

Multi-Functional Use of Open Space

The Aberdeenshire Approach

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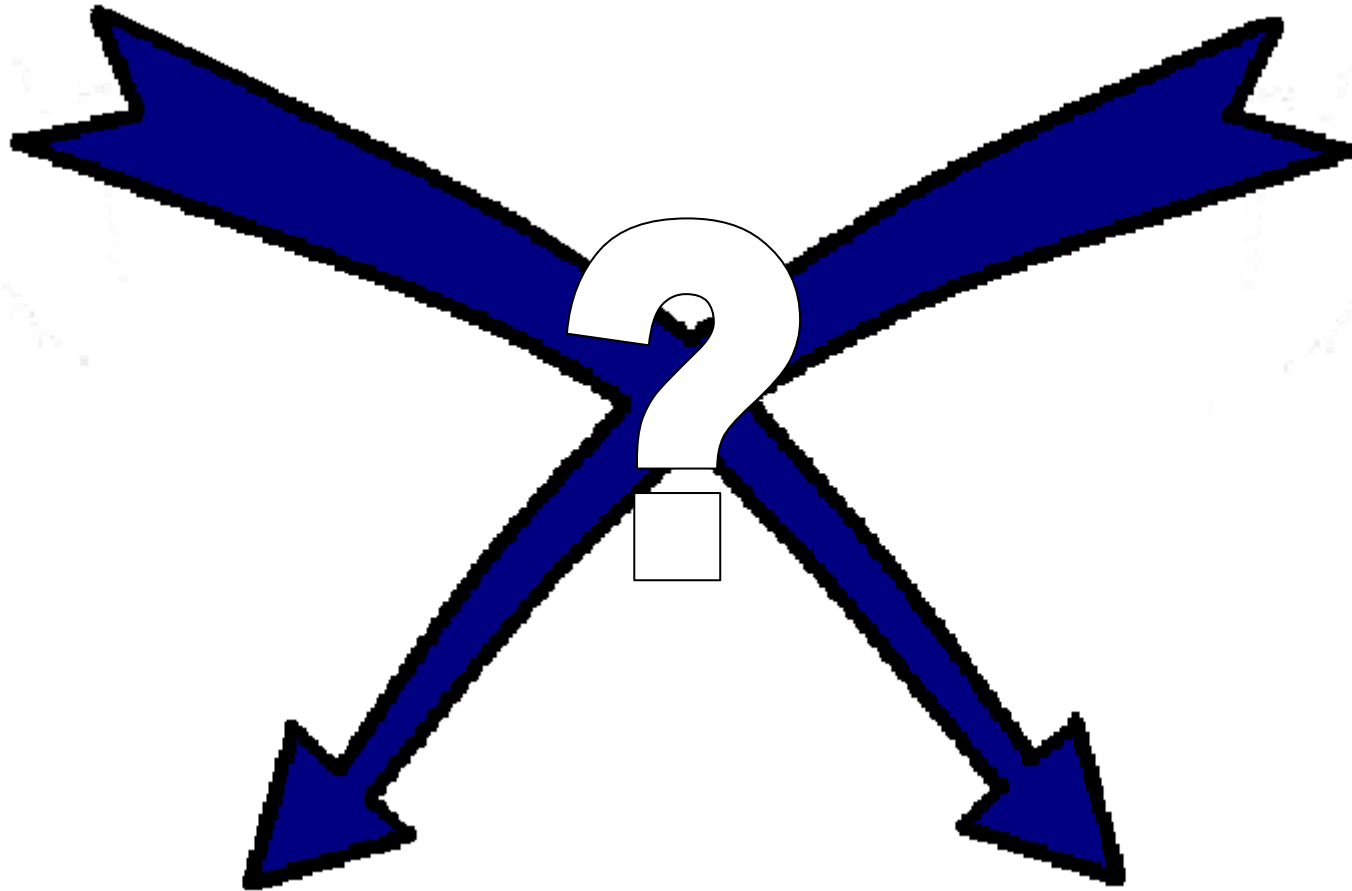
Infrastructure Services

Aberdeenshire Council

‘Greenwash’ in planning...

- No shortage of vision statements in UK and Scottish planning
- Growing awareness of shared objectives relating to open space
- Gaps in identifying how to deliver robust planning policy

Sustainable Communities?



Financial
Downturn

Vision

Planning (Scotland) Act 2006


- Speeding up and simplifying
- Widening of conversation
- Early engagement

- Processing agreements
- Content of applications
- Design and Access Statements

Scottish Planning Policy (SPP) 2010

- Landscape and Natural Heritage considered separately from Open Space and Physical Activity
- Local Authorities required to carry out audits and prepare Open Space strategies

Aberdeenshire's Approach (1)

Aberdeenshire
COUNCIL 

Settlement Summary: Drumlithie

Population: 350

Observations (of Community Council)

- Croft Road site is private, and unused, but should be filled up.
- Woodland behind church requires maintenance, such as weed killing or path and repair of ponds bench.
- Roundabout park has never been done properly.
- Smiddy Road is not adopted by the Council and not maintained.

Green Network Links

Given the relatively small and compact layout of Drumlithie, and taking account of the role of private gardens in creating green linkages, there would not appear to be any deficiency in the green network. However, in the event of further development occurring, it will be important to protect, enhance and maintain green links to the surrounding countryside.


Open Space Requirements

The principle issue to address in Drumlithie is maintenance of the woodland area to the rear of the church. It is suggested that the community, through a community group to form, with the role of maintaining the paths and repairing any equipment. (The Anchieblae Parks Committee's management of the Anchieblae Parks Woodland is a useful comparison, and they may be able to offer advice on setting up a committee). Were such a group to become established, it may also be able to apply for grant funding where appropriate.

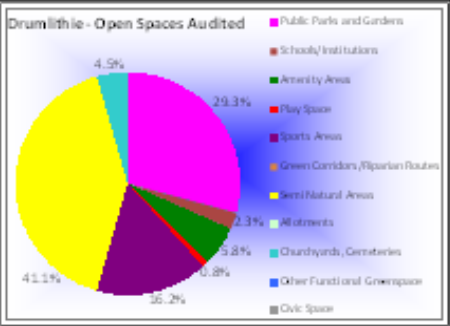
The functioning of the play equipment in the village is likely to be reviewed as part of the play value audit of existing play areas.

Given that the Croft Road site is in private ownership, there is little that can be done in terms of Aberdeenshire Council intervention, with regard to its state of maintenance.

The majority of open space within the village is comprised of semi-natural space, parkland and sports areas, due to a combination of the woodland, village park, sports field and the bowling green.



Drumlithie - Open Spaces Audited



Category	Percentage
Public Parks and Gardens	29.3%
Schools/Institutions	4.5%
Amenity Areas	2.3%
Play Space	0.8%
Sports Areas	15.2%
Green Corridors/Riparian Routes	41.1%
Semi-Natural Areas	0.8%
Allotments	0.2%
Churchyards, Cemeteries	0.2%
Other Functional Greenspace	0.2%
Open Space	0.2%

• Audit and public consultation carried out

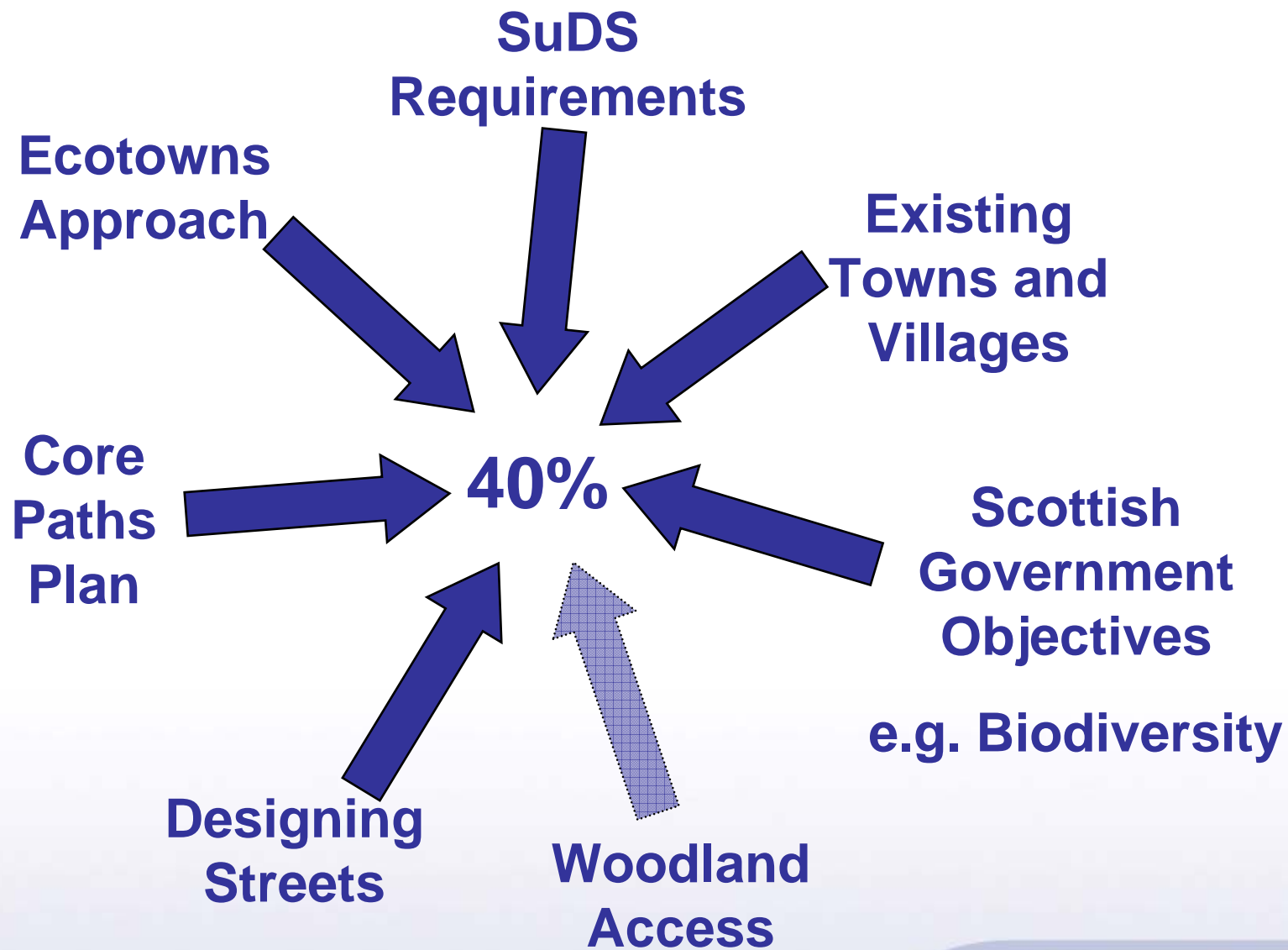
• ‘Settlement accounts’ produced

• Quantity, quality, deficiencies and opportunities listed

Aberdeenshire's Approach (2)

Strategic Issues, such as:

- Climate change mitigation/adaptation
- Demographics
- 'Designing Streets'
- Health and wellbeing of residents
- And **many** more...





Chapelton Masterplan
DRAFT: February 2011

Buffer Strips



Kemnay



Oldmeldrum

Objections and Concerns

Land
Values?

Standards
Led
Approach

Oversupply?

Demand
Led
Facilities

Quality

6 Acre
Standard?

40 m² Per
Unit

Sports
Fields

Old
Ways

Maintenance?

Masterplanning content from proposed Local Development Plan

New development on allocated sites approved, subject to other policies, only in case of prior submission of:

(very large sites)

DEVELOPMENT FRAMEWORK

(medium – large sites)

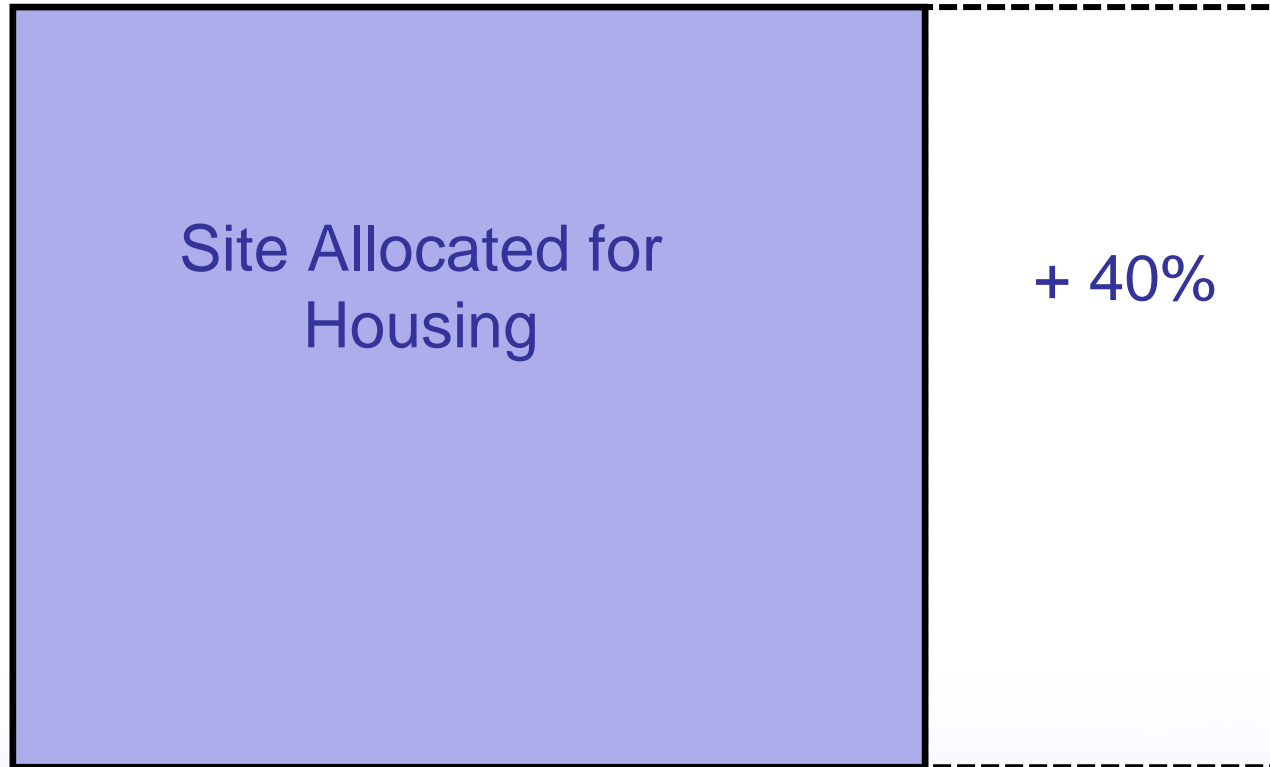
MASTERPLAN

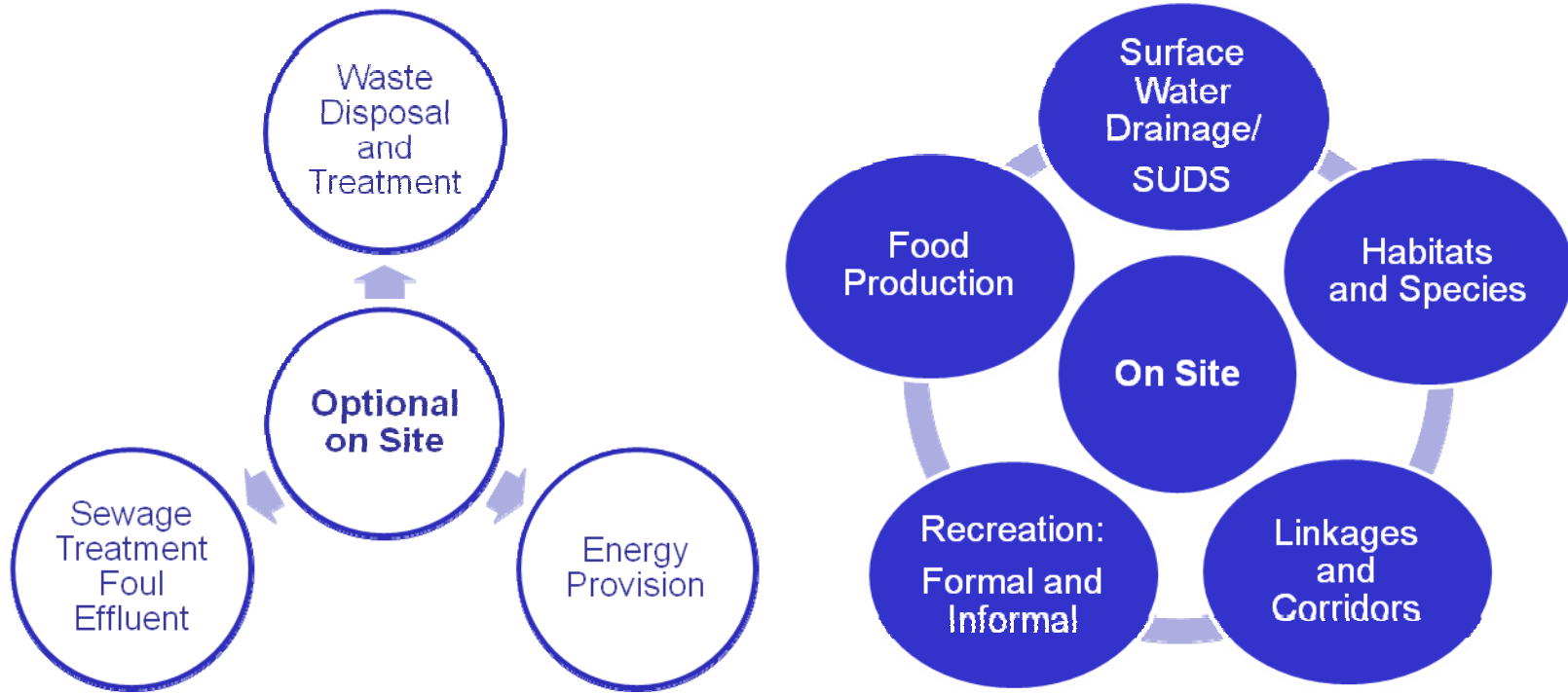
(smaller sites)

DESIGN BRIEF

and agreement by Local Area Committee

Proposed Local Development Plan

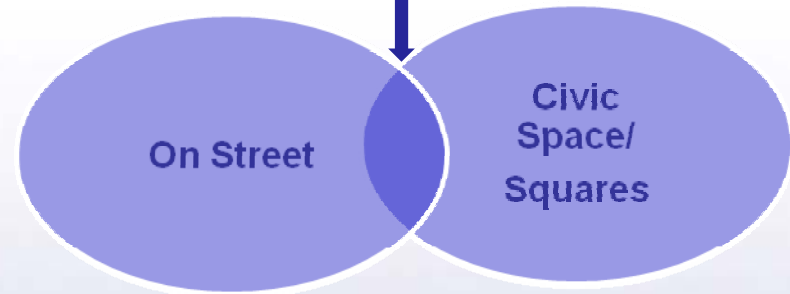




Public Open Space = Greenspace + Civic Space

Underlying Principles

- Low maintenance
- Community Involvement
- Proximity
- Connectivity



Hierarchy of Open Space needs:

- DRAINAGE INFRASTRUCTURE (soft SuDS and buffer strips)
- LINKAGES (for people and wildlife)
- STREET DESIGN (in accordance with 'Designing Streets')

Hierarchy continued:

- Accessible areas rich in biodiversity, with low maintenance implications/potential for community involvement.
- Formal play or sports provision in accordance with standards (and according to marketing requirements of site)

Maintenance Considerations – recent developments in Scotland

- Proposed changes to Title Conditions (Scotland) Act 2003
- Code of Practice for Property Maintenance Companies/Property Factors (Scotland) Bill
- Land tribunal

Sudsnet Conference 2007!

- MWH/Environment Agency presentation: SuDS masterplan in Hampshire
- Land take: agreed % to be set aside as essential infrastructure (not included in housing density calculations)
- 'In practise is still resistance to SuDS'

Aberdeenshire Proposed Local Development Plan Related Policies

- **Policy 8 Layout, siting and design of new development:**

<http://www.aberdeenshire.gov.uk/planning/ldp/ProposedPlan1Policies.pdf>

- **Supplementary Guidance: SG LSD5: Public Open Space:**

<http://www.aberdeenshire.gov.uk/planning/ldp/08.05DeliveringDevelopment-LSD-SGPublicOpenSpace.pdf>

Optimum Outcome

Approved planning policy enabling flexible range of SuDS to be designed in on all sites

Thank you

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