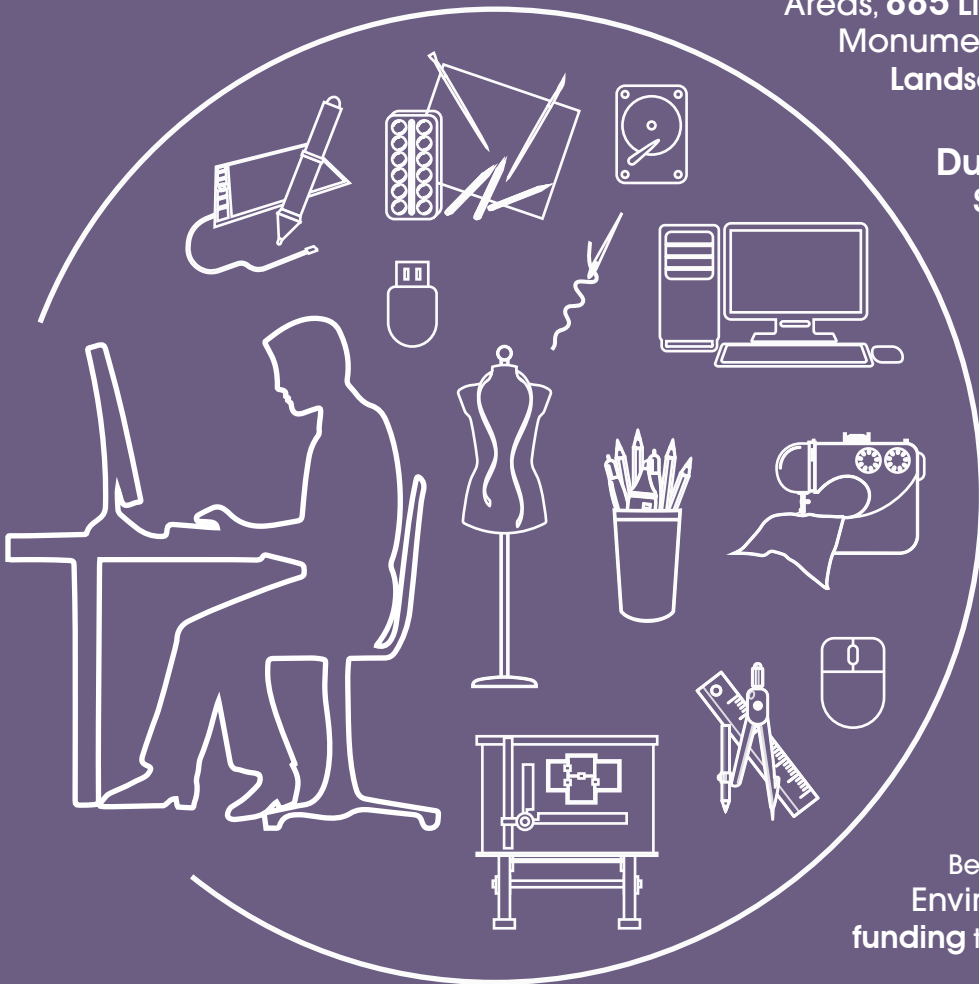


Design, quality and place

Local Development Plan Topic Paper

Dundee City Council area has **17** Conservation Areas, **885** Listed Buildings, **11** Scheduled Monuments, and **3** Gardens and Designed Landscapes



Dundee's approved City Centre Strategic Investment Plan 2050 provides an **ambitious** vision for the **future** of the city centre.

Dundee is the UK's **first** and **only** **UNESCO** City of Design.

Community wealth building is an approach which supports the **development** and **delivery** of a '**wellbeing economy**'.

Between **2014** and **2023**, Historic Environment Scotland have provided **funding** totalling **£2,666,045** in **Dundee**.

Topic Paper – Design, Quality and Place

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 - 3.3 *NPF4 Policy 25 – Community Wealth Building*
4. *Implications for the Proposed Plan*
5. *Engagement and Consultation*

1. Introduction

This topic paper reviews evidence identified as relevant surrounding the Design, Quality and Place topic grouping. This topic grouping includes:

- **NPF4 Policy 7 – Historic Assets and Places**
- **NPF4 Policy 14 – Design, Quality and Place**
- **NPF4 Policy 25 – Community Wealth Building**

The topic paper summarises all evidence and data identified and considers specifically its relevance to Dundee. The implications of this evidence and data have been considered and how this might inform the Proposed Plan. The conclusions set out are based on a professional judgement as to the land use planning implications of the data examined.

The topic paper also outlines consultation that has been undertaken thus far, in identifying evidence and datasets through a key stakeholder group and the current stage of public consultation.

2. Identification of Evidence/ Datasets

NPF4 Policy	Evidence/ Dataset and Source	
Policy 7 – Historic Assets and Places	National Planning Framework 4	
	Dundee Local Development Plan 2019	
	<ul style="list-style-type: none"> • National Planning Framework 4 • Dundee Local Development Plan 2019 • Historic Environment Policy for Scotland • Managing Change in the Historic Environment Guidance Notes • Historic Environment Scotland Circular: Regulations and Procedures • Talking About Heritage • Our Past, Our Future • Pointing the Way to the Future • Green Recovery Statement for The Historic Environment • A Guide To Climate Change Impacts • Your Historic Place - Pilot Version: A lens for the Place Standard Tool • Climate Change Risk Assessment • Scotland’s Historic Land Use (HLA Map) • National Record of the Historic Environment (Canmore) • Exploring Scotland’s Historic Environment (Pastmap) • Historic Environment Scotland’s Portal • Historic Environment Scotland: LDP Evidence Response to Dundee City Council • Buildings at Risk Register • Historic Environment Scotland: Dundee Buildings at Risk Register Dataset April 2024 • Conservation Areas and Appraisals 	
	Policy 14 – Design, Quality and Place	National Planning Framework 4
		Dundee Local Development Plan 2019
		Place Principle
		Place Standard Tool
		Six Qualities of Successful Places
		Local Community Plans 2022 - 2027
		Dundee City Centre Strategic Investment Plan 2050
		UNESCO City of Design
Conservation Areas and Appraisals		
Policy 25 – Community Wealth Building	National Planning Framework 4	
	Dundee Local Development Plan 2019	
	<p>Local Place Plans</p> <ul style="list-style-type: none"> • Planning circular 1/2022: Local Place Plans (2022) • PAS Guide for community delivery of local place plans (2023) • How to guide in creating Local Place Plans (2021) <p>Community Wealth Building</p> <ul style="list-style-type: none"> • National Strategy for Economic Transformation (2022) 	

NPF4 Policy	Evidence/ Dataset and Source
	<ul style="list-style-type: none"> • Improvement Service: Elected Member Briefing Note – Community Wealth Building (2020) • A New Future for Scotland’s Town Centres (2021) • Tim Moss’ report on Places, Land and Community Wealth Building in Scotland: An Overview (2022) • Building Community Wealth: consultation (2023)
	<p>Community Wealth Building Dundee</p> <ul style="list-style-type: none"> • DCC Community Asset Transfer • Policy and Resources Committee - Annual Procurement Report and Community Benefits Update
	<p>Data</p> <ul style="list-style-type: none"> • Scottish Index of Multiple Deprivation • Sustainable Dundee Map

3. Summary of Evidence/ Datasets

Policy 7 – Historic Assets and Places

1.1 National Planning Framework 4

NPF4 recognises that historic assets and places make a significant contribution to sustainable and productive places. Maintaining the historic built environment also supports sustainability and net zero targets by continuing to lock in the embodied carbon. It is therefore important to protect and enhance our historic environment, and safeguard our shared heritage for future generations.

Policy 7 intends to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Successful outcomes through policy delivery would result in the historic environment being valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change. Redundant or neglected historic buildings are brought back into sustainable and productive uses. The social, environmental and economic value of the historic environment, to our economy and cultural identity, is recognised.

The policy sets out the following specific requirements of Local Development Plans:

- LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places.

Implications for planning's Development Management are that development proposals with a potentially significant impact on historic assets or places must be accompanied by an assessment. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change. Proposals should be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building.

Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it can be demonstrated that specific criteria can be met. Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported where an acceptable design, layout and materials are proposed.

Development proposals affecting scheduled monuments, and nationally important Gardens and Designed Landscapes, will only be supported where it can be demonstrated that specific criteria can be met.

Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.

Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development is essential to secure the future of an historic environment asset or place, which is at risk of serious deterioration or loss; and that the enabling development is the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place. The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.

Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations. When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

1.2 Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) includes several policies which control and support development which involves the city's historic assets and places. The policies have been identified below, including a note on their relevance.

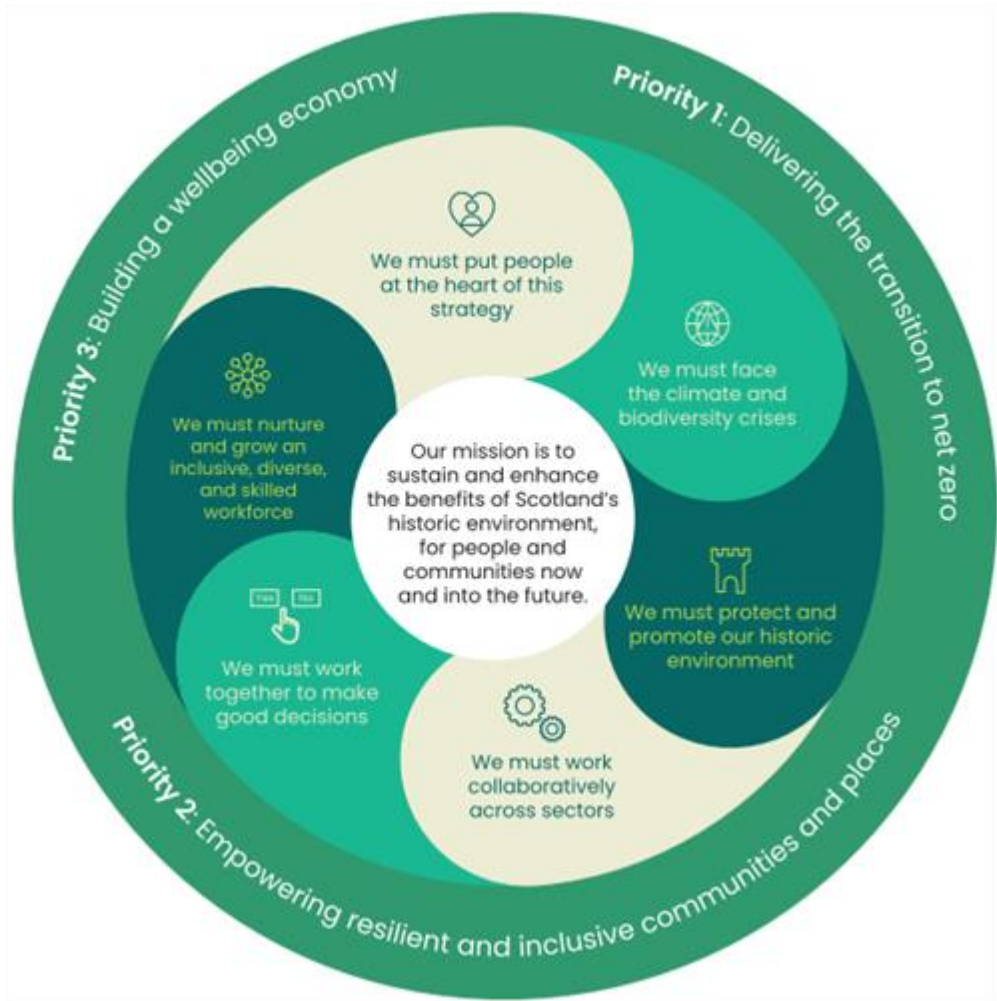
Figure 1: Local Development Plan 2019 Policy Links to NPF4 Policy 7

LDP 2019 Policy	Relevance to NPF4 Policy 7
Policy 49: Listed Buildings	Control of development proposals for alternative uses, and alterations to listed buildings, and development which affects the setting of a listed building.
Policy 50: Demolition of Listed Buildings and Buildings in Conservation Areas	Specific criteria controlling proposals to demolish listed buildings and buildings in conservation areas.
Policy 51: Development in Conservation Areas	Control of development within conservation areas, whereby proposals are expected to preserve or enhance the character of the surrounding area.
Policy 52: Scheduled Monuments and Archaeological Sites	Control of development proposals which could affect a scheduled monument, or sites of known/potential archaeological importance.
Policy 53: Gardens and Designed Landscapes	Control of development proposals affecting gardens and designed landscapes.

2.0 Evidence Review

2.1 [Our Past, Our Future](#)

This national strategy highlights the extensive value of Scotland’s historic environment and identifies the priority areas of action to support the mission to ‘*sustain and enhance the benefits of Scotland’s historic environment, for people and communities now and into the future*’. The mission is supported by 3 priorities and 6 principles, as shown in the following diagram.



The historic environment is vital to Scotland's people and communities as it connects people with place, and with the history, traditions, stories, and memories associated with places and landscapes. The historic environment is part of our everyday lives and it provides character to our landscapes, strengthens and enhances our local communities, and helps to forge a sense of place. Traditional buildings make up a significant proportion of Scotland's building stock:



Traditional buildings also play a significant role in attracting tourists to Scotland, which has a significant economic impact.



2.2 Historic Environment Policy for Scotland

This policy statement outlines how we should undertake our collective duty of care for Scotland's historic environment and supports good decision making for our unique historic assets and places. The following diagram helps visualise the policy's relationship with other HES policy and guidance, and national and local government policy, strategies and plans. The 'statutory development plans' include National Planning Framework 4 and Local Development Plans.



There are six policies within the document which define how the historic environment should be managed:

1. Decisions affecting any part of the historic environment should be informed by an inclusive

understanding of its breadth and cultural significance.

2. Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.
3. Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.
4. Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.
5. Decisions affecting the historic environment should contribute to the sustainable development of communities and places.
6. Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

2.3 Managing Change in the Historic Environment

One of Historic Environment Scotland's key roles is to provide best practice guidance on change in the historic environment, and managing change is a key aspect of the Historic Environment Policy for Scotland, which directly applies to the policies 2, 3, and 4, as set out above. Therefore, the Managing Change in the Historic Environment provides a series of guidance notes about making changes to the historic environment. Each managing change

guidance note looks at a different theme in terms of the key issues that might arise, how best to deal with such issues, and the reasons behind the advice.

2.4 Historic Environment Scotland Circular: Regulations and Procedures

This document sets out the processes that HES must undertake to fulfil their regulatory and advisory roles in relation to:

- The designation of monuments of national importance and buildings of special architectural or historic interest.
- Their role in the planning system and the procedures for consultation.
- Scheduled Monument Consent (SMC) applications and decisions.
- Listed Building Consent (LBC) and Conservation Area Consent (CAC) applications.
- Appealing decisions made by Historic Environment Scotland.

2.5 Talking About Heritage

A very helpful and in-depth guide to:

- Investigating heritage
- Understanding what's special about heritage
- Sharing and celebrating heritage
- Protecting and caring for heritage

2.6 Pointing the Way to the Future

This document sets out HES's position on the climate and nature crisis, which recognises the role that the historic environment plays in climate change mitigation and in the just transition to net zero. Decisions about the historic environment are part of the response to these crises, and the reuse of historic assets is central to sustainable development.

2.7 Green Recovery Statement for The Historic Environment

This statement supports the green principles set out by the Scottish Government and highlights seven key areas where the historic environment can help deliver economic recovery and contribute to the national transition to a low carbon, resource efficient and socially inclusive economy.

1. **RESOURCE EFFICIENT:** The reuse and adaptation of existing heritage assets is integral to a net zero transition.
2. **SUPPORTING NET ZERO:** Well maintained and retrofitted traditional buildings are more resilient and emit less carbon helping deliver net zero targets.
3. **GOOD, GREEN JOBS:** The repair, maintenance and retrofit of existing heritage assets delivers good, green jobs nation-wide.
4. **LOCALISM:** Community empowerment drives benefits by putting more control of the historic environment into local hands.
5. **RESPONSIBLE TOURISM:** Heritage assets can make better places for people to live in and better places for people to visit.
6. **LAND MANAGEMENT:** The historic environment helps build resilient landscapes and climate friendly places.
7. **DIGITAL CONNECTIVITY:** The use of digital technologies helps protect historic places and offers new and sustainable ways to engage with our historic environment.

2.8 A Guide To Climate Change Impacts

This guide sets out many of the risks and hazards of climate change that are facing Scotland's historic environment and offers owners, local communities and carers of historic sites routes to take action, to implement adaptation measures and enhance resilience. The guide provides a tool for assessing the different hazards and levels of risk that threaten different types of sites in Scotland's historic environment.

2.9 Climate Change Risk Assessment

This report represents a comprehensive and ongoing exercise to understand, monitor and manage environmental risk to historic sites within the care of HES. In Dundee, this relates to Broughty Castle and Claypotts Castle. An assessment of the risks for each of these sites is provided in the Register section of the report. Due to its coastal location, Broughty Castle is at increased risk from coastal erosion and the harsh weather conditions.

2.10 HES Communities

Information on Historic Environment Scotland's work with communities and the resources, advice and support they offer can be found at [HES Communities](#), including efforts to empower communities and support them in championing their local heritage. HES supports inclusive access to their Properties in Care in Dundee (Broughty Castle and Claypotts Castle) through provision of Free Education Visits and Heritage Travel Subsidy for schools.

2.11 Exploring Scotland's Historic Environment (Pastmap)

Pastmap provides a helpful map based search tool for all of HES's designations and records, including:

- Listed Buildings
- Scheduled Monuments
- Garden & Designed Landscapes
- Conservation Areas
- Canmore
- Canmore Maritime
- Historic Environment Record
- Battlefields
- World Heritage Sites
- Historic Marine Protected Areas
- Protected Military Remains, Wrecks

2.12 National Record of the Historic Environment (Canmore)

Canmore is the online catalogue of Scotland's archaeology sites, buildings and industrial and maritime heritage. It is compiled and managed by Historic Environment Scotland and contains information and collections from all its survey and recording work, as well as from a wide range of other organisations, communities and individuals who are helping to enhance this national resource. The data provides a map index to over 320,000 site locations and a related archive of over 1.3 million catalogue entries for archaeological sites, buildings, industry and maritime heritage across Scotland.

2.13 Scotland's Historic Land Use (HLA Map)

This mapping project shows the extent of changes that have occurred to the environment, from 20th century forestry plantations to medieval field systems, highlighting important landscapes and informing the public of their locations. It uses simple annotated maps to

show how the landscape has changed over time, giving the user a tool to decipher the broad elements of the historic environment.

2.14 [Place Standard Tool](#)

The Place Standard Tool provides a helpful way for communities to assess and discuss the quality of their local area. Through a simple framework the tool structures conversations about place and allows people to think about the physical elements, (such as buildings, spaces, and transport links), and the social aspects (like participation and having a say in decision making). It also provides an opportunity to identify historic environment assets which are important to them and play a role in their daily lives.

Place standard assessments were previously carried out at 25 locations across Dundee during the 2016 Main Issues Report for the current 2019 LDP. Up-to-date place standard assessments should now be carried out as part of the plan preparation for the proposed plan.

Dundee City Council's online, GIS, version of the Place Standard Tool, [Dundee's Place Standard Survey](#), was launched during April 2024. This allows local residents, community groups, businesses, and other stakeholders to evaluate and better understand the quality of their neighbourhood. The survey data received will also help the Planning Team better understand the quality of Dundee's neighbourhoods and support the LDP's evidence gathering stage. Community based assessments will be delivered with support from the City Council's Community Learning and Development team. The GIS format has been chosen to provide a spatial dimension to the data we receive. The survey will run until 30th August 2024.

2.15 [Your Historic Place - Pilot Version: A lens for the Place Standard Tool](#)

Your Historic Place is designed to be used with the [Place Standard Tool](#). It can help to spark and support conversations which explore the connections between people, place, and our historic environment with all of the Place Standard Tool's 14 themes. The lens has been developed by Historic Environment Scotland and supported by the Place Standard Implementation Group.

2.16 Historic Environment Scotland – LDP Evidence Response to Dundee City Council

Asset Overview

As of 26/04/2024, there are 899 designated historic sites and places in the Dundee City Council area. This consists of 885 Listed Buildings, 11 Scheduled Monuments, and 3 Gardens and Designed Landscapes. Many of these assets are located within the city's 17 Conservation Areas. Further information on HES's various designations is provided in this [link](#).

Listed Buildings

The Dundee City Council area contains 885 listed buildings. Of which, there are 78 category A, 555 category B, and 252 category C listed buildings. The location and further information on these designations can be found on [Historic Environment Scotland's Portal](#).

It is almost 30 years since Dundee's built environment was last resurveyed for listed buildings. The understanding and appreciation of buildings of all types and period continues to evolve and younger buildings are eligible for listing. There is no listing work planned for the Dundee area, however, HES are open to proposals from individuals, groups and organisations. This [guide](#) provides helpful information on HES's general approach to listing.

The Church of Scotland are currently undergoing an estate review that will likely lead to a number of buildings being disposed of. There are currently 11 places of worship being considered for disposal within Dundee by 2027, seven of these buildings are listed and some may have already closed. Dundee City Council are encouraged to enter into dialogue with the presbytery, and encouraged to take a proactive approach to considering the long-term options for such buildings falling out of use and look to the challenges and opportunities that these sites may offer in terms of the communities in which they are situated and the services that they require.

Scheduled Monuments

There are 11 scheduled monuments in the Dundee City Council area. The location and further information on these designations can be found on [Historic Environment Scotland's Portal](#).

Inventory Gardens and Designed Landscapes

There are 3 Inventory sites designated in the Dundee City Council area. The location and further information on these designations can be found on [Historic Environment Scotland's Portal](#).

HES are currently undertaking a project called 'Designed Landscapes of the Recent Past'. The objective is to identify, recognise and celebrate Scotland's modern garden and designed landscape heritage, focusing on sites dating from 1945 to the early 2000s. A public online survey returned one nomination for a site in Dundee: Olivetti, Dundee. HES's own internal scoping identified the garden of the Maggie's Centre at Ninewells Hospital of interest for inclusion in the programme. However, HES have no recording or designation work currently planned.

Buildings at Risk Register

The online [Buildings at Risk Register](#) is a national database providing information on heritage buildings which are at risk due to their need for repair, re-use, and/or re-purposing. There are currently 34 at-risk buildings in Dundee. The key points are as follows:

- A third (11) represent the city's industrial heritage, most (6) relating to textile production. A quarter (9) are classified as residential buildings. These are empty homes ranging in size from cottages to middle size houses and country houses. The remainder of the Register include buildings such as theatres, churches, cemeteries and offices.
- Across BARR the percentage of buildings in areas of comparatively more deprivation (SIMD Deciles 1-3) is around 17%. In Dundee it is 29% (10) including buildings such as the Camperdown Warehouses, Eagle Mill and King's Theatre.
- Around 80% of buildings are now long-term at-risk and have featured on the register for 10 years or more.

- 6 buildings are being regenerated and their status has changed to Restoration in Progress.
- Since 1990, 68 buildings have been saved and 24 demolished in Dundee.
- The top three saved building types are Residential (22) followed by Industrial (18) and Commercial (9). The three most demolished are Commercial (9) followed by Industrial (4) and Residential (4).
- 50% of those demolished but only 28% of those saved, were in areas now assessed as comparatively more deprived (SIMD Deciles 1-3).

The status of the Buildings At-Risk Register is subject to change, therefore updates and corrections are welcome. Evidence gathered within the Vacant and Derelict Land Register, and the Empty Homes service, could help identify unregistered historic assets. The Church of Scotland's extensive estate review may result in more churches becoming redundant in Dundee.

Historic Environment Scotland Grants

Since 2019 HES have received approximately 31 Expressions of Interest from projects within Dundee. These have included repair projects to churches, a library, private homes, a gymnasium, gravestones, an observatory, a tram depot, a graving dock, a mosque, as well as a public artwork and community outreach programme, a thatching project, and funding towards the [Dundee Historic Environment Trust](#), which provides grant assistance towards repair of historic buildings and townscape features in Dundee.

Between 2014 and 2023, HES have provided funding totalling £2,666,045 in Dundee, with £2,647,000 being awarded to the Dundee Historic Environment Trust. There is currently 1 live project being funded, totalling £750,000, and another project going through assessment.

2.17 Conservation Areas and Appraisals

Conservation Area status is granted to specific historic areas of the city to protect their special character and to ensure their future management. Conservation Areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance. Through the above link you can view Dundee's 17 conservation areas and their current appraisals. The map location of Dundee's conservation areas can be found on [Historic Environment Scotland's Portal](#).

Policy 14 – Design, Quality and Place

1.1 National Planning Framework 4

NPF4 recognises that design, quality and place have a fundamental role to play in the delivery of NPF4 and LDPs. Design, quality and place are cross cutting themes with a legacy of research and publications promoted and/or produced by the Scottish Government, which is integrated into NPF4, including the [Place Principle](#), [Place Standard Tool](#), and the [Six Qualities of Successful Places](#).

Policy 14 intends to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Successful outcomes through policy delivery would result in quality places, spaces and environments, and places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

The policy sets out the following specific requirements of Local Development Plans:

- LDPs should be place-based and created in line with the Place Principle. The spatial strategy should be underpinned by the six qualities of successful places. LDPs should provide clear expectations for design, quality and place taking account of the local context, characteristics and connectivity of the area. They should also identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans and design codes.
- Planning authorities should use the Place Standard tool in the preparation of LDPs and design guidance to engage with communities and other stakeholders. They should also where relevant promote its use in early design discussions on planning applications.

Implications for planning's Development Management are that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places:

1. Healthy
2. Pleasant
3. Connected
4. Distinctive
5. Sustainable
6. Adaptable

Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

1.2 Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) includes several policies and supplementary guidance which encourages a design-led approach to all development and provides specific guidance on particular types of development. The policies have been identified below, including a note on their relevance.

Figure 1: Local Development Plan 2019 Policy Links to NPF4 Policy 14

LDP 2019 Policy	Relevance to NPF4 Policy 14
Policy 1: High Quality Design and Placemaking Appendix 1: High Quality Design and Placemaking	Overarching policy which requires a design-led approach to sustainable, high-quality, placemaking, with reference to an expanded version of the six qualities of successful place. Policy preamble positively encourages use of the Place Standard Tool.
Policy 2: Public Art Contribution	Enriching the quality of developments, open spaces and cultural heritage by adding to the visual interest and quality of the City's environment.
Policy 10: Design of New Housing	Requirement for a design-led, high-quality, housing which contributes to creating places that respect and enhance the distinct character and identity of the different parts of the City. All new housing developments should meet the six qualities of successful place, as set out in Policy 1/Appendix 1.
Policy 11: Householder Development	Protection of the character and quality of The existing house and surrounding area by virtue of size, design and materials.
Policy 12: Formation of New Residential Accommodation	Requirement to comply with Policy 10 Design of New Housing, and specific design requirements.
Policy 13: Development of Garden Ground for New Housing	Requirement to comply with Policy 10 Design of New Housing, and specific design requirements.
Policy 14: Residential Accommodation for Particular Needs	Specific design considerations for high-quality residential accommodation.
Policy 15: Student Accommodation	Requirement for high-quality design and layout.
Policy 19: Private Day Nurseries	Specific design considerations for high-quality nurseries.
Supplementary Guidance Householder Development - Advice and Best Practice	Practical design guidance for householder development.

2.0 Evidence Review

2.1 Place Principle

Place is where people, location and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of communities. Places are shaped by the way resources, services and assets are directed and used by the people who live in and invest in them.

The Place Principle promotes a shared understanding of place, and the need to take a more collaborative approach to a place's services and assets to achieve better outcomes for people and communities. The principle encourages and enables local flexibility to respond to issues and circumstances in different places. It requires all those responsible for providing

services and looking after assets in a place to work and plan together, with local communities, to improve the lives of people, support inclusive and sustainable economic growth, and create more successful places.

2.2 [Place Standard Tool](#)

The Place Standard Tool provides a helpful way for communities to assess and discuss the quality of their local area. Through a simple framework the tool structures conversations about place and allows people to think about the physical elements, (such as buildings, spaces, and transport links), and the social aspects (like participation and having a say in decision making).

Place standard assessments were previously carried out at 25 locations across Dundee during the 2016 Main Issues Report for the current 2019 LDP. Up-to-date place standard assessments should now be carried out as part of the plan preparation for the proposed plan.

Dundee City Council's online, GIS, version of the Place Standard Tool, [Dundee's Place Standard Survey](#), was launched during April 2024. This allows local residents, community groups, businesses, and other stakeholders to evaluate and better understand the quality of their neighbourhood. The survey data received will also help the Planning Team better understand the quality of Dundee's neighbourhoods and support the LDP's evidence gathering stage. Community based assessments will be delivered with support from the City Council's Community Learning and Development team. The GIS format has been chosen to provide a spatial dimension to the data we receive. The survey will run until 30th August 2024.

2.3 [Six Qualities of Successful Places](#)

The six qualities of successful places have been evolving over a number of years and have featured in various Scottish Government publications, including the [Creating Places](#) policy statement from 2013. They are also a significant component of Dundee's current [LDP 2019](#) under Policy 1: High Quality Design and Placemaking, which links to an expanded version of the six qualities within Appendix 1.

NPF4's [Appendix D](#) provides the latest version of the six qualities, which are headlined as follows:

1. **Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health
2. **Pleasant:** Supporting attractive natural and built spaces
3. **Connected:** Supporting well connected networks that make moving around easy and reduce car dependency
4. **Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted into designs to reinforce identity
5. **Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions
6. **Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

Further detail on each quality is available within the above appendix link.

2.4 Local Community Plans 2022 - 2027

Local Community Planning brings services and the community together at a local level in order to plan and deliver better services in that community. Local Community Planning Partnerships oversee the development and delivery of Local Community Plans for each Ward within the city. The Local Community Plan contains a series of priorities and actions that services and community organisations have agreed to take forward in order to improve the services that local residents need and rely on to ensure that local priorities are being addressed.

On a more place specific level, Local Place Plans provide an opportunity for communities to improve the places where they live and to achieve change in their local area. Local Place Plans are covered in more detail through the initial summary of evidence for Policy 25 Community Wealth Building.

2.5 City Centre Strategic Investment Plan 2050

In response to the challenges facing Dundee's city centre, a long-term strategic investment plan was approved at Committee during the summer of 2023. The plan involved significant periods of research, development, external consultant collaboration, cross-sector collaboration, and stakeholder consultation over a number of years. This approach aligns with NPF4's Place Principle requirement. The plan also adopts a design-led approach and aims to create a more thriving, connected, liveable, city centre and to increase the opportunities for employment, leisure, tourism, and residential uses. The external consultant also produced a masterplan for the city centre, which is available via the above link. The entire city centre project aligns with the policy intent and outcomes of NPF4's Design, Quality and Place.

2.6 UNESCO City of Design

Dundee is the UK's first and only UNESCO City of Design. The global designation as a Creative City acknowledges Dundee's rich design heritage, its thriving contemporary design sector and a city committed to using design to solve problems and make Dundee a better place to live.

2.7 Conservation Areas and Appraisals

Conservation Area status is granted to specific historic areas of the city to protect their special character and to ensure their future management. Conservation Areas are areas of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve or enhance. Through the above link you can view Dundee's 17 conservation areas and their current appraisals.

2.8 Key Agency Group – Collaborative Local Development Plan Pilot

Dundee City Council were chosen to receive support from the Key Agencies Group. A total of 6 Local Authorities across Scotland are part of this new style of collective support. Architecture & Design Scotland are leading on this project, with a focus on the future development of Dundee's Maryfield Ward during the first half of 2024.

A series of workshops have taken place with a range of internal and external stakeholders to provide support to Dundee's council planning team. These workshops commenced establishing a place-based collaborative approach with the rest of the council services. This has allowed council services, key agencies and representatives from community groups to

get together and discuss strategic and local matters affecting Dundee and the Maryfield Ward.

2.9 Liveable Neighbourhoods (20-Minute neighbourhoods)

As part of the preparation for the next Local Development Plan, our Planning team is developing a strategy for the incorporation of the 20-minute neighbourhood and local living concepts into policy to enhance service delivery and improve quality of life for the residents of Dundee.

The local living and 20-minute neighbourhood concepts aim to create places where people can meet the majority of their daily needs within a reasonable distance of their home, by walking, wheeling or cycling. "Dundee's Liveable Neighbourhoods" aims to provide the early engagement and essential data required for the preparation of the next Local Development Plan and to inform development management decisions. The Liveable Neighbourhoods project runs from January 2022 until January 2025 and aims to meet the following strategic goals.

- Develop a reliable spatial data tool for evidence-based decision-making.
- Identify opportunities to develop "Liveable Neighbourhoods" based on walking accessibility to local amenities.
- Evaluate connectivity of upcoming growth areas and accessible services.

Policy 25 – Community Wealth Building

NPF4 Policy 25 Community Wealth Building

Policy 25 Community Wealth Building is to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels.

The policy also outlines that LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities.

1. Local Place Plans

Planning circular 1/2022: Local Place Plans (2022)

Planning circular 1/2022: Local Place Plan provides guidance to communities and planning authorities on the preparation, submission and registration of Local Place Plans.

PAS Guide for community delivery of local place plans (2023)

This Guide is designed to support your community through the process of developing a Local Place Plan. This Guide is intended as a resource for community groups who are thinking of leading and delivering a Local Place Plan (LPP) for themselves. It gives you a framework as to how to develop a Local Place Plan for your area and offers suggestions and options for doing so on a limited budget, without professional support.

This Guide specifies that proposals connected to community wealth building linked to changes of use of land or buildings could be classified as development or use of land which could feature in a Local Place Plan.

How to guide in creating Local Place Plans (2021)

Local Place Plans are a way for communities to achieve change in their local area. They are a tool for local communities to think about how to make their “place” better, agree priorities, and take action (often working with others) to make change happen. They are more than just a plan: they can help your community understand what it wants to be like in the future, and for working together with your local authority and others to make positive change happen. This Guide is designed to help communities decide whether a Local Place Plan is the right thing for them, and how to go about preparing one. It may also be of interest to anyone else who wants to support local communities in Local Place Planning, for example local authorities or Community Planning Partners. The Guide is designed as a living document. As experience of Local Place Planning grows and evolves around the country, so this Guide should grow and evolve too. If you have suggestions, examples of good practice or personal experiences for inclusion, please contact us via the link in the footer.

2. Community Wealth Building

National Strategy for Economic Transformation (2022)

This Strategy sets out the priorities for Scotland’s economy as well as the actions needed to maximise the opportunities of the next decade to achieve our vision of a wellbeing economy.

This strategy is intentionally focused on a small number of priorities; it does not seek to do everything. It focuses on five policy programmes with the greatest potential benefit and on

how to achieve them, rather than address every potentially beneficial action for every industry.¹ The programmes have been carefully chosen, based on the evidence.

Community Wealth Building is one example of a practical approach to local economic development that supports a wellbeing economy. A Community Wealth Building approach will use public and private investment through procurement and other means to create new employment opportunities, help local businesses to expand, and place more assets in the hands of local people and communities.

Project 10, of this Strategy, states 'Realise the Potential of the Different Economic and Community Assets and Strengths of Scotland's Regions'. Within this project, it states that Government and the Public Sector will:

- Introduce Community Wealth Building legislation that builds on the successes and learnings of all of the Scottish Government community wealth building local and regional pilot areas in urban and rural Scotland.

Improvement Service: Elected Member Briefing Note – Community Wealth Building (2020)

The Improvement Service (IS) has developed an Elected Members Briefing Series to help elected members keep pace with key issues affecting local government.

Community wealth building is an approach which supports the development and delivery of a 'wellbeing economy'. Wellbeing economy approaches move away from the prevailing models of economic development focused primarily on growth and look at the success of economies more broadly. This includes whether economies are thriving, how happy people are, how well people participate and how well the environment is maintained.

Community wealth building seeks to increase flows of investment within local economies by harnessing the wealth that exists locally, as opposed to attracting national or international capital. As large employers, the approach that anchor institutions take to employment can have a defining impact on the prospects and incomes of local people. Recruitment from lower income areas, commitment to paying the living wage, and building progression routes for workers are all examples of actions that anchor institutions can take to stimulate the local economy and bring social improvements to local communities.

Anchor institutions are often major local asset holders. These assets represent a base from which local wealth can be accrued. In community wealth building the function and ownership of these assets is deepened to ensure that any financial gain is harnessed by citizens. Furthermore, there is a desire to develop and extend community use of those assets. It should be remembered that much public sector land and facilities are a part of the commons and should be used to develop greater citizen ownership.

A New Future for Scotland's Town Centres (2021)

Aileen Campbell MSP Cabinet Secretary for Communities and Local Government states that people and communities know their towns best. The Community Wealth Building approach along with Community Empowerment legislation offer exciting ways to deliver on the growing appetite for localism and the need for us to trust and strengthen the opportunities for people to have a stake in the places around them.

Community Wealth Building: Places where community can shape their own future. Where interventions and investments support local businesses, and decisions are taken for the benefit of the whole community. With anchor collaborations acting as local agents of change, making their collective financial power work for their local places. Places that are not only successful in retaining and attracting population but also in attracting and retaining wealth within their communities.

Existing programmes of Community Wealth Building, Place Health and Wellbeing, Active and Sustainable Travel, Climate Action and emerging 20-minute neighbourhood work can all be built upon, reinforced and amplified, adapted as appropriate for the needs of the entire community and town/town centre.

Tim Moss' report on Places, Land and Community Wealth Building in Scotland: An Overview (2022)

The report assesses the impact of Community Wealth Building (CWB), a local government level policy approach, on existing policy measures in Scotland. Aiming to understand the policy context around the rollout of CWB approaches in Scotland, the report focusses on urban planning and place-based policymaking's relationship with 'land and property'.

In Scotland, early indications show CWB focussing on more land empowerment and socially sustainable approaches to service delivery than seen in the wider UK context.

CWB has the chance to enhance the rollout and delivery of existing measures. Assessing the existing policy measures, the common areas of policy found show the breadth the approach could take. Particular expansion around council approaches to greening local construction and community-led housing is needed. As of August 2022, few local authorities had explicit CWB plans but the majority of those reviewed had approaches to policymaking specific to an area of service delivery or goal. This was especially true around local authority procurement practice and in audits of their asset holdings.

A survey of 233 local authority staff was carried out to understand support for a range of Scottish Government policies in land. Findings from the research show staff hold general support for wealth building measures was more common in authorities with more developed policy approaches. The survey also found majority support for CWB and the entailing community-led approaches to land use planning. However, a lower awareness of place-based policymaking in CWB than its economic measures was noted.

Building Community Wealth: consultation (2023)

The Programme for Government 2022-23 outlined that we will hold a consultation on community wealth building legislation.

The Scottish Government has adopted the internationally recognised Community Wealth Building (CWB) approach to economic development as a key practical means by which progress can be made towards realising our wellbeing economy vision outlined in the National Strategy for Economic Transformation (NSET).

In line with the approach itself, legislation on CWB should be bold and ambitious. A significant number of local authorities are now assembling CWB strategies and action plans. In addition, more local authorities and their partners are assessing the potential of CWB to enable the transition to local and regional wellbeing economies, recognising that CWB provides strategic means of connecting all contributory actions across the economy for economic, social and environmental benefit.

2a. Community Wealth Building Dundee

John Alexander, leader of Dundee City Council, stated that *"It has become clear that traditional models of wealth creation haven't worked and the gap between the haves and have nots in our society is just getting bigger.*

Community Wealth Building focusses on local people and supporting local business to compete for work, to drive wealth back into the community, and puts control and all of the advantages firmly into the hands of local people.”

Community Asset Transfer allows for the transfer by lease, ownership or other management arrangement of land or buildings currently owned by Dundee City Council provided certain criteria are followed.

Ownership or control of land and/or buildings can be a powerful way for communities to drive change and achieve their own goals. It can provide opportunities for community groups to develop services or activities, provide stability and sustainability and create a stronger sense of community identity, cohesion and involvement.

Small projects or community-driven requests could also be considered for city localities in a new scheme being considered by Dundee City Council.

Community Wishes, under the umbrella of the council’s established Community Benefits Policy, could include support for small installations, maintenance, clean-up projects, materials, volunteering time to complete projects or sponsorship.

The next steps will involve presentations to Local Community Planning groups and communities contacts, a summer launch and first evaluation and monitoring report in summer 2025.

Policy and Resources Committee - Annual Procurement Report and Community Benefits Update

In December 2020 the department was tasked with the development of a Community Wealth Building Approach.

The recommendations and actions identified in this approach will form part of Dundee’s Community Benefits approach going forward and will include:

- Supporting the development of a Community Wealth Building Culture in Dundee;
- Improving baseline reporting around spend;
- Develop a Community Benefits approach across Dundee anchors; and,
- Developing a Community Wish List Approach - these lists will allow local communities to directly influence the community benefits delivered in their areas. It is intended that staff will work with Local Community Planning Partnerships to gather and moderate requests which will be published on an online portal, which contractors with community benefits requirements within their contracts will be directed to deliver. This is intended to compliment rather than replace the existing community benefit approach.

Dundee City Council are planning to develop a Community Wealth Building strategy and refreshed Action Plan in August/ Sept 2024.

Dundee City Council are to take the Community Benefits Charter to the Dundee Community Planning partnership in June 2024, and it would be published thereafter.

A progress report was taken to the City Governance Committee on Monday June 24 and outlined how CWB principles are being integrated into key strategies in the current Dundee Council Plan and City Plan for Dundee.

It detailed how a local spend monitoring system is now in place which shows levels for Dundee City at 39%, Tayside and Fife (58%) and Scotland (81%) in the year 2022/23.

A Dundee CWB Procurement Working Group has been established, pulling together procurement managers from anchor partners. The key focus will be on local spend, community benefits, fair work and climate action in procurement.

DATA

Scottish Index of Multiple Deprivation

SIMD is a measure of deprivation across Scotland based on seven domains: income, employment, health, education, crime, housing and living environment.

Figure 1: SIMD for Dundee

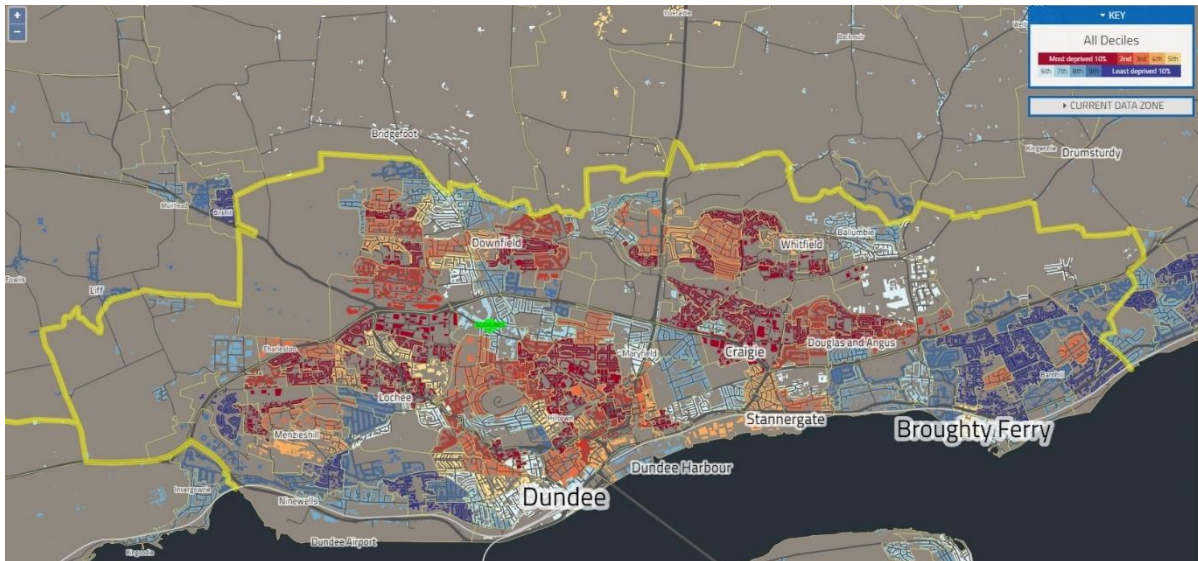


Image reference: [SIMD \(Scottish Index of Multiple Deprivation\)](#)

As evident in the map above, Dundee has a number of areas within datazones within the most deprived 10% deciles. Community Wealth Building (CWB) is a recognised model of planning and economic development designed to tackle long standing social and economic challenges within Scotland. CWB is a people-centred approach to local economic development. The intention is for wealth to be redirected back into the local economy and place control back to the community.

Sustainable Dundee Map

Sustainable Dundee is a city-wide initiative to tackle the Climate Emergency locally and is fully aligned with the UN Sustainable Development Goals (SDGs).

This map gives an overview of local initiatives in relation the UN SDG's

Figure 2: Sustainable Dundee Map



Image reference: [Sustainable Dundee](#)

The map above shows the many local initiatives currently in place in Dundee to tackle the Climate Emergency locally. This data source provides an important springboard for CWB initiatives. Community Wealth Building aims to create a fairer and more sustainable local economy. The Council declared a Climate Emergency in 2019, preparing the Dundee Climate Action Plan in response to this. Community Wealth Building presents an opportunity to redesign our local economy and adapt to environmental challenges and opportunities. It also helps us to be more aware of where goods and services come from.

4. Implications for the Proposed Plan

Policy 7 - Historic Assets and Place

In accordance with Historic Environment Policy for Scotland's good decision-making making polices and principles, we will prioritise the preservation of the Dundee's historic environment to help deliver Our Past, Our Future's mission to sustain and enhance the benefits of Scotland's historic environment, for people and communities now and into the future.

The intrinsic social, cultural, economic, environmental, and sustainable value of Dundee's historic environment will be integrated into the spatial strategy and any future masterplanning work. Such work will emphasise the importance of protecting, preserving and enhancing these assets into the future, which will likely require a greater understanding of the unique values related to each building, space, place, area and community.

Repurposing buildings at risk is a key priority for all of Dundee, including areas of deprivation where the success rate of saving and repurposing historic buildings is lower.

Future Place Standard Tool assessments and potential Local Place Plans will be reviewed for the identification of any underrepresented buildings or places of interest which have a cultural value that needs to be recognised.

Consider HES's 'Designed Landscapes of the Recent Past' project, specifically the Olivetti site, and the garden of the Maggie's Centre at Ninewells Hospital. Consider any other publicly underrepresented gardens and designed landscapes dating from 1945 to the early 2000s.

Engagement with Church of Scotland presbytery is required to discuss their estate review and disposals in Dundee, and the potential for repurposing these assets.

The necessity and appropriateness of the current Dundee LDP 2019 policies 49 to 53 will need to be reviewed.

Policy 14 – Design, Quality and Place

The collaborative requirement set by the Place Principle is being adopted for all aspects of the development plan process, which will have a positive bearing on spatial strategy, Delivery Programme and plan preparation. The current Key Agencies Group Collaborative Local Development Plan Offer is being conducted in a collaborative manner, which is pulling together the all of the relevant public, private and community stakeholders to focus attention on the future development of Dundee's Maryfield Ward during the first half of 2024.

NPF4's Design, Quality and Place policy requires LDPs to identify where more detailed design guidance is expected, for example, by way of design frameworks, briefs, masterplans and design codes. The data gathered through Dundee's online Place Standard Survey, the Liveable Neighbourhood's Tool, and the existing evidence with Local Community Plans and Conservation Area appraisals will help to identify areas of focus, their associated needs, and their unique qualities and characteristics. This will also help to inform the plan preparation and spatial strategy.

NPF4's Six Qualities of Successful Places will inform the approach and development of any future design frameworks, briefs, masterplans and design codes. The six qualities are present in the current LDP 2019 and will be updated and integrated into the proposed plan.

The status of the City Centre Strategic Investment Plan 2050 (CCSIP) has already been approved at Committee as a material consideration in the determination of planning applications. The CCSIP will be integrated into the proposed plan and, where applicable, the plan preparations will be informed by the CCSIP's strategic outcomes and actions.

Dundee's UNESCO City of Design status sets ambitious aspirations for the city's spaces, places and architecture, which emphasises the importance and value in taking a design-led approach to the development of the proposed plan.

It is anticipated that the type of support provided through the Key Agencies Group project will lay the foundations for collective work on spatial strategies, place briefs and masterplans at the Proposed Plan stage.

The Liveable Neighbourhoods database is a continually evolving tool which will provide essential data to help assess, plan and implement the local living concept throughout Dundee. This is likely to play a role in developing the proposed plan's spatial strategy.

Policy 25 – Community Wealth Building

Community wealth building (CWB) is a place-based approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people. CWB can seek to transform our local and regional economic systems to enable more local communities and people to own, have a stake in, access, and benefit from the wealth our economy generates.

The Scottish Government has adopted Community Wealth Building approaches to economic development as a key practical means to achieve our wellbeing economy objectives outlined in the National Strategy for Economic Transformation (NSET).

CWB can deliver more and better jobs, business growth, community owned assets and shorter supply chains creating greater resilience and supporting net zero ambitions.

Within Dundee, whilst much of the direction in CWB sits within the Communities and Corporate Finance divisions, as this is a place-based approach, there is a role of planning to ensure a proactive approach to this within the emerging Local Development Plan (LDP). The National Planning Framework 4 states that LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities. The above goes some way to reviewing evidence required to align these.

Local Place Plans are a planning tool that can positively influence CWB in Dundee. The Scottish Government has introduced Local Place Plans to encourage communities to play an active role in the planning process for their area. Local Place Plans should outline a community's proposals for the development and use of land, providing a new opportunity for communities to contribute ideas and proposals into the planning system.

Local Place Plans can help communities understand what they want to be like in the future and contribute to the development of a positive community identity.

Local Place Plans registered through the Council will not be part of the Local Development Plan, but will inform the preparation of it. Local Place Plans are considered to supplement, rather than replace, existing means of community engagement in the preparation of a Local Development Plan and through planning applications.

An invitation to prepare Local Place Plans was issued to community groups in Spring 2023. Communities who prepare a Local Place Plan will have the opportunity for their ideas and proposals to be taken into consideration in the preparation of the Local Development Plan. In order to feed into the early stages of the preparation of the new Local Development Plan, Local Place Plans should be submitted by the end of June 2025.

Dundee City Council are currently aware of 1 Local Place Plan being developed within the Stobswell area. Whilst the Local Place Plan in Stobswell is being prepared by the community, Dundee City Council have provided planning representation at the group's meetings to provide information and linkages to key services and contacts within the Council, and the requirements as set out in Circular 1/2022, where required.

5. Engagement and Consultation

Stakeholder Working Group

The below initial stakeholder working group was developed through internal and external individuals with specific interest in the thematic area of community wealth building. The initial stakeholder working group was restricted to internal Dundee City Council representatives and external contacts within Key Agency group topic experts. These topic experts have assisted in developing a robust evidence base for the topic paper grouping.

Internal

- DCC Corporate Finance (Community Wealth Building Coordinator)
- DCC Neighbourhood Services (Community Learning and Development)

External

- NHS Scotland