

Response ID ANON-B3JU-DSAD-G

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
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About You

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James McKay

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On behalf of:

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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?:

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?:

You must stop building on green land. Use waste land and build up. You must not let developers set the agenda - they are interested in their own profits and not in the public good.

You must not let developers off with their affordable housing requirements.

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. Identify reusing existing developed areas. For example you could house many people in the buildings on Unio Street.

Question 3 Brownfield and other Opportunity Sites

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

Yes and there will be more as the oil industry shrinks.

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.

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?:

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:

Housing above street level.

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?:

Out of town retail parks are probably inevitable for the next couple of decades. The city centre will suffer as a major retail centre. Small attractive local shops, cafes and eateries and housing are the ways to go in Union Street. Attractive spaces are needed. Marischall Square is a disaster in every way and those who authorized it should have learned from it - but have they??????

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?:

Yes.

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?:

As the big shops close more locations will become available.

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?:

No.

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?:

Where would you get the money for this? Employ less consultants (you could always try listening to your constituents instead!!!) and cut out all Bernie's jollies. And make Willie pay for his wall - unless of course you're going to give everybody free wall repairs!

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?:

If you ever get enough money you could start by renovating the Arts Center. Other buildings in the town center are going to be becoming available all the time.

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?:

Possibly but it would be much more important that they are first required to fulfil their obligations for affordable housing, access, parking, etc..

MAIN ISSUE 3 Support for Visitor Attractions

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

That's shutting the stable door after the horse has bolted. Marischall Square should have been a public square - an amenity for citizens and an attraction for visitors. It would have had great views of Marischall College and Provost Skene's House and the Wallace Tower could have been relocated there. It could have rivalled some of the great public squares of Europe.

We desperately need visitor attractions for the future of the city and we need to preserve our granite heritage but our councillors and presumably our planning officials have clearly had other agendas and it doesn't look like that is going to change any time soon.

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?:

Insist that developers meet their affordable housing obligations.

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?:

No but who is going to improve the quality and where is the money going to come from?

Yes, of course - but you have to apply these standards equally to big developers as to the little guy who wants to add a conservatory to his house.

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?:

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?:

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?:

No - unless all the councillors and senior officials are going to lead by example and all walk and cycle in and out of the city centre.

MAIN ISSUE 5 Electric Vehicle Charging Infrastructure

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

First we need proper research. For example hydrogen vehicles appear to be one way forward but when we cost them do we include all the costs including the financial and environmental costs of the production, transport and installation of hydrogen, 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 but it would also be nice if you could provide high speed broadband to all of us who are already resident here and have been paying our rates and taxes for a lifetime!

Question 21 Developer Obligations and Infrastructure Delivery

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

Yes - surely you can tie them in legally to affordable housing, roads, amenities, maintenance, etc..

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?:

Don't know - but please don't build the incinerator, especially not in Torry!

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?:

Don't build the incinerator and don't have hundreds of lorries a day driving along Wellington Road to go to the incinerator.

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?:

Don't know.

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?:

Don't know.

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. Arts and museums. Housing? The Rubislaw Quarry could be a great tourist attraction but again there seems to be a short-term profit motive at work here.

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?:

All developers should have to meet all their obligations for affordable housing all of the time.

Why would this not be the case? No wonder people don't trust the council!

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?:

Don't know but this would have to be to provide affordable rents.

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?:

Make it a condition of planning permission?

Not Answered

MAIN ISSUE 10 Residential Care Facilities

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

Residential care facilities are badly needed but are currently struggling with understaffing probably mainly because the staff are so poorly paid. You will need money to address this and again where is it going to come from?

Not Answered

MAIN ISSUE 11 Student Accommodation

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

Use empty buildings in Union Street as a start!

Not Answered

MAIN ISSUE 12 Houses in Multiple Occupation

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

Seems too obvious - make affordable housing and houses for multiple occupation conditions of planning permission!

Not Answered

Percentage limit of HMOs in each area:

Option 1 - Preferred Option (15%)

Please explain why you chose your answer:

That would spread the HMOs across more areas.

Geographical boundary of each area:

Please explain why you chose your answer:

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:

To avoid overcrowding.

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?:

Don't know.

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?:

The developers should be required to meet their obligations. If they won't then don't give in to them. Another developer will give them competition.

Policy H8 Residential Care Facilities

Do you have any comments on the policy?:

This requires serious money and is more important than a new AECC or whatever next the council comes up with.

Policy H9 Student Accommodation Developments

Do you have any comments on the policy?:

Use existing buildings in the city centre.

Policy H10 Houses in Multiple Occupation

Do you have any comments on the policy?:

Just do it.

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?:

How about an 18-hour city: less policing, less mess, etc..

Policy NC11 Visitor Attractions and Facilities

Do you have any comments on the policy?:

Very much needed for the future but this council cannot be trusted with this.

Policy NC12 Public Art Contribution

Do you have any comments on the policy?:

In an ideal world very desirable but right now any money needs to go to looking after the old, the infirm, the vulnerable.

Additional Documents

Please include comments on other documents below:

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The so-called master plan needs to address other matters outwith the city centre such as access. For example the Lang Stracht in from the AWPR to the hospital et al has become a traffic nightmare at certain times of the day. Improving the road system and providing better park and ride facilities are a must.

I have contributed to a number of public consultations and demonstrated with thousands of others against the Marischall "Square" "development" but (along with many, many others) feel that this council (especially the councillors of this and the last administration) have their own political and personal agendas and just ignore public opinion. I fully expect that this is just another tick-box exercise the results of which will be quietly ignored if they don't suit - I live in the unrealistic hope that I am wrong.

Additional Files

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

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