

## Response ID ANON-B3JU-DS7N-G

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**  
Submitted on **2019-05-08 20:52:37**

### About You

**What is your name?**

**Name:**

Dr Jennifer Bonsell

**What is your organisation?**

**Organisation:**

Choose...

**On behalf of:**

Choose...

**How can we contact you?**

**Email:**

[REDACTED]

**Telephone:**

[REDACTED]

**Address:**

[REDACTED]

[REDACTED]

[REDACTED]

[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?:**

Of the four outcomes, I am particularly concerned about number 2: a low carbon place and number 3: a natural, resilient place because they are essential for the longer term sustainability of human life on the earth.

#### 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, I agree

Do not know

##### 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?:**

No

##### 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?:**

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, this is a really good idea.

### 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:**

I am happy to leave the target percentages to the experts.

The retail core of Union Street should include the following uses: retail, restaurant and cafe, bank and building society, post office, hairdresser and barber, beauty salon, tourist information centre, street market and street entertainer.

Independent shops, as well as chains, should be encouraged.

Other uses should include some housing, hotels and offices, because the residents, guests and workers will provide custom for the shops, restaurants, etc.

There should also be the provision of seating and open space, both indoors and outdoors, to encourage people to linger.

### 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

No new out-of-town retail parks

Negative impact

### 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?:**

Provide good quality residential accommodation for purchase as well as rent. Provide good schools and community buildings. Minimize vehicle traffic. Keep the city centre free of litter. Provide outdoor green spaces for public access.

Yes, such a document would be helpful, as a single initial source of information.

### 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?:**

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?:**

Do not know

### 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?:**

There should not be encouragement of 24-hour activities in Aberdeen.

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?:**

Continue to support a series of small varied, niche festivals spread throughout the year. In the city centre, the advertising cylinders that display lists of festivals for the current year are eye-catching and a useful continual reminder.

Is there a way of contrasting the solid classical, grey granite architecture of Aberdeen with the vibrancy, colour and variety of the arts events? (In publicity, could the buildings form the foundations from which the arts events grow?)

Volunteers could help to connect visitors and residents with arts events taking place in the city. (When Hull was the UK city of culture in 2017, volunteers did a terrific job of making visitors feel welcome to the city and its cultural events.)

#### **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?:**

Do not 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?:**

Yes, and the arts projects should be designed to fit into the Aberdeen environment, including its heritage and plans for the future. They should not just be generic arts projects that could be situated in any city.

For example, in the city centre, there are already two great sculptures based on the leopards from the Aberdeen city coat of arms.

#### **MAIN ISSUE 3 Support for Visitor Attractions**

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

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 2 - Preferred 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?:**

Do not know

Yes

I would like to see standards regarding space and facilities for drying laundry, planting trees and growing food, as these will help to address the issues of climate change and sustainability.

#### **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?:**

The LDP could encourage work by community groups such as allotment holders, gardeners, park guardians, schools and nursery schools, environmental groups, churches, and university and college clubs.

Could the LDP support an initiative similar to the Fife diet, which encourages the people of Fife to eat food that is produced in Fife?

Food growing should be included in the next Plan by way of a 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?:**

Yes

Do not know

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

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

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 to high speed broadband

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

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

Do not know. Content to leave this issue to the experts.

### **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 - 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 methodology that is widely supported by scientists throughout the world and that is used in global reports on climate.

#### **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

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?:**

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 - 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

Do not 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?:**

I would prefer build for sale, as this would give more people the opportunity to buy their own house, which people would like to do.

### **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?:**

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:**

Content to follow expert opinion

**Geographical boundary of each area:**

Option 1 - Preferred Option (Ward Boundaries)

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

It seems sensible to use the existing ward boundaries rather than set up different geographical areas.

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

Option 1 - Preferred Option (6 or more people in a flat, 6 or more people in a house)

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

Content to follow expert opinion

**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?:**

Do not know

**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

A range of large venues, such as hospitals, shopping centres, transport hubs, sports stadiums and local authority main offices.

**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