

## Response ID ANON-B3JU-DSXC-6

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**  
Submitted on **2019-05-03 10:15:37**

### About You

**What is your name?**

**Name:**

Graeme Paterson

**What is your organisation?**

**Organisation:**

Mr

**On behalf of:**

Mr

**How can we contact you?**

**Email:**

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### 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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### 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?:**

No. There is no need for more housing in Aberdeen city or shire. There should be absolutely zero green field developments.

#### 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.

#### Question 3 Brownfield and other Opportunity Sites

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

Turn brown field sites into green space and leave them be.

#### 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?:**

There shouldn't be such a thing as a local development plan, no more development is needed. Too many people here already and the infrastructure can't cope.

#### 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?:**  
There should be no opportunity sites. No more development please.

#### **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:**  
More bars and restaurants, especially family focused ones. But only if there is more free parking nearby. Lower rents for non-chain local businesses and start ups.

#### **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?:**  
No new out of town parks. Keep retail in city centre.

#### **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?:**  
Free parking.

#### **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, absolutely. There are many empty units, which is a waste.

Option 3 - Alternative Approach

#### **Question 12 Residential Development in the City Centre**

**Are there any other locations within the City Centre where residential accommodation could be provided?:**  
No new development is needed.

#### **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?:**  
As long as they are quiet activities, yes.

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?:**  
Stop cutting funding for schools music. Make music lessons free.

#### **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?:**  
Don't know

#### **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?:**  
Don't know

#### **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?:**

Don't build any new developments

Option 3 - Alternative Option

#### 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?:**

There should be no new developments

#### 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?:**

Don't know

#### 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?:**

Folk might grow food if you don't start charging to empty brown bins for garden waste.

## 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?:**

What? It should be increased not decreased, and it should be free.

### MAIN ISSUE 5 Electric Vehicle Charging Infrastructure

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

Make folk pay for their charging per hour, just like normal folk have to pay for fuel.

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?:**

Force broadband firms to make sure whole country is covered.

### Question 21 Developer Obligations and Infrastructure Delivery

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

Yes. Get rid of developers, let them go bust. No need for more developments.

## 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?:**

I don't know

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?:**

Plant more trees

### 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?:**

It should be encouraged, but not subsidised by my council tax.

### MAIN ISSUE 7 Heat Networks

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

Yes.

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?:**

I 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?:**

No more development please. Leave as is.

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?:**

Houses advertised as affordable aren't really affordable. Stop building houses everywhere. The only option for developers should be to redevelop unused units.

### 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. Don't build any more houses.

## 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?:**

Convert empty buildings into oap homes. No new development please.

Not Answered

### MAIN ISSUE 10 Residential Care Facilities

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

There shouldn't be a local development plan. We don't want any more development.

Not Answered

### MAIN ISSUE 11 Student Accommodation

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

Universities should have to provide that.

Not Answered

### MAIN ISSUE 12 Houses in Multiple Occupation

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

Don't know.

Not Answered

**Percentage limit of HMOs in each area:**

**Please explain why you chose your answer:**

I don't know what this means. Surely most houses have multiple people in them.

**Geographical boundary of each area:**

**Please explain why you chose your answer:**

Don't know

**Threshold for when planning permission is required for a HMO:**

**Please explain why you chose your answer:**

Don't know

## **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 more development please

## **Question 28 Changing Places Toilets**

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

Yes. All public places.

## **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:

Please include comments on other documents below::

**Additional Files**

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

No file was uploaded