.7	263,459	11.1
Other	314	3.4	590	0.9	61,913	2.6

A significant proportion of residents live in tenement flats to the north and south of the Perth Road as well as in Logie/Blackness and Pentland/Ancrum. This is evidenced by the higher percentage of privately rented accommodation in the West End Ward (37% to Dundee's 18.7%) and reinforces the ongoing need for green spaces and parks for the health and wellbeing of residents who live in flats with no gardens. Heading west along the Perth Road and Blackness towards Ninewells sees a change in the mix of housing with an increase of terraced, semi detached and detached houses with private gardens.

The West End of Dundee accommodates Dundee University with the acclaimed medical research facilities in the Wellcome Trust buildings as well as Duncan of Jordanstone College of Art and Al-Maktoum College of Higher Education. Our student population enhances the vibrancy of our neighbourhood as well as bringing the median age for the West End Ward to 26 years as compared to 38 years in Dundee as a whole. Conversely, the Ward has a smaller percentage of age 65+ at 11.6%, with Dundee and Scotland at 16.7% and 16.8% respectively.



image 3.3

As well as the noteworthy age profile of the West End Ward, there is also a divergence from Dundee as a whole when looking at country of birth with 1 in 5 residents born outside the UK as compared to almost 1 in 10 across Dundee. The transient nature of residents in the area is also evidenced with almost 13% of the population living in the UK for less than 5 years - this is most likely due to the student population but also introduces the challenges with developing and maintaining a strong sense of community. This doesn't mean it's not possible, however thought needs to be given to different approaches to better integrate neighbourhood residents.

	West End	%	Dundee City	%	Scotland	%
<i>Length of residence in UK</i>						
Born in UK	16,540	80.2	134,015	91.0	4,926,119	93.0
Less than two years	1,854	9.0	4,242	2.9	81,615	1.5
Two plus years less than five	797	3.9	2,744	1.9	80,234	1.5
Five years or more and less than ten years	550	2.7	2,187	1.5	69,340	1.3
Ten years or more	884	4.3	4,080	2.8	138,095	2.6
<i>Country of Birth</i>						
Born in UK	16,538	80.2	134,003	91.0	4,925,406	93.0
Other EU: Member countries in March 2001	708	3.4	2,248	1.5	60,596	1.1
Other EU: Accession countries April 2001 to March 2011	479	2.3	2,740	1.9	76,689	1.4
Other countries	2,900	14.1	8,277	5.6	232,712	4.4

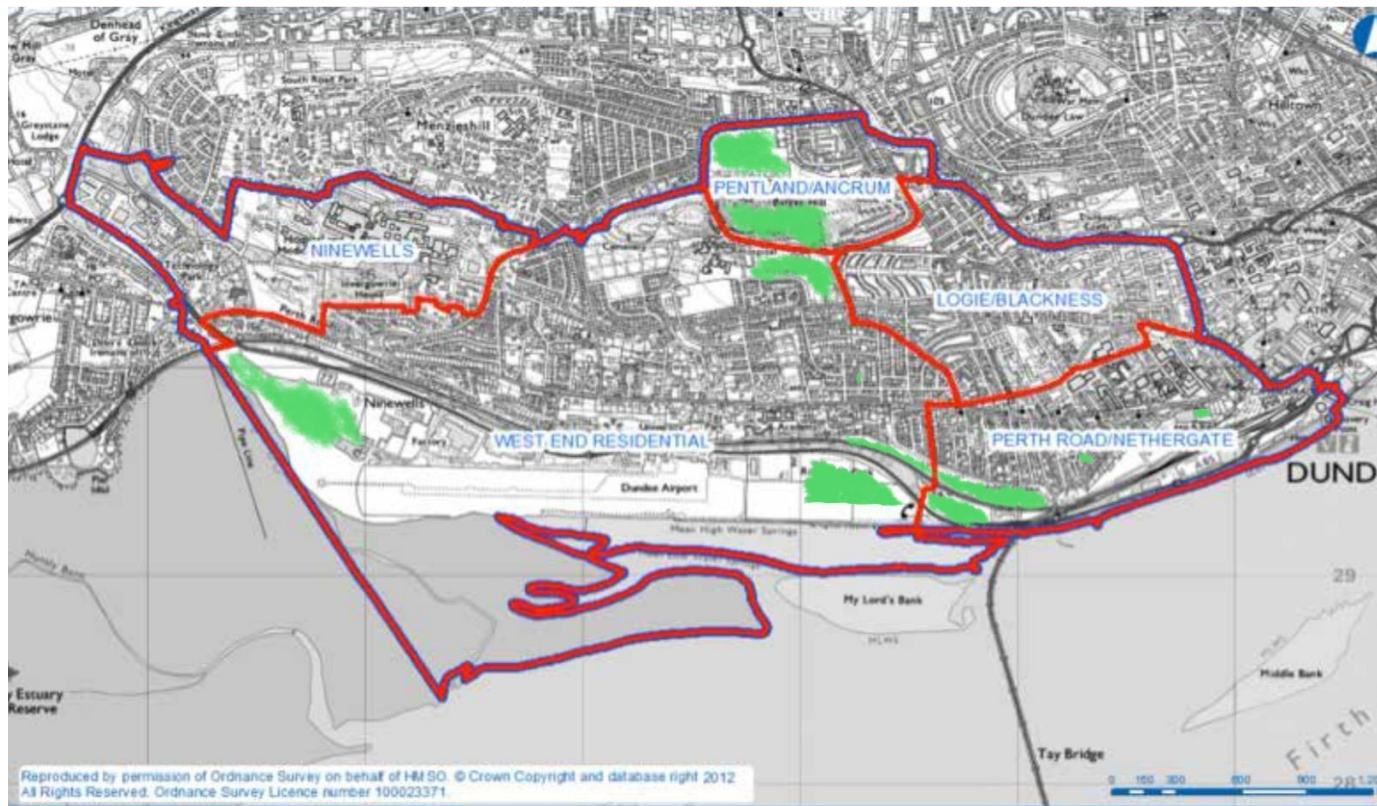
The West End Ward benefits from 3 economic districts - Perth Road Sinderins to Nethergate, Blackness Road and the Westport - with a variety of retail shops as well as cafes, restaurants and pubs which service the local population as well as bringing in visitors from further afield. The number of properties in the area rented by students challenges these businesses as they typically see a downturn in business as the properties lie empty for at least 4 months of the year. There is also light industry in the areas between the Perth Road and Blackness Road as well as a variety of businesses in the repurposed mill buildings between the Hawkhill and Lochee Road.

There are 3 Primary Schools (Blackness, St Josephs, Victoria Park) in the Ward and 1 Secondary School (Harris Academy) which also houses the Harris Education and Recreation Association (HERA) which offers evening learning opportunities. A number of residents of the Ward also attend St Johns RC Secondary School, Kingspark School and Dundee High School which are outside of the West End Ward.

Residents also benefit from a number of sports clubs locally - West End Tennis, Riverside West End Football Club, Harris FP Rugby, Harris FP Hockey, Dundee Deuces Tennis and Pickleball Club, Kinloch Cricket, Hillcrest and Balgay Bowling Clubs - as well as a very active Dundee Bridge Club and Dundee Chess Club and the renowned Dundee Arts Society, all located within the West End. The West End is also well served by Dundee Contemporary Arts, The Rep Theatre and The Whitehall Theatre.

As well as being an essential resource, Blackness Library also hosts community events however there's always concerns that its future is at risk due to funding.

While there are 4 large green spaces in the Ward, which are used for leisure activities or a quiet interlude from the noise and bustle of the city, the map below shows there are areas of the West End Ward which lack green spaces, notably Logie/Blackness which you'll recall from earlier, is also identified in SIMD analysis as a data zone of significant deprivation as well as having a high volume of flats.



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image 3.4

Of the 17 Conservation Areas in Dundee, 5 (Blackness, Logie, University, West End Lanes, West End Suburbs) reside within the West End Ward. There is, and needs to continue to be, a responsibility to uphold the heritage of the West End in the Plan.

The West End Ward contains the oldest park in Dundee, Magdalen Green which is over 400 years old. The green is steeped in history and has been a central feature of Dundee life for centuries, known for its expansive grassy areas, scenic views, and the iconic bandstand that stands at its heart. We are honoured to have the Mills Observatory in our neighbourhood, the first purpose built public astronomical observatory in the UK as well as the Verdant Works Museum, important to the city's industrial heritage but also to its social history.

There has been, and continues to be, a lack of knowledge by property owners and businesses on their responsibilities in maintaining buildings and signage. This denigrates the heritage of these conservation areas with inappropriate window and door replacements and signage on shops, restaurants and bars.

THE COMMUNITY HAS SPOKEN

04

Community and community stakeholders were consulted through workshops held through 2024 and 2025; as well as in person discussions with community groups, we utilised online questionnaires and suggestion boxes. We have grouped feedback and ideas input around a number of themes set out in section 02. The consultations asked residents to comment and challenge on the following suggested projects to improve the area.

SERVICES AND FACILITIES	BETTER CONNECTIONS	QUALITY HOMES FOR ALL	COMMUNITY AND CULTURE
Community Hub	Safer streets - prioritise the pedestrian and active travel	Rent controls for private sector	Community seating throughout the ward
Public Toilets in Shopping Areas	Traffic calming measures on roads for traffic entering West End 20mph zones - suggestion of raised pedestrian tables with zebra crossings	HMO licence levels, impact to private owners in tenements	Consider further appropriate street art throughout the ward.
Better and more litter bins	An increase of timed pedestrian crossings along Perth Road, Blackness Road, Riverside Approach and Magdalen Yard Road Introduce zebra crossings along with pedestrian speed tables	Increase of social housing for all, providing energy efficient accommodation for families, single occupants and adults with additional support needs	More community gardens especially in built-up residential areas
Introduce street sport facilities - skatepark, pump track	More dropped kerbs to aid active travel for wheeled users and those with mobility issues	Shared building maintenance	More greenery in streets and maintain all current Parks
	Improve reach of public transport to benefit residents with mobility challenges and for residents living further west		Introduce community newsletter
	Park and ride to reduce volume of traffic parking round Ninewells and around Perth Road and Blackness Road		Augment current community events

OUR VISION AND OUR PLAN

05

Our Community Vision is for the West End Ward to be a welcoming neighbourhood which offers the ability to live well locally.

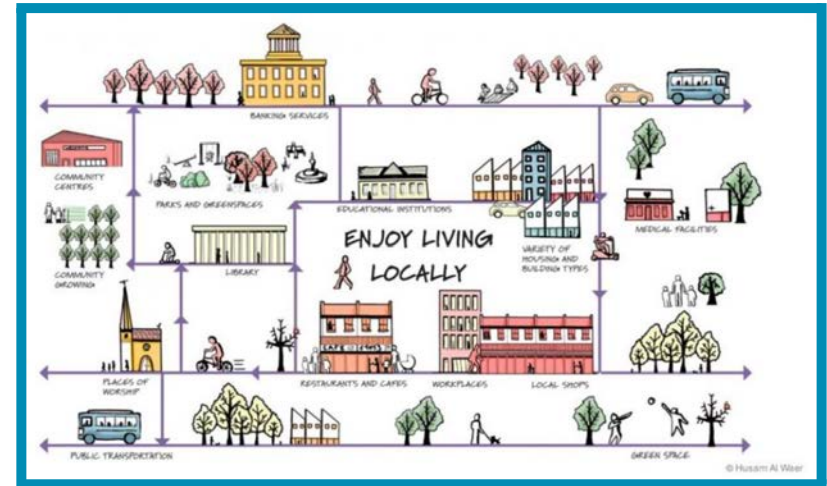


image 5.1

We have been guided by the model of the 20 minute neighbourhood and have considered the themes set out in section 04 with the 20 minute neighbourhood principles. The remainder of this section details section 04's themes in detail, based on the consultation with the community along with suggesting project leads and stakeholders.



Features of a 20-Minute
Neighbourhood, Plan Melbourne
2017-2050

image 5.2

Local Development Plan Project Proposals 2025 - 2035

The following projects have been developed from consultation feedback and have been grouped under the themes set out in section 04. Further analysis of the results and full feedback responses can be provided on request. This diagram is a visual summary of the West End Ward that respondents envision.



image 5.3

THEME - Services and Facilities

There was particular support for developing a community hub within the ward, but to also explore utilising existing space further as a hub or series of hubs - to further sustain these facilities. Cleanliness was also high on people's agenda, particularly around the management of public bins. There was strong support for further outdoor facilities for all ages and agreement over the need for less structured sports facilities, such as a pump track, sports cages and 5-a-side pitches and outdoor gym equipment in green spaces. Existing sports clubs are concerned about training pitches becoming less available.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
1 Community Hub building with rooms for meetings, classes and community events - Review of potential existing buildings e.g. library, friary. - interim review of community spaces that can be utilised in the short term - community hub database	• 'A cafe with community support would be good' • 'The West End should have a community centre! How can we build community if there is no central place to go?' • 'A community space/centre which can be hired or activities such as yoga and art classes would be really useful - we don't have community facilities'	Dundee City Council - Community Council - Relevant local organisations - Community Land Scotland
2 Public Toilets in Shopping Areas - 'Spend-a-Penny' community programme - identify retailers, pubs, cafes, restaurants who are willing to open their toilets to the public - Spend-a-Penny stickers in window - users are encouraged to contribute what they can	• 'it's not just older people who would benefit from public toilets' • 'some businesses will kindly let you use their toilets but it's embarrassing to ask'	Community Council - Local businesses - Local residents and visitors - Dundee City council

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
3 Improve the cleanliness of the area - review of litter bins, better recycling facilities - review locations and accessibility of bins. - cleanliness and tidiness of bins - reinforce the Obligations of Landlords, Agents at the end of the academic year when HMOs decant	• 'Euro bins tied to concrete slabs in gutters - if we have to have them, they should be in dedicated spaces' • 'Bins in green spaces are not of consistently adequate size' • 'Bins and eurobins are rethought, repositioned if necessary and CLEANED' • '... several pinch points where pavements are very narrow that are lined with wheelie bins, several places where clearly the provision is not enough as they are always overflowing. It is not nice to walk through litter, reducing incentives for active travel'	Dundee City Council - Local Businesses - Universities - Landlords, Agents
4 Extend sports facilities: investigate developing further accessible sports facilities and Ward wide sports plan for example - skate park & pump track - public gyms in parks and greenspaces - review of existing pitches and sport facilities to assess what can be developed across the ward to meet needs (eg Elliot Road and Uni Riverside) - develop a database of existing clubs and facilities and erect signage to individual sport clubs & pitches to promote - facilities to support preventive health opportunities like yoga, pilates particularly for 60+	• 'there's nothing for older kids and teenagers to do in the local area' • 'organised sport is well served but no dedicated space even close to the west end for skating, skateboarding, scooters, bmx bikes' • 'What about an outdoor gym along Graffiti walk and in other populated passage walks' • 'Developing the sport pavilion/buildings at railway footbridge, including public toilets would bring positive benefits' • 'Development of Elliot Road at tennis courts into a 2G multi-storey sports area. This could be used by the school and community day and night'	Dundee City Council - Sports Scotland - Skateboard Scotland - Community Land Scotland - All West End Ward Sports clubs - Community Council

THEME - Better Connections

The lack of easy, safe and accessible movement around and through the Ward for all transport methods is a concern for respondents. Comprehensive, and more efficient bus services were raised as a need by many; as well as traffic calming and safer/increased road crossings. This indicates a need for a strategic transport assessment through the ward to ensure the solutions to the above work together.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
6 Safer Streets - prioritise the pedestrian and active travel - carry out strategic review of the Wards' transport networks for pedestrian, wheeled, bus and car, to ensure a joined up plan is implemented to prioritise the pedestrian first, then the cyclist/wheeled and ensure knock on issues are not created. Specific focus on Perth Rd, Blackness Rd, Brook Street, Magdalen Yard Road and Riverside Approach. Implementation to include: - review of traffic calming and where traffic can be rerouted. - introduction of traffic calming measures such as pedestrian 'speed tables' along main transport routes in the Ward. - introduce traffic exclusion zones around schools - increase the number of timed pedestrian crossings and introduce zebra crossings to prioritise movement of pedestrians	• 'The West End Lanes are used as a rat run for cars and lorries to go between Riverside and the city centre' • 'Safer provision for pedestrians and cyclists' • 'We need more speed restrictions on residential streets so children and those with mobility issues can safely move round their neighbourhood' • 'would caveat traffic calming: take good care to study possible outcomes carefully to avoid disastrous unintended consequences such as busy 'rat runs', gridlock, more congestion around schools, etc.' • 'too many older people, wheelchair users and children's buggies are forced into roads' • 'grit boxes, recycling and rubbish bins taking up valuable pavement space'	Dundee City Council Transport Department - Community Council - Sustrans and Tactran - local businesses - residents

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
- extend 20mph limit to incorporate Windsor Street and all streets between Perth Road and Blackness Road, Polepark Road, Brook Street, City Road - carry out surveys of street furniture with the aim of improving and easing pedestrian circulation and assist access for those less mobile		
7 Improve the reach and reliability of public transport. Review the public transport services within the Ward. To include: - community bus service with loop through residential areas for residents with mobility issues - addition of perches or fold down seats at bus stops. - review accessibility of bus stops e.g. level access, step free boarding, 400m spacing between stops. - review of bus routes and how routes can be improved to improve unhindered routes (eg from parked cars).	• 'Having more buses travelling beyond Glamis Rd along the Perth Road' • 'Easier travel to a bus route, because of the awkward steps to the Blackness Road' • 'Bus service cut from my road therefore elderly • residents not serviced any longer by a bus service' • 'Better provision of buses from the city centre in the evening (eg around times evening events at the Caird Hall might finish) would be good'	Dundee City Council - Bus companies - Community Council - Local resident groups. - Sustrans & Tactran
8 Review of Cycle lane requirement around the Ward to encourage cycling and link up existing cycle paths: - develop a comprehensive cycle network around the Ward to link up current provision. - create cycle and pedestrian path along River Tay linking Riverside Park to Invergowrie,	• 'As a pedestrian, I would prefer a separate cycle lane facility to remove them from the pavements' • 'Consider splitting the wider pavement into 2 lanes each with priority for cyclists or pedestrians. Not exclusive use though.'	Sustrans - Tactrans - Dundee City Council - Dundee Airport

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
eliminating the need to cycle and walk beside busy Riverside Drive and cross access roads - review provision of cycling storage and maintenance hubs in the Ward - consideration of maintenance hubs at key locations around the Ward		
9 Investigate and consult on a Park and Ride schemes to confirm the need and the benefits to easing traffic volume and improving parking on street and in local car parks for residents	• 'It's impossible to park anywhere close to my flat during the week because spaces are filled by people parking for free to work in town' • 'Improving public transport into the city centre would surely cut down on the volume of traffic going through residential areas'.	Dundee City Council - Dundee Chamber of Commerce - Landowners - Sustrans, Tactran - Bus Operators - Car drivers - Community Council

THEME - Quality Homes for All

The increase in HMOs and STLs is a concern to nearest neighbours, especially in tenement blocks, who feel they have no control over their homes. The responses and feedback for the consultation indicated that landlords should be held more accountable over maintenance of HMOs. The availability and quality of Social Housing is also a concern, with the West End Ward having a lower percentage of residents in social/local authority housing than Dundee as a whole. Independent living apartments for adults with additional needs is severely limited in the West End Ward, with vulnerable adults required to move away from their familiar neighbourhood.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
10 Develop strategy to manage/enforce the concentration levels of HMOs and STLs in particular closes and streets, to include: - Limit further the concentration of HMOs and STLs within individual tenement closes, as well as in streets and areas. So that there is a balance of residents - DCC to enforce HMO License obligations. - Implement Neighbour rights of 'complaint' on HMO issues - Involve Landlords and agents in plans to ensure they are held responsible for their licensing obligations	• 'People feel oppressed by the increase in HMO' • 'There are too many HMOs and now STLs popping up in residential areas' • 'concentration of HMOs in single stairs drives other occupiers out'	Dundee City Council - Community Council - Landlords/agencies - Universities - Tenants - Neighbours
11 Improved social and affordable housing for all - ensure Social Housing requirements for Ward are addressed in the new LDP - ensure there is a DCC sustainable housing strategy for the West End Ward - clear plan for social housing in the West End Ward - affordable to purchase or rent and affordable to live in - improve availability of social housing through change to new build policy (must include x% social housing) - ensure availability of supported accommodation for young adults with disabilities to enable independent living in their familiar environment (West End Ward)	• 'Creative projects like housing for Social Bite are a great idea' • 'Housing should include garden/allotment provision and car parking away from social areas' • 'housing associations are typically better landlords than the private sector and build homes which are energy efficient and better maintained' • 'let's get more housing association housing into the west end. We need families for the benefit of local traders and the community'	Dundee City Council - Housing Associations - Social Bite - Tenants - Local Residents - Scottish Enterprise - Community Council

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
12 Work with Universities, Landlords and Council to utilise Student accommodation during the summer months	• 'Student accommodation is empty for at least a third of the year'	Dundee University - Communities, neighbours - Dundee City Council - Visit Scotland
13 Rent controls and shared building maintenance for private sector - managing rent levels to ensure housing is affordable for all - establish 'factor' programme to ensure consistent maintenance for shared buildings e.g., roofs, gutters, closes, gardens	• 'Limiting rent controls to private landlords/tenants. Example- state pension increased this year by 4.1 percent. Dundee city council rent increases 4.5 percent with a council tax increase of 8 percent. For pensioners this is challenging and unlike younger people they have no way of their income. Be inclusive- we all feel increasing housing cost!' • 'As the owner of a flat in a Victorian tenement block, it's impossible to get any buildings repairs done as the landlords aren't interested' • 'Gone are the days when one long standing neighbour kept everyone else right'	Dundee City Council - Tenants - Neighbours - Landlords, Agents

THEME - Community and Culture

Creating a sense of community was high on many people's minds. Ideas to improve this were mainly around creating green space, places to congregate (seating and green space), and better communications on activities around the Ward.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
14 Community seating throughout the ward - expand on success of seating on Perth Road - provide places to rest - provide community spaces	• 'I'd like to see other shopping areas supported in the same way Perth Road has been' • 'the seating at Sinderins is a real success'	Dundee City Council - Community Council - Retailers - Local residents
15 Build on existing street art and sculptures throughout the ward	• 'I loved the painted bins when they were done but they've never been maintained'. • 'is a great way to recognise the history of the area' • 'it would be good to see simple artwork, depicting nature, to cover up concrete walls'	Community Council - Dundee City Council - Local residents - Open/Close Dundee
16 Carry out an audit of potential unused spaces, backies and brownfield sites that can be used as community garden spaces and 'pocket parks'. - maintain all current Parks - no building on Parks - consider areas not already adjacent to public parks - Logie, Polepark - utilise land not being maintained - introduce trees and planting to soften street layout - provide areas for exercise and play	• 'I'd like to garden but taking on an allotment is too much for me' • 'somewhere to take my kids that's not far from the flat' • 'Communal garden spaces - urban gardening and more greenery in the streets' • 'anything that encourages wildlife is good' • 'seeing greenery helps lighten my mood' • 'my mobility's not too good, there's no parks or places to sit that I can walk to'	Community Council - Dundee City Council - Local Residents - Community Garden organisations - Allotment groups - Housing Associations

PROJECT	ALIGNMENT TO COMMUNITY INPUT	PROJECT LEAD
- utilise Pollinator Pathways Project as a framework	• 'urban gardening and more greenery in the streets'	
17 Introduce newsletter - communicate community events - communicate community services and contact details - repair and maintain notice boards across the ward - share information with community lounges	• 'I never know what's happening locally' • 'Not everyone uses social media' • 'I don't know who to contact for help'	Community Council - Dundee City Council (Communities Office) - Local Residents
18 Augment current community events - 'meet your neighbour' events - neighbourhood coffee mornings - litter picks - Cross cultural events	• 'I wish we could continue the community spirit there was in lockdown' • 'I feel lonely and don't know anyone in the neighbourhood.' • 'Allowing 'pop up' events such as skateboarding, biking, den building activities on sites that are waiting to be developed.'	Community Council - Local residents - Local organisations - Westfest
19 Sustaining the Wards' Conservation areas:- - develop information for business and home owners on their obligations. - update conservation areas appraisals - in consultation with Historic Environment Scotland (HES) - to make obligations sustainable and achievable.	• 'Maintaining conservation area standards is important to conserve character. ' • 'Existing historic buildings should be preserved and not allowed to rot to the point of demolition'. • 'Conservation area standards (many residents do not take care of their properties; hedges, etc)'.	Dundee City Council. - HES - Dundee Historic Trust

LOCATION MAPS FOR PROJECTS

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Project 4

Pump Track, Skate Park, Community Sports Area

RED - potential location for pump track, skate park **PURPLE** - community gym, sports



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Project 11 - Improved Social and Affordable Housing for All

YELLOW - potential area for social housing

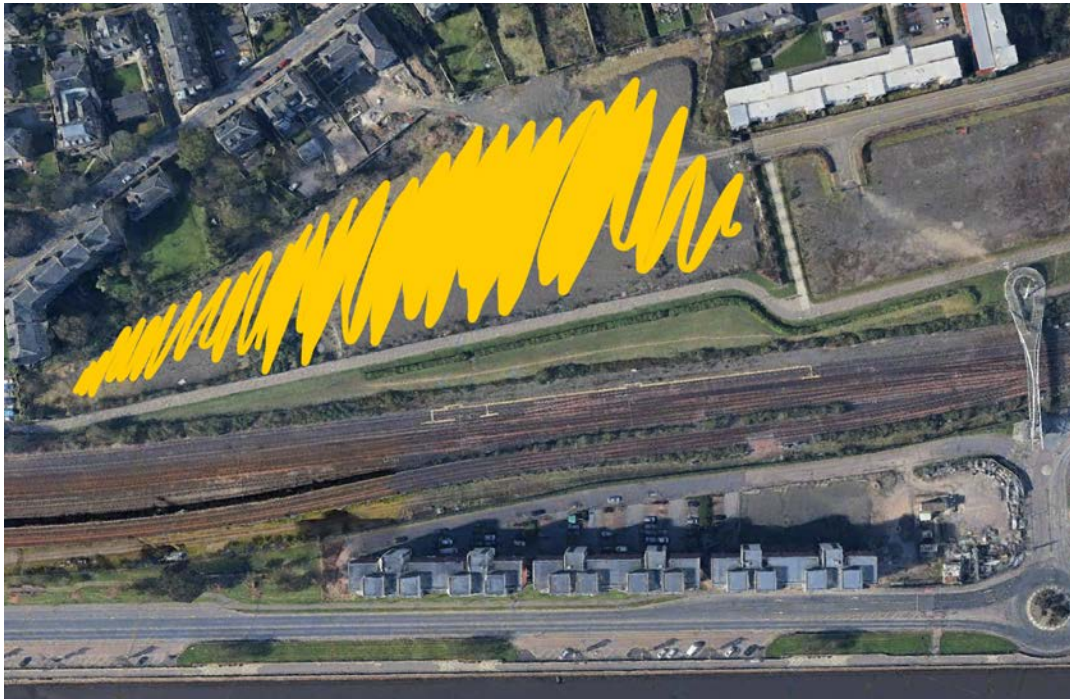
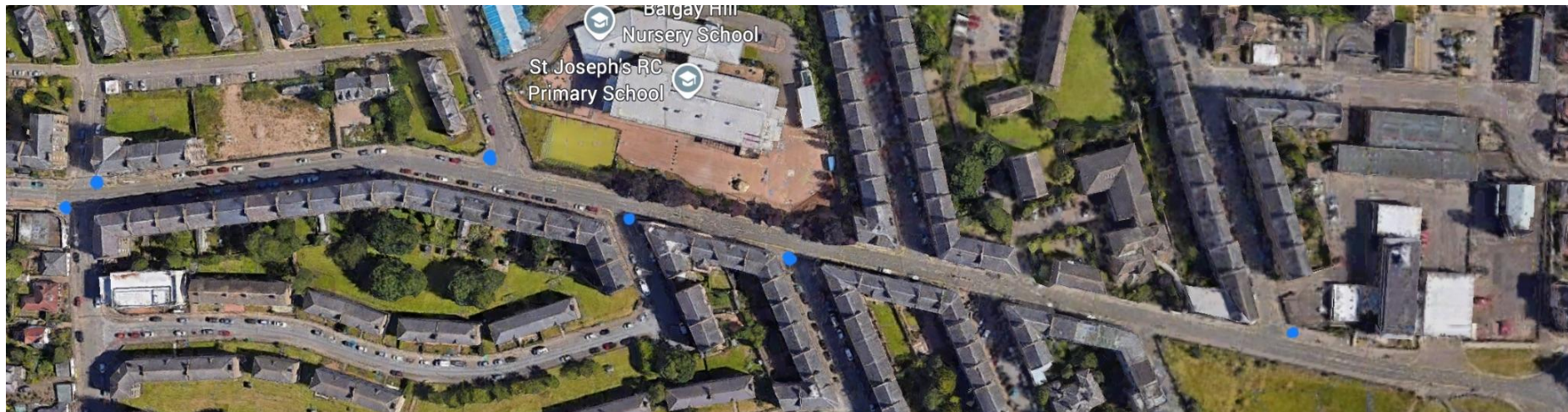


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image 5.7

Projects 14, 16

Blackness Road - Community Seating, More Greenery in Streets



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image 5.8

BLUE - seating **GREEN** - low level greenery

Projects 14, 16

Westport - Community Seating, More Greenery in Streets



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BLUE - seating **GREEN** - low level greenery

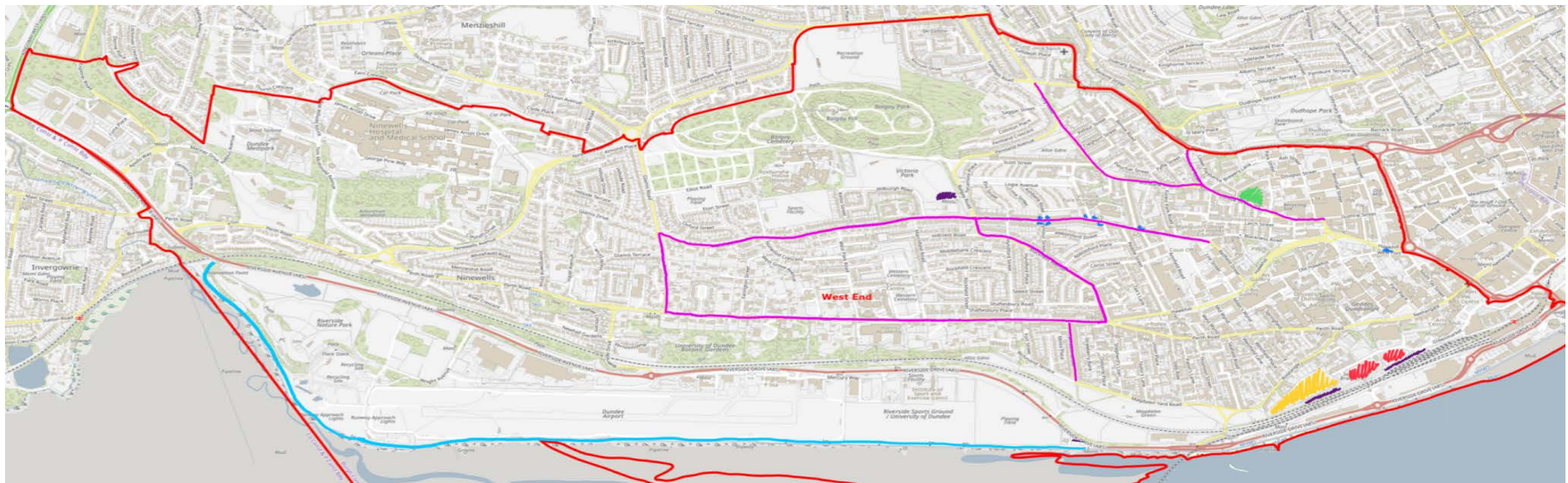
Polepark and Brook Street



image copyright Google Earth
image 5.10

Repurpose brownfield site to provide green space, playpark, community garden and exercise space in SIMD area of deprivation. Soften industrial architecture.

These location maps don't cover all projects and requested changes as there are some significant projects, such as Active Travel, which Dundee City Council are already working to deliver; the West End Community Council should be represented in the project team (suggest Steering Committee member) for any Active Travel initiatives within or adjacent to the West End Ward (eg., cycle lanes on Perth Rd and Lochee Rd). Other projects request an initial review (traffic management and pedestrian crossings as an example) so it's not possible to identify locations impacted.



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BLUE - seating, greenery **YELLOW** - social housing **RED** - pump track, skate park **PURPLE** - community gym, sports
 _____ extend 20mph _____ cycle and pedestrian path beside River Tay

ACKNOWLEDGEMENTS AND CONTACT DETAILS

The Community Council would like to thank local residents, businesses and organisations who have contributed their ideas and guidance to the creation of this plan. Also our elected councillors to the West End Ward for their continued support, engagement and knowledge.

Contact us at

WECCdundee@gmail.com

West End Community Council
Blackness Library
225 Perth Road
Dundee
DD2 1EJ

SOURCE DOCUMENTS

West End Engage Survey https://www.dundee.gov.uk/sites/default/files/publications/engage_dundee_-_west_end.pdf

LCPP Census Profile https://www.dundee.gov.uk/sites/default/files/publications/LCPP_WestEnd_Profile_0.pdf

Scottish Index of Multiple Deprivation
https://www.dundee.gov.uk/sites/default/files/publications/west_end_simd_2020.pdf

Local Community Plan West End
https://www.dundee.gov.uk/sites/default/files/publications/locality_community_plans_22-27_west_end.pdf

Conservation Areas in Dundee
<https://www.dundee.gov.uk/service-area/city-development/planning-and-economic-development/development-management/conservation-areas-in-dundee>

Dundee Draft Housing Land Audit 2024
https://www.dundee.gov.uk/sites/default/files/publications/hla_2024_-_draft_acc2.pdf

Dundee City Council Local Development Plan
<https://www.dundee.gov.uk/service-area/city-development/local-development-plan>

National Planning Framework 4 <https://www.gov.scot/publications/national-planning-framework-4/>

APPENDIX 1 - WEST END COMMUNITY COUNCIL CONSTITUTION

CONSTITUTION for the West End COMMUNITY COUNCIL (May 2011)

Introduction

This constitution is based upon the Revised Scheme for the Operation of Community Councils adopted by Dundee City Council on the 25th of October, 2010. This constitution must be read and understood along with the Scheme for the Operation of Community Councils

1. Name and Address

The name of the COMMUNITY COUNCIL shall be the West End Community Council. (hereafter referred to as “the COMMUNITY COUNCIL” in this document). The address of the Community Council is West End Community Council, c/o Communities Officer, Douglas Community Centre, Balmoral Avenue, Dundee DD4 8SD.

2. Area of the Community Council

The area of the COMMUNITY COUNCIL shall be as shown on the map attached to the Local Authority’s Scheme for the Establishment of Community Councils.

3. Objectives

The objectives of the COMMUNITY COUNCIL shall be:

- (A) to ascertain, co-ordinate and reflect the views of the community which it represents, to liaise with other community groups within the area, and to fairly express the diversity of opinions and outlooks of the people;
- (B) to express the views of the community to the Local Authority for the area, to public authorities and to other organisations;
- (C) to take such action in the interests of the community as appears to it to be desirable and practicable;
- (D) to promote the well-being of the community and to foster community spirit;
- (E) to be a means whereby the people of the area shall be able to voice their opinions on any matter affecting their lives, their welfare, their environment, its development and amenity.

4. Role and Responsibilities

In the discharge of their functions and the conduct of their business, the COMMUNITY COUNCIL and its membership shall have regard to their role and responsibilities as set out in paragraph 3 of the Scheme for the Establishment of Community Councils, approved by the Local Authority and the Community Councillors’ Code of Conduct.

5. Membership

The COMMUNITY COUNCIL'S membership is as governed by paragraph 5 of the Scheme for the Establishment of Community Councils and as determined from time to time by the Local Authority.

6. Method of Election of Community Councillors

Election procedures shall be governed by the method of election laid down in paragraph 7 of the Scheme for the Establishment of Community Councils. Accordingly, the Local Authority will seek nominations to the COMMUNITY COUNCIL and will conduct any necessary Election. Community Council Elections will take place 6 months after Parliamentary Elections. Successful Candidates will serve for a term of 4 years.

7. Casual Vacancies on the Community Council

Where a vacancy arises which does not result in the number of COMMUNITY COUNCILLORS falling below the minimum number as specified in paragraph 5 of the Scheme for the Establishment of Community Councils, and at least 6 months has passed since the last election, the COMMUNITY COUNCIL may, if it considers it to be desirable, agree to:

(A) an Extraordinary General Meeting being held in order that the vacancy (and any other outstanding vacancies) can be filled, on the basis that such vacancies would be publicised, nominations invited and an election held where the number of candidates exceeded the number of places available. Such interim elections will be administered by the Local Authority.

(B) the filling of a vacancy by co-option with voting rights to a maximum of one third of the current elected (general and interim) COMMUNITY COUNCIL membership as governed by paragraph 7 of the Scheme for the Establishment of Community Councils.

(C) the vacancy to be left unfilled until local public interest is expressed or until the next set of regular elections.

8. Voting Rights of Members of the Community Council

The right to vote at any meeting of the COMMUNITY COUNCIL or any committee thereof, shall be held by all COMMUNITY COUNCILLORS whether elected or co-opted, but not by associate members appointed for specific issues on a temporary basis, or ex-officio members. With the exception of circumstances which may arise under the Scheme for the Establishment of Community Councils: Clause 7 – Community Council Elections [Co-option]; and Standing Orders: Clause 16 – Alterations to the Constitution and its Clause 17 – Dissolution, all decisions of the COMMUNITY COUNCIL will be decided by a simple majority of those eligible to vote and present and voting.

In the event of a vote of the Community Councillors that results in a majority not being achieved, the Chairperson shall have a casting vote.

9. Election of Office-Bearers

(A) At the first meeting of the COMMUNITY COUNCIL after elections in the year when elections are held and at the Annual General Meeting in October in the year when elections are not held, the COMMUNITY COUNCIL shall appoint a Chairperson, Secretary, Treasurer and such other office-bearers as it shall from time to time decide.

(B) All office-bearers shall be elected for one year, but shall be eligible for re-election, without limitation of time.

(C) Without the express approval of the Local Authority, no one member shall hold more than one of the following offices at any one time: Chairperson, Secretary or Treasurer.

10. Committees of the Community Council

The COMMUNITY COUNCIL may appoint representatives to committees of the COMMUNITY COUNCIL; and shall determine their composition, terms of reference, duration, duties and powers.

11. Meetings of the Community Council

(A) The quorum for COMMUNITY COUNCIL meetings shall be five of the current eligible voting membership.

(B) Once in each year in the month of October the COMMUNITY COUNCIL shall convene an Annual General Meeting for the purpose of receiving and considering the Chairperson's annual report on the COMMUNITY COUNCIL, the submission and approval of the independently examined annual statement of accounts and the appointment of office bearers.

(C) Including the Annual General Meeting, the COMMUNITY COUNCIL shall meet not less than 7 times throughout the year.

(D) Dates, times and venues of regular meetings of the COMMUNITY COUNCIL shall be fixed at the first meeting of the COMMUNITY COUNCIL following ordinary elections and thereafter at its Annual General Meeting.

Extraordinary General Meetings shall require at least 10 days' public notice, either called by the Chairperson, or on the request of not less than one-half of the total number of COMMUNITY COUNCIL members. An officer of the Local Authority has the discretion to call a meeting of the COMMUNITY COUNCIL.

(E) Copies of all minutes of meetings of the COMMUNITY COUNCIL and of committees thereof shall be approved at the next prescribed meeting of the COMMUNITY COUNCIL, but the draft minute shall be circulated within 14 days from the date of that meeting, to COMMUNITY COUNCIL members and the local authority's liaison officer for COMMUNITY COUNCILS.

(F) The COMMUNITY COUNCIL shall abide by its Standing Orders for the proper conduct of its meetings.

(G) The COMMUNITY COUNCIL has a duty to be responsive to the community it represents. Should the COMMUNITY COUNCIL receive a written request (petition), signed by at least 20 persons resident within the COMMUNITY COUNCIL area to convene an Extraordinary General Meeting for a particular matter or matters to be debated, it shall call such a meeting within 14 days of receipt of such a request and advertise it in the manner prescribed locally for special meetings called by the COMMUNITY COUNCIL.

(H) The COMMUNITY COUNCIL can meet to discuss items of business in private where it considers it appropriate to do so. The decision to meet in private will be agreed in advance and decided by a majority vote. Notice of such a meeting will be given to the public in the usual way. However, the Notice will record that the meeting, or a part thereof, shall be held in private.

12. Public Participation in the Work of the Community Council

(A) All meetings of the COMMUNITY COUNCIL and its committees (subject to 11(h), above) shall be open to members of the public. Proper provision is to be made for the accommodation of members of the public and the opportunity should be afforded at each meeting to permit members of the public to address the COMMUNITY COUNCIL, under the guidance of the Chairperson.

Notices calling meetings of the COMMUNITY COUNCIL and its committees shall be posted prominently within the COMMUNITY COUNCIL area for a minimum period of ten days before the date of any such meeting, and, where possible, be advertised by other suitable means.

13. Information to the Local Authority

The Local Authority's liaison officer shall be sent an annual calendar of the COMMUNITY COUNCIL'S prescribed meeting dates, times and venues, which should be agreed at the COMMUNITY COUNCIL'S Annual General Meeting, minutes of all meetings, the annual report, the annual financial statement and any other such suitable information, as may from time to time be agreed between the COMMUNITY COUNCIL and the Local Authority. When Extraordinary General Meetings of the COMMUNITY COUNCIL are to be held, the Local Authority's liaison officer should be advised of the date, time venue and subject(s) of debate of such meetings, at least 10 days in advance of the meeting date.

14. Control of Finance

(A) All monies raised by or on behalf of the COMMUNITY COUNCIL or provided by the Local Authority and other sources shall be applied to further the objectives of the COMMUNITY COUNCIL and for no other purpose. The monies provided by the Local Authority in the annual Administrative Grant for administrative and other approved purposes shall be used only as prescribed. Monies raised from other sources may be used in accordance with the terms of this provision (so long as they are consistent with the objectives of the COMMUNITY COUNCIL), or in the absence of such terms, for the furtherance of the objectives of the COMMUNITY COUNCIL.

(B) The treasurer shall undertake to keep proper accounts of the finances of the COMMUNITY COUNCIL.

(C) Any two of three authorised signatories, who would normally be office-bearers of the COMMUNITY COUNCIL, may sign cheques on behalf of the COMMUNITY COUNCIL. Authorised signatories may not be co-habitees.

(D) A statement of accounts for the last financial year, independently examined by two examiners appointed by the COMMUNITY COUNCIL, who are not members of this COMMUNITY COUNCIL, shall be submitted to an Annual General Meeting of the COMMUNITY COUNCIL and shall be available for inspection at a convenient location.

(E) The financial year of the COMMUNITY COUNCIL shall be from 1st April until 31st March the succeeding year. Examined accounts as received and approved by the COMMUNITY COUNCIL at the Annual General Meeting shall be submitted to the Local Authority following approval at the COMMUNITY COUNCIL's Annual General Meeting.

15. Title to Property

Property and other assets belonging to the COMMUNITY COUNCIL shall be vested in the Chairperson, Secretary and Treasurer of the COMMUNITY COUNCIL and their successors in these respective offices.

16. Alterations to the Constitution

Any proposal by the COMMUNITY COUNCIL to alter this Constitution must be first considered by a meeting of the COMMUNITY COUNCIL and the terms of the proposal to alter the Constitution shall be stated on the notice calling the meeting, which shall be issued not less than ten days prior to the meeting. Any proposed alterations may not prejudice the terms and objectives contained within the Scheme for the Establishment of Community Councils.

If the proposal is supported by two-thirds of the total voting membership of the COMMUNITY COUNCIL and is approved in writing by the Local Authority, the alteration shall be deemed to have been duly authorised and can then come into effect.

17. Dissolution

If the COMMUNITY COUNCIL, by a two-thirds majority of the total voting membership, decides at any time that on the grounds of expense or otherwise it is necessary or advisable to dissolve, it shall agree a date for a public meeting to be held to discuss the proposed resolution to dissolve. It is a requirement that not less than ten days prior to the date of such meeting a public notice be given by means of notification in the local newspaper. If the resolution is supported by a majority of those persons present and qualified to vote and is approved by the Local Authority, the COMMUNITY COUNCIL shall be deemed to be dissolved and all assets remaining, subject to the approval of the Local Authority, after the satisfaction of any proper debts or liabilities shall transfer to the Local Authority who shall hold same in Trust for a future COMMUNITY COUNCIL representing that area.

In the event that the COMMUNITY COUNCIL is dissolved under the above procedure, and twenty or more electors subsequently wish the re-establishment of a COMMUNITY COUNCIL for the area, these electors shall submit a requisition to the Local Authority in accordance with Section 52(7) of the Local Government (Scotland) Act 1973, on receipt of which the Returning Officer shall arrange for elections to be held in accordance with the Scheme for the Establishment of Community Councils.

Where, for any reason, the number of COMMUNITY COUNCIL members falls below the minimum specified in the Scheme for the Establishment of Community Councils, the Local Authority may, by suspending the Constitution of the COMMUNITY COUNCIL, cause the COMMUNITY COUNCIL to be dissolved and, in this event, the procedures for the establishment of a new COMMUNITY COUNCIL being those identified in the immediately preceding paragraph hereof, shall be initiated.

APPENDIX 2 - ALIGNMENT TO NATIONAL PLANNING FRAMEWORK 4, 2019 LOCAL DEVELOPMENT PLAN

THEME - Services and Facilities

There was particular support for developing a community hub within the ward, but to also explore utilising existing space further as a hub or series of hubs - to further sustain these facilities. Cleanliness was also high on people's agenda, particularly around the management of public bins. There was strong support for further outdoor facilities for all ages and agreement over the need for less structured sports facilities, such as a pump track, sports cages and 5-a-side pitches and outdoor gym equipment in green spaces. Existing sports clubs are concerned about training pitches becoming less available.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
1 Community Hub building with rooms for meetings, classes and community events. - Review of potential existing buildings e.g. library, Friary, Ryehill, empty retail - interim review of community spaces that can be utilised in the short term - community hub database	• 'A cafe with community support would be good' • 'The West End should have a community centre! How can we build community if there is no central place to go?' • 'A community space/centre which can be hired or activities such as yoga and art classes would be really useful - we don't have community facilities'	Supporting NPF4 policies: • Policy 1: Tackling the climate and environment • Policy 2: Climate mitigation and adaptation • Policy 9: Brownfield, vacant and derelict land and empty buildings • Policy 13: Sustainable transport • Policy 14: Design, quality and place • Policy 15: Local Living and 20-minute neighbourhoods • Policy 22: Flood risk and management
2 Public Toilets in Shopping Areas - 'Spend-a-Penny' community programme - identify retailers, pubs, cafes, restaurants who are willing to open their toilets to the public - Spend-a-penny stickers in window	• 'it's not just older people who would benefit from public toilets' • 'some businesses will kindly let you use their toilets but it's embarrassing to ask'	

- users are encouraged to contribute what they can		• Policy 25: Community wealth building
3 Improve the cleanliness of the area: - review of litter bins, better recycling facilities - review locations and accessibility of bins. - cleanliness and tidiness of bins - reinforce the Obligations of Landlords, Agents at the end of the academic year when HMOs decant.	• 'Euro bins tied to concrete slabs in gutters - if we have to have them, they should be in dedicated spaces' • 'Bins in green spaces are not of consistently adequate size' • 'Bins and eurobins are rethought, repositioned if necessary and CLEANED' • '... several pinch points where pavements are very narrow that are lined with wheelie bins, several places where clearly the provision is not enough as they are always overflowing. It is not nice to walk through litter, reducing incentives for active travel'	• Policy 31: Culture and Creativity Relevant LDP2 policies: • Policy 1 High Quality Design and Placemaking: "The design and siting of development should respect the character and amenity of the place, create a sense of community and identity, enhance connectivity and incorporate creative approaches to urban design, landscaping and green infrastructure, appropriate to the local context and the scale and nature of the development"
4 Extend sports facilities: investigate developing further accessible sports facilities and Ward wide sports plan for example: - skate park & pump track - public gyms in parks and greenspaces. - review of existing pitches and sport facilities to assess what can be developed across the ward to meet needs (eg Elliot Road and Uni Riverside). - develop a database of existing clubs and facilities and erect signage to individual sport clubs & pitches to promote. - facilities to support preventive health opportunities like yoga, pilates particularly for 65+ and for mental health	• 'there's nothing for older kids and teenagers to do in the local area' • 'organised sport is well served but no dedicated space even close to the west end for skating, skateboarding, scooters, bmx bikes' • 'What about an outdoor gym along Graffiti walk and in other populated passage walks'. • 'Developing the sport pavilion/buildings at railway footbridge, including public toilets would bring positive benefits'. • 'Development of Elliot Road at tennis courts into a 2G multi-storey sports area. This could be used by the school and community day and night'	• Policy 2: Public Art Contribution "All developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development." • 7.35 To maintain and enhance the health of the District Centres it is important that their main retail areas retain a strong representation of key retailers and services and that their more specialised retail functions are

5 Pedestrian accessibility around the ward: carry out surveys of street furniture with the aim of improving and easing pedestrian circulation and assist access for those less mobile	• 'too many older people, wheelchair users and children's buggies are forced into roads' • 'grit boxes, recycling and rubbish bins taking up valuable pavement space'	maintained. • 9.3 At a local level Dundee is a compact city with the opportunity to deliver high levels of accessibility and efficient transportation provision to all developments. The Local Transport Strategy for Dundee sets out three key objectives of a sustainable transportation package for the City: reducing the need to travel, promoting alternative modes of travel; and restraining the use of the private car
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THEME - Better Connections

The lack of easy, safe and accessible movement around and through the Ward for all transport methods was a concern for respondents. Comprehensive, and more efficient bus services were also raised as a need by many; as well as traffic calming and safer/increased road crossings. This indicates a need for a strategic transport assessment through the ward to ensure the solutions to the above work together.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
6 Safer Streets - prioritise the pedestrian and active travel: - carry out strategic review of the Wards' transport networks for pedestrian,	• 'The West End Lanes are used as a rat run for cars and lorries to go between Riverside and the city centre'	Supporting NPF4 policies: • Policy 1: Tackling the climate and environment

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
wheeled, bus and car, to ensure a joined up plan is implemented to prioritise the pedestrian first, then the cyclist/wheeled and ensure knock on issues are not created. Specific focus on Perth Rd, Blackness Rd, Brook Street, Magdalen Yard Road and Riverside Approach. Implementation to include: - review of traffic calming and where traffic can be rerouted. - introduction of traffic calming measures such as pedestrian 'speed tables' along main transport routes in the Ward. - introduce traffic exclusion zones around schools - increase the number of timed pedestrian crossings and introduce zebra crossings to prioritise movement of pedestrians - extend 20mph limit to incorporate Windsor Street and all streets between Perth Road and Blackness Road, Polepark Road, Brook Street	• 'Safer provision for pedestrians and cyclists' • 'We need more speed restrictions on residential streets so children and those with mobility issues can safely move round their neighbourhood' • 'would caveat traffic calming: take good care to study possible outcomes carefully to avoid disastrous unintended consequences such as busy 'rat runs', gridlock, more congestion around schools, etc'	• Policy 2: Climate mitigation and adaptation • Policy 9: Brownfield, vacant and derelict land and empty buildings • Policy 13: Sustainable transport • Policy 14: Design, quality and place • Policy 15: Local Living and 20-minute neighbourhoods • Policy 22: Flood risk and management • Policy 25: Community wealth building • Policy 31: Culture and Creativity Relevant LDP2 policies: • Policy 1 High Quality Design and Placemaking: "The design and siting of development should respect the character and amenity of the place, create a sense of community and identity, enhance connectivity and incorporate creative approaches to urban design, landscaping and green infrastructure, appropriate to the local context and the scale and nature of the development" • Policy 2: Public Art Contribution "All developments in Dundee with
7 Improve the reach and reliability of public transport. Review the public transport services within the Ward. To include: - community bus service with loop through residential areas for residents with mobility issues - addition of perches or fold down seats at bus stops.	• 'Having more buses travelling beyond Glamis Rd along the Perth Road' • 'Easier travel to a bus route, because of the awkward steps to the Blackness Road' • 'Bus service cut from my road therefore elderly • residents not serviced any longer by a bus service'	

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
- review accessibility of bus stops e.g. level access, step free boarding, 400m spacing between stops - review of bus routes and how routes can be improved to improve unhindered routes (eg from parked cars) - review bus policy to ensure local buses only travel through West End Ward, not appropriate to have city link services travelling through narrow streets	• 'Better provision of buses from the city centre in the evening (eg around times evening events at the Caird Hall might finish) would be good'	construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development." • 7.35 To maintain and enhance the health of the District Centres it is important that their main retail areas retain a strong representation of key retailers and services and that their more specialised retail functions are maintained.
8 Review of Cycle lane requirement around the Ward to encourage cycling and link up existing cycle paths: - develop a comprehensive cycle network around the Ward to link up current provision - review provision of cycling storage and maintenance hubs in the Ward - consideration of maintenance hubs at key locations around the Ward	• 'As a pedestrian, I would prefer a separate cycle lane facility to remove them from the pavements' • 'Consider splitting the wider pavement into 2 lanes each with priority for cyclists or pedestrians. Not exclusive use though'	• 9.3 At a local level Dundee is a compact city with the opportunity to deliver high levels of accessibility and efficient transportation provision to all developments. The Local Transport Strategy for Dundee sets out three key objectives of a sustainable transportation package for the City: reducing the need to travel, promoting alternative modes of travel; and restraining the use of the private car
9 Investigate and consult on a Park and Ride schemes to confirm the need and the benefits to easing traffic volume and improving parking on street and in local car parks for residents	• 'It's impossible to park anywhere close to my flat during the week because spaces are filled by people parking for free to work in town' • 'Improving public transport into the city centre would surely cut down on the volume of traffic going through residential areas'	

THEME - Quality Homes for All

The increase in HMOs and STLs is a concern to nearest neighbours, especially in tenement blocks, who feel they have no control over their homes. The responses and feedback for the consultation indicated that landlords should be held more accountable over maintenance of HMOs. The availability and quality of Social Housing was also a concern, with the West End Ward having a lower percentage of residents in social/local authority housing than Dundee as a whole. Independent living apartments for adults with additional needs is severely limited in the West End Ward, with vulnerable adults required to move away from their familiar neighbourhood.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
10 Develop strategy to manage/enforce the concentration levels of HMOs and STLs in particular closes and streets, to include: - Limit further the concentration of HMOs and STLs within individual tenement closes, as well as in streets, leading to a more balanced mix of residents - DCC to enforce HMO License obligations - Implement Neighbour rights of 'complaint' on HMO issues - Involve Landlords and agents in plans to ensure they are held responsible for their licensing obligations	• 'People feel oppressed by the increase in HMO' • 'There are too many HMOs and now STLs popping up in residential areas' • 'concentration of HMOs in single stairs drives other occupiers out'	Relevant NPF4 policies: • Policy 16: Quality homes Chief Planners Letter 2024 on Policy 16 • Requirement for Statements of Community Benefit for all housing proposals (policy 16 part b). We support this directive to ensure ease of assessment of community benefit from all new housing in our area. • Requirement for improving affordability and choice of housing (Policy 16 part c): We encourage the local authority to lay out

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
11 Improved social housing for all - ensure Social Housing requirements are addressed in the new LDP - ensure there is a sustainable DCC housing strategy for the West End Ward - clear plan for social housing in the West End Ward - improve quality and availability of social housing including the wider environment. - ensure availability of supported accommodation for young adults with disabilities to enable independent living in their familiar environment (West End Ward)	• 'Creative projects like housing for Social Bite are a great idea'. • 'Housing should include garden/allotment provision and car parking away from social areas'. • 'housing associations are typically better landlords than the private sector and build homes which are energy efficient and better maintained' • 'let's get more housing association housing into the west end. We need families for the benefit of local traders and the community' • 'my disabled and vulnerable son has grown up in the west end, he knows the shops, the streets and the people. To live independently from us, he would need to live in a completely different area of Dundee-an area away from everything he knows, so he still stays at home'	expectations for affordability and choice in our area and provide developers with clear guidance as to how submissions can gain increased support by meeting recognised community needs, not just provision of stock designed to maximise profit. • Requirement to go beyond minimum affordable housing provision (Policy 16 part e): We encourage the local authority to utilise the available flexibility to take a strong stance (with clear guidance and justification) to maximise the provision of affordable housing. Relevant LDP2 policies: • Policy 9: Housing Land Release "Housing land release on brownfield sites, in addition to the allocations set out in Appendix 3, may be acceptable where it can be demonstrated that it will improve the tenure mix in an
12 Work with Universities, Landlords and Council to utilise Student accommodation during the summer months.	• 'Student accommodation is empty for at least a third of the year'	
13 Rent controls and shared building maintenance for private sector - managing rent levels to ensure housing is affordable for all - establish 'factor' programme to ensure consistent maintenance for shared buildings e.g., roofs, gutters, closes, gardens	• 'Limiting rent controls to private landlords/tenants. Example- state pension increased this year by 4.1 percent. Dundee city council rent increases 4.5 percent with a council tax increase of 8 percent. For pensioners this is challenging and unlike younger people they have no way of their income. Be	

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
	inclusive- we all feel increasing housing cost! • 'As the owner of a flat in a Victorian tenement block, it's impossible to get any buildings repairs done as the landlords aren't interested' • 'Gone are the days when one long standing neighbour kept everyone else right'	15. Sites for New Affordable Housing (p.41)area where existing choice is limited and would make a positive contribution to the regeneration objectives of the area." • Policy 10: Design of New Housing "All new housing developments... should provide a balanced choice and type of housing."

THEME - Community and Culture

Creating a sense of community was high on many people's minds. Ideas to improve this were mainly around creating green space, places to congregate (seating and green space), and better communications on activities around the Ward.

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
14 Community seating throughout the ward - expand on success of seating on Perth Road - provide places to rest - provide community spaces	• 'I'd like to see other shopping areas supported in the same way Perth Road has been' • 'the seating at Sinderins is a real success'	Supporting NPF4 policies: • Policy 1: Tackling the climate and environment • Policy 2: Climate mitigation and adaptation • Policy 9: Brownfield, vacant and derelict land and empty buildings • Policy 14: Design, quality and place • Policy 15: Local Living and 20-minute neighbourhoods • Policy 22: Flood risk and management • Policy 25: Community wealth building • Policy 31: Culture and Creativity Relevant LDP2 policies: • Policy 1 High Quality Design and Placemaking: "The design and siting of development should respect the character and amenity"
15 Build on existing street art and sculptures throughout the ward.	• 'I loved the painted bins when they were done but they've never been maintained'. • 'is a great way to recognise the history of the area' • 'it would be good to see simple artwork, depicting nature, to cover up concrete walls'	
16 Carry out an audit of potential unused spaces, backies and brownfield sites that can be used as community garden spaces and 'pocket parks' - maintain all current Parks - no reassigning current parks from greenfield; no car parks, buildings to replace current parks - consider areas not already adjacent to public parks - Logie, Polepark - utilise land not being maintained	• 'I'd like to garden but taking on an allotment is too much for me' • 'somewhere to take my kids that's not far from the flat'. • 'Communal garden spaces - urban gardening and more greenery in the streets'. • 'anything that encourages wildlife is good' • 'seeing greenery helps lighten my mood'	

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
- introduce trees and planting to soften street layout - provide areas for exercise and play - utilise Pollinator Pathways Project as a framework https://www.pollinatorpathways.co.uk/	• 'my mobility's not too good, there's no parks or places to sit that I can walk to' • 'urban gardening and more greenery in the streets'	of the place, create a sense of community and identity, enhance connectivity and incorporate creative approaches to urban design, landscaping and green infrastructure, appropriate to the local context and the scale and nature of the development"
17 Introduce newsletter - communicate community events - communicate community services and contact details - repair and maintain notice boards across the ward - share information with community lounges	• 'I never know what's happening locally' • 'Not everyone uses social media' • 'I don't know who to contact for help'	• Policy 2: Public Art Contribution "All developments in Dundee with construction costs of £1 million or over will be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/visible place or places within the development."
18 Augment current community events - 'meet your neighbour' events - neighbourhood coffee mornings - litter picks - Cross cultural events	• 'I wish we could continue the community spirit there was in lockdown' • 'I feel lonely and don't know anyone in the neighbourhood'. • 'Allowing 'pop up' events such as skateboarding, biking, den building activities on sites that are waiting to be developed.'	• 7.35 To maintain and enhance the health of the District Centres it is important that their main retail areas retain a strong representation of key retailers and services and that their more specialised retail functions are maintained

PROJECT	ALIGNMENT TO COMMUNITY INPUT	ALIGNMENT TO NPF4, LDP
19 Sustaining the Wards' Conservation areas:- - develop information for business and home owners on their obligations - update conservation areas appraisals - in consultation with Historic Environment Scotland (HES) - to make obligations sustainable and achievable	• 'Maintaining conservation area standards is important to conserve character.' • 'Existing historic buildings should be preserved and not allowed to rot to the point of demolition'. • 'Conservation area standards (many residents do not take care of their properties; hedges, etc)'.	

7

APPENDIX 3 - COMMUNITY ENGAGEMENT AND SUPPORT

COMMUNITY ENGAGEMENT STRATEGY

To engage with the West End Ward community with an approach that best meets their needs; to ensure previous inputs from the community are utilised to reduce the risk of survey fatigue.

- facebook and instagram
- West End Community Council public meetings
- meet residents out in the community
- online survey form
- attend club meetings

STRATEGY IN OPERATION - Actual Community Engagement

Utilised input from previous community surveys completed by Dundee City Council Community Planning team

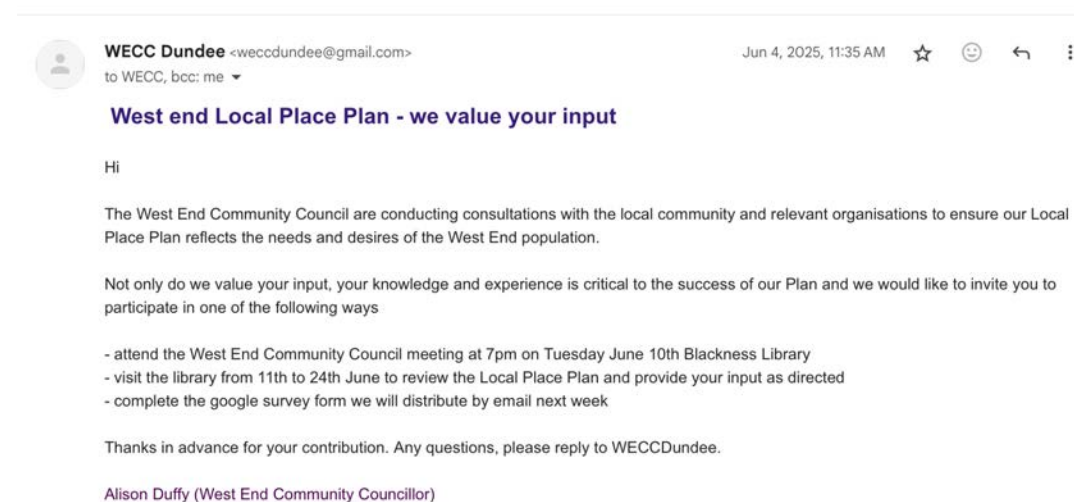
Online survey utilising WECC facebook and instagram as well as qr code on documents posted in neighbourhood noticeboards gathering input on Local Place Plan themes

Visited clubs operating in West End Ward and gathered input re facilities, building community and their own plans and objectives.

Riverside West End FC
Harris FP Hockey
Balgay Bowling Club
Hillcrest Bowling Club

Dundee Chess Club
Botanic Gardens
Andy's Man Club
Dundee Arts Society
Friary Communities Club
Climate Cafe

Contacted distribution list of 43 people who represent organisations with an operating interest in the West End Ward



In the absence of a West End Traders Association, visited local businesses in situ to discuss their aspirations for the neighbourhood and their businesses.

Compiled all input - community needs as well as relevant comments - under Local Place Plan themes, and conducted workshop with members of the community at Blackness Library for further review and input

APPENDIX 4 - INFORMATION NOTICES

Pre Information notice of LPP was sent to all elected officials and community groups bordering West End Ward as Final Draft for feedback and questions prior to submission.

West End Ward Local Place Plan
for your review Inbox x



WECCCommsOffice... Mon, Sep 15, 2:00 PM
to billbat3 ▾

Dear Western Gateway Community

I'm happy to send you the draft West End Local Place Plan which I'm sharing with you in accordance with national legislation whereby we are required to consult with all Community Councils and Neighbourhood Representative Structures which adjoin the West End Ward.

If you need any help to access the attached document or have any questions, please reply to this email address.

Although the consultation period is 28 days, I'd appreciate if you can provide comments by 28th September to enable us to provide due consideration. We have created this LPP on a very short timeline and can only apologise that our dates are tight.

Look forward to hearing from you,

Alison Duffy
West End Community Councillor

https://docs.google.com/document/d/159ztm6CAnEH7KIU3xLdzdc16J_CwE39PWx8Qck_6OTs/edit?usp=sharing



bill batchelor
to me ▾

Sep 22, 2025, 9:42 AM (11 days ago) ☆ 😊 ↩ ⋮

Thanks for sharing this document with us. It is clear that you have done a considerable amount of work in bringing the opinions and thoughts of your community together, suggesting solutions and identifying responsibilities for your ambitious plans. Although we are a new area many of the issues you raise are applicable to our community. We hope that this document will be given the attention it deserves by DCC when produces the next draft LDP.

Bill Batchelor
Chair



West End Ward Local Place Plan for your review



WECCCommsOfficer <weccommsofficer@gmail.com>
to murrayweb1 ▾

Mon, Sep 15, 2:05 PM ☆ 😊 ↩ ⋮

Dear Coldsides Community Forum

I'm happy to send you the draft West End Local Place Plan which I'm sharing with you in accordance with national legislation whereby we are required to consult with all Community Councils and Neighbourhood Representative Structures which adjoin the West End Ward.

If you need any help to access the attached document or have any questions, please reply to this email address.

Although the consultation period is 28 days, I'd appreciate if you can provide comments by 28th September to enable us to provide due consideration. We have created this LPP on a very short timeline and can only apologise that our dates are tight.

Look forward to hearing from you,

Alison Duffy
West End Community Councillor

https://docs.google.com/document/d/159ztlm6CAnEH7KIU3xLdzdc6J_CwE39PWx8Ock_6OTs/edit?usp=sharing

West End Ward Local Place Plan for your review



WECCCommsOfficer <weccommsofficer@gmail.com>
to secretary.cchcc ▾

Mon, Sep 15, 2:04 PM ☆ 😊 ↩ ⋮

Dear City Centre and Harbour Community Council

I'm happy to send you the draft West End Local Place Plan which I'm sharing with you in accordance with national legislation whereby we are required to consult with all Community Councils and Neighbourhood Representative Structures which adjoin the West End Ward.

If you need any help to access the attached document or have any questions, please reply to this email address.

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Alison Duffy
West End Community Councillor

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APPENDIX 5 - TABLE OF IMAGES

f.1	colour photo from top of Balgay Hill, viewing River Tay through trees
f.2	colour photo of Magdalen Green showing the bandstand and an orange sunset over Invergowrie bay
f.3	colour photo of Seabraes gardens
1.1	image showing National Planning Framework 4 with emphasis on supporting local living
3.1	map of Dundee showing all Council Wards
3.2	map of West End Ward with Council areas (Ninewells, Pentland/Ancrum, Logie/Blackness, Perth Rd/Nethergate, West End Residential)
3.3	colour photo of Duncan of Jordanstone College of Art
3.4	map of West End Ward showing current Parks
5.1	diagram showing examples of living locally including public transportation, places of worship, community centres, banking services, educational institutions, green space, medical facilities, local shops, play parks, restaurants and cafes, variety of building and housing
5.2	diagram showing features of a 20 minute neighbourhood - similar to image 5.1 but with addition of safe cycling networks, community gardens, affordable housing,

	ability to age in place, green streets, sports facilities
5.3	word cloud created from West End Ward resident's input on their vision for the area - safe, clean, vibrant, friendly, green, inclusive are most popular
5.4	google earth image of land at Seabraes/Grassmarket
5.5	google earth image of Riverside Park
5.6	google earth image of Victoria Park
5.7	google earth image of reclaimed land at the bottom of Roseangle
5.8	google earth view of Blackness Road shopping area with proposed seating locations
5.9	google earth view of Westport showing proposed new seating
5.10	google earth view of brownfield land on Brook Street with proposal to create community gardens and exercise space
5.11	map of West End Ward showing a summary view of all proposed changes described previously plus extension of 20mph zone and new active travel route beside the river from Riverside Park to Invergowrie