

## Response ID ANON-B3JU-DSP5-G

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**  
Submitted on **2019-05-13 20:41:03**

### About You

**What is your name?**

**Name:**

Beryl Adam

**What is your organisation?**

**Organisation:**

**On behalf of:**

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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?:**

Thought it explained things well

### 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?:**

Should not all be in all place eg. Bridge of Don and Dyce. There should be maybe smaller sites around the City so main routes aren't so congested at peak times

#### 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, because you need to plan these thing way in advance

#### Question 3 Brownfield and other Opportunity Sites

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

Old industrial sites and Mills at Rosemount and Hutcheon Street. Its a shame they have been so damaged and left. We need to save the character of them. Other cities seem to make a good job of mixing old and new. We're not that good at it and knock old buildings down once they have been allowed to deteriorate so badly

#### 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?:**

Don't think everything should be focused at Foresterhill. Its too congested and too busy and you have to walk for miles along the corridor. Smaller less busy places would be good for some things

### 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?:**

Put in everything in both 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?:**

Some, but keep historic features

#### **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, would make more sense

#### **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, maybe destination type places, galleries, cafes

#### **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?:**

Need to do something with ones we already have -if they are sitting empty. If they are far enough not maybe not much impact

#### **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?:**

Making it an attractive, safe place to live. Research and document would 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?:**

Yes, but not sure if many people would want to live in the basements. Not all the buildings could be made accessible if its upper floors

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?:**

#### **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?:**

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?:**

#### **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?:**

Yes - empty shops - eg 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?:**

Yes

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 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?:**

Not always. Yes

#### **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?:**

Yes

#### **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, but I think it might be difficult in some areas because close by green spaces would need to be available and next to housing. Also they need to be well maintained by allotment holders otherwise they will look unsightly , so start with small trail areas. Policy will be impossible to manage otherwise

## **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

### **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?:**

Don't know

## **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?:**

Don't know

### **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

### **MAIN ISSUE 7 Heat Networks**

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

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?:**

Depends where they are, if the economic climate has changed they are better to be redeveloped to something more useful

### **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, not sure

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?:**

Not, but not for smaller than 5 units

### **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?:**

Yes

## **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?:**

Working with developers and people like social workers, physiotherapists and occupational therapists and various health charities who have practical knowledge of what layouts, features and environments would help with independent living for longer, and be practical and life enhancing for a wide variety of people with specific needs

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 1 - Current Approach

### **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:**

Not too many in one place

**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?:**

All public buildings , shopping centres, railway station, larger restaurants and big hotels

## **Appendix 1 Proposed Draft New Policies**

### **Policy D2 Amenity**

**Do you have any comments on the policy?:**

I like pretty frontages and they look attractive with planting and open spaces

### **Policy D5 Advertisements and Signage**

**Do you have any comments on the policy?:**

Quality signage and sensitivity siting is good. Old ones is disrepair an falling apart need to be replaced and also they should be placed giving drivers time to see where they want to be going

### **Policy D8 Shopfronts**

**Do you have any comments on the policy?:**

We definitely need to try to restore and maintain historic shop fronts and do something to make Union Street look better

### **Policy D9 Windows and Doors**

**Do you have any comments on the policy?:**

Yes in keeping with the traditional and original ones, but more eco friendly/energy efficient than old ones

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

**Do you have any comments on the policy?:**

Yes I think it would be good to have housing developments that support varying needs and have features built into them

### **Policy H8 Residential Care Facilities**

**Do you have any comments on the policy?:**

As an elderly person myself I would like to see more variety and more options for care for the elderly. I like to keep as independant as possible, but I don't particularly want to live in a 'home', particularly a really big one. I'd prefer smaller and homely

### **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?:**

Would be good to see more people living in the city centre again

### **Policy NC10 24-hour City**

**Do you have any comments on the policy?:**

No just pubs and night clubs, a better mix of places open that are suitable for all ages - families and older people - eg. cafes, tearooms, visitor attractions eg night at museum type thing

**Policy NC11 Visitor Attractions and Facilities**

**Do you have any comments on the policy?:**

Need places that suit a wide range of interests, not necessarily all in the city centre

**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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B0945 - Glamping - This is different and Aberdeen needs to push creative tourism more than just big hotels as things have change. This sort of holiday breaks are very popular and although it is in the green Belt it is very rural in feel and sympathetic to farming, local heritage as well as being very access ble from the AWPR. Would create jobs and be good for businesses in the Peterculter area.

B0922 - Assisted Living Village - really I ke this idea so many people and families are affected by this illness. This creates a very special 'country feel' and comfortable environment with little houses not just flats - we don't all want to live in flats, with easy access to outdoors, which is known to be good for well being. Nice idea about families and elderly - both groups can help one another. Like the model village layout with lots of walks and allotment areas. Nice community building proposed too. Good idea about planting more trees near the Culter Burn

**Additional Files**

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

No file was uploaded