



Aberdeen City Local Development Plan 2019  
**Main Issues Report**



# Main Issues Report

A scenic view of a city at dusk. In the foreground, a wide river flows, its surface reflecting the colors of the sunset and the lights of the city. The sky is a deep blue, transitioning to a warm orange and yellow near the horizon. On the left, a modern building with large windows is visible. In the center, a row of trees separates the river from the city. On the right, a bridge with several arches spans the river. In the background, industrial structures and cranes are visible against the sunset sky.

## Main Issues Report – Contents

1.	Introduction	
1.1	Background	
1.2	Vision and Objectives	
1.3	Aberdeen Main Issues Report	
1.4	Local Development Plan Policies and Supplementary Guidance	
1.5	What should I do next?	
2.	Settlement Strategy	
2.1	Housing Allowances and New Sites	
2.2	Employment Land Allocations	
2.3	Other Proposals	
2.4	NHS Grampian Healthcare Facilities	
2.5	Existing Opportunity Sites Identified in the 2017 LDP	

## Main Issues for a Prosperous Place

3.	Aberdeen City Centre	
3.1	City Centre Background	
3.2	City Centre Masterplan and the Local Development Plan	
3.3	City Centre Intervention Areas	
3.4	Transforming the City Centre – The Role of the City Centre	
3.5	Town Centre First and Sequential Approach	
3.6	Main Issue 1 – Living in the City Centre	
3.7	Main Issue 2 – A 24 Hour City	
3.8	Civic Uses, Culture and Arts	
3.9	Main Issue 3 – Visitor Attractions	
4.	Quality Places	
4.1	Background	
4.2	Main Issue 4 – Minimum Internal Space Standards for New Residential Development	
4.3	External Space Standards	
4.4	Natural Environment	
4.5	Food Growing	

## Main Issues for a Prosperous Economy

3	<b>Transport and Infrastructure</b>	
4	5.1 Transport Background	42
5	5.2 Sustainable and Active Travel	42
5	5.3 Main Issue 5 – Electric Vehicle Charging Infrastructure	43
6	5.4 Digital Infrastructure	43
	5.5 Developer Obligations	44
6		
	<b>Resource Policies and Heat Networks</b>	
8	6.1 Main Issue 6 – Low and Zero Carbon Generating Technologies and Water Efficiency	46
8		
9	6.2 Main Issue 7 – Heat Networks	47
10	6.3 Supporting Business and Industrial Development	48
11	6.4 Main Issue 8 – West End Office Area	48
17		

## Main Issues for Prosperous People

### Affordable Housing

19	7.1 Background	50
19	7.2 Affordable Housing	50
19	7.3 Private Rented Accommodation and Build to Rent	51

### Sustainable Mixed Communities

31	8.1 Background	54
32	8.2 Main Issue 9 – Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)	54
33		
34	8.3 Main Issue 10 – Residential Care Facilities	55
35	8.4 Main Issue 11 – Student Accommodation	56
	8.5 Main Issue 12 – Houses in Multiple Occupation	57
37	8.6 HMO Overprovision Policy	58
37	8.7 Community Planning	60
37	8.8 Changing Places Toilets	61

## APPENDIX A – Proposed Draft Policies

38		63
39		
40		

# 1 Introduction

## 1.1 Background

The planning system in Scotland is ‘plan-led’. Policies, proposals and guidance are set out in Development Plans. In Aberdeen, the Development Plan is in two parts. The Aberdeen City and Shire Strategic Development Plan (SDP) sets out the broad vision, objectives and development requirements for both Aberdeen City and Aberdeenshire. More detailed policies, proposals and land allocations are then set out in Local Development Plans which cover individual local authority areas. This is the Main Issues Report (MIR) for the Aberdeen City Local Development Plan (LDP) and it covers the whole of the Aberdeen City area. This Main Issues Report is the first stage in producing a revised and updated LDP for Aberdeen which, when adopted, will replace the Aberdeen LDP 2017. It has been informed by:

- Pre-Main Issues Report stakeholder engagement,
- The Proposed Aberdeen City and Shire Strategic Development Plan,
- Monitoring of key changes since the preparation of the Aberdeen Local Development Plan 2017,
- The Strategic Environmental Assessment,
- The National Planning Framework and Scottish Planning Policy, and
- Other key plans, strategies and legislation.

However, the planning system will soon be changing. The Scottish Government is introducing a new Planning Bill which aims to update and amend aspects of the planning system, and how land is developed and used. The proposals may streamline Local Development Plans, abolish Supplementary Guidance, abolish Strategic Development Plans and introduce Local Place Plans. Some of these changes will take place while we are preparing this Plan, so we will need to anticipate these changes as far as we can within the bounds of current legislation.

## 1.2 Vision and Objectives

Until new legislation is introduced, the Aberdeen LDP must be consistent with the Aberdeen City and Shire SDP. The Proposed SDP vision is to make the area an even more attractive, prosperous, resilient and sustainable European city region and an excellent place to live, visit and do business. The Aberdeen LDP will share the main aims of the Proposed SDP which are to:

- provide a strong framework for investment decisions which will help to grow and diversify the regional economy in a sustainable manner;
- promote the need to use resources more efficiently and effectively whilst protecting our assets; and,
- take on the urgent challenges of climate change.

A Strategic Environmental Assessment (SEA) has been carried out for submitted development bids, sites being carried forward from the existing LDP, the 12 main issues, and new policies/those which have undergone significant changes. The SEA's are contained within the Interim Environmental Report.

The LDP will also be informed by a number of national, regional and local strategies and plans, including the National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP). Both NPF3 and SPP are likely to be reviewed during the preparation of our Plan. Both documents expect the planning system to achieve the following outcomes;

1. A successful, sustainable place – supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places.
2. A low carbon place – reducing our carbon emissions and adapting to climate change.
3. A natural, resilient place – helping to protect and enhance our natural and cultural assets, facilitating their sustainable use.
4. A more connected place – supporting better transport and digital connectivity.

## 1.3 Aberdeen Main Issues Report

The role of the MIR is to stimulate discussion on the main planning issues facing Aberdeen and to suggest possible options for dealing with them. There will be a further opportunity to comment when the Proposed LDP is published in 2020. The timetable for preparation of the LDP is set out below.

Key Stages	Dates
Agree Main Issues Report and Monitoring Statement for consultation.	January 2019
Consult on Main Issues Report.	February to April 2019
Publish Proposed Local Development Plan and Proposed Action Programme.	February 2020
Consult on Proposed Local Development Plan and Proposed Action Programme.	February 2020 to May 2020
Submit Proposed Local Development Plan to Ministers. Publicise submission of Plan.	December 2020
Examination in Public of Proposed Plan.	January to September 2021
Report of Examination in Public published and submitted to Aberdeen City Council.	October 2021
Aberdeen City Council adopts Plan.	January 2022

During the Pre-Main Issues Report stakeholder engagement, during February to May 2018, a number of broad themes emerged which people were particularly interested in or concerned about. Not all issues raised can be addressed through the planning system. We have therefore, structured this MIR around the following themes:

### Prosperous Place

Aberdeen City Centre  
Quality Places

### Prosperous Economy

Transport and  
Infrastructure  
Resource and  
Business Policy

### Prosperous People

Affordable Housing  
Sustainable Mixed  
Communities

We have identified 12 main issues from these themes and have set out reasonable options to deal with the issue, including our preferred option. Alongside the main issues there are also 27 questions on other related proposals which we would like to hear your views on. For each of the main issues we would welcome views on;

- Whether you agree with the preferred option?
- If not, whether you support any of the alternate options presented?
- If not, whether you have ideas for options that should be considered?

#### **1.4 Local Development Plan Policies and Supplementary Guidance**

The Scottish Government is considering abolishing Supplementary Guidance (SG) as part of the new Planning Bill. Because of this we are reviewing our current SG with a view to bringing some of the policy aspects of this into the next LDP. We would anticipate that the remaining policy and guidance will be adopted by the Council as either Local Planning Policy or Technical Advice Notes. We have included a number of new draft LDP policies in Appendix A and would welcome your views on these.

#### **1.5 What Should I Do Next?**

As an interested individual, business or group you can help and contribute to the process of preparing the Local Development Plan by telling us what you think about the options and questions set out in this Main Issues Report. Comments should be submitted to the Council using the online consultation hub, Citizen Space. If this is not possible, then representation forms are available on the website, with hard copies available in libraries and Marischal College.

The consultation period will commence on 4 March 2019 and run for 10 weeks until 13 May 2019. Comments can be submitted via the consultation hub Citizen Space or by post or email using the contact details set out below.

##### **Consultation Hub Citizen Space:**

<https://consultaion.aberdeencity.gov.uk/planning/mir2019>

##### **Local Development Plan Team**

**Aberdeen City Council**

**Business Hub 4**

**Marischal College**

**Broad Street**

**Aberdeen**

**AB10 1AB**

**Email**            [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

**Telephone**    **01224 523317**

**Web**              [www.aberdeencity.gov.uk/aldp2022](http://www.aberdeencity.gov.uk/aldp2022)

A wide-angle photograph of a beach scene. In the foreground, a man in a red shirt and a woman in a patterned dress are sitting on the sand, looking towards the ocean. A young child in a green shirt is playing with a red and green bucket nearby. The middle ground shows a wooden boardwalk with many people walking and sitting. In the background, there are buildings and a Ferris wheel under a blue sky with scattered clouds.

# Main Issues Report 2018

## 2 Settlement Strategy

### 2.1 Housing Allowances and New Sites

The Aberdeen LDP 2017 allocates land for housing and employment over two phases in line with the Aberdeen City and Shire SDP 2014. The SDP 2014 is currently being replaced so this MIR puts forward new housing and employment allowances in line with the Proposed SDP 2018. This sets out the following housing allowances for Aberdeen City.

Period 1 Allowances 2020-32	Period 2 Allowances 2033-35	Period 3 Allowances 2036-40	TOTAL
4168	4500	4930	13,598

#### Period 1 Allowances 2020-32

Potentially, any sites not identified as being 'effective' in the 2016 Housing Land Audit (HLA) (which was used as the base for the Proposed SDP) could be counted towards the 4168 allowances for 2020-32. This could include the following:

Constrained greenfield sites identified in the 2016 HLA	2449 units
Greenfield sites identified in the current ALDP but not in the 2016 HLA	120 units
Brownfield Sites identified in a Brownfield Urban Potential Study	3408 units
Total	5977 units

We propose to discount the 2449 constrained greenfield sites from the Phase 1 allowances on the basis that most of them are part of larger sites and may not all be delivered during that period. This means we would have up to 3528 units which can be counted towards the 4168 allowances. This leaves a shortfall of 640 units which would need to be met through new allocations.

The development industry and landowners submitted 146 proposals for sites to be included in the MIR during the Pre-Main Issues consultation stage. The Proposed SDP expects us to prioritise brownfield sites. Any greenfield housing allocations should be small scale, have limited impacts on the environment and infrastructure and should not be extensions to existing sites identified in the Aberdeen LDP 2017. On that basis we would propose to identify the following sites as our 'preferred' housing allocations to be included in the next LDP. In addition, there are substantial housing elements in the City Centre Masterplan intervention area proposals which are detailed in Section 3 Aberdeen City Centre. All of the bids, including the preferred options and alternatives are shown on the maps later in this section.

#### Preferred Housing Sites

Reference	Site	Proposal	Issues
B01/06	Cordyce School, Dyce	50 to 100 homes*	Capacity of the site is dependent on design and access issues.
B02/08	WTR Site at Dubford	20 homes	Small brownfield housing opportunity that should look to integrate with the neighbouring development at Dubford.
B02/22	North Denmore	30 homes	Housing opportunity on unused land in North Denmore.
B02/25	Balgownie Area 4	15 homes	Small housing opportunity on unused land next to the new development at Home Farm.
B03/13	Summerfield House, Eday Road	1.1ha for housing	Brownfield housing opportunity.
B03/19	Woodend Hospital	7.1ha for housing	Large brownfield housing opportunity which includes some open space and listed buildings.
B03/20	Old Skene Road	14 homes	Small greenfield site next to Kingswells.

B04/01	Granitehill North	100 homes	Brownfield housing opportunity in an ageing industrial location. Education capacity issues need to be addressed.
B04/02	Granitehill Central	170 homes	Brownfield housing opportunity in an ageing industrial location. Education capacity issues need to be addressed.
B06/01	152 Don Street, Old Aberdeen	50 homes	Well connected brownfield opportunity in a conservation area.
B07/02	Raeden (eastern part)	1.48ha for housing	Presence of mature trees and walled garden means that only a small part of this site may be suitable for housing.
B08/02	Frederick Street	0.1ha for housing	Small brownfield opportunity.
B08/04	Urquhart Building, City Hospital	0.28ha for housing	Housing opportunity would allow the re-use of this listed building.
B11/01	Garthdee Road	20 homes	Small housing development in conjunction with community planting/open space provision.
B11/02	Kaimhill Outdoor Centre	35 homes	Housing development in conjunction with open space improvements.
*There were 2 further development bids for Cordyce School, both of which are also considered to be suitable (see 2.3 Other Proposals).			

### Question 1 – New Housing Sites

Do you agree with our preferred housing sites?

Are there any other sites that would be suitable for housing?

### Period 2 Allowances 2033-35 and Period 3 Allowances 2036-40

SPP and the Proposed SDP do not require Local Development Plans to identify proposals beyond a 10 year period, and we do not propose to

identify any new sites to meet the allowances for Periods 2 and 3. This is because we have a very healthy and long term housing land supply in Aberdeen and we do not think that having more longer term allowances is necessary. We will however continue to identify the 3440 units at Greenferns, Grandhome and Newhills which the current LDP identifies for its Phase 3. In addition, the 2449 constrained greenfield sites identified in the 2016 Housing Land Audit will contribute to the future land supply should the constraints currently applying to them be removed. Further brownfield, city centre masterplan and other windfall sites will also emerge over the next few years which will augment the already generous supply of housing land which we have.

### Question 2 – Housing Allowances beyond 2032

Is there a need for us to identify any further Housing Allowances or sites for the period beyond 2032?

## 2.2 Employment Land Allocations

The Proposed SDP asks Local Development Plans to make sure there is at least 60 hectares of marketable land available to businesses at all times in a range of places within Aberdeen City. In addition, at least 20 hectares of the marketable employment land in the Strategic Growth Areas should be of a standard which will attract high-quality businesses or be suitable for company headquarters.

The 2017 Employment Land Audit shows that there is around 222ha of marketable employment land in Aberdeen. There is a good spread of employment land, with larger allocations to the north at Findlay Farm and the Core/Berryhill/Cloverhill, to the west at Dyce Drive, Rowett North and Prime Four Kingswells and south at Altens and Peterseat. Because of this healthy position, we do not consider it necessary to identify any further employment land in the next LDP. In addition, we do not intend to bring forward the land currently identified in the LDP 2017 as Phase 2 employment land at OP1 Murcar, OP18 Craibstone North and Walton Farm and OP60 Charleston. Instead, we would propose to continue to identify

these sites as Strategic Reserve Employment Land for the period 2032-40 in line with the Proposed SDP requirement.

### 2.3 Other Proposals

We think that there are a number of other new proposals that could be included in the next LDP. These have emerged from the Development Bids, an updated Brownfield Urban Potential Study and the City Centre Masterplan.

Reference	Site	Proposal
B01/11 and B01/13	Cordyce School	Healthcare Facility and/or Health and Fitness Village
B03/01	Kingsford	Stadium and Training Facilities
B04/03	Mastrick Clinic	Uses that would support the Mastrick neighbourhood centre.
B08/03	Resource Centre City Hospital	Retail, commercial or office use
Brownfield	Former Bucksburn Primary School	0.94ha for housing, healthcare or other compatible uses
City Centre Masterplan	The 7 City Centre Masterplan intervention areas will be identified as Opportunity Sites.	See Section 3.3 City Centre Intervention Areas for details.

#### Question 3 – Brownfield and other Opportunity Sites

Are there any further brownfield or other opportunity sites which would be suitable for re-development?

### 2.4 NHS Grampian Healthcare Facilities

NHS Grampian need to modernise some of their facilities. There are several doctor's surgeries and medical centres which are not fit for purpose and which need to be replaced by up to date premises. In particular, new healthcare facilities are needed in order to replace existing practices in three areas – Dyce and Stoneywood, Bucksburn and Bankhead and Northfield and Mastrick. As part of the Pre-Main Issues consultation, NHS Grampian suggested several sites for new healthcare facilities in these areas and there may be other additional options that should be looked at – they are shown on the maps overleaf:

#### Dyce and Stoneywood

Cordyce School (B01-11). A brownfield site with reasonable access, it lies on the edge of Dyce.

Central Park, Dyce (B01-10). Very good access and central to Dyce. If open space is developed, this would have to be replaced – probably by the existing health centre site.

#### Bucksburn and Bankhead

Bankhead Playing Fields (B01-12) – This is open space which is likely to be valued locally. Access is possible but not straightforward.

Former Bucksburn Primary School (001) - A brownfield site with good access, it lies on the edge of the catchment

Former Stoneywood School (002) – A brownfield site but peripheral to the catchment and less easy to access.

#### Northfield and Mastrick

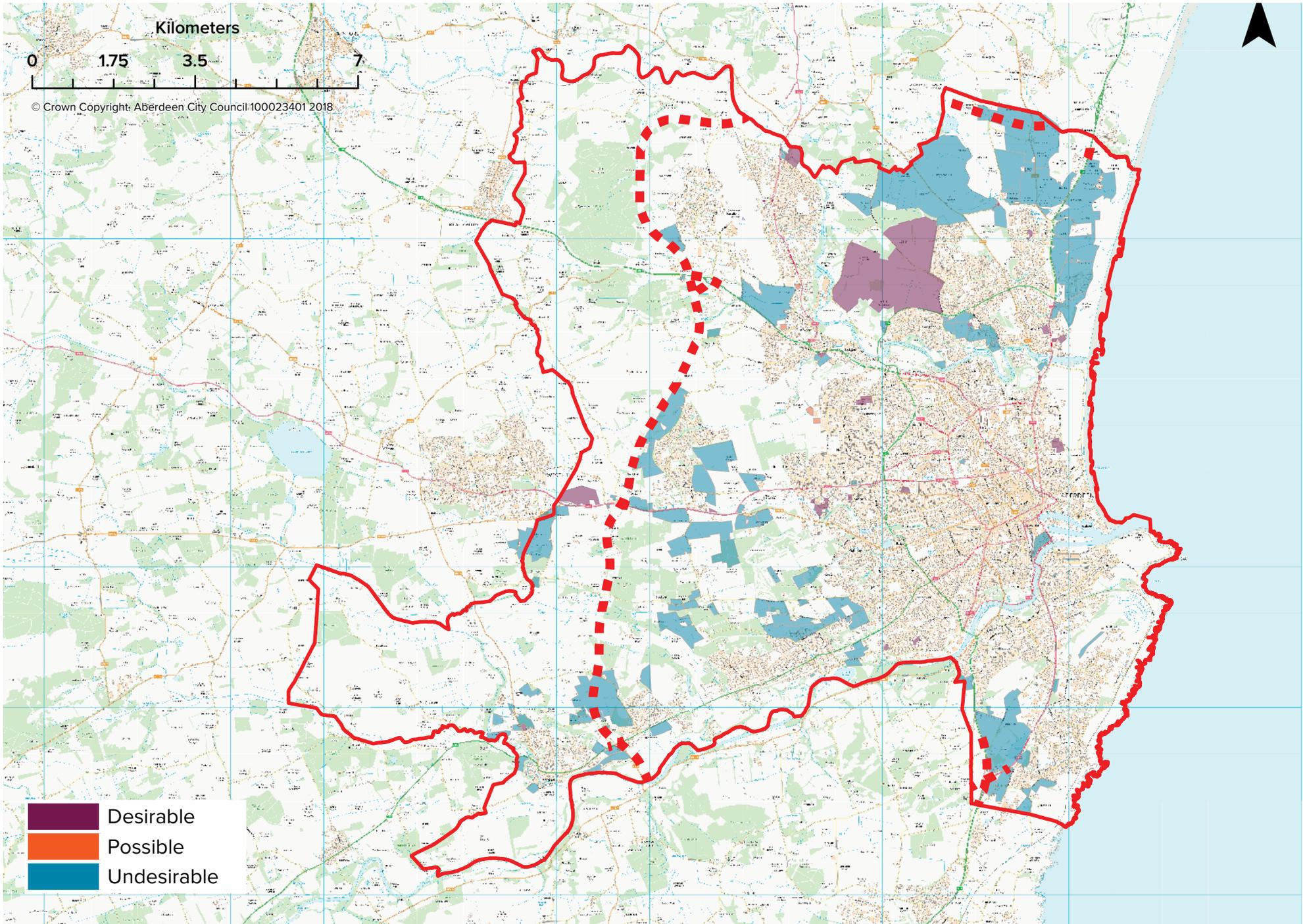
South of Orchard Brae School (B03-17) Part of Greenferns development area but removed from the planned neighbourhood centre.

West of Orchard Brae School (B03-18) – Part of Greenferns development area, this is close to the bus terminus and planned neighbourhood centre.

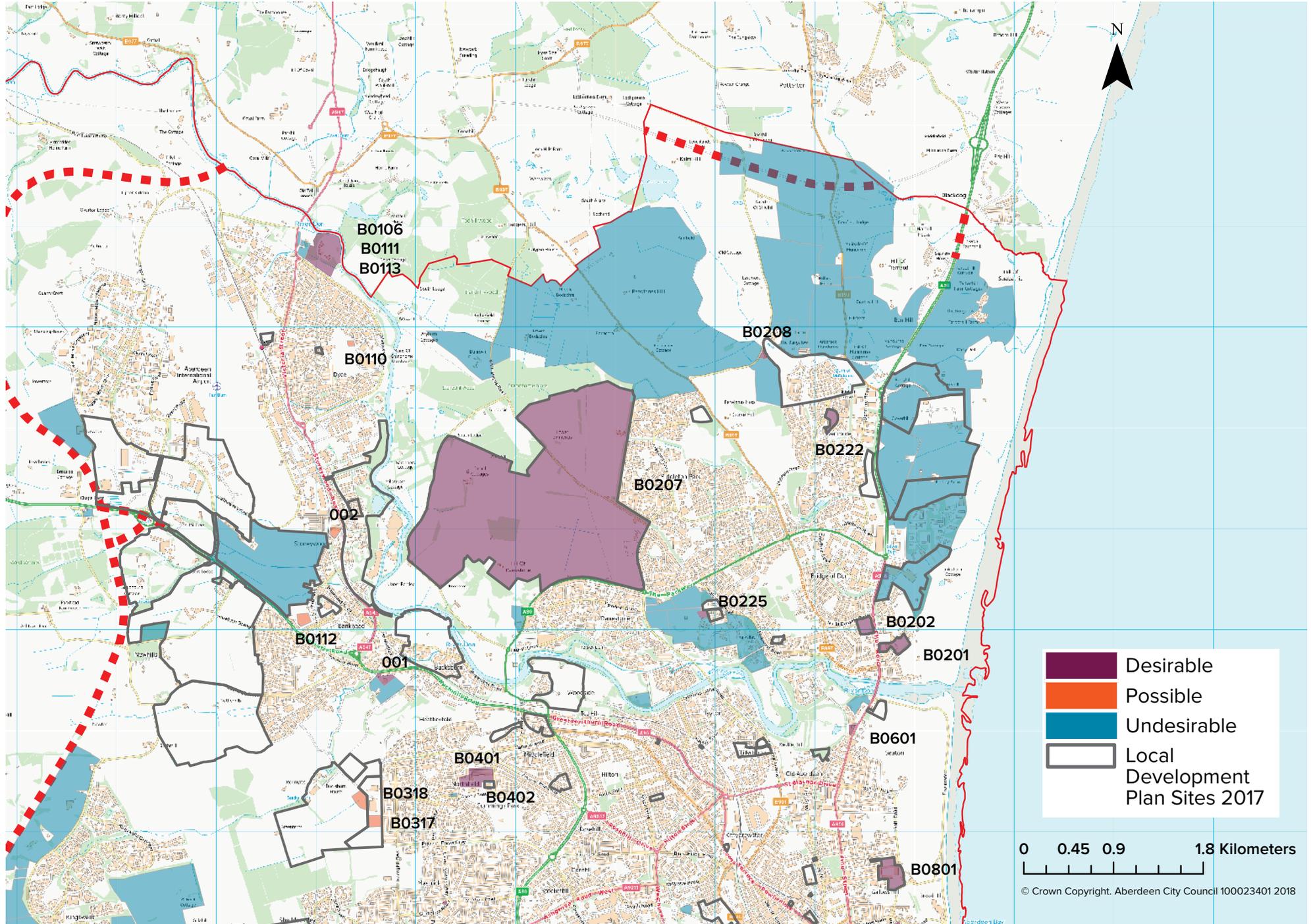
#### Question 4 – New Healthcare Facilities

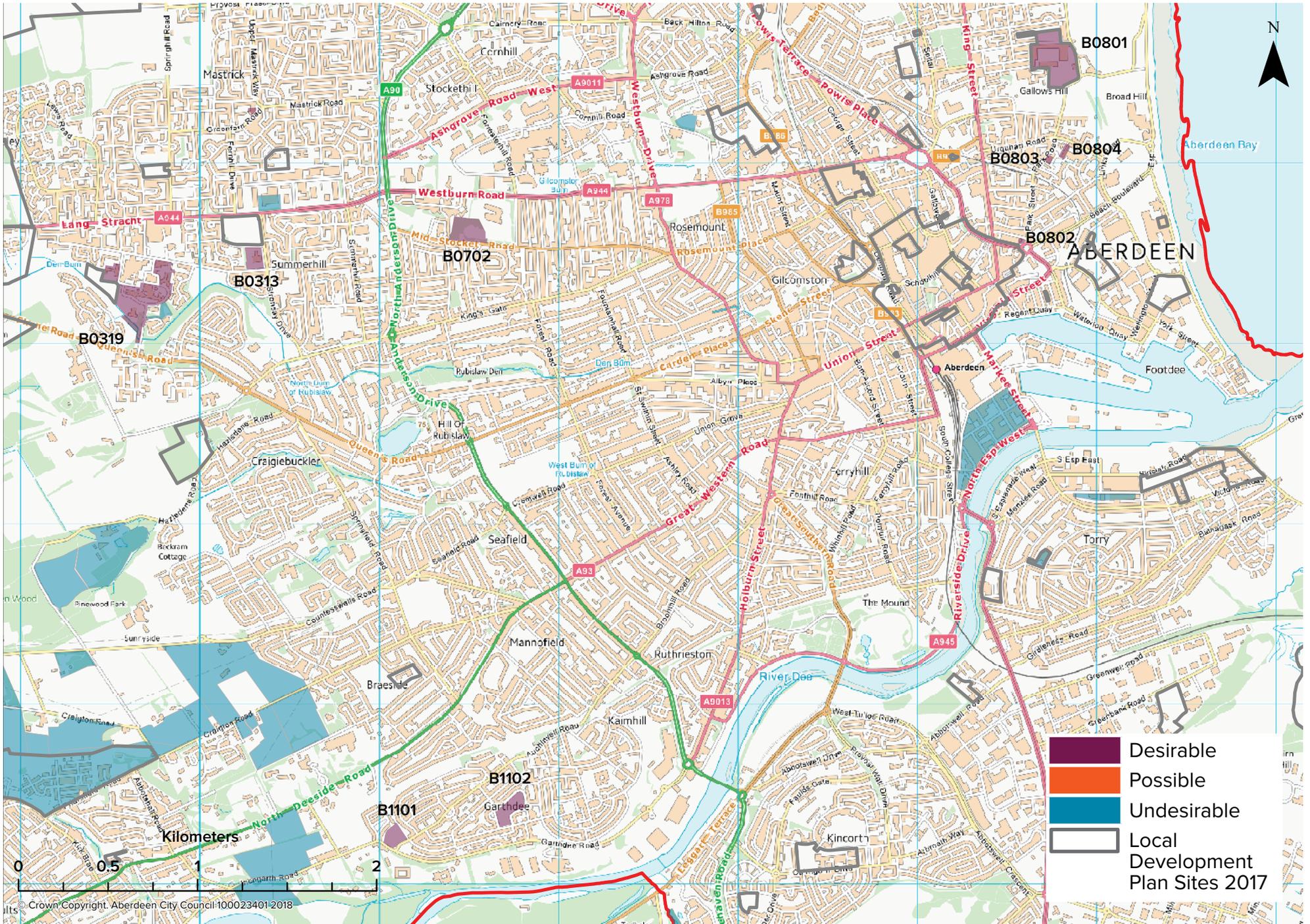
Do you have any comments on these sites?

Are there any other sites in these areas that we should be considering?

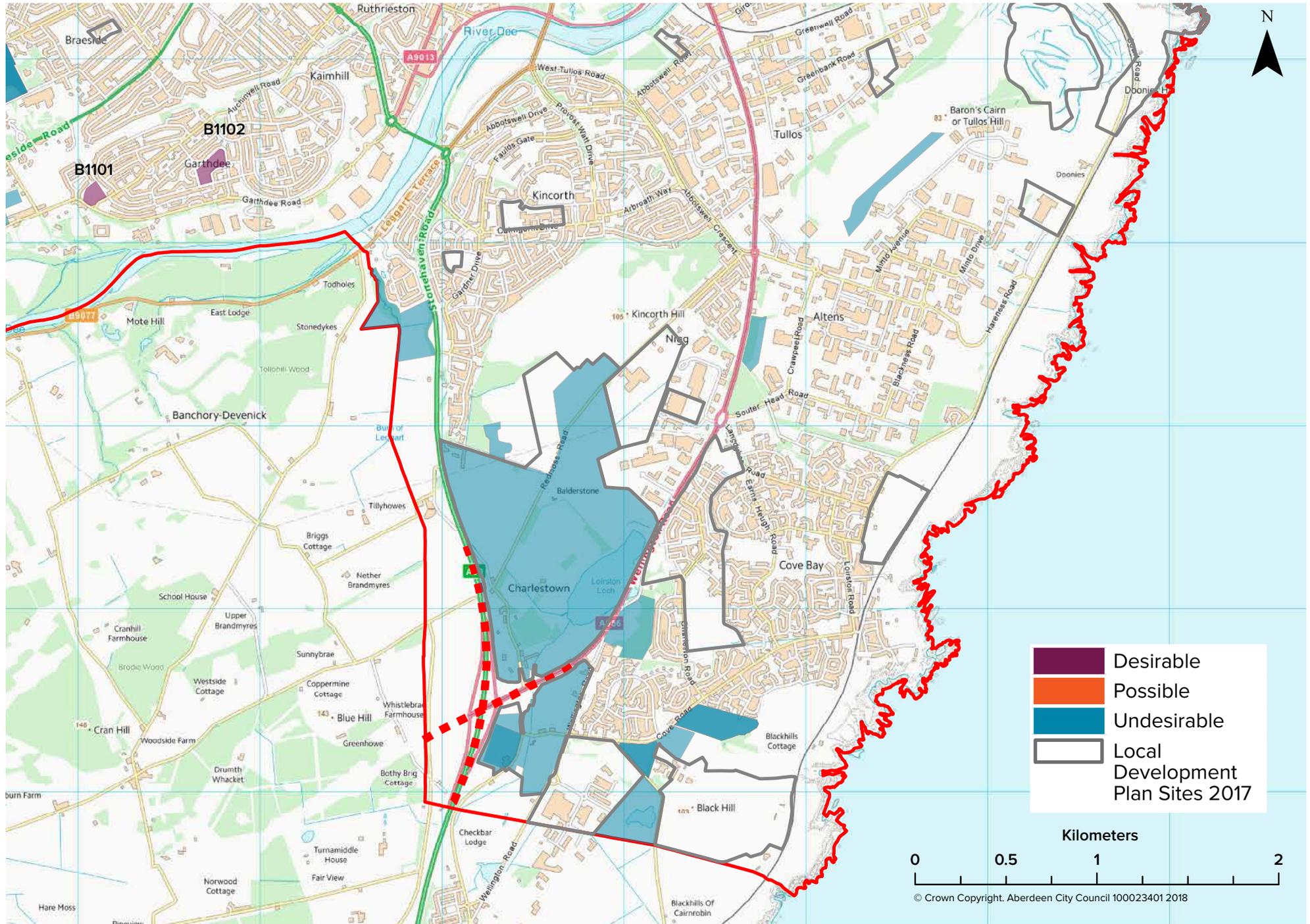


**Map 2: Aberdeen North**



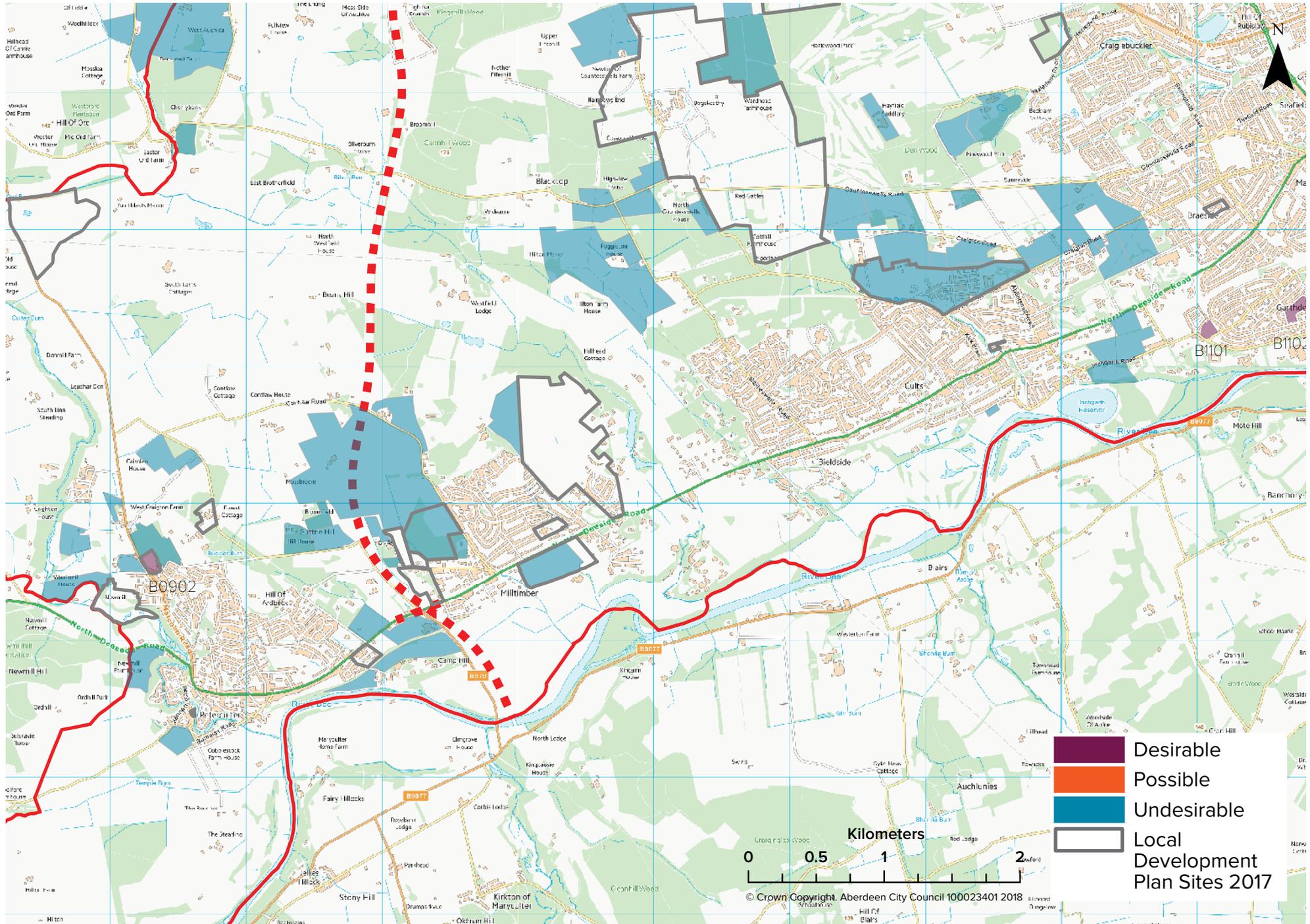


Map 4: Aberdeen South





# Map 6: Aberdeen Deeside



The following bids were re-submissions of proposals already identified in the 2017 Local Development Plan. Although they are shown as desirable on the maps above, they are not 'new' allocations:

- B0207 Grandhome
- B0202 Balgownie Centre
- B0902 Malcolm Road
- B0201 Gordon Centre
- B0801 Pittodrie

## 2.5 Existing Opportunity Sites identified in the Aberdeen LDP 2017

In general we would intend to continue to identify the opportunity sites found in the Aberdeen LDP 2017. We will however, remove those sites which are developed or nearly built out, or where plans for a site have changed significantly. We think that the following sites could be removed. It is likely that this list will grow over time as and when other existing sites are developed.

ALDP 2017 Reference	Site	Reason for Removal
OP6	Balgownie Primary School	Housing development will be completed in 2018
OP11	Balgownie Home Farm	Developed for housing
OP12	Former 'One' Sports Centre	Developed for housing
OP14	Former Bankhead Academy	New school built
OP17	Stoneywood	Major housing development will be completed in 2019
OP24	A96 Park and Ride	Complete and operational
OP26	Auchmill Golf Course	Reconfiguration of golf holes now complete
OP30	Kingswells D and West Huxterstone	Housing development will be completed in 2020
OP45	Peterculter East	Developed for housing
OP53	Aberdeen Gateway	Developed for employment uses

OP54	Altens East and Doonies	Council Materials Recycling Facility and depot complete and operational
OP56	Cove West	Housing development will be completed in 2021
OP104	Craiginchies Prison	Housing development will be completed in 2018
OP110	Wellington Circle	Developed for retail
OP35	Granitehill Road	Museum Store complete and operational
OP37	Burnside Centre	Developed for adult special needs centre
OP66	Manor Walk	Housing development will be completed in 2018
OP69	140 Causewayend	Developed for student flats
OP70	Froghall Road	Housing development will be completed in 2019
OP71	41 Nelson Street	Developed for mosque
OP76	Causewayend Primary School	Developed for student flats
OP78	Cotton Street	Developed for industrial and storage
OP83	Energy Futures Centre, south beach	Centre will be developed on another site
OP84	Hilton Nursery School	Developed for housing
OP89	Smithfield Primary School	Developed for housing
OP91	Marischal Square	Developed for mixed uses
OP95	Triple Kirks	Under construction for student accommodation
OP100	Water Lane	Demolished
OP80	Bon Accord Masterplan	Replaced by City Centre Masterplan
OP106	Beach Esplanade (former Jimmy Chungs)	Developed for restaurant



# Main Issues for a Prosperous Place

# 3 Aberdeen City Centre and the Network of Centres

## 3.1 City Centre Background

Aberdeen city centre, the regional centre for the North East of Scotland, plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and beyond. It provides a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit.

During the Pre-Main Issues consultation, many comments said that there is a need for city centre transformation. The city centre should be a welcoming, attractive, accessible, green and well-connected place which contributes to an improved quality of life.

The city centre has a strong character and a rich urban legacy. It includes a number of listed buildings and conservation areas, as well as the remnants of a historical street pattern and areas of archaeological significance. Union Street lies at its heart and epitomises Aberdeen to residents and visitors alike.

The city centre is the focus of the City's transport routes and includes hubs for bus, rail and ferry. There are relatively limited areas of open space within the city centre, comprising Union Terrace Gardens and Bon Accord Terrace Gardens, the cemetery at St Nicholas Kirk and a grassed area on Broad Street. There are further areas of civic space at Castlegate and Broad Street.

There are a number of committed and proposed projects in Aberdeen city centre that will help to create a better place for people to live, work and visit. Many of these projects fall from the City Centre Masterplan (CCMP) which was unanimously approved by the Council in 2015. The CCMP identifies eight objectives for Aberdeen city centre:

- Changing perceptions and promoting the city as more than just an energy hub.
- Growing the city centre employment base by promoting the area as a centre for business, trade, innovation and enterprise.
- A metropolitan outlook and recognition of the fact that proposals for the city centre will have a wider metropolitan context across the city region.
- Creating a living city for everyone by increasing the amount of housing available in the city centre, and by creating more “liveable” environments to ensure that city centre living is an attractive choice.
- Promoting the “Made in Aberdeen” brand by ensuring the city centre retains its distinctiveness and embraces local character.
- Revealing waterfronts by reconnecting the city centre with the harbour, beach and rivers.
- Striving to become a technologically advanced and environmentally responsible city.
- Promoting cultural identity and a culturally distinctive place.

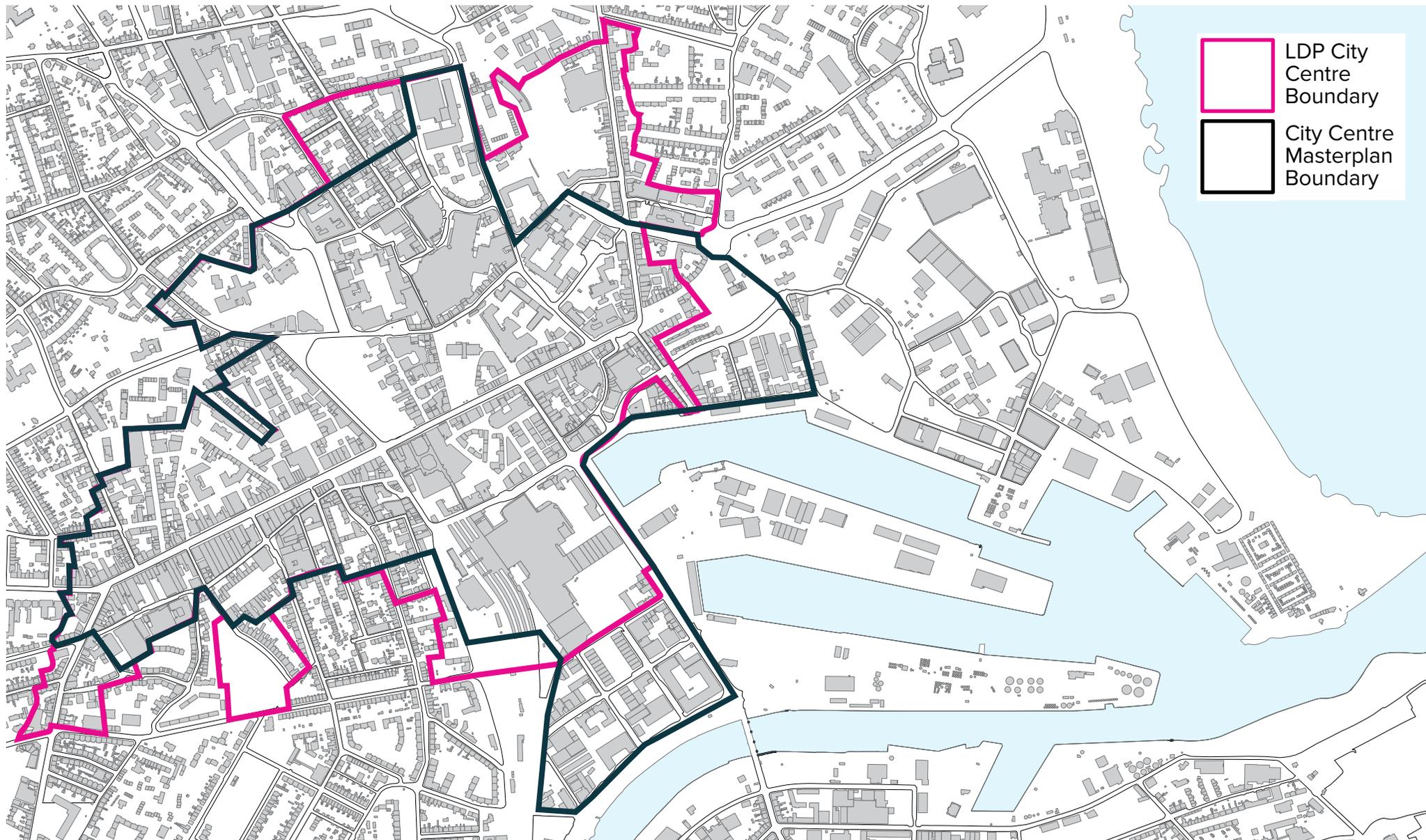
Further partners and organisations leading on a number of initiatives across the city centre include the Aberdeen Inspired Business Improvement District, and the Union Street Conservation Area Regeneration Scheme.

## 3.2 The City Centre Masterplan and the Local Development Plan

The relationship between the CCMP and the LDP could be strengthened. In order to present a coherent approach to the city centre we propose to modify the city centre boundary within the LDP to match that within the CCMP.

### 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?



### 3.3 City Centre Intervention Areas

Further to the boundary change proposed, we also think we should identify the seven CCMP intervention areas in the LDP. These will be

**LDP and City Centre Masterplan Boundaries.** Image courtesy of BDP

shown as opportunity sites. The seven intervention areas are shown below:

## Intervention area – Denburn Valley



Extract from the CCMP. Image courtesy of BDP

## Vision and development summary

The Denburn Valley will come alive through the revitalisation and expansion of the Union Terrace Gardens and a new urban quarter at the head of the valley. Redevelopment of the Denburn Health Centre / carpark and refurbishment of the historic Woolmanhill Hospital create the capacity for a new mixed use neighbourhood, set within an attractive green setting, commanding south facing views of the city.

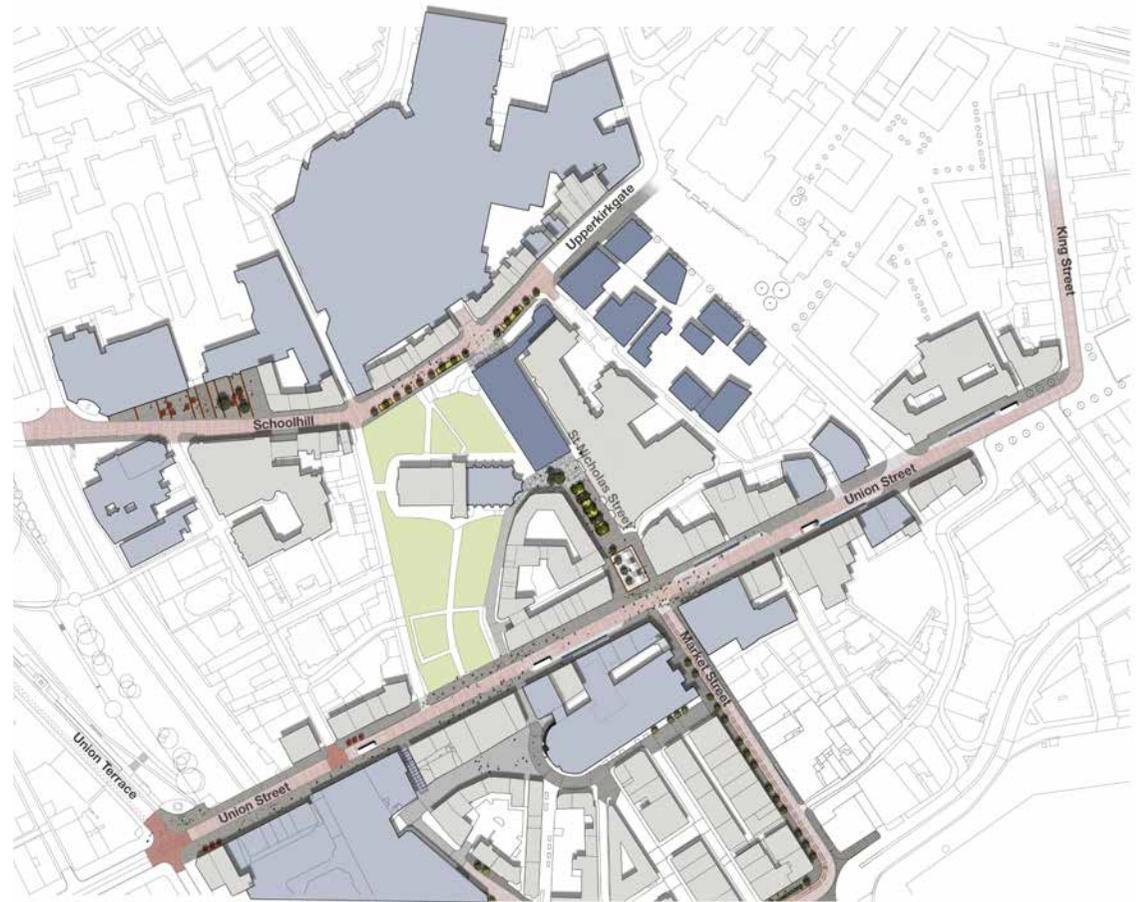
- New ground floor uses circa 1,788 sq m (19,000 sq ft). Appropriate uses; Use class 1 (Retail); use class 2 (Financial, Professional and other services), use class 3 (Food and Drink and use class 11 (Assembly and Leisure).
- New upper floor uses circa 22,602 sq m (243,000 sq ft). Appropriate uses: Use class 9 (houses) – approximately 260 apartments.
- Refurbishment of former Woolmanhill hospital buildings circa 12,302 sq m (132,000 sq ft). Suitable uses: Pavilion class 7 (Hotels and Hostels) or use class 9 (Houses). Other remaining buildings suitable for use class 9 (Houses).
- Refurbishment of Denburn Court.
- Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access.

## Vision and development summary

The heart of the city will be reinvigorated with internal and external spaces that knit together the medieval and Georgian city. Union Street gets the space it deserves for people to inhabit and enjoy with cars removed and footways widened. Better enforcement and maintenance of historic properties allows Union Street to shine with improved shop fronts and greater encouragement for higher quality businesses. Connections to Union Street are enhanced from the south with new steps at Back Wynd and improved route through the Trinity Centre. The St. Nicholas Centre and Indoor Market will be remodelled to create more permeable and attractive spaces and a wider offer of uses.

- Refurbishment and remodelling of buildings on Union Street. Negligible increase in overall accommodation but increased utilisation of existing floor space. Appropriate uses (ground floors); Use class 1 (Retail), use class 2 (Financial, Professional and other services), and use class 3 (Food and Drink). Appropriate uses (upper and lower floors): use class 4 (Business); use class 7 (Hotels and Hostels); use class 9 (Houses); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).
- Remodelling of the St Nicholas Centre. Negligible increase in retail floor space but potential for expansion of office accommodation by 3,336 sq m (36,000 sq ft).
- Refurbishment of Mither Kirk circa 2,620 sq m (20,000 sq ft). Use class 10 (Non-residential Institution) and use class 11 (Assembly and Leisure).
- Redevelopment of Aberdeen Indoor Market circa 6,149 sq m (66,000 sq ft) use class 1 (Retail), use class 3 (Food and Drink) and use class 11 (Assembly and Leisure), circa 9,500 sq m (103,000 sq ft) use class 6 (Houses) and 3,500 sq m (38,000 sq ft) use class 7 (Hotels and Hostels).

## Intervention area – Heart of the City



*Extract from the CCMP. Image courtesy of BDP*

## Intervention area – Queen’s Square



Extract from the CCMP. Image courtesy of BDP

## Vision and development summary

Queen’s Square is the transformation of the Queen Street area into a new mixed used urban quarter. Cafes and shops spill out onto pedestrian friendly streets and public spaces. Apartments above provide a desirable residential address. Together with Marischal College, the Lemon Tree and the Arts Centre the proposed mix of uses forms a vibrant urban quarter that is active through the day and into the evening. It becomes a pleasant spot for city workers to take time out during the day, for culture vultures to extend their visit to the Lemon Tree or Arts Centre and for residents to enjoy convenient access to the city centre’s employment and leisure opportunities.

- Refurbishment of the eastern annex of Marischal College: Use class 4 (Offices) and class 11 (Assembly and Leisure).
- Refurbishment of Greyfriars John Knox Church circa 1,436 sq m (15,000 sq ft). Appropriate uses: Use class 3 (Food and Drink); use class 4 (Business); use class 7 (Hotels and Hostels); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).
- New ground floor uses circa 7,686 sq m (83,000 sq ft). Appropriate uses: Use class 1 (Retail); use class 2 (Financial, Professional and other services) and use class 3 (Food and Drink).
- New upper floor uses circa 25,735 sq m (277,000 sq ft). Appropriate uses: Use class 9 (Houses) – approximately 330 apartments.

## Vision and development summary

Union Street West will reaffirm itself as an elegant city quarter, home to a sizable business community, a growing residential community and a vibrant mix of retail and leisure uses. The environment of the area will be much improved with extensive public realm works on Union Street and surrounding streets and key spaces such as Golden Square and Bon Accord Square. The refurbished Music Hall and new City Rooms will elevate the cultural, civic and commercial status of Union Street, channelling more footfall through the day and into the evening and serving to reinforce opportunities for sympathetic restoration and infilling of the heritage townscape.

- New Aberdeen City Rooms circa 10,239 sq m (111,000 sq ft). Ground floor cafe, multi-purpose foyer and gallery (use class 11) with offices (use class 4) above and rooftop restaurant (use class 3).
- Refurbishment of Music Hall.
- Refurbishment of Golden Square.
- Refurbishment of Bon Accord Square.

## Intervention area – Union Street West



*Extract from the CCMP. Image courtesy of BDP*

## Intervention area – Station Gateway



Extract from the CCMP. Image courtesy of BDP

## Vision and development summary

A much enhanced gateway experience and better pedestrian routes between Union Street and the station will radically improve first impressions of Aberdeen and the attraction of access by rail. When emerging from the train station, people will be greeted with a more welcoming city. More generous public realm will create more space for people to meet and linger with new hotels and retail facilities helping to animate and enliven this important entrance to the city centre.

- Expanded station concourse circa 2,700 sq m (29,000 sq ft) across two levels to include use class 1 (Retail) and 3 (Food and Drink).
- New station hotel above concourse circa 10,000sq m (108,000 mq ft).
- New Trinity Centre entrance and bridge links.
- Hotel/serviced apartments on Atholl House site circa 8,600 sq m (93,000 sq ft), use class 7 (Hotels and Hostels).

## Vision and development summary

Castlegate will be reinvigorated as Aberdeen city centre's main civic square. This historic space that for centuries was enlivened with people and activity has lost a sense of focus in recent years and the intention is to seek a new role for Castlegate that brings it back to life. Forming a crossroads between Union Street, the harbourside and the beach, Castlegate forms an important orientation point for visitors and should once again become a popular place to enjoy city life. There is also scope to enhance the wider setting of Castlegate through the enhancement of the neighbourhood at Castlehill, which comprises the Virginia Court and Marischal Court towers.

- Refurbishment of properties on Castlegate and Justice Street.  
Appropriate ground floor uses: Use class 1 (retail); Use class 3 (Food and Drink); and use class 11 (Assembly and Leisure).  
Appropriate upper floor uses; Use class 4 (Offices), use class 7 (Hotels and Hostels) and use class 9 (residential).
- Refurbishment of Marischal and Virginia Court (use class 9) Houses; potential for use class 1 (Retail); use class 3 (Food and Drink) and use class 11 (Assembly and Leisure) at street level.
- New Residential circa 3,800 sq m (40, 000 sq ft) – approximately 46 apartments.

## Intervention area – Castlegate/Castlehill



*Extract from the CCMP. Image courtesy of BDP*

## Intervention area – North Dee



Extract from the CCMP. Image courtesy of BDP

## Vision and development summary

A new office district located at North Dee provides increased capacity for large office based employers to locate in the city centre. Less of a business park and more of an urban scaled business quarter, the district sits within a well designed urban landscape that emphasises pedestrian connectivity, a mix of spaces to inhabit and dwell and a range of local shops and eateries. Occupying a high profile position on North Esplanade overlooking the river, the centre piece of the development is the Global Energy Hub, which provides a range of spaces designed to support collaboration and innovation.

- Global Energy Hub (use class 4( circa 17,352 sq m (187,000 sq ft)
- New office development (use class 4) circa 107,000 sq m (1,150,000 sq ft)
- New ground floor uses and refurbishment of listed smoke houses circa 3,590 sq m (38,000 sq ft) use class 1 (Retail); use class 2 (Financial, Professional and other services), use class 3 (Food and Drink) and use class 4 (Business)
- New multi-storey car park (approximately 450 spaces)

## Intervention area – Torry Waterfront



Extract from the CCMP. Image courtesy of BDP

## Vision and development summary

A new residential community like no other in Aberdeen. Torry Waterfront is a high density urban neighbourhood overlooking the River Dee, enjoying a pleasant green setting but easy access to the city centre. Linked to the city with a new pedestrian bridge, an enhanced riverside promenade is animated by a riverside park, a new high quality hotel (that is also a Hotel Academy) and residential apartments that enjoy spectacular views out over the city and harbour.

- New residential, circa 56,681 sq m (610,000 sq ft). Approximately 730 dwellings.
- New ground floor uses circa 2,350 sq m (25,000 sq ft) use class 1 (Retail) and use class 3 (Food and Drink)
- Hotel Academy (use class 7) circa 5,016 sq m (54,000 sq ft).

### Question 6 – City Centre Masterplan Intervention Areas

Do you agree that the City Centre Masterplan intervention areas should be identified as opportunity sites with the Local Development Plan?

### 3.4 Transforming the City Centre – The Role of the City Centre and Union Street

SPP outlines a ‘town centre first’ principle. This directs activities which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities, to town centres ahead of other locations. The definition of a town centre includes city centres and local centres. We have promoted this approach for a number of years as it has been recognised that a mix of uses is important for a vibrant centre.

The Proposed Aberdeen City and Shire SDP 2018 also promotes a town centre first principle and outlines, ‘It is particularly important that we continue to support the transformation of Aberdeen City Centre, and make sure that this key regional asset fulfils its potential.’ A successful town centre has vibrancy, vitality and viability. To achieve this it is necessary to ensure there are a variety of uses present for the day time, evening and night time economies.

Recent developments, such as The Capital, Silver Fin and Marischal Square have revitalised the provision of Grade A office development in the city centre, and the Aberdeen Art Gallery extension and Aberdeen Musical Hall refurbishment will improve the quality of uses. In policy terms, high footfall generating developments are supported within the city centre (Policy NC1) which notes the city centre as the preferred location for retail, office, hotel, commercial leisure, community, culture and other significant footfall generating development serving a city-wide or regional market.

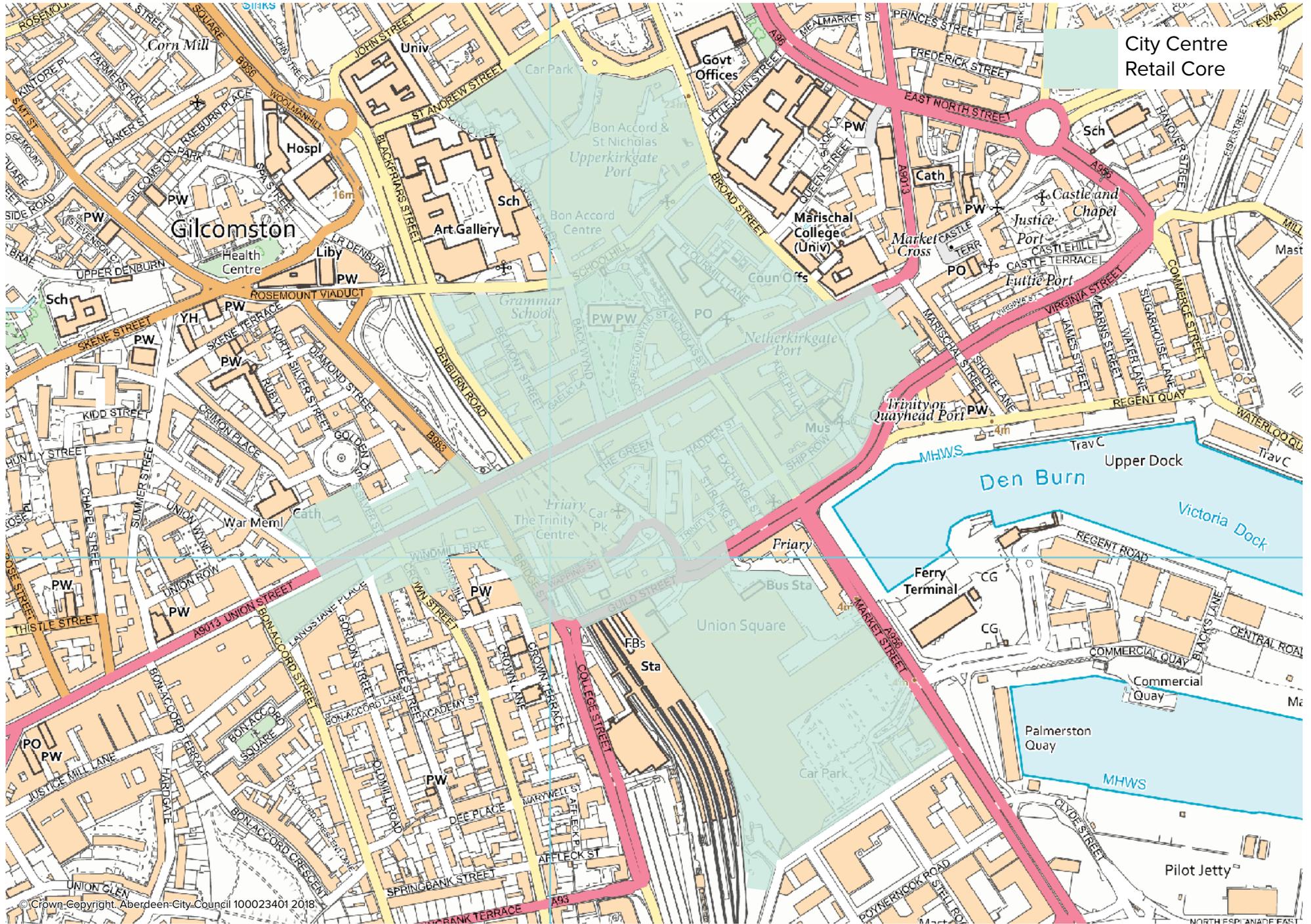
Further zones within the city centre include NC2: The City Centre Retail Core and Union Street. Policy NC2 directs retail uses which serve a regional or city need to the retail core. This promotes a high concentration of retail uses within a short span of Union Street (between the north/south bookends of Union Square and Bon Accord Centre and the east/west bookends of Broad Street to Huntly Street). Within the Union Street area of the City Centre Retail Core, there is an expectation that ground floor premises will predominantly have a retail use and target percentages are outlined in six zones along the street.

The CCMP says that we need to reinstate ‘the central role of Union Street in the life of the city, establishing stronger retail linkages north and south and creating a destination not just for shopping but for many city activities’. With this in mind should there be a refocus of the uses within the city centre retail core and union street zonings? This would provide a focus on where retail uses should be located, and concentrate uses within the area. It would direct people who are living, working, investing and visiting Aberdeen to the main retail hub. Open frontages at ground floor level would be retained ensuring a welcoming presence.

### 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?

Map 6: Existing City Centre Retail Core



© Crown Copyright, Aberdeen City Council 100023401 2018

The current target minimum retail percentages on the Union Street area of the retail core are set out below. Presently, planning applications for non-retail uses which would take a sector below the minimum percentage should be refused. We do this to try and maintain as much retail use on Union Street as possible. However, if there is no demand for retail use in a particular unit, then it sometimes means it can stand empty for some time. Allowing other uses could see empty units filled more quickly, but it could also result in the gradual loss of retail units over time.

Sector	Minimum required retail %
<b>A</b> (North side of Union Street between Broad Street & St Nicholas Street)	40
<b>B</b> (North side of Union Street between St Nicholas Street & Union Terrace)	70
<b>C</b> (North side of Union Street between Union Terrace & Huntly Street)	45
<b>D</b> (South side of Union Street between Bon Accord Street & Bridge Street)	65
<b>E</b> (South side of Union Street between Bridge Street & Market Street)	80
<b>F</b> (South side of Union Street between Market Street & Marischal Street)	65

### Question 8 – Union Street Frontages

Should the Union Street Frontages Percentages be reviewed? Do the current target percentages ensure there is a balance between ensuring a strong retail focus and allowing for other uses?

What other uses should we allow on the retail core area of Union Street?

### 3.5 Town Centre First and Sequential Approach

SPP and the Proposed Aberdeen City and Shire SDP promote a town centre first principle. This principle is supported by a network of centres, where there are clusters of uses and activity. These centres range in size from the city centre (which is a regional centre) to smaller town, neighbourhood and commercial centres. Developments that attract

large volumes of people are expected to be located within appropriate centres. Uses that attract people include retail and commercial leisure uses, offices, community and cultural facilities and other public buildings such as libraries, and education and healthcare facilities.

Clustering these uses in centres helps to create sustainable mixed communities, encourages more sustainable travel patterns and ensures these centres remain the heart of their communities and are hubs for a range of activities. Without the town centre first principle and the sequential approach, it is feasible developments that attract large numbers of people could be located outwith town centres, thereby reducing their vibrancy, vitality and viability and weakening them. Aberdeen's existing network of centres is as follows:

Centre Type	Name	Role
Regional Centre/ City Centre	Aberdeen City Centre	Is the top of the hierarchy. This is the preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating developments serving a city-wide or regional market.
Town Centre	Rosemount, Torry	Is the preferred location for all retail, office, hotel, commercial leisure, community, cultural and other significant footfall generating development that markets for, and serves, the area but isn't serving a citywide or regional market.
District Centre	Danestone, Rousay Drive, Dyce, Middleton Park, Upper Berryden	Is the preferred location for retail, commercial leisure, community and cultural provision where the market area covers the district centre.

Neighbourhood Centre	Bielside, Braehead Way, Bucksburn, Byron, Chattan Place, Cornhill, Cove, Cults, Culter, George Street, Hayton, Holburn, Kincorth, Kingswells, Kittybrewster/ Clifton, Lang Stracht, Leadsid Road, Mastrick, Mannofield, Moir Green, Rosemount NC, Scattlie Park, Scotstown, Seafield, Seaton, Sheddocksley, St Swithin Street, Urquhart Road, Victoria Street, Dyce, Woodside	Is the preferred location for local retail, commercial leisure, community and cultural provision only.
Commercial Centres	Garthdee, Kittybrewster, Links Road / Boulevard, Lower Berryden, Denmore Road	Current policy supports bulky goods only. However, SPP paragraph 63 states that commercial centres have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.

We intend to modify the role of Commercial Centres so they support and promote a wider range of uses within them.

A further challenge to the town centre first approach and the network of centres is out of town retail parks. Due to the imminent opening of the Aberdeen Western Peripheral Route (AWPR), in addition to residential and business development allocations in the LDP, Aberdeen will continue to be attractive to retailers. Out of town retail parks could risk weakening the existing and established centres within Aberdeen and be counterproductive to the town centre first principle and our sequential approach.

### 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?

Proposals for commercial leisure uses are required to follow the network of centre sequential approach, and there is support for leisure uses within the zoning ‘Beach and Leisure’. To ensure commercial leisure uses are located in the correct place, and to support the vibrancy and vitality of our existing town centre, proposals for commercial leisure uses outwith the network of centres or the beach and leisure zone are required to be assessed against Policy NC5: Out of centre proposals.

### Question 10 – Commercial Leisure Uses

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

## 3.6 Main Issue 1 – Living in the City Centre

Living in the city centre is a positive way to ensure it has vibrancy, vitality and viability throughout the day and into the evening. To achieve this we want to increase the number of people living in Aberdeen city centre. The CCMP encourages city centre living and aims to add 3,000 new residents (1,500 homes) to the city centre by 2040. The City Centre Living Study (2017) gives insight into the current state of the city centre housing market and gives potential solutions to increase the number of people living there.

The current policy approach sits within SG and has a presumption in favour of proposals to use and upgrade vacant, under-used and sub-standard upper and lower (basement) floor properties into residential use with the city centre.

### 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?

The CCMP identifies proposals for residential accommodation within 5 of the Intervention Areas:

- **Denburn Valley,**
- **The Heart of the City,**
- **Queen’s Square,**
- **Castlegate/Castlehill, and**
- **Torry Waterfront.**

Support for residential accommodation in the city centre can be shown within a relevant city centre policy, and by identifying areas as opportunity sites for residential accommodation.

### 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?

#### Option 1 – Current Approach

Option	Implications
Support for residential use is outlined within supplementary guidance/local planning advice documents.	The support for residential use in the city centre is not readily visible. The approach supports the aims of the CCMP.

### Option 2 – Preferred Option

Option	Implications
Include in policy the support for residential use in the city centre, and the conversion of upper floors to residential accommodation in the LDP and identify opportunity sites with residential uses.	The support for residential use will be within the main body of the LDP, therefore more visible. The approach supports the aims of the CCMP.

### Option 3 – Alternative Approach

Option	Implications
There is no need for a policy within the LDP or other planning documents.	Removing text showing support for residential use in the city centre may reduce the awareness that it is encouraged and supported. The approach will not support the aims of the CCMP.

### Question 12 – Residential Development in the City Centre

Are there any other locations within the city centre where residential accommodation could be provided?

### 3.7 Main Issue 2 – A 24 Hour City

We are looking at means to allow economic activities outwith the usual office hours times. It can include eating and drinking, entertainment and nightlife such as theatres, cinemas, music and other arts venues, pubs, and night clubs. Within Aberdeen, the city centre is the focus for the majority of evening and night-time economy activities. A range of available services and facilities at different times of the day and night help to ensure the city centre is successful. In Aberdeen, there has historically been a decrease in early evening economy, from 5-8pm. We want to support and encourage the growth of Aberdeen as a 24 hour city.

## 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 a policy?

### Option 1 – Current Approach

#### Options

High footfall generating developments are supported by Policy NC1: City Centre-Regional Centre.

#### Implications

Evening and night time economy is supported within the network of centres.

### Option 2 – Preferred Option

#### Options

Establish the requirement to support and encourage the evening and night time economy through policy.

#### Implications

Encourage and enhance the existing evening and night time economy to ensure a mix of day, early evening and night time economy.

Amenity will need to be assured to balance the needs of city centre residents.

## 3.8 Civic Uses, Culture and Arts

Aberdeen has a wealth of cultural facilities with its museums, art gallery and performance spaces, and cultural based activities are growing with the success of Spectra Festival, NuArt and Word Festival to name but a few. In expanding the appeal of its existing cultural and performance spaces, Aberdeen City Council has recently invested in the Museum and

Art Gallery and the Aberdeen Music Hall. The CCMP also focuses on the importance of promoting the “Made in Aberdeen” brand by ensuring the city centre retains its distinctiveness and embraces local character to ensure Aberdeen avoids becoming an ‘anywhere’ place. The Made in Aberdeen objective recognises the need to develop a range of distinctive experiences so that Aberdeen city centre is like no other place. This can be achieved by support and encouraging the creative sector. To help achieve this aim the CCMP identifies the Shore Porter’s warehouses on Virginia Street as space to accommodate desk based digital and high-tech businesses and studio spaces for makers and artists.

### 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?

### 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?

### 3.9 Main Issue 3 – Visitor Attractions

Creative spaces and festivals are increasing the number of local, national and international visitors to Aberdeen city centre and beyond. The Proposed Aberdeen City and Shire SDP 2018 notes the importance of sustainable tourism to the city region and the importance of recognising and safeguarding tourism, including the role the historic and natural environments play within this. The majority of the high footfall generating arts-based activity are located in the city centre.

Main Issue 3 – Support for Visitor Attraction	
To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?	
Option 1 – Current Approach	
<b>Options</b> High footfall generating developments are supported by Policy NC1: City Centre-Regional Centre.	<b>Implications</b> Visitor attractions are supported within the network of centres.  The approach supports the aims of the CCMP.
Option 2 – Preferred Option	
<b>Options</b> Establish a new policy to support and encourage visitor attractions	<b>Implications</b> Encourages and enhances support for these uses.  The approach supports the aims of the CCMP.



A photograph of a modern, multi-story brick building with large windows. In the foreground, there is a landscaped area with a stone stream, a wooden walkway, and several young trees supported by stakes. The sky is blue with some clouds.

# Main Issues for a Prosperous Place

## 4 Quality Places

### 4.1 Background

The prosperity of place is linked to the quality of the built environment, which in turn is realised through the placemaking process. Placemaking is a holistic, multidisciplinary and collaborative approach that requires a real understanding of the value of place, context and the needs of end users. The outcome of this process helps to define the physical, functional, social, cultural and environmental value of the places and spaces within which we live, work and play. Successful placemaking and urban design can create positive place identity, foster a sense of community and belonging, deliver urban renewal and regeneration, promote sustainability, health, wellbeing and enhance the overall urban experience.

Quality buildings and public spaces encourages economic growth and inward investment. Retaining and enhancing our architectural assets, both old and new will give Aberdeen its sense of place and identity. Drawing upon these positive characteristics should be the starting point for informing the 'look' and 'fit', in terms of both aesthetic and function, of future development. We must continue to promote the six qualities of a successful place, as set out in SPP, 'Creating Places' and 'Designing Streets': *'distinctive'*; *'welcoming'*; *'adaptable'*; *'resource efficient'*; *'safe and pleasant'*; and, *'easy to move around and beyond'* and ensure that these qualities are being delivered on the ground.

There are currently five policies within the LDP that deal principally with design related matters. It is our intention to enhance and streamline existing policies within the plan and to introduce new policies and guidance to ensure that future development continues to exhibit high standards of design and contributes positively to a sense of place.

In the next LDP we intend to set a renewed focus on amenity to ensure the delivery of high quality places throughout the City. Amenity is defined as 'a desirable or useful feature or facility of a building or place' and

otherwise as the 'pleasantness or attractiveness of a place'. We want to ensure that new living accommodation is both fit for purpose and provides an appropriate degree of amenity for residents, particularly in respect of minimum standards for internal floor space and external private amenity space.

### 4.2 Main Issue 4 – Minimum Internal Space Standards for New Residential Development

The U.K. has the smallest homes by floor space area of any European country, with the average new build property covering just 76sq.m. compared with almost double that amount of 137sq.m. in Denmark. The spaces in which people live can affect their quality of life. Research suggests that overcrowding and cramped conditions can lead to depression, the breakdown of relationships and physical symptoms such as asthma. Good housing can make an enormous difference to our quality of life and space standards have a vital role to play.

In October 2015, the U.K. government introduced a new housing standard called the 'Nationally Described Space Standard', a voluntary benchmark that sets out to improve the quality of new-build housing in England by ensuring it is built to an adequate size. At present, we do not have a prescribed space standard at a national level in Scotland. However, a number of Local Authorities in Scotland have introduced space standards within their respective LDPs. These set out minimum space standard requirements, in some cases tailored to specific circumstances, such as the type of accommodation and its location within a city.

In recent years, there has been an increase in the number of applications for residential development seeking to provide inadequate levels of internal floor space. Much of what had been proposed falls well below the minimum internal gross floor areas set out in the aforementioned U.K. space standard. As such, we want to introduce a clear requirement that proposals for all new residential development must demonstrate a minimum level of internal floor space. We want to achieve this through

the introduction of a new policy. In addition, we intend to include further guidance on what form(s) this should take in respect of specific circumstances, such as for new dwellings, flats and conversions and within city centre, inner city and suburban contexts.

### 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 1 – Current Approach

##### Options

Rely on the market to deliver development that caters to demand, and to allow space standards to be set through applying other policy requirements and material planning considerations, such as access to light, outlook and general amenity.

##### Implications

No minimum space standard requirement would allow developers to provide homes with little or no restriction in respect of internal space standards.

The absence of space standard policy would make it difficult to ensure minimum space standards in new residential development.

#### Option 2 – Preferred Option

##### Options

Set minimum internal space standards for new residential development (including conversions) in line with the ‘Nationally Described Space Standard’.

It is considered that that this approach will ensure that minimum standards are being achieved across the city.

Ensuring consistency in decision making and outcomes.

Sets out clear expectations to the development industry.

May impact on the viability of some proposals.

#### Option 3 – Alternative Option

##### Options

Better the minimum internal space standards set out in Option 2 and/or tailor these to contextual expectations associated with city centre, inner city and outer city (suburb) locations.

##### Implications

This would ensure that applied standards offer a degree of flexibility and are appropriate to local circumstances and area characteristics.

May impact on the viability of some proposals, however, a degree of flexibility could be applied in certain circumstances, for example with city centre conversions.

### 4.3 External Space Standards for New Residential Development

Residential amenity space is an essential part of the character, quality and success of residential environments. Such spaces are otherwise referred to as private or semi-private external space, and typically include balconies, terraces and communal gardens (in the case of medium to high density locations e.g. city centre) or private rear gardens (typical of suburban contexts). Such spaces should be attractive, accessible and adaptable, capable of facilitating a range of functions such as space for play, seating, food growing, tree planting and drying laundry, and should be capable of serving the needs of future occupiers. As such, amenity spaces should be considered at an early stage in the design process and not as an afterthought.

We have observed a degree of inconsistency across proposals for residential development in recent years in respect of the quality and quantity of private amenity space. As such, we intend to set clear expectations and guidelines for future development and ensure that such spaces are delivered through the introduction of a new policy. In addition, we intend to include further guidance on what form(s) this should take in respect of specific circumstances, such as for new dwellings, flats and conversions and within city centre, inner city and suburban contexts.

## 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 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?

### 4.4 Natural Environment

Our natural environment, and the ecosystems within it, provide a range of benefits for communities and the local economy. It provides us with the natural resources we depend on; for example, for food, energy and water. It also benefits our health and wellbeing and our overall quality of life. We therefore need to maintain a healthy natural environment so that we – and future generations – can continue to enjoy it and benefit from it. The ‘natural environment’ expands across many areas and is not just limited to ‘green’ spaces and ‘greenfield’ land. It is how these spaces are connected, how accessible they are, and the plants, wildlife, and heritage they provide – as well as ‘blue’ infrastructure like water bodies, rivers and the coast.

Green areas can promote sustainable development, help to mitigate the impacts of climate change such as flooding and air pollution and provide green networks by linking various habitats benefiting bio-diversity. The planning system therefore has an integral role to play in protecting and enhancing our natural environment. We also need to consider opportunities for ‘new’ natural environments.

There are no significant changes proposed in relation to Natural Environment policies. The position for the next LDP is to continue the promotion and conservation of the city’s natural environment. The current LDP contains a number of natural environment policies (Policy NE1 through to NE9). The principle of these policies will be retained, with consolidation between similar topic areas to form ‘new’ policies, as detailed below:

Existing policies	Proposed policies	Comments
<b>NE1:</b> Green Space Network <b>NE2:</b> Green Belt <b>NE3:</b> Urban Green Space <b>NE4:</b> Open Space Provision in New Development <b>NE5:</b> Trees and Woodlands <b>NE6:</b> Flooding, Drainage and Water Quality <b>NE7:</b> Coastal Planning <b>NE8:</b> Natural Heritage <b>NE9:</b> Access and Informal Recreation	<b>NE1:</b> Green Belt <b>NE2:</b> Green & Blue Infrastructure <b>NE3:</b> Protecting Our Natural Assets <b>NE4:</b> Water Environment <b>NE5:</b> Landscape	Parts of existing policies <b>NE1, NE3, NE4</b> and <b>NE9</b> will form the proposed ‘ <b>NE2</b> Green & Blue Infrastructure’  Parts of existing policies <b>NE5</b> and <b>NE8</b> will form the proposed ‘ <b>NE3</b> Protecting Our Natural Assets’  Parts of existing policies <b>NE6</b> and <b>NE7</b> will form the proposed ‘ <b>NE4</b> Water Environment’  Part of existing <b>D2</b> Landscape policy will become <b>NE5</b> Landscape.

#### NE1: Green Belt

NE2: Green Belt

#### NE2: Green & Blue Infrastructure

NE1: Green Space Network

NE3: Urban Green Space

NE4: Open Space Provision...

NE9: Access and Informal Recreation

#### Proposed Policy for LDP 2022

Existing Policies within LDP 2017

#### NE3: Protecting Our Natural Assets

NE5: Trees and Woodlands,

NE8: Natural Heritage

#### NE4: Water Environment

NE6: Flooding, Drainage...

NE7: Coastal Planning

#### NE5: Landscape

D2: Landscape

### 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?

## 4.5 Food Growing

Since we started preparing the current LDP there has been an increased focus on ‘food growing’ across Scotland. The Community Empowerment (Scotland) Act 2015 requires every Local Authority to prepare a Food Growing Strategy for its area. We must identify land that is suitable for growing food and set out how a ‘community’ focus can bring more socio-economic advantages to areas that need it most.

Aberdeen’s strategy aims to meet these statutory requirements of the Act as well as meeting local priorities and ambition. The strategy is being prepared with support from Greenspace Scotland, as well as input from a number of other third-parties such as; NHS Grampian, James Hutton Institute, Aberdeen City Health and Social Care Partnership, and several other local groups. It is hoped that the strategy will be in place in 2019 following Committee approval and consultation.

The strategy is aligned with, and supports the work of, the ‘Sustainable Food City Partnership Aberdeen’ which encourages a relationship between local people and locally grown food. In addition to the strategy, the Council’s community food-growing programme began in late 2017. Funding has been provided to be spent in localities, with a report due to be fed back to Committee before the end of 2018. A Community Food-growing Officer was also funded through the Community Food Initiative North East (CFINE) in 2018. We are now looking at how we can support the Food Growing Strategy through the LDP.

### 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 Local Development Plan by way of a new policy, or through existing policy and guidance?

A group of people are socializing in a bar. In the background, there are neon signs that read "BERLIN T" and "BAR". The scene is lit with warm, red and orange light from the signs. A woman in the foreground is smiling and holding a glass of beer. Other people are visible around her, also holding drinks.

## Main Issues for a Prosperous Economy

# 5 Transport and Infrastructure

## 5.1 Transport Background

Throughout the Pre-Main Issues consultation, comments and opinions on the City's transport infrastructure were expressed. These focussed on current barriers to walking and cycling, as well as issues of access to amenities and services faced by those who do not own a car. Safety concerns, especially pertaining to cycling, were highlighted as was the perceived priority enjoyed by the private car and heavy goods vehicles utilising inappropriate routings. The City's public transport service was frequently mentioned, and it was stated that greater Council subsidy of services is necessary.

The public sector, at both local and national level, funds most major pieces of infrastructure. These schemes are essential for the delivery of the spatial strategy in both Aberdeen and Aberdeenshire. The next LDP will continue to support these schemes and safeguard land for infrastructure where appropriate. Major committed transport schemes currently include:

- **Berryden Corridor and South College Street improvements.**
- **Haudagain roundabout improvements.**
- **Dyce Railway Station expansion.**
- **Aberdeen Harbour expansion.**
- **Improved rail services, including a new station at Kintore.**

New development has an important role in the delivery of infrastructure. However, infrastructure provided by development must relate to it as a direct consequence of the development.

While the Council is dedicated to improving public transport provision within the city and works closely with external partners such as Nestrans, changes to public transport provision are outwith the scope of the LDP. That aside the Council recently received Bus Lane Enforcement (BLE) funding for the replacement of 20 bus shelters. BLE funding has also

been secured for more supported services and is awaiting approval. Funding has been obtained from Nestrans to install 25 raised kerbs at bus stops along key corridors and improve access to public transport for the most vulnerable users. Additionally, an initial 5,000 print run of the Thistle Card recently occurred, further facilitating access to the network for the less able.

## 5.2 Sustainable and Active Travel

We are mindful of the need to improve Aberdeen's walking and cycling facilities and are dedicated to doing so by working in collaboration with external partners Sustrans and Nestrans. Current LDP policy encourages sustainable and active travel across the city. A multitude of projects have recently or are currently being undertaken by the Council to improve facilities for various user groups such as the recently enhanced cycle parking provision at Dyce Station as well as improvements along the A944 corridor. Further, while not directly providing infrastructure for walking and cycling, the Aberdeen Western Peripheral Route (AWPR) will lead to opportunities to build more cycle and walking-friendly pavements and cycle lanes around the city, thus making walking and cycling much more attractive. The Council is reviewing how all of the infrastructure throughout the city might work when the AWPR is fully opened, with the focus on ensuring that sustainable modes are prioritised coming into the city centre as an alternative to private car access.

From European to local policy level, much attention has been devoted to car parking policies and their influence upon modal shift. At the national level, the Scottish Government are currently drafting a parking standards document. The Nestrans Regional Parking Strategy considers how parking control can influence mode choice and advocates various policies and actions including: application of maximum parking standards, supporting low or no car developments, park and ride development, review of business permit policies and car club development.

The CCMP seeks to: fully utilise park and ride sites to reduce the number of vehicles entering the city centre; apply stricter parking standards

within the city centre boundary to enforce ‘zero parking’ for new development and grow Aberdeen Car Club to remove the need for car ownership amongst city centre residents and businesses. In addition, the forthcoming Sustainable Urban Mobility Plan revision provides opportunities to contribute to a review of car parking policy within the city centre, including revised maximum standards for car parking provision, and influence the next iteration of these within the next LDP. In view of the above, the next LDP will continue to encourage sustainable and active travel across the city, with a view to reducing car parking, particularly in the city centre.

### Question 19 – City Centre Parking

Should we reduce car parking in the city centre to support the City Centre Masterplan?

If so, how?

### 5.3 Main Issue 5 – Electric Vehicle Charging Infrastructure

Transport emissions, including international aviation and shipping, make up a quarter of Scotland’s total emissions (Low Carbon Scotland, 2013). The Scottish Government has committed to the almost complete decarbonisation of road transport by 2050. Aberdeen has three Air Quality Management Areas (city centre, Anderson Drive and Wellington Road) which are predominantly as a result of emissions from road vehicles. There has, however, been a recent increase in the use of alternative fuel vehicles such as electric and hydrogen. This requires provision of infrastructure to support the changing technologies. Current policies encourage active and sustainable travel modes and expect development to take steps to minimise traffic generated. The policies also acknowledge initiatives such as car-sharing, car clubs and alternative fuel vehicles. While this is reasonable, it is important for the LDP to actively encourage the provision of infrastructure necessary to support positive changes in transport technologies.

### Main Issue 5 – Electric Vehicle Charging Infrastructure

How best can we encourage the provision of infrastructure to support changes in transport technologies?

#### Option 1 – Current Approach

Options	Implications
Acknowledge and support alternative fuel vehicles within policy.	Ad hoc infrastructure provision for electric vehicles. Weaker policy stance.

#### Option 2 – Preferred Option

Options	Implications
Increase the requirement for electrical vehicle charging infrastructure for all new developments that provide parking.	Actively encourage electrical vehicle charging infrastructure. Gives confidence to public that there is sufficient infrastructure and in turn encourages modal shift to electrical vehicles. Likely to be more costly to implement and maintain. Ultimately helps to meet Scottish Government aim to decarbonise road transport by 2050.

### 5.4 Digital Infrastructure

In the Pre-Main Issues consultation, comments were expressed over digital connections. These focussed on the importance of businesses having access to internet connections. Efficient digital connections are an essential part of Aberdeen’s economic and social growth. Presently, 83% of properties in Aberdeen have access to superfast broadband, however download speeds remain among the lowest in Scotland. In partnership with Vodafone, Aberdeen is the first city in Scotland to benefit from Gigabit-capable full-fibre broadband. The roll-out of high-gigabit speed broadband throughout the area is vital for the economy as well as bringing environmental and social benefits. Through citywide

full-fibre infrastructure, Aberdeen will be able to enhance its standing as a globally competitive digital city; transforming the online world at home, increasing productivity, sparking innovation and driving economic growth by creating new jobs, attracting start-ups and enticing further inward investment.

The Proposed SDP notes that internet access and significantly improved speeds are essential in the local growth of the Aberdeen City and Shire region. It encourages public and private sectors to work together to deliver these improvements. Current policy encourages all development to have access to modern, up-to-date high-speed digital infrastructure. It also supports telecommunication development where they have regard to visual amenity and site context. It is proposed that the principles of the existing policies on Communications Infrastructure remain the same with minor amendments to reflect policy usage.

#### 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?

### 5.5 Developer Obligations

Transport and education provision are probably two of the most acknowledged forms of ‘infrastructure’ when discussed in planning terms. However, it is important to be mindful that there are many other types of infrastructure required to make a successful development, including; water and sewage, waste, health and community facilities, and green infrastructure. Some of these are considered elsewhere in this MIR under their relevant headings.

To deliver the infrastructure needed, the LDP is one of a series of strategies and plans either in place or under development in Aberdeen. Others include the Proposed SDP 2018, the Local Outcome Improvement Plan (LOIP, 2016) and Strategic Infrastructure Plan (SIP). It is important

these strategies are aligned and consistent. We will continue to work closely with key agencies and infrastructure providers throughout the preparation of the LDP to ensure that we have planned for sufficient levels of infrastructure and services.

Furthermore, anticipated changes to the Scottish Planning System in the likely form of new primary and secondary legislation, a new National Planning Framework and new SPP may also propose new or different ways in which Councils plan new infrastructure. Legislation which is being progressed by the Scottish Government and any changes to the Development Planning procedures in this respect will be accommodated in the Aberdeen LDP 2022 where possible.

There has been a significant shift in the way infrastructure is delivered across Scotland. Previously, the Council, Scottish Government, or Government agencies would typically fund the infrastructure necessary to support new development. The taxes and rates resulting from the completion and operation of the development would feed back into the budgets paid for this. However, public sector budgets are no longer sufficient.

Today, a range of factors (such as; privatised utilities, a choice of providers, and a wide range of approaches to funding of infrastructure provision, improvements and connections) means that the provision of infrastructure for development is less straightforward than in the past. Legal agreements that require ‘Developer Obligations’ towards the cost of providing improved infrastructure have been increasingly used via the planning system to assist the development process.

A 5 year supply of housing must be maintained to accommodate sustainable growth in the City, and existing communities must also be supported. The City Region Deal is valued to be worth £826.2 million over a ten-year period and will help to deliver a number of key infrastructure projects. This will be essential to maintaining and enhancing the quality of life of our communities, but it will not resolve all needs. The Proposed SDP states that ‘developer contributions and compulsory purchase powers should be used to focus attention on

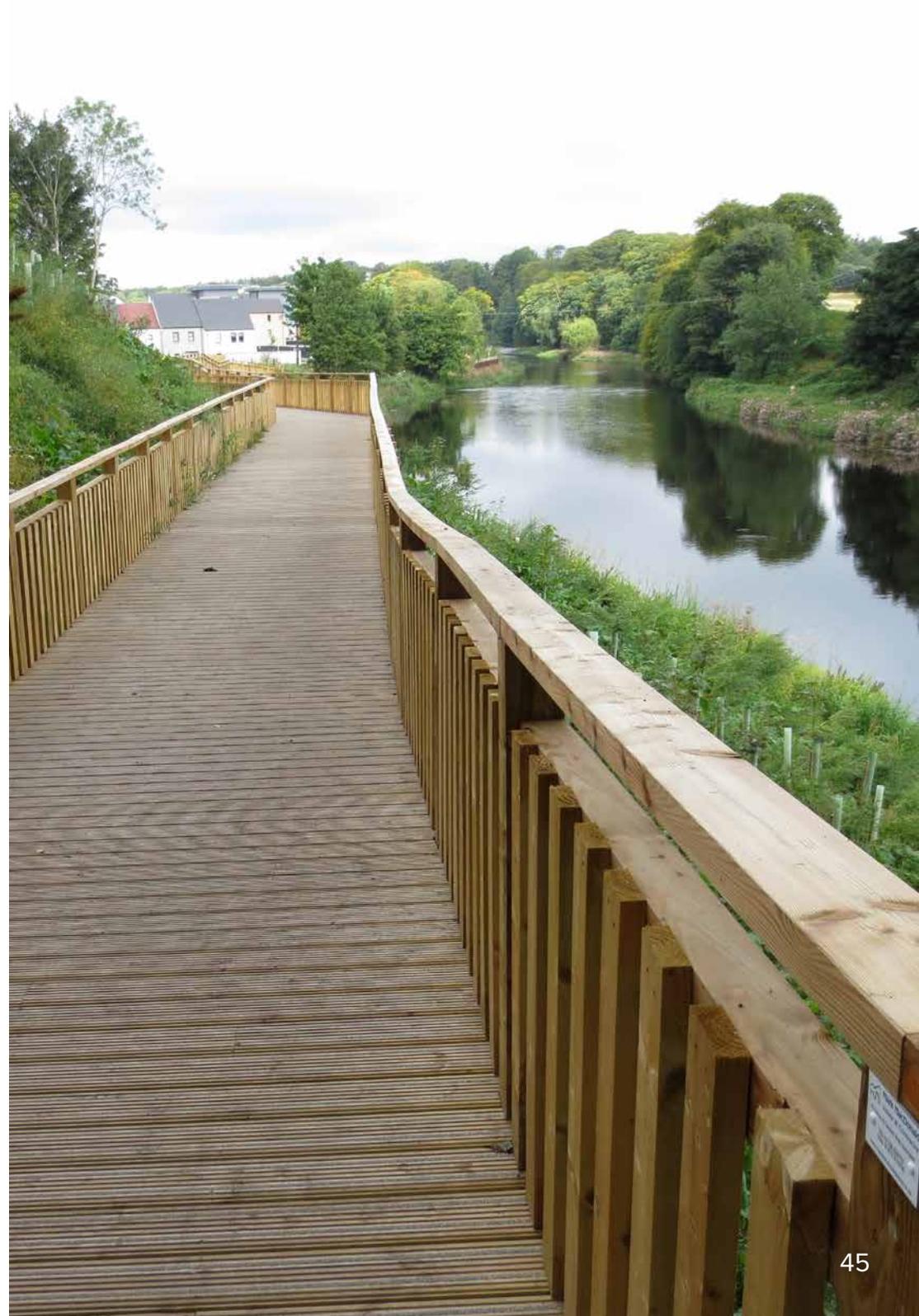
delivering new housing development and the associated necessary infrastructure' in order to achieve this.

Existing and new infrastructure must be invested in to achieve strategic and sustainable growth. In line with the Proposed SDP, developers will also have to accept the need for contributions towards necessary infrastructure, services, and facilities, and should take account of this when negotiating the price paid for land. Developer obligations are currently sought for a wide range of infrastructure measures; for example, transport improvements, education and healthcare facilities. However, it is recognised that these agreed sums – compared to the actual costs of infrastructure delivery – are not consistent. The actual cost of delivering this is much greater. It is therefore important to appreciate that we cannot solely rely on developer obligations to fund all the infrastructure investment the city needs to grow sustainably.

Developer obligations have long been an accepted element of the planning process and overall development costs. In today's economic context however, the sums that are required may be enough to question the viability of some development. As outlined above, if these contributions are reduced or removed then the consequences for existing and required infrastructure are substantial. Whilst the Council wishes to encourage the delivery of sustainable development, this should not result in an additional burden on public sector finances or unacceptable impacts on existing infrastructure and services. We also need to consider whether developer obligations are being directed over an appropriate range of infrastructure requirements.

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

Do we need to change our approach to securing developer obligations for future development proposals?



## 6 Resource and Business Policy

### 6.1 Main Issue 6 – Low and Zero Carbon Generating Technologies and Water Efficiency

Section 3F of the Town and Country Planning (Scotland) Act 1997 introduced a requirement for LDPs to include a policy on Low and Zero Carbon Generating Technologies (LZCGT). Aberdeen City Council has had a policy on this topic since the Aberdeen LDP 2012, including detailed SG on how the policy should be implemented. Part of this guidance included a schedule of phased increases to the level of carbon reduction that should be achieved through LZCGT. This was reassessed during the review of the current LDP, to see if it was appropriate to maintain the existing phasing.

As technology and building standards improve the ability to achieve these targets becomes more difficult. Greater emphasis on reducing energy use, a fabric first approach to construction and a cleaner energy sector, while making the overall energy picture for Scotland better, clearly impact on the targets within this policy. In parallel to this the methodology used for calculating the carbon reduction has changed, as the software used in the calculations required by building standards advances.

#### Main Issue 6 – Low and Zero Carbon Generating Technologies and Water Efficiency

Should the requirements of policy R7 be changed?

##### Option 1 – Current Approach

###### Options

Maintain the current level of carbon emissions reduction target, 20% for the period of the next Local Development Plan (2022-2027).

###### Implications

While giving certainty to the development industry it would not increase the overall level of carbon reduction over the period and as such does not push the industry to improve its approach to construction.

##### Option 2 – Preferred Option

###### Options

Follow the targets set out in the current Supplementary Guidance (Resources for New Development) and transcribe these into the Local Development Plan.

###### Implications

This approach would support the aims of the Climate Change Act while encouraging the construction sector to improve their technological approach.

It also shows consistency with the approach taken in the current development plan and supporting supplementary guidance.

##### Option 3 – Alternative Option

###### Options

Increase the levels of expected carbon reduction

###### Implications

This approach is likely to have a significant financial impact on new developments and may prevent developments from coming forward.

#### 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 the Solar Farms should be supported within the Councils policy on Renewable and Low Carbon Energy Developments, and should specific guidance be included within Policy R8?

## 6.2 Main Issue 7 – Heat Networks

The Scottish Government have set out, through SPP and NPF3, the requirement for the planning process to actively support the development of heat networks across the country. SPP states that Local Development Plans in particular, ‘should support the development of heat networks in as many locations as possible...’. The current LDP and supporting SG do make reference to heat networks and to supporting them but there is no policy on this topic and no explicit requirements.

Aberdeen has, nevertheless, been at the forefront of heat network development in Scotland and has a number of public and private networks across the city. Aberdeen Heat and Power operate the largest network which serves many of the Councils own buildings, while both the University of Aberdeen and the NHS operate networks on their respective campuses. Over the next few years the new Energy from Waste (EfW) plant will provide a significant opportunity to expand these networks even further, by providing low cost energy. Unlike many of our neighbours in Scandinavia however, the growth of heat networks in the private sector, and particularly the private residential sector has been slow.

Heat networks require significant infrastructural investment and as such need to be planned. Aberdeen has now reached a point where the future expansion of many of its networks will become more and more reliant on new private developments. Private developments can provide an opportunity for a network to grow, by providing new customers or can currently become a blockage by stopping a network from expanding from one location to another. While not all new developments will want to connect to a heat network they can currently prevent the cities networks from growing.

In order to move heat networks in Aberdeen forward in a coherent planned way it is necessary for the Council to examine the possibility of having a specific policy them.

### Main Issue 7 – Heat Networks

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

#### Option 1 – Current Approach

##### Options

No policy requirement is in place, but support will be shown to the development of heat networks where they are brought forward by a developer or landowner.

##### Implications

It is likely that small networks will still be developed but these will be isolated and often difficult to connect together, reducing the ability to develop these individual islands, into a city wide cohesive heat network, or networks.

#### Option 2 – Preferred Option

##### Options

Include a policy supporting the development of heat networks across the city. The policy would identify key areas of the city where existing networks exist, or where new networks should be developed (see policy in Appendix 1).

##### Implications

This approach would allow for the development of a coherent plan across the city and provide clarity to developers over the requirements expected from them.

#### Option 3 – Alternative Option

##### Options

Include a policy requiring all new development within the city to connect to, or develop a new heat network.

##### Implications

This approach is likely to have a significant financial impact on new developments and may prevent developments from coming forward.

Where development did come forward it may increase delivery of heat networks across the city.

### 6.3 Supporting Business and Industrial Development

Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location, which in turn will help to achieve the housing and population growth targets set by the Proposed SDP 2018. Current policy aims to safeguard existing business and industrial areas across the city from other development pressures, including safeguarding crucial infrastructure such as the Airport and Harbour. It is also recognised that support facilities can make an important contribution to the city’s employment areas and current policy supports this approach.

These principles will remain the same in the next LDP. We recognise that there have been a number of leisure and other proposals in land zoned for business and industrial uses and some specialist employment areas. It is proposed that the principles of the existing policies on Business and Industrial Development remain the same with minor amendments to reflect policy usage.

#### Question 24 – Supporting Business and Industrial Development

Should we carry forward our current policy approach to safeguard existing business and industrial areas from other development pressures into the next Local Development Plan?

### 6.4 Main Issue 8 – West End Office Area

The West End Office Area has played a key role in providing a high quality office location at the edge of the city centre. The area contains a mix of other uses, including schools, hotels, residential, independent cafés and a hospital. Current policy encourages and promotes the continued development of this area as a focus for office development.

However, developments such as The Capital, Silver Fin and Marischal Square have revitalised the provision of Grade A office development in the City Centre and together with the recent downturn in the oil and gas industry, there has been an increase in vacancies of office space in the West End. We therefore propose to encourage a greater mix of uses in this area to create vibrancy and vitality.

#### 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?

##### Option 1 – Current Approach

###### Options

Encourage and promote the continued development of this area as a focus for office development.

###### Implications

Good, accessible office location with off-street car parking provision and space for expansion.

Possibility of further vacant buildings

##### Option 2 – Preferred Option

###### Options

Relax the current policy and encourage a mix of uses (including housing, offices, small business units, hotels, food and drink premises) in this area.

###### Implications

Brings vacant buildings back to use.

Encourages vibrancy by having a more diverse range of uses.

##### Option 3 – Alternative Option

###### Options

Encourage a return to only residential uses in the area.

###### Implications

Brings vacant buildings back to use.

Challenge of incorporating existing rear extensions within residential development.

May not always be financially viable

A panoramic view of a city, likely Dublin, Ireland, featuring a river, a bridge, and green fields in the foreground under a cloudy sky. The text "Main Issues for a Prosperous People" is overlaid in the center.

# Main Issues for a Prosperous People

# 7 Affordable Housing

## 7.1 Background

The affordability of housing in Aberdeen remains a significant challenge for a significant percentage of the population and continues to be raised as a priority through consultations. Despite changes in the local property market over the last few years, the value of housing in the North East is still higher than in most areas in Scotland; the average property price in Aberdeen City between July-September 2018 was £359,460, whereas the average price for Scotland was £263,541 (price based on a detached house, source: Registers of Scotland 2018). There is a large part of the Aberdeen population that may not be able to afford to buy a home.

As well as the Private Rented Sector, affordable housing tenure is the most significant option for those that cannot afford typical open-market housing. Affordable housing may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low cost housing for sale including plots for self-build, and low cost housing without subsidy.

The Housing Need and Demand Assessment for Aberdeen City and Aberdeenshire (HNDA, 2017) identified a 'significant' need for affordable housing at almost 47% of the housing market. Although the scope of the planning system is limited in resolving this issue, there is a clear need to address this in the Local Development Plan.

Currently the Local Development Plan requires that for all sites of 5 units or more provide 25% of the units delivered as affordable housing. This is in line with requirements of Scottish Planning Policy (2014), the current Aberdeen City and Aberdeenshire Strategic Development Plan (2014) and the Proposed Strategic Development Plan (2018). There is an expectation that for sites of 20 units or more the affordable element will be provided on-site, this reflects the ability of Registered Social Landlords (RSLs) or other landlords to effectively manage the properties. There are a range of tenures available that have been accepted as 'affordable housing' and

there is currently no specified mix, thereby allowing flexibility to increase the probability of delivery. The Council's Housing Service is consulted at the time of an application to advise the most suitable size and tenure for a specific site. The availability of grants from the Scottish Government has a significant impact on the ability for affordable housing to be delivered on-site through the implementation of this policy. Through the Affordable Housing Supply Programme, the Scottish Government has confirmed the Resource Planning Assumptions for 18/19 (17,120m), 19/20 (18,133m) and 20/21 (19,436m). Funding beyond 20/21 has not yet been confirmed. Over this and the coming years, Aberdeen City Council in conjunction with RSLs and the development industry, will deliver more affordable housing than it has done in decades. The Council has also committed to delivering another 2000 affordable homes. This combination will go a significant way to bridging the affordability gap. It is nevertheless important that the Local Development Plan – and the planning system more generally – does everything possible to support the delivery of good quality, well-designed affordable housing.

## 7.2 Affordable Housing

Given the continued need and demand for the delivery of affordable housing identified by the Strategic Development Plan Authority's HNDA (2017), alternative approaches to deliver the increased number of affordable units will always be considered. The current Supplementary Guidance is a product of extensive engagement with the development industry and the Council will welcome any suggested changes that would increase the delivery of affordable housing.

The existing approach for a requirement of 25% affordable homes on all sites greater than 20 units would continue to be the preferred approach moving forward.

There is an option to move away from a blanket approach to the delivery of on-site affordable housing and identify which sites are expected to provide affordable housing on-site. For those remaining sites, a commuted payment would be expected. This could focus the delivery

of units in areas where the land values are lower to increase the ability to deliver affordable housing, however this would move away from a guiding principle of planning in providing sustainable mixed communities.

Within the existing Supplementary Guidance on affordable housing there is a need to review level of commuted payments in lieu of affordable housing. The findings for this review may be incorporated into this Local Development Plan (2022), depending on the outcome of the review of the Scottish Planning System.

### 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 Local Development Plan?

Should the threshold of not applying affordable housing requirements to developments smaller than 5 units remain in place?

### 7.3 Private Rented Accommodation and Build to Rent

There are significant pressures in the Private Rented Sector (PRS) and although the City has experienced ‘lower than average’ rates in the last number of years, the rental values in Aberdeen continue to be amongst the highest in Scotland. For Q3 of 2017, Citylets reports that in Aberdeen average rents are £704 per month (2 beds). This is a fall of 7.7% in the last year, and 30% in the last three years.

The Private Rented Sector plays an important role in meeting housing demand for contract workers, young professionals, students, households who have deferred house purchase, or households who prefer to rent. Even with an increased housing supply, many young professionals or key workers will not have the resource to purchase housing. Therefore, PRS accommodation delivered through private investment will continue to be encouraged.



In the Scottish Government's planning delivery advice (September 2017), Build to Rent PRS (BTR) is said to offer significant opportunities to complement existing housing delivery models and help to increase the overall rate of housing delivery.

BTR is a relatively new form of housing delivery that offers purpose-built accommodation for rent within high-quality, professionally managed developments. It can take on a variety of forms, from high to low density developments, and range from homes that appear indistinguishable from those on the market for purchase, to schemes which have some similarities to purpose-built student accommodation. BTR developments may include the conversion of existing buildings as well as new build. Developments in the sector have different economics from build for sale as financing is longer-term, relying on a stable rental income stream. The pace of delivery of new homes is likely to be quicker than build for sale, since units are not sold to individual buyers at a constrained sales rate.

There are however challenges in the BTR model. Questions over development viability can arise, where up-front investment is required to meet Developer Obligations and deliver development. This

should be fully considered both at pre-application stage and when assessing planning applications. The Scottish Government advises that consideration should be given to the Developer Obligations sought and any potential for a tailored approach; for example, through phased payments, which may be justified by the characteristics of the BTR sector and the individual development.

The Scottish Government wants to encourage a growing BTR sector which provides high-quality, professionally-managed homes. BTR can contribute to the creation of well-designed, sustainable places, quickly and at scale, and Planning Authorities can play a crucial supporting role by providing a positive approach to BTR developments in their area to expand housing delivery.

#### **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?



# Main Issues for a Prosperous People

# 8 Sustainable Mixed Communities

## 8.1 Background

Nationally, the over-65 population is predicted to be one of the fastest growing age groups. Scottish Planning Policy states that where a demand is identified through Housing Need and Demand Assessment (HNDA), policies should be put in place to meet it through the provision of suitable housing. The Aberdeen City and Shire HNDA (2017) finds that the percentage growth rate in the ‘pensionable age’ group for 2014-2039 is 20% (between 65-68 years, in line with state pension age increases). The growth change for age 75+ is around 65%. As demonstrated in the HNDA (2017), there has been significant changes in the demographic profile of Scotland – and in Aberdeen – with a continued increase in the older population. This trend is forecast to continue and the largest growth in population is for people older than 75.

Housing for these sectors of the community is therefore deemed a Main Issue for the next Aberdeen LDP. It is important that the LDP recognises this change in demography and is proactive to the challenges that will arise.

The provision of attractive housing for older people has wider benefits because it will help to free up much needed under occupied family housing. Delivering attractive accommodation is very important because older people do not necessarily want small one-bedroom properties; they may want space for visiting relatives, and private garden ground. Without making properties attractive to older people they are less likely to consider leaving their family home. Similar points have been made through our Pre-MIR consultation and from colleagues in the housing service.

Older people want to have good quality housing, good transport links and local facilities, which all benefit the whole community if they can be provided. For people suffering from Alzheimer’s, dementia, or other degenerative illnesses, the creation of a high quality, distinctive places will help them orientate themselves. This objective is supported by other

topics areas within the LDP, including design and natural environment, and in the topic on Residential Care Facilities.

In addition to housing provision for older people, it is important that there is a sufficient supply of housing that can be adapted to meet the needs of people with physical and learning difficulties. Their requirements will vary, and minor or major adaptations can be undertaken to allow an individual to remain in their home.

There is a question about how the provision of housing for older people and people with particular needs can be increased. Although there is an increasing demand, the provision of suitable accommodation has been limited to small scale care developments. There is currently a policy in the Local Development Plan that seeks a mix of house types and sizes to be provided (current LDP Policy H4), although there is no specific mix stated.

## 8.2 Main Issue 9 – Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)

It is proposed that policy is updated in the LDP (2022) to reflect the latest HNDA findings, and to include a request for housing that is designed inclusively or has capability for adaptability. This could be achieved through updating the existing Housing Mix policy, H4. The updated Policy H4 is presented in Appendix 1 for your comments.

### 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?

Option 1 – Current Approach	
<p><b>Options</b> Policy H4 of the adopted LDP required developments of greater than 50 units to achieve ‘an appropriate mix ... including smaller 1 and 2 bedroom units’. This is to be reflected in both market and affordable housing units.</p>	<p><b>Implications</b> Relies on the market to deliver development. Allows large sites to be developed with some variety of house type/ size.  Only applicable to larger sites. No real standard or percentage set by the Policy.</p>

Option 2 – Preferred Option	
<p><b>Options</b> Policy H4 would be updated to set a minimum requirement for a housing mix to be achieved in most new residential developments.  Mix can be agreed with Planning Authority to respond to individual site context. Units that can be demonstrated as ‘adaptable’ for varying needs, or designed for lifetime living, would be supported in principle, subject to other policies. Further guidance/ design guide could be prepared to support this.</p>	<p><b>Implications</b> New developments would be required to add choice to the City’s market offer. This would be a targeted effort to address the findings of the HNDA, whilst allowing flexibility to respond to site context.  Likely to be argued that this would impact on the viability of some proposals, however, flexibility could be applied in certain circumstances where this is deemed satisfactory by the Authority, for example proposals for fewer units or affordable housing schemes.</p>

Option 3 – Alternative Option	
<p><b>Options</b> Set minimum requirement for all new residential developments. This minimum requirement would also define the type/ size of units required. Further guidance/ design guide would be prepared to set out requirements.</p>	<p><b>Implications</b> This would be a delivery-focused approach to address the findings of the HNDA.  Likely to impact on the viability of some proposals.</p>

### 8.3 Main Issue 10 – Residential Care Facilities

Continuing the theme of the above topic, housing development should seek to accommodate the demographic trends found across Scotland and support independent living. However, it is also appropriate to consider

scenarios where elderly people, or those who require specific care, cannot live independently. At present, there is no policy for new residential care facilities, or for the redevelopment/ re-use of such facilities. In line with Scottish Planning Policy (2014), for specialist housing proposals, further Affordable housing contributions may not always be required.

A new policy is proposed in the Local Development Plan for planning applications concerning residential care facilities. A draft of the new Policy H8 is shown in Appendix 1 for your comments.

Main Issue 10 – Residential Care Facilities	
<p>How should the Local Development Plan cater for proposals relating to Residential Care Facilities?</p>	
Option 1 – Current Approach	
<p><b>Options</b> Consider planning applications as they arise, in line with other relevant policies.</p>	<p><b>Implications</b> Relies on other policies and zonings to make assessment of new proposals. No dedicated policy. Little guidance on potential redevelopment/ Change of Use proposals.</p>
Option 2 – Preferred Option	
<p><b>Options</b> A new policy dedicated to Residential Care Facilities. Such development should be fully accessible by most transport modes and satisfy all other relevant policies that apply to residential development, principally with regards to design and amenity.  There would be a presumption in favour of retaining such facilities in terms of redevelopment/ Change of Use proposals. Where a proposal is justified to the satisfaction of the Planning Authority, all other relevant policies would apply to the proposed development.</p>	<p><b>Implications</b> Ensures Development Management processing of proposals for new development are supported by a relevant policy.  Difficult to predict nature and location of future proposals to accommodate right level of flexibility.</p>

### Option 3 – Alternative Option

Options	Implications
<p>Restrict new Residential Care Facilities to H1 areas only, or within Opportunity Sites, where transport links and adjacent uses would likely be most satisfactory.</p> <p>General presumption against redevelopment/ Change of Use proposals in order to retain Residential Care Facilities.</p>	<p>Greater level of predictability for the handling of future applications.</p> <p>Does not allow a large degree of flexibility to meet market demands and may result in less facilities being built.</p>

### 8.4 Main Issue 11 – Student Accommodation

Aberdeen is home to almost 40,000 third-level students, representing approximately 15% of the City’s population. As such, they represent a significant part of the housing market and economy alike. Research by the Royal Bank of Scotland finds that Aberdeen is the 11th ‘most affordable’ university city in the UK (RBS Student Living Index, 2018). The same study shows that on average, a student in Aberdeen will spend around £403 on monthly rent, with a UK average of £465. Data from RGU however does provide an average monthly rent cost of approximately £595 for their own accommodation (RGU, 2018), and data from the University of Aberdeen gives an average monthly rent cost of £476 for their accommodation (University of Aberdeen, 2018).

The strength of the student accommodation market has been reflected in the number of planning applications submitted for proposed student accommodation developments. Between 2014-16, 17 applications were approved across the city and a number have subsequently been delivered. Since 2017 this trend has shifted, and from January 2017 to November 2018 the number of applications received fell to just 3 (for approximately 46 bed spaces in total). While the rate of planning applications being received for proposed student accommodation development has fallen – the trend may again change. Consideration of a possible policy position in the next LDP (2022) is therefore underway to demonstrate a proactive approach to potential future development.

Other Scottish University cities have planning policies within their LDP in relation to student accommodation (Dundee City, Glasgow City, Stirling Councils). With two universities, North East Scotland College (NESCOL) and Scotland’s Rural College (SRUC), a Student accommodation policy is therefore proposed informed by these existing policies. A draft of the new Policy H9 is shown in Appendix 1 for your comments.

### Main Issue 11 – Student Accommodation

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

#### Option 1 – Current Approach

Options	Implications
<p>Consider planning applications as they arise, using other relevant policies in the adopted Plan.</p>	<p>Relies on other policies and zonings to make assessment on new proposals.</p> <p>No dedicated policy. Little guidance on potential redevelopment/ Change of Use proposals.</p>

#### Option 2 – Preferred Option

Options	Implications
<p>A new policy dedicated to Student accommodation. Such development should be fully accessible by most transport modes and satisfy all other relevant policies that apply to residential development, principally with regards to design and amenity.</p> <p>There would be a presumption in favour of retaining such facilities in terms of redevelopment/ Change of Use proposals. Where a proposal is justified to the satisfaction of the Planning Authority, all other relevant policies would apply to the proposed development.</p>	<p>Ensures Development Management processing of proposals for new development are supported by a relevant policy.</p> <p>Difficult to predict nature and location of future proposals to accommodate right level of flexibility.</p>

### Option 3 – Alternative Option

Options	Implications
<p>Restrict new student accommodation development to H1 areas only, or within Opportunity Sites, where transport links and adjacent uses would likely be most satisfactory.</p> <p>General presumption against redevelopment/ Change of Use proposals in order to retain student accommodation development.</p>	<p>Greater level of predictability for the handling of future applications.</p> <p>Does not allow a large degree of flexibility to meet market demands.</p>

## 8.5 Main Issue 12 – Houses in Multiple Occupation

A further topic in the series of ‘sustainable mixed communities’ is Houses in Multiple Occupation (HMOs). This is an issue that arose during the Pre-MIR consultation that was undertaken prior to the preparation of this report. We found that there is a need for better monitoring and management of the HMO process through Planning, both for those seeking to operate HMOs and the existing residents of communities where HMOs are most prevalent. Presently, HMOs are acknowledged within the LDP and within Supplementary Guidance, but there is no dedicated policy. Information is contained within current Supplementary Guidance to the LDP (‘Householder Development Guide’) to identify an appropriate definition of the term ‘HMO’ when applications may come forward for consideration.

With regards to defining HMOs for dwellinghouses, where 6 or more unrelated persons are living together (i.e. not as a family) the premises would no longer fall within the definition of a ‘dwellinghouse’ for planning purposes. This threshold is used as the point at which a material change has occurred in the use of premises, and an application for ‘Change of Use’ to form an HMO would be necessary.

Where flats are concerned, however, planning legislation does not specify any number of residents above which a material change has occurred. The current Supplementary Guidance has considered

Aberdeen City’s individual context and finds it appropriate that a threshold of 6 or more unrelated people living together in a flat would be materially different from ‘family use’.

Separate licensing requirements exist for the establishment of an HMO, irrespective of the planning-specific guidance set out. The granting of planning permission does not remove any requirement to obtain the appropriate licence (and vice versa). It should be noted that, while the term ‘HMO’ is common to both systems, it has a different meaning depending on the context in which it is used. For licensing purposes, an HMO is defined as any house or flat which is the principal residence of three or more people who are members of three or more families.

HMOs account for a significant proportion of the available rental accommodation in Aberdeen and are particularly important in supporting the City’s sizeable student population. The cumulative impact of HMOs can intensify pressure on local amenity; especially shared spaces, property upkeep, and traffic/ parking. A policy is therefore proposed in order to achieve sustainable mixed communities and support the Development Management process where applications may come forward over the next Plan period. A draft of the new Policy H10 is shown in Appendix 1 for your comments.

### Main Issue 12 – Houses in Multiple Occupation

How can the Local Development Plan support sustainable mixed communities, with regards to HMOs?

#### Option 1 – Current Approach

Options	Implications
<p>Consider planning applications as they arise, using other relevant policies in the adopted Plan.</p>	<p>Relies on other policies and zonings to make assessment of new proposals.</p> <p>No dedicated policy. Not much support when considering cumulative impacts from overprovision.</p>

## Option 2 – Preferred Option

### Options

A new policy dedicated to HMOs. A policy would seek a certain standard of design and amenity for proposed development or change of use to HMO use. Safeguarding for existing communities to protect neighbours from any adverse impact of HMO overprovision would be a priority. There would need to be reference to the HMO licensing process, which is separate to the planning process.

### Implications

Ensures planning applications for new HMOs are assessed properly through Development Management. Renewed HMO licenses are not handled through the planning system, therefore difficult to monitor overprovision via Planning. Challenges in defining geographical areas and thresholds for monitoring 'overprovision'.

## Option 3 – Alternative Option

An 'Overprovision' policy. Restrict HMOs to specific areas. Set a specific threshold within walking distance radius of higher education facilities.

Greater level of predictability for the handling of new applications for HMOs. Renewed HMO licenses are not handled through the planning system, therefore difficult to monitor overprovision via Planning.

## 8.6 HMO Overprovision Policy

There are main three factors necessary for employing an 'overprovision' policy which can be administered by the Planning Authority. We will look at these in turn. These are:

1. A percentage limit or threshold on the number of HMOs.
2. A geographic area, with an identifiable boundary .
3. A threshold for when a HMO requires planning permission.

### 1. Percentage limit or threshold on the number of HMOs

A threshold is required to determine when a particular area has, or has not, got capacity to accommodate additional HMOs. This threshold provides a simple-to-understand criteria against which applications

can be assessed, however it must be remembered that even where capacity exists this does not mean that a particular application will still be approved. Any application will still have to meet the requirements of this and all the other relevant policies in the plan.

Setting this threshold too high may see existing communities being impacted by HMO's, however setting it too low will limit the numbers of HMOs which are an important part of the housing market. Below are different options for percentage limits – we invite your comments on these options.

Percentage limit of HMO's in each area.	Options	Your preference	Please explain why you chose this option
Option 1 – Preferred Option	15%		
Option 2 – Alternative Option	20%		
Option 3 – Alternative Option	25%		

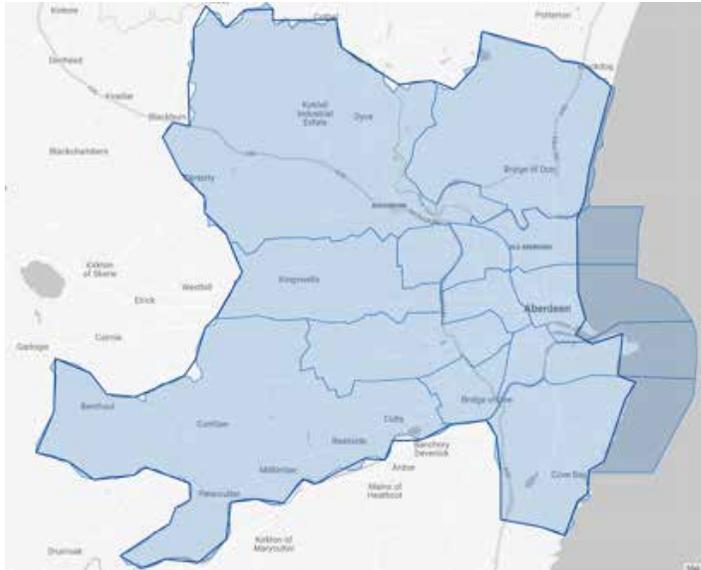
### 2. Geographic area or boundary

In order to apply the percentage limit from Point 1 above, it is necessary to identify a geographic boundary. This boundary must be small enough to be effective but large enough to be practical. The boundary must also be a data set which the Council can get access to and ideally be something that is already set independently. Three boundary options have been chosen for comment – all of which are generated by the Census office.

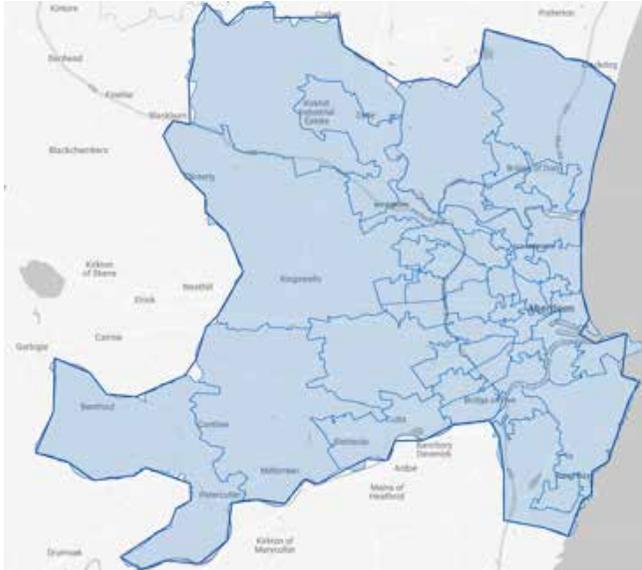
Geographical boundary of each area.	Options	Your preference	Please explain why you chose this option.
Option 1 – Preferred Option	Ward boundaries		
Option 2 – Alternative Option	Intermediate Data Zones		
Option 3 – Alternative Option	Small Data Zones		

**3. A threshold for when an HMO requires planning permission**

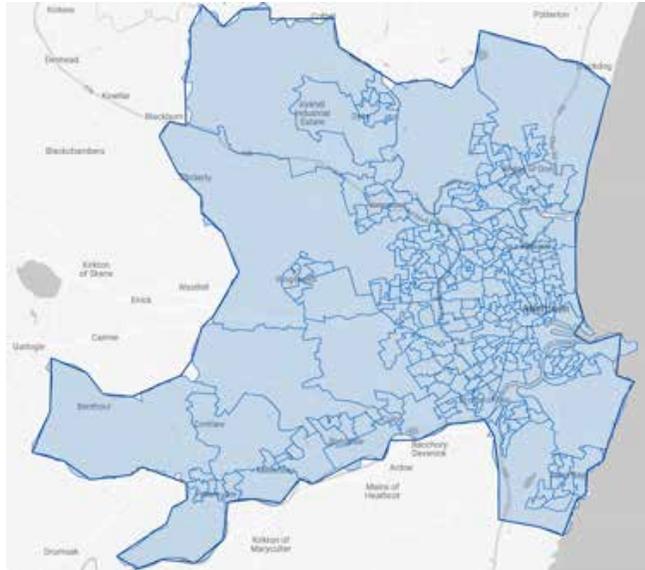
The Scottish Government Circular 2/2012: Houses in Multiple Occupation notes that setting a threshold (for when planning permission is required) must balance the need for the policy to be effective with not requiring a disproportionate number of applications. Planning legislation – as noted in the introductions – set this limit at **more than 5 people**, however the Circular does give us some flexibility to amend this. Any change must be made on the basis of a threshold where the impact on the existing residential amenity is readily quantifiable.



**Ward Boundaries**



**Intermediate Data Zones**



**Small Data Zones**

Threshold for when planning permission is required	Options	Your preference	Please explain why you chose this option
Option 1 – Preferred Option	6 or more people in a flat 6 or more people in a house		
Option 2 – Alternative Option	3 or more people in a flat 6 or more people in a house		
Option 3 – Alternative Option	All applications regardless of number of residents		

On an area-specific level, the LOIP is underpinned by Locality Plans for specifically targeted communities which experience inequality of outcome as a result of socio economic disadvantage. Locality Plans have been published for each of the four areas (North, South, West, Central) for 2017-2019 with Aberdeen City Health and Social Care Partnership. The vision statement of the Partnership is; “We are a caring partnership working together with our communities to enable people to achieve fulfilling, healthier lives and wellbeing”.

The LDP is prepared in line with the aims of the adopted LOIP. There are currently no identified regeneration areas identified, in Planning terms. However, Opportunity Sites are identified, and development proposals are determined on the basis of creating successful, sustainable mixed communities across the City, as a whole. The outputs of community planning will continue to be incorporated into the LDP where this is possible, and the Plan will continue to reflect the aims and objectives of the LOIP.

#### 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?

## 8.7 Community Planning

In 2015, community planning became a statutory requirement with the introduction of the Community Empowerment Act (Scotland) 2015. The Act places a legal duty on community planning partners to demonstrate that they are making a significant impact on the achievement of outcomes as a result of partnership working. In doing so, Community Planning Partnerships must prepare and publish a Local Outcome Improvement Plan (LOIP) which sets out the priority local outcomes it proposes to improve. Aberdeen City Council’s LOIP was published in 2016 and represents a city-wide plan, replacing the Single Outcome Agreement.

## 8.8 Changing Places Toilets

There are around 250,000 people in the UK who cannot use standard accessible toilets. This includes people with profound and multiple learning disabilities, motor neurone disease, multiple sclerosis, cerebral palsy, as well as older people. This means that many people cannot take part in activities such as shopping, going out for a meal or attending a sporting event. Changing Places toilets have adequate space for a disabled person when they are not in their wheelchair, their wheelchair and one or two carers. They also need an adult sized, height adjustable changing bench, a hoist and other facilities which are set out in British Standards BS8300:2009.

We think that larger developments which need public access should have a Changing Places toilet. This could include hospitals, shopping centres, transport hubs and local authority main offices (Marischal College has one for instance).

### Question 28 – Changing Places Toilets

Should large new development that require public access provide Changing Places toilets? What types of venue should provide them?



# Appendix 1

# Appendix 1 – Proposed Draft New Policies

## Policy D2 – Amenity

All development must ensure the provision of adequate levels of amenity and will avoid adverse impacts on the amenity of neighbouring property.

Proposals for residential development will not be supported where existing noise, odour and/or air quality impacts would result in an impediment to the delivery of a suitable residential environment. Future occupiers of proposed residential development will be afforded adequate levels of amenity in respect of daylight, sunlight, privacy and outlook.

New residential development, including residential conversions, will achieve the Council’s minimum standards for internal floor space and external amenity space in terms of quantity and quality (as set out in Appendix A).

Where appropriate, development will present a public face to the street and have clearly defined public and private spaces.

## Policy D5 – Advertisements and Signage

Advertisements and signage proposals must be of a high-quality design, sensitively sited and of a scale, proportion, material, colour and method of fixing that is compatible with and complementary to the characteristics of the host building/structure (if applicable) and the surrounding area.

Illumination of advertisements will not be supported where it detracts from the character or amenity of the area.

Advertisement consent will be refused where it is likely to present a public safety hazard.

## Policy D8 – Shopfronts

Historic shopfronts and their features will be retained, repaired, and restored.

Replacement requires thorough consideration. When replacement is proposed, it may be possible to restore elements of the original or historic design on the basis of sound evidence; alternatively, a modern shopfront within a traditional surround or a contemporary design which reinterprets the proportions and form of a traditional shopfront may be acceptable.

Proposals will be required to be designed for their context, be of an appropriate scale and use appropriate materials. Proposals for alterations which are improvements to the existing must enhance the character, relate sensitively and harmoniously to the building and immediate surroundings.

Further guidance can be found in: TAN: shops and signs

## Policy D9 – Windows and Doors

This policy will relate to listed buildings and public elevations of buildings in conservation areas. Original and historic windows and doors will be retained, repaired and restored.

Replacement will only be supported where it has been demonstrated that they have deteriorated beyond practicable repair. Condition surveys will be required.

Replacements will match the original and historic windows or doors, be of the same materials and design, including form, profile, section and opening method.

Further guidance can be found in: TAN: the repair and replacement of windows and doors.

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

We will support new housing development that is;

- i) designed for lifetime living or can demonstrate the potential for future adaptation; or
- ii) 'accessible' and built to support 'varying needs' to enable independent living (subject to all other relevant policies for new housing development).

In all other cases, an appropriate housing mix should be achieved in housing developments. Housing developments of 50 units or more should:

- 1) adequately reflect the requirements of the changing demographics of the area;
- 2) include 1 and 2-bedroom units and should be reflected in both the market and Affordable Housing contributions;
- 3) establish a mix of dwelling type and size as proposed in the Masterplan or Design Brief, where required.

For smaller developments (fewer than 50 units), a suitable mix of dwelling types and size should be provided in the interests of placemaking and local housing need and demand.

#### Policy H8 – Residential Care Facilities

Proposals for new residential care facilities (such as Care Homes, Nursing Homes, Retirement/ Sheltered Living) should;

- 1) Be well-connected; close to public transport links and community amenities for residents and staff, and
- 2) Satisfy all other relevant policies in relation to a 'residential' development to uphold design and amenity standards.

Proposals for redevelopment, or Change of Use, of an existing development of this kind will be examined under their own circumstances and against all other relevant policies within this Plan.

#### Policy H9 – Student Accommodation Developments

Proposals for new Student Accommodation development will be supported (in principle) where:

- 1) It can be suitably demonstrated that a need exists within a particular area for the level and type of student accommodation proposed; and
- 2) The location is accessible by means of walking/ cycling and public transport to university or college facilities; and
- 3) The proposals comply with other relevant design/ amenity policies; in particular providing an appropriate level of amenity space, refuse/ recycling storage space and secure bike storage facilities; and
- 4) There will be no significant adverse impact to the amenity of the surrounding area.

In order to restrict occupancy to students, planning conditions or a legal agreement may form part of any planning permission.

Proposals for the redevelopment of existing Student Accommodation developments, or Change of Use applications:

- 1) Should demonstrate to the satisfaction of the Authority that the current use of Student Accommodation is no longer appropriate, and
- 2) Will be subject to all other relevant policies, relative to the nature of the proposal, and
- 3) Will be required to provide Developer Obligations in line with the Authority's Policy on Developer Obligations including Affordable Housing, if required.

## Policy H10 – Houses in Multiple Occupation

Where a planning application is required for Houses in Multiple Occupation (HMOs) then proposals will be assessed with regard to matters including, but not limited to, the following:

- 1) Significant adverse impact upon residential amenity for any reason. This may include, but not be limited to, adequate provision of refuse storage space, appropriate provision of garden ground/ amenity space, and an appropriate level of car parking;
- 2) Any adverse impact upon pedestrian or road traffic safety as a result of increased pressure on car parking;
- 3) An excessive concentration of HMOs in a given locality, cumulatively resulting in a material change in the character of that area. This will be assessed in consultation with the Council's HMO Unit, who hold relevant information on the location of existing licensed HMO properties.

It is recommended that applicants seek Pre-Application advice from the Planning Authority prior to the submission of a planning application.

## Policy NC9: City Centre Living

Proposals for new residential development or conversion of existing premises to residential uses will only be allowed where suitable residential amenity can be achieved or maintained.

If the proposed development is within the same built structure as:

- a hot food shop, amusement centre, amusement arcade, casino or licensed premises (with the exception of hotels, restaurants, cafes or off licences), and/or;
- there is a common or shared access with licenced premises or other use detrimental to residential amenity

There is a presumption suitable residential amenity cannot be achieved.

## Policy NC10: 24 Hour City

Proposals for city centre development, including extensions, will:

- 1) be located in close proximity to and well served by safe and convenient night time public transport or taxi ranks
- 2) improve inclusive access and safety, and make the public realm welcoming for all night-time economy uses and workers
- 3) diversify the range of night-time activities, including extending the opening hours of existing daytime facilities such as shops, cafes, libraries, galleries and museums
- 4) not have an adverse noise impact on existing evening and night-time cultural activities such as live music venues, theatres, cinemas, licenced premises and other arts venues
- 5) ensure suitable residential amenity can be maintained or achieved, where located close to existing residential uses.

## Policy NC11: Visitor Attractions and Facilities

Proposals for new, or expansion of existing, visitor attractions and facilities capable of strengthening the appeal and attraction of Aberdeen to a wide range of visitors will be supported.

Proposals should complement existing visitor facilities and be located in the City Centre unless activity-specific issues indicate that this is impractical.

## NC12: Public Art Contribution

All developments with construction costs of £1 million or over will 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.



Please contact us on the telephone number below if you want this document in Braille, large print or on an audio CD, or if you want the document translated into another language.

إذا كنت تود الحصول على هذه الوثيقة بالخط العريض أو البريلا أو الأشرطة الصوتية المدمجة أو كنت تود ترجمتها الى لغة أخرى فالرجاء الاتصال بنا على الهاتف أدناه.

আপনি যদি এই দলিলটি ব্রেইলে, বড় ছাপার অক্ষরে বা শোনার জন্য সিডি, অথবা দলিলটি অন্য কোন ভাষায় অনূদিত চান তবে অনুগ্রহ করে নীচের টেলিফোন নম্বরে ফোন করে আমাদের সাথে যোগাযোগ করুন।

如欲索取此文件的凸字版、大字版、語音光碟，或其他語文翻譯本，請致電下列號碼。

Proszę się skontaktować z nami pod poniższym numerem telefonu jeśli ten dokument jest wymagany w alfabecie Brajla, w dużym druku, na płycie kompaktowej CD lub przetłumaczony na inny język.

Пожалуйста, свяжитесь с нами по номеру телефона, указанному ниже, если Вы хотите получить этот документ шрифтом Брайля, крупным шрифтом или на компактном аудио диске, а также если Вам нужен перевод этого документа на другой язык.



01224 523317

