

Frequently Asked Questions

1. What is a Local Development Plan?

Aberdeen City Council is in the early stages of preparing the Local Development Plan (LDP) for the City. The Scottish Government requires all Local Authorities to prepare an LDP to shape future development and to identify land with potential to meet development requirements in the City up to 2023. Once the LDP has been agreed, it will replace the current Local Plan.

2. Why is Aberdeen City Council suggesting more housing in the City?

The Local Development Plan is required to identify sites to meet the level of growth set out in the Structure Plan. The Aberdeen City and Shire Structure Plan is currently being assessed by Scottish Government. The Structure Plan requires land for 36,000 houses to be identified for the period up to 2030. This includes 21,000 houses on Greenfield sites, 5,000 in Regeneration Areas and 10,000 on Brownfield sites. We also need to identify 175 ha of land for employment.

The amount of new housing proposed is based on population forecasts and changes in the size of households. A proportion of affordable housing will also be required in new developments.

3. Where are you going to build this housing?

The Council is yet to decide on the preferred location(s) for growth, and the sites submitted for consideration by developers are currently being assessed.

We will publish a Main Issues Report in September 2009 which will set out where we think is most suitable for development. You can let us know what you think of our choices and those views will help us prepare a Proposed Local Development Plan by September 2010.

4. Why are you proposing to develop in the Green Belt? Why don't you build in the City Centre and on derelict sites to avoid building on Greenfield land?

Previously developed sites and available land in the City will not be sufficient to meet the scale of housing growth proposed. This is recognised by the Finalised Structure Plan which requires the housing allocations to be split between brownfield, regeneration and Greenfield areas.

5. Why are you building more houses when roads are already congested?

We want to encourage developments where public transport and alternatives to the car can be real choices in getting about Aberdeen. Our assessment of the Development Options will fully consider the level of accessibility to local services.

6. There is no space in the local schools – how are you going to solve this?

New primary and secondary schools will need to be built where necessary. New development will generate the need for a range of services and facilities - libraries, health centres, open space etc - and these will be essential in creating and enhancing communities. The Council may also seek financial contributions from developers for the provision of new and improved services and facilities.

7. How are you going to ensure that housing is of the right quality, size and tenure?

The Aberdeen Local Development Plan will allocate sites for new housing but in general private developers build these homes. We will ask for high quality masterplans to be drawn up for the sites we allocate and for private developers to work with design policies we will include as part of the Aberdeen Local Development Plan to ensure a high standard of development.

8. How can the Council assess the sites fairly when some of them are in Council ownership?

The Council as a landowner has submitted Development Options in the same way as any other landowner/developer. These will be assessed using the same criteria as all other Development Options.

9. Where are the jobs to support the growth in housing?

The purpose of the Aberdeen Local Development Plan is to allocate sites to allow for opportunities for economic growth.

10. How are the public being involved in the plan preparation process?

In June, the Council held a series of Open Evenings that offered people the chance to speak with the developers who submitted Development Options. We also provided feedback forms which will inform the preparation of our Main Issues Report, which will be subject to consultation in September 2009.

You can keep up to date with the Local Development Plan process by visiting our website:

www.aberdeencity.gov.uk/localdevelopmentplan

Alternatively, you can subscribe to the LDP newsletter by contacting the Local Development Plan Team. Our contact details are set out below:

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