

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
27 SEPTEMBER 2004**

**REPORT ON: STOBSWELL REGENERATION STRATEGY AND DEVELOPMENT
FRAMEWORK**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 597-2004

1 PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval of a consultative draft of a strategy and development framework for the Stobswell neighbourhood.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the Stobswell Regeneration Strategy and Development Framework, copies of which have been made available in the Councillors Lounges;
- b remits the Director of Planning and Transportation to consult the local community about the general development proposals and particularly changes and environmental works proposed for Park Avenue, Baxter Park Terrace, Morgan Street, Cardean Street and Baldovan Terrace; and
- c remits the Director of Planning and Transportation to report back on these consultations within 4 months.

3 FINANCIAL IMPLICATION

3.1 The strategy and proposals include supported programmes and proposals to be undertaken as resources permit. A good deal of the preparatory work will be undertaken using the Vacant and Derelict Land Fund. In future years, it would be advantageous for an environmental improvement capital budget to be established. It is anticipated that the Planning and Transportation Department, in conjunction with outside bodies, would contribute to this budget.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The strategy addresses three key themes of Local Agenda 21:

- a places, spaces and objects combine meaning and beauty with utility;
- b settlements are human in scale and form; and
- c diversity and local distinctiveness are valued and protected.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The strategy seeks a more balanced housing stock with improved connections between key facilities.

6 BACKGROUND

- 6.1 Stobswell is an inner city neighbourhood of Dundee, comprising mainly tenemental properties, with a population of approximately 4,000. Stobswell declined during the 1980's and particularly during the 1990's.
- 6.2 A main thrust of the Dundee Partnership's Vision for Dundee is to reinforce Dundee's national position as one of Scotland's four main cities and to tackle the long term, obstinate trend of declining population. Within this, a key issue of the Community Planning – Building Stronger Communities Group is “to demonstrate the long term viability of inner city communities by achieving a sustainable regeneration of Stobswell”. The strategic objective here is to create a third popular inner suburb to increase the popular choice beyond Broughty Ferry and the West End. Lessons from this will be helpful for other areas.
- 6.3 To help understand the issues and generate ideas to develop a strategy, the Partnership commissioned a study of the Stobswell Neighbourhood by Robert Turley Associates (TA) and established a multi agency Stobswell Steering Group.
- 6.4 The TA study report was received at the end of 2002. This examined all aspects of the neighbourhood, consulted with the Stobswell Forum, organised workshops (which included residents, retailers, private landlords, members of the Web Project and primary school children) and made recommendations for a comprehensive regeneration framework encompassing physical, social and economic elements, to create a sustainable inner city neighbourhood suited to the demands of the 21st Century.
- 6.5 The TA Study concluded that the neighbourhood suffered serious decline and that it is necessary to focus on:
- a social and environmental neighbourhood improvements;
 - b improvements to the physical fabric;
 - c wider choice of quality accommodation; and
 - d marketing campaign to demonstrate change is occurring.
- 6.6 Since the start of the study the overall housing market has become more buoyant and has had an impact on Stobswell, though there is no evidence of substantial investment in property maintenance or improvement in the neighbourhoods overall status. The Stobswell Steering Group, which now also includes the Chair of the Stobswell Forum, has reviewed and developed many of the items recommended in the TA Study, taking account of changing circumstances, available funding and local knowledge and opinion. Using the TA report as a springboard, the Stobswell Strategy and Development Framework has been prepared. The issues and actions respond to the Local Community Plan.
- 6.7 The Stobswell Strategy and Development Framework promotes:
- a a Spatial Framework and Environmental Investment Programme; and
 - b a Socio-economic Support Programme.

- 6.8 The outcomes expected are:
- a a more stable neighbourhood with greater housing choice;
 - b greater neighbourhood satisfaction because there is a perception of a safe neighbourhood;
 - c rising property values and reduced turnover in residents, showing the neighbourhood is somewhere that people want to live; and
 - d improved physical environment with no derelict land or property, improved fabric of property and a reduction in litter and unmanaged refuse.

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive (Community Planning), Director of Housing and the Head of Communities have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

Robert Turley Associates – Stobswell.

Mike Galloway
Director of Planning & Transportation

Iain Mudie
Head of Planning

IGSM/LB/KM/Temp/43

20 September 2004

Dundee City Council
Tayside House
Dundee

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
27 SEPTEMBER 2004**

REPORT ON: STOBSWELL STRATEGY – MANAGEMENT ARRANGEMENTS

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 607-2004

1 PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval of a management arrangement involving the local community for the regeneration of the Stobswell Study Area.

2 RECOMMENDATION

2.1 It is recommended that the Committee approves the promotion of a “Stobswell Partnership” to oversee and direct the implementation of the Stobswell Regeneration Strategy. The partnership will involve the Dundee Community Planning Partners and representatives of the Stobswell Forum, the local business community, landlords and local elected members.

3 FINANCIAL IMPLICATION

3.1 There are no direct financial implications.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 Promotion of this arrangement seeks to allow all sections of the community to participate in decision making.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The arrangement seeks to involve a broad spectrum of the community.

6 BACKGROUND

6.1 A key objective of the Dundee Partnership Community Planning Building Stronger Communities Group is “to demonstrate the long term viability of inner city communities by achieving a sustainable regeneration of Stobswell”.

6.2 Local concern about the decline of the neighbourhood brought about the formation of the Stobswell Forum which is now recognised as a local representative body. The Stobswell Forum has been a key player in preparing the Local Community Plan.

6.3 To investigate ideas and develop a strategy for regeneration the Dundee Partnership established a working group known as the Stobswell Steering Group. This has been chaired by the Planning and Transportation Department representative. The Group has grown over time and currently includes representatives from the Council’s Planning and Transportation, Housing, Economic Development and Communities Departments, Communities Scotland, NHS Tayside, local housing associations and the Chair of the Stobswell Forum.

- 6.4 Now the position has matured to a situation where the Regeneration Strategy needs to be taken forward and move into consultation and implementation phases. Eventually, thought will need to be given to a longer term “neighbourhood management” phase.
- 6.5 It is proposed that the successful regeneration experience in Ardler should be drawn on. Although the strategy for Ardler was quite different to how Stobswell can be regenerated, the project management and community involvement arrangements are instructive and could form the basis of a suitable mechanism for Stobswell.
- 6.6 It is proposed that a “Stobswell Partnership” is formed with a Board which will generally oversee and direct the implementation of the Stobswell Regeneration Strategy. It will be a principal means of feeding back views and information to and from the community. It will probably meet on a quarterly basis depending on the volume of business. The meetings will probably be in the evening, but that will be for the group to decide. The suggested make up of the Partnership Board would be;
- The Stobswell Forum (2 representatives);
 - The Stobswell Landlords Forum (1 representative);
 - The Stobswell Business Community (1 representative);
 - a local head teacher;
 - the local elected members (Councillors Morrow, Fordyce and W Dawson);
 - Dundee City Council Housing Department (1 representative);
 - Dundee City Council Planning & Transportation Department (1 representative);
 - Dundee City Council Economic Development Department (1 representative);
 - Dundee City Council Finance Department (1 representative);
 - Forum of Housing Associations (1 representative);
 - Communities Scotland (1 representative); and
 - NHS Tayside (1 representative).
- 6.7 Experience from Ardler has shown that officer representation at a high level fosters local confidence, quick decision making and prompt action, therefore each organisation will be asked to nominate a representative who meets this requirement. As in Ardler, it is proposed that the Board be chaired by a senior officer of the Council, in this case the Director of Planning and Transportation will take on this role.
- 6.8 To support the Stobswell Partnership it is proposed that a Stobswell Officer Co-ordinating Group continues to help manage the implementation of the strategy and development framework. This group will meet on a monthly basis and will continue to have representation from the Stobswell Forum. Any special sub-groups

required to take forward a particular project or topic can have appropriate local community representation on it.

- 6.9 The Stobswell Partnership will periodically report to the Building Stronger Communities Group to ensure compatibility with the Community Plan.

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

None.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

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20 September 2004

Dundee City Council
Tayside House
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4 STOBSWELL REGENERATION STRATEGY AND DEVELOPMENT FRAMEWORK (AN194-2005)

Reference is made to Article V of the minute of meeting of this Committee of 28th September, 2004 where the Stobswell Regeneration Strategy and Development Framework was approved for consultation. A report back on consultation was to occur within four months.

Summary leaflets were prepared and delivered to all households and businesses in the area. A contact name and number was given for anyone wanting further information. There was also included a general invitation to an open meeting of the Stobswell Forum where the Strategy would be explained by a member of the Planning and Transportation staff, the full document would be available for anyone wanting it, and questions could be asked. The meeting occurred on the 19th October, 2004 and was very well attended. There were concerns raised about only two items, the proposed supermarket at Dura Street and the traffic circulation proposals and associated environmental works for Park Avenue, Cardean Street, Morgan Street etc.

The response about the former item was that this is now a live planning application that will be decided by the Development Quality Committee and no doubt those concerned will have registered their objections. Although there was no comment of support for the supermarket during the meeting (people were reticent), there were several people afterwards who made it clear that there was support from some residents and traders. With regard to traffic re-arrangement there were concerns about convenience for residents and businesses in the immediate area and also about the affect and positioning of associated tree planting. It was agreed that there would be subsequent detailed consultation about options with owners and residents in the affected streets following detailed traffic assessments. Otherwise there was general endorsement of the Regeneration Strategy and Development Framework.

In considering the surrounds of some of the significant new developments with planning consent it is desirable to include some additional environmental works in the Arbroath Road area.

Statutory undertakers were not included at this time, because they will be consulted automatically on traffic circulation changes proposed and any contract work to streets. Community Planning partners were not included because they are aware of the ideas via the Building Stronger Communities Group or are part of the officers group for the Stobswell Project.

The Committee is asked to agree that no changes are required, other than the minor addition of environmental works in the vicinity of Arbroath Road and to approve the Stobswell Regeneration Strategy and Development Framework for implementation.