

Response ID ANON-B3JU-DSGS-5

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-05-13 01:02:04**

About You

What is your name?

Name:

Kevin Ross

What is your organisation?

Organisation:

Notapplicable

On behalf of:

How can we contact you?

Email:

[REDACTED]

Telephone:

Address:

[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?:

No comment to make

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 disagree with housing site B02/22.

This site is currently open green space within the centre of a fully developed housing scheme within an established community setting.

The existing open green space is used by local residents for recreation purposes, providing opportunities for active leisure activities within the community and in close proximity to peoples homes.

There is a limited amount of open green space remaining within the wider area, and the loss of this site would be detrimental to the community.

The development would represent an over development, within an established site, the housing allocation is not required and the area of Dubford should be given time to adjust to the recent increase in residential properties coming from the near completed Dubford development.

The existing sites at Dubford B02/08 already allows for modest development within the area and is sufficient to meet the housing needs in the area.

In addition the Grandholm development is now gathering pace, and should be the main development site within the Bridge of Don area, this allows for the community of Grandholm to develop at a good rate which will allow the community to flourish leading to the justification for private sector investment to continue within the site, its continued development will allow for the demand required for the private sector to bring services and investment into the community.

Allowing other residential sites away from Grandholm will lead to a spread of demand which will cause progress to stagnate in terms of bringing forward community services.

Question 2 Housing Allowances Beyond 2032

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

There appears sufficient housing sites identified, and given the downturn in the local housing market the allocation of sites seems more than adequate with the sites carried forward from the previous plan likely to be more than sufficient.

Question 3 Brownfield and other Opportunity Sites

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

.

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?:

.

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?:

I have no comment to make required the CC plan

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?:

I have no comment to make required the CC plan

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?:

I have no comment to make required the CC plan

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:

Union Street continues to decline, likely due to the presence of Union Square, any development or investment on Union Street should be actively encouraged.

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 sufficient out of town retail spaces, with empty units at all major retail parks within the City, allowing further retail development on a large scale away from the town centre will only have a negative impact on what appears to be a struggling City Centre.

Question 10 Commercial Leisure Uses

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

From the downturn in the Oil and Gas there is opportunity to convert empty warehousing into leisure uses, and should be welcomed if a proposal is brought forward by a developer.

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

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, developing long term empty buildings should be a new approach. Sites that have lay empty for long periods with little chance of any other commercial use or benefit should be permitted for conversion to residential use. This would have to contribute to boosting the City Centre population.

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?:

.

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 is little demand for a 24 hour City Centre, there is simply not the population to make it profitable.

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?:

No comment to make

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 comment 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?:

The market will determine what constitutes adequate space measured against value for money.

Setting a minimum standard will not make housing more affordable, the construction costs and land prices will remain the same yet setting a minimum space standard is likely to make sites uneconomical to develop

Option 1 - Current Approach

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 comment 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?:

No comment to make

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 comment 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?:

Car parking should remain as it is, there is plenty of car parking to meet the demand.

MAIN ISSUE 5 Electric Vehicle Charging Infrastructure

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

There will come from the market itself, until electric vehicles become more affordable there will be no increase in demand for charging points.

Option 1 - Current Approach

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 comment to make

Question 21 Developer Obligations and Infrastructure Delivery

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

No comment to make

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 comment 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 comment 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 comment 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 comment 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 comment 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 comment 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?:

The threshold should be raised to allow for more sites to be brought forward, allowing smaller developers to compete in the market,

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?:

Private landlords are being driven out the market by rising costs, and unless this is reversed there will be no economic benefit in private investors building to rent.

The costs from central government are making it unsustainable for a lot of private landlords, this will eventually have a negative affect on the council, as less landlords means less rented accommodation which in turn is likely to push the council waiting list up higher.

Private landlords should be supported for their contribution to the housing market.

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 comment 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 comment to make

Not Answered

MAIN ISSUE 11 Student Accommodation

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

No comment 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 comment 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 comment 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?:

No comment to make

Appendix 1 Proposed Draft New Policies

Policy D2 Amenity

Do you have any comments on the policy?:

No comment to make

Policy D5 Advertisements and Signage

Do you have any comments on the policy?:

No comment to make

Policy D8 Shopfronts

Do you have any comments on the policy?:

No comment to make

Policy D9 Windows and Doors

Do you have any comments on the policy?:

No comment to make

Policy H4 Housing Mix and Housing for Particular Needs

Do you have any comments on the policy?:

No comment to make

Policy H8 Residential Care Facilities

Do you have any comments on the policy?:

No comment to make

Policy H9 Student Accommodation Developments

Do you have any comments on the policy?:

No comment to make

Policy H10 Houses in Multiple Occupation

Do you have any comments on the policy?:

No comment to make

Policy NC9 City Centre Living

Do you have any comments on the policy?:

No comment to make

Policy NC10 24-hour City

Do you have any comments on the policy?:

No comment to make

Policy NC11 Visitor Attractions and Facilities

Do you have any comments on the policy?:

No comment to make

Policy NC12 Public Art Contribution

Do you have any comments on the policy?:

No comment to make

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