

URBAN DESIGN ASSOCIATES

Dubford, Bridge of Don, Aberdeen City Council:

Development Framework Summary Document



1.0 Vision Statement

The vision for the site is to create a mixed-use Urban development, generating a vibrant and diverse community with opportunities for local employment, businesses. The development should recognise the existing context of development patterns and integrate with existing infrastructure and open space networks. The development should seek to create a sense of place and a sustainable community.

1.1 Introduction

This Development Framework has been prepared by Urban Design Associates (UDA) and Michael Gilmour Associates (MGA) on behalf of the Design Team and Scotia Homes, in consultation with Aberdeen City Council. The Design Team consists of:

- UDA – Architects and Urban Designers
- La Quatra Bonci Associates -- Landscape Architects
- Michael Gilmour Associates – Architects and Project Managers
- Cameron & Ross – Civil and Structural Engineers
- WSP - Transportation
- Northern Ecological Services – Ecological Consultants
- David Wilson Associates – Landscape and Visual Impact Consultants
- TBC – Noise Consultants

The development framework will be considered by the Council's Enterprise, Planning and Infrastructure Committee, anticipated to be January 2012. This will be presented with the recommendation that the Council approve the Dubford Development Framework as interim planning advice and, pending Council approval for adoption of the Aberdeen Local Development Plan, agree for officers to implement the process to ratify the framework as Supplementary Guidance by the Scottish Government. This process may require an additional period of consultation

1.2 Purpose of this document

This site is allocated in Aberdeen Local Development Plan: Proposed Plan (ALDP) - OP25 for residential development of up to 550 homes (2007-2016). A Development Framework is required for the site in accordance with the ALDP "Masterplan Zones".

The purpose of this Development Framework is to provide planning and design guidance for the future development of the Dubford site, encompassing aspects of layout, existing buildings, context and local policies.

- setting out a baseline, or two dimensional spatial framework, for the way in which large areas that may be in multiple ownerships, are to be developed. This will involve -
- appraising local context;
- reviewing whatever policy, guidance and regulations apply;
- conceiving a vision for the place;
- determining feasibility;
- establishing planning and design principles; and
- agreement on the development process

In the preparation of this document 'The Aberdeen Masterplanning Process: a guide for developers' has been closely followed.



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| RESIDENTIAL LAND | OLD GREEN SPACE |
| EXISTING RESIDENTIAL | OLD GREENWAY WITHIN SITE |
| PROPOSED RESIDENTIAL | INDUSTRIAL LAND |
| PROPOSED FLATS | INDUSTRIAL BUILDING |
| COMMERCIAL BUILDING | PARKING |
| PUBLIC OPEN SPACE | FUTURE ACCESS POINT |

Concept Development Framework Plan

1.3 Policy Context

National Policy

The Development Framework will follow National Planning Framework (NPF2) - June 2009. NPF2 sets out a plan for the spatial framework for Scotland to enable:

- sustainable economic growth
- a “greener Scotland” with enhanced natural and built environments
- safer, stronger and healthier communities
- a smarter Scotland supporting the development of the Knowledge Economy

It identifies the primary aim of Aberdeen and Shire is to grow in a sustainable way making sure the region has enough people, homes and jobs to maintain and improve quality of life.

National planning policies of relevance to this site, and to be followed in the design proposals for the site, are set out in Scottish Planning Policy.

Best practice is set out in Planning Advice Notes

PAN 51	Planning, Environmental Protection and Regulation (Revised 2006)
PAN 60	Planning for Natural Heritage
PAN 61	Planning and Sustainable Urban Drainage Systems
PAN 63	Waste Management Planning (with reference to North East Area Waste Plan and NPPG10)
PAN 65	Planning and Open Space
PAN 67	Housing Qualities
PAN 68	Design Statements
PAN 69	Planning and Building Standards Advice on Flooding
PAN 75	Planning for Transport
PAN 77	Designing Safer Places
PAN 78	Inclusive Designs
PAN 83	Masterplanning
PAN 1/2011	Planning and Noise
PAN 2/2010	Affordable Housing and Housing Land Audits
PAN 3/2010	Community Engagement

Aberdeen City and Shire Structure Plan - August 2009

Aberdeen City and Shire Structure Plan aspires to “delivering first class housing, new businesses and better transport links, all in a top quality environment. It has 6 main objectives:

- Economic growth
- Sustainable development and climate change
- Population growth
- Quality of the Environment
- Sustainable mixed communities
- Accessibility

The aim of the plan is to increase the population of the city, specifically promoting the building of 17,000 houses on Greenfield sites up to 2023. The development of the Dubford site will help in achieving this target.

For sites of area of more than 1 hectare the Structure plan requires development density to be “generally no less than 30 dwellings per hectare”. Development proposal for Dubford will comply with this policy.

Aberdeen Local Development Plan (ALDP) - September 2010

The ALDP supports the aims and objectives of the Structure Plan. Its objective is to set out a spatial framework to meet city development needs over the next 10-20 years and promoting sustainable growth of the city over this period. The Plan refers to Scottish Government Planning Policies and specifically Designing Places and Designing Streets.

The ALDP identifies desired directions for growth throughout the city and 11 specific areas for development have been identified to be brought forward through Masterplanning. Masterplanning will be required to ensure that individual development in specific areas are co-ordinated and holistically address infrastructure requirements. The Dubford site is identified as Masterplan area 1 - Dubford/Murcar, with a housing allocation of 550 units being delivered 2007-2016.

The concept layout plan indicates a development of more than the 550 residential units set out in the ALDP. Detailed proposals will be developed in full compliance with ALDP policies, particularly net development density, provision of open space requirements and best practice in Urban Design. Additional infrastructure and developer requirements will be necessary if future development phases go above the ALDP allocated units of 550 units for the site.

Energetica Placemaking Supplementary Guidance

Energetica has three principle aims:

- create a new generation energy community stretching north from Aberdeen's Bridge of Don area to Peterhead and west to the airport.
- create a renowned, world-class destination that will attract innovative energy businesses and highly skilled people
- feature high quality housing and leisure facilities in an outstanding natural environment based on low carbon principles

Its Supplementary Guidance sets out 6 criteria on issues such as sustainable development; low energy use through design and innovation; place making and high quality landscaping.

How Dubford responds to Policy

The Development Framework sets out a masterplan for over 600 houses and a commercial centre to provide local services and opportunities for local employment and businesses to be created. Section 02 shows how this is to be achieved through the adoption of best practice in Urban Design and place making with reference to Government policy contained in its Planning Advice Notes including "Designing Streets" and "Designing Places". The proposed development will aim to contribute to the requirements set out in NPF2 in its primary aim for Aberdeen and Shire to grow in a "sustainable way making sure the region has enough people, homes and jobs to maintain and improve quality of life", and the Aberdeen and Shire Structure Plan to achieve its target in house building by creating a Sustainable Community.

As set out above the proposals contained in the Development Framework meets the 6 criteria of Energetica SG.

The Development framework for Dubford aims to set out the vision for the site to create a high density, mixed-use, and mixed tenure sustainable urban community. The development will recognise the existing context of development patterns and integrate with existing infrastructure and open space networks. The development will seek to create a sense of place leaning on the traditional local vernacular of the North East of Scotland to inform the urban space and streetscapes created.

It will aim to produce a layout that takes best advantage of passive solar gain through appropriate orientation of houses. The buildings will be well insulated in accordance with current building regulations, incorporating renewable energy provisions where appropriate.

1.4 Development Process

This Framework provides an outline of the considerations required in the development of the site. Prior to the formal submission of detailed planning application for any part of the site, further consultations will be required between the applicant, stakeholders, the local community and Aberdeen City Council. A Proposal of Application Notice and EIA screening opinion for the site have been submitted to ACC. The screening opinion has confirmed that the following reports will require to form part of any formal planning application.

1. Planning Statement
2. Pre -application Consultation Report as
3. Design and Access Statement
4. Landscape and Visual Impact Assessment
5. Ecological Impact Assessment
6. Archaeological / Cultural Impact Assessment
7. Flood Risk Assessment
8. Drainage Impact Assessment
9. Water Infrastructure Assessment
10. Access / Transportation Assessment
11. Air Quality Impact Assessment
12. Sustainability Impact Assessment
13. Noise Impact assessment
14. Contamination Site Investigation and Risk Assessment
15. Education Impact Assessment
16. Retail Impact Assessment

It is envisaged that an application for planning permission in principle will be submitted for the entire area, subject to the agreement of Landowners covered by the development framework. This would establish the principles for the detailed development of the site, which could then be implemented through the submission of applications for detailed planning permission and reserved matters.

A detailed Planning application for phase 1, 2 and 3 will be submitted by Scotia Homes at the same time as the Planning in Principle Application. A processing agreement will be entered into between the Applicant and Aberdeen City Council. An outline programme to accompany the processing agreement and setting out the timetable for delivery of the project is contained in Appendix 2

It is envisaged that planning applications will be submitted in May 2012



1.5 Community Engagement and Consultation

Community Engagement plays a critical part of the planning process. Consultation and engagement with the community and stakeholders ensures that a balanced approach to development is achieved, taking into account the views of all concerned.

Through the preparation of the Aberdeen Local Development Plan: Proposed Plan, various community and consultation events have taken place in determining preferred sites for the allocation of future development. The Dubford site has also been the specific subject to a number of consultation events carried out by Scotia Homes, dating back to June 2009. Full details of these events and the outcomes are documented in section 02 – A Development Framework for Dubford.

Prior to the formal submission of any planning application further public consultation events will require to be held. As required under current planning policy, a formal public event will be advertised and take place prior to the submission of a formal planning application. In support of a Planning Application a Consultation Report will be prepared and submitted, documenting the discussions that have taken place at public engagement events and how these have been addressed in the final proposals.

