

Response ID ANON-B3JU-DSAH-M

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-03-05 20:52:33**

About You

What is your name?

Name:

Andrew Simpson

What is your organisation?

Organisation:

Gwens Community Garden

On behalf of:

N/a

How can we contact you?

Email:

[REDACTED]

Telephone:

[REDACTED]

Address:

[REDACTED]

How to Complete

1 Introduction

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

Do you have any comments in relation to this section?:

No comment

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 only have comments on two sites as follows;

B11/01 Garthdee Road

I object to this development, I support the Gwen's Gardens proposal for this site. This site has issues such as overlooking the expensive houses on Garthdee Farm Gardens, poor drainage and traffic congestion. The Gwens Gardens alternative will provide a quality place with woodland, dog wa king and food growing for the community.

B11/02 Kamhill Outdoor Centre

I have no objection to this proposal, it is council housing, therefore affordable housing in a city with a lack of affordable housing.

Question 2 Housing Allowances Beyond 2032

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

No comment

Question 3 Brownfield and other Opportunity Sites

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

No comment

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?:

No comment

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?:

Yes

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?:

No comment

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?:

Yes

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:

No comment

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?:

Yes

Yes, however limited

Between internet shopping and retail parks the high street is under considerable pressure, consider reducing rates in city centre to make it more attractive.

Question 10 Commercial Leisure Uses

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

Yes

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?:

Better parking options.

Not for me

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?:

Yes

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?:

No comment

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 sure, there has to be a balanced approach.

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?:

Reduce the amount of grey buildings. Encourage colourful, artistic, striking murals, especially on blank end gables. This has worked well in Glasgow, see also

Banksy with some amazing art.

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?:

No comment

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?:

Yes

MAIN ISSUE 3 Support for Visitor Attractions

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

Yes

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?:

Police planning permissions and building warrants more rigorously, be harder on developers.

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?:

Yes

No comment

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?:

No comment

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?:

Support Gwens Gardens project for B11/01 site.

New policy

5 Transport and Infrastructure

Question 19 City Centre Parking

Should we reduce car parking in the City Centre to support the City Centre Masterplan? If so, how?:

If you want people to visit the city centre then parking must be available. It is too easy to park at retail parks, these then become convenient reducing shoppers in city centre.

MAIN ISSUE 5 Electric Vehicle Charging Infrastructure

How best can we encourage the provision of infrastructure to support changes in transport technologies? :

To achieve the governments targets for electric vehicles, the approach to electric charging points will have to be radical.

I would look at what other countries are doing Sweden, Singapore, etc.

Not Answered

Question 20 Digital Infrastructure

Should high speed broadband be mandatory in all new residential developments with 5 or more units? Do you wish to suggest any other proposed changes to the Digital Infrastructure and Telecommunications Infrastructure policies?:

Yes

No

Question 21 Developer Obligations and Infrastructure Delivery

Do we need to change our approach to securing developer obligations for future development proposals?:

Yes ensure that the highest standards of Energy Performance Certification is adhered to for new builds.

Some new Barratt houses do not come up to standard for Energy efficiency despite having so called certification.

6 Resource and Business Policy

MAIN ISSUE 6 Low and Zero Carbon Generating Technologies and Water Efficiency

Should the requirement of existing Policy R7 be changed?:

No comment

Not Answered

Question 22 Low and Zero Carbon Generating Technologies and Water Efficiency

What methodology should the Council use in calculating compliance with Policy R7, specifically how should the target of reducing carbon dioxide levels be calculated?:

No comment

Question 23 Solar Farm Developments

Do you agree that Solar Farms should be supported within the Council's policy on Renewable and Low Carbon Energy developments, and should specific guidance be included within Policy R8?:

Yes

MAIN ISSUE 7 Heat Networks

Should we include a policy in the Local Development Plan supporting the development of Heat Networks within the City?:

No comment

Not Answered

Question 24 Supporting Business and Industrial Development

Should we carry forward our current policy approach to safeguarding existing business and industrial areas from other development pressures into the next Local Development Plan?:

Yes

MAIN ISSUE 8 West End Office Area

Should the policy support a mix of uses in the West End Office Area? If so, what types?:

Yes

No comment

Not Answered

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?:

No comment

Build more council homes.

Yes

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?:

No comment

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?:

No comment

Not Answered

MAIN ISSUE 10 Residential Care Facilities

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

No comment

Not Answered

MAIN ISSUE 11 Student Accommodation

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

Make sure the students don't require to drive, therefore avoiding the need for cars. Keep their accommodation affordable and close to University.

Not Answered

MAIN ISSUE 12 Houses in Multiple Occupation

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

HMO's must be managed carefully, good for students, however not good for families and old people living next door.

Not Answered

Percentage limit of HMOs in each area:

Option 1 - Preferred Option (15%)

Please explain why you chose your answer:

I would not like an HMO next door to me.

Geographical boundary of each area:

Please explain why you chose your answer:

No comment

Threshold for when planning permission is required for a HMO:

Option 2 - Alternative Option (3 or more people in a flat, 6 or more people in a house)

Please explain why you chose your answer:

Flats are normally smaller than houses.

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?:

No comment

Question 28 Changing Places Toilets

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

No comment

Appendix 1 Proposed Draft New Policies

Policy D2 Amenity

Do you have any comments on the policy?:

No comment

Policy D5 Advertisements and Signage

Do you have any comments on the policy?:

No comment

Policy D8 Shopfronts

Do you have any comments on the policy?:

No comment

Policy D9 Windows and Doors

Do you have any comments on the policy?:

No comment

Policy H4 Housing Mix and Housing for Particular Needs

Do you have any comments on the policy?:

No comment

Policy H8 Residential Care Facilities

Do you have any comments on the policy?:

No comment

Policy H9 Student Accommodation Developments

Do you have any comments on the policy?:

No comment

Policy H10 Houses in Multiple Occupation

Do you have any comments on the policy?:

No comment

Policy NC9 City Centre Living

Do you have any comments on the policy?:

No comment

Policy NC10 24-hour City

Do you have any comments on the policy?:

No comment

Policy NC11 Visitor Attractions and Facilities

Do you have any comments on the policy?:

No comment

Policy NC12 Public Art Contribution

Do you have any comments on the policy?:

Agreed.

Anything we can do to make Aberdeen less Grey is good.

How can we achieve iconic art for Aberdeen, such as Fa kirk Kelpies, the angel of the North, the 4 pieces of art on the M8, The Angel Of The Nauld, etc.

Can Aberdeen achieve such iconic Art?

Additional Documents

Please include comments on other documents below:

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Petition against B11/01 plan

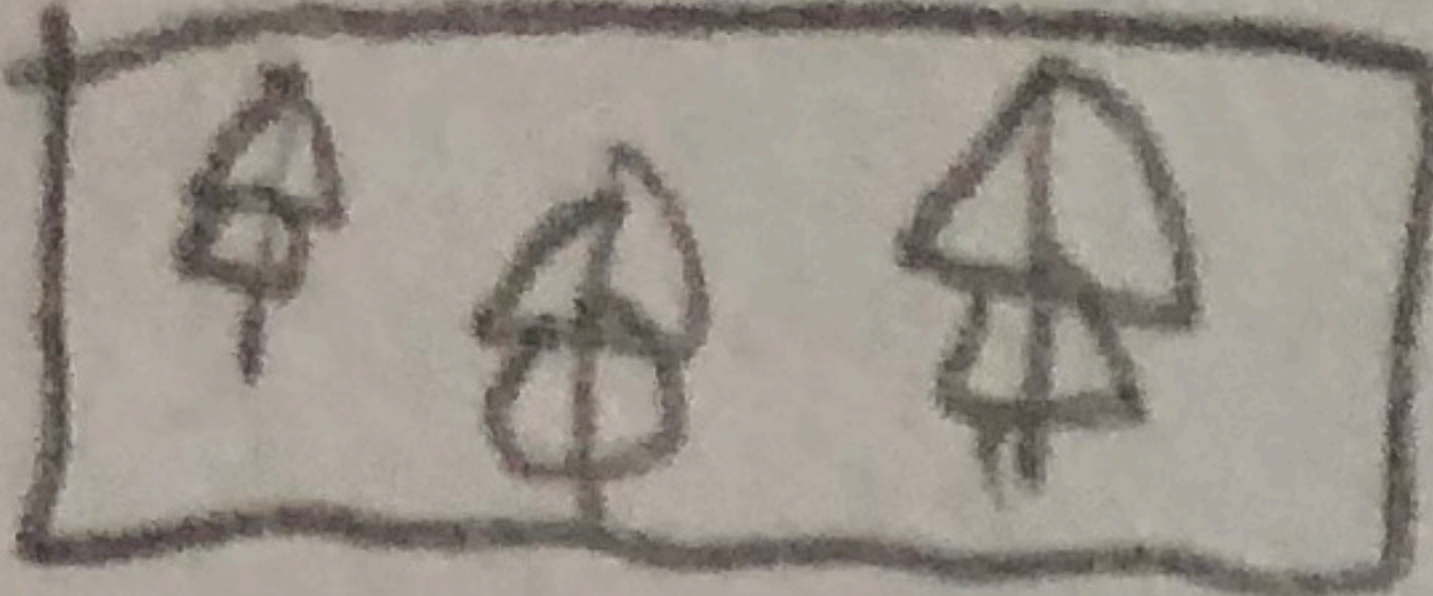
https://www.change.org/p/aberdeen-city-council-keep-garthdee-green?recruiter=154765475&utm_medium=copylink&utm_campaign=share_petition&utm_term=Search%3

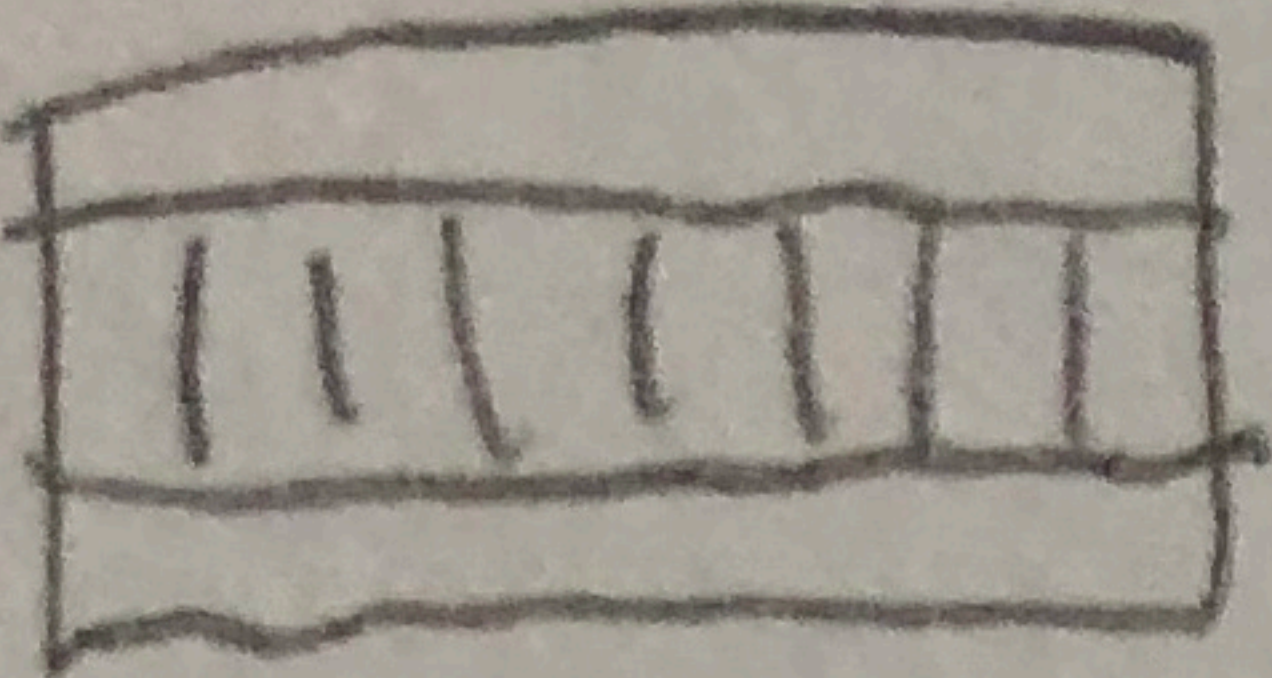
Press and Journal and Evening Express (5March19) Objection to B11/01 plan

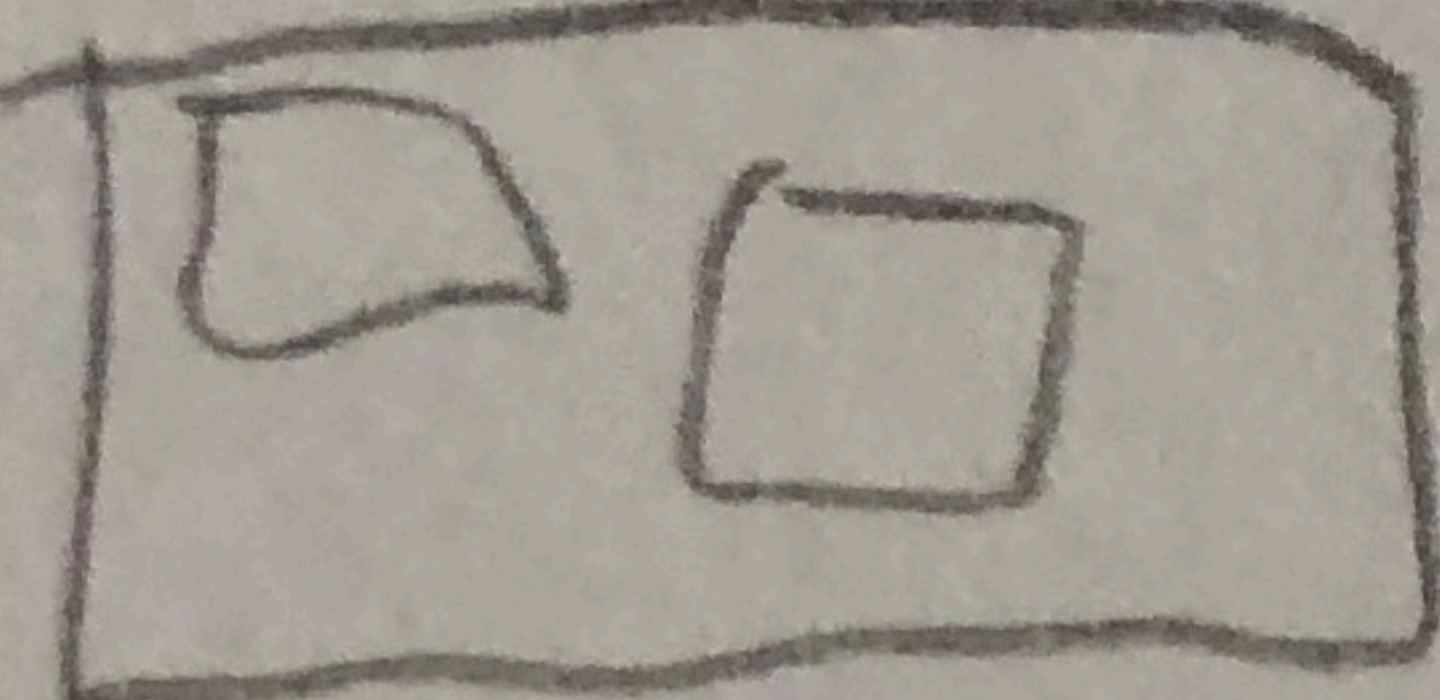
Additional Files

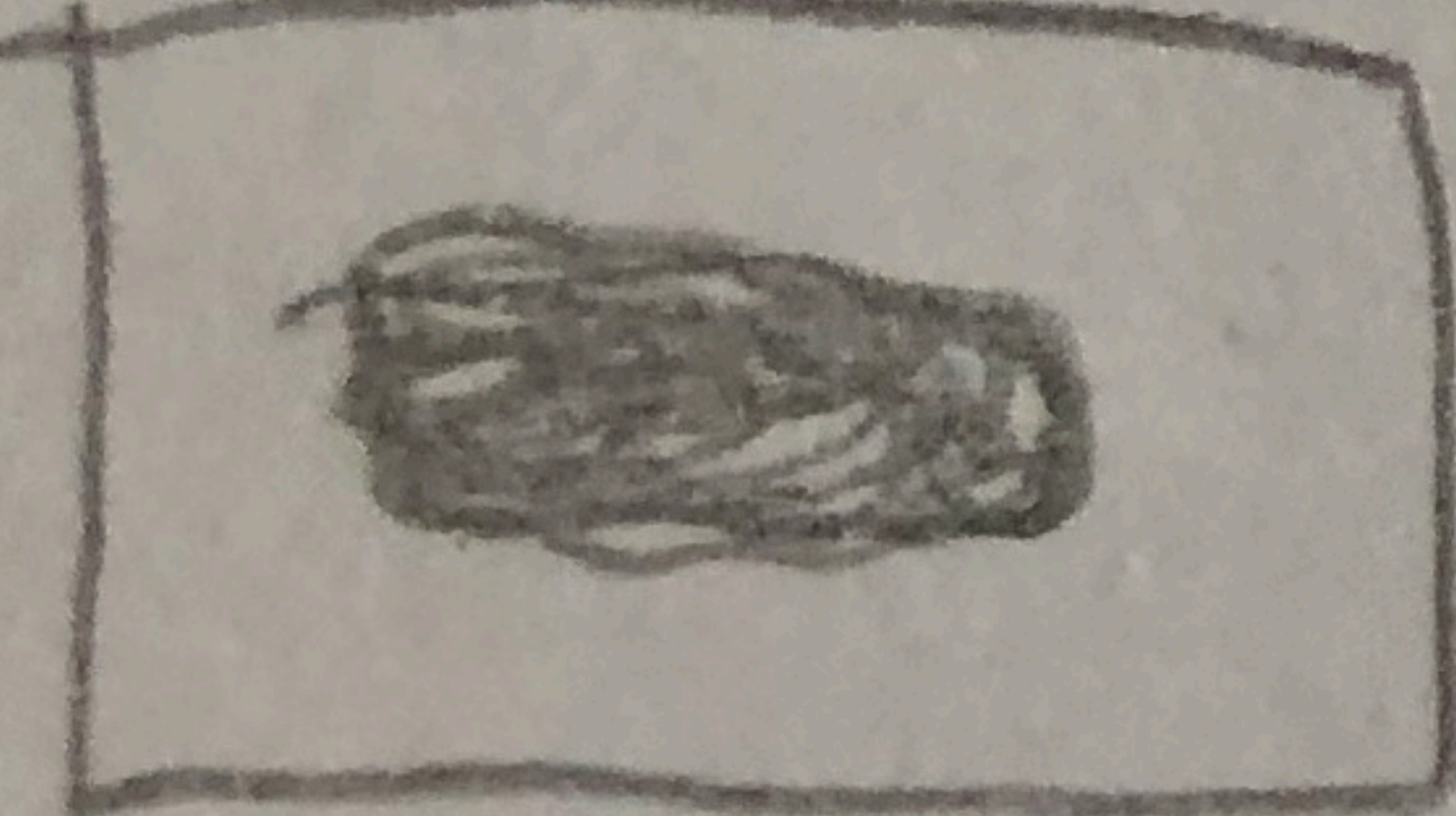
If you have further information you would like to provide you may upload it here.:

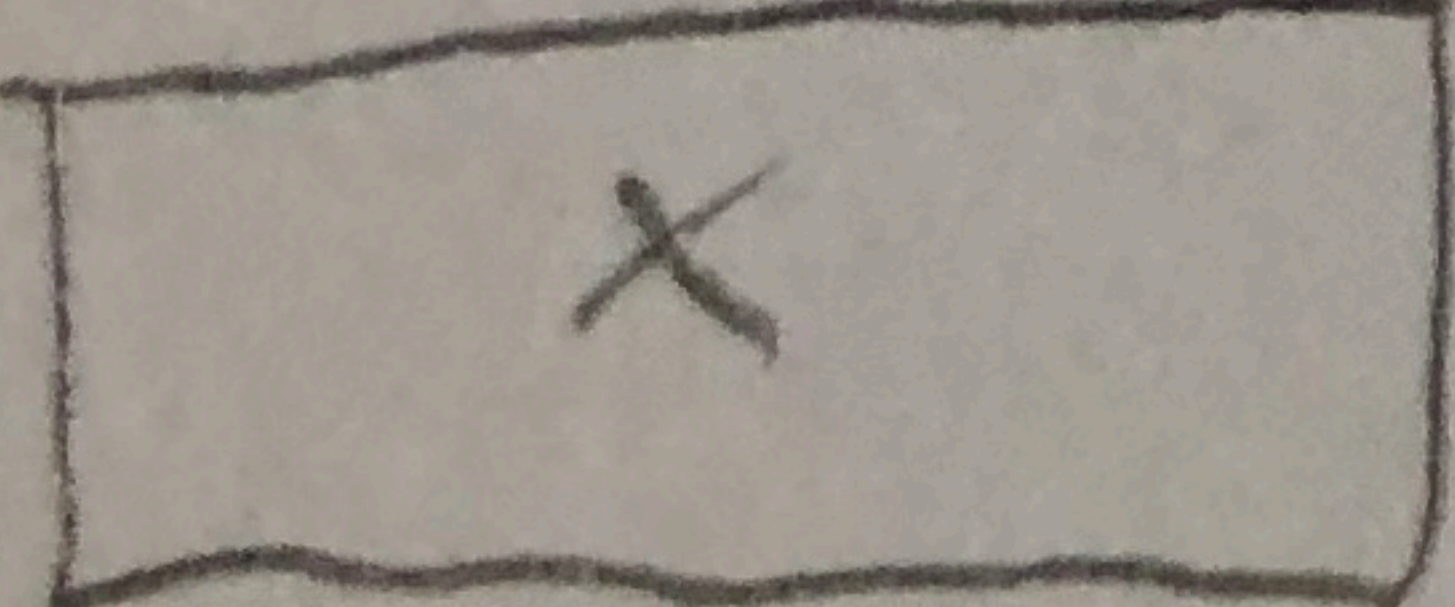
Gwens Garden Sketch.jpg was uploaded

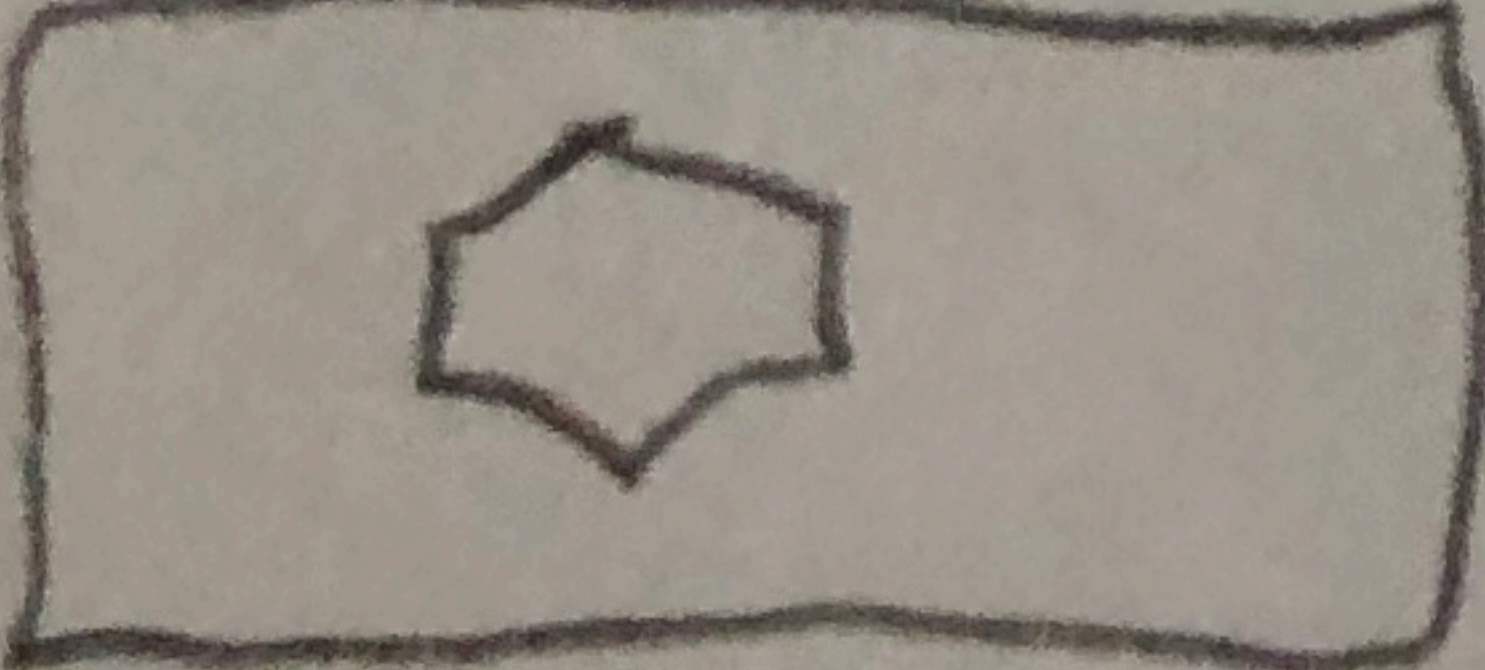
 WOODLAND

 PATH/WALKWAY

 Vegetation
BOX

 BENCH

 ENTRY
POINT

 LANDMARK
CENTRE PIECE

