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

What is your name?

Name:
Lisa Cameron

What is your organisation?

Organisation:
Network Rail Infrastructure Ltd

On behalf of:

How can we contact you?

Email:
███████████████████████

Telephone:
██████████

Address:
██████████████████
███████
█████

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?:
Network Rail is the statutory undertaker which owns, operates, maintains, renews and enhances the country's railway infrastructure and associated estate. This includes track; bridges, viaducts and tunnels; signals; level crossings; maintenance and stabling depots and stations.
Current projects taking place in, and benefitting, the Aberdeen City area include the Aberdeen to Inverness Rail project.
The rail industry's Long-Term Planning Process which takes a high-level view of funder and market requirements over a 30-year planning window is informed by the connectivity aspirations set out in Scottish Government transport policy comprising the Infrastructure Investment Plan; the National Transport Strategy; Scotland's Railways; and the Strategic Transport Projects Review.
The process is also informed by Network Rail's forecast of rail demand on individual corridors and the likely capacity constraints that are l kely to arise as a result of increases in passenger and freight demand. This long-term, high-level view informs the more detailed work required to make investment decisions in the short and medium terms. Because Network Rail is funded and regulated in five-year Control Periods this process typically has a ten-year window. The next Control Period (CP6) runs from April 2019 to March 2024. Following the Rail Industry initial response to Scottish Ministers 'Scotland's Rail Infrastructure' consultation the High-Level Output Specification was published in July 2017. Further work is being done to develop the interventions proposed in the Scotland Route Study as Choices for Funders in CP6 and CP7 (2019-2029).

The Vision
The rail network can make a key contribution to the achievement of the Vision of the plan. The importance of the railway to sustainable development, a low carbon and more connected place and of railway stations to successful placemaking is gaining wider understanding. For development plan objectives relying on sustainable transport and improved rail connections to be realised, Network Rail must rely on Plan policy and guidance which ensures the impacts of proposals on rail infrastructure are clearly assessed and that delivery, including funding, responsibilities are clear.
To enable Aberdeen City Council to achieve the vision of the LDP we strongly recommend that comments provided within this representation are considered.

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 comments to make.

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 comments to make.

Question 3 Brownfield and other Opportunity Sites

Are there any further brownfield or other opportunity sites which would be suitable for redevelopment?:
No comments to make.

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 comments to make.

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?:
No comments to make.

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?:
No comment to make.

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 to make.

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 comment to make.

Question 10 Commercial Leisure Uses

Should we continue to direct commercial leisure uses towards existing centres and the beach and leisure area?:
No comment to make.

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?:
No comment to make.

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?:
No views.

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 to make.

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 comment to make.

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?:
No comment to make.

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 to make.

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?:
It is considered that the requirement to allocate at least 1% of construction costs for art projects would create potentially significant issues for the funding of Network Rail development projects going forward in the Aberdeen City area should this requirement be extended to railway developments. Development projects such as the recent enhancement and upgrading of Aberdeen Railway Station have construction costs significantly in excess of £1million and would presumably be captured by this requirement. Network Rail should be clearly excluded from such a requirements as a publicly owned and funded company arm's length body of the Department for Transport (DfT) and because of the already considerable public benefits arising from railway developments.

MAIN ISSUE 3 Support for Visitor Attractions

To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?:
No comments to make.

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?:
No comments to make.

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 comments to make.

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?:
No comments to make.

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 comments to make.

MAIN ISSUE 5 Electric Vehicle Charging Infrastructure

How best can we encourage the provision of infrastructure to support changes in transport technologies? :
No comments to make.

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?:
No comments to make.

Question 21 Developer Obligations and Infrastructure Delivery

Do we need to change our approach to securing developer obligations for future development proposals?:
We support the requirement that development be planned and co-ordinated with infrastructure to ensure that places function properly and proposals are adequately served by infrastructure and services. It is therefore vital that rail is explicitly included in the requirements for Developer Obligations in relation to the additional housing and employment land supply put forward by the proposed plan .Network Rail considers that it is right that where the impact of new developments will exacerbate a current, or generate a future need for additional infrastructure that appropriate contributions are made by developers. We understand the need for local planning authorities and infrastructure providers to work closely together to understand development impacts and appropriate mitigations and to ensure effective delivery.
Network Rail should be clearly excluded from having to make developer contributions as a publicly owned company arm's length body of the Department for Transport (DfT).

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 specific comments to make.

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 specific comments to make.

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?:
No specific comments to make.

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 specific comments to make.

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?:
No specific comments to make.

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 comments to make.

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 comments to make.

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 comments to make.

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 comments to make.

Not Answered

MAIN ISSUE 10   Residential Care Facilities

How should the Local Development Plan cater for proposals relating to Residential Care Facilities?:
No comments to make.

Not Answered

MAIN ISSUE 11 Student Accommodation

How can the Local Development Plan cater to proposals relating to student accommodation?:
No comments to make.

Not Answered

MAIN ISSUE 12 Houses in Multiple Occupation

How can the Local Development Plan support sustainable mixed communities, with regards to HMOs?:
No comments to make.

Not Answered

Percentage limit of HMOs in each area:

Please explain why you chose your answer:

Geographical boundary of each area:

Please explain why you chose your answer:

Threshold for when planning permission is required for a HMO:

Please explain why you chose your answer:

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 comments to make.

Question 28 Changing Places Toilets

Should large new developments that require public access provide Changing Places toilets? What types of venues should provide them?:
Network Rail have no issues with the principle of this requirement and there is an existing Changing Places toilet at Glasgow Central Railway station. It is considered that further clarity is required regarding the circumstances in which they would be required to allow further consideration of any potential issues arising (for example the term 'transport hub' needs to be clearly defined).

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?:
No

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?:
Please see previous comments on this topic.

Additional Documents

Please include comments on other documents below:

Please include comments on other documents below::
N/A

Additional Files

If you have further information you would like to provide you may upload it here.:
No file was uploaded