

Masterplan and Development Mix

The framework represents an opportunity for the following development mix:

Housing

General Homes : Approximately 1080 (excluding the FH3 site and further opportunity sites).
The FH3 site may provide a further approximately 77 high quality homes. Having reviewed housing demands within Inverurie and similar commercial housing developments in the area these homes should incorporate the following approximate mix:

2 to 3 Apartment Homes	15%
4 Apartment Homes	10%
5 Apartment Homes	16%
6 Apartment Homes	40%
7 Apartment Homes	13%
8 Apartment Homes	6%

Aberdeenshire Council require 35% of these homes to be affordable, which may be delivered by a variety of means both through the private sector or in partnership with the housing association sector. Some 11% of the total number of homes should be either sheltered or retirement accommodation and again it is considered that these may be delivered by a variety of means both through the private sector or in partnership with the Council or housing association sector. Some 2.5% of the total number of homes should be live work units. These will be primarily delivered via conversions within Boynds Farm Steading with the balance related to the local nodes.

In order to create a dense and relatively urban environment the incorporation of flats, semi detached and row houses will be promoted, it is suggested that some 20% of the overall development should be delivered in this manner. Denser areas of development should be primarily located at node points and around the village greens.

Large Scale Retail

Retail development: 8,416m² (including external retail area).

This figure may be increased by approximately 220m² should the incorporation of two small scale units to enclose the western corner of the development prove technically feasible.

Local Nodes

Small scale retail development: 200 to 400m².

Each node should contain a minimum of one and a maximum of two shop units.

Central Nodes

The central node shall contain a mix of retail and other facilities, related to the school, these may include:



Fig. 34.1 Masterplan





Fig. 35.1 Masterplan

Convenience Store: 200m²
 Post Office with related retail space: 100m²
 Pharmacy: 100m²
 Hairdresser (or other non food retail): 100m²
 Creche/Nursery: 200m²
 with a similar area of related land for external soft play.

The crèche should benefit from natural daylight and should be easily accessible from the drop off area related to the school. Specific consideration should be given to the detailed design of each of these components and to their servicing and bin storage provision, to create a functional, pleasant and safe environment appropriate to the approaches to the school.

Business Park

Office Accommodation: 18,000m²

This will largely be provided via a series of new build 2 storey developments with the balance located within converted areas of Portstown Farm Steading.

Community School

Around 400 Pupil Primary School: Approximately 2500m²

The school will be developed over two storeys set within a landscaped site of approximately 2.77 Hectares.

Sports Facilities and Riverside Park

Colony Park : 6 full sized football pitches.

The Colony Park facility will incorporate pitches and related parking set within the landscape framework of the park, supported by a two storey changing and social pavilion. The organisation's delivery of these facilities via a Sports Scotland Lottery Capital Grant Application is to be supported and it is considered that they can reasonably locate a pavilion of some 1000m² within this location. It is recognised that the framework must respond flexibly to their actual requirements as and when their brief and funding package develops.

A flat area equivalent to the size of a full size football pitch is also located within the boundary of the school.

Other Uses

It is recognised that both the existing Inverurie Business Park located to the east of Oldmeldrum Road and the existing Bourtie Works Industrial Park located to the north west of the framework area may be capable of supporting further similar developments. Although these areas are outwith the framework area it is considered that the key objectives of this document can be used to inform development within these areas.

Other uses such as nursing or care homes may be considered in appropriate residential areas. A doctors surgery may also be considered related to the school, but may have to be in lieu of other uses. A lodge type hotel may compliment the proposed business park. Each of these potential uses would require further detailed consideration. Allotments may soften the edge of the development blurring the boundary between town and country.



The framework study has set out to create an integrated mixed development with good quality spaces and a coherent structure, which sits well within the landscape and promotes pedestrian movement. These considerations are reflected in the framework masterplan and the more detailed investigations of individual aspects of the overall development area shown earlier in this report.

In many respects this emulates similar developments which are currently being developed across Scotland including Miller Homes and Stewart Milne Homes developments to the north of Broughty Ferry, Dundee.

Assessing Planning Applications with the Framework

Aspects such as the framework's approach to structure planting permits a development of this scale to sit naturally within the surrounding landscape and allows different uses and development styles to co-exist without a loss of identity or amenity. To that end the framework's general approach is seen as a flexible tool, which may if required, respond to alternative but compatible uses. The framework indicates an approximate level and layout of accommodation across the site and again is considered, to some extent, as a flexible tool. From that point of view individual developers may create solutions which deliver the key objectives of the framework whilst increasing densities and therefore the level of accommodation within their site or incorporating those objectives within their own layout.

Index 21

In this sense a benchmark Index 21 score of 66% has been set to permit Planning officials to assess the merits of future Planning Applications against the performance or merits of the framework proposals. This allows the developer some flexibility and an ability to trade off aspects of their design within certain limits. The use of Index 21 in this way may promote some level of marketing of each site's green credentials and indeed competition between them. The use of combined heat and power, biomass fuel sources and solar water heaters will generally be viewed favourably. Indeed the framework wishes to promote the idea of "green" options such as solar water heaters or improved insulation levels being offered by developers over and above the standard housing specification, much in the way wardrobes or kitchen appliances are generally marketed. The availability of such options could obviously improve a site's Index 21 score.

That said the key ingredients of a successful Index 21 assessment are the creation of a pedestrian friendly, compact, benign, cohesive design which is designed to relate to the environment and is integrated with the landscape.

Architecturally the framework promotes an approach which emulates the robust, relatively unfussy well proportioned character of the North East's vernacular.

This can of course create a more modern identity, but focal points, building lines and boundary treatments which are commonly found in traditional streets will all be important ingredients in architecturally creating streets rather than merely a network of roads.

Key Objectives

In summary the key objectives of the framework are to:

- Create a unique sense of place based upon high quality buildings and a well considered public realm.
- Connect Uryside to Inverurie by a variety of means.
- Promote pedestrian movement through a series of pleasant green spaces and to supervise these routes.
- Take steps to traffic calm large areas of the development and promote pedestrian priority.
- Fit the new developments within the existing landscape.
- Augment the existing landscape with shelter belts, boulevard planting and areas of bulk planting to control its scale, environment and appearance.
- Create a mixed development of varying compatible uses, house types and tenure.
- Provide community and convenience facilities spread through the development and centrally related to the school.
- Provide a centrally located school which benefits from the educational opportunities offered by and the aspect across the park.
- Design the school and its site to ease congestion and maintain a scale which is complimentary to the adjacent housing developments.
- Take steps to populate and architecturally face roads such as Oldmeldrum Road to prevent them becoming otherwise sterile distributor roads
- Create points of interest at site entrances, pedestrian routes, along Oldmeldrum Road and at other focal points to provide a high quality and distinctive Townscape.
- Separate less compatible uses by means of sensitive design, distance, berming and bulk planting.
- Maximise the potential of solar gain and protection from cold winds.
- Maximise the opportunities of the Park and views across it.
- Encourage townscape improvements between the Town Centre and the River Urie.
- Restrict the use of the Business Park to office and complimentary developments to prevent nuisance to housing areas.
- Achieve an Index 21 score of at least 66% within each development area.
- Promote the use of carbon neutral fuel sources and other "green" design approaches.
- Encourage the design of a parkland which promotes safe access to Uryside, well being, access for anglers, provides excellent sports facilities and areas of more natural habitat where access is limited to support nature conservation and environmental education.
- Contribute financially to the infrastructure of the town.

These objectives have been developed from the Local and Structure Plans and a raft of local and central government guidance including:

- BRE Digest 350 Climate and Site Development
- A Policy Statement for Scotland – Designing Places, Scottish Executive, October 2001
- <http://www.ads.gov.uk>
- Scottish Planning Policy 1 – The Planning System, Scottish Executive, November 2002
- Scottish Planning Policy 3 – Planning for Housing, Scottish Executive, February 2003
- Planning Advice Note 77 – Designing Safer Places, Scottish Executive, March 2006
- Planning Advice Note 76 – New Residential Streets, Scottish Executive, November 2005
- Planning Advice Note 67 – Housing Quality, Scottish Executive, February 2003
- North East Scotland Together, Aberdeenshire Structure Plan, Aberdeenshire Council, 2001
- Scottish Planning Policy 7 – Planning and Flooding, Scottish Executive, February 2004
- Scottish Planning Policy 17 – Planning for Transport, August 2005
- National Planning Policy Guidance 11 – Sport, Physical Recreation and Open Space (imminently to be replaced by SPP11 Open Space), Scottish Executive, June 1996
- Planning Advice Note 44 – Fitting New Housing into the Landscape, Scottish Executive, 1994
- Planning Advice Note 51 – Planning and Environmental Protection, Scottish Executive, 1997
- Planning Advice Note 65 – Planning and Open Space, Scottish Executive, January 2003
- Planning Advice Note 69 – Planning and Building Standards Advice on Flooding, Scottish Executive, August 2004
- Planning Advice Note 72 – Housing in the Countryside, Scottish Executive, February 2005
- Planning Advice Note 75 – Planning for Transport, Scottish Executive, August 2005
- The Six Acre Standard: Minimum Standards for Outdoor Playing Fields, National Playing Fields Association
- The Finalised Aberdeenshire Local Plan (Extract for Garioch) Aberdeenshire Council, August 2002
- Inverurie: A Landscape Capacity for Development Study, Aberdeenshire Council, updated 2003
- <http://www.index21.org.uk/>
- North East Scotland Together - Aberdeen Structure Plan, Aberdeenshire Council, 2001
- <http://www.nesbiodiversity.org.uk/>

Planning Gain

Discussion with developers who are active within the Framework area have indicated they would welcome a financial formula to equitably apportion the cost of necessary infrastructure.

Conclusion and References

Planning Gain

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Aberdeenshire Council has through the local plan process identified the following infrastructure which is needed to support the development of a community at Uryside:

- Community School to support around 400 pupils plus related community and health support facilities.
- Affordable housing.
- Road improvements to the B9170 and the B9001, including the railway and river crossings, and traffic calming.
- Link road between the B9170 and the B9001.
- Cycleways to adoptable standards connecting Uryside to Inverurie including bridge crossings within the Riverside Park.
- The establishment of the Uryside Riverside Park on the flood plain through the provision of land, landscaping, paths and sports facilities.
- Percentage for art public realm works between the town centre and Uryside.

Discussions with Aberdeenshire Council's Planning Officers and the Planning Gain Co-ordinator will enable each of the Uryside Developers to contribute on an equal basis to the provision of the infrastructure described.

Appendix A RSK Ensr's Park Masterplan

