

**REPORT TO:** PLANNING & TRANSPORTATION COMMITTEE – 26 JUNE 2000  
ECONOMIC DEVELOPMENT COMMITTEE

**REPORT ON:** BROUGHTY FERRY STUDY

**REPORT BY:** DIRECTOR OF PLANNING AND TRANSPORTATION AND  
DIRECTOR OF ECONOMIC DEVELOPMENT

**REPORT NO:** 363/2000

**1 PURPOSE OF REPORT**

- 1.1 To advise Committee on progress in relation to the above study, and advise on the programme for reporting preferred options to Committee.

**2 RECOMMENDATIONS**

- 2.1 It is recommended that Committee:
- a approve additional areas of research;
  - b authority be given to investigate the formation of a community focus group for the study area as part of the ongoing consultation/implementation process.

**3 FINANCIAL IMPLICATIONS**

- 3.1 Any expenditure arising from the recommendations in this report will be minimal and will be contained within the Planning & Transportation Revenue Budget for 2000/2001.

**4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The Study has addressed existing issues and identified development opportunities to secure a sustainable community. The Study has addressed the following key themes of 'Dundee 21'.
- Resources are used effectively;
  - The diversity of nature is valued and protected;
  - Local needs are met locally;
  - Access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all;
  - Health is protected by creating safe clean pleasant environment;
  - People live without fear of personal violence;
  - All sections of the community are empowered to participate in decision making;
  - opportunities for culture, leisure and recreation are readily available to all;
  - Places, spaces and objects combine meaning and beauty with utility;
  - Settlements are "human" in scale and form;
  - Diversity and local distractions are valued and protected.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 The following Equal Opportunity themes have been addressed:

- Opportunity to create a barrier free city;
- Involving and consulting target groups;
- Crime prevention, community safety will be used to eliminate violence and harassment;
- The needs of minority groups will be considered;
- Opportunities will be sought to form new partnerships;
- Special measures will be taken to improve participation in community life.

## **6 BACKGROUND**

6.1 Reference is made to the meetings of the Planning and Transportation Committee, and Economic Development Committee of 24 January 2000, Report 3/2000 refers, when it was agreed by the Committees that:

- a progress be noted;
- b authority be given to progress a public consultation programme in order to consult as wide an audience as possible regarding the various options;
- c the Director of Planning and Transportation and Economic Development be remitted to report back to Committee within 6 months with the result of the consultation exercise.

6.2 The Committee will be aware that a public meeting was held on 22 March 2000 and comments invited with a deadline of 28 April.

6.3 Initial reaction has prompted the need for certain additional research which will be carried out over the summer months.

6.4 In particular an hotel bedspace analysis and capacity study will be undertaken in response to reaction to the suggested need for additional hotel space.

6.5 The possible location of a hotel on Castle Green received a generally negative response. If need for further hotel bedspace is proven the City Council, with the proposed Community Focus Group (see para 21.6 and 9.3), will consider appropriate locations for a hotel within Broughty Ferry, the Castle Green site will, however, be excluded.

6.6 In response to the reaction to options presented for the treatment of Brook Street the overwhelming view is that the status quo is not acceptable. Whilst there is a widespread view expressed that "pedestrianisation", more realistically described as removal of general traffic is preferred, two options should be studied in greater detail ie rationalising existing parking and servicing or removing parking. In the absence of rear servicing facilities servicing cannot be removed from Brook Street although it may prove possible to time limit it as in the City Centre.

6.7 In order to release space to enhance the shopper/visitor experience the general view is to remove traffic in one direction and make Brook Street one way eastwards.

6.8 There is a desire to increase parking spaces. Whilst the extension of Queen Street car park is imminent any further space can only realistically be achieved by improved turnover of and/or an increase in kerbside spaces.

## **7 FURTHER WORKS**

7.1 As indicated at 6.4 above an hotel bedspace capacity study will be carried out.

7.2 In order to assess implications for servicing of the potential solutions, a survey of traders service requirements will be carried out.

7.3 The creation of one way traffic flow in Brook Street in order to release space for shoppers/visitors might result in an impact on adjacent streets. A traffic movement and turning manoeuvres study will be carried out.

7.4 In order to establish if any additional on street, kerbside spaces can be provided and to establish if turnover can be improved the annual review of traffic orders and parking restrictions will be advanced to match the timetable of the studies.

## **8 PROGRAMME**

8.1 The above studies will be carried out over the early summer with a view to informing the exercise of selecting preferred options.

8.2 It is the intention to report back with preferred options at Committee in October 2000.

## **9 IMPLEMENTATION MECHANISMS**

9.1 Paras 4.5, 4.8 of the Study Brief Report indicate that it is essential “to secure the commitment and participation of the local community and private sector in realising the area’s potential”, and “to provide possible implementation mechanisms”.

9.2 Para 4.3 referred to the need “to produce..... a promotional strategy”; whilst para 4.4 seeks “to develop a traffic management plan aimed at ..... in particular the disabled”.

9.3 Much of the success of the City Centre is due to the creation, through the local plan process, of a range of community focus groups. It would be prudent to establish such a body or bodies at this stage in the Broughty Ferry Study in order to consider both the preferred options stage and the implementation stage of the study process.

## **10 CONSULTATIONS**

10.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning and Director of Economic Development, have been consulted and are in agreement with the contents of this report.

**11 BACKGROUND PAPERS**

- 11.1 Dundee City Council, Dundee Local Plan 1998.
- 11.2 Dundee City Council, Broughty Ferry Study 1999 Consultative Draft Report.
- 11.3 Broughty Ferry Community Council Community Survey 1998.

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