

Policy List for 230969/DPP

Development Plan

[National Planning Framework 4](#)

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 4 (Natural Places)
- Policy 6 (Forestry, Woodland and Trees)
- Policy 8 (Green Belts)
- Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 15 (Local Living and 20 Minute Neighbourhoods)
- Policy 16 (Quality Homes)
- Policy 18 (Infrastructure First)
- Policy 20 (Blue and Green Infrastructure)
- Policy 22 (Flood Risk and Water Management)
- Policy 23 (Health and Safety)

[Aberdeen Local Development Plan 2023](#)

The ALDP identifies the main part of the site as an opportunity for residential development (OP6: WTR Site at Dubford):

“Brownfield opportunity for residential development that should look to integrate with the neighbouring development at Dubford. A flood risk assessment will be required. Ecological surveys to assess the presence of and effects on protected habitats and species will be required.”

The southern edge of the application site extends onto adjacent land to the south which is designated as green space network and green belt, however no development is proposed within this part of the site.

The following ALDP policies are relevant –

- Policy H1 (Residential Areas)
- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D4 (Landscape)

Policy D5 (Landscape Design)
Policy NE1 (Green Belt)
Policy NE2 (Green and Blue Infrastructure)
Policy NE3 (Our Natural Heritage)
Policy NE4 (Our Water Environment)
Policy NE5 (Trees and Woodland)
Policy R2 (Degraded and Contaminated Land)
Policy R5 (Waste Management Requirements for New Developments)
Policy R6 (Low and Zero Carbon Buildings and Water Efficiency)
Policy R8 (Heat Networks)
Policy T2 (Sustainable Transport)
Policy T3 (Parking)
Policy WB3 (Noise)
Policy 23 (Health and Safety)
Policy I1 (Infrastructure Delivery and Planning Obligations)

Aberdeen Planning Guidance

- Dubford Development Framework 2012 (DDF)
- Noise
- Landscape
- Natural Heritage
- Open Space and Green Infrastructure
- Transport & Accessibility
- Amenity & Space Standards
- Materials
- Flooding, Drainage and Water Quality
- Trees and Woodlands
- Food Growing
- Outdoor Access
- Waste Management
- Resources for New Development

Other National Policy and Guidance

Creating Places (architecture and place policy statement)

Designing Places (design policy)

Designing Streets 2010 (design policy)

Naturescot Developing With Nature Guidance

<https://www.nature.scot/doc/developing-nature-guidance>

- Naturescot Standing Advice for Planning Consultations

- Biodiversity: draft planning guidance (November 2023)
- Local living and 20 minute neighbourhoods: planning guidance 2024

Other Material Considerations

- Aberdeen Employment Land Audit (ELA)
- Draft Housing Land Audit 2024 (HLA)