



WHAT IF EVERY SINGLE ACT OF
DESIGN AND CONSTRUCTION MADE
THE WORLD A BETTER PLACE?

**IT CAN AND YOU
CAN BE PART OF IT**
**ABERDEEN DEVELOPMENTS
SUSTAINABLY DIFFERENT**



NATIONAL PLANNING FRAMEWORK 4

“The world is changing, and so are Scotland’s places. This strategy sets out how we will work together in the coming years to improve people’s lives by making **sustainable**, liveable, and productive places.”

**TOM ARTHUR MSP MINISTER FOR PUBLIC FINANCE,
PLANNING, AND COMMUNITY WEALTH**

February 2023





WELCOME TO ABERDEEN DEVELOPMENTS

Imagine a shopping centre with a working farm on its roof or a new building that protects the environment and enhances it. Together we could make these a reality. Aberdeen Developments are sustainably different, a third-generation land-based business with a property portfolio across Aberdeenshire and an ambition to change it sustainably.

The Aberdeenshire Local Development Plan January 2023 has identified priorities for residential and commercial development. However, with the publication of the Scottish Government National Planning Framework 4 in February 2023, the five-year preparation process work has already started to identify the priorities that will form the basis of the next Local Development Plan.

This offers major opportunities for **sustainable** residential development and ambitious commercial projects to be included in the next plan. We have identified **sustainable** residential and commercial development locations across our Aberdeenshire sites and are seeking partners to collaborate on ambitious projects.

**ABERDEEN DEVELOPMENTS
SUSTAINABLY DIFFERENT**

OUR AMBITION

- To develop the **FIRST** quality assured sustainable commercial building project in Scotland
- To develop the **FIRST LIVING BUILDING** challenge quality assured project in Scotland
- To develop **LIVING BUILDING QUALITY ASSURED** residential building projects in Scotland





TAKING A COLLABORATIVE APPROACH

We are building a collaborative partnership of:-

- Investors
- Developers
- Builders
- Businesses and
- Economic Development Organisations



LIVING BUILDING CHALLENGE

PETALS

imagine a building that is as efficient as a flower; the living building challenge consists of seven performance categories, or “petals”: place, water, energy, health + happiness, materials, equity and beauty.

LIVING BUILDINGS ARE:

- Regenerative, connecting occupants to light, air, food, nature, and community.
- Self-sufficient and remain within the resource limits of their site.
- Create a positive impact on the human and natural systems that interact with them.

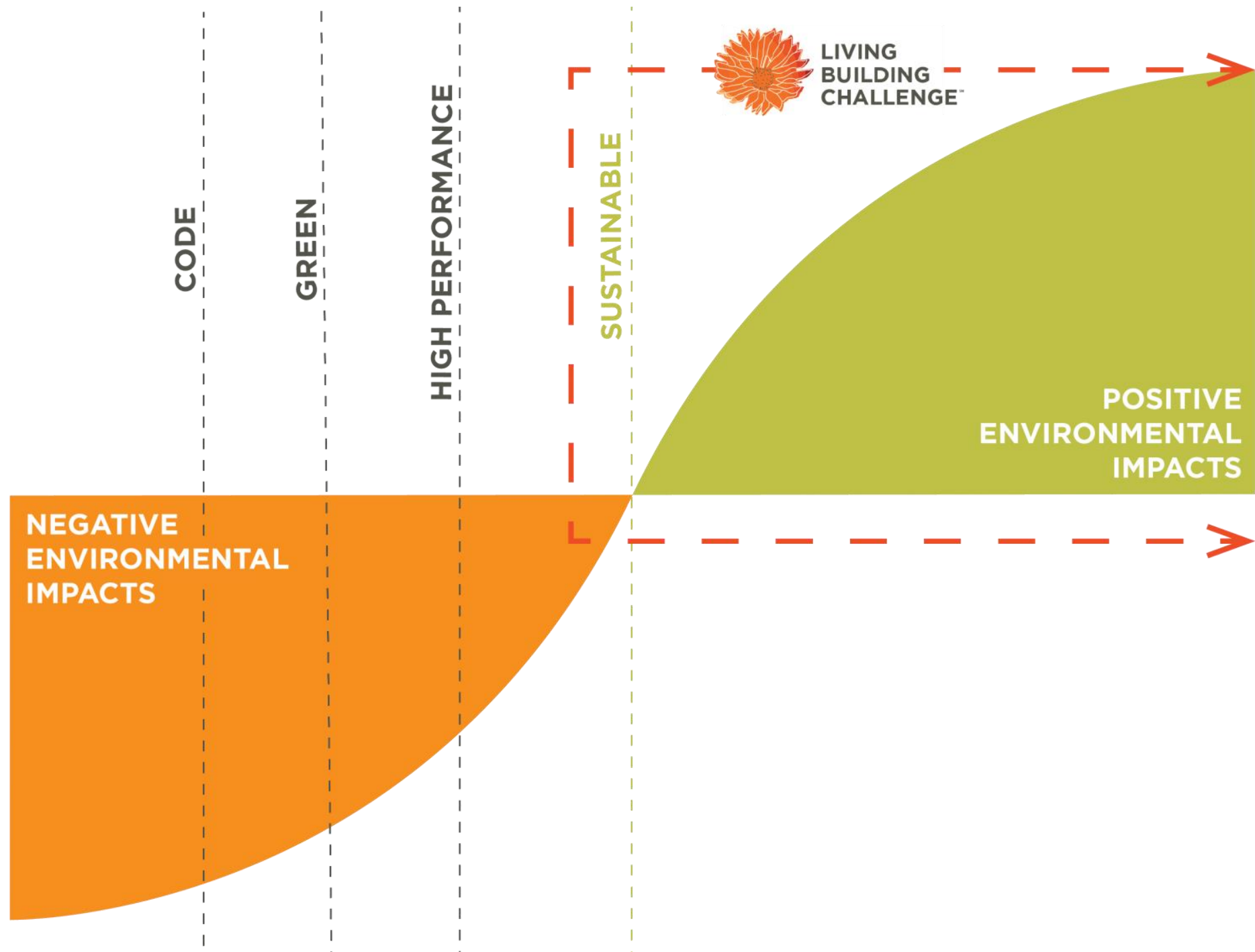
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PETALS OF SUSTAINABLE BUILDING



SETTING THE IDEAL AS THE INDICATOR OF SUCCESS

The Living Building Challenge is a philosophy, certification, and advocacy tool for projects to move beyond merely being less bad and to become truly regenerative.

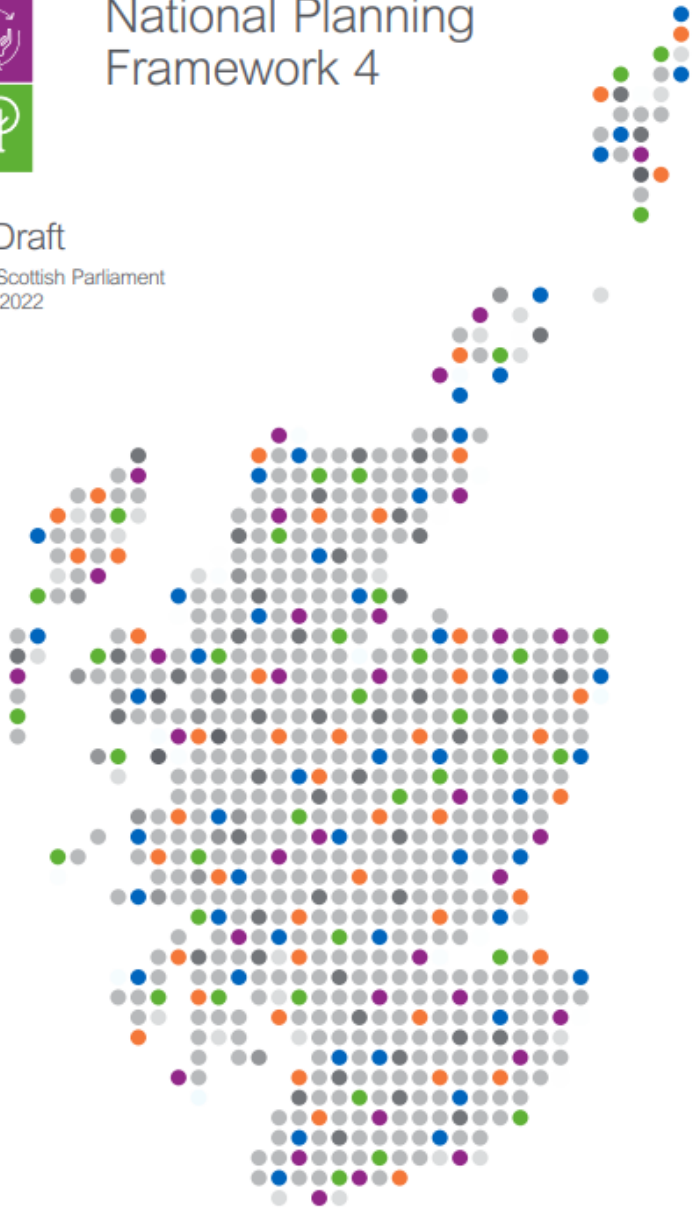




National Planning Framework 4

Revised Draft

Laid before the Scottish Parliament
on 8 November 2022



NATIONAL PLANNING FRAMEWORK 4

In Scotland from 13th February 2023, the planning system is plan-led. The National Planning Framework (NPF4) will form part of the statutory development plan, along with the Local Development Plan applicable to the area.

NPF4 is a long-term plan for Scotland to 2045 that sets out where development and infrastructure are needed. It sets out national planning policies, designates national developments and highlights regional spatial priorities.

It is part of the development plan, and so influences planning decisions across Scotland.

Previous planning policy should not, therefore, form the basis for, or be a consideration to be taken into account, when determining planning applications on or after 13 February 2023.



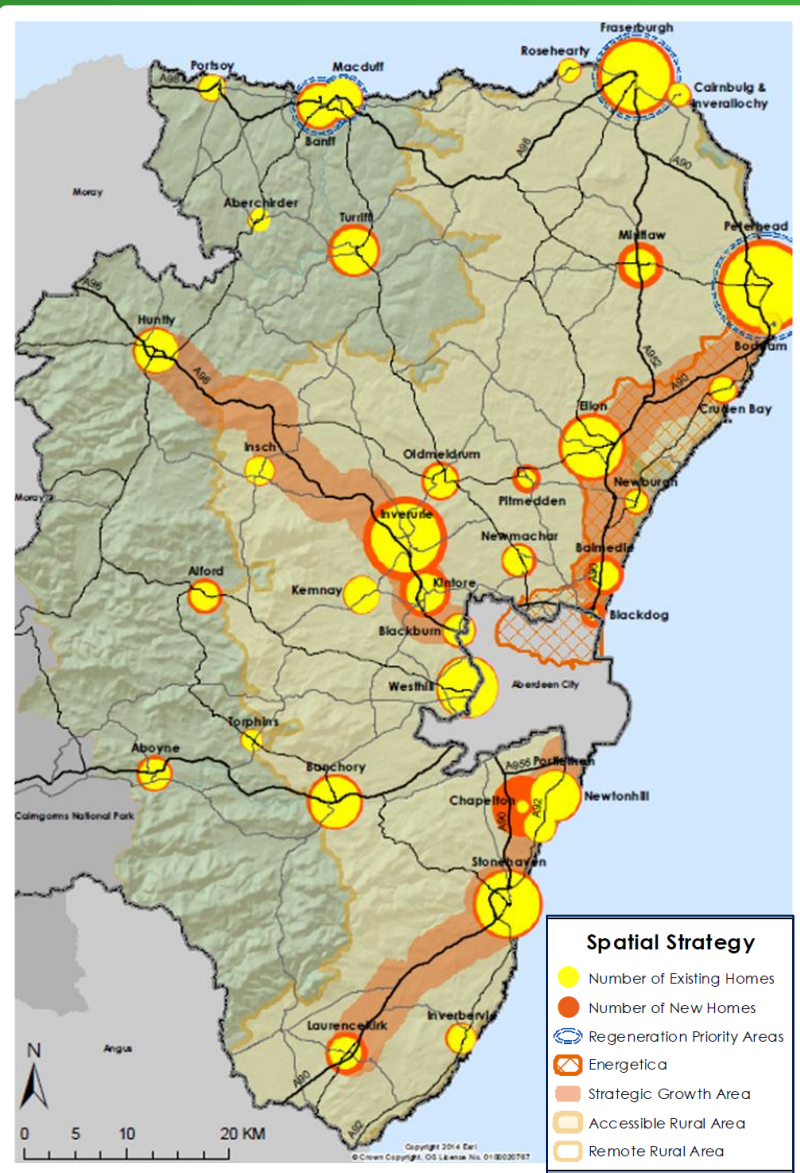
ABERDEENSHIRE LOCAL DEVELOPMENT PLAN

To fulfil the aims of the Aberdeen City and Shire Strategic Development Plan 2020, the Local Development Plan 2023 balances economic growth with the urgent challenges of **sustainable** development and climate change.

Future planning will prioritise thriving, **sustainable** places, support **sustainable** economic growth & regeneration and create well-designed, sustainable homes.

Aberdeen Developments aim to develop **sustainable** residential and commercial buildings that protect the environment for future generations. We are innovative in our ideas and seek partners with similar mindsets.



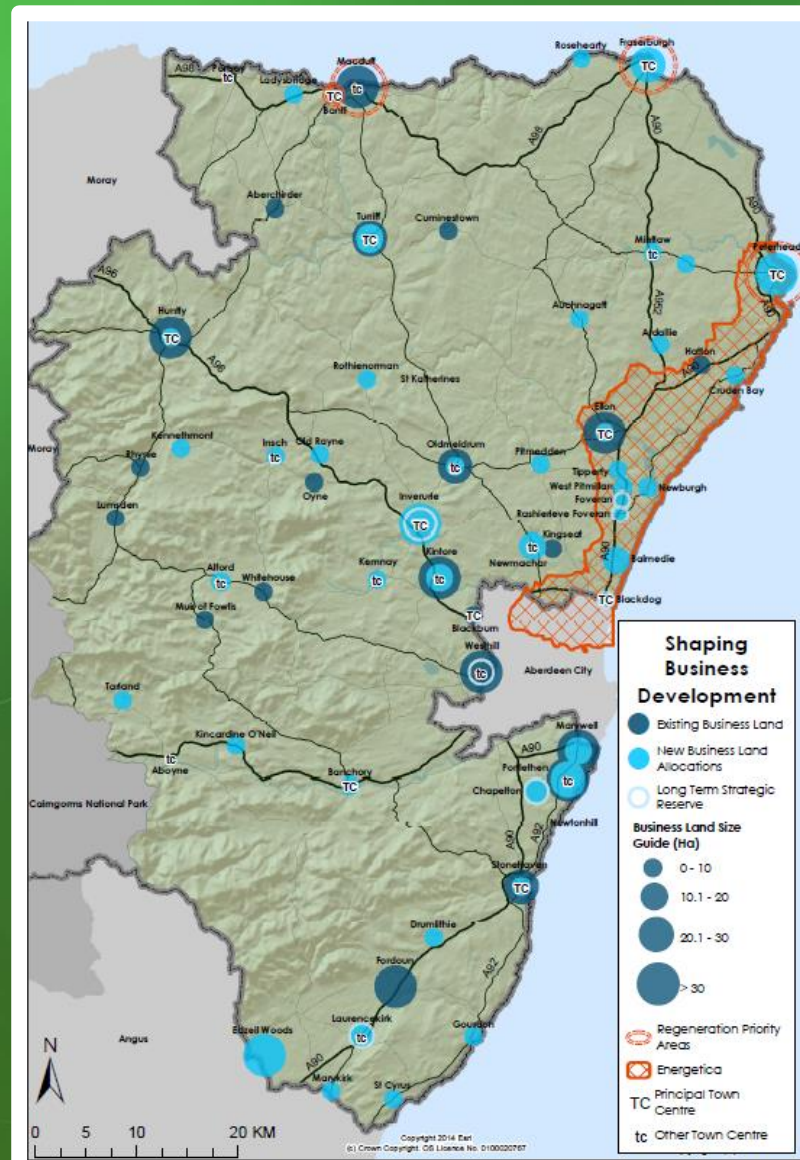


ABERDEENSHIRE LOCAL DEVELOPMENT PLAN

There are many opportunities for residential and commercial development across the county.

We have development opportunities that align with the current development plan and the chance to influence plans.

**ABERDEEN DEVELOPMENTS
SUSTAINABLY DIFFERENT**



ABERDEEN DEVELOPMENTS SUSTAINABLY DIFFERENT

Counter	Land Parcel Identifier	Area(Ha)
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2	NK0000000000	1.62
3	NK0000000000	1.62
4	NK0000000000	1.62
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Counter

ABERDEEN DEVELOPMENTS SUSTAINABLY DIFFERENT

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0074	NK0045000000	0.34

Counter	Land Parcel Identifier	Area(Ha)
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5	NK03981/32087	4.97
6	NK03923/32795	11.85
7	NK04089/31107	5.4
8	NK04110/31024	12.32
9	NK04143/32828	4.4
10	NK04164/32354	18.53
11	NK04263/31386	5.97
12	NK04311/31006	4.83
13	NK04370/30986	6.15
14	NK04372/31118	0.35
15	NK04455/30733	6.89
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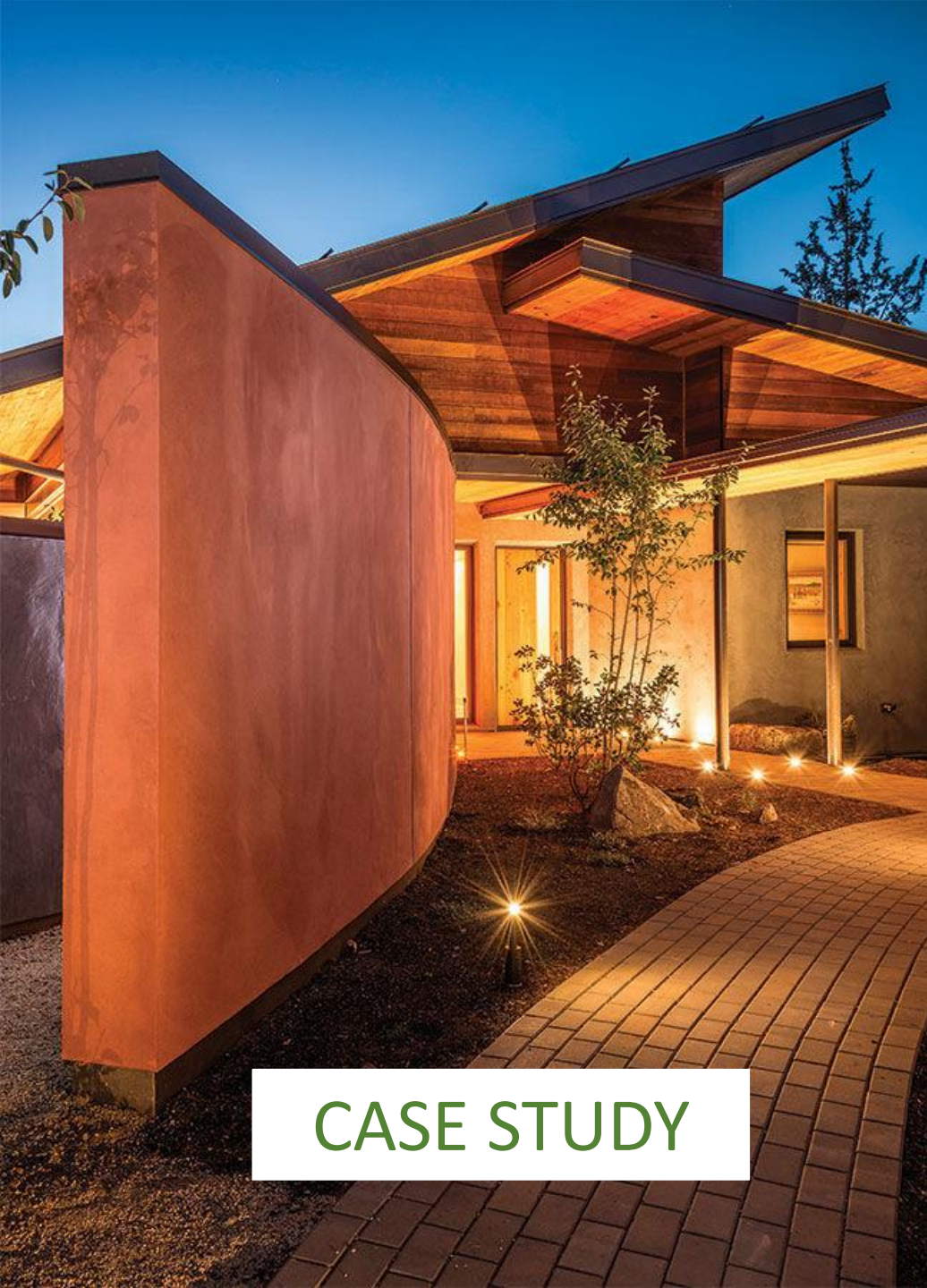
CASE STUDY

BURWOOD BRICKWORKS ADELAIDE THE WORLDS FIRST RETAIL LIVING BUILDING

A living building is one that gives more than it takes, leaves a positive legacy on the site it occupies, and operates as beautifully and efficiently as a flower. Most major construction projects start with a ceremonial sod-turning event. Holes are dug into the ground representing the start of what will become the building's foundations.

But what if the building's foundations are to have deeper, more sustainable roots? To better reflect the aim of what the team was aspiring to achieve at Burwood Brickworks, a ceremonial tree planting took place instead on June 12, 2018. Four citrus trees were planted, which are still growing on-site, to symbolise the intention to grow from the ground up rather than take from the earth.





CASE STUDY



THE WORLD'S FIRST LIVING BUILDING CHALLENGE— CERTIFIED HOME

The house was constructed in Bend, Oregon, USA and was the first to meet the rigorous Living Building Challenge (LBC). It is considered to be the world's most rigorous green-building standard. The LBC is organized into seven performance areas called Petals.

They include Place, Water, Energy, Health & Happiness, Materials, Equity, and Beauty. Each Petal is then subdivided into Imperatives, which set specific objectives within those categories. This was the first house to achieve all 20 Imperatives as required by the LBC.



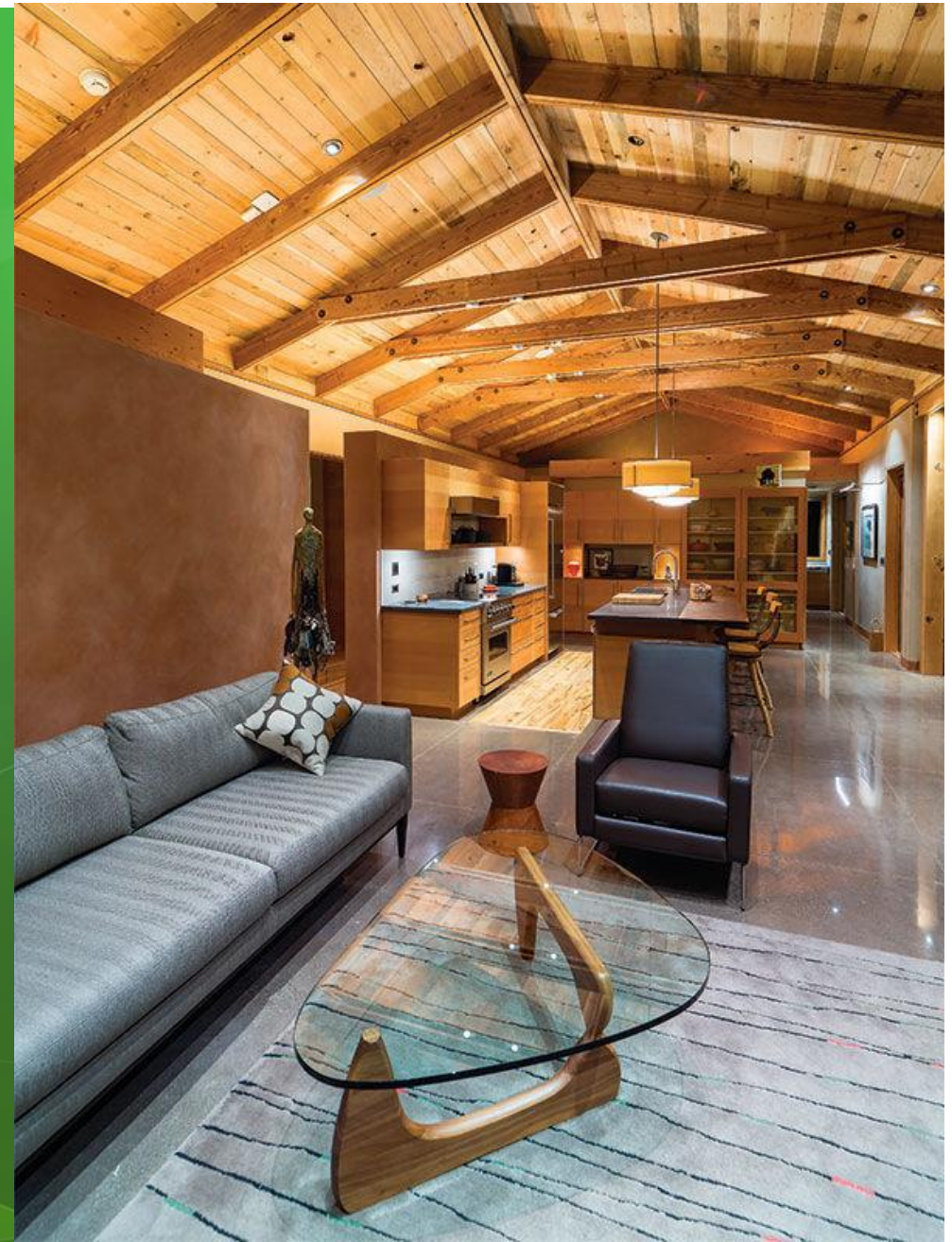
COLLABORATE WITH US YOU WILL HAVE MANY
WELL-KNOWN NEIGHBOURS

BE PART OF IT

if you share the vision and want to be part of the history making journey

GET IN TOUCH

You will develop buildings that will change the landscape in Scotland and create a UK must visit destination in Aberdeenshire



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CONTACT

Alan Clarke, Aberdeen Developments Strichen Fraserburgh
Aberdeenshire

T: 0101771 637791 or 07702 547127

W: aberdeendevelopments.com

E: alan@aberdeendevelopments.com

