

Response ID ANON-B3JU-DSAT-Z

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-03-05 18:02:14**

About You

What is your name?

Name:

Shaanan Smith

What is your organisation?

Organisation:

Local resident of Garthdee

On behalf of:

How can we contact you?

Email:

[REDACTED]

Telephone:

[REDACTED]

Address:

[REDACTED]

1 Introduction

Section 1 provides a context for the Main Issues Report Do you have any comments in relation to this section?

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I oppose plans to develop the land near Auchenyell Road, Garthdee (reference B1101).

I opt for the land to be retained as green space. As a local resident at Garthdee Farm Gardens, this shall negatively impact my quality of life. Reasons I object;

-Local bus services already at max capacity due to students in the new student accommodation. Developing the land opposite shall just further stretch services.

-Local schools already at max capacity. More housing shall stretch school services beyond manageable.

-Development of this space shall affect my privacy due to it overlooking my residence

-Shadows from the housing may also affect my quality of life preventing sunlight in my garden and drive

-Drainage in the area is near the border limit of being an issue. If development were to go ahead then will cause drainage issues in the area affecting all residents. The current green space absorbs loads of water. Housing creates a hard surface so the water will run off and overload the drains at the bottom of Auchenyell Road.

-Local residents have formed the Gwens Garden project with aim of retaining this greenspace so they can plant woodland and vegetation which shall improve air quality and benefit local residents. This is a community project.

-Parking is an issue in Garthdee that is increasingly becoming worse due to increase in students. Adding more housing shall only create more parking issues and this shall end in internal community disagreements. There has already been a few disputes internally with students parking in areas they shouldn't - its inevitable that more housing shall create more disputes which is overall bad for the community.

-Developing housing in the green space shall I kely have a negative impact to my house price

-I chose Garthdee Farm Gardens for the clean green atmosphere - building houses only infuriates me.

-The majority of Gathdee residents have opposed the green space and some of the community have already started planting seeds - if the council were to go against the thoughts of the majority of the community who actually live there then there will be consequences.

2 Settlement Strategy

Question 1 New Housing Sites

Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?:

I oppose the housing site proposed in Garthdee on Auchenyell Road (reference B1101).

I suggest other areas in the city that are not being used. The green space at B11101 is used by the community (kids play there, dog walkers etc).

Question 2 Housing Allowances Beyond 2032

Is there a need for us to identify further Housing Allowances or sites for the period beyond 2032?:

Question 3 Brownfield and other Opportunity Sites

Are there any further brownfield or other opportunity sites which would be suitable for redevelopment?:

Question 4 New Healthcare Facilities

Do you have any comments on these sites? Are there any other sites in these areas that we should be considering?:

3 Aberdeen City Centre and the Network of Centres

Question 5 City Centre Boundary

Do you agree the Local Development Plan should modify its City Centre boundary to match the City Centre boundary shown in the City Centre Masterplan?:

Question 6 City Centre Masterplan Intervention Areas

Do you agree that the City Centre Masterplan intervention areas should be identified as opportunity sites within the Local Development Plan?:

Question 7 City Centre Retail Core

Should the retail core be reduced to focus on a more compact area of Union Street and the existing shopping centres?:

Question 8 Union Street Frontages

Should the Union Street Frontages percentages be reviewed? Do the current target percentages ensure there is a balance between a strong retail focus and allowing for other uses? What other uses should we allow on the retail core area of Union Street:

Question 9 Out of Town Retailing

Should we direct high footfall uses to existing centres including the City Centre? Should we consider new out of town retail parks? What would the impact of these be on Union Street and the City Centre, and Aberdeen's network of centres?:

Question 10 Commercial Leisure Uses

Should we continue to direct commercial leisure uses towards existing centres and the beach and leisure area?:

Question 11 City Centre Living

How can we encourage more people to live in the City Centre? Would a document outlining the principles which need to be applied in converting a building into residential use be helpful?:

MAIN ISSUE 1 Living in the City Centre

Should we include a policy in the Local Development Plan supporting residential development in the City Centre, including the conversion of upper and basement floors of premises to provide residential accommodation?:

Not Answered

Question 12 Residential Development in the City Centre

Are there any other locations within the City Centre where residential accommodation could be provided?:

MAIN ISSUE 2 A 24-Hour City

Should 24-hour activities in Aberdeen be supported and encouraged to grow, especially in the City Centre? Could this be achieved through policy?:

Not Answered

Question 13 Encouraging the Creative Arts

What can we do to support and encourage the creative sector to ensure a range of distinctive experiences so that Aberdeen City Centre is like no other place?:

Question 14 Proposals for Creative Arts

Are there other buildings or areas within Aberdeen that could accommodate the existing, and support an emerging creative sector for desk-based and studio-based artists?:

Question 15 Percent for Art

To ensure Aberdeen City Centre retains its distinctiveness, should developments with construction costs of £1 million or over be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/ visible place or places within the development?:

MAIN ISSUE 3 Support for Visitor Attractions

To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?:

Not Answered

4 Quality Places

MAIN ISSUE 4 Minimum Internal Space Standards for New Residential Development

How can we ensure that new residential development delivers an adequate amount of internal floor space for future occupants?:

Not Answered

Question 16 External Space Standards

Do you think that the amenity spaces currently delivered are of a sufficient quality? Should we strive for a better quality/ quantity of private/ semi-private residential amenity space across the city and refuse planning permission to proposals which do not meet our high standards? What standards would you like to see set for new dwellings, flats, and conversions in respect of quality and quantity of external amenity space?:

Question 17 Natural Environment

Do you agree that the proposed list of policies for Natural Environment gives a clearer and more coherent structure than at present?:

There should be more green space that help reduce air pollution in Aberdeen. Green belt and green spaces should be left.

Question 18 Food Growing

How can the Local Development Plan support the delivery of food growing projects in the City? Do you think food growing should be included in the next Plan by way of a new policy, or through existing policy and guidance?:

7 Affordable Housing

Question 25 Affordable Housing

Do you agree with the Local Development Plan's current affordable housing approach being carried forward? What other measures could the Council consider in order to assist with the delivery of affordable housing units via the Plan? Should the threshold of not applying affordable housing requirements to developments smaller than 5 units remain in place?:

Affordable housing issues are caused by private landlords who buy multiple properties with sole purpose for monopolised rent. This drives price up for young people who want to buy property. Aberdeen council should impose larger taxing on private estate individuals who are driving the price up for the rest of the community on normal salaries.

Question 26 Private Rented Accommodation and Build to Rent

Are there ways that the Local Development Plan can facilitate Build to Rent development, through policy?:

Affordable housing issues are caused by private landlords who buy multiple properties with sole purpose for monopolised rent. This drives price up for young people who want to buy property. Aberdeen council should impose larger taxing on private estate individuals who are driving the price up for the rest of the community on normal salaries.

8 Sustainable Mixed Communities

MAIN ISSUE 9 Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)

How can the Local Development Plan ensure a greater mix of housing types is achieved in new developments?:

Not Answered

MAIN ISSUE 10 Residential Care Facilities

How should the Local Development Plan cater for proposals relating to Residential Care Facilities?:

Not Answered

MAIN ISSUE 11 Student Accommodation

How can the Local Development Plan cater to proposals relating to student accommodation?:

Not Answered

MAIN ISSUE 12 Houses in Multiple Occupation

How can the Local Development Plan support sustainable mixed communities, with regards to HMOs?:

Not Answered

Percentage limit of HMOs in each area:

Please explain why you chose your answer:

Geographical boundary of each area:

Please explain why you chose your answer:

Threshold for when planning permission is required for a HMO:

Please explain why you chose your answer:

Question 27 Community Planning

Is there anything else that the Local Development Plan can do to support the objectives of the LOIP or the aims of Community Planning?:

Question 28 Changing Places Toilets

Should large new developments that require public access provide Changing Places toilets? What types of venues should provide them?:

Appendix 1 Proposed Draft New Policies

Policy D2 Amenity

Do you have any comments on the policy?:

Policy D5 Advertisements and Signage

Do you have any comments on the policy?:

Policy D8 Shopfronts

Do you have any comments on the policy?:

Policy D9 Windows and Doors

Do you have any comments on the policy?:

Policy H4 Housing Mix and Housing for Particular Needs

Do you have any comments on the policy?:

Policy H8 Residential Care Facilities

Do you have any comments on the policy?:

Policy H9 Student Accommodation Developments

Do you have any comments on the policy?:

Policy H10 Houses in Multiple Occupation

Do you have any comments on the policy?:

Policy NC9 City Centre Living

Do you have any comments on the policy?:

Policy NC10 24-hour City

Do you have any comments on the policy?:

Policy NC11 Visitor Attractions and Facilities

Do you have any comments on the policy?:

Policy NC12 Public Art Contribution

Do you have any comments on the policy?:

Additional Documents

Please include comments on other documents below:

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The land proposed for development (reference B1101) has opposition to be retained as green space. I fully back leaving the land as green space. A local organisation called 'Gwen's Garden' are looking to add woodland and vegetation and native plants to the open green space.

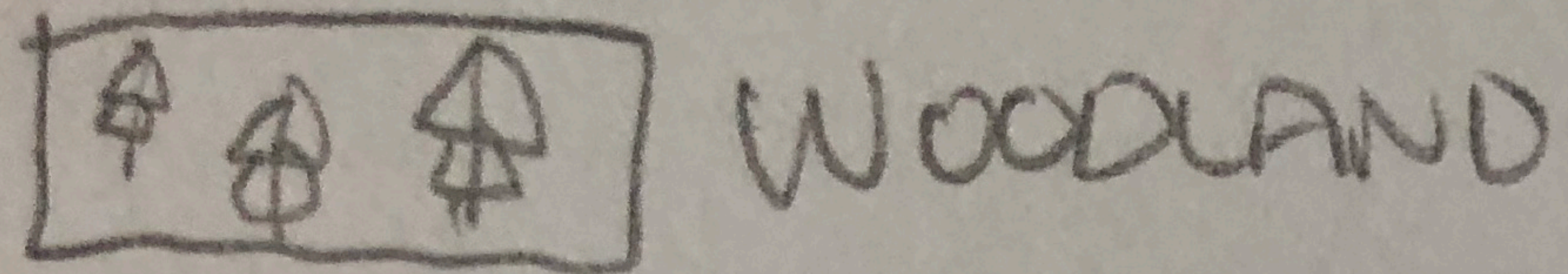
I have a further idea for this land which is a win-win for the Gwens Garden organisation and the community. I would like to add infrastructure such as path through this open space to create the recreational park. A path shall allow more use of the park giving students and local residents al ke a space to get fresh air. I have attached a sketch of the proposal. I am willing to give up my own skills and services to help develop this plan - if the land is retained as green space and the council agree with my proposal then I will seek private investment to add the infrastructure (path) so there is no cost to the council.

Please give our community the opportunity to do something great and meaningful with the land. A recreational park or even purely Gwens Garden will engage local residents.

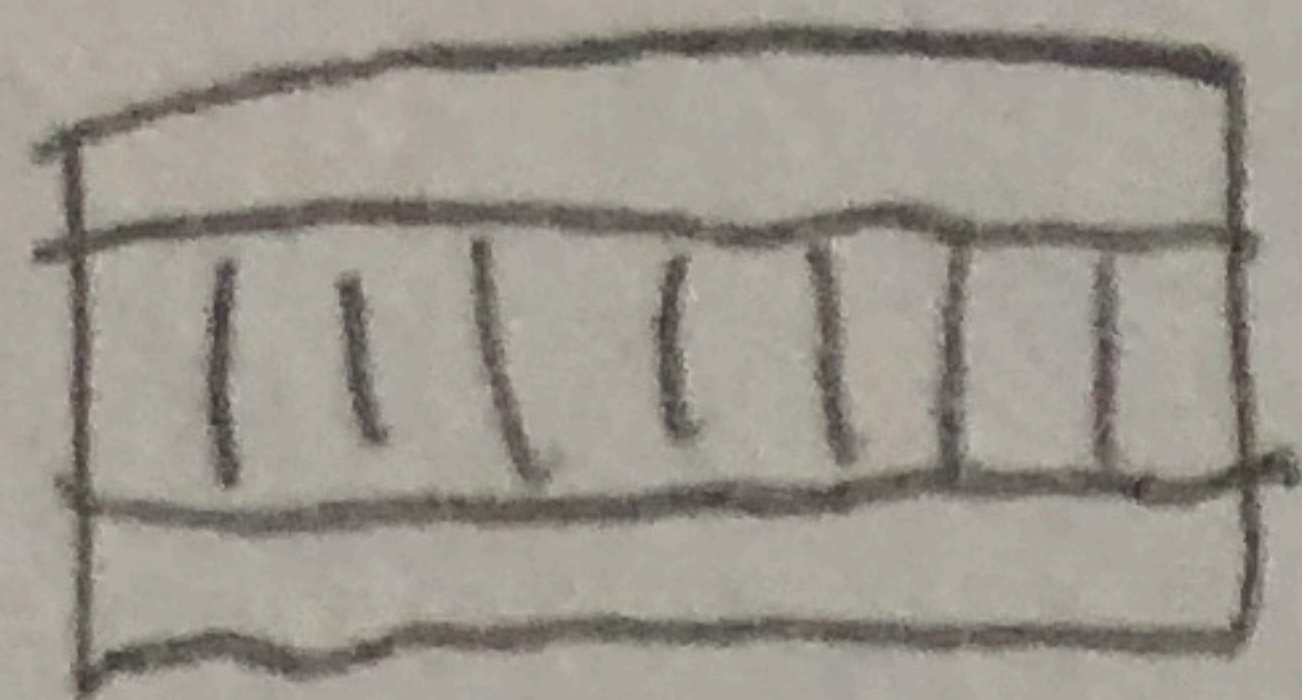
Additional Files

If you have further information you would like to provide you may upload it here.:

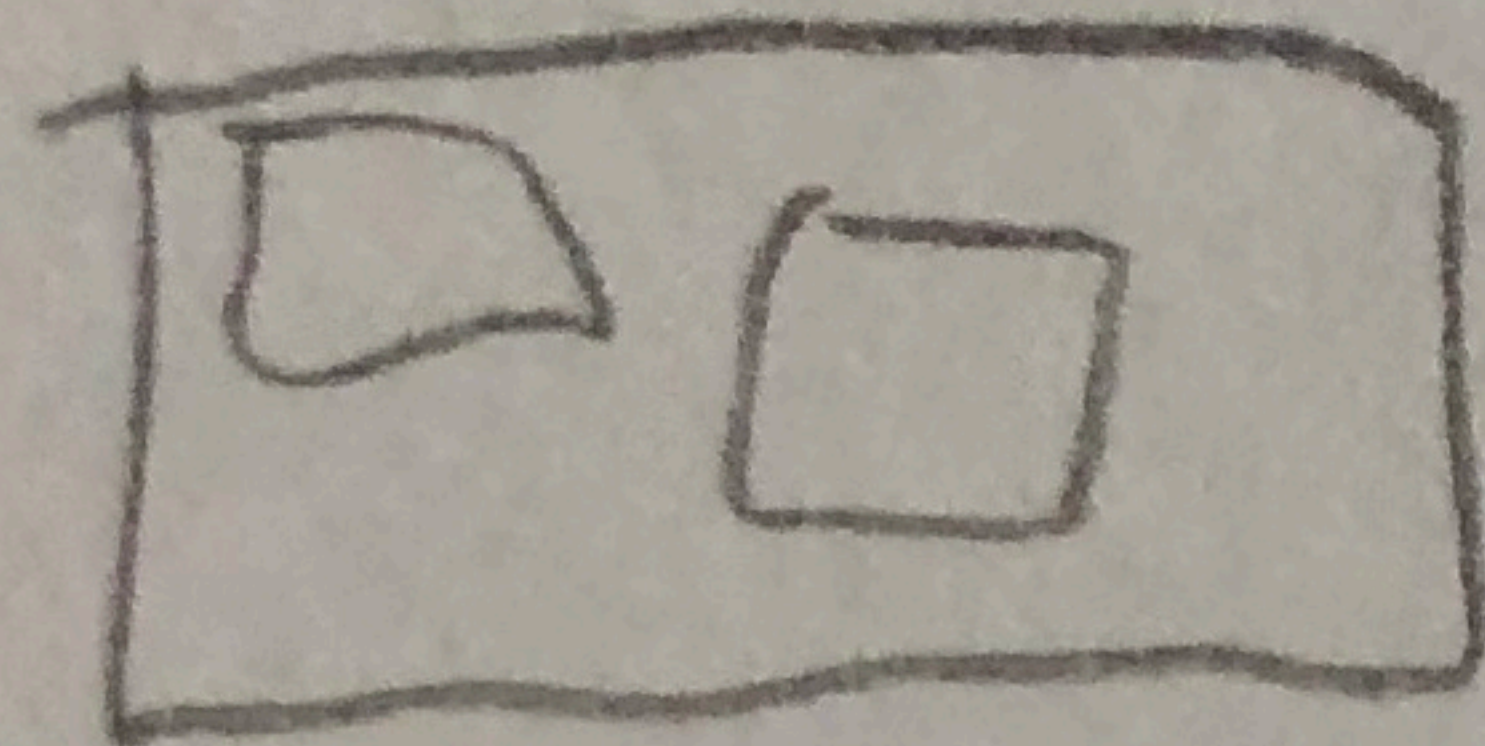
Gwen Garden.jpg was uploaded



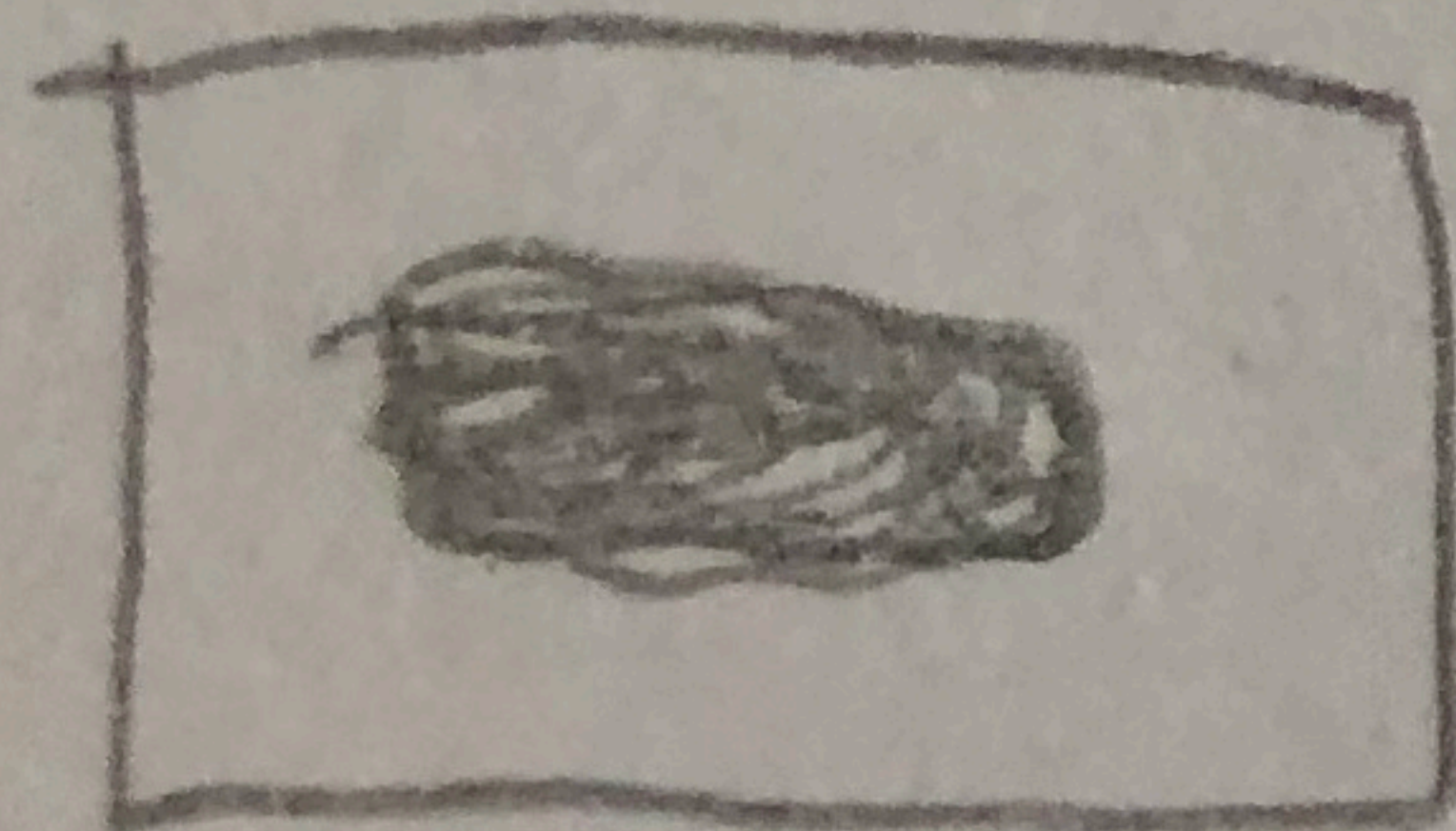
WOODLAND



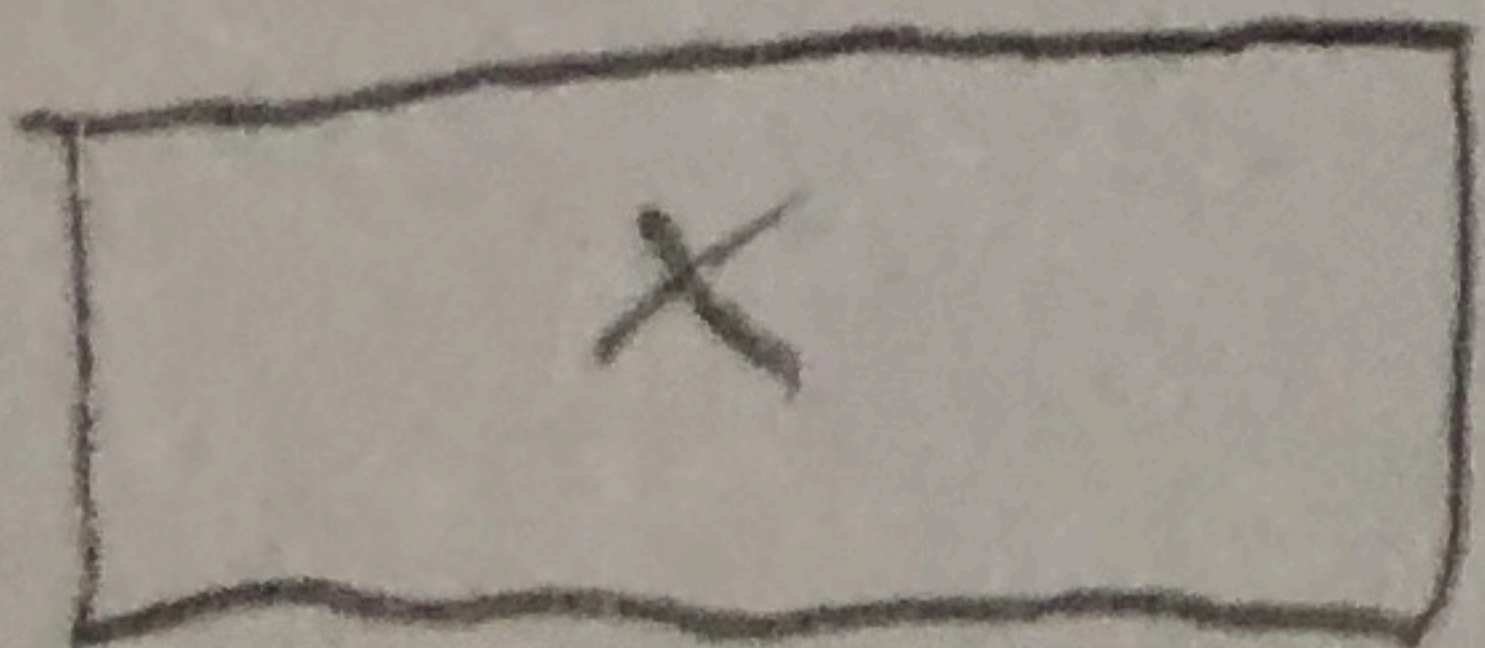
PATH/WALKWAY



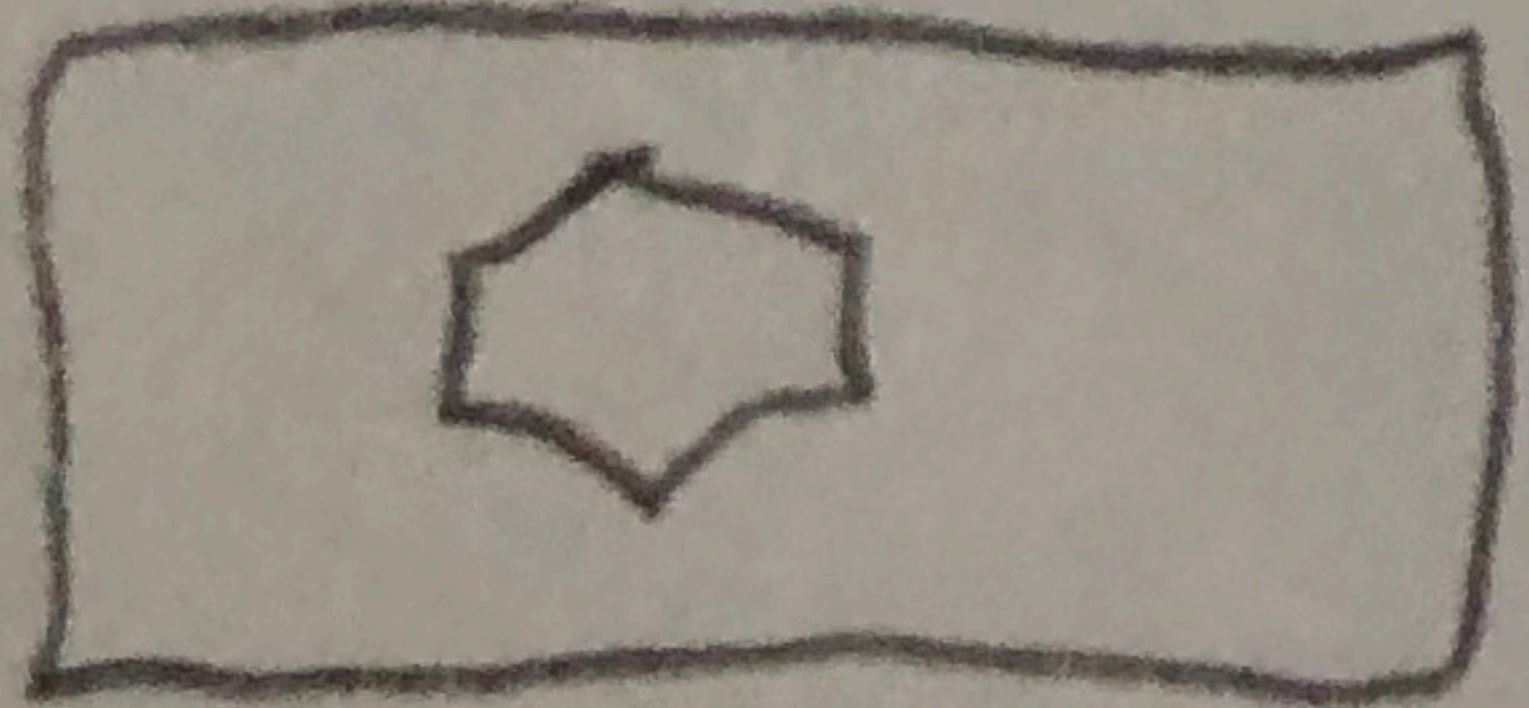
Vegetation
BOX



BENCH



ENTRY
POINT



LANDMARK
CENTRE PIECE

