

# Response ID ANON-B3JU-DS7R-M

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**  
Submitted on **2019-05-08 10:31:30**

## About You

**What is your name?**

**Name:**

George Horne

**What is your organisation?**

**Organisation:**

Rosemount and Mile End Community Council

**On behalf of:**

**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?**

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

No

## 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?:**

Yes,

Richard's Textile works.

### Question 2 Housing Allowances Beyond 2032

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

Too far in the future to need to be specific, could identify locations in general, then firm up as got closer.

### Question 3 Brownfield and other Opportunity Sites

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

I don't know of any.

### 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?:**

The sites are generally peripheral to the city. Healthcare facilities should be located in the centre of the community and if not there, towards the centre of the city where they can readily be reached by public transport. Otherwise there is going to be problems as car usage is restricted.

## 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?:**

Yes

#### **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:**

Yes, sector A appears low, I would say its more than 60%. Are bars, cafes and restaurants retail? If not you could have more of them.

#### **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 and no further out of town retail parks. Further out of town retailing would detract from city centre retailing. Need to consider future restrictions on car usage.

#### **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 quality, more attractive flats. refurbish older run down flats.

I would have thought that the existing building standards documentation would be satisfactory, but could put a wrapper round it.

#### **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

Option 2 - Preferred Option

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

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

Yes, Albert street, Carden place and some of the adjacent roads should be considered, for conversion back to residential living.

#### **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?:**

Yes, option 2.

Option 2 - Preferred Option

#### **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?:**

Provide grants and support to the appropriate bodies.

#### **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?:**

The suggestion of using the Shore Porters buildings, is a good suggestion and its a good location.

#### **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, there should be a new policy.

Option 2 - Preferred Option

### **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?:**

Option 3, would raise the standard of new residential developments and encourage more investment in the city.

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?:**

Current arrangements are about right. It would be difficult to create more open space in the city. Maintain the existing amenity spaces to a high standard.

#### **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?:**

Yes

#### **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?:**

Could increase the number of allotments, and continue supporting existing allotment holders, by providing mulch and manure.

### **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?:**

Yes, over time. Pedestrianisation and restricted road use will reduce the number of cars entering the city, hence reduce the car parking requirement.

#### **MAIN ISSUE 5 Electric Vehicle Charging Infrastructure**

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

Option 2, but should consider reducing overall car usage as wider pavements, pedestrianisation and restricted traffic roads will all enhance the attractiveness of the city.

Option 2 - Preferred Option

#### **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. Does this just mean the cabling?

#### **Question 21 Developer Obligations and Infrastructure Delivery**

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

No

### **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?:**

Option 2

Option 2 - Preferred Option

#### **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?:**

The council should use whichever measure is nationally mandated.

### **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?:**

Solar energy is only likely to be achievable this far north if it is subsidised. There are still subsidies for community schemes, involving roof mounted solar energy panels, battery storage and community facilities, but they have to be thoroughly thought through as the pay off is long term.

There is an example of what is required in a recent CIBSE journal.

### **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, option 2. It's not practical to use domestic sized heat pumps in a city environment, heat networks is the best solution.

Option 2 - Preferred Option

### **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?:**

Option 2, with a preference to move towards residential use.

Option 2 - Preferred Option

## **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?:**

Yes, don't know, 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?:**

Prefer it through the existing planning process.

## **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?:**

Option 2 - Preferred Option

### **MAIN ISSUE 10 Residential Care Facilities**

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

Option 2 - Preferred Option

### **MAIN ISSUE 11 Student Accommodation**

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

There appears to be an oversupply of student accommodation, with potentially reducing student numbers, this may be a problem.

Option 2 - Preferred Option

### **MAIN ISSUE 12 Houses in Multiple Occupation**

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

Option 2 - Preferred Option

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

Option 1 - Preferred Option (15%)

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

There are issues with neighbours in relation to HMO's and also gross over provision in some area (Garthdee facing RGU)

**Geographical boundary of each area:**

Option 2 - Alternative Option (Intermediate Data Zones)

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

In most cases HMO's are local problems, hence a smaller area.

**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:**

Two in a flat could be a couple.

**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

**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, entertainment, eating and drinking places.

**Appendix 1 Proposed Draft New Policies**

**Policy D2 Amenity**

**Do you have any comments on the policy?:**

No

**Policy D5 Advertisements and Signage**

**Do you have any comments on the policy?:**

No

**Policy D8 Shopfronts**

**Do you have any comments on the policy?:**

No

**Policy D9 Windows and Doors**

**Do you have any comments on the policy?:**

No

**Policy H4 Housing Mix and Housing for Particular Needs**

**Do you have any comments on the policy?:**

No

**Policy H8 Residential Care Facilities**

**Do you have any comments on the policy?:**

No

**Policy H9 Student Accommodation Developments**

**Do you have any comments on the policy?:**

No

**Policy H10 Houses in Multiple Occupation**

**Do you have any comments on the policy?:**

Yes, could add not appropriate for the area. Where a large HMO is proposed for a quiet residential area with no apparent requirement for an HMO.

**Policy NC9 City Centre Living**

**Do you have any comments on the policy?:**

No

**Policy NC10 24-hour City**

**Do you have any comments on the policy?:**

No

**Policy NC11 Visitor Attractions and Facilities**

**Do you have any comments on the policy?:**

No

**Policy NC12 Public Art Contribution**

**Do you have any comments on the policy?:**

No

**Additional Documents**

**Please include comments on other documents below:**

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No

**Additional Files**

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

No file was uploaded