

Aberdeen Local Development Plan Pre-MIR Consultation Events

Marischal College
18 April 2013 19:00 - 21:00
3 participants

Main Issues

Impact of new development on roads infrastructure

There is a need for the Council to be pro-active rather than reactive in anticipating the impact of development on infrastructure, particularly roads, and to ensure that infrastructure improvements and investment take place before development begins, do not just 'wait and see'.

Timing and delivery of new infrastructure

The Council could also be more aggressive in negotiating developer contributions, particularly in areas of the city where house prices will be higher. The Council should also ensure that infrastructure within new developments is built upfront prior to the housing development itself where necessary, for example in the case of a new link road required at Friarsfield, Cults.

Existing allocations and the masterplanning process

Concern was raised about developer bids coming through for new sites, and the justifications they may have for arguing new sites are needed. For example, what progress is being made on the current allocations and how many of these have planning permission?

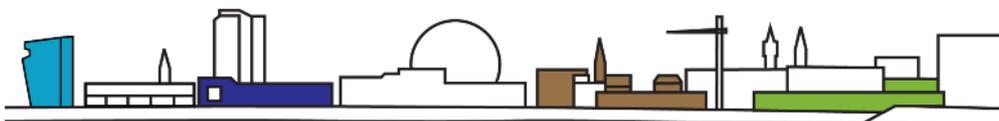
Schools

Discussion took place about how strongly school issues figure in the masterplanning process. It was explained that the schools estate is a very important consideration in planning and we work closely with our colleagues in education. The position of Cults Academy was also raised, along with concerns that new developments going on at Countesswells and Blairs in Aberdeenshire would be zoned to Cults Academy. However officers were able to confirm that these zonings are under review.

City Centre Issues

New Housing

When people move to Aberdeen finding a suitable home can be a challenge, particularly in the City Centre, and meeting this need is a critical part of attracting people to want to stay in Aberdeen. Good transport links and good schools are very



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important considerations in this. There should be more fluidity in transport links in and out of Aberdeen.

Accessibility

The Union Square Bus Station and Train Station are very inaccessible, disorienting to navigate to and are not a welcoming arrival in Aberdeen. People exit the station and cannot find where to go- this is especially a problem for elderly people who are on foot. Local area maps, such as they have at all Tube stations in London, would be very useful. Improved wayfinding is also needed.

Union Street

The mix of shops, offices and other businesses is a good aspect of Union Street- it is not exclusively one use; there is a complementary mix of uses. Although people often complain about Pound Shops, these are a positive asset as they cater to people on lower incomes and ensure that Union Street is a place for everybody- it is important that it doesn't just cater to one use or group but provides for everybody. It is also good for both visitors and Aberdonians and this should be promoted.

Pedestrianising Broad Street to provide a civic space with fountains would be a benefit to the City Centre.

Some of the smaller streets just off Union Street can feel quiet, removed from the bustle of Union Street and quite unsafe - for example George Street, Justice Mill Lane, Market Street. This could be improved- it is important that we have a 'City Centre' and not just a 'City Street'.

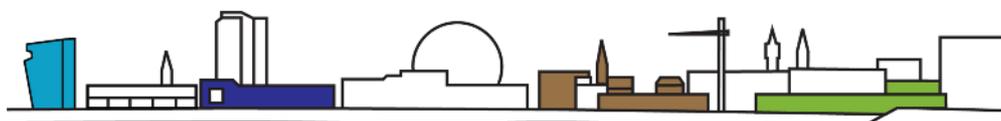
The Beach

Proposals for more parking at the beach amusement part for the KFC restaurant are viewed negatively. There must be a longer term vision for this area, rather than just allowing incremental change which will be of detriment to the area- it should not be allowed to become another retail park. The Beach should have a strong element of community use with a definite sense of place; somewhere where people are drawn to and can pass their time and experience Aberdeen at its best when they are there.

Architecture and Design Standards

Planning needs to work to improve the architectural image of Aberdeen and encourage and promote strong, high quality design in its buildings because this is what Aberdeen deserves.

Opportunity Site OP107 is still suitable to the requirements of the Mosque/community facilities. The intention is for this building to be an internationally renowned, iconic landmark building for Aberdeen. It should be recognised as a 'whole city' project and it is hoped that planners will get behind and support this vision.



New social housing

It is vital that new social housing is built in the city- even if it is not on all new development sites. There should be a renewed commitment by the Council to ensuring that social housing is delivered. DH agreed and pointed out that Registered Social Landlords have limited access to land to build new social housing so it is important that it is delivered on new development sites.

