

# Response ID ANON-B3JU-DSTY-R

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

Submitted on **2019-05-13 16:20:32**

## About You

### What is your name?

**Name:**

Kirsten George

### What is your organisation?

**Organisation:**

N/A

**On behalf of:**

### How can we contact you?

**Email:**

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## 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?:**

I am a local resident within Den of Pitfodels, Garthdee and respectfully oppose the plans to develop the site at the junction with Garthdee Road/Auchinyell Road to 20 homes (although I understand this could in fact be 50 flats and 15 homes). The reference number within the Main Issues Report is B11/01. I would urge the Council to consider preserving the land as residential amenity space for use by a local charity Gwen's Garden Project. I have provided my specific concerns under the relevant headings within this consultation document.

### 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 am a local resident within Den of Pitfodels, Garthdee and respectfully oppose the plans to develop the site at the junction with Garthdee Road/Auchinyell Road to 20 homes (although I understand this could in fact be 50 flats and 15 homes) . The reference number for the site in question within the Main Issues report is B11/01.

I would request that the land be preserved as a green space for use by a local charity Gwen's Garden Project. The Project proposes to provide a community garden for the local people of Garthdee and hopes to contribute to the 2020 Challenge for Scotland's biodiversity initiative and aims to educate and inspire the young community of Garthdee. The land is also currently regularly frequented by dog walkers and children to play on. An important factor when I purchased my property in this area was the surrounding residential amenity space. So few of our 'green spaces' remain in this area and the local residents are extremely supportive of retaining this land for the benefit of the community.

I have a number of concerns in relation to the impact of development B11/01 upon the Garthdee area:

1. I understand that the local primary school (Kaimhill) and secondary school (Harlaw) in the area are already operating over maximum capacity. I note the current forecast in terms of the total school roll capacity for Kaimhill primary in 2020 and 2021, for example, is 288 and 287 respectively with the maximum capacity actually set at 198. Additional Housing on this site would surely directly impact upon the education provision within our area?

2. The proposed development of this site will directly impact upon the enjoyment of not only my property but several neighboring properties within Den of Pitfodels. This is due to the ground at B11/01 being at a significantly higher level. As such several properties will be directly overlooked by as the proposed properties on site B11/01 will see into bedrooms, living areas and gardens which significantly affects existing residents privacy.

3. I believe serious consideration needs to be given by the City Council to the issue of parking as whole within the Garthdee area if additional housing is to be built on the proposed site B11/01. In 2018 private student accommodation 'Caledon Court' with 199 bedrooms was built on Auchinyell Road, directly across from this proposed site. This accommodation, together with the general student population who attend Robert Gordon University (RGU), has significantly impacted on the issue of on-street/off-street parking (or lack of) within the area of Garthdee. This has a knock on effect to local residents. Due to the level of on-street permit parking (and lack of off-street car parks) on Garthdee Road/Auchinyell road and the surrounding roads, for example, students who attend RGU are not prepared to pay for this, nor purchase a permit from the University itself to park on campus. They therefore seek alternatives, such as directly parking on this green space land on site B11/01 on Garthdee Road or even have the audacity to park across resident's driveways on Garthdee Road and also park within allocated residential spaces within Den of Pitfodels. The proposed additional Housing on site B11/01 will only add to the problem of parking with an increased number of cars in the area as most households now have more than one car.

I would strongly urge the Council to give serious consideration to retaining our dwindling residential amenity spaces, specifically B11/01, within the Garthdee area for the enjoyment and benefit of local community.

#### **Question 2 Housing Allowances Beyond 2032**

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

#### **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?:**

#### **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?:**

#### **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?:**

#### **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:**

#### **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?:**

#### **Question 10 Commercial Leisure Uses**

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

#### **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?:**

### **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?:**

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?:

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?:

### 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?:

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?:

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?:

### 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?:

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I would request that the land be preserved as a green space for use by a local charity Gwen's Garden Project. The Project proposes to provide a community garden for the local people of Garthdee and hopes to contribute to the 2020 Challenge for Scotland's biodiversity initiative and aims to educate and inspire the young community of Garthdee. The land is also currently regularly frequented by dog walkers and children to play on. There has already been a significant level of residential development in Garthdee and so few of our green spaces remain. The local residents are extremely opposed to the proposed development B11/01 and are supportive of retaining this space for the benefit of the local community.

### 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?:

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I would request that the land at site B11/01 be preserved as a green space for use by a local charity Gwen's Garden Project. The Project proposes to provide a community garden for the local people of Garthdee. The Project also aims to encourage and inspire young people and their parents to learn about sustainable living - which includes the delivery of food growing projects. I would actively encourage the Council to consider supporting this project within Garthdee and agree that these initiatives should be included within the next Plan. There has already been a significant level of development in Garthdee and so few of our green spaces remain. The local residents are extremely opposed to the proposed development, reference B11/01, which would remove the opportunity to promote such food growing initiatives and are instead supportive of retaining this green space for the benefit of the local community.

## 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. I believe serious consideration needs to be given by the City Council to the issue of parking as whole within the Garthdee area relative to B11/01. In 2018 private student accommodation 'Caledon Court' with 199 bedrooms was built directly across from this proposed site on B11/01. This accommodation, together with the general student population who attend Robert Gordon University (RGU), has significantly impacted on the issue of on-street/off-street parking (or lack of) within the area of Garthdee. This has a knock on effect to residents. Due to the level of on-street permit parking on Garthdee Road/Auchinyell road and the surrounding roads, for example, students who attend RGU are not prepared to pay for this, nor purchase a permit from the University itself to park on campus. They therefore seek alternatives, such as directly parking on this green space land on site B11/01 on Garthdee Road or even have the audacity to park across resident's driveways on Garthdee Road and also park within allocated residential spaces within Den of Pitfodels. The proposed additional Housing on site B11/01 will only add to the problem of parking with an increased number of cars in the area as most households now have more than one car.

## MAIN ISSUE 5 Electric Vehicle Charging Infrastructure

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

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?:

## Question 21 Developer Obligations and Infrastructure Delivery

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

## 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?:

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?:

## 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?:

Not Answered

## 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?:

Not Answered

## MAIN ISSUE 10 Residential Care Facilities

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

Not Answered

**MAIN ISSUE 11 Student Accommodation**

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

Not Answered

**MAIN ISSUE 12 Houses in Multiple Occupation**

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

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?:**

**Question 28 Changing Places Toilets**

**Should large new developments that require public access provide Changing Places toilets? What types of venues should provide them?:**

**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.:**

No file was uploaded