

Aberdeen Local Development Plan Review

Pre- Main Issues Report Questionnaire 2013

Aberdeen City Council is currently in the early stages of reviewing the Aberdeen Local Development Plan 2012 (ALDP). The 2013 Development Plan Scheme provides a timetable for the review of the ALDP and the opportunities to participate throughout the process.

It is available to view online at: www.aberdeencity.gov.uk/localdevelopmentplan

This questionnaire forms part of the pre-Main Issues Report consultation activities we are undertaking. It is designed to gather views on the main planning issues in Aberdeen to be considered by the next ALDP.

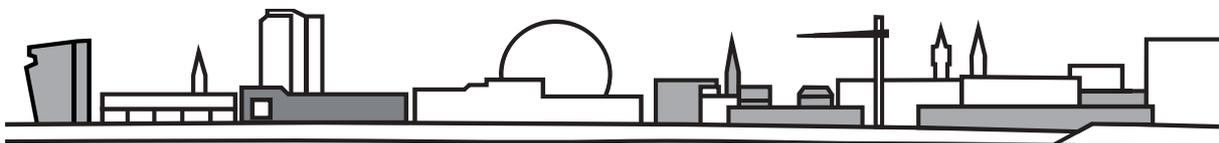
Using your Personal Information

Information you supply to Aberdeen City Council (ACC) in this questionnaire will be used to prepare the Local Development Plan. ACC will not share the personal information provided in this questionnaire with other parties or organisations. ACC will not disclose any information about you to any organisation or person unless it is authorised or required to do so by law.

The Local Development Plan team may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.

A separate form for submitting development sites for consideration can be found on our website at: www.aberdeencity.gov.uk/localdevelopmentplan



1. YOUR DETAILS

1.1 Please let us know the capacity in which you are completing this questionnaire. Are you...

- A member of the public
- A community representative e.g Community Council

If yes, which area do you represent?

- A developer/ their agent
- A landowner/ their agent
- From a Key Agency
- Other

1.2 Please provide your name and contact details:

Name and Organisation:

Meg Nelson- GVA

Address:

Postcode:

Telephone:

Email:

1.3 If you are acting as an agent or completing this on behalf of an organisation, group or landowner, please provide their details:

Organisation/group/landowner:

Scottish Retail Property Limited Partnership (SRPLP)

Address: c/o agent

Postcode:

Telephone:

Email:

2. ABERDEEN'S MAIN PLANNING ISSUES

Feel free to continue on separate sheets if necessary and attach to the questionnaire. You do not have to answer every question.

Vision

2.1 What do you think are the most important things that make Aberdeen a good place to live, visit and/or work?

2.2 What do you think should be the Council's top priorities for the next Aberdeen Local Development Plan?

SRPLP are seeking to ensure that the city centre is specifically safeguarded in relation to retail policy within the next Local Development Plan, to ensure that appropriate development is located according to existing retail policies that focus development within city and town centre locations firstly, before out of centre locations.

2.3 Do you have any particular aspirations for your community or Aberdeen as a whole that you think should be taken forward through the ALDP? For example, what are your views on recycling of waste, affordable housing, access to green space or ways to reduce CO₂ emissions?

SRPLP would encourage the Local Development Plan to recognise that it is vital for the future prosperity of Aberdeen, that the city centre is enhanced and promoted as a safe, attractive, accessible and well-connected place, which contributes to an improved quality of life.

Policy Topic Areas

What do you think should be our main planning priorities for...

- 2.4** ...the City Centre? (For example, what should the role of Union Street be? Does the City Centre have all the uses we want, or should there be more uses there - and if so where could they go?)

SRPLP are seeking to further strengthen the prime shopping offer within the city centre at the Bon Accord and St Nicholas Shopping Centres (which they own), focusing on opportunities along George Street, from the Bon Accord Centre, up to St. Andrews Street. The northern section of the Bon Accord Centre is already anchored by John Lewis, which operates as a strong draw for shoppers along a north-south axial route from Union Street, through the St Nicholas and Bon Accord Centres, and beyond. In our view, the opportunity to harness this established pattern of primary shopping activity and enhance the overall retail offers should therefore be encouraged in the next Local Development Plan.

SRPLP strongly supports the continuation of policy C1- City Centre Development from the existing Local Development Plan, which recognises the importance of the city centre in regional development and the importance of ensuring appropriate development to enhance the city centre retail core.

SRPLP further supports Policy C2: City Centre Business Zone and Union Street, from the existing Local Development Plan, with the city centre as the preferred location for major retail developments as defined in policy RT1.

- 2.5** ...providing infrastructure? (For example, how should new infrastructure be provided and how might it be paid for?)

- 2.6** ...transport and accessibility? (For example, how can we make it easier to travel in and around Aberdeen? Should we look at pedestrianisation in the City Centre?)

SRPLP encourages greater accessibility to the city centre, through a range of transport methods, to attract shoppers and visitors to ensure the continued viability and vitality of the city centre.

Any developments to alter transport and accessibility, should be enacted cautiously, with sufficient background data and research to ensure that footfall within the city centre area will not be negatively impacted as a result.

- 2.7** ...ensuring we have high quality buildings and places? (For example, how can we better protect our built heritage and ensure high quality and sympathetic architecture and landscape design?)

SRPLP welcomes high quality development and regeneration, of appropriate nature and scale, within Aberdeen city centre to ensure the continued growth and prosperity of the city region, in accordance with existing Local Development Plan policies C1 and C2.

- 2.8** ...meeting the needs of business and industry? (For example, what can be done to retain existing businesses and attract new employment opportunities to Aberdeen?)

- 2.9** ...meeting Aberdeen's housing and community needs? (For example, how can we meet the needs of people who cannot afford mainstream housing?)

2.10 ...supporting retail centres across Aberdeen? (For example, should we be safeguarding existing centres, and what are your thoughts on new out-of-town retail parks?)

Whilst the retail sector faces difficult trading conditions, with reduced consumer spending during recession, it is essential to prioritise the city centre and existing town centres for retail development which draws people, activity and spending to centre locations. The Local Development Plan should protect and encourage Aberdeen city centre and other town centres, by continuing the provisions of established retail planning policy, including the sequential approach. This directs retail development to city and town centre locations first, before out of centre locations.

SRPLP would welcome acknowledgement of the Bon Accord and St Nicholas shopping centres in retail policy as providing significant shopping facilities within the city centre, where this helps reinforce the role of the city centre as the regional centre.

SRPLP support the continuation of the existing Local Development Plan Policy RT1: Sequential Approach and Retail Impact, where all retail, commercial, leisure and other development appropriate to town centres should be located in accordance with this policy and supplementary guidance, establishing Aberdeen city as the regional centre.

SRPLP further support reference within this policy that a restriction may be imposed on the amount of comparison goods floorspace allowed within convenience shopping developments outside the city centre or other town centres. They further suggest that the policy is expanded to take account of the cumulative impact of such comparison goods floorspace allowances outwith the city centre, which collectively could lead to unacceptable levels of retail impact.

SRPLP support the continuation of criteria-based assessment of out-of-centre proposals within existing Local Development Plan Policy RT2, in accordance with Scottish Planning Policy but, as set out above, suggest that the cumulative impact of such proposals should form part of this policy's criteria requirements.

2.11 ...protecting and enhancing the natural environment and preventing flooding? (For example, what areas or features should we be safeguarding?)

2.12 ...ensuring that resources and waste are managed sustainably? (For example, can we make more innovative use of waste as a resource? Should we encourage renewable energy use? How could we do these things?)

2.13 If you have any views on topics not covered above, please write them below.

SRPLP welcomes the opportunity to engage with the emerging Local Development Plan and encourage Aberdeen Council to ensure that policies within the emerging Plan recognise the importance of Aberdeen within the City region as a driver of sustainable economic growth, with retail forming a key aspect of the city centre's continued success.

Thank you for taking the time to complete this questionnaire. Please return completed questionnaires to:

Local Development Plan Team
Enterprise, Planning and Infrastructure
 Aberdeen City Council
 Business Hub 4
 Ground Floor North
 Marischal College
 Broad Street
 Aberdeen
 AB10 1AB

Twitter: [@AberdeenLDP](https://twitter.com/AberdeenLDP)

You can also visit the Aberdeen Local Development Plan Facebook page.

COMPLETED QUESTIONNAIRES SHOULD BE WITH US BY NO LATER THAN 14 JUNE 2013.

If you wish to be added to the LDP E-Mailing list to be kept informed of our progress in producing the next Local Development Plan, please tick here.

If yes, please provide an email address