

Town Centre First and Economy

Local Development Plan Topic Paper

1.25 million visits to Dundee during 2022.

687,000 visitors stayed in Dundee during 2022, spending over 2 million nights in local accommodation.

23% increase in overnight stays in local accommodation when comparing 2019 with 2022.

£284 million generated within the local economy through visitor and tourist business

£292 million turnover generated by Dundee's creative industries

3,535 employed through Dundee's creative industries.

240 creative industry businesses registered in Dundee.



Topic Paper – Town Centre First and Economy

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1. Introduction

This topic paper reviews evidence identified as relevant surrounding Dundee's network of centres, retail, tourism, culture, and creativity. This topic grouping includes:

- **NPF4 Policy 27 City, Town, Local and Commercial Centres**
- **NPF4 Policy 28 Retail**
- **NPF4 Policy 30 Tourism**
- **NPF4 Policy 31 Culture and Creativity**

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 27 City, Town, Local and Commercial Centres	National Planning Framework 4
	Dundee Local Development Plan 2019
	Dundee City Centre Strategic Investment Plan 2050
	Review of Retailing in Dundee 2023
	Scottish City Centres: Workstream 1 Increasing Residential Capacity (Savills)
Policy 28 Retail	National Planning Framework 4
	Dundee Local Development Plan 2019
	Review of Retailing in Dundee 2023
	Dundee City Centre Strategic Investment Plan 2050
	The Town and Country Planning (General Permitted Development and Use Classes) (Scotland) Miscellaneous Amendment Order 2023
Policy 30 Tourism	National Planning Framework 4
	Dundee Local Development Plan 2019
	Dundee City Centre Strategic Investment Plan 2050
	Tay Cities Region: Tourism Strategy 2019-2024
	STEAM Report for 2011-2022
	Dundee Climate Action Plan
	Sustainable Energy & Climate Action Plan Climate: Risk and Vulnerability Assessment June 2019
Policy 31 Culture and Creativity	National Planning Framework 4
	Dundee Local Development Plan 2019
	A Culture Strategy for Scotland
	A Culture Strategy for Scotland: Action Plan
	Dundee Cultural Strategy 2015 - 2025
	Economic and Social Impact of Dundee's Cultural Strategy and Action Plan
	Music to Our Ears: Dundee Music Strategy 2017 – 2020
	Extraordinary Moments Shared: Events Strategy 2024-29
	Tomorrow's Audience Report 2024
	Dundee's Creative Industries Strategy 2017 - 2021
	Dundee Cultural Recovery: A Policy Report 2021
	Dundee Creative Space Survey 2023
Hapworks	

3. Summary of Evidence/ Datasets

3.1 NPF4 Policy 27 City, Town, Local and Commercial Centres

National Planning Framework 4

NPF4 recognises that our urban centres are socially and culturally important, supporting our productivity and stimulating innovation and investment. They also have a significant opportunity to contribute to Scotland's economic recovery and to achieve a wellbeing economy. However, they are experiencing significant challenges, caused, or accelerated by the pandemic, and require strategic planning to diversify their offer so that they can thrive and become more resilient. Therefore, the Town Centre First principle forms a key component of policy 27, which requires government, local authorities, wider public sector, businesses, and communities to put the health of town centres at the heart of decision making. It seeks to deliver the best local outcomes, align policies, and target available resources to prioritise town centre sites, encouraging vibrancy, equality, and diversity.

Policy 27 intends to encourage, promote, and facilitate development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental, and societal changes, and by encouraging town centre living.

Successful outcomes through policy delivery would result in centres that are more vibrant, healthy, creative, enterprising, accessible, and resilient places for people to live, learn, work, enjoy and visit. Development is directed to the most sustainable locations that are accessible by a range of sustainable transport modes and provide communities with easy access to the goods, services and recreational opportunities they need.

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

- LDPs (Local Development Plans) should support sustainable futures for city, town and local centres, in particular opportunities to enhance city and town centres. They should, where relevant, also support proposals for improving the sustainability of existing commercial centres where appropriate.
- LDPs should identify a network of centres that reflect the principles of 20-minute neighbourhoods and the town centre vision.
- LDPs should be informed by evidence on where clustering of non-retail uses may be adversely impacting on the wellbeing of communities. They should also consider, and if appropriate, identify any areas where drive-through facilities may be acceptable where they would not negatively impact on the principles of local living or sustainable travel.
- LDPs should provide a proportion of their Local Housing Land Requirements in city and town centres and be proactive in identifying opportunities to support residential development.

Implications for planning's Development Management are that development proposals which align with the town centre first approach and enhance and improve the vitality and viability of city, town and local centres will be supported. Such developments which generate significant

footfall and are proposed out with these centres will only be supported where a town centre first assessment can justify the departure. The specific requirements of a town centre first assessment are set out on pages 81-82 of NPF4.

Development proposals for non-retail uses, such as hot food takeaways, betting offices, and high-interest money lenders, will not be supported if further provision of these services will undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas. Similarly, drive-through developments will only be supported where they are specifically supported in the LDP.

Residential development proposals which increase town centre living through new build and the re-use or conversion of vacant buildings will be supported. Proposals for re-use and conversion must consider the viability of existing uses and the need to maintain positive ground floor uses and frontages. All proposed residential development must ensure that residential amenity is not detrimentally affected by existing adjacent uses.

Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) fully adopts the Town Centre First approach through a group of policies which control and support the city's network of centres. The policies have been identified below, including a note on their relevance.

Figure 1: Local Development Plan 2019 Policy Links to NPF4 Policy 27

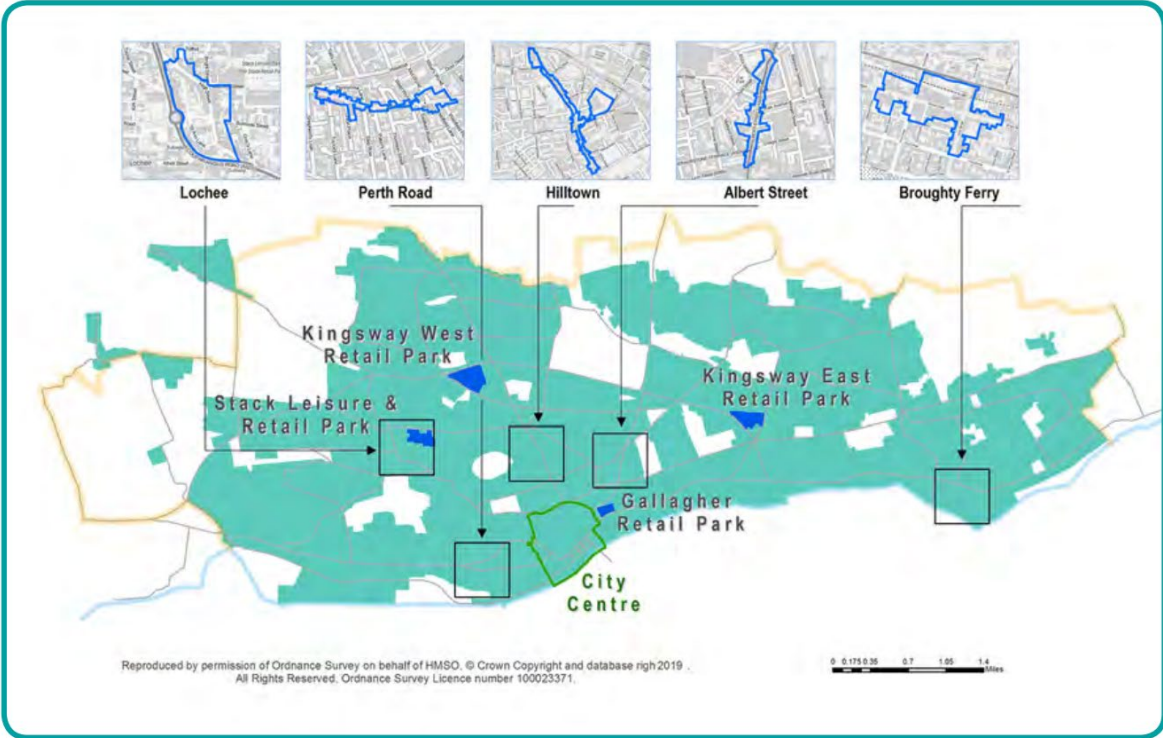
LDP 2019 Policy	Relevance to NPF4 Policy 27
Policy 7: Tourism and Leisure Developments	Significant visitor attractions and facilities directed to the City Centre unless valid circumstances determine otherwise. Major leisure uses directed towards the City Centre, District Centres and existing leisure parks.
Policy 8: Visitor Accommodation	Visitor accommodation directed towards the City Centre and Central Broughty Ferry area.
Policy 21: Town Centre First Principle	All new or expanded uses that generate significant footfall are directed to the City Centre or a District Centre unless valid circumstances determine otherwise.
Policy 22: City Centre Retail Frontages	Control of use class change and expansion within the City Centre. This policy will be subject to review following amendments to national planning legislation: Use Class Order, and the General Permitted Development Order. Please see section 3.2 NPF4 Policy 28 Retail for more detail.
Policy 23: District Centres Retail Frontage	Control of use class change and expansion within District Centres. This policy will be subject to review following amendments to national planning legislation: Use Class Order,

	and the General Permitted Development Order. Please see section 3.2 NPF4 Policy 28 Retail for more detail.
Policy 24: Goods Range and Unit Size Restrictions	Restriction of goods range and sales areas size at commercial centres and foods stores to protect the City Centre and District Centres.
Policy 25: Gallagher Retail Park Extension	Potential for retail park extension at edge of City Centre location.
Policy 26: Local Shopping Provision	Allowance for the upgrading and expansion of local shopping centres and shopping parades.
Policy 27: Public Houses, Restaurants and Hot Food Takeaways	Measures to control the location and function of public houses, restaurants and hot food takeaways within the City Centre and District Centres.

Existing Network of Centres

With reference to Dundee’s current LDP 2019, the city, town, local and commercial centres are established within a ‘network of centres’, which covers the full range of commercial offerings, from the shops and services on high-streets and local community shopping parades, to freestanding supermarket food stores and retail warehouses. The city, district and commercial centres are shown in the map below.

Figure 2: Dundee’s Network of Centres



Source: [Dundee Local Development Plan 2019](#)

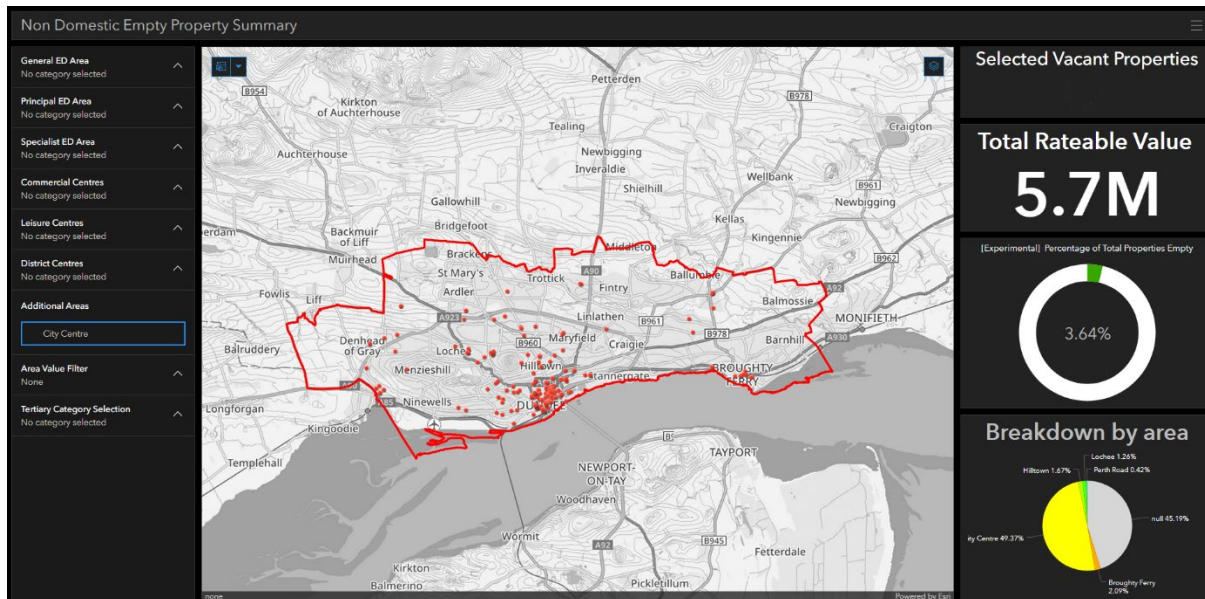
Vacancy Monitoring

Significant economic, environmental and societal changes continue to re-define the city's network of centres. Since the initial shock of the 2007 economic downturn, increasing online sales, the intensifying effects of the Covid19 pandemic, and the ongoing energy, cost of living, and economic crises, the retail and leisure sector continues to contract in traditional shopping areas.

To better monitor commercial vacancies across the city, we are in the process of building a Geographic Information System (GIS) mapping tool which uses the City Council's non-domestic rates data to plot vacant properties. An early prototype of the tool's dashboard is shown below. The tool includes various commercial land-use areas designated by the LDP, including the city, district and commercial centres. This should allow the City Council to monitor vacancy rate trends more readily within our network of centres and across the city.

Due to a change in legislation regarding rate relief on non-domestic vacant properties, which came into force on 1st April 2024, all reliefs on empty properties were cancelled on 31st March 2023 and landlords were invited to reapply. This was done to ensure information is as up to date as possible, however, based on the rate of reapplication it is likely to take a further period beyond April 2024 for the data to become more reliable.

Figure 3: Vacant Property Monitoring Tool (Prototype)



Source: Dundee City Council Geographic Information System
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Review of Retailing in Dundee 2023

During the first half of 2023 a retail review was commissioned to assess our current policy approach to retail and the actual physical offer, capacity, and success of retail within the city's 'network of centres', with a particular focus on our city, district, and commercial Centres. In response to the requirements of NPF4 Policy 27, the review was also asked to identify any clustering of non-retail uses that may be adversely impacting on the wellbeing of communities. The table below identifies the fast-food takeaways and betting shops located within the city's five District Centre areas.

Figure 4: Number of Fast Food Takeaways and Betting Shops within Dundee's District Centres

Dundee District Centres	No. of Fast Food Takeaways	No. of Betting Shops
Albert Street	6	1
Broughty Ferry	7	1
Hilltown	13	2
Lochee	5	3
Perth Road	6	0

Source: [Review of Retailing in Dundee 2023](#)

Around 6 hot food take-away units per district centre is the most common, with the exception of 13 units in the Hilltown, which is twice the average among the other District Centres. Therefore, the Hilltown could be a target if the Council is minded to discourage more take-aways. The city centre area does have multiple fast-food take-aways and betting shops, however, this is a result of the historic nature and function of city centres in general. It is important to highlight that a more comprehensive review of Dundee's food environment, including the fast-food take-away situation, is provided in the Health and Safety topic paper.

The representation of betting shops across the five district centres is low, with an average of 1.4 units. Lochee is the standout with 3 units.

The review acknowledges that attempts to limit the number of non-retail uses could prove difficult, and if refused in the district centres, they may spring up elsewhere in the suburbs, such as in corner shops within residential areas. These uses are also generating customer draw and supporting the local economy of district centres.

At the time of the retail review, there were no high-interest money lending premises identified within the district centres or city centre. Subsequently, money lending premises have opened in some district centres (one on the Perth Road, one in Lochee High-Street, and one on Reform Street in the city centre), however these numbers do not appear to be on a level that could be defined as clustering.

The majority of existing drive-thru's in Dundee are sited at established locations such as superstores or commercial centres which already attract customer expenditure and private car traffic. The distribution of drive-thru's forms a ring around the city, so there is no obvious gap in provision geographically. We therefore consider that Dundee is well provided-for in terms of the

number of drive-thru restaurants and their distribution, and doubt there is a need to allocate new sites in the proposed plan.

Place Standard Tool

The [Place Standard Tool](#) provides a helpful way for communities to assess the quality of their local area. 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.

Place standard assessments will form part of the work to be conducted during the [Key Agencies Group Collaborative Local Development Plan Offer](#). Architecture & Design Scotland are leading on this project, which, using the design version of the Place Standard Tool, will focus attention on the future development of Dundee's Maryfield Ward during the first half of 2024. Thereafter, the intention is to carry out further place standard assessments throughout the city's wards during the evidence gathering stage. GIS will be used to provide a spatial dimension to the data, and the assessments will be delivered with support from the City Council's Community Learning and Development team.

Liveable Neighbourhoods (20-Minute Neighbourhoods)

As part of the preparation for the 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 most of their daily needs within a reasonable distance of their home, by walking, wheeling or cycling. Dundee's Liveable Neighbourhoods project aims to provide the early engagement and essential data required for the preparation of the proposed 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.

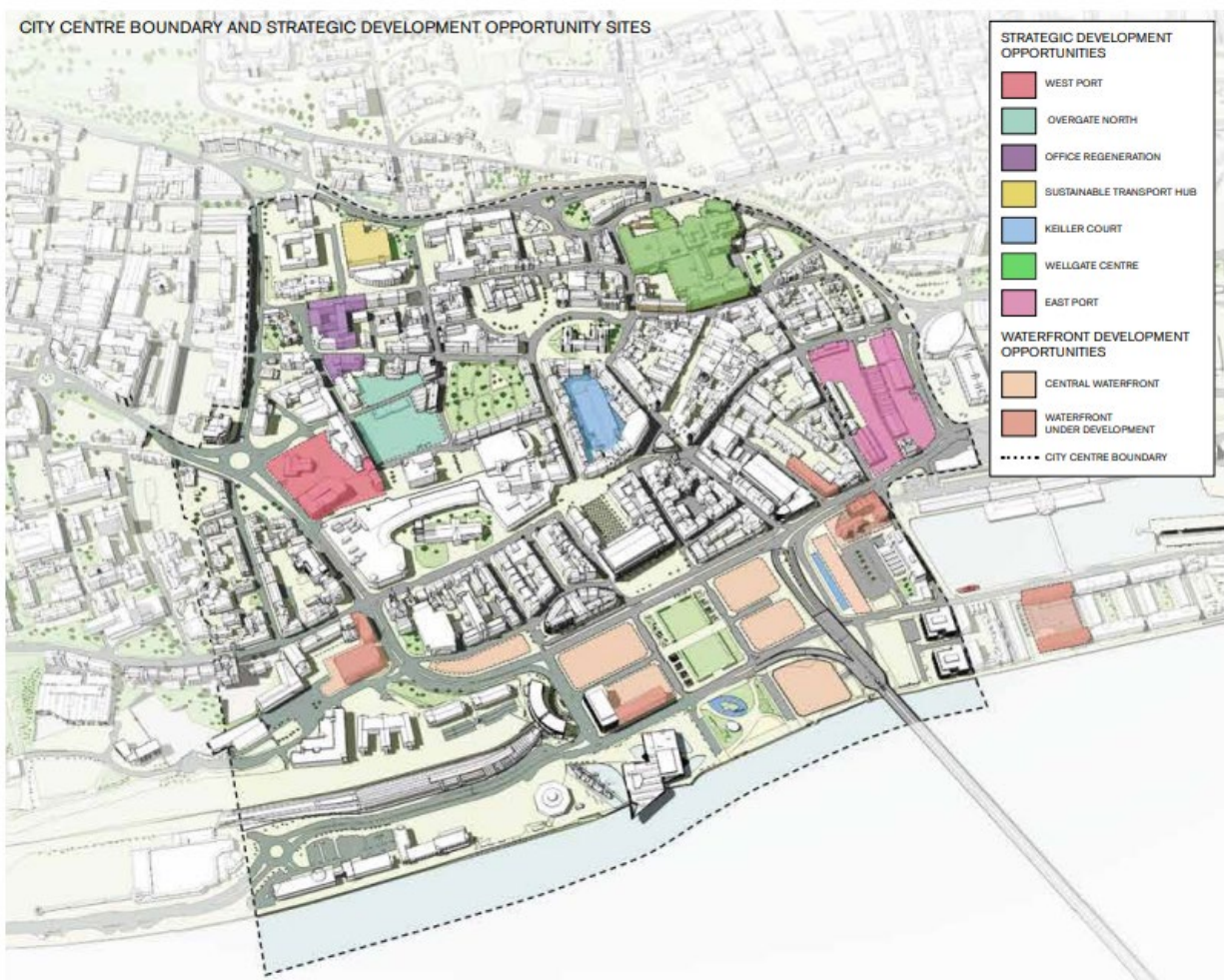
- Develop a reliable spatial data tool for evidence-based decision-making.
- Identify opportunities to develop "liveable neighbourhoods" based on walking and accessibility to local amenities.
- Evaluate connectivity of upcoming growth areas and accessible services.

This Liveable Neighbourhoods tool will be particularly useful for assessing the performance of the city's network of centres.

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, and stakeholder consultation over a number of years. The plan aims to create a more thriving, liveable, city centre and to increase the opportunities for employment, leisure, tourism, and residential uses. There are significant opportunities for mixed-use development in and around Dundee's city centre. Various vacant, underused, and strategic sites and buildings have been identified as opportunities for mixed-use development. Most of the sites provide significant opportunities to increase the city centre's residential population, services, leisure and tourism offer, and employment opportunities.

Figure 5: Dundee City Centre Strategic Development Opportunities



Source: [Dundee City Centre Strategic Investment Plan 2050](#)

Importantly, the plan is a City Council backed plan which influences many of its service areas. As an example, this has resulted in the Strategic Housing Investment Plan 2023 referencing the plan and committing to prioritise development opportunities within the city centre in future years.

The plan also fulfils its role as a promotional tool to raise awareness of the Council’s ambition for the city centre with a wide range of investors and developers. This has led to multiple in-person presentations, discussions and site visits. This increases investor confidence in the city centre as there is an established vision and plan for the future, and it is notable that progress is being made on some of the strategic sites identified. Further information on the plan and supporting information can be found by following this [weblink](#).

Savills – Scottish City Centres: Workstream 1 Increasing Residential Capacity

Savills were commissioned during 2023 by the Scottish Cities Alliance to review Scotland’s cities with the intention of increasing residential development across a wide demographic, including student accommodation. Currently, Dundee’s city centre residential landscape consists of relatively low-value flats, dominated by rental accommodation that serves a young student population. The following diagram breaks down the household proportions for the city centre.

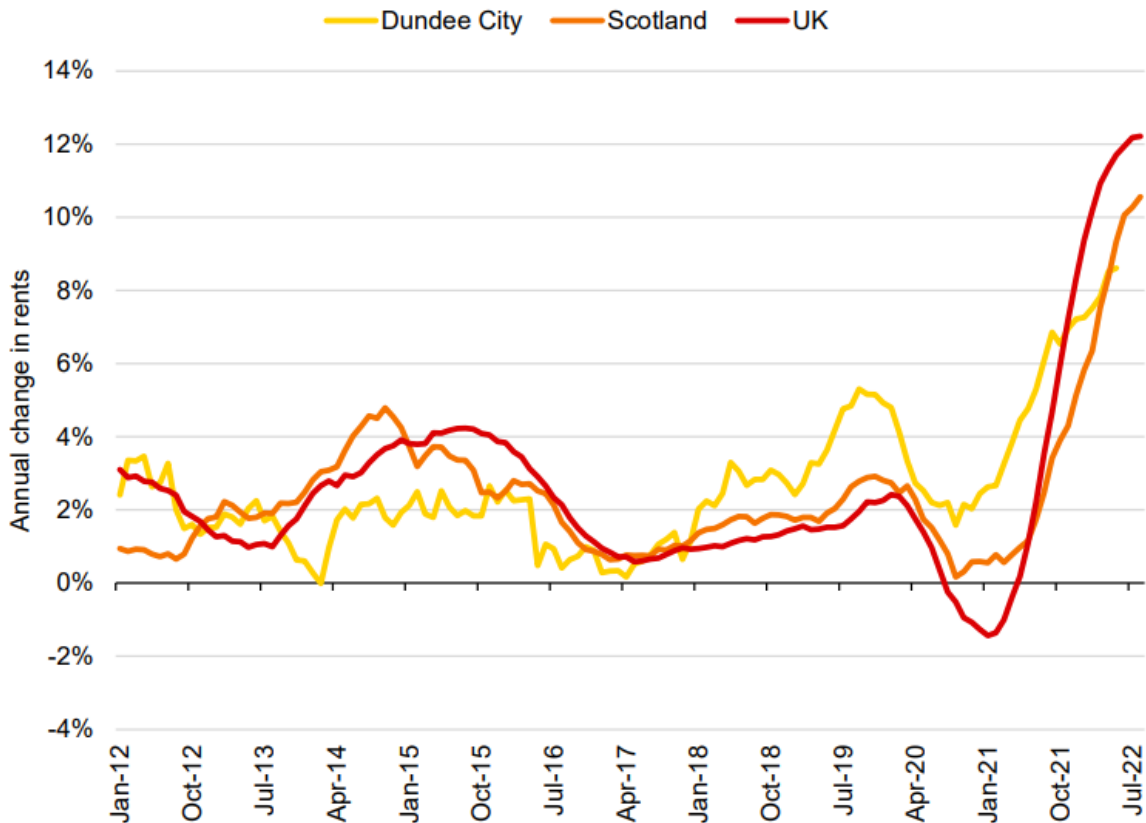
Figure 6: Number and Proportion of Households in Dundee City Centre

Tenure	Total Households	Proportion of households
Private rented	1,227	67%
Council/Housing Association (HA)	395	22%
Owner Occupied	206	11%
Total	1,828	100%

Source: Scottish City Centres: Workstream 1 Increasing Residential Capacity (Savills)

Housing association developments have positively increased in recent years, however, private residential development has not. Owner occupation levels continue to be low, with under 50 (new and second-hand) private sales per annum since 2015. Low rental values in the city centre disincentivise private sector investment in residential accommodation, particularly given the recent rise in inflation having a significant impact on construction costs. However, rent levels are increasing since the low point around 2020 and have surpassed previous growth rates since 2012, as demonstrated in the graph below. Consequently, we are experiencing increased interest from investors and developers interested in city centre housing.

Figure 7: Residential Rental Growth in Dundee, Scotland and UK since 2012



Source: *Scottish City Centres: Workstream 1 Increasing Residential Capacity (Savills)*

Given the cost issues associated with private residential developments and the slower returns on investment, purpose-built student accommodation has been the preferred residential investment option over recent years. As of February 2024, eight planning applications for purpose-built student accommodation have been approved since April 2021 creating a live pipeline of 1,633 student beds. There are two other live planning applications for up to 517 student beds and the Council has received Proposal of Application Notices for 1,574 further purpose-built student beds across three other sites. This creates a potential pipeline of between 3,000 and 4,000 student beds. Two of the approved permissions are currently being constructed on the north-eastern edge of the city centre.

To stimulate private sector residential development, Savills recommend various public sector pactions. The following list identifies recommendations which relate to the next LDP:

1. Production of a series of masterplans and development frameworks to guide the development and provide reassurance to developers.
2. Prepare an infrastructure delivery plan.
3. Annual inner city centre housing targets developed via the next LDP.

3.2 NPF4 Policy 28 Retail

National Planning Framework 4

NPF4 recognises that retail plays a vital role in creating productive spaces and supporting 20-minute neighbourhoods. Retail is a key element of the Town Centre First approach and is required to create successful urban centres, the importance of which is set out in the previous evidence base for NPF4 Policy 27 City, Town, Local and Commercial Centres. Consequently, there is a need for strategic planning of retail to support the Town Centre First approach and to deliver the intentions and outcomes of NPF4 policies 27 and 28.

Policy 28 intends to encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes.

Successful outcomes through policy delivery would result in retail development and the location of shops supporting vibrant city, town and local centres. Communities can access the shops and goods they need by a range of sustainable transport modes including on foot, by bike, and by public transport, as part of local living.

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

- LDPs should consider where there may be a need for further retail provision, this may be:
 - where a retail study identifies deficiencies in retail provision in terms of quality and quantity in an area; or
 - when allocating sites for housing or the creation of new communities, in terms of the need for neighbourhood shopping, and supporting local living.
- LDPs should identify areas where proposals for healthy food and drink outlets can be supported.

The implications for Development Management are that development proposals must align with the Town Centre First principle. This means that new retail proposals will be supported in existing city, town and local centres; and in edge-of-centre areas or in commercial centres if they are allocated as sites suitable for new retail development in the LDP. New retail proposals will not be supported in out of centre locations other than small scale neighbourhood development which contributes to local living and 20-minute neighbourhoods, or where it can demonstrate a contribution to the health and wellbeing of the local community.

Development proposals that are consistent with the above sequential approach will be supported where the proposed development is of an appropriate scale for the location; will have an acceptable impact on the character and amenity of the area; and is located to best channel footfall and activity, to benefit the place as a whole. As per NPF4 Policy 27, retail proposals which are out of city/town centre, and which will generate significant footfall will also require a Town Centre First Assessment.

Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) contains various policies which control and support retail development proposals. The policies have been identified below, including a note on their relevance.

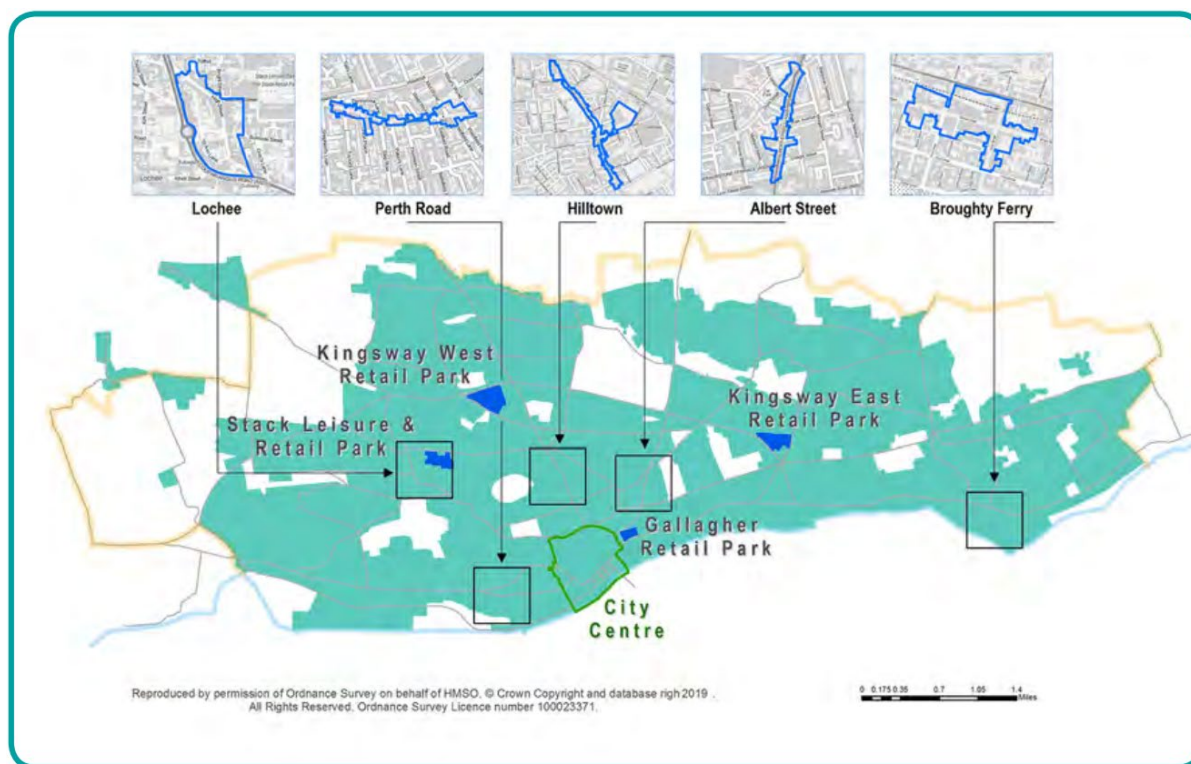
Figure 8: Local Development Plan 2019 Policy Links to NPF4 Policy 28

LDP 2019 Policy	Relevance to NPF4 Policy 28
Policy 21: Town Centre First Principle	All new or expanded uses (including retail) that generate significant footfall are directed to the City Centre or a District Centre unless valid circumstances determine otherwise.
Policy 22: City Centre Retail Frontages	Control of use class change and expansion within the City Centre. This policy will be subject to review following amendments to national planning legislation: Use Class Order, and the General Permitted Development Order.
Policy 23: District Centres Retail Frontage	Control of use class change and expansion within District Centres. This policy will be subject to review following amendments to national planning legislation: Use Class Order, and the General Permitted Development Order.
Policy 24: Goods Range and Unit Size Restrictions	Restriction of goods range and sales areas size at commercial centres and foods stores to protect the City Centre and District Centres.
Policy 25: Gallagher Retail Park Extension	Potential for retail park extension at edge of City Centre location.
Policy 26: Local Shopping Provision	Allowance for the upgrading and expansion of local shopping centres and shopping parades.

Review of Retailing in Dundee 2023

The 2023 retail review was specifically commissioned to support the Local Development Plan process. The key requirements of the commission were to review both our current policy approach to retail and the actual physical offer, capacity, and success of retail within the city's 'network of centres', as defined by Dundee's current Local Development Plan 2019, which covers the entire hierarchy of retail offerings, including commercial centres, freestanding food stores, retail warehouses, and the small shopping parades that serve local communities. The review has a particular focus on our City Centre, District Centres and Commercial Centres, and its data and outcomes provide the key source of information for the evidence base. The city, district and commercial centres are shown in the map below.

Figure 9: Dundee's Network of Centres



Source: [Dundee Local Development Plan 2019](#)

Quantitative Forecasts of Convenience and Comparison Retail Floorspace

For clarification, convenience and comparison retail are both associated with products and services which are being sought. However, comparison retail generally relates to products which are of higher value and purchased infrequently, such as vehicles, household goods or clothing. Consumers tend to compare these products before purchasing to maximise value and quality. Conversely, convenience retail is associated with products that are purchased frequently, with minimal effort, and usually of lower value, primarily food products.

Based on expenditure forecasts, the research indicates very low requirements for additional convenience floorspace over the next ten years. The existing provision is greater than the forecast convenience expenditure to support it, so there is current under-trading below average company levels. Therefore, it would be appropriate for the next LDP to support quality upgrades and refurbishment of some convenience floorspace in the City Centre and District Centres, together with support for some additional new neighbourhood shops in 20-minute catchment areas where need is identified.

Based on expenditure forecasts, the research indicates rather limited requirements for additional comparison floorspace over the next ten years. The main reason is the high proportion of existing

internet spending on comparison goods generally and in Dundee, with further increases in the proportion up to 2033. Accompanying the forecast is greater uncertainty over the link between projected expenditure growth and equivalent retail floorspace, compared to the past. Market trends in demand for comparison retail floorspace have been downward, fuelled by changes in the way customers are shopping and advances in retail technology. Therefore, it is reasonable for the next LDP to provide for a limited level of new comparison floorspace, mostly associated with mixed-use re-development areas in the city centre over the next ten years.

Retail Provision

Both NPF4 Policy 27 City, Town, Local and Commercial Centres, and Policy 28 Retail strongly uphold and reinforce the 'Town Centre First' principle. New retail proposals will be supported in existing city, town and local centres. With the exception of small neighbourhood retail provision, retail proposals in out-of-centre locations will be contrary to policy, unless they are proposed in edge-of-centre areas or commercial centres allocated as sites suitable for new retail development in the LDP. This places more onus on LDPs to identify suitable sites. However, based on analysis the retail review does not consider that there is a need to identify additional edge of city centre, district centre, or commercial centre sites for new retail development. Nor is there an advantage in retaining the Gallagher Retail Park extension site in the current LDP (LDP Policy 25 Gallagher Retail Park Extension). There has been no material market interest in developing the site for retail development and the limited forecast retail expenditure capacity would be best directed at fortifying the city centre.

Mixed-use project areas in the [City Centre Strategic Investment Plan 2050](#) are a source of guidance on where most new retail development opportunities may best support the vitality and viability of the city centre. The document represents the current vision for the city centre, including the Waterfront area, which is also identified in NPF4 as a national development.

National Planning Legislation Reform

Dundee City Council's current LDP 'Policy 22 City Centre Retail Frontages' and 'Policy 23 District Centre Retail Frontages' regulate which uses are acceptable in these areas, particularly around 'Class 1 Shops', 'Class 2 Financial and Professional Services' and 'Class 3 Food and Drink'. However, these policies will need to be reviewed following the April 2023 changes to the Use Classes Order (UCO) and the General Permitted Development Order (GPDO). Through amendments to the UCO, former use Class 1 and Class 2 are now combined into a single 'Class 1A Shops, Financial, Professional and Other Services'. To help diversify town centre uses and to allow more freedom to change uses, provided that specific conditions are met, GPDO amendments now provide more permitted development rights to change between Class 1A, Class 3, and Class 4 Business uses.

Restrictions on the range of goods and unit sizes in commercial centres and food stores

Dundee City Council's current LDP 'Policy 24: Goods Range and Unit Size Restrictions' place restrictions on the city's commercial centres and convenience food stores. Findings from consultations with other local authorities showed a majority in favour of retaining restrictions on the range of goods in commercial centres to protect town and city centres. The review concludes

that it is safer to retain restrictions on the range of goods under LDP Policy 24, while remaining open to some adaptation, rather than risk losing control and attracting unwanted trade diversion from the city centre and district centres if restrictions are removed. Similarly, there is merit in retaining restrictions on unit sizes in the commercial centres to reduce the risk of retailer relocations from the city centre and district centres.

3.3 NPF4 Policy 30 Tourism

National Planning Framework 4

NPF4 recognises that tourism plays a vital role in creating productive spaces and supporting local economies. Tourism is another key element of the Town Centre First approach and helps to create successful urban centres, the importance of which is set out in the previous evidence base for NPF4 Policy 27 City, Town, Local and Commercial Centres. Consequently, there is a need for strategic planning of tourism to support the Town Centre First approach and to deliver the intentions and outcomes of NPF4 policies 27 and 30.

Policy 30 intends to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Successful outcomes through policy delivery would result in communities and places enjoying economic, social and cultural benefits from tourism, supporting resilience and stimulating job creation.

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

- LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment. Relevant national and local sector driven tourism strategies should also be taken into account.
- The spatial strategy should also identify areas of pressure where existing tourism provision is having adverse impacts on the environment or the quality of life and health and wellbeing of local communities, and where further development is not appropriate.

The implications for planning's Development Management are that development proposals for new or extended tourist facilities or accommodation will be supported in locations identified within the LDP. Tourism related development should take into account the following points:

- Contribution made to the local economy;
- Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
- Impacts on communities, for example by hindering the provision of homes and services for local people;
- Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- Accessibility for disabled people;
- Measures taken to minimise carbon emissions; and
- Opportunities to provide access to the natural environment.

Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area. Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in an unacceptable impact on local amenity or area character; or where the loss of residential accommodation is not outweighed by demonstrable local economic benefits.

Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) contains several policies which control and support tourism development proposals. The policies have been identified below, including a note on their relevance.

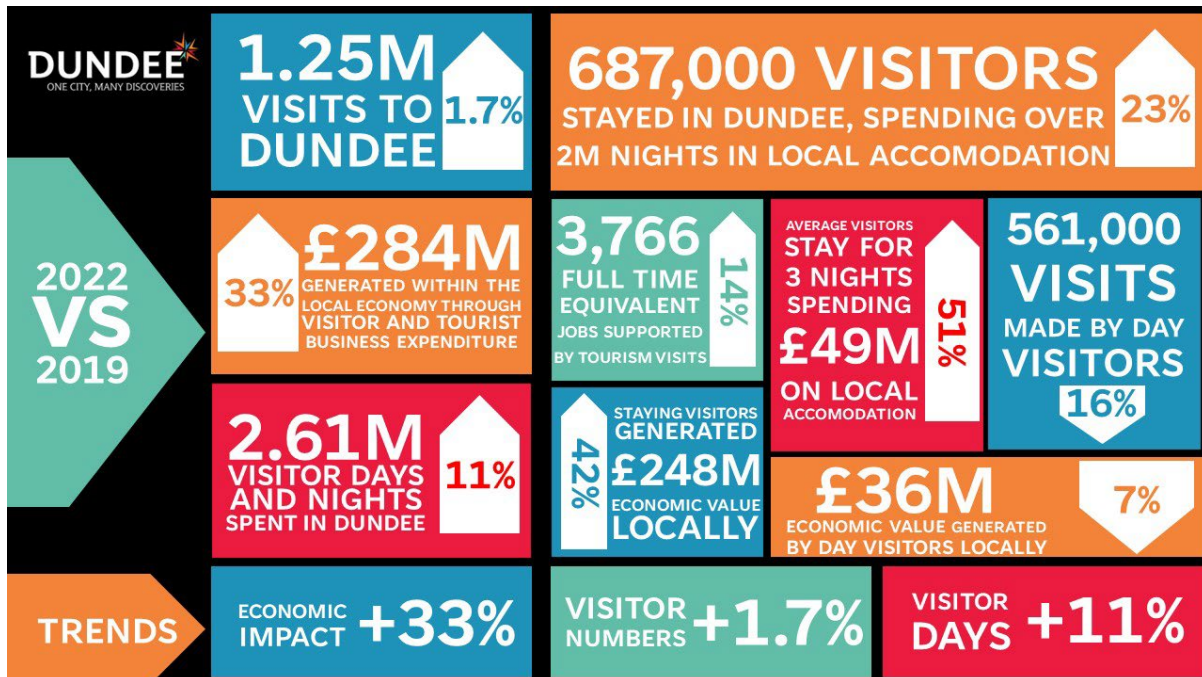
Figure 10: Local Development Plan 2019 Policy Links to NPF4 Policy 30

LDP 2019 Policy	Relevance to NPF4 Policy 28
Policy 7: Tourism and Leisure Developments	Significant visitor attractions and facilities directed to the City Centre unless valid circumstances determine otherwise. Major leisure uses directed towards the City Centre, District Centres and existing leisure parks.
Policy 8: Visitor Accommodation	Visitor accommodation directed towards the City Centre and Central Broughty Ferry area.
Policy 21: Town Centre First Principle	All new or expanded uses (including tourism) that generate significant footfall are directed to the City Centre or a District Centre unless valid circumstances determine otherwise.

Tourism Performance Data

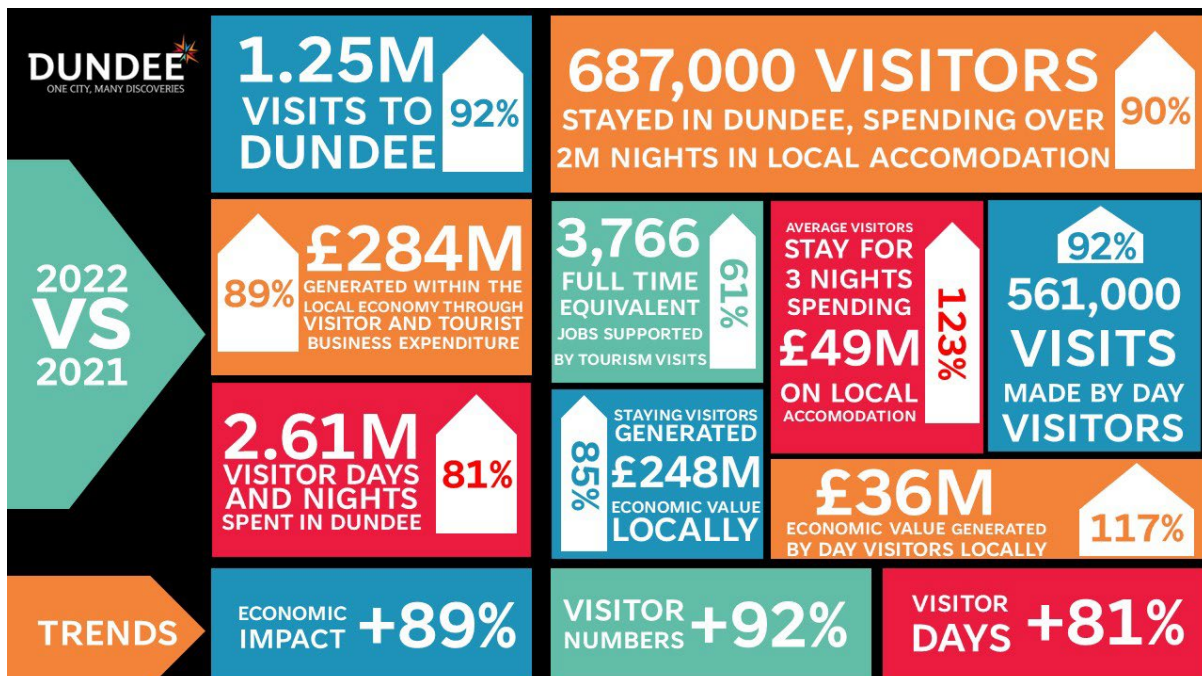
In June 2023 Dundee received its annual STEAM Report for 2011-2022. The STEAM report, by Global Tourism Solutions (UK) Ltd, provides detailed modelling of the economic impact of tourism on the city. Further detail on the modelling method can be found on the company's [webpage](#). The following infographics provide a summary of the key changes for 2022 compared against data from 2021, and 2019 for a pre-COVID comparison. The 2019 comparison provides a more realistic view of the changes; however, it is also positive to see the significant bounce-back from the negative impacts experienced under the COVID pandemic in the 2021 comparison. Positively, the key statistics are heading in the right direction for the city, even the downturn in day visitors and day spend is offset by the overall increase in visitors and spend generated through increased overnight stays.

Figure 11: Summary of Tourism's Economic Impact on Dundee 2019 vs 2022



Source: Dundee STEAM Report for 2011-2022

Figure 12: Summary of Tourism's Economic Impact on Dundee 2021 vs 2022



Source: Dundee STEAM Report for 2011-2022

Tourism Strategies

The following regional and local strategies play a significant role in the future development of Dundee's tourism sector.

Tay Cities Region: Tourism Strategy 2019-2024

This strategy focuses on collectively growing the volume and value of the tourism sector across the four distinct areas that line the River Tay (Angus, Dundee, North East Fife, and Perth and Kinross) to support the business, employment and place-based themes established in the [Tay Cities Regional Economic Strategy](#).

Playing to the area's competitive strengths, identified as 'Connectors', is the key to success in the Tay Cities Region. These strengths include the variety and density of attractions, its natural environment, the River Tay connection and activities, a growing network of major attractions, and an environmental climate which favours visitors and food production.

The three Connector themes are listed below. Please refer to the document for further detail and the list of priority actions assigned to each Connector.

Connector 1 Culture and the Creative Industries

Connector 2 Food and Drink

Connector 3 Outdoor Adventures

The importance of strengthening the tourism sector across the Tay Cities Region is highlighted through four key aspects:

1. Building our Capabilities
2. Improving the Customer Journey
3. Supporting Leadership and Collaboration
4. Leadership, Governance and Delivery

Following review of the associated priority actions for the above aspects, 'Improving the Customer Journey' is more applicable from a Planning and LDP perspective. The priority actions are set out below.

Improving the Customer Journey

1. Work with partners to take advantage of the region's SMART Transport Hub investment to pilot innovative transport solutions including CAVs (Connected Autonomous Vehicles).
2. Investigate collaborative solutions to ensure seamless visitor experience across the region and the 'final mile' from public transport to the front door.
3. Maximise government investment into World Class digital infrastructure across the region, ensuring businesses have skills and capabilities to use it.
4. Clearly articulate gaps in regional tourism infrastructure and collaborate with national agencies to encourage appropriate investment (such as hotels, attractions etc).
5. Support businesses across the region to benefit from Tay Cities Deal infrastructure investment to help futureproof services and products.

Dundee Tourism Strategy

Dundee's existing [Tourism Strategy 2016-2020](#) is currently being updated. Tourism strategy sub-groups, involving key local businesses and organisations across the tourism sector, have been formed to shape and deliver the agreed aims of the next tourism strategy. This partnership working is vital to ensure that the needs of tourists and the industry are being addressed. The five agreed objectives are set out below.

1. **Grow the value of visitors** by increasing their spend and the length of their overnight stays through the development and promotion of Dundee's offer.
2. **Increase off-peak demand** by working with partners to develop specific cultural or event based activity during shoulder seasons, e.g. winter and spring and mid-week, through the promotion of collaborative shoulder packages and opportunities focussed on leisure visitors.
3. **Develop Dundee's narrative** by telling a strong, consistent and authentic story about Dundee that's tailored to our target audiences.
4. **Grow and develop the workforce** by promoting the importance of a skilled tourism workforce drawn from the local, national and international market and supporting city initiatives including Dundee's Fair Work Policy to ensure the city is an attractive place to work.
5. **Promote environmental sustainability** to reduce the impact of the tourism sector on the environment by embedding sustainable environmental practices across tourism businesses in the city, and promoting these initiatives to discerning travellers who are seeking a sustainable approach.

City Centre Strategic Investment Plan 2050

Visiting (tourism) is one of the plan's five interconnected themes, alongside Living, Working, Connectivity, and Public Realm. These five themes form the core of the plan for the future of the city centre. Each theme is comprised of an ambition statement, strategic outcomes, and multiple actions. The vision and strategic outcomes are set out below. Please refer to the plan for further information and a list of the theme's actions.

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, live music, and evening economy initiatives.

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

Strategic Outcome 3: Develop our visitor offer in a sustainable way, recognising and balancing the needs of locals, visitors and the environment. We want sustainable growth which brings in more visitors but not at the expense of local amenity.

Business Events

Business events are delivered by the [Dundee City Region Convention Bureau](#) (DCRCB) through their [Pathfinders Programme](#). In partnership, the Pathfinder Community (academic and research institutes across the region) and Partners (venues, accommodation providers and services across the region) bid for and deliver national and international conferences, meetings and congresses, which generate significant investment into the local economy and actively support 4 key [impact pillars](#): Incredible Impacts (for host destination and community), Sustainability, Health & Wellbeing, and Inclusion. The DCRCB is very successful at delivering major events in the city/region, with many events scheduled throughout 2024 and beyond. However, through further discussion with the DCRCB's business events manager, there are infrastructure challenges associated with large scale events. Dundee lacks a large-scale, dedicated, conference centre to facilitate international events, which could bring significant financial benefits to the city. Currently in Dundee, large-scale events with more than 375 delegates require a multi-venue approach, which is generally unattractive to national and international academic and research conferences as they prefer a single venue approach.

There are also hotel capacity issues associated with large scale events, e.g. during the 2023 Karate World Championships all attendees could not be accommodated in Dundee. Hotels in St Andrews and Perth were used to accommodate attendees. This also results in a financial loss to the city. The last hotel demand study was carried out in 2017, therefore a more up-to-date study would be useful to review the current situation and to forecast demand, particularly considering the potential Eden Project and associated increase in visitor numbers.

Dundee Climate Action Plan

This plan makes reference to the Risk and Vulnerability Assessments carried out for ten policy sectors, including tourism, to determine the nature and extent of climate related risks. Some of the expected impacts include the decline in tourism and demand, closure of museums, increased maintenance costs, and reduction in bathing water quality. Each impact includes a breakdown of the projected occurrence, impact level, timeframe, indicators, and proposed actions. For the full list of expected impacts and breakdowns, please see pages 15 and 16 of the [Risk and Vulnerability Assessments](#).

Health and Wellbeing of Local Communities: Short Stay Accommodation

In recent years, short stay accommodation (short-term lets) has become a sensitive issue for specific locations in Scotland due to the potential negative impacts on housing availability, local communities, safety, and private amenity spaces. NPF4's policy on short-stay accommodation aims to protect local communities and their assets.

Dundee has not introduced a short term let control area as the level of short stay accommodation is relatively low. Data on applications for short stay accommodation is held by the City Council's licencing department.

With the exception of small-scale B&B and guesthouse style accommodation, Dundee's current LDP2019 Policy 8: Visitor Accommodation does not support additional accommodation outside the city centre and central Broughty Ferry areas, in order to preserve established tourism accommodation. To date, Dundee has only had one short term let planning application refused. This related to an application in a block of flats in the City Quay area on the edge of the city centre. The application was refused at Committee, and this decision was then upheld at appeal by the Division of Planning and Environmental Appeals.

3.4 NPF4 Policy 31 Culture and Creativity

National Planning Framework 4

NPF4 recognises that culture and creativity play a vital role in creating productive spaces and supporting local identity, character, communities, and economies. Culture and creativity also contribute to the Town Centre First approach and helps to create successful urban centres, the importance of which is set out in the previous evidence base for NPF4 Policy 27 City, Town, Local and Commercial Centres. Consequently, there is a need for strategic planning of culture and creativity to support the Town Centre First approach and to deliver the intentions and outcomes of NPF4 policies 27 and 31.

Policy 31 intends to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

Successful outcomes through policy delivery would result in locally distinctive places which reflect the diversity of communities and support regeneration and town centre vibrancy; cultural and creative industries expanding, providing jobs and investment; communities having access to cultural and creative activities.

The policy specifically requires that Local Development Plans should recognise and support opportunities for jobs and investment in the creative sector, culture, heritage and the arts.

The implications for planning's Development Management are that development proposals which involve a significant change to existing, or the creation of new, public open spaces will make provision for public art, which reflects diversity, culture and creativity.

Development proposals for creative workspaces or other cultural uses that involve the temporary use of vacant spaces or property will be supported. Development proposals that would result in the loss of an arts or cultural venue will only be supported where:

- there is no longer a sustainable demand, or
- the venue no longer meets the needs of users and cannot be adapted, or
- alternative provision of equal or greater standard is made available at a suitable location within the local area, and
- the loss of the venue does not result in loss or damage to assets or objects of significant cultural value.

Development proposals within the vicinity of existing arts venues will fully reflect the agent of change principle and will only be supported where they can demonstrate that measures can be put in place to ensure that existing noise and disturbance impacts on the proposed development would be acceptable and that existing venues and facilities can continue without additional restrictions being placed on them as a result of the proposed new development.

Dundee Local Development Plan 2019

Dundee City Council's current [Local Development Plan 2019](#) (LDP 2019) contains several policies which control and support cultural and creative development proposals. The policies have been identified below, including a note on their relevance.

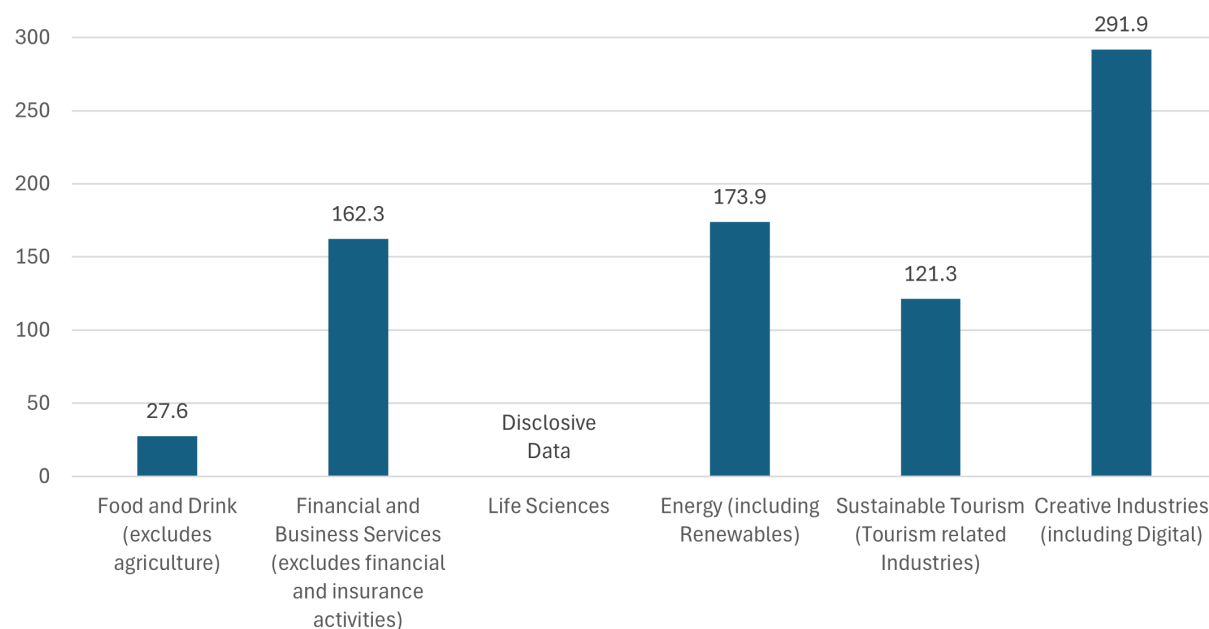
Figure 13: Local Development Plan 2019 Policy Links to NPF4 Policy 31

LDP 2019 Policy	Relevance to NPF4 Policy 31
Policy 2: Public Art Contribution	Developments with construction costs of £1 million or over are required to allocate at least 1% of construction costs for the inclusion of public art.
Policy 7: Tourism and Leisure Developments	Significant visitor attractions and facilities directed to the City Centre unless valid circumstances determine otherwise. Major leisure uses directed towards the City Centre, District Centres and existing leisure parks.
Policy 21: Town Centre First Principle	All new or expanded uses that generate significant footfall are directed to the City Centre or a District Centre unless valid circumstances determine otherwise.

Dundee Creative Industries General Statistics

Based on statistical data presented through the Scottish Government's [Growth Sector Statistics](#), during 2023 there were 240 creative industry businesses registered in the Dundee Local Authority area, and during 2022 there were 3,535 people employed throughout the creative industries. When comparing the 2021 total turnover figures for the key growth sectors, notwithstanding the 'disclosive data' for Life Sciences, Dundee's creative industries came out on top at £291.9m, as shown in the table below. This data highlights the importance of the creative industries to Dundee's employment and local economy.

Figure 14: Growth Sector Total Turnover (£Millions), Dundee Local Authority Area, 2021



Source: [Scottish Government, Growth Sector Statistics, Local Authority Area Statistics Database](#)

Note: When considering the lack of data on Dundee's Life Sciences turnover, it is worth noting that the available Life Sciences turnover figures for the city areas of Aberdeen, Glasgow and Edinburgh were all significantly lower than their Creative Industries total turnover.

A Culture Strategy for Scotland

This national strategy from 2020 acknowledges the role that culture must have at the centre of society and government, with a focus on harnessing the power of culture to strengthen communities and transform lives; to improve health and wellbeing; to contribute to growing the economy with products, services, jobs and investment; and to bring creative approaches to design better communities.

The strategy includes three key ambitions with associated aims and actions:

Strengthening Culture

Sustaining and nurturing culture to flourish and to evolve as a diverse, positive force in society, across all of Scotland.

Transforming Through Culture

Demonstrating that culture is central to Scotland's wellbeing and cultural, social, economic and environmental prosperity.

Empowering Through Culture

Celebrating culture as part of every community; essential to our lives and wellbeing.

The strategy's ambitions identify the strong role that culture can play in delivering lasting improvements for communities, particularly through place-based, community-led, cultural activities. Culture can contribute to many of the often deep-rooted and complex themes that Local Community Planning Partnerships typically prioritise in their Local Outcomes Improvement Plans, such as inclusive growth, improving employment prospects, positive physical and mental health, children's wellbeing and sustaining fragile communities.

A Culture Strategy for Scotland: Action Plan

Building on the vision set out in the cultural strategy, an action plan has since been published to provide a roadmap to delivering a strong, resilient culture sector, and to support a cultural landscape where everyone benefits and gets to take part. The action plan is centred around the original three key themes of strengthening, transforming and empowering, with the addition of the overview theme of resilience. Multiple actions are set out against the four themes, including maximising the impact of existing public sector support; championing the economic impact of culture, particularly within the context of community wealth building and creative placemaking; embedding culture at the centre of policy-making; and amplifying the important role community-based cultural assets such as libraries, museums and galleries can play in strengthening and empowering communities.

Dundee Cultural Strategy 2015 - 2025

The role of cultural regeneration in Dundee is longstanding and evident from a variety of strategies, initiatives, projects, and events that have been delivered by various sectors across the city. The 2015-2025 strategy builds on the succession of three previous cultural strategies since 1994, and another strategy is currently being prepared for the next ten years to 2034.

The 2015-2025 strategy acknowledges the phenomenal diversity of culture and registers the vital role that culture plays in the city and the lives of its citizens. It is informed by their affection for the city, built on their knowledge of what happens in the city, and understands the transformative impact that is possible through culture-led regeneration.

The core purpose of the 2015-2025 strategy aligns well with the key messages highlighted above in A Cultural Strategy for Scotland, particularly the transformative power of culture to help individuals and communities live better, fairer, happier lives. The strategy's vision is to create a city whose creativity and cultural richness supports the engagement, ambition, achievement, and wellbeing of its citizens. It aims to ensure Dundee is known as an international city of design and creativity, which leads cultural-driven regeneration through a strong, collaborative, and able creative sector.

The overarching aims of the strategy are set out below. Further objectives, commitments, and an action plan are set out in the strategy.

1. Deliver a range of opportunities to encourage and develop the creative abilities of Dundee's citizens.
2. Develop and support effective pathways to enable the citizens of Dundee to make the most of their abilities within the cultural and creative industries.
3. Continually develop excellence in the culture of the city and establish and promote Dundee as a Creative City.
4. Establish Dundee's reputation for culture and creativity as catalysts for building a resilient and robust community.

Economic and Social Impact of Dundee's Cultural Strategy and Action Plan

During 2018 an external audit of the economic and social impact of the Dundee Cultural Strategy 2015-2025 was carried out by the consultancy firm Ekosgen (now Growth Company Group).

Importantly, the report demonstrates the considerable economic impacts and benefits generated by organisations engaged in cultural delivery in Dundee. For financial year 2016/17 this is estimated to have contributed £30.5m gross value added and supporting 1,011 full-time equivalent jobs.

The cultural activity delivered by organisations in Dundee has secured wide-ranging engagement from residents, community groups, schools and pupils, and groups with protected characteristics. This has generated a variety of social and wider community impacts, which in headline terms includes the following:

- Engagement of volunteers generating a total economic contribution of almost £736,000;
- Potential for the volunteers to have experienced health and wellbeing benefits worth up to almost £2.3 million; and
- Wellbeing and educational benefits of up to £16.3 million per annum realised as result of audiences and participants engaging with culture and the arts.

Music to Our Ears: Dundee Music Strategy 2017 – 2020

This is Dundee's first ever music strategy, which was led by Leisure & Culture Dundee and prepared by the Dundee Place Partnership in collaboration with the city's musicians, venue owners, management companies, producers, record labels, promoters, community groups, technicians, teachers, tutors, record stores, and cultural organisations. The strategy fulfils an action plan requirement of Dundee's Cultural Strategy 2015 – 2025, and its overarching aim is to make Dundee a better place to hear, perform and learn music.

The strategy made three commitments to be taken forward in 2017 – 2020, as set out below, which were supported by an action plan.

1. **GROWING OPPORTUNITIES:** We are committed to making the music sector in Dundee strong, sustainable and ambitious for its musicians and its venues.

2. **DEVELOPING AUDIENCES:** We are committed to growing the number of people attending live music in Dundee as we build Dundee's reputation as a place to experience live music.
3. **IMPROVING PROMOTION:** We are committed to making sure that audiences are able to quickly, easily and effectively access information about live music.

Up until 2019 the strategy was being progressed and monitored; however, progress has faltered following the conclusion of the Dundee Place Partnership and the events and aftermath of the COVID-19 pandemic.

Extraordinary Moments Shared: Events Strategy 2024-29

During March 2024, Dundee City Council launched its new events strategy. The Strategy recognises the importance of events for the wellbeing and cultural identity of its citizens, for creating a thriving, attractive and welcoming city, and for providing vital support for the local economy, and creative and tourism sectors.

Vision: Support the development of a diverse programme of events, attracting events to Dundee and enabling events led by partners, throughout the year contributing to local pride and a city that is a thriving, vibrant, contemporary place to live, work, study and invest.

Mission: Use events to further enhance Dundee's positive reputation and foster opportunities for all, through a varied calendar of events across all seasons, contributing to economic, community and social prosperity.

Recent success stories covered through four case studies positively highlight the post-pandemic recovery that is taking place in the city. The case studies include BBC Radio 1's Big Weekend in Dundee, Dundee Summer (Bash) Streets Festival, WestFest, and the 11th WUKF World Karate Championships.

The strategy highlights how important the city's external places and spaces are to delivering outdoor events and events of scale. These parklands, green spaces and sports fields provide opportunities for activities within communities, sparking social interaction and building a sense of place. The city centre is also identified as a key location due to its concentration of hospitality services, pubs, small-scale music venues and clubs, theatre spaces, and the large performance space within the Caird Hall. The key spaces are mapped below.

Figure 14: Dundee Event Spaces Map



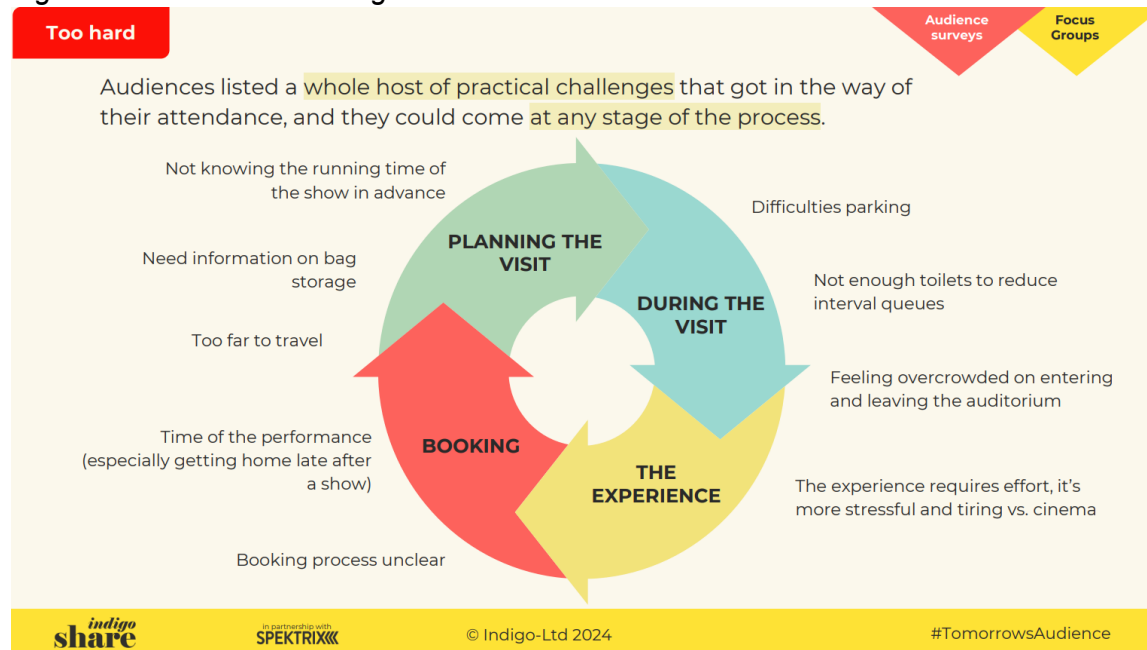
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Source: [Extraordinary Moments Shared: Events Strategy 2024-29](#)

Tomorrow's Audience Report 2024

A recent report on UK wide cultural venues has found that, as well as funding pressures, there are significant practical considerations that are discouraging audiences from attending events, including issues around transportation, travel distances, parking, toilets, and the difficulty of getting home after late performances. It is reasonable to assume that these practical issues are impacting upon other cultural and creative events and activities within towns and cities.

Figure 15: Practical Challenges to UK Music Venue Attendance



Source: [Tomorrow's Audience Report 2024](#)

Dundee's Creative Industries Strategy 2017 - 2021

Dundee's Creative Industries Strategy was initiated and produced by [Creative Dundee](#) on behalf of the Dundee Partnership. It was co-designed with those working/studying in the city's creative industries sector and the local and national agencies who support the creative industries. The Strategy holds the collective vision and actions for harnessing culture to support the engagement, ambition, achievement, and wellbeing of Dundee's citizens, and has been collaboratively designed to support those in the diverse creative industries who underpin the city's vibrant cultural sector.

The process generated three key recommendations for the direction of the city's creative sector. The recommendations and a brief description of specific challenges/opportunities are set out below.

- 1. Making Creativity Sustainable:** Grow the opportunities and pathways for creative practitioners and businesses to base themselves in Dundee.

With a large creative student population in the city, a significant challenge for Dundee is encouraging its students from the local schools, universities and college to have the

confidence to base their professional practice in Dundee upon completing their studies. Students feel the city lacks sustainable local opportunities of meaningful scale which were attractive enough to encourage them to stay and be rooted in Dundee beyond graduation. Students often want to stay but feel forced into leaving to find opportunities elsewhere.

- 2. Creating Big Collaborations in a Small City:** Build on the city's strengths and expertise to develop innovative new approaches to supporting the local economy and society.

Identifying sectors which could benefit from collaborations and partnerships with the creative sector will be valuable for exploring new and emerging practice. Within Dundee there are vibrant life sciences, healthcare, and creative technology sectors, a rapidly growing service sector, a growing tourism sector, and a large number of public, charitable and third sectors who could benefit from collaborative opportunities with the creative sector.

- 3. Developing Innovative Ways to Share Space and Resources:** Access space and resources to develop innovative ways to open and share.

Dundee's creative sector has limited access to available spaces to make, perform, show and sell work. There is a need for both temporary spaces (for making, performing, exhibiting and selling work) and mixed-purpose, alternative spaces (for experimentation and the development of new collaborations). Great progress has been made in bringing to life redundant spaces in the city, but there is a need for real effective partnerships with the public and private sector to continue this work.

Dundee Cultural Recovery: A Policy Report 2021

Based on key findings from the 'Dundee Cultural Recovery Project' this research provides insights and understanding of the impact of the pandemic on the organisations and workforce who make up Dundee's cultural economy and the role of policy in supporting the city's cultural recovery. Both the cultural workforce and cultural economy were significantly impacted by the pandemic, which resulted in significant change and uncertainty around business models, funding streams, operating structures, staffing, skills, and finance. Space issues are a particular concern for the cultural sector, with some organisations raising concerns over their continued access to space, particularly in areas marked for (re)development in the city.

It is therefore imperative that action is taken to address the precarity of creative employment and that the contribution of creative and cultural workers and organisations are recognised, valued and resourced appropriately at local, regional and national levels. Rather than seeing cultural planning as a standalone practice, stakeholders highlighted the potential for strategic linkages between different policies and areas of the local plan –including hospitality, night-time economy and tourism as well as health and wellbeing and education agendas – in which the contribution of culture and cultural organisations could be recognised further.

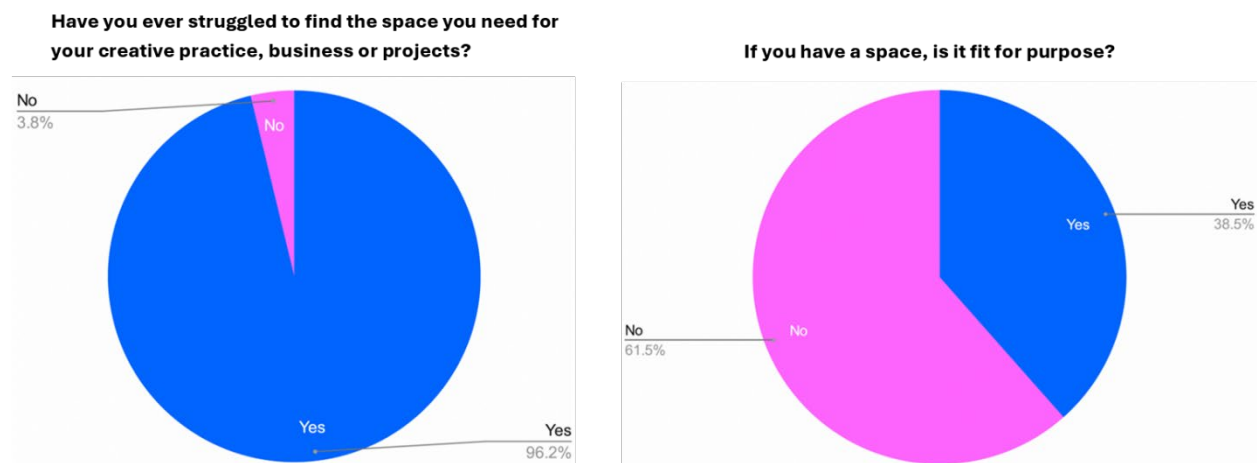
The key recommendations for cultural organisations and policy makers in Dundee are to:

- **Adopt an ecological response to recovery** including all parts of the Dundee creative ecosystem (policy, organisations, workers, communities/audiences) and considering connections beyond sector and city boundaries, including with wider local plan priorities.
- **Support creative workers as crucial members of the cultural economy and its supply chain** by addressing existing issues around precarious work and talent retention and development in the city, including addressing gaps in career development pathways (work placements, internships and apprenticeships) and providing more equitable access to financial support for freelancers.
- **Capitalise on the city’s potential to innovate through collective action** and implement care-orientated practices and policies to support the cultural economy and its workforce.
- **Establish consistent coordination and reporting systems** for the Cultural Development Group to sustain capacity for collective action.
- **Secure communication channels** between Cultural Development Group members and policy makers to ensure the voice of the sector is heard.

Dundee Creative Space Survey 2023

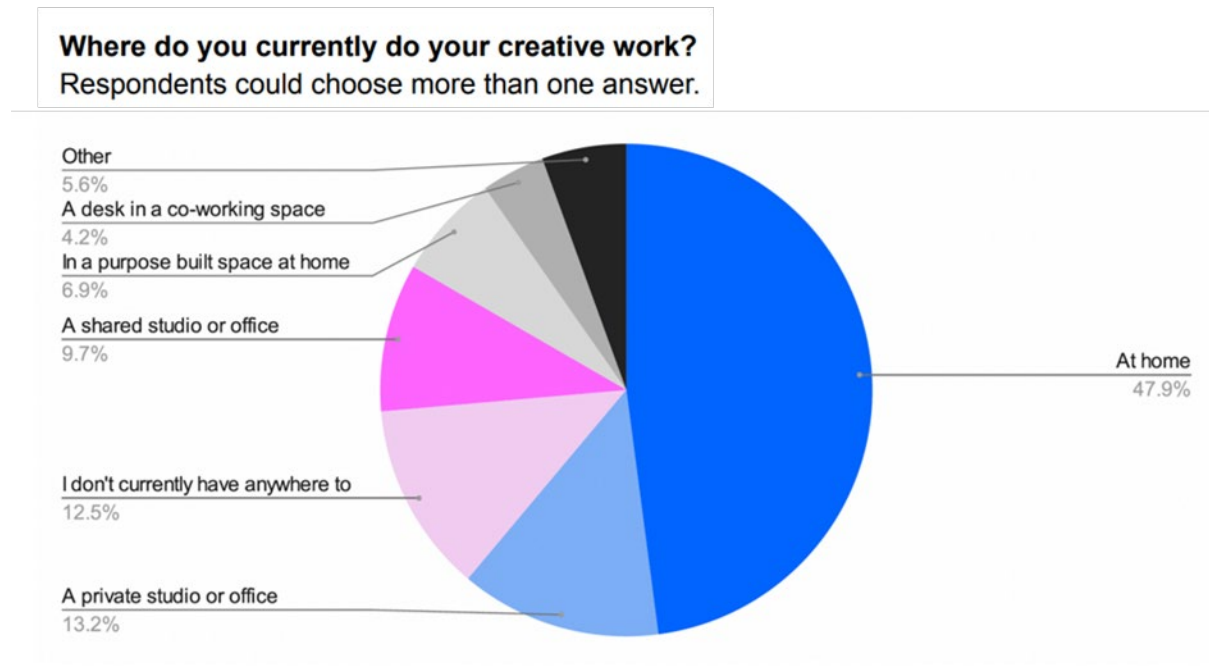
To better advocate and negotiate for creative space, [Creative Dundee](#) and [Hapworks](#) carried out a survey aimed at creative practitioners, businesses and organisations based in Dundee to establish their needs. The survey received 106 responses between 31 October and 10 December 2023. Some of the key data and findings is highlighted below. For further detail on the feedback, please refer to the survey.

Figure 16: Access to Space and Effectiveness



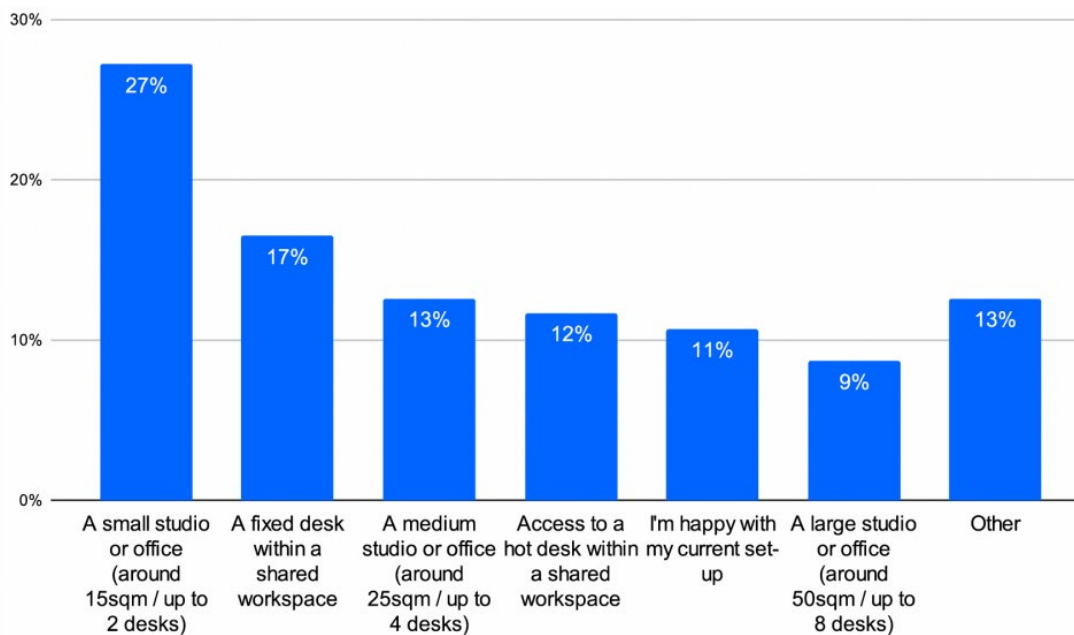
Source: [Dundee Creative Space Survey 2023: Findings](#)

Figure17: Existing Creative Space Locations



Source: [Dundee Creative Space Survey 2023: Findings](#)

Figure18: Primary Workspace Needs

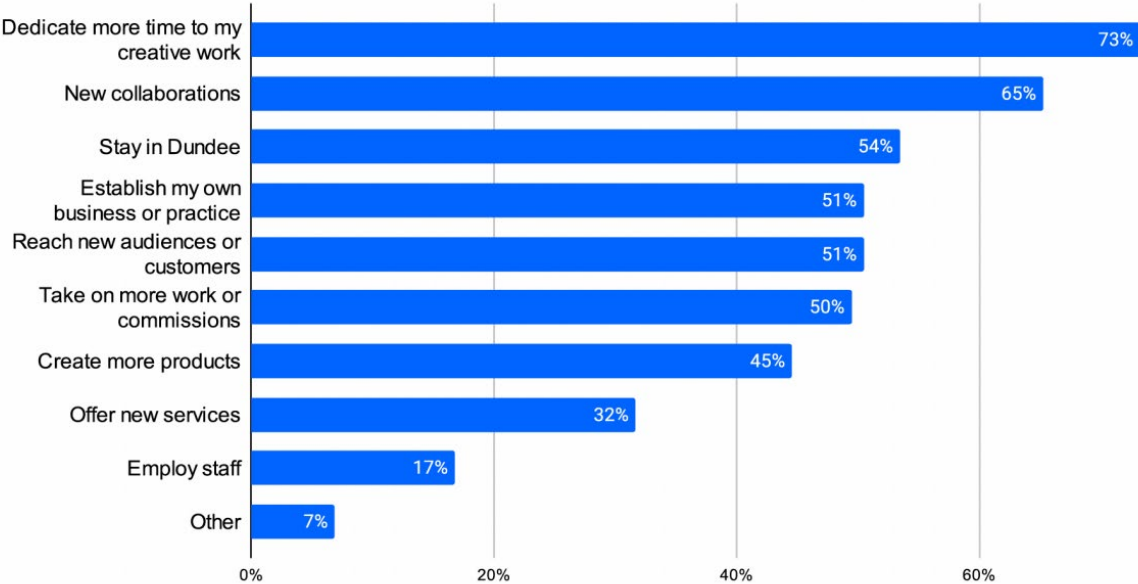


Source: [Dundee Creative Space Survey 2023: Findings](#) Note: Other spaces needed included a maker space with access to equipment (34) , recording studio (14), space to hold workshops (2), photography studio and/or dark room (5), performance or rehearsal space (4).

Figure19: Space Access Potential

What opportunities could this type of space enable for your practice or business?

Respondents could choose more than one answer.



Source: [Dundee Creative Space Survey 2023: Findings](#)

Hapworks

Hapworks is enabled by Creative Dundee and formed by creative practitioners, businesses and organisations based in the city who are working collaboratively to advocate and negotiate for better access to space for creativity. Their goal is to secure long-term space driven by the needs of the creative community, which facilitates collaboration, makes the sector visible and valued, and demonstrates its potential. This responds directly to the third recommendation set out above in Dundee's Creative Industries Strategy 2017 – 2021.

Working in partnership with Dundee City Council, Hapworks is occupying and animating a vacant unit at 7 Castle Street in Dundee City Centre from February to May 2024. The project will pilot an adaptable creative space which offers creative coworking alongside an events programme. It is a platform to test new ways of working, share our long-term ambition for a permanent creative space and launch the next stage of the project.

Spatial Mapping the City’s Cultural Offering

Currently, there is no comprehensive, live, mapping of cultural spaces within Dundee. Organisations, such as Creative Dundee do provide information which promotes creative and cultural places and spaces: [99 Things to See and Do in Dundee and Spaces of Dundee](#).

As part of the overall evidence base being generated for the proposed plan, our planning team is currently producing a GIS Liveable Neighbourhoods tool, based on the principles of [20-Minute Neighbourhoods](#). The intention is to make this a public asset with a broad range of mapped services and amenities. Where spatial data is available, we will include the city's cultural offering, including museums, galleries, theatres, cinemas, music venues, studios, recording and creative spaces.

4.0 Implications for the Proposed Plan

NPF4 Policy 27 City, Town, Local and Commercial Centres

The Town Centre First approach is a significant feature of Dundee's current LDP and is strengthened further through NPF4. The proposed plan, spatial strategy and master planning will be led by a Town Centre First approach.

As it progresses, our Liveable Neighbourhoods tool will help shape the plan preparation, spatial strategy and master planning by providing a better understanding of community needs and informing where sustainable development should be directed. The data will also assist with the assessment of the city's network of centres.

City wide Place Standard assessments will also help to inform the spatial strategy and master planning through a better understanding of community need. They will also hopefully encourage community development of local place plans.

Once the vacant property GIS dashboard is fully up-to-date, we should be able to monitor and better understand city-wide commercial vacancies. This should allow us to identify specific problem areas or trends that could inform the proposed plan.

The vision, strategic outcomes and actions established within the City Centre Strategic Investment Plan 2050 (CCSIP) fully align with the intentions of NPF4's Policy 27 City, town, local and commercial Centres. The CCSIP is a material consideration in the determination of planning applications, and it will be formally integrated into the proposed plan. Following Committee approval in January 2024, a more detailed masterplan is being commissioned for the Eastern Quarter of the city centre. This will provide a more in-depth analysis of future development and improvement opportunities, which will be considered for integration into the proposed plan.

From the Savills' recommendations in their report on Increasing Residential Capacity in the city centre, we have already commissioned a more detailed masterplan of the eastern quarter of the city centre, which in time will be considered for integration into the proposed plan. To some extent infrastructure requirements and priorities have already been identified through the CCSIP 2050, and any further requirements will be considered through the Infrastructure First and Local Living topic paper. City wide housing figures will be considered in the Quality Homes topic paper and the Local Housing Land Requirement calculation. Thereafter, the call for ideas/sites and proposed plan stages will help to determine the proportion of Local Housing Land Requirements within the city centre.

The implications of the evidence from the Review of Retailing in Dundee 2023 mean that it is unlikely that the proposed plan will allocate any new sites for drive-thru restaurants. The potential clustering of hot food takeaways and betting shops will need to be investigated further to determine if action is to be taken within the proposed plan.

NPF4 Policy 28 Retail

It is likely that the allocation of new, significant, convenience floorspace will be limited across the Dundee area. The focus is likely to be on the upgrading and refurbishment of convenience floorspace in the City Centre and District Centres, together with support for some additional new neighbourhood shops in 20-minute catchment areas where need is identified.

It is likely that the allocation of new comparison floorspace will be limited across the Dundee area. The focus is likely to be associated primarily with mixed-use re-development areas in the city centre.

There is likely to be no need to identify any additional edge of city centre, district centre, or commercial centre sites for new retail development. The Gallagher Retail Park extension identified in the current LDP 2019 (Policy 25 Gallagher Retail Park Extension) is likely to be omitted from the proposed plan as this land has the potential to contribute to alternative city centre needs. The proposed plan is likely to prioritise support for new retail development opportunities within the city centre area through the redevelopment of existing properties and development of key sites.

If the current LDP 2019 'Policy 22 City Centre Retail Frontages', and 'Policy 23 District Centre Retail Frontages' are to be carried forward into the proposed plan, they will need to be amended in line with recent amendments to the Use Class Order, and the General Permitted Development Order.

The current LDP 2019 'Policy 24: Goods Range and Unit Size Restrictions' which places restrictions on the range of goods and unit sizes in commercial centres and food stores is likely to be carried forward into the proposed plan.

NPF4 Policy 30 Tourism

Dundee's spatial strategy will support opportunities for tourism development by taking full account of the various regional and local tourism strategies, and by strengthening its adherence to the Town Centre First principle. Support will be provided for the broadest variety of visitor and tourism attractions to grow the tourism sector and to strengthen the quality and attractiveness of the city. Support for the necessary digital, transportation, accommodation and venue infrastructure will also be provided.

Dundee's current LDP 2019 Policy 8: Visitor Accommodation will be reviewed in light of policy 30's short term let requirements to ensure that the assets and amenities of the city, communities and individuals are safeguarded.

NPF4 Policy 31 Culture and Creativity

The strong role that culture, creativity and local people can play in delivering lasting improvements for people and communities should be reflected in the proposed plan development. Policy and spatial strategy considerations around the important value of spaces, places and assets (internal and external) should support the city's broad range of cultural, creative, event and community-orientated needs. Adopting a ecosystems approach is required to understand the extent to which culture and creativity can contribute to different policies and areas, including hospitality, night-time economy, tourism, health and wellbeing and education.

Dundee's broad range of cultural and creative events, venues, businesses, start-ups and individuals contribute a significant amount to local employment and the economy. Dundee's creative industries are a top contributor in the key growth sectors. The importance of this will be taken into account within the policy and spatial strategy of the proposed plan.

The recommendations and evidence from Dundee's Creative Industries Strategy 2017 – 2021 have a direct correlation with the City Council's vision for future growth and development of the city, particularly reflected in the key themes of the recent [City Centre Strategic Investment Plan 2050](#), which will be integrated into the proposed plan. The proposed plan should further support and grow local and emerging sectors, industries, businesses, tourism, and digital connectivity infrastructure; creating further opportunities for creative sector collaboration. Additionally, the proposed plan should support the CCSIP's vision to create a more vibrant, attractive, dense, accessible and efficient city centre, which will support graduate retention, city centre living, visitors, tourists, the evening economy, and in turn provide support for a broad range of startups, creatives, businesses, venues, and events. This would help

Access to space is a significant concern for the cultural and creative sectors. The value of existing venues and assets, and the potential for growth and development associated with access to the right spaces must be considered in the development of the proposed plan.

5.0 Engagement and Consultation

Stakeholder Working Group

The initial stakeholder working group was developed through internal and external individuals with specific interest in culture and creativity. The 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.

Internal

- DCC Leisure and Culture
- DCC Planning and Economic Development

External

- Creative Dundee