

Welcome

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Welcome to the Grandhome new community exhibition.

The purpose of this exhibition is to:

- Provide updates on the long term masterplan for Grandhome
- Introduce the draft Development Framework
- Discuss forthcoming planning applications, including the latest update on environmental and infrastructure issues

What is the Grandhome project?

Grandhome is a proposed new community in the Bridge of Don that aims to set new standards for development in Scotland.

Promoted by the Grandhome Trust, Grandhome is a series of walkable traditional neighbourhoods with shops, schools, green spaces, and workplaces. The community is designed to provide an excellent environment and quality of life, with parks and open spaces within walking distance of all homes, and good connections to the Don Valley and surrounding countryside.

Rising eventually to 7,000 homes, Grandhome will have a strong identity that draws from the distinctive character of the northeast, including Old Aberdeen and local towns. It will be planned and delivered by the Trust through a long term vision based on three centuries of continuous stewardship of the land.

Grandhome is now a key part of the Council's adopted Local Development Plan (2012), endorsed by Scottish Government Ministers. This follows various community consultation sessions, and a week-long exercise as part of the Scottish Sustainable Communities Initiative Charrette Series in March 2010, when many local people and organisations took part.

Today's exhibition will focus on how this masterplan has evolved since the SSCI charrette, particularly on account of environmental and infrastructural requirements. Panels also introduce the Development Framework – a statutory document being prepared for Aberdeen City Council, and the delivery and implementation strategy for the scheme.

We hope that this exhibition answers many of your questions about Grandhome, and we would like to hear your comments on our plans and the design process. A later, more detailed exhibition will follow in the New Year, prior to submission of the planning applications.

Representatives from the Grandhome Trust team are available to discuss the proposals and answer questions.

The Grandhome website, featuring the information relating to previous consultations, as well as this exhibition and future events, will soon be online at <http://www.grandhome.co.uk>.

Comments on the proposals can be made to info@grandhome.co.uk, and there are also feedback forms available today. We hope you enjoy the exhibition.

Sections

Introduction

Welcome	1
Background	2
Process So Far	3

Masterplan

The Masterplan	4
Design Evolution	5

Development Framework

Development Framework	6
Urban Design Strategy	7
Green Network	8
Neighbourhood Structure	9
Street Network	10
Housing Mix	11

Delivery & Implementation

Infrastructure	12–13
Environmental Surveys	14–15
Phasing	16
Next Steps	17

Background

Grandhome is located 6km northwest of Aberdeen city centre, in the Bridge of Don community. The 320ha site is conveniently positioned alongside the A90, between Dyce airport and the Aberdeen city centre. The Aberdeen Western Peripheral Route is also proposed to run north of the site, offering strategic regional connections.

Several residential neighbourhoods surround the site, including Bucksburn, Middleton Park, and Danestone. The new community will be designed to provide much-needed retail and community facilities for these areas, including a high street developed with shops, offices, cafes, restaurants and other amenities. This should not only cater to future Grandhome residents, but also allow other Bridge of Don residents to stay in the local area for both work and entertainment.

To the north, the site is contiguous with open, undeveloped farmland extending out over the Buchan Plateau. The new settlement will be designed to link to this green space, with open green corridors offering long views, as well as functional connecting spaces for wildlife. More information on the green space strategy is available on Panel 8.

The site has been in agricultural use for many years, yet has been slowly encroached upon by development as Aberdeen has grown. The proposed development will also retain aspects of the area's agricultural character through the preservation of existing drystone dykes and landscape features.



Energetica

Energetica is Aberdeen City and Shire Economic Forum's (ACSEF) vision for a 30-mile sustainable development corridor, extending from the Bridge of Don to Peterhead. The corridor will consist of a series of interconnected energy and non-energy related developments and currently includes six exemplar projects. The scheme will seek to draw innovative, energy businesses and capitalise on Aberdeen's status as Europe's leading energy centre.

Grandhome is located within the Energetic corridor and will seek to gain energy-related corporate occupants, particularly within the Business Park. The Grandhome Trust has begun discussions with Energetica leadership and will continue to coordinate as the plans advance.

Planning Context

The Grandhome site lies within one of three Strategic Growth Areas identified by the Aberdeen City and Aberdeenshire Structure Plan 2009. These Strategic Growth Areas will be the main focus of development up to 2030 and will require Aberdeen to accommodate up to 21,000 new homes and 175-ha of employment land within the plan period.

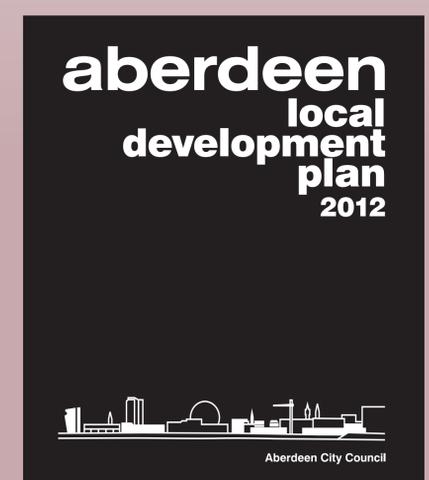
The recently adopted Aberdeen City Local Development Plan (LDP) conforms to the approved Structure Plan. The Grandhome site is allocated within the proposed LDP as an Opportunity Site (OP12), capable of accommodating a mixed-use proposal including 2,600 homes up to 2016, a further 2,100 homes up to 2023, 5-ha of employment land up to 2023, and an additional 2,300 homes up to 2030.

The site has been identified to meet the demand for housing within the Strategic Growth Area, and to provide opportunities for employment.



Extract from the Aberdeen Local Development Plan Proposals Map. This is part of the 'Planning Context' subsection so can you extend the shaded background so the reader knows it's part of it.

	Local Development Plan Period		Future Growth
	2007 - 2016	2017 - 2023	2024 - 2030
Housing	2,600 homes	2,100 homes	2,300 homes
Employment	5ha		



Process So Far

Plans for Grandhome have advanced substantially due to the site's inclusion in the Local Development Plan. The timeline below summarises key points in the community's development so far, as well as milestones in the upcoming statutory planning process.

Notably, the Grandhome Trust plans to submit Planning Applications for the site this spring,

including an application for Planning Permission in Principle for the first 4,700 housing units and associated uses, and an application for Full Planning Permission for the first phase of development, which is likely to comprise about 450 housing units and associated uses. A second exhibition will provide more information on the detailed plans for this first phase, after the design develops further over the next few months.



June 2008

The Scottish Government launched the Sustainable Communities Initiative programme to encourage the development of high-quality, masterplanned communities. Sixty-eight development teams then responded to the call for demonstration sites, including the Grandhome Trust.

October 2009

The SSCI programme announced plans for the SSCI Charrette Series, to include Grandhome along with fellow SSCI sites Ladyfield (in Dumfries) and Lochgelly (in Fife).



February 2010

An initial public visioning session and exhibition introduced the charrette concept to the local community and encouraged participation.



March 2010

The Grandhome SSCI charrette was carried out over eight days, during which the design team generated a full site masterplan, working with Aberdeen City Council officers, local Councillors, national agencies and the wider community.



October 2010

The SSCI Charrette Series Report was published, including masterplan proposals for Grandhome, as well as fellow SSCI sites Ladyfield and Lochgelly.

Autumn/Winter 2011/2012

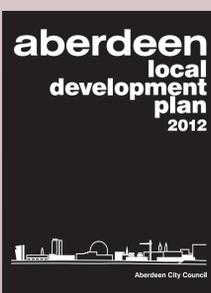
Follow-up meetings with the Bridge of Don community explored the outcomes of the SSCI charrette.

December 2011

Grandhome was confirmed as a strategic development site in the Aberdeen City Draft Local Development Plan.

May 2009

Grandhome was selected as one of 11 national exemplar projects for the Scottish Sustainable Communities Initiative.



January 2012

After the adoption of the Local Plan, the Grandhome design team reconvened at an intensive Design Workshop, modifying the masterplan in line with updated environmental data.

October 2012

This public exhibition, the first major event since the charrette, has been convened to showcase the evolution of the masterplan, the draft Development Framework for the site, and the outcomes of the environmental surveys.

Spring 2013

A Planning Application in Principle for Grandhome's first 4,700 housing units, shops and community facilities will be lodged, alongside a Full Planning Application for the community's first phase.

January 2012

Aberdeen City Council adopted the Local Development Plan, including Grandhome as a strategic development site.

April 2012

The Grandhome Trust reviewed the development of the masterplan with Aberdeen City, national agencies and the Scottish Government, in a set of workshops focussed on environmental issues and transport.

November 2012

A last Design Workshop will be convened to finalise the site masterplan for the spring planning submission, and to further detail plans for Phase 1 of the development.

Spring & Summer 2012

A full team of environmental consultants surveyed the Grandhome site, including ecologists, archaeologists, landscape architects, ground conditions specialists, noise specialists and others.

Early 2013

A second public exhibition will focus on the detailed plans for Phase 1 of Grandhome, as well as other proposals detailed within the In Principle and Full Planning Applications.

2014

Construction of the community's first homes is likely to commence in 2014.

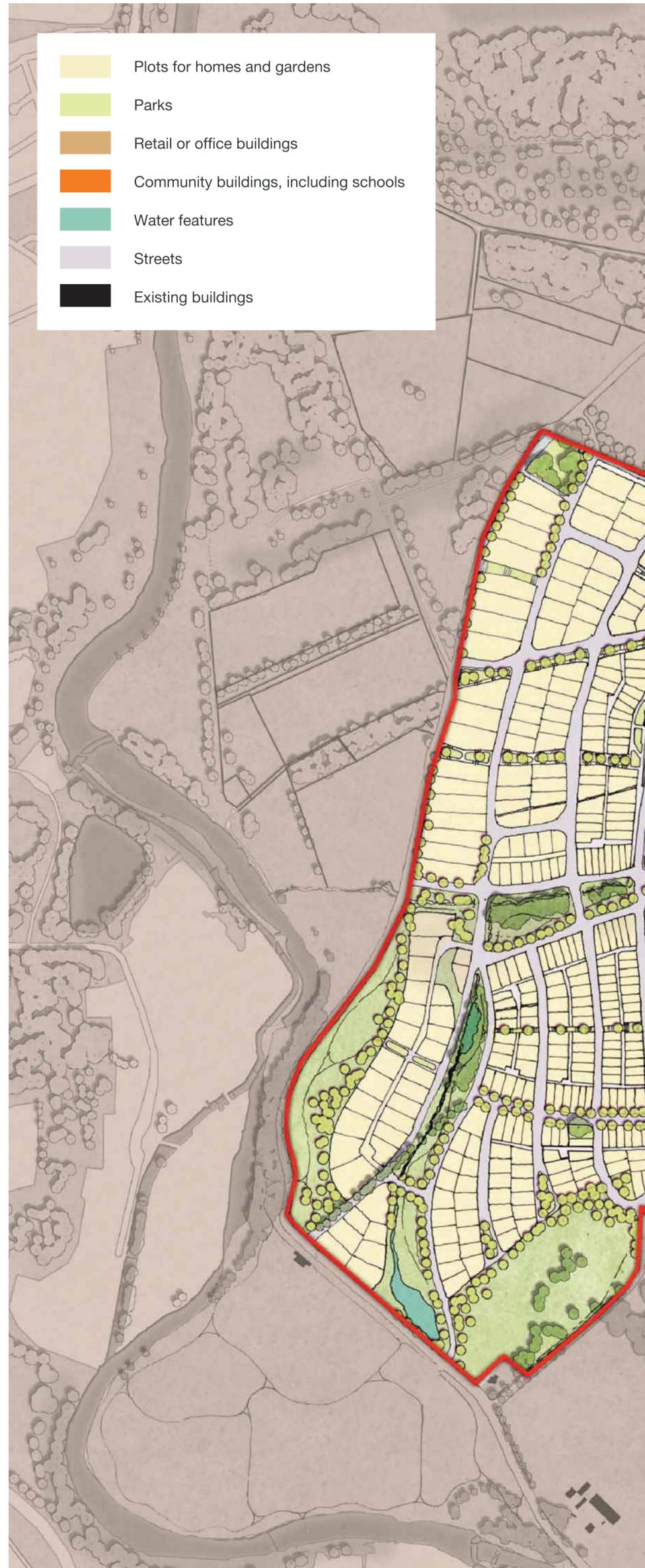
Masterplan

The Masterplan

The Grandhome masterplan proposes the development of an urban extension to Aberdeen, which will ultimately comprise four neighbourhoods, including a high street and Business Park.

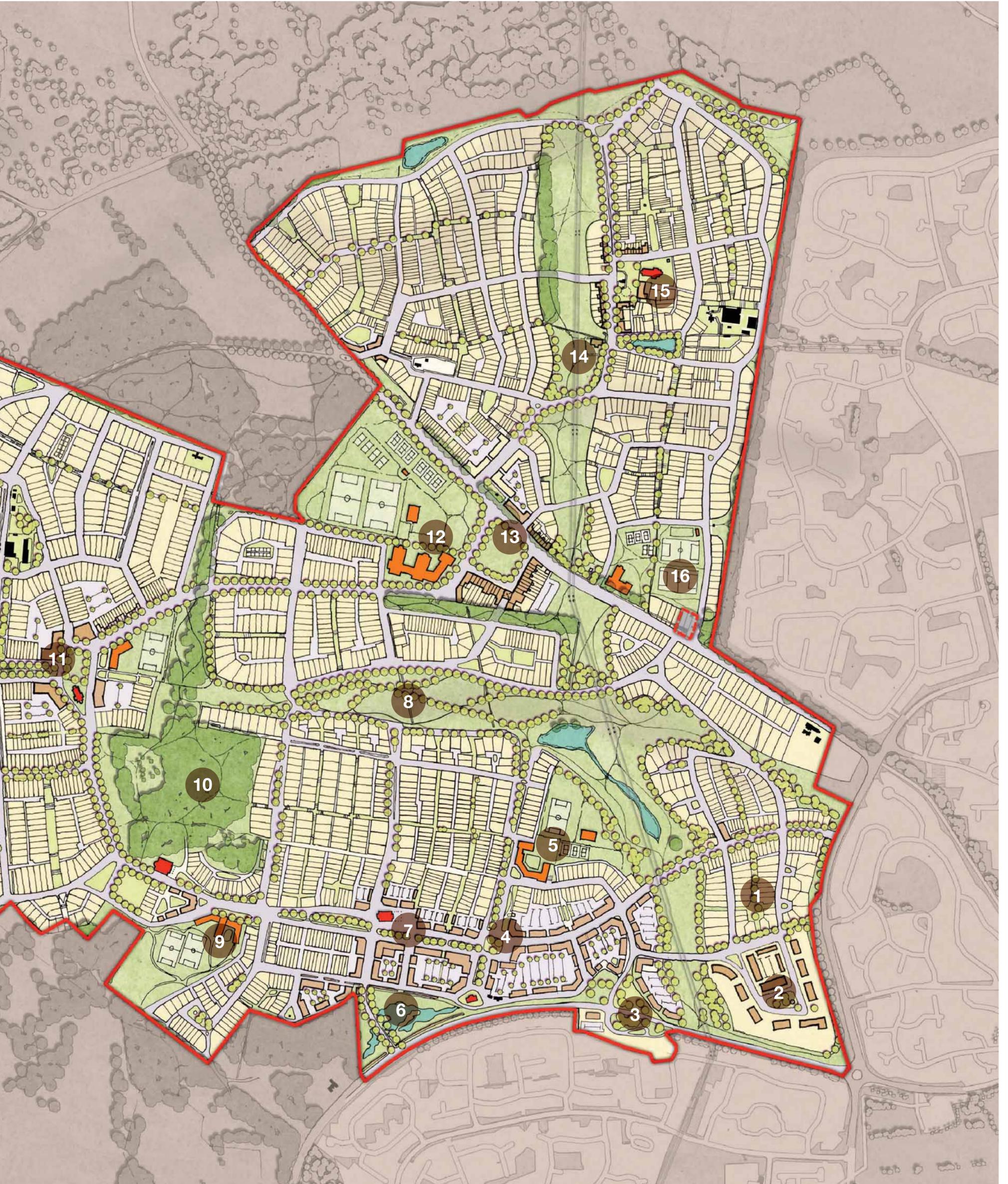
Designed to follow the best architectural traditions of neighbouring historic towns, Grandhome will be mixed-use, with shops, parks and schools in neighbourhood centres, within walking distance of all homes. This approach offers a strong contrast to single-use suburban development, in which residences are separated from all other business and community uses. The design approach at Grandhome should allow residents to experience a greater sense of community, and use their cars less. Moreover, the scale of Grandhome allows for the development of many amenities that could not have been sustained by many smaller housing estates or urban extensions.

The masterplan at right indicates the community's key features and landmarks.



- 1 Grandhome's first residential neighbourhood (more information available on Panel 16)
- 2 A corporate Business Park for a tenant interested in a site within a community, with good access to both Dyce and Aberdeen city centre.
- 3 The main entrance to Grandhome from the A90, featuring building on both sides to create a gateway for the community
- 4 The high street's main square, which has views of the shops as well as direct connections to a civic building to the south and the primary school to the north
- 5 Grandhome's first community-use primary school, including sports pitches connected to the open greenway
- 6 A park designed to include sustainable urban drainage features
- 7 The Grandhome high street, which is lined with shops, offices and cafes. Car parking is located in shielded car parks within the blocks.
- 8 The hilltop park, which is part of the greenway which runs from the east to the west of the site

- 9 A potential site for a community-use primary school
- 10 A naturalistic park, on a greenway which runs from the north to the south of the site, allowing for the migration of wildlife
- 11 A neighbourhood centre, featuring shops and a primary school facing a square. A series of greens also extends beyond the square, offering views to the countryside
- 12 Grandhome's Community Campus incorporating a secondary school and sports pitches
- 13 A large square adjacent to the school, which functions as a break-out area and neighbourhood centre
- 14 A north-south greenway across the site, designed to accommodate the existing pylons
- 15 A small neighbourhood centre, including shops, a square and a community building
- 16 A site for a community-use primary school, including sports pitches



Design Evolution

The Grandhome Trust has always seen Grandhome as a walkable, mixed-use community centred around a series of active neighbourhoods. Yet while this vision has always held steady, the detailed structure of the masterplan has evolved substantially from the 2010 SSCI charrette through to today.

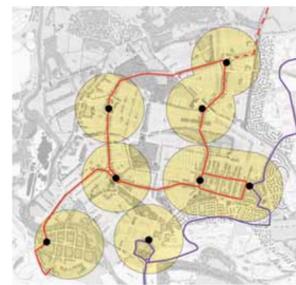
The current version of the plan takes into account the much more detailed environmental information about the site now available, and follows the more detailed parameters for development now available within the Local Development Plan. For example, the site boundary in place now aligns with the requirements of the LDP, as does the allocation of retail. Moreover, while the plan has evolved to better accommodate technical requirements, aesthetic and design features such as the green network have also been improved by the design team.

Key differences between the two plans can be summarised as follows, with the SSCI plan pictured on the top left in each instance:



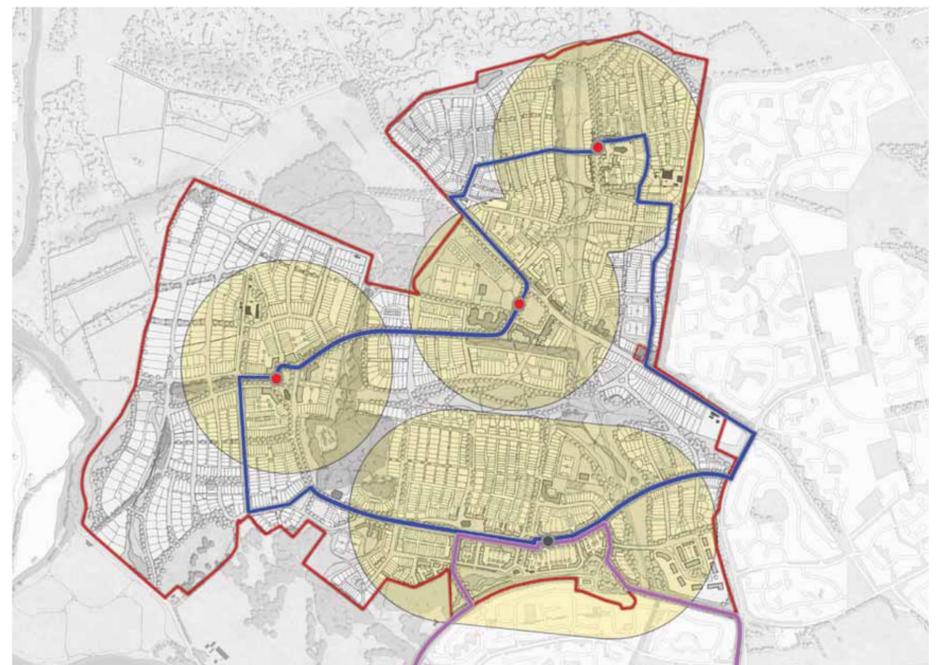
Site Boundary

A key change to the masterplan since the SSCI charrette has been the revision of the site boundary. The boundary now adheres to that within the Local Development Plan, with the main change being the elimination of some development proposed to the southwest.



Neighbourhood Structure & Transport Plan

The revised site boundary led to a simplified neighbourhood structure better able to accommodate a bus route. The bus route for the full development is now designed to follow a simple loop, passing through each neighbourhood centre as well as the secondary school. The proposed regional bus route is now also much more feasible, passing into Grandhome from the Parkway.



Green Network

The revised masterplan includes permeable corridors running from both north to south and east to west. This network not only incorporates substantial public greenspace but is also a haven for local wildlife. The masterplan also considers the presence of pylons on the site; whilst this is a constraint, the design team reduced their visual impact by incorporating them within the enlarged green network. Landscaping and deflected vistas will limit views of the pylons from within the community.



Town Centre & Business Park

The Town Centre and Neighbourhood Centres have been reduced in size to enhance their vitality and viability. A business park, located in the southeast portion of the site, was also added into the plan during the masterplan revision process.



Development Framework 6

The Grandhome masterplan will be governed by the Development Framework, a statutory document adopted by Aberdeen City Council. The Development Framework provides all the information on the vision for Grandhome, and outlines the parameters for development, including environmental requirements, planning requirements and design aspirations. The Framework will ensure that the community of Grandhome follows the vision that has been set out since the charrette and endorsed by the community and statutory consultees.

A second document, the Phase 1 Masterplan, will then explain how the Framework's broad principles are achieved in the first phase. Each subsequent portion of the site to be developed will also have its own Masterplan.

A few of the key design principles outlined in the Framework are explained on the following Panels. More detail will be available when the Council puts forward the final draft of the Framework for consultation.



Vision for Grandhome

The vision for Grandhome is underpinned by six key principles:

1. Strong Sense of Place

Grandhome will have a strong Donside identity and character, rooted within the vernacular of northeast Scotland. Architecture will respond to the context and traditions of the area to remain compatible with the surrounding communities of the Bridge of Don.

2. Sustainable and Walkable Neighbourhoods

Grandhome's masterplan is made up of a series of neighbourhoods, each of which is designed so residents can access schools, shops and community facilities within walking distance of their homes. By optimising the range of local facilities over time, residents will be less car dependent than other neighbourhoods, promoting a sustainable lifestyle.

3. A Well-balanced Mixed Community

Grandhome will aim to become a self-sustaining development, with housing, employment and community facilities integrated within each neighbourhood. Each neighbourhood will comprise a mix of different-sizes and designs of homes at different price levels, including 25% affordable housing.

4. Green Spaces to Breathe

Grandhome will include an extensive green network, crossing the site from both north to south and east to west. Different green spaces will combine to provide a mix of formal recreation, walking areas and informal relaxation. The landscape plan also preserves key elements of the site in naturalistic, untamed areas, and creates safe corridors for local wildlife.

5. Well-Connected Streets

Grandhome is designed to follow the progressive principles of the Scottish Government's *Designing Streets* policy. The various neighbourhood phases are designed to maximise connections using streets, promote walking and cycling, and combine together to make an attractive, traditional place.

6. A New Centre for the Bridge of Don

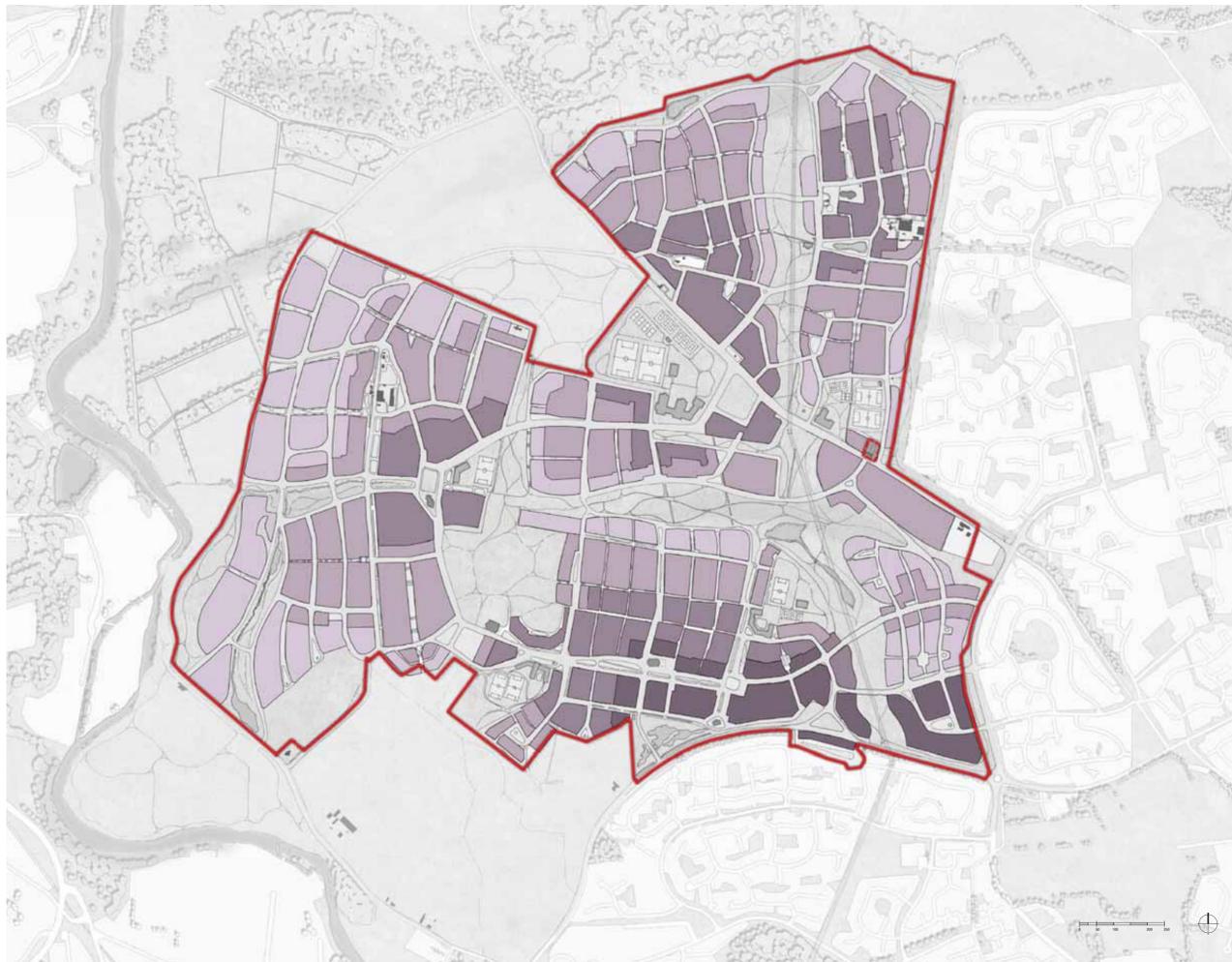
Grandhome will be sympathetically integrated into the surrounding community, and over time will provide a range of employment, retail and other local services including opportunities for new businesses of different sizes, strengthening the lifestyle and choices for local people.

Urban Design Strategy

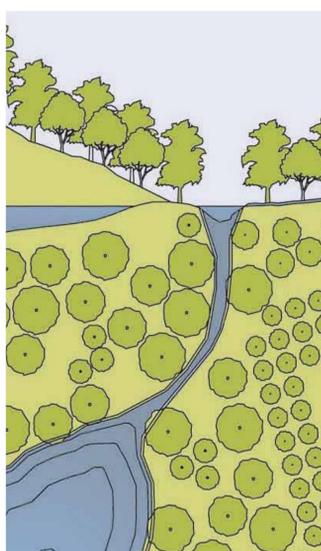
Grandhome's neighbourhoods include a variety of densities, from the busy high street to the quieter, rural areas on the settlement's edges. This variety of types of environments will provide residents with a diverse streetscape similar to that of a traditional Scottish town.

To accomplish this, the Grandhome masterplan was developed using a tool called the transect. The transect categorises types of areas from the urban to the rural, considering elements of the built environment including street design, house size and design, landscaping and public realm design. This system ensures that elements such as street lighting, street design and park design correlate with their surroundings, with differing standards for the urban, the rural and the areas in between.

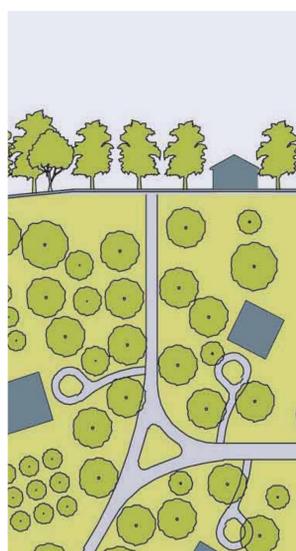
Specifically, the transect system used at Grandhome includes five zones, from the urban centre, Transect Zone 5, to the lower density sub-urban zone, Transect Zone 1. The higher density Transect Zone 6 (urban core) is not included, given Grandhome's location on the edge of the city. Regulating documents such as a Design Code and Pattern Book will then use the transect system to ensure that housing types and densities, as well as street types are allocated appropriately throughout the site.



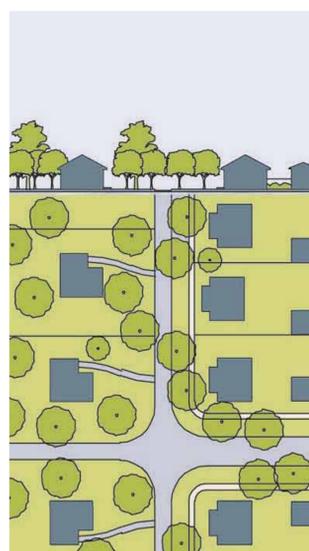
- T2 – Rural
- T3 – Sub-urban
- T4 – General Urban
- T5 – Urban Centre
- CS – Parks & Green Space
- CB – Civic buildings



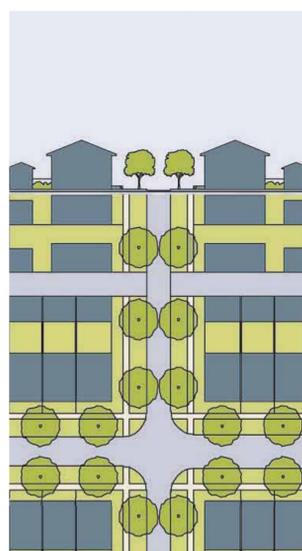
T1 Natural Zone



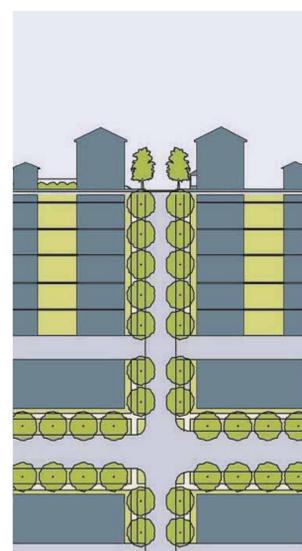
T2 Rural Zone



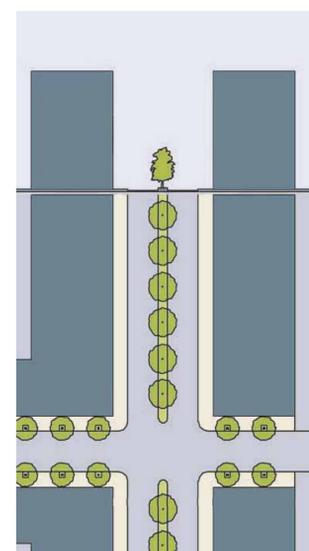
T3 Sub-Urban Zone



T4 General Urban Zone



T5 Urban Centre Zone

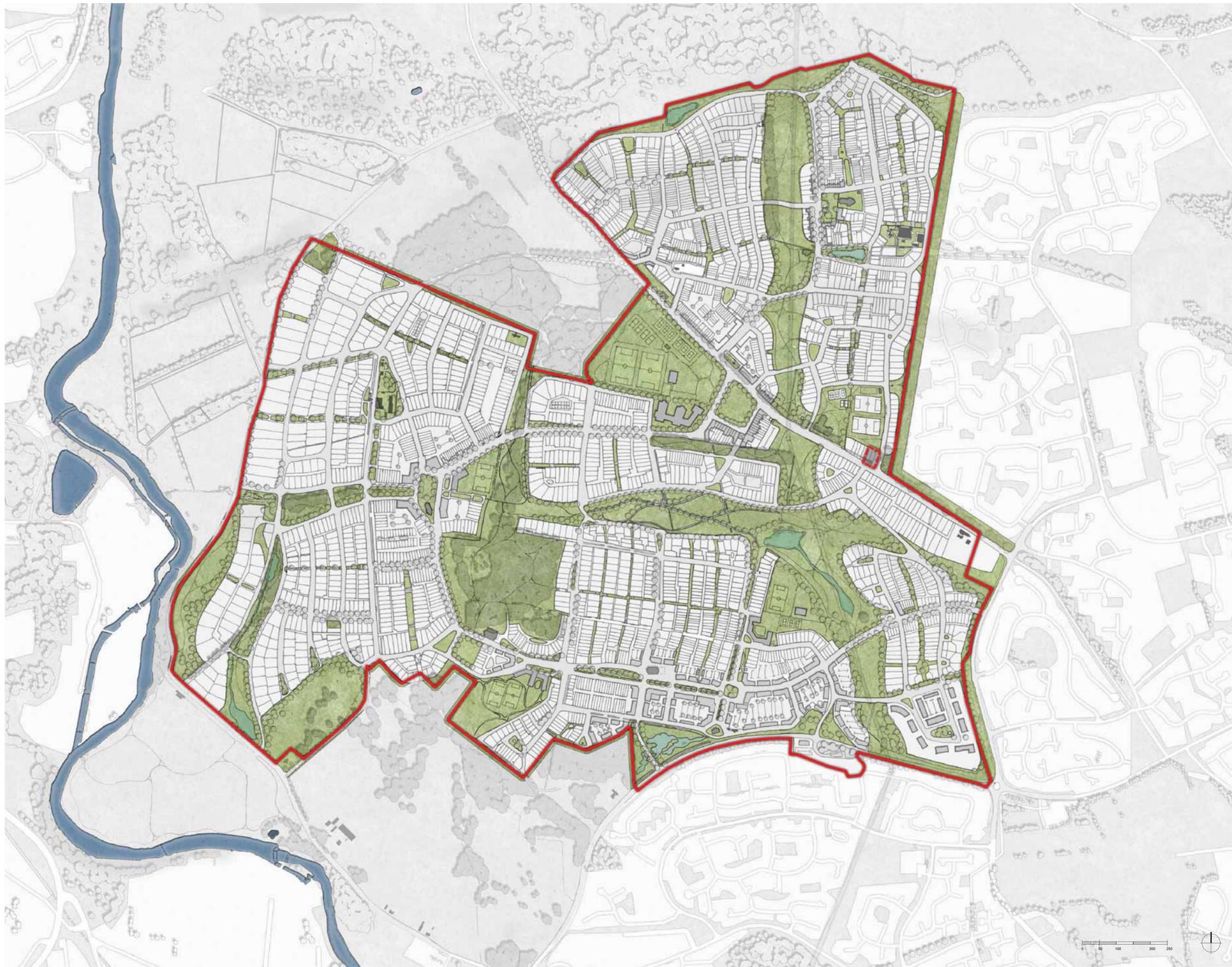


T6 Urban Core Zone



Transect Zone system, illustrated with local examples from Aberdeen

Green Network

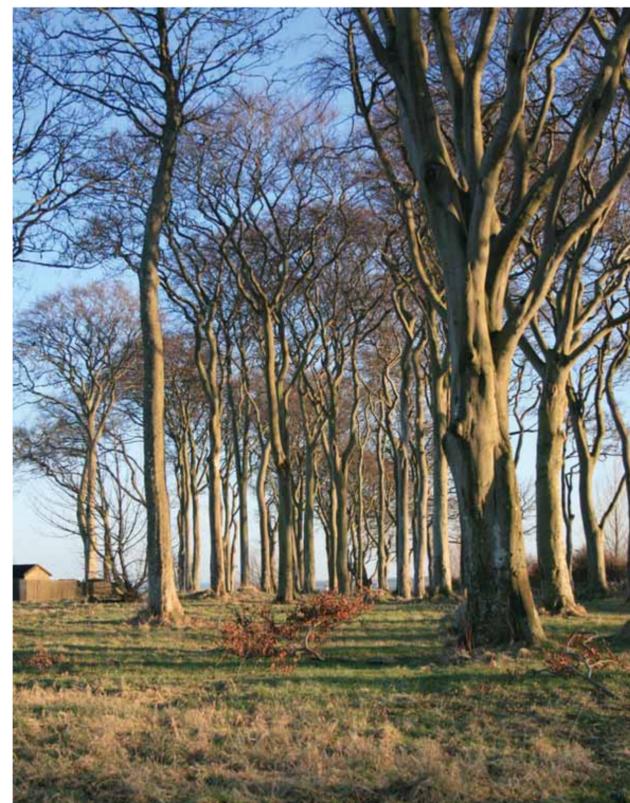


Grandhome is designed to include a variety of green spaces, which will accommodate formal recreational activities as well as informal places for rest and relaxation.

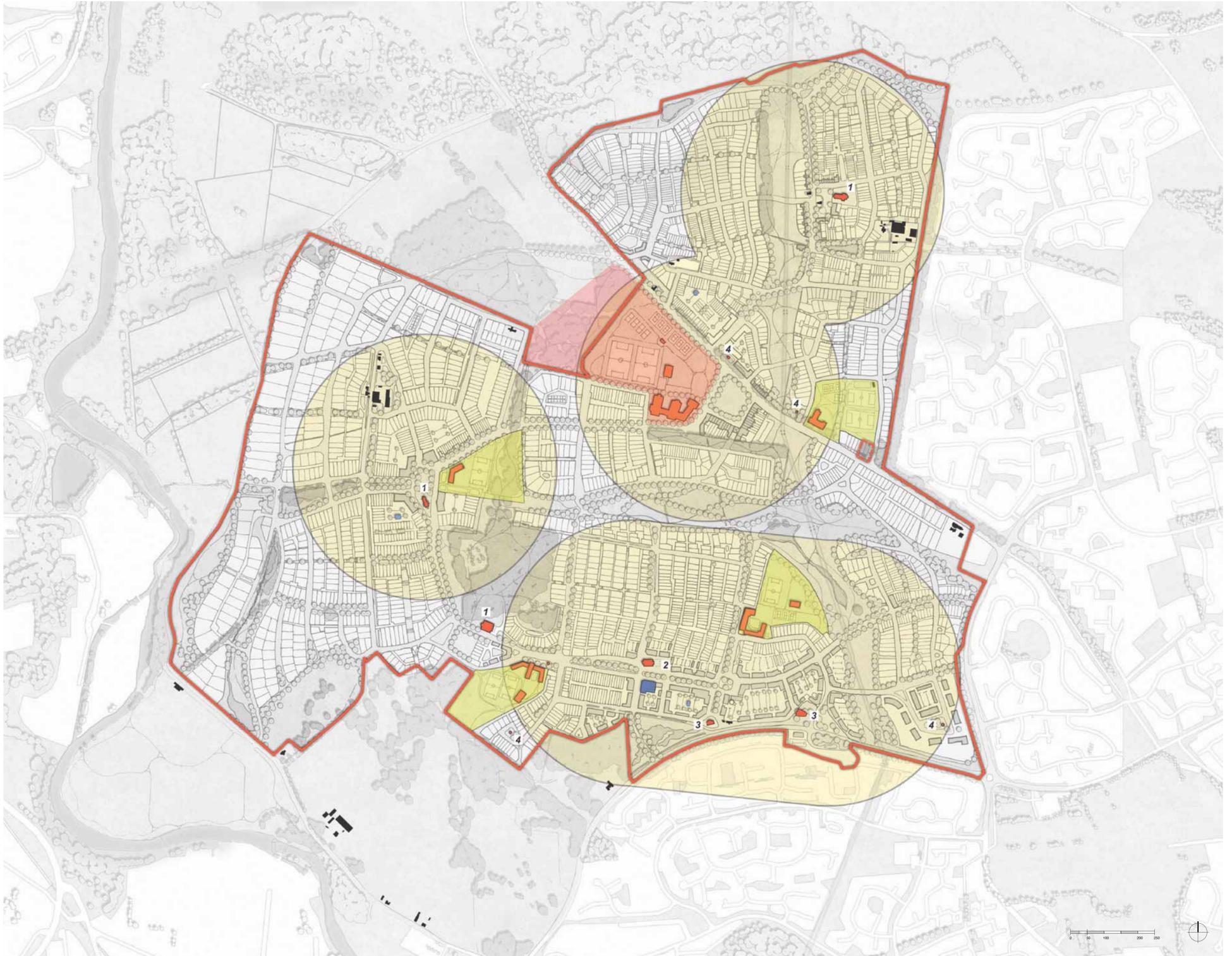
Green open space is provided in the form of parks, squares, playgrounds and sports pitches, with each type distributed on a walkable neighbourhood basis.

A key consideration throughout the design process has been the integration of a network of untamed green spaces that will support biodiversity. The network has been designed to respond to particular site constraints, including the steep topography in some areas.

The proposed green space network goes beyond Council requirements to fully permeate the site. Green corridors run from both north to south and east to west, to provide wildlife with a continuous habitat and to provide Grandhome residents with linked up green spaces for a full range of leisure and recreation purposes. Sustainable Urban Drainage features are also incorporated into the park plan, creating aesthetically pleasing lakes and ponds.



Neighbourhood Structure 9



Grandhome is designed to operate as a network of neighbourhoods, offering residents easy access to their daily needs in walking distance. Accordingly, each neighbourhood centre is designed to include community facilities and a certain level of retail provision, focussed on top-up shopping (e.g. small grocers/newsagents) in addition to a limited amount of services and food and drink. The neighbourhoods will also feature schools, open spaces and other amenities, and are designed to be traversed in five minutes on foot, from centre to edge.

The larger high street area, a destination easily reached from across Grandhome, as well as the surrounding communities, is also within easy walking distance and will accommodate an appropriate level of retail, services and restaurants. By providing the right balance of town centre uses this will promote the High Street as an attractive destination for shoppers, workers and visitors.

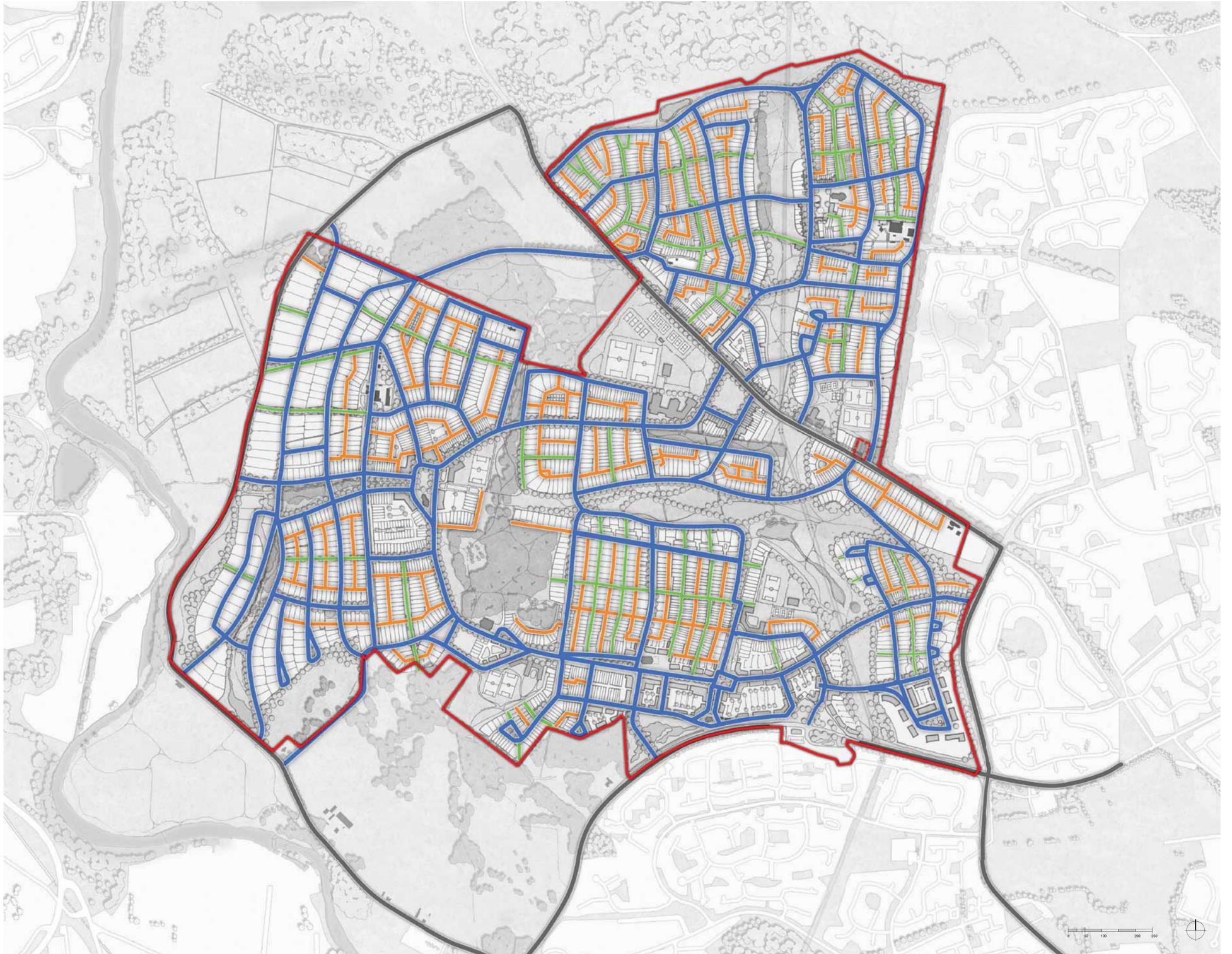
The high street is also linked closely to the 5 ha “corporate-HQ” style Business Park, which

- | | |
|------------------------|---|
| Local circulator | Existing buildings |
| Regional connection | Community primary school and sports |
| Local bus stop | Academy, library, community campus and sports |
| Regional bus stop | Civic buildings |
| Pedestrian shed (400m) | 1. Religious building |
| | 2. Covered market |
| | 3. Sites for community use |
| | 4. Civic structure / monument |
| | Health centre |
| | Neighbourhood recycling |
| | CHP facility |

is envisaged to provide excellent employment opportunities and facilitate integration with the proposed Energetica corridor and other Science Park activities which are on-going within the wider Bridge of Don vicinity.

Street Network

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The Grandhome street network has been carefully designed to build on the existing network around the site and connects the future neighbourhood centres with major regional roads where possible.

The street network is designed to adhere to a street hierarchy, with different kinds of roads designed in line with the site's varied densities, uses and building dispositions, all of which are coordinated through the transect zone system.

The hierarchy includes the existing streets, which in this case are designed to accommodate regional traffic, alongside new streets within the community, quiet rear lanes that primarily serve homes, and pedestrian-only passageways through ponds and wynds.

Although these roads are designed for different capacities and speeds, all are designed to provide a pleasant pedestrian experience and accommodate pedestrians and cyclists alongside drivers.

Safety is a key factor in designing the street hierarchy. This has been achieved through traffic calming measures such as staggered crossroads, structural planting along street verges and avoiding long, straight streets which encourage speeding.

- Site boundary
- Existing streets
- Proposed streets
- Proposed rear lanes
- Proposed pedestrian paths

Housing Mix

Each of Grandhome’s neighbourhoods will feature a wide variety of housing tenures, sizes and types, including detached houses, terraced houses, cottages and flats.

In terms of size, housing mix will reflect current and likely future market demand in Aberdeen by focusing on the provision of high quality family homes while catering for smaller household sizes. The plan also incorporates 25% affordable housing.

The detailed plans for housing types for the first phase will be developed by our team of architects over the upcoming months, with this information featured in the next exhibition.

However, an indicative composition of housing mix may include the following:

One-bed	10-15%
Two-bed	20-25%
Three-bed	30-40%
Four-bed	25-30%
Five-bed+	5%

Development will span the full transect, providing high-density urban living in the neighbourhood centres and more rural family homes on the outskirts. This variety of housing will allow for a diverse group to settle within Grandhome, and enable families to then remain within the community should their household numbers or circumstances change over time.

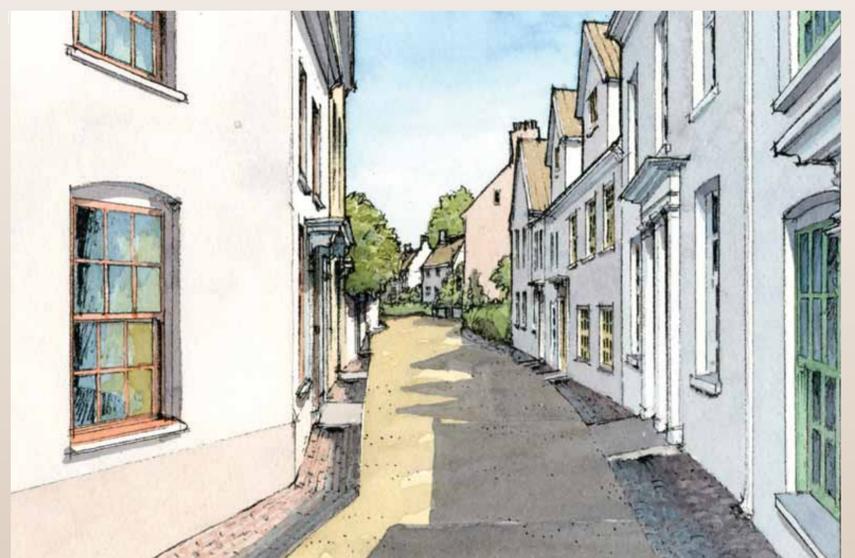


Artist’s Visualisations

These drawings depict locations within the masterplan, and offer perspective on what parts of Grandhome are likely to look like in terms of density and street composition. These drawings offer a good sense of the character and diversity of the streets; however, they do not yet include the specific types of houses to appear in Grandhome. Work on the detailed architectural plans is currently underway.



1 Grandhome’s high street will feature high-density retail and accommodation, with restaurants and shops on the ground floor and flats and offices above.



2 Terraced houses just off the high street offer convenience and the opportunity to live in close proximity to the town centre’s offices and amenities.

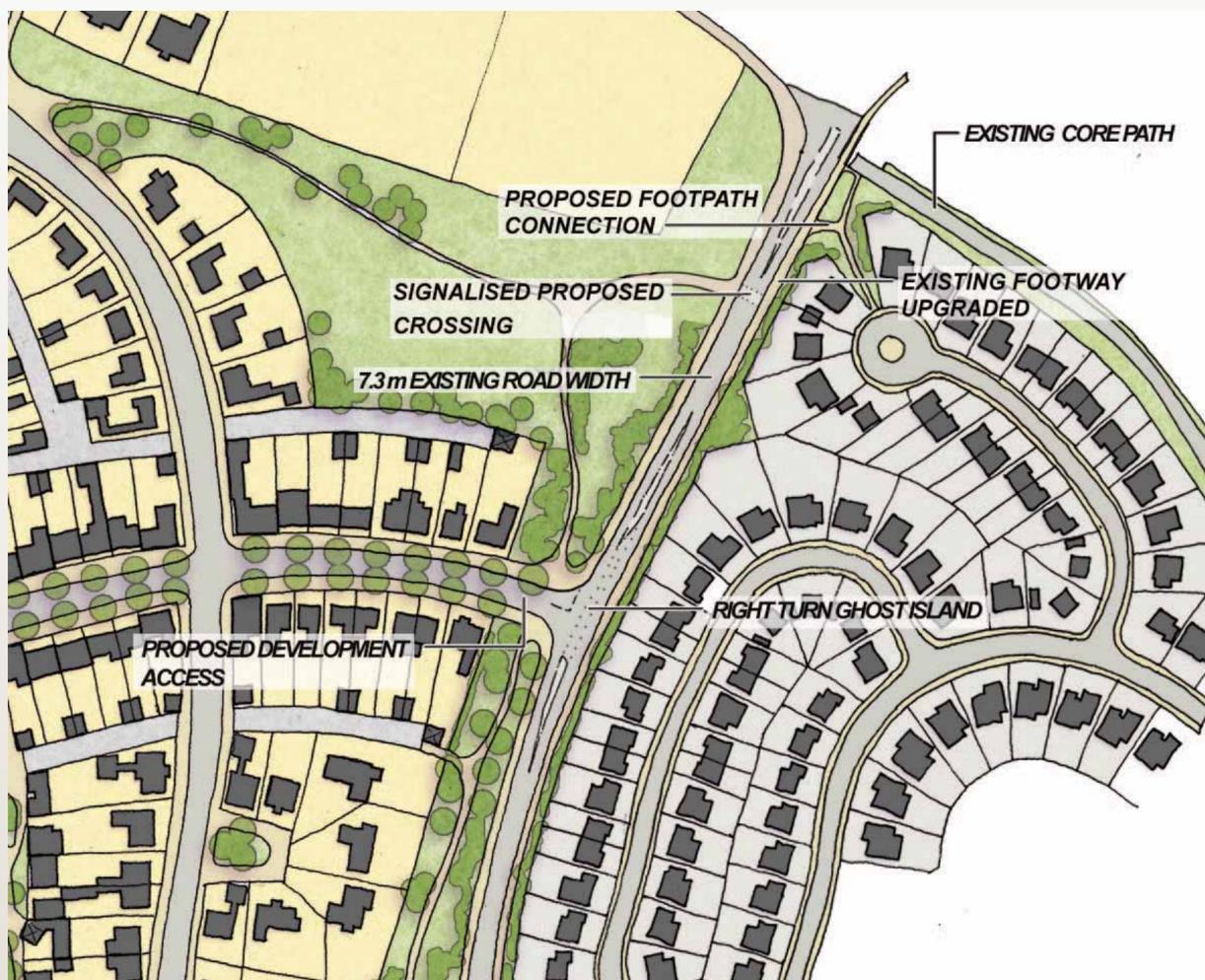


3 Cottages and semi-detached houses feature in the residential blocks. In this case, the houses front onto a shared garden.



4 Lower-density development will be located on the settlement’s edge, and sometimes adjacent to central green spaces such as the hill top park. In this image, detached houses with front hedges back onto the park.

Infrastructure



Access

The first phase of development will be accessed from Whitestripes Avenue with a secondary access onto Whitestripes Road to the north. Later phases will see the construction of a new access onto the Parkway, utilising land within the ownership the Estate on the opposite side of the Parkway to create a gateway in to Grandhome.

Access studies for connections to Grandhome's from Whitestripes Avenue (above) and Parkway (right), prepared by Fairhurst.



Community Buildings

Schools and shops will be located in each neighbourhood in Grandhome, within walking distance of all homes. In addition to community-use schools, sites will be available for community organisations and groups seeking to build purpose-built facilities such as meeting halls and churches.

Civic buildings in small towns in the Aberdeen region include churches and community halls. Grandhome will also feature civic buildings within each of its neighbourhoods, including places of worship and community facilities for meetings and social events.



Third Don Crossing

Whilst the third Don crossing is still a committed project, we recognise the concern within affected communities about the impact of this scheme, and the question mark over its future. It has been recognised that some intervention on the City's road network will be required, even if it is not the third Don crossing, to support the City's adopted Local Development Plan. We are awaiting the outcome of the Council's deliberations with interest and in common with other major developments in Aberdeen, we will be looking

to support any solution which promotes the growth and prosperity of Aberdeen, including the delivery of the AWPR.

In the meantime, we are progressing with our plans which includes consultation with Transport Scotland and Aberdeen City Roads Authority. Preliminary discussions have confirmed that some of the initial development can be accommodated on the existing transport network, subject to the preparation of a detailed Transport Impact Assessment.

Waste and Recycling

Recycling and waste reduction will be organised and encouraged at a community level with recycling facilities available within every neighbourhood centre. The possibility of community composting in support of planned allotments will also be looked at.



Recently built new schools across the UK, studied by the Grandhome Trust's education consultant. (Images courtesy Images courtesy Jerry Hardman-Jones, Sir Ewan Harper and Harwood)

Education and Health

The Grandhome Trust supports the early delivery of community use schools at Grandhome to foster community cohesion and to become a sustainable place to live by offering learning opportunities within walking distance of our neighbourhoods. All our schools will be the heart of the community delivering wider community services and facilities including sports and life-long learning.

Provision has therefore been made for up to four primary schools and one secondary school. Although capacities in adjoining primary schools could accommodate a number of children from Grandhome, we would be looking to deliver a primary school on site as soon as practicable. Aberdeen City Council is presently conducting a review of the school estate and we will be working with the Council to determine the optimum phasing strategy for primary and secondary education.

In respect of health facilities, we will be ensuring that there is space within each neighbourhood for satellite doctor's surgeries and dentists. A site has been identified for a health centre so that once the community builds in size, a dedicated facility can be constructed and supported within the town centre.

Drainage

Grandhome will be served by a Sustainable Urban Drainage System (SUDS) which will ensure that surface water run-off is held back within the system and is not allowed to discharge at faster rates during storm events. This will minimise the risk of flash-flooding and an allowance for climate change will be built-in should the amount of rainfall increase in future years. This complies with national and local planning policy and will be designed to address rainfall events of up to 1 in 200 year return periods.

Although it would be desirable to have water features including swales, filter trenches and basins integrated within the drainage system, the nearby Aberdeen Airport may object to this due to the potential for such features to attract birds to the area and the associated risk this represents to aircraft. We will be discussing our SUDS strategy with the airport as more details emerge.

Water

The development will be served by the Craigie Newmachar Service Reservoir to the north, from which a new public water supply will be provided, via Scottish Water.



An exemplar SUDS scheme at Upton, a new mixed-use development studied by the Grandhome design team. (Images courtesy RUDI.net, the Resource for Urban Design Information)



The Grandhome plan includes SUDS features within the parks, which will become attractive water features

Sewerage

Persley Waste Water Treatment Works is located close to the development and it has been agreed with Scottish Water that foul drainage from the development will be treated at this WWTW. A new network of foul sewers will serve the development and connect to Persley via a new pumping station.

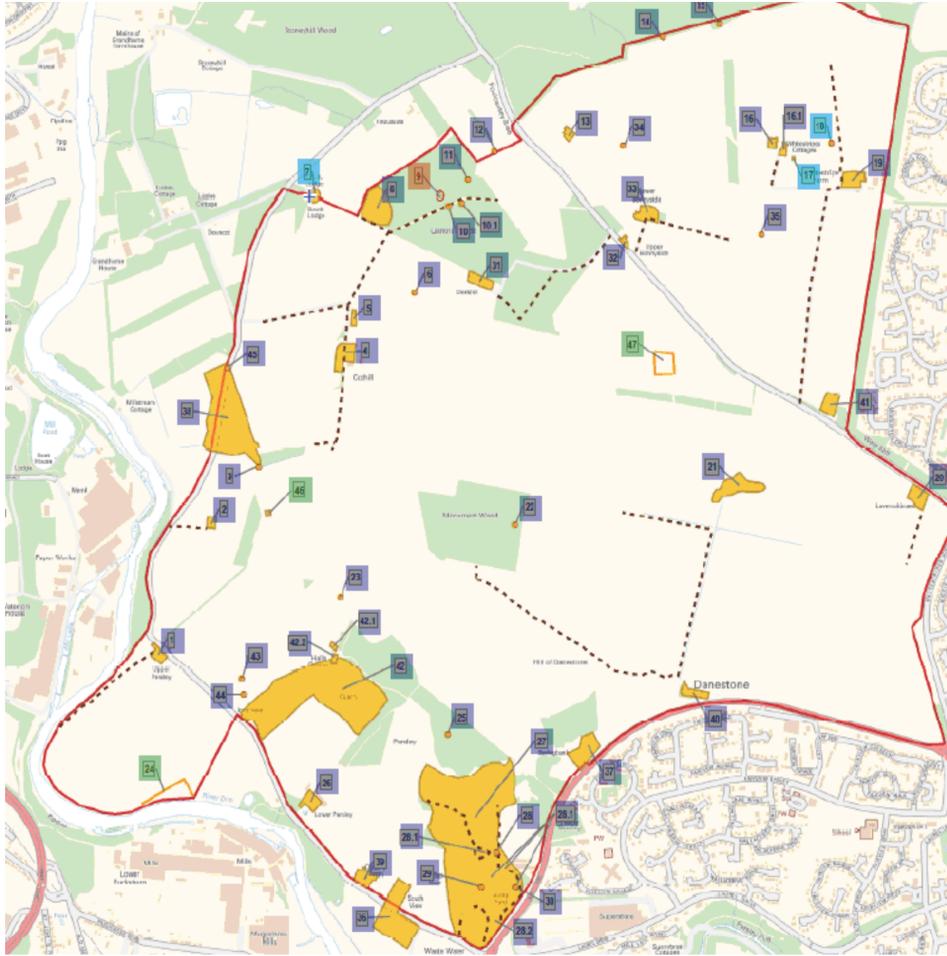
Energy

A renewable energy strategy is being prepared in support of Grandhome. A full range of options are presently under consideration, but will include small scale biomass or combined heat and power (CHP) installations in the early phases, eventually scaling up as the development expands.

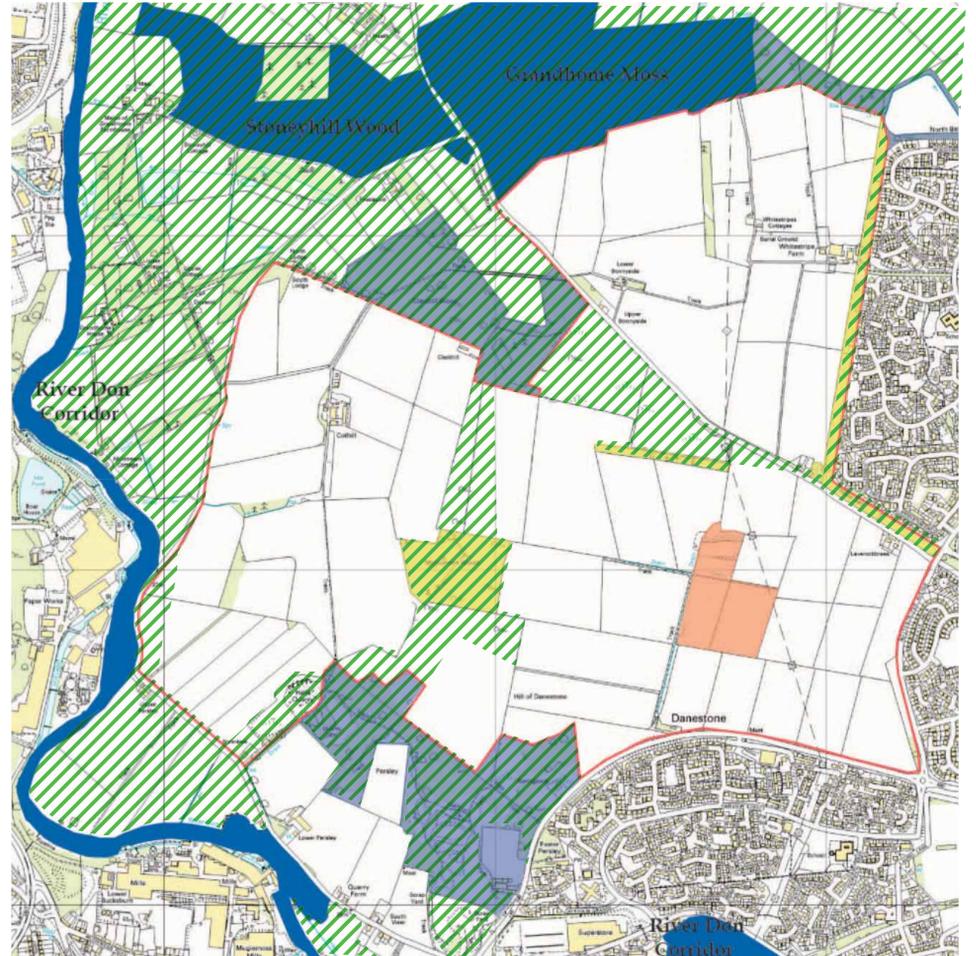
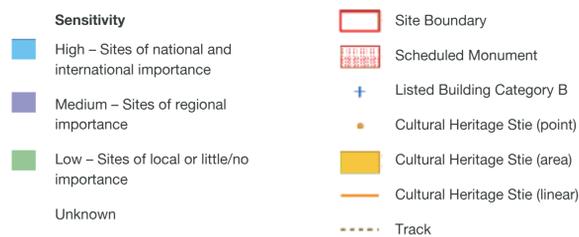
Other options could include the potential to access waste heat from the Stoneywood Mill CHP plant to the west of the development site, or the extension of the Aberdeen Heat and Power district heating network from central Aberdeen, but both will be dependent on delivering sufficient demand and economic viability. Micro-hydro technology will also be investigated in respect of the River Don having due regard to environmental constraints.

Specific buildings could also include micro-generation such as solar thermal, heat pumps and wood pellet stoves, although all buildings will benefit from sustainable building design including fabric improvements, passive design and solar gain.

Environmental Surveys 14



Archaeological Survey



Ecological Survey



In support of the forthcoming planning applications, and to ensure that all potential environmental impacts are identified and mitigated, a multi-disciplinary team of experts has been appointed to prepare an Environmental Impact Assessment. This board summarises the topics which have been considered and the survey work undertaken to date.

Air Quality

An air quality study will review existing air quality around the site and assess any potential impacts from the development. Preliminary findings suggest that the main sources of potential impact will relate to construction dust and changes to local air quality due to emissions from traffic and other sources. The study will identify mitigation measures to ensure appropriate standards of air quality. This may include controlling construction dust through construction management and natural screening to filter traffic emissions.

Flood Risk and Drainage

The masterplan has responded to the natural drainage pattern of the site; for example, by ensuring that development does not encroach on existing watercourses; notably the River Don and permanent water bodies on site. A Flood Risk Assessment (FRA) will be prepared in accordance with Scottish Planning

Policy, including impacts on surface-water hydrology and quality. A Sustainable Urban Drainage Strategy (SUDS) will be developed to ensure that storm-water runoff is managed in a sustainable manner.

Cultural Heritage

A small number of recorded and potential cultural heritage assets have been identified within the site, the majority of which are classified as local or of little/no importance. Only one designated archaeological asset lies within the site: Grandhome South Lodge, which is Grade B listed and identified as of regional importance.

The only feature of high sensitivity in terms of national and international importance is Foucausie stone circle, a schedule ancient monument, located outside the development boundary in Clerkhill Wood.

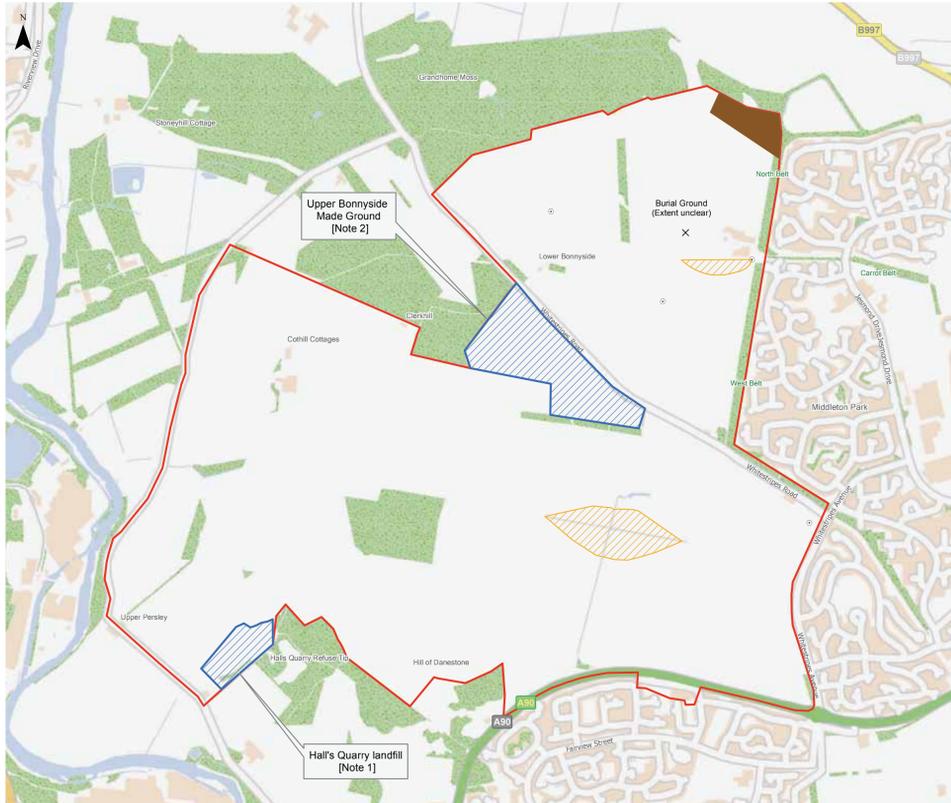
Nonetheless, the location and character of all identified archaeological sites have been considered in the development of the masterplan.

Ecology

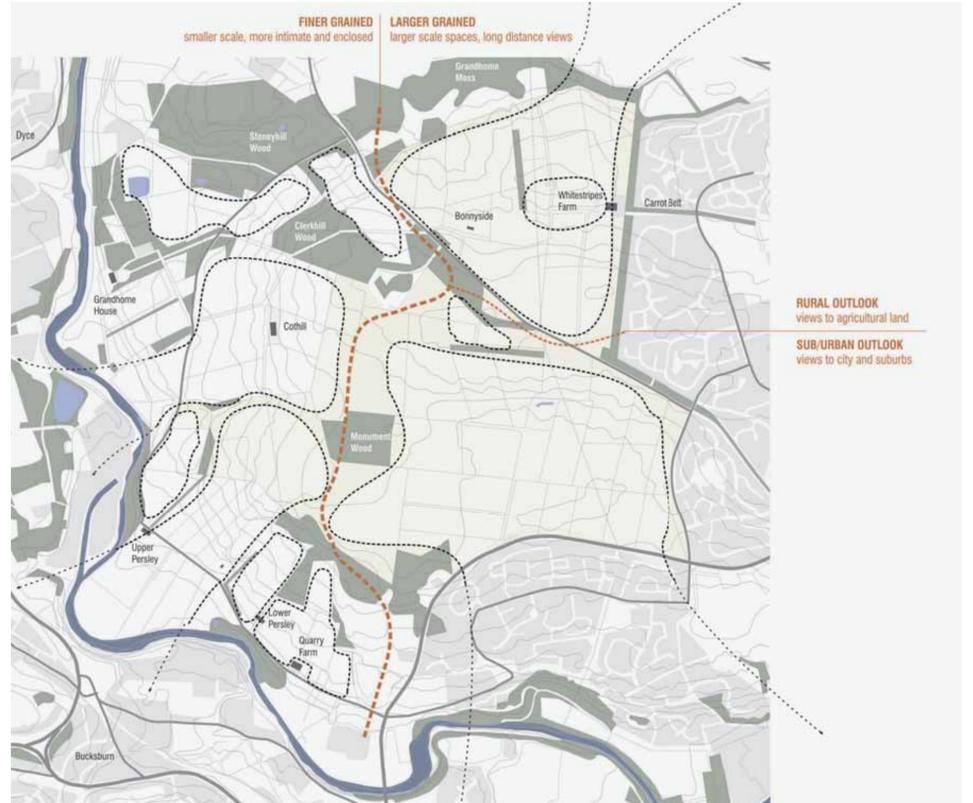
The site includes areas that are designated under the Local Development Plan which have been sensitively incorporated into the masterplan. The closest areas of significant ecological value are Corby, Lily and Bishops Lochs Sites of Special Scientific Interest (SSCI), which are 1.9km to the north. The site does not include any statutory wildlife sites.

An ecology assessment was undertaken which confirmed that most of the site is generally of no more than local habitat value due to its use as intensively farmed land. The masterplan aims to enhance biodiversity by creating new alternative greenspace running from the settlement's centre to the Green Belt, linking the area's more important sites and conservation features.

Environmental Surveys 15



Ground Conditions Survey



Landscape Character Areas Study



Ground Conditions

A preliminary site investigation has confirmed that there are no significant geo-environmental or ground condition risks. Consideration has been given to the presence of two former landfills and the location of underground wells and burial ground located within the site but which do not constrain development.

Landscape and Views

Whilst the masterplan aims to respect the most important landscape features of the site, the development will inevitably change its character, as well as affecting views in the surrounding area. An assessment of the surrounding land-use character has been undertaken which identifies key landscape characteristics and zones. This will enable the Design Team to develop an architectural response to the scheme which is suitable within the context of the adjoining neighbourhoods and the existing land-use character.

A Landscape and Visual Impact Assessment will identify the key impacts associated with views into and from the site and any need for further mitigation as part of an emerging landscape strategy.

Climate Change

The settlement's likely impact on climate change and the risks posed to the development by climate change, will be investigated. The assessment will be based on a carbon foot printing study, considering traffic impacts and energy use, and will propose methods for carbon reduction through energy-efficiency and zero-carbon techniques. The study will be consistent with Aberdeen City Council's Climate Change Action Plan (2002) and the Scotland's Climate Change Declaration Report 2011.

Utilities and Waste

The development of a new community will increase demand for water and energy and will increase outputs of waste. An assessment is being undertaken to quantify these impacts, providing a basis for the staged provision of utilities and for the development of energy and waste strategies that will demonstrate how these demands can be met sustainably.

Preliminary findings suggest that a new electrical substation will be required on site. With regards to water and waste, Water and Drainage Impact Assessments will identify any capacity issues that need to be addressed.

Consideration must also be given to the existing overhead electrical pylons that bisect the eastern section of the site. A feasibility study is underway to examine the potential to reroute the overhead wires underground.

Noise and Vibration

A noise and vibration study will assess potential impacts on existing and future residents from sources such as construction activities and development traffic. Preliminary findings have identified key noise sources associated with Aberdeen Airport, neighbouring industrial uses and traffic from the A90 (Parkway) and Whitestripes Avenue. The study will identify mitigation measures to reduce conflict with noise sources.

Transport

A Transport Assessment will be carried out which will consider the potential traffic impact of the new settlement, and how this can be accommodated on the road network. This will include assessing impact at key junctions serving the site and how potential impact can be mitigated. It will also look at the potentially beneficial impacts on public transport and pedestrian/cycle

access from increased levels of use and improved connectivity. This may include extending bus routes to serve the site and linking the site with core paths. The masterplan already aims to achieve a high degree of sustainable transport choice, which will be further underpinned by the assessment.

Socio-economics

The new settlement forms part of the strategic vision for Aberdeen and will change the socio-economic characteristics of the local area. The study will assess potential impacts on population, housing supply and employment. The demand for social infrastructure and commercial uses will also be considered, allowing the necessary facilities to be incorporated within the masterplan.

The town centre will include a range of uses including commercial, retail and leisure uses that will support the new community and create a local economy.

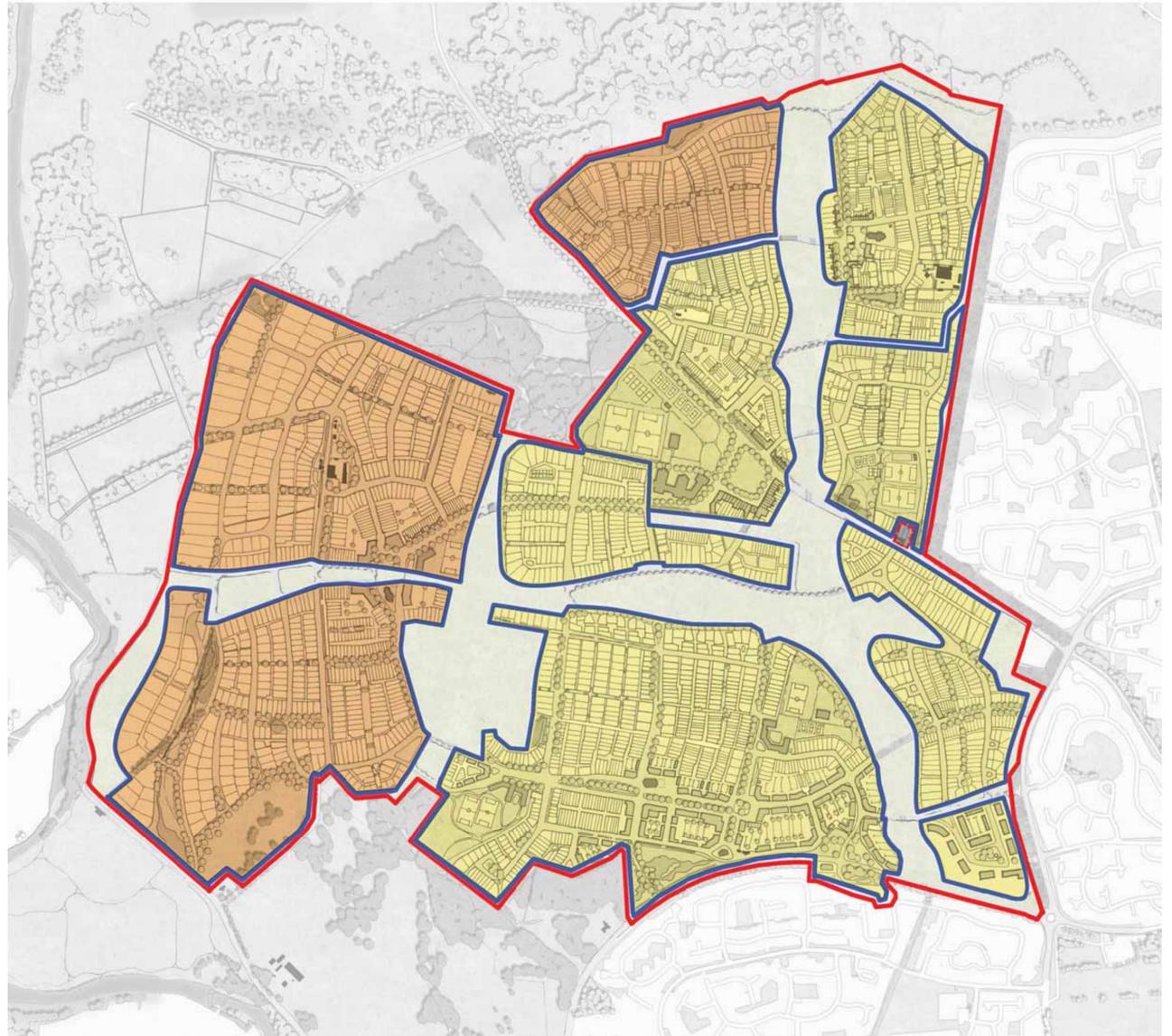
Phasing

The Grandhome masterplan is designed to be implemented in phases, with the first phase accommodating a neighbourhood which will grow over the subsequent phases to become the town centre for Grandhome.

The overall phasing strategy reflects housing and employment land allocation release phasing set out in the Local Development Strategy. Alongside a Full Application for the first phase of development, an application for Planning Permission in Principle (PPiP) will be sought for 4,700 homes and 5 ha of employment land which comprises ALDP land releases over the period 2007-2030. This will guide applications for future phasing beyond Phase 1.

Key components of the application include:

- Up to 4,700 homes including 25% affordable housing
- Commercial, retail and leisure uses formed within a new town centre
- Neighbourhood centres incorporating some commercial, retail and leisure uses
- Community facilities
- An energy centre
- Associated open space
- Means of access



Site boundary for Planning Permission in Principle (4,700 homes)

■ Planning Permission in Principle (4,700 homes)
■ Later Phase to follow

The first phase (Phase 1) of development will accommodate up to 450 units and will include some commercial, retail and leisure services. As the population of Grandhome grows, additional demand will act as a catalyst for the development of further retail and commercial uses that will ultimately complete the full complement of town centre uses.

Key components of Phase 1 include:

- Up to 450 homes of a range of sizes and designs, 25% of which will be affordable
- Some commercial, retail and leisure uses
- Community facilities
- An energy centre
- Associated open space
- Means of access

All of this development will be located in the southeast portion of the site, in close proximity to convenient transport links, and the future Grandhome town centre, which will be located on the southern portion of the site near the Parkway. The centre of the first phase will be a small green fronted by a small number of shops and offices, likely to become the neighbourhood's first public gathering space.



Site boundary for Full Planning Permission (Phase 1)

Next Steps

We hope that this exhibition has familiarised you with both the Grandhome masterplan and Development Framework, as well as the significant technical work that has been undertaken to reach this stage. Our team includes planning, design, transport and landscape specialists, all of whom are here to answer any questions.

Over the upcoming weeks, our team will continue to refine the masterplan and develop the Framework to address all of the key aspects of the community. It will then be submitted to Aberdeen City Council, and will be subject to additional consultation.

Our next exhibition will occur in early 2013, at which point we will have more detailed information on both the application for Planning Permission in Principle for the first 4,700 houses of Grandhome, and the application for Full Planning Permission for the first phase, as well as the supporting Masterplan. The exhibition will also include information on how community responses from this exhibition have been addressed, as well as plans for the homes to be built in Grandhome's first phase.

Please feel free to fill out a comment sheet to let us know your thoughts on the exhibition. You can also email your comments to info@grandhome.co.uk

Thank you very much for attending this exhibition.

