

# **SCREENING REPORT**

**Dundee City Council**

**City Centre Strategic Investment Plan 2050**

**(Draft for Consultation)**

**(November Update following correspondence with NatureScot)**

## STEP 1 – DETAILS OF THE PLAN

**Responsible Authority:**

Dundee City Council

**Title of the plan:**

City Centre Strategic Investment Plan 2050 (Draft for Consultation)

**What prompted the plan:**

(e.g. a legislative, regulatory or administrative provision)

The plan is a direct response to the changing nature and challenges facing UK town and city centres, which is primarily influenced by the decline in retail through increasing online sales and out-of-centre development.

It is also a logical next step in the long-term transformation that continues to take place in the city, which has included major redevelopment within the historic city centre and the formation of the Central Waterfront area. The City Council understands that our post-industrial city needs to continue adapting and improving in response to current and projected social, economic, and environmental needs. Our city centre needs to work harder for the city and the surrounding regions. Ultimately, we need more people living and working in the city centre, more tourists and local visitors, and this must be supported by a successful public realm, transportation, and connectivity network.

The plan was envisioned during the years preceding Covid 19 and started in earnest during 2019. Covid 19 has exacerbated the challenges already facing urban centres, while its impact on the tourism and hospitality sector and the shift to hybrid working has had negative effects. Covid's influence has emphasized the urgency and importance of the plan, while also in part shaped its development.

**Plan subject:**

(e.g. transport)

This strategic plan covers a broad range of subjects, including housing, services, employment, leisure, tourism, transportation, active travel, public realm, and placemaking.

**Screening** is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:



**An SEA is not required, as the environmental effects are unlikely to be significant:** Please indicate below what Section of the 2005 Act this plan falls within



Section 5(3)



Section 5(4)

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**Date:**

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## STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

### Context of the Plan:

The plan does not sit within a hierarchy of City Council plans, however it does have a relationship with other plans. Its early development was informed by existing strategic plans, including the Dundee City Plan 2017-2026 and the Dundee Climate Action Plan. Its delivery will be supported and informed by a range of other strategies and plans including the Strategic Housing Investment Plan, Dundee Local Development Plan, Sustainable Transport Delivery Plan; and the Take Pride in Your City Initiative.

The overall vision established by this plan will have a strategic influence on how the City Council prioritises spending and makes decisions on the future of the city centre. Its aspirations are also intended to shape thinking on the way private sector investment and development is considered. This ties in with the promotional side of the plan, which is trying to communicate a positive vision for the long-term future of the city to attract private investment.

Links to the above plans and updates on their development are listed below.

[City Plan for Dundee 2017-2026 | Dundee City Council](#)

[Dundee Climate Action Plan | Dundee City Council](#)

[Local Development Plan | Dundee City Council](#)

[Dundee Local Development Plan Review | Dundee City Council](#)

[Sustainable Transport Plan | Dundee City Council](#)

[Take Pride in your City | Dundee City Council](#)

Note: The City Council's Strategic Housing Investment Plan is in development and will be taken to Committee in September 2022.

### Description of the Plan:

The draft plan sets out a vision for the city centre as an exciting, growing place to live, work and visit, with a truly unique sense of place which is vibrant, inclusive and sustainable. It seeks to:

1. stimulate public and private sector investment by developing a compelling vision and demonstrating long-term commitment to the city centre's success;
2. create a living city centre with a diverse resident population;
3. create a modern city centre where businesses choose to locate and talented people want to work;
4. enable a diverse mix of uses that drives footfall among shoppers, visitors, and tourists;
5. improve connections between the city centre and its surrounding areas for walkers and wheelers;
6. enhance pedestrian priority areas and discourage unnecessary vehicular traffic;
7. enhance greenspace, including street greening and an improved range of public spaces; and
8. maintain the city centre to a high-standard so that it is welcoming, clean, safe, and healthy.

The plan will inform development and investment around major sites, housing, employment opportunities, leisure and tourism, transportation,

active travel, pedestrianisation, environmental improvements, and public realm enhancements. The plan contains a mix of aspirational and spatial actions.

The scope of the plan is focused in and around the city centre boundary, as defined by the Local Development Plan 2019. The following aerial image demonstrates the plan's spatial scope.



Once the plan is approved the intention is to review its content every five years to ensure that it continues to be relevant and to assess progress.

**What are the key components of the plan?**

The plan centres around five interconnected themes: Living, Working, Visiting, Connectivity, and Public Realm; and seven strategic development sites that are integrated throughout the themes. Each theme has an ambition statement, several strategic outcomes, and a range of actions, which are focused in and around the city centre.

The plan is also supported by supplementary reports, which were created in collaboration with specialist built environment consultants. The consultant's reports contain ideas for how the city centre could develop over the short to long term, including strategic proposals for the seven strategic development sites, and improvements to the public realm and connectivity infrastructure. The ideas generated by the consultants sit within separate reports that are referenced in this plan as options for consideration. Importantly, many of these proposals are long-term and significant in scale, and therefore it is unlikely that all of the proposals will be delivered. In part, the plan and its supporting reports is aspirational in nature and intended to start a conversation about options for the future.

The five themes and their associated ambitions and strategic outcomes are set out in the following paragraphs.

## **1. Living Theme**

Ambition: double the resident population living in and around the city centre, ensuring that a diverse range of people and families choose to live in the heart of the city, supported by key services.

Strategic Outcome 1. Deliver high-quality residential development by promoting vacant and underused sites and buildings.

Strategic Outcome 2. Provide a variety of residential types and tenures to meet the needs of different households and to create a diverse community.

Strategic Outcome 3. Attract a range of centrally located services and facilities to support city centre living.

## **2. Working Theme**

Ambition: support the creation and safeguarding of 3,000 jobs in the city centre.

Strategic Outcome 1. Stimulate investment in high-quality workplaces in the city centre.

Strategic Outcome 2. Attract private sector investment in future growth sectors.

Strategic Outcome 3. Attract further investment in our excellent digital infrastructure; Gigabit fibre, public Wi-Fi and 5G testbed.

Strategic Outcome 4. Develop a thriving cluster of knowledge economy businesses in the city centre, and help attract new talent to the city.

## **3. Visiting Theme**

Ambition: develop Dundee city centre into a world class destination loved by locals and visitors alike, and double the number of visitors and visitor spend in the next 10 years.

Strategic Outcome 1. Develop a wider range of activities for locals and visitors of all ages including leisure, entertainment, cultural and live music activities, including the evening by supporting new “alive after 5” initiatives.

Strategic Outcome 2. Support the development of new and existing visitor attractions, to extend the city centre’s reach to national and international level and increase overnight stays. Big attractions like V&A Dundee and potentially Eden Scotland bring people into the city, which benefits the tourism and hospitality sector overall.

Strategic Outcome 3. Develop our visitor offer in a sustainable way, recognising and balancing the needs of locals and visitors and the

environment. We want sustainable growth which brings in more visitors but not at the expense of local amenity.

#### **4. Connectivity Theme**

Ambition: as the city grows as a regional centre, we will ensure that this does not necessitate more car journeys. We will support sustainable transportation like walking, cycling and improved public transport and build on our world leading reputation for the promotion of electric vehicles.

Strategic Outcome 1. Improve active travel routes and infrastructure for walking, wheeling and cycling into the city centre, targeting the inner ring-road and connections to the Central Waterfront.

Strategic Outcome 2. Improved pedestrian prioritisation while accommodating appropriate vehicle access to support economic activity.

Strategic Outcome 3. Undertake a comprehensive review of vehicular movement within the city centre using latest modelling techniques and introduce measures that will create a safer and more accessible city centre.

Strategic Outcome 4. A fair transport system, providing appropriate city centre connectivity to a wider geographic area and improved access for bus users.

#### **5. Public Realm Theme**

Ambition: develop Dundee's unique network of public spaces into a vibrant, attractive, and accessible destination to enhance the city centre's liveability.

Strategic Outcome 1. Improve the quality and function of the public realm to better support living, public life, businesses, leisure, education, and the local economy.

Strategic Outcome 2. Improve the cleanliness, maintenance, and attractiveness of the city centre's public spaces.

Strategic Outcome 3. Require building owners to ensure that buildings are well maintained, celebrated and repurposed where needed.

Strategic Outcome 4. Make the city centre accessible and welcoming to everyone, by enhancing social experiences and accessibility within the city centre, while strengthening support for our most vulnerable citizens.

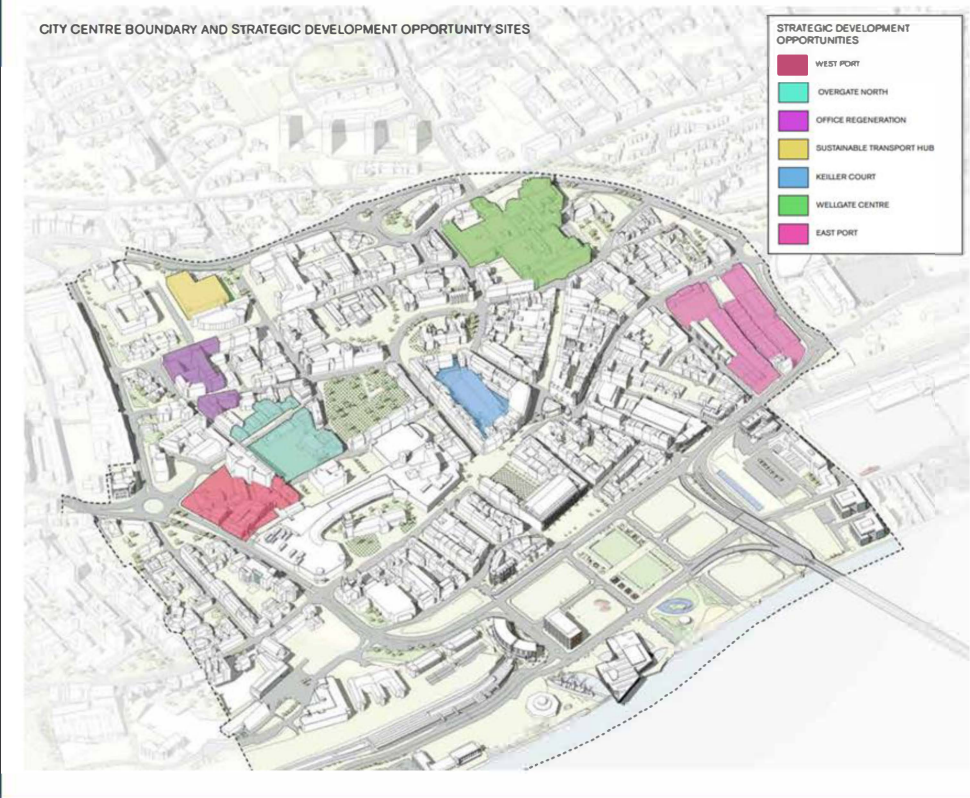
A range of short, medium and long-term actions have been developed to deliver the above ambitions and strategic outcomes. The actions are primarily intended to support, inform, influence, and stimulate positive change through public and private sector activities, initiatives, investments and projects within and around the city centre area. Any significant project which emerges as a consequence of this plan will be



subject to further feasibility, design, and development processes, which will include any necessary environmental assessments.

Seven strategic development opportunity sites are also identified within the plan, as set out in the diagram below. If and when developed, these sites have the potential to make positive contributions towards the success of the city centre. As previously outlined, external consultants have investigated these sites and put forward their strategic proposals in a separate report that will be referenced in this plan. Again, these proposals are just ideas to stimulate and inform future investment decisions for the public and private sector.

To ensure that individual projects coming forward from the Plan are appropriately assessed for environmental effects, the identified sites will form part of the upcoming review of the City Council's Local Development Plan and as such will be subject to SEA requirements.



**Have any of the components of the plan been considered in previous SEA work?**

Due to the plan's strategic and aspirational nature, none of the components have been considered in previous SEA work.

**In terms of your response to Boxes 7 and 8 above, set out those**

As outlined in box 7, the components of the plan that are likely to require screening are the plan's five themes: Living, Working, Visiting, Connectivity, and Public Realm.



**components of the plan that are likely to require screening:**

There are no fixed proposals for the seven strategic development opportunity sites. The external consultants have proposed various strategic ideas for consideration in their supplementary report. Private developers could come forward at any time with proposals to develop the sites and buildings, which would require planning permission. Therefore the sites are not subject to screening under this plan.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND  
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Living Theme	û	û	û	û	û	ü	ü	ü	û	û	<p>Establishing a more appropriate population density in and around the city centre is likely to have a positive impact on climatic factors by reducing CO2 emissions and energy consumption associated with vehicular transportation to access employment, goods, leisure and services. These assets can be easily accessed on foot or by bike in Dundee’s small and compact city centre, or by public transport for the entire city. There will be other opportunities to make energy saving through resource sharing, such as heat networks.</p> <p>Material assets and cultural heritage will benefit as existing buildings are repurposed, renovated and restored. Repurposing and renovating existing buildings is also better for reducing CO2 emissions when</p>	The environmental effects are likely to be positive, but unlikely to be significant in the context of the plan.

											compared with demolition and new-build.	
Working Theme	û	ü	û	û	û	ü	ü	ü	û	û	<p>Increasing job opportunities for the city and surrounding regions has the potential to have a positive effect on the local population and human health, particularly mental health and wellbeing.</p> <p>Increasing jobs is interconnected with the living themes ambition to increase population density and supports the associated benefits for CO2 reductions. Similarly, new businesses and workplaces have the potential to positively affect material assets and cultural heritage by repurposing, renovating and restoring existing buildings.</p>	The environmental effects are likely to be positive, but unlikely to be significant in the context of the plan.
Visiting Theme	û	ü	û	û	û	ü	ü	ü	û	û	<p>Creating more reasons for people to visit the city through a wider variety of leisure opportunities and events throughout the year has the potential to positively affect local population and human health, particularly free events, which have the potential to help tackle inequality and improve mental health and wellbeing through increasing inclusivity, identity and a sense of belonging.</p> <p>Increasing leisure and event opportunities is interconnected with the living themes ambition to increase population density</p>	The environmental effects are likely to be positive, but unlikely to be significant in the context of the plan.

											and supports the associated benefits for CO2 reductions. Similarly, new leisure opportunities have the potential to positively affect material assets and cultural heritage by repurposing, renovating and restoring existing buildings.	
Connectivity Theme	û	ü	û	û	ü	ü	û	û	û	û	Improving walking, cycling and public transport connections to the city centre, while reducing vehicular traffic and increasing the use of electric vehicles, has the potential to positively affect public health and air quality, while helping to reduce CO2 emissions.	The environmental effects are likely to be positive, but unlikely to be significant in the context of the plan.
Public Realm Theme	ü	ü	û	ü	ü	ü	ü	ü	û	û	<p>Creating a public realm which enhances the liveability of the city centre will include the introduction of further public space and green/blue infrastructure in and around the city centre. This has the potential to positively effect biodiversity, air quality, surface water management, heat management, public life, health, and wellbeing.</p> <p>Improving the maintenance and appearance of existing buildings, street furniture and green/blue infrastructure is a priority for this theme. This has the potential to have a positive effect on the city centre’s material assets and cultural heritage.</p>	The environmental effects are likely to be positive, but unlikely to be significant in the context of the plan.



