Policy Assessment - Town Centres and Shopping

		Policy/ Proposal				Likely Significant I	Effects		Mitigation / Reason
SEA Objective	Resource Indicator		Positive Effect	Neutral/No Effect	Negative Effect	Temporary/ Permanent	Over time	Summary of potential impacts including Secondary/ Cumulative/ Synergistic	
1	а								
		Policy 20(a): City Centre Retail Frontage Area							This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area							This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision							This policy has been screened as part of the HRA process. SNH requested further information as part of the HRA process following meeting on 30/7/12 with regard to Waterfront shopping floorspace. At a meeting with SNH on 26/9/12 the policy wording was clarified and changed as the masterplan for the Waterfront proposes an element of shopping floorspace. It was agreed to screen this out of the HRA for appropriate assessment as it is a policy which will not itself lead to development or change but offers a sequential test approach for new shopping provision in the city centre which will not undermine the existing provision.
		Policy 21(a): District Centres Retail Frontage							This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.
		Policy 21(b): District Centres Outwith Retail Frontage							This policy has been screened as part of the HRA process and could have no conceivable effect on a European site.

				This proposal has been screened
				as part of the HRA process and
				could have no conceivable effect
	Policy 22: The Stack			on a European site.
				This policy has been screened as
				part of the HRA process and has
				been screened out as it will not
				itself lead to development or
				change as it relates to restricted
	Policy 23: Goods Range Restrictions			goods ranges.
	, ,			This policy has been screened as
				part of the HRA process and could
				have no conceivable effect on a
	Policy 24: Location of New Retail Developments			European site.
	,			This proposal has been screened
				as part of the HRA process and
				could have no conceivable effect
	Policy 25: Gallagher Retail Park Extension			on a European site.
	. 5.0) Lo. Ganagnor Florair Faire Extension			This policy has been screened as
				part of the HRA process and could
				have no conceivable effect on a
	Bellev 00: Least Obermine Brevisies			
	Policy 26: Local Shopping Provision			European site. This policy has been screened as
				part of the HRA process and could
				have no conceivable effect on a
	Policy 27: Class 2 Office Developments			
	Policy 27. Glass 2 Office Developments			European site.
				This policy has been screened as
				part of the HRA process and has
				been screened out as it will not
	Policy 28: Public Houses, Restaurants and Hot			itself lead to development or
	Food Takeaways Outwith the City Centre			change.
b				enange i
				This policy will have no impact on
				the locally important natural
				environment. This policy
				contributes towards the delivery of
				Dundee City Centre as the major
	Policy 20(a): City Centre Retail Frontage Area			retail centre.
	1 Only 20(a). Only define Hetail Frontage Area		+	This policy will have no impact on
				the locally important natural
				environment. This policy
				contributes towards the delivery of
	Boliov 20/h): City Contro Speciality Shapping and			
	Policy 20(b): City Centre Speciality Shopping and			Dundee City Centre as the major
	Non Frontage Area			retail centre.

Policy 20(c): City Centre Extending and Upgrading Shopping Provision				This policy will have no impact on the locally important natural environment. This policy contributes towards the delivery of Dundee City Centre as the major retail centre.
Policy 21(a): District Centres Retail Frontage				This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
Policy 21(b): District Centres Outwith Retail Frontage				This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
Policy 22: The Stack				This proposal will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
Policy 23: Goods Range Restrictions				This policy itself does not lead to development or change as it relates to restricted goods ranges in commercial centres.
Policy 24: Location of New Retail Developments			Policy 34 offers protection and in some cases a ecological or similar assessment may be required.	This policy offers a sequential approach for new development to the city centre and district centres and will have no known impact on the locally important environment.
Policy 25: Gallagher Retail Park Extension				This proposal will have no impact on the locally important natural environment.
Policy 26: Local Shopping Provision				This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.

		1		1	1	
		Policy 27: Class 2 Office Developments			Policy 34 offers protection and in some cases a ecological or similar assessment may be required.	This policy will have no impact on the locally important natural environment. This policy contributes towards the creation of quality sustainable communities.
		Policy 28: Public Houses, Restaurants and Hot				
		Food Takeaways Outwith the City Centre				n/a
2						
	а					
		Policy 20(a): City Centre Retail Frontage Area				This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.
		Policy 20(b): City Centre Speciality Shopping and Non Frontage Area				This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.
		Policy 20(c): City Centre Extending and Upgrading Shopping Provision				This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.
		Policy 21(a): District Centres Retail Frontage				This policy contributes towards the creation of quality sustainable communities.
		Policy 21(b): District Centres Outwith Retail Frontage				This proposal contributes towards the creation of quality sustainable communities.
		Policy 22: The Stack				This policy contributes towards the creation of quality sustainable communities.
		Policy 23: Goods Range Restrictions				This policy will not itself lead to development as it relates to restricted goods ranges.
		Policy 24: Location of New Retail Developments				This policy contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work, study and visit.

				This proposal contributes to making Dundee an attractive, competitive, vibrant and sustainable city - where more people will choose to live, work,
	Policy 25: Gallagher Retail Park Extension			study and visit. This policy contributes towards the creation of quality sustainable
	Policy 26: Local Shopping Provision Policy 27: Class 2 Office Developments			communities. This policy contributes towards the creation of quality sustainable communities.
h	Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre			n/a
U	Policy 20(a): City Centre Retail Frontage Area			This policy contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area			This policy contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
	Policy 20(c): City Centre Extending and Upgrading Shopping Provision			This policy contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
	Policy 21(a): District Centres Retail Frontage			This policy contributes towards the creation of quality sustainable communities.
	Policy 21(b): District Centres Outwith Retail Frontage			This policy contributes towards the creation of quality sustainable communities.
	Policy 22: The Stack			This proposal contributes towards the creation of quality sustainable communities.

	Policy 23: Goods Range Restrictions	This policy will not itself lead to development as it relates to
	Folicy 25. Goods harige nestrictions	restricted goods ranges.
	Policy 24: Location of New Retail Developments	This policy contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
	Policy 25: Gallagher Retail Park Extension	This proposal contributes towards the quality of life for communities in Dundee by ensuring the city remains vibrant and attractive where people choose to live, work, study and visit.
	Policy 26: Local Shopping Provision	This policy contributes towards the creation of quality sustainable communities.
	Policy 27: Class 2 Office Developments	This policy contributes towards the creation of quality sustainable communities.
3 a	Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre	This policy protects communities from development which may raise amenity issues.

Policy 20(a): City Centre Retail Frontage Area		The Council is working		The City of Dundee has been declared an Air Quality Management Area and there is an Air Quality Action Plan in place. SPG will be prepared to provide further guidance on the pLDP policy on Air Quality which states that an air quality impact assessment may be required for development proposals where
Policy 20(b): City Centre Speciality Shopping and Non Frontage Area Policy 20(c): City Centre Extending and Upgrading Shopping Provision		improve the accessibility of more sustainable modes of transport in	towards the delivery of Dundee city centre as a major regional centre and enhance its strength and competitiveness. Improving the visitor experience will lead to increasing visitor numbers and this could then impact on air quality if left unchecked.	accessibility to sustainable transport modes.
Policy 21(a): District Centres Retail Frontage				District centres perform a valuable function for communities across the city and are connected to existing travel networks including public transport and are accessible by sustainable modes of transport such as walking and cycling.

	_		•	
	Policy 21(b): District Centres Outwith Retail Frontage			District centres perform a valuable function for communities across the city and are connected to existing travel networks including public transport and are accessible by sustainable modes of transport such as walking and cycling.
				The Stack is connected to existing
	Policy 22: The Stack			travel networks including public transport
	Policy 23: Goods Range Restrictions			This policy does not lead to development as it relates to restricted goods ranges.
	Policy 24: Location of New Retail Developments			Locations will only be acceptable if the site is readily accessible by modes of transport other than the car.
	Policy 25: Gallagher Retail Park Extension			Commercial Centres are connected to existing travel networks including public transport. This site is within walking distance of the city centre.
	Policy 26: Local Shopping Provision			These play an important role in making communities more sustainable. Locations accessible by sustainable modes of transport such as walking and cycling
	Policy 27: Class 2 Office Developments			This policy directs new development to the edge of city centre and district centres in the first instance. No known effect at this time.
	Policy 28: Public Houses, Restaurants and Hot			
	Food Takeaways Outwith the City Centre			n/a
b				
	Policy 20(a), City Contro Potail Frantage A:			No effect on designated open
	Policy 20(a): City Centre Retail Frontage Area Policy 20(b): City Centre Speciality Shopping and			space and access. No effect on designated open
	Non Frontage Area			space and access.
	Policy 20(c): City Centre Extending and Upgrading			No effect on designated open
	Shopping Provision			space and access.
				No effect on designated open
	Policy 21(a): District Centres Retail Frontage			space and access.

	Policy 21(b): District Centres Outwith Retail Frontage				No effect on designated open space and access.
	Frontage				No effect on designated open
	Policy 22: The Stack				space and access.
	1 Olicy 22. The Stack		1		No effect on designated open
	Policy 23: Goods Range Restrictions				space and access.
	Folicy 23. Goods harige nestrictions			Policies in the pLDP protect	This policy offers a sequential
					approach for new development
				offer opportunities to	directing it to the city centre and
				promote within new	district centres in the first
	Policy 24: Location of New Retail Developments			development.	instance.
	Policy 24. Location of New Retail Developments			аечеюрттетт.	instance.
					No effect on designated open
	Policy 25: Gallagher Retail Park Extension				space and access.
	1 oney 20. danagner riotain i ant Extension		+		No effect on designated open
	Policy 26: Local Shopping Provision				space and access.
	1 only 20. 200ai onopping i rovision			Policies in the pLDP protect	This policy directs new
					development to the edge of city
				offer opportunities to	centre and district centres in the
				promote within new	first instance. No known effect
	Policy 27: Class 2 Office Developments			development.	this time.
	Policy 28: Public Houses, Restaurants and Hot		i i	четегоритети.	triis time.
	Food Takeaways Outwith the City Centre				n/a
С	1 cod randawaye culmur inc only contro				11/4
•					No effect on vacant or derelict
	Policy 20(a): City Centre Retail Frontage Area				land
	Policy 20(b): City Centre Speciality Shopping and				No effect on vacant or derelict
	Non Frontage Area				land
	Policy 20(c): City Centre Extending and Upgrading				No effect on vacant or derelict
	Shopping Provision				land
	11 3 2 2 2				No effect on vacant or derelict
					land. This policy will encourage
					development of quality
	Policy 21(a): District Centres Retail Frontage				environments for communities.
					No effect on vacant or derelict
					land. This policy will encourage
	Policy 21(b): District Centres Outwith Retail				development of quality
	Frontage				environments for communities.
			†		There will be a positive effect on
					vacant and derelict land. This
					proposal will contribute to
					improving the environmental
	Policy 22: The Stack				quality for communities.
	Policy 23: Goods Range Restrictions		†		n/a
	i inity iii decode i lange i lectricatione				· · · · ·

		_			
	Policy 24: Location of New Retail Developments			eff toc kn pro wh sit	ere is no known likely significant ect at this time as the policy is o general or vague and it is not own where, when or how the oposal may be implemented or ere effects may occur or which es may be affected.
	Policy 25: Gallagher Retail Park Extension			lan	
	Policy 26: Local Shopping Provision			Th eff toc kn pro wh	ere is no known likely significant ect at this time as the policy is a general or vague and it is not own where, when or how the posal may be implemented or ere effects may occur or which es may be affected.
	Policy 27: Class 2 Office Developments			eff toc kni pro wh	ere is no known likely significant ect at this time as the policy is a general or vague and it is not own where, when or how the oposal may be implemented or ere effects may occur or which es may be affected.
	Policy 28: Public Houses, Restaurants and Hot				
	Food Takeaways Outwith the City Centre			n/a	1
d	Policy 20(a): City Centre Retail Frontage Area		+	No	impact on waste.
	Policy 20(a): City Centre Retail Frontage Area Policy 20(b): City Centre Speciality Shopping and Non Frontage Area			No	impact on waste.
	Policy 20(c): City Centre Extending and Upgrading Shopping Provision Policy 21(a): District Centres Retail Frontage Policy 21(b): District Centres Outwith Retail			asi de ad str de ma sul No	licy 40 of the proposed LDP ks that development proposals monstrate that they adequately dress the Council's waste ategy and for certain velopments a waste anagement plan has to be omitted.
	Frontage			No	impact on waste.

			1		D-15 40 - 4 4b 1 DD
					Policy 40 of the proposed LDP
					asks that development proposals
					demonstrate that they adequately
					address the Council's waste
					strategy and for certain
					developments a waste
					management plan has to be
	Policy 22: The Stack				submitted.
	Policy 23: Goods Range Restrictions				n/a
	·				Policy 40 of the proposed LDP
					asks for waste management plans
					to be submitted for development
	Policy 24: Location of New Retail Developments				proposals.
	1 only 2 is 200ation of Now Hotal Bovolopmente	_			Policy 40 of the proposed LDP
					asks that development proposals
					demonstrate that they adequately
					address the Council's waste
					strategy and for certain
					developments a waste
	D. W. OF O. W. J. D. W. D. J. E. J.				management plan has to be
	Policy 25: Gallagher Retail Park Extension				submitted.
					Policy 40 of the proposed LDP
					asks that development proposals
					demonstrate that they adequately
					address the Council's waste
					strategy and for certain
					developments a waste
					management plan has to be
	Policy 26: Local Shopping Provision				submitted.
					Policy 40 of the proposed LDP
					asks that development proposals
					demonstrate that they adequately
					address the Council's waste
					strategy and for certain
					developments a waste
					management plan has to be
	Policy 27: Class 2 Office Developments				submitted.
	Policy 28: Public Houses, Restaurants and Hot	 		+	oubilitiou.
	Food Takeaways Outwith the City Centre				n/a
4 a	1 000 Takeaways Outwith the Oity Centre	1		+	ΙΙ/α
4 a				+	This policy will not lead to the
					release of greenfield sites for
	Policy 20(a), City Contro Potail Frontone Ave-				
	Policy 20(a): City Centre Retail Frontage Area				development.
	Delieu 00/h) Oite Oestes C				This policy will not lead to the
	Policy 20(b): City Centre Speciality Shopping and				release of greenfield sites for
	Non Frontage Area				development.

				This policy will not lead to the
	Policy 20(c): City Centre Extending and Upgrading			release of greenfield sites for
	Shopping Provision			development.
				This policy will not lead to the
				release of greenfield sites for
	Policy 21(a): District Centres Retail Frontage			development.
				This policy will not lead to the
	Policy 21(b): District Centres Outwith Retail			release of greenfield sites for
	Frontage			development.
				This proposal will not lead to the
				release of greenfield sites for
	Policy 22: The Stack			development.
	Policy 23: Goods Range Restrictions			n/a
				The section of the se
				There is no known likely significan
				effect at this time as the policy is
				too general or vague and it is not known where, when or how the
				proposal may be implemented or
				where effects may occur or which
	Policy 24: Location of New Retail Developments			sites may be effected.
	Folicy 24. Location of New Retail Developments			This proposal will not lead to the
				release of greenfield sites for
	Policy 25: Gallagher Retail Park Extension			development.
	1 Olloy 20. Gallagrior Fiotali Fark Exteriolori			This policy will not lead to the
				release of greenfield sites for
	Policy 26: Local Shopping Provision			development.
	- chapter and a chapter of the chapt			This policy will not lead to the
				release of greenfield sites for
	Policy 27: Class 2 Office Developments			development.
	Policy 28: Public Houses, Restaurants and Hot			·
	Food Takeaways Outwith the City Centre			n/a
4 b				
				No effect on soil quality and
	Policy 20(a): City Centre Retail Frontage Area			geodiversity
	Policy 20(b): City Centre Speciality Shopping and			No effect on soil quality and
	Non Frontage Area			geodiversity
	Policy 20(c): City Centre Extending and Upgrading			No effect on soil quality and
	Shopping Provision			geodiversity
				No effect on soil quality and
	Policy 21(a): District Centres Retail Frontage			geodiversity
	Policy 21(b): District Centres Outwith Retail			No effect on soil quality and
	Frontage		1	geodiversity
	_ ,, ,			No effect on soil quality and
	Policy 22: The Stack			geodiversity
	Policy 23: Goods Range Restrictions			n/a

		ı	1	1		
	Policy 24: Location of New Retail Developments Policy 25: Gallagher Retail Park Extension Policy 26: Local Shopping Provision					There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected. No effect on soil quality and geodiversity No effect on soil quality and geodiversity No effect on soil quality and
	Policy 27: Class 2 Office Developments Policy 28: Public Houses, Restaurants and Hot					geodiversity
	Food Takeaways Outwith the City Centre					n/a
5 a, b, c d	The same and comment and only comme					
	Policy 20(a): City Centre Retail Frontage Area				Historical events recorded. Scouring Burn watercourse through city centre	The council is working in partnership to produce a Local Flood Risk Management Plan. The aim will be to determine a preemptive approach to flooding. A water storm tank has been constructed as part of the central waterfront infrastructure work.
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area				Historical events recorded. Scouring Burn watercourse through city centre	The council is working in partnership to produce a Local Flood Risk Management Plan. The aim will be to determine a preemptive approach to flooding. A water storm tank has been constructed as part of the central waterfront infrastructure work.
	Policy 20(c): City Centre Extending and Upgrading Shopping Provision					FRA will be required for any development in a floodrisk area.
	Policy 21(a): District Centres Retail Frontage				Within Broughty Ferry DC flooding events have been recorded	FRA will be required for any development in a floodrisk area.
	Policy 21(b): District Centres Outwith Retail Frontage				Within Broughty Ferry DC flooding events have been recorded	FRA will be required for any development in a floodrisk area.
	Policy 22: The Stack					No known water issues.
	Policy 23: Goods Range Restrictions					n/a

	Policy 24: Location of New Retail Developments	FRA will be required for any development in a floodrisk are:
		FRA will be required for any
	Policy 25: Gallagher Retail Park Extension	development in a floodrisk are
	Policy 26: Local Shopping Provision	No known water issues
	Policy 27: Class 2 Office Developments	FRA will be required for any development in a floodrisk are
	Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre	n/a
6 a		
	Policy 20(a): City Centre Retail Frontage Area	see 3 (a) above
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area	
	Policy 20(c): City Centre Extending and Upgrading Shopping Provision	
	Policy 21(a): District Centres Retail Frontage	
	Policy 21(b): District Centres Outwith Retail Frontage	
	Policy 22: The Stack	
	Policy 23: Goods Range Restrictions	
	Policy 24: Location of New Retail Developments	
	Policy 25: Gallagher Retail Park Extension	
	Policy 26: Local Shopping Provision	
	Policy 27: Class 2 Office Developments	
	Policy 28: Public Houses, Restaurants and Hot	
	Food Takeaways Outwith the City Centre	
6 b		
	Policy 20(a): City Centre Retail Frontage Area	No effect on mode of travel to work/school
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area	No effect on mode of travel to work/school
	Policy 20(c): City Centre Extending and Upgrading	No effect on mode of travel to
	Shopping Provision	work/school
	Policy 21(a): District Centres Retail Frontage	No effect on mode of travel to work/school
	Policy 21(b): District Centres Outwith Retail	No effect on mode of travel to
	Frontage	work/school
	Policy 22: The Stack	Accessible by all modes of transport
	Policy 23: Goods Range Restrictions	No effect on mode of travel to work/school

						This policy offers a sequential
						approach for new development
						with preference being the city
						centre and district centres which
						are all highly accessible by all
	Policy 24: Location of New Poteil Dayslanments					modes of sustainable transport.
	Policy 24: Location of New Retail Developments					
						Accessible by all modes of
						transport and within walking
	Policy 25: Gallagher Retail Park Extension					distance of city centre.
						Accessible by all modes of
	Policy 26: Local Shopping Provision					transport
						This policy directs new
						development to the edge of city
						centre and district centres in the
						first instance. This allows for
				1		connected trips and contributes to
						the vitality and viability of these
	Policy 27: Class 2 Office Developments					centres.
	Policy 28: Public Houses, Restaurants and Hot					No effect as this policy is
	Food Takeaways Outwith the City Centre					controlling operations.
7 a						g operations
	Policy 20(a): City Centre Retail Frontage Area					No effect.
	Policy 20(b): City Centre Speciality Shopping and					
	Non Frontage Area					No effect.
	Policy 20(c): City Centre Extending and Upgrading				See policy 29 Low and Zero	opportunity to promote energy
	Shopping Provision				Carbon Technology	efficiency and renewable energy
	Policy 21(a): District Centres Retail Frontage				9,	No effect.
	Policy 21(b): District Centres Outwith Retail					
	Frontage					No effect.
						opportunity to promote energy
	Policy 22: The Stack				Carbon Technology	efficiency and renewable energy
	Policy 23: Goods Range Restrictions					No effect.
					See policy 29 Low and Zero	opportunity to promote energy
	Policy 24: Location of New Retail Developments				Carbon Technology	efficiency and renewable energy
					See policy 29 Low and Zero	opportunity to promote energy
	Policy 25: Gallagher Retail Park Extension				Carbon Technology	efficiency and renewable energy
	, sanag					, and the second of the second
						opportunity to promote energy
	Policy 26: Local Shopping Provision		<u> </u>		Carbon Technology	efficiency and renewable energy

	Policy 27: Class 2 Office Developments			See policy 29 Low and Zero Carbon Technology	opportunity to promote energy efficiency and renewable energy
	Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre				No effect as this policy is controlling operations.
b					
	Policy 20(a): City Centre Retail Frontage Area				No effect
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area				No effect
	Policy 20(c): City Centre Extending and Upgrading Shopping Provision			Opportunity to promote sustainable development and construction	Sustainable development is at th heart of the LDP
	Policy 21(a): District Centres Retail Frontage			Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
	Policy 21(b): District Centres Outwith Retail Frontage			Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
	Policy 22: The Stack			Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
	Policy 23: Goods Range Restrictions				No effect
	Policy 24: Location of New Retail Developments				Sustainable development is at the heart of the LDP
	Policy 25: Gallagher Retail Park Extension			Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
	Policy 26: Local Shopping Provision			Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
	Policy 27: Class 2 Office Developments			Opportunity to promote sustainable development and construction	Sustainable development is at the heart of the LDP
	Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre				No effect as this policy is controlling operations.
С	·				
	Policy 20(a): City Centre Retail Frontage Area				No effect
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area				No effect

	Policy 20(c): City Centre Extending and Upgrading Shopping Provision Policy 21(a): District Centres Retail Frontage			In combination with other policies in the LDP	The city centre is well connected to transport networks including public transport and the Council is working with transport partners to improve accessibility by more sustainable modes of transport as part of the waterfront redevelopment. No effect
	Policy 21(b): District Centres Outwith Retail				
	Frontage				No effect
	Policy 22: The Stack				The Stack is well connected to transport networks. Opportunity through masterplan for further improvements to cycleways, pathways and public transport.
	Policy 23: Goods Range Restrictions				No effect
	Policy 24: Location of New Retail Developments				This policy allows for retail development on sites that are readily accessible by modes of transport other than the car
					The site is within walking distance
	Policy 25: Gallagher Retail Park Extension				of the city centre
	Policy 26: Local Shopping Provision				Local shopping centres and parades will be accessible by sustainable modes of transport such as walking and cycling and public transport
	Policy 27: Class 2 Office Developments				This policy allows for office development on sites that are readily accessible by modes of transport other than the car
	Policy 28: Public Houses, Restaurants and Hot				No effect as this policy is
	Food Takeaways Outwith the City Centre				controlling operations.
8 a					
	Policy 20(a): City Centre Retail Frontage Area				n/a
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area				n/a
	Policy 20(c): City Centre Extending and Upgrading Shopping Provision				n/a
	Policy 21(a): District Centres Retail Frontage				n/a
	Policy 21(b): District Centres Outwith Retail Frontage				n/a
	Policy 22: The Stack				n/a
	Policy 23: Goods Range Restrictions				n/a
	Policy 24: Location of New Retail Developments				n/a

	Policy 25: Gallagher Retail Park Extension				n/a
	Policy 26: Local Shopping Provision				n/a
	Policy 27: Class 2 Office Developments				n/a
	Policy 28: Public Houses, Restaurants and Hot				
	Food Takeaways Outwith the City Centre				n/a
b					
					This policy contributes towards the
					delivery of Dundee City Centre as
					the Region's major retail centre
					and is important for maintaining
					the City's strength and
	Policy 20(a): City Centre Retail Frontage Area				competitiveness.
	1 oney 20(a). Only define Hetail 1 formage 7 il ca				This policy contributes towards the
					delivery of Dundee City Centre as
					the Region's major retail centre
					and is important for maintaining
	Policy 20(b): City Centre Speciality Shopping and				the City's strength and
	Non Frontage Area				competitiveness.
	Non Frontage Area				This policy contributes towards the
					delivery of Dundee City Centre as
					the Region's major retail centre
					and is important for maintaining
	Policy 20(c): City Centre Extending and Upgrading				the City's strength and
	Shopping Provision				competitiveness.
	Policy 21(a): District Centres Retail Frontage				n/a
	Policy 21(a): District Centres Netail Policy 21(b): District Centres Outwith Retail				11/a
	Frontage				n/a
	Policy 22: The Stack				n/a
	Policy 23: Goods Range Restrictions				n/a
	Folicy 23. Goods harige nestrictions				This policy contributes towards the
					delivery of Dundee City Centre as
					the Region's major retail centre
				Delian te manate biob	and is important for maintaining
	Delian OA Lagation of New Patell Developments			Policy to promote high	the City's strength and
	Policy 24: Location of New Retail Developments			quality design in pLDP	competitiveness.
				This has the accuse to	This policy contributes to your 1
				This has the scope to	This policy contributes towards the
				complement and enhance	delivery of Dundee City Centre as
					the Region's major retail centre
				retail park and offers the	and is important for maintaining
				opportunity to regenerate a	the City's strength and
	Policy 25: Gallagher Retail Park Extension			prominent site.	competitiveness.
					This is small scale local
					development that is controlled
					through this policy to ensure
				Policy to promote high	development does not impact on
	Policy 26: Local Shopping Provision			quality design in pLDP	existing shopping centres.

	Policy 27: Class 2 Office Developments Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre		This policy directs new development to the edge of city centre and district centres in the first instance. Policy to promote high quality design in pLDP	This policy is important for maintaining the City's strength and competitiveness. It contributes towards the vitality and viability of district centres.
С				
Ů	Policy 20(a): City Centre Retail Frontage Area			n/a
	Policy 20(b): City Centre Speciality Shopping and			1174
	Non Frontage Area			n/a
	Policy 20(c): City Centre Extending and Upgrading			11/4
	Shopping Provision			n/a
	Policy 21(a): District Centres Retail Frontage			n/a
	Policy 21(b): District Centres Outwith Retail			11/4
	Frontage			n/a
	Policy 22: The Stack			n/a
	Policy 23: Goods Range Restrictions			n/a
	Policy 24: Location of New Retail Developments			n/a
	Policy 25: Gallagher Retail Park Extension			n/a
	Policy 26: Local Shopping Provision			n/a
	Policy 27: Class 2 Office Developments			n/a
	Policy 28: Public Houses, Restaurants and Hot			1174
	Food Takeaways Outwith the City Centre			n/a
d	Took Tanoamayo Samar and Sily Somas			1174
u u	Policy 20(a): City Centre Retail Frontage Area			n/a
	Policy 20(b): City Centre Speciality Shopping and			1174
	Non Frontage Area			n/a
	Policy 20(c): City Centre Extending and Upgrading			11/4
	Shopping Provision			n/a
	Policy 21(a): District Centres Retail Frontage			n/a
	Policy 21(b): District Centres Outwith Retail			11/4
	Frontage			n/a
	Policy 22: The Stack			n/a
	Policy 23: Goods Range Restrictions			n/a
	Policy 24: Location of New Retail Developments			n/a
	Policy 25: Gallagher Retail Park Extension			n/a
	Policy 26: Local Shopping Provision			n/a
	Policy 27: Class 2 Office Developments			n/a
	Policy 28: Public Houses, Restaurants and Hot			
	Food Takeaways Outwith the City Centre			n/a
9 a	i ii iii iiji iii ii iii iii iii iii			

Policy 20(a): City Centre Retail Frontage Area			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
Policy 20(b): City Centre Speciality Shopping and Non Frontage Area			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
Policy 20(c): City Centre Extending and Upgrading Shopping Provision			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
Policy 21(a): District Centres Retail Frontage			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
Policy 21(b): District Centres Outwith Retail Frontage			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
Policy 22: The Stack			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	An agreed masterplan will define the development framework for the overall site. Any redevelopment will take account of the historic environment.
Policy 23: Goods Range Restrictions				n/a
Policy 24: Location of New Retail Developments			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.

			 · · · · · · · · · · · · · · · · · · ·		
Po	olicy 25: Gallagher Retail Park Extension			states that development	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
Ро	olicy 26: Local Shopping Provision			states that development	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
	olicy 27: Class 2 Office Developments			states that development proposals will be required to	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
	olicy 28: Public Houses, Restaurants and Hot				,
Foo	ood Takeaways Outwith the City Centre				n/a
b					
Ро	olicy 20(a): City Centre Retail Frontage Area			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
	olicy 20(b): City Centre Speciality Shopping and on Frontage Area			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
Po Sh	olicy 20(c): City Centre Extending and Upgrading nopping Provision			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.

				Historic Environment Policy states that development proposals will be required to comply with Government	Any redevelopment will take account of the historic
	Policy 21(a): District Centres Retail Frontage			Guidance and the SPG	environment.
	Policy 21(b): District Centres Outwith Retail Frontage			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
	Policy 22: The Stack Policy 23: Goods Range Restrictions			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
	Policy 24: Location of New Retail Developments			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
	Policy 25: Gallagher Retail Park Extension			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
	Policy 26: Local Shopping Provision			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
	Policy 27: Class 2 Office Developments			Historic Environment Policy states that development proposals will be required to comply with Government Guidance and the SPG	Any redevelopment will take account of the historic environment.
	Policy 28: Public Houses, Restaurants and Hot				
	Food Takeaways Outwith the City Centre				n/a
С					
	Policy 20(a): City Centre Retail Frontage Area				n/a
-		 	 		

	Policy 20(b): City Centre Speciality Shopping and					
	Non Frontage Area					n/a
	Policy 20(c): City Centre Extending and Upgrading					11/4
	Shopping Provision					n/a
	Policy 21(a): District Centres Retail Frontage					n/a
	Policy 21(b): District Centres Netail Frontage					11/a
	Frontage					n/a
	Policy 22: The Stack					n/a
	Policy 23: Goods Range Restrictions					n/a
	Policy 24: Location of New Retail Developments	_				n/a
	Policy 25: Gallagher Retail Park Extension	_	_			n/a
	Policy 26: Local Shopping Provision	_				n/a
	Policy 27: Class 2 Office Developments		_			n/a
	Policy 28: Public Houses, Restaurants and Hot		_			n/a
						1-
-1	Food Takeaways Outwith the City Centre		_			n/a
d					Daliay fan Arabaaalasiaal	
					Policy for Archaeological	A mark we describe more onto will take
					sites in LDP requires an	Any redevelopment will take
	D. II. 60() 611 6 1 D. 115 1 A				assessment of the likely	account of the historic
	Policy 20(a): City Centre Retail Frontage Area	_			impact of the proposal.	environment.
					Policy for Archaeological	
	B # 20# \ 20				sites in LDP requires an	Any redevelopment will take
	Policy 20(b): City Centre Speciality Shopping and				assessment of the likely	account of the historic
	Non Frontage Area				impact of the proposal.	environment.
					Policy for Archaeological	
					sites in LDP requires an	Any redevelopment will take
	Policy 20(c): City Centre Extending and Upgrading				assessment of the likely	account of the historic
	Shopping Provision				impact of the proposal.	environment.
	Policy 21(a): District Centres Retail Frontage					n/a
	Policy 21(b): District Centres Outwith Retail					
	Frontage					n/a
					Policy for Archaeological	
					sites in LDP requires an	Any redevelopment will take
					assessment of the likely	account of the historic
	Policy 22: The Stack				impact of the proposal.	environment.
	Policy 23: Goods Range Restrictions					n/a
					Policy for Archaeological	
					sites in LDP requires an	Any redevelopment will take
					assessment of the likely	account of the historic
	Policy 24: Location of New Retail Developments				impact of the proposal.	environment.
					Policy for Archaeological	
					sites in LDP requires an	Any redevelopment will take
					assessment of the likely	account of the historic
	Policy 25: Gallagher Retail Park Extension				impact of the proposal.	environment.

					Policy for Archaeological	
				S	sites in LDP requires an	Any redevelopment will take
					assessment of the likely	account of the historic
	Policy 26: Local Shopping Provision				mpact of the proposal.	environment.
	i chay to the total chapping the treatment				Policy for Archaeological	
					sites in LDP requires an	Any redevelopment will take
					assessment of the likely	account of the historic
	Policy 27: Class 2 Office Developments				mpact of the proposal.	environment.
	Policy 28: Public Houses, Restaurants and Hot			+ '	inpact of the proposal.	environinent.
						n/a
	Food Takeaways Outwith the City Centre					II/a
е	D. II. 00() 011 0 1 D 1 11 E 1 A					
	Policy 20(a): City Centre Retail Frontage Area					n/a
	Policy 20(b): City Centre Speciality Shopping and					
	Non Frontage Area					n/a
	Policy 20(c): City Centre Extending and Upgrading					
	Shopping Provision					n/a
	Policy 21(a): District Centres Retail Frontage					n/a
	Policy 21(b): District Centres Outwith Retail					
	Frontage					n/a
	Policy 22: The Stack					n/a
	Policy 23: Goods Range Restrictions					n/a
	Policy 24: Location of New Retail Developments					n/a
	Policy 25: Gallagher Retail Park Extension					n/a
	Policy 26: Local Shopping Provision					n/a
	Policy 27: Class 2 Office Developments					n/a
	Policy 28: Public Houses, Restaurants and Hot					
	Food Takeaways Outwith the City Centre					n/a
10 a						
	Policy 20(a): City Centre Retail Frontage Area					n/a
	Policy 20(b): City Centre Speciality Shopping and					11/4
	Non Frontage Area					n/a
	Policy 20(c): City Centre Extending and Upgrading					II/a
	Shopping Provision					n/a
	Policy 21(a): District Centres Retail Frontage			+		n/a
	Policy 21(a): District Centres Retail Frontage Policy 21(b): District Centres Outwith Retail			+		II/a
						- /-
	Frontage					n/a
	Policy 22: The Stack					n/a
	Policy 23: Goods Range Restrictions					n/a
	Policy 24: Location of New Retail Developments					n/a
	Policy 25: Gallagher Retail Park Extension					n/a
	Policy 26: Local Shopping Provision					n/a
			I	1		n/a
	Policy 27: Class 2 Office Developments					1.0 0
	Policy 28: Public Houses, Restaurants and Hot					11/5
	Policy 27: Class 2 Office Developments Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre					n/a

	Policy 20(b): City Centre Speciality Shopping and			/
	Non Frontage Area			n/a
	Policy 20(c): City Centre Extending and Upgrading		Policy to promote high	The Waterfront has a masterplan in place with the opportunity to
	Shopping Provision		quality design in pLDP	promote high quality design
	Policy 21(a): District Centres Retail Frontage			n/a
	Policy 21(b): District Centres Outwith Retail Frontage			n/a
	Policy 22: The Stack		Policy to promote high quality design in pLDP	Opportunity to promote design through masterplan
	Policy 23: Goods Range Restrictions			n/a
	Policy 24: Location of New Retail Developments		Policy to promote high quality design in pLDP	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected. Policy to promote high quality
	Policy 25: Gallagher Retail Park Extension			design in pLDP
	Policy 26: Local Shopping Provision			n/a
C	Policy 27: Class 2 Office Developments Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre			There is no known likely significan effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected. n/a this policy controls amenity for neighbouring uses
C				Opportunity to promote good
	Policy 20(a): City Centre Retail Frontage Area		Policy to promote high quality design in pLDP	quality development through SPG?
	Policy 20(b): City Centre Speciality Shopping and Non Frontage Area		Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?
	Policy 20(c): City Centre Extending and Upgrading Shopping Provision		Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?
	Policy 21(a): District Centres Retail Frontage		Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?

Policy 21(b): District Centres Outwith Retail Frontage		Policy to promote high quality design in pLDP	Opportunity to promote good quality development through SPG?
Policy 22: The Stack		Policy to promote high quality design in pLDP	Opportunity to promote good quality design through masterplan
Policy 23: Goods Range Restrictions			n/a this policy restricts the range of goods that can be sold within commercial centres
Policy 24: Location of New Retail Developments		Policy to promote high quality design in pLDP Policy to promote high	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be effected. Opportunity to promote design
Policy 25: Gallagher Retail Park Extension		quality design in pLDP	through ldp policies collectively.
Policy 26: Local Shopping Provision		Policy to promote high quality design in pLDP	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
Policy 27: Class 2 Office Developments		Policy to promote high quality design in pLDP	There is no known likely significant effect at this time as the policy is too general or vague and it is not known where, when or how the proposal may be implemented or where effects may occur or which sites may be affected.
Policy 28: Public Houses, Restaurants and Hot Food Takeaways Outwith the City Centre			n/a this policy controls amenity for neighbouring uses