

Response ID ANON-B3JU-DSQ8-M

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-05-13 17:52:49**

About You

What is your name?

Name:

Robert Nairn

What is your organisation?

Organisation:

On behalf of:

How can we contact you?

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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?:

Explains process 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?:

Not Summerfield or Woodend Hospital. No more at Bridge of Don. Maybe more at Cove, Torry.

Question 2 Housing Allowances Beyond 2032

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

Yes, but with flexibility for population and economic change

Question 3 Brownfield and other Opportunity Sites

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

Old Mill buildings on Hutcheon Street and other smaller derelict sites

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?:

Too congested at ARI having everything on one site

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?:

Should include all locations within both the pink and black lines

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, no expansion to UnionSquare. Focus on getting footfall back to Union Street. Revamp the Indoor Market

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:

Yes. High quality 'destination' /leisure activities

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?:

Some out of town retail parks , but the Kittybrewster one isn't working

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?:

Yes

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?:

Most streets on and around Union Street

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?:

Yes

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 and grow festivals. Some permanent installations as well.

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?:

Could be something on Union Street, at the Green and in empty retail units in the shopping centres - particularly the Galleria and The Academy

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

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 3 - Alternative 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?:

No. More attractive frontages, planting and green 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?:

No

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?:

Yes

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 . It has to allow for people to park if people are travelling in .No everyone can use buses and it isn't always practical to do so

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

Question 21 Developer Obligations and Infrastructure Delivery

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

Depends on circumstances

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?:

Yes and 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?:

Yes

Option 3 - Alternative 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?:

Depends on locations and their original viability

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?:

Yes - we need something other than just 'to let' signs. Its not a good image for the city

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?:

Threshold should remain

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?:

Perhaps, but limited

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?:

Through encouraging it through planning process and inviting and working with developers to come up with creative and interesting possibilities and solutions

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 1 - Current Approach

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:

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?:

Yes good idea. Buildings where people tend to go eg schools, hospitals, health centres, visit attractions, cinemas, theatre, Exhibition Centre, galleries, restaurants , clubs, community centres etc

Appendix 1 Proposed Draft New Policies

Policy D2 Amenity

Do you have any comments on the policy?:

I agree with amenity space. High density housing - no

Policy D5 Advertisements and Signage

Do you have any comments on the policy?:

Yes should be high quality and sensitively sited

Policy D8 Shopfronts

Do you have any comments on the policy?:

Policy D9 Windows and Doors

Do you have any comments on the policy?:

Replacements in keeping and matching sympathetically the original

Policy H4 Housing Mix and Housing for Particular Needs

Do you have any comments on the policy?:

Yes we need more of this and better thought out

Policy H8 Residential Care Facilities

Do you have any comments on the policy?:

Not all old folk want to live in flated accommodation. A lot had a front and back door house and just wanted to downsize, so some schemes reflecting this would be nice

Policy H9 Student Accommodation Developments

Do you have any comments on the policy?:

At the moment I think we have sufficient

Policy H10 Houses in Multiple Occupation

Do you have any comments on the policy?:

Just dotted about, not a concentration of these in certain areas

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?:

Diversify the range of night time activities eg. cafes, libraries, galleries and not all pubs/clubs, so that City Centre living with a residential mix can be encouraged.

Policy NC11 Visitor Attractions and Facilities

Do you have any comments on the policy?:

I feel its important not to just have these in the city centre only, but we need to look after what we do have there and put on events etc at them to keep it interesting a vibrant

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::

Development Bid B0922 - Assisted Living Village. I liked the concept here and this would be a really good place, somewhere elderly would feel comfortable and 'at home'. Really like the idea of it being in a quiet, peaceful location with horticulture and allotments. People like the garden and often don't get access to outdoors if they are in flats for elderly. Good idea with the generation mix too and the woodland would make a nice addition walk near the burn for all locals to enjoy and be good for wildlife habitat and the environment because extra trees are being planted. Something different and iconic from the usual residential bids or usual old folks care home. We are all getting older and I know a lot of elderly people who get very confused in the modern world, this would be a really nice, safe and comfortable setting for them. I don't want to be in a 'home' when I am old, but I think I'd like to live here

Development Bid B0945 - again it's different and fits a gap in the market. There aren't any glamping sites I can think of in Aberdeen, but they are really nice, high quality and very popular. We should have something to cater for every aspect of the tourism market - not just hotels and guest houses. Sounds like a good setting too with lovely views and it would create much needed local employment opportunities both full and part time as well as opportunities for local self-employed people and existing businesses to get more business as well. Niche holiday experiences are very 'in', as are groups of friends and extended families going away together for the weekend or short breaks so I can see this being a popular choice for local people /near Aberdeen as well as for folk from further afield. Good links to roads to Deeside and new NorthEast 250 route, North and South on AWPR and to Aberdeenshire, via Skene etc

Additional Files

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

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