

Response ID ANON-B3JU-DSQ1-D

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-05-13 00:51:11**

About You

What is your name?

Name:

Isobyl McLeod

What is your organisation?

Organisation:

None

On behalf of:

How can we contact you?

Email:

[REDACTED]

Telephone:

Address:

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?:

Set out clearly

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?:

I would prefer not to have further building in Bridge of Don area - the infrastructure is at capacity as it is without further housing.

There were areas identified and agreed before which have yet to be started therefore I see no need to identify other sites within the Bridge of Don boundaries.

Question 2 Housing Allowances Beyond 2032

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

I would say there is no need at the present time for this to be taken forward.

Question 3 Brownfield and other Opportunity Sites

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

There are brownfield sites within Bridge of Don area which were previously identified and yet to be developed therefore again no need to identify more at this point in time.

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?:

Amenities within Bridge of Don are lagging behind. This is a large suburb with no facilities to match the population.

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?:

Would probably be better to do so then everyone knows exactly what is being spoken of.

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 but only in consultation with the residents of Aberdeen with the expectation that nothing would go ahead unless agreed by the majority . The heritage of the City should be put above anything else so any change which would impact on this should have long and meaningful consultation.

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?:

Possibly - it is sad to see so many empty building in which was once a busy City Centre,

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:

Probably, it is better seeing units in use than standing empty.

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?:

There are already out of town retail centres in Aberdeen. Any further retail should be directed towards the City Centre or the identified town. Yes district, neighbourhood and commercial centres in the hope that the available units are all in use and not lying empty as blots on the landscape..

Question 10 Commercial Leisure Uses

Should we continue to direct commercial leisure uses towards existing centres and the beach and leisure area?:

Yes as there are empty units and scope

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?:

A document would probably be beneficial

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?:

Probably

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?:

Not sure

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?:

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?:

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?:

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?:

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?:

Amenity spaces should be included in all new developments and be of certain quality.

No departure should be allowed from original proposals without full consultation with the residents and local community councils.

Changes should not go ahead if the residents affected are against the changes. All too often there are tweaks to plans which are allowed to go ahead against the wishes of the local communities.

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?:

Much the same

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?:

Ensuring that the Green spaces we have are not given over to developers.

Food growing should be included in future policies

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?:

Car parking should be maintained at the current level - some of the car parks require upgrading. Evening car parking should be free to encourage people in to visit 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? :

More spaces could be created within the current multi storey car parks

Combination of current and preferred options

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?:

Reliability and high speed broadband should continue to be a priority

Question 21 Developer Obligations and Infrastructure Delivery

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

If developers state they are going to provide amenities etc with their development they should be made to do so.

All too often we see the goal posts being moved once the development has been built and the developers walk away from or change what was to be provided.

Too often the Council will side with the developers over the needs and requests of the residents who may have moved into the development because they were promised certain facilities. e.g. play areas moved to allow extra buildings, amenities not provided causing more travel

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?:

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?:

MAIN ISSUE 7 Heat Networks

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

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?:

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?:

Anything which encourages the use of buildings instead of leaving buildings empty should be encouraged

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?:

There should be affordable housing within all developments regardless of size

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?:

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?:

There should be a mix of housing within developments - 1 bedroom upwards

Option 2 - Preferred Option

MAIN ISSUE 10 Residential Care Facilities

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

Should be included within developments of a certain size.

More sheltered or very sheltered units could be included

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?:

Policy needs to be drawn up in conjunction with those communities most affected

Option 2 - Preferred Option

Percentage limit of HMOs in each area:

Option 1 - Preferred Option (15%)

Please explain why you chose your answer:

HMOs should be limited below 15% within certain areas

Geographical boundary of each area:

Option 1 - Preferred Option (Ward Boundaries)

Please explain why you chose your answer:

Possibly easier to consult etc

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:

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?:

This would possibly be preferable for large developments - shopping, meeting rooms etc

Appendix 1 Proposed Draft New Policies

Policy D2 Amenity

Do you have any comments on the policy?:

Developers should adhere to amenities as described in their proposals - no deviation should be allowed

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?:

Repair / restoration should be like for like where possible

Policy H4 Housing Mix and Housing for Particular Needs

Do you have any comments on the policy?:

Any development should have a mixture of housing for all needs

Policy H8 Residential Care Facilities

Do you have any comments on the policy?:

Should be accessible by public transport and near to amenities

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?:

Should be limited to 12%

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:

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Additional Files

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

Development Comments.docx was uploaded

As a resident of Bridge of Don I have the following comments as regards the Local Development Plan

Population is 20+ thousand and very little amenities to speak of. The infrastructure is playing catch up with the Third Don Crossing and AWPR helping to alleviate the problems however they are way behind the continuous build we have had in the area over the last 40 years. The Ellon Road continues to be one of the busiest access/egress routes.

The developers appear to promise facilities but renege on provision or change provision with no penalties imposed - in fact most of the changes appear to be rubber stamped by Council before the residents find out about them.

Bridge of Don lacks amenities/facilities. It is the size of a small town without the benefits. Any further developments within the Bridge of Don area should be looked at as a whole and not piece meal. The Strategic Plan should not require further sites to be identified in this area as there are already some granted which have yet to be started.

Aberdeenshire have recommended an application just north of Bridge of Don and with further development likely at Blackdog the traffic will only increase. Aberdeen City and the Shire should be working together when looking at developments to consider the possible impact they will have on existing settlements.

Public transport in Bridge of Don has declined over the last few years with routes being withdrawn leaving some areas without a bus service or a much reduced service.

There is also concern about further development impact on local schools and medical facilities if further large developments get the go ahead without making provision for new schools and medical centres. Our GP practices are at capacity, waiting times for appointments is growing. The last thing the Bridge of Don needs is further housing developments, more needs to be done to improve the existing Infrastructure. There is no way that the School system would cope with such large volumes of housing, especially the Secondary schools. The traffic situation would quickly cause major issues and lead to safety concerns. In addition many of these bids relate to Agricultural land and again the loss of large areas is worrying.

Development Bid B0201: Gordon Centre

Traffic would have to access/exit the site onto the Ellon Road which is a main route to and from the city.

Development Bid B0202: Balgownie Centre

This bid already has conditional planning consent.

Housing will produce a lot of traffic at an already busy junction. Full traffic impact study would have to be undertaken.

Development Bid B0203: Mundurno

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development.

The B999 is an integral part of the road network and this bid is close to a busy junction with Denmore Road, in addition it is near to an important roundabout leading onto the A90. No pedestrian footpaths/crossings are available for the use of pedestrians

Development Bid B0204: Aberdeen Innovation Park

This application relates to a Greenfield site which is of a mature nature - it should therefore not be permitted.

Development Bid B0205: Aberdeen Energy Park

Part of the application relates to Greenfield sites.

Traffic flow from the site would mean additional pressure on the Ellon Road and a build up of traffic at the Access/Egress junctions for the site.

Development Bid B0206: AECC BOD Recycling Centre

There is need for a new facility in Bridge of Don as the current facility is not fit for purpose.

Traffic management arrangements would need to be robust in order to provide safe and easy access/egress from the site onto the Ellon Road

Development Bid B0208: WTR Site

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development.

Development Bid B0209: West Dubford

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development .

Natural Conservation - The Bid states no loss or disturbance, this is questionable as the site is predominately gorse/shrubbery which species would definitely use.

Development Bid B0210: Mundurno

With the amount of houses proposed on this bid - 1000 the existing road B999 would not cope with the volume of additional traffic and the additional entry/exit points.

The roads in the vicinity of this proposed developed struggle with the traffic on them just now, adding more housing would only add to the existing problems. Already there is approval for upwards of 550 housing units to be built at Dubford with no improvement to the road network, additional housing will add to the already concerns on the safety of the road both for vehicles and pedestrian use. It appears there is a distinct lack of public transport.

There is concern also for the school and medical provision.

Development Bid B0211: Newton of Mundurno

The roads in the vicinity of this proposed developed struggle with the traffic on them just now, adding more housing would only add to the existing problems. Already there is approval for upwards of 550 housing units to be built at Dubford with no improvement to the road network, additional housing will add to the already concerns on the safety of the road both for vehicles and pedestrian use. It appears there is a distinct lack of public transport.

There is concern also for the school and medical provision.

Development Bid B0212: Former AECC

There is concern on the impact that any development would have on the existing traffic network. There is also possible negative impact on the houses close by.

Safety of any children going to and from school is of great concern as they would have to negotiate crossing the Ellon Road.

Development Bid B0213/B0214: Shielhill North and South

Part of the site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development.

The roads in the vicinity of this proposed developed struggle with the traffic on them just now, adding more housing would only add to the existing problems. Some of these are only used by farm traffic in the main. The B999 road is not fit for current traffic levels due to the existing Dubford Development and the new Bridge of Don Retail Park.

Development Bids B0215: Berryhill Farm(1) B0216: Berryhill Farm(2) B0217: Berryhill Farm(3)

The construction of nearly a 1000 houses on these sites which would require to access/egress the development off the A90 will add considerably to the traffic congestion and air quality.

It is also noted that there are several other major Development bids for housing land adjoining this site and to the North of the Location. If any of these developments are approved then there would be major negative contributory factors with the traffic situation

The nearest public transport to this location is by out of town bus services many of which are express services with limited stops

The Bridge of Don is already struggling with the existing infrastructure due to continual housing developments over the last few years.

Development Bid B0218: Causewayend

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development.

Development Bid B0219: Perwinnes

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development.

Concern also regarding road safety any increase of traffic would have a detrimental impact on an already busy and dangerous road

Development Bid B0220 - Cloverhill Part of OP2

Bridge of Don is already struggling with the existing infrastructure due to continual housing developments over the last few years therefore the construction of 500-600 additional houses which require to access/egress the development off the A90 will add considerably to the traffic congestion and air quality. It is assumed there will be some form of junction allowing access/egress this will have a considerable negative impact on the free flowing of the traffic.

Donmouth residents lost the right hand turn into their estate a number of years ago against the wishes of the local community will this development have the same restriction placed on them i.e. no right turn at peak times?

The distance pupils will have to walk to the nearest secondary school is 1.5 miles, this involves crossing the Ellon Road which is a dual carriageway both north and south, the Parkway is a main route for residents and at peak times which coincide with school times is very busy. Scotstown road is similar. The Primary school these houses would be zoned for is of similar distance - there is great concern for the safety of children going to and from school.

This area is zoned for industrial/business part of the Energetica corridor therefore should not be considered for housing

Development Bid B0221: Balgownie Area 2

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development.

Development Bid B0222: Land at Denmore

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed. Greenbelt and Greenfield sites should be protected from any form of development.

**Development Bids: B0223: Balgownie B0224: Balgownie Area 3 B0225: Balgownie Area 4
B0226: Balgownie Area 5 B0227: North Of Balgownie**

These sites are located close to the massive Grandhome Development where up to 7000 houses are to be built. Traffic from the Grandhome development will have a serious impact on the local infrastructure and services for the Bridge of Don residents. They are located within an area of Greenbelt and Greenfield Network designation and as such should not be developed.

This proposal will only add to the concerns of traffic flow/road safety/air quality.

Development Bid: B0228 Land West Of Balgownie Road.

The site is located within an area of Greenbelt and Greenfield Network designation and as such should not be developed.