

## Response ID ANON-B3JU-DSP3-E

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**  
Submitted on **2019-05-13 23:59:54**

### About You

#### What is your name?

**Name:**

Richard & Julie Hinkley

#### What is your organisation?

**Organisation:**

NA

**On behalf of:**

NA

#### How can we contact you?

**Email:**

[REDACTED]

**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?:**

Fully support the requirement for an Aberdeen City local development plan.

In our view, too much of the green space around Aberdeen is being lost to housing developments, going against the planning systems intent to develop a natural, resilient place for locals (#3).

### 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?:**

Fully support the preferred housing sites outlined in the report. No other sites should be allocated to housing. To that end, fully support the planning officers conclusions on housing bids determined as undesirable (as described in the pre-Main Issues report).

#### 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. Fully agree that there is sufficient housing already identified in current plans.

#### Question 3 Brownfield and other Opportunity Sites

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

No other sites should be made available for development.

#### 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?:**

Fully support the determination of healthcare facilities

### 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?:**

Yes, the city centre boundary should be modified.

## **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?:**

Fully support the recommendation in the 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?:**

Yes. Fully support the recommendation in the 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:**

Yes. Union Street needs to be transformed into an appealing place to visit, to attract people to Aberdeen city centre.

## **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?:**

Full support the town centre first model, but there needs to be enough free car parking to support the model.

## **Question 10 Commercial Leisure Uses**

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

Fully support the proposal in the main issues report.

## **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?:**

There needs to be a halt to local property developers continuing to build at the current pace on the western side of Aberdeen, within the green belt surrounding the city. The developers offer steep discounts for new out-of-town properties, cover legal costs and accept part-exchange. Post transaction, the houses that are part exchanged are sold at a discount, limiting the ability for the city-centre property market to thrive. This is damaging the housing market. Until this is brought under control by regulation there will continue to be an exodus from city centre to the suburbs. This trend needs to stop.

## **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?:**

Fully support this the preferred option outlined in the report.

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?:**

Fully support the preferred housing sites outlined in the report.

## **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?:**

Fully support the recommendations outlined in the report.

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?:**

Aberdeen city needs to be a welcoming place to visit. There should be a policy to promote the creative arts. At night, Aberdeen can be a threatening and dangerous place, and this will need to change to support the recommendations in the main issues report.

## **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?:**  
Fully support the recommendations outlined in the report.

### **MAIN ISSUE 3 Support for Visitor Attractions**

**To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?:**  
Yes. There needs to be a pro-active policy to support visitor attractions, making sure they are available to all without high price entrance fees.

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?:**  
Fully support the minimum internal space standards.

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?:**  
Quality needs to improve, and amenity spaces should be considered at an early stage in the design process.

### **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?:**  
We need to protect the green belt surrounding Aberdeen for future generations. This must be a priority for Aberdeen City to allow it to prosper. No greenfield developments should take place within the green belt.

### **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?:**  
This is not important.

## **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. More car parking is needed, that is affordable to all. This is needed to attract people into a rejuvenated Union Street.

### **MAIN ISSUE 5 Electric Vehicle Charging Infrastructure**

**How best can we encourage the provision of infrastructure to support changes in transport technologies? :**  
Fully support the recommendations outlined in the report.

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. Fully support the recommendations outlined in the report.

### **Question 21 Developer Obligations and Infrastructure Delivery**

**Do we need to change our approach to securing developer obligations for future development proposals?:**  
Fully support the recommendations outlined in the report.

## **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?:**  
Fully support the recommendations outlined in the report.

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?:**

Provided it makes economic sense, then yes, fully support the recommendations outlined in the report.

## **MAIN ISSUE 7 Heat Networks**

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

Fully support the recommendations outlined in the report.

Option 2 - Preferred 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?:**

## **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?:**

Fully support the recommendations outlined in the report.

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?:**

Fully support the recommendations outlined in the report.

### **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?:**

Fully support the recommendations outlined in the report.

## **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?:**

Fully support the recommendations outlined in the report.

Option 2 - Preferred Option

### **MAIN ISSUE 11 Student Accommodation**

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

Fully support the recommendations outlined in the report.

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?:**

Fully support the recommendations outlined in the report.

Not Answered

**Percentage limit of HMOs in each area:**

Option 1 - Preferred Option (15%)

**Please explain why you chose your answer:**

**Geographical boundary of each area:**

Option 1 - Preferred Option (Ward Boundaries)

**Please explain why you chose your answer:**

**Threshold for when planning permission is required for a HMO:**

Option 1 - Preferred Option (6 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?:

**Appendix 1 Proposed Draft New Policies**

**Policy D2 Amenity**

Do you have any comments on the policy?:

**Policy D5 Advertisements and Signage**

Do you have any comments on the policy?:

**Policy D8 Shopfronts**

Do you have any comments on the policy?:

**Policy D9 Windows and Doors**

Do you have any comments on the policy?:

**Policy H4 Housing Mix and Housing for Particular Needs**

Do you have any comments on the policy?:

**Policy H8 Residential Care Facilities**

Do you have any comments on the policy?:

**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?:

**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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Fully support the planners report on the Development Bids Assessments, particularly those bids deemed undesirable in the report.

### **Additional Files**

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

No file was uploaded