

Greenferns Landward

Development Consultation, June 2022



Welcome

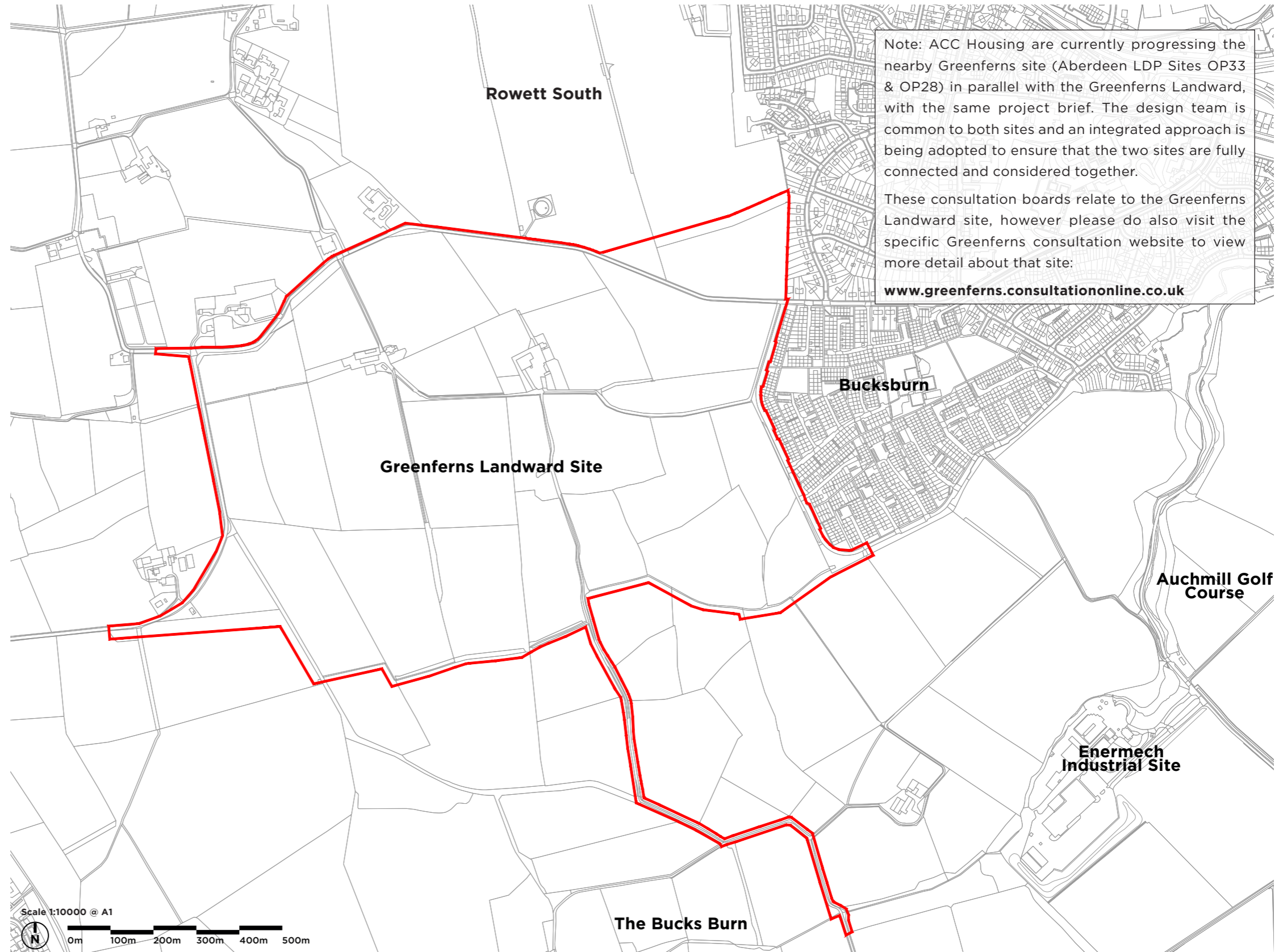
Welcome to this first public consultation event for the site at Greenferns Landward. Aberdeen City Council (ACC) own the site and are preparing an application for Planning Permission in Principle for a residential-led development comprising approximately 1,570 homes, a primary school, local neighbourhood retail and commercial provision, leisure and community uses, gypsy traveller site and extensive landscape and open space.

A Proposal of Application Notice (Ref: 220611/PAN) has been submitted to Aberdeen City Council and the consultation arrangements approved by the Planning Service. A dedicated consultation website (greenfernslandward.consultationonline.co.uk) containing details on the proposals and consultation arrangements, in addition to the exhibition boards you are reading, forms the first of two consultation events planned, with a face-to-face public drop-in exhibition planned to follow the school summer holiday period. Both the online and face-to-face events provide members of the public with an opportunity to help inform and influence the proposals and we would welcome your comments and feedback on the proposals presented.

An initial live online consultation event will take place on Thursday 23rd June 2022 from 3 - 7pm, where members of the project team will be on hand via an online chat facility to discuss the proposals and answer any questions you may have.

Details on how to provide comments and feedback to this consultation can be found on the final display board and on the main website where feedback forms are available to download or complete online.

Please note that at this stage comments are being provided to the applicant (Aberdeen City Council) and their appointed design team and not the planning authority. Upon submission of the planning application, you will have the opportunity to submit formal representations to Aberdeen City Council as Planning Authority, for consideration during assessment of the application.



Greenferns Landward proposal of Application Boundary.

Greenferns Landward

Development Consultation, June 2022

Planning Context

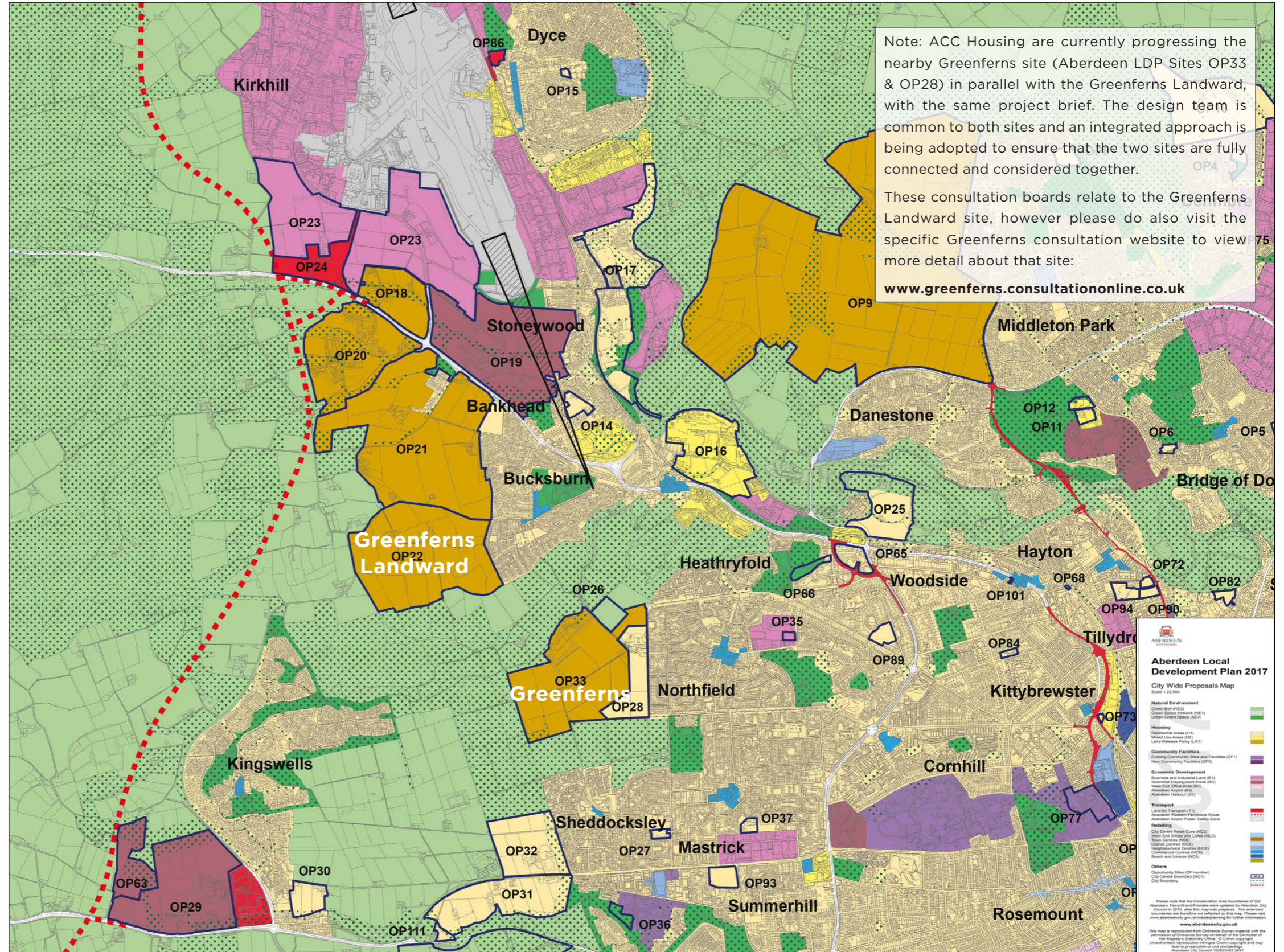
The Greenferns Landward site is included as an Opportunity Site (Ref: OP22) within the adopted Aberdeen Local Development Plan (2017). This establishes the principle of developing the site for around 1,500 new homes. The site therefore forms an important contribution to meeting the City's housing land requirements, ensuring the area has enough new homes to meet demand.

The Local Development Plan requires a masterplan to be prepared for the site. This helps set out key principles for the design and layout of buildings and open spaces within the site and factors in required infrastructure to ensure the site is well connected to the surrounding area via a new network of roads and footpaths and is appropriately drained. This process will also identify any environmentally sensitive areas or habitats and ensure these are protected within the overall development.

The Greenferns Landward site benefits from an approved Development Framework, which was prepared for the wider Newhills Expansion area. This also included land to the north at Craibstone South and Rowett South sites, which are now being built out.

The Development Framework sets out a vision for the development of the site and an established concept to inform how a successful new community at Greenferns Landward can be taken forward. It is our intention to update this document and also prepare a more detailed masterplan that will inform an initial phase of council housing to be delivered on the site.

This consultation event will inform a future planning application by Aberdeen City Council. This will be for Planning Permission in Principle for a residential-led, mixed use development of around 1,570 new homes, local neighbourhood retail and commercial provision, leisure and community uses, gypsy traveller site and the necessary infrastructure required to deliver this new community in line with the Aberdeen Local Development Plan.



Aberdeen Local Development Plan 2017 proposals plan extract.

Greenferns Landward

Development Consultation, June 2022

Aberdeen City Council Housing Programme

Aberdeen City Council (ACC) are currently undertaking a flagship programme to deliver a minimum 2,000 additional Council homes. There are approximately 6,200 people on the housing waiting list hence there is a strategic and political need to deliver new, good quality housing to reduce the demand.

Their vision is as follows:

To create sustainable integrated communities and places, delivering affordable homes designed for life, which meet citizens' current and changing needs, supporting the wellbeing and resilience of our tenants.

The homes will be delivered via three main routes:

- Direct Sites – Site delivered direct by ACC.
- Developer Led Schemes – Sites developed and delivered by a third party prior to transfer to ACC.
- Buy-Back – The purchase of former council homes by ACC.

The housing programme is currently delivering a total of 2,000 homes at a total cost of £500 million.



Auchmill, This is a developer led project that provides a total of 92 units. The scheme is a mix of 1 bedroom, 2-bedroom 3-bedroom and 4-bedroom flats.



Cloverhill, This is the largest of the current projects and will provide 536 units in total over several phases. This is a developer led project and commenced on site in February 2022. The project includes 1-bedroom and 2-bedroom flats as well as 1-bedroom and 2-bedroom cottage style flats.



Kincorth, The project will be directly procured by Aberdeen City Council and will provide a total of 212 units. This will be a mix of 1-bedroom and 3-bedroom flats as well as 3-bedroom houses. The project commenced in March 2022.



Craighill, This is a project that Aberdeen City Council will directly develop themselves. The project will provide a mix of 1-, 2- and 3-bedroom flats as well as 3-bedroom houses.



Kaimhill, This scheme being provided directly through Aberdeen City Council provides a total of 35 units. The units provided are a mix of 3-bedroom and 4-bedroom houses and bungalows. There are no flats being provided in this scheme.



Wellheads, This is the first of the developer led sites that has provided 283 units over four phases. The development has provided a mix of 1-, 2-, 3- and 4-bedroom flats. The final phase of the project was completed in April 2022.



Summerhill. Developer led scheme that will provide 369 units over three phases. The scheme is a mix of 1, 2- and 3-bedroom flats.



Tillydrone, This is a direct development by Aberdeen City Council and provides 70 units made up of 1-bedroom and 3-bedroom flats as well as 3-bedroom houses.

Greenferns Landward

Development Consultation, June 2022

The Site

The Greenferns Landward site extends to approximately 69.6ha and is located in the Newhills area to the northwest of Aberdeen. The site is under the ownership of Aberdeen City Council and is predominantly in agricultural use.





The site is characterised by undulating open agricultural land, divided into numerous fields and lots. Two tenant farmsteads sit within the site boundary. Field boundaries are largely defined by ditches, hedgerows, walls and fences. There are few mature trees of any significance. The protected corridor of the Bucks Burn and Burnbrae Moss lies to the south and will remain as an open space feature.



Note: ACC Housing are currently progressing the nearby Greenferns site (Aberdeen LDP Sites OP33 & OP28) in parallel with the Greenferns Landward, with the same project brief. The design team is common to both sites and an integrated approach is being adopted to ensure that the two sites are fully connected and considered together.

These consultation boards relate to the Greenferns Landward site, however please do also visit the specific Greenferns consultation website to view more detail about that site:

www.greenferns.consultationonline.co.uk

-  Greenferns Landward site boundary
-  Greenferns site boundary
-  Aberdeen City Council Core Paths
-  Bucksburn Local Nature Conservation Site boundary

Greenferns Landward aerial photo of site and context

Greenferns Landward

Development Consultation, June 2022

The Site

A considerable suite of surveys and technical studies has been undertaken in recent years and are currently being updated as part of a full Environmental Impact Assessment (EIA) to support the application for planning permission in principle. The EIA will cover topics such as landscape and visual impact, water environment, biodiversity, ecology and nature conservation, cultural heritage, noise, air quality, traffic & transport. In addition to the EIA, a transport assessment, drainage strategy and flood risk assessment, geo-environmental reporting and tree survey have been carried out (or currently underway) to inform the proposals.

Findings to-date have highlighted a number of important aspects to be considered and addressed through the masterplanning process. Some of the key issues to consider include:

- The interface with Bucksburn Local Nature Conservation site (LNCS)
- Existing trees and hedgerows.
- Bats and other notable species habitats on the site area.
- Connections to the Core Path Network and range of walking routes across the site.
- Existing site drainage and the Bucks Burn.
- The interface with existing residential areas.



Pedestrian track between Greenferns and Greenferns Landward



View to north across Landward



Internal existing track with walls and scrub



View from north across Netherhills



View from Kepplehills Road to Greenferns



View to eastern boundary with Bucksburn



Character of internal fields



View to north sea from Kepplehills Road



Typical drainage ditch



Typical watercourse character and outfall

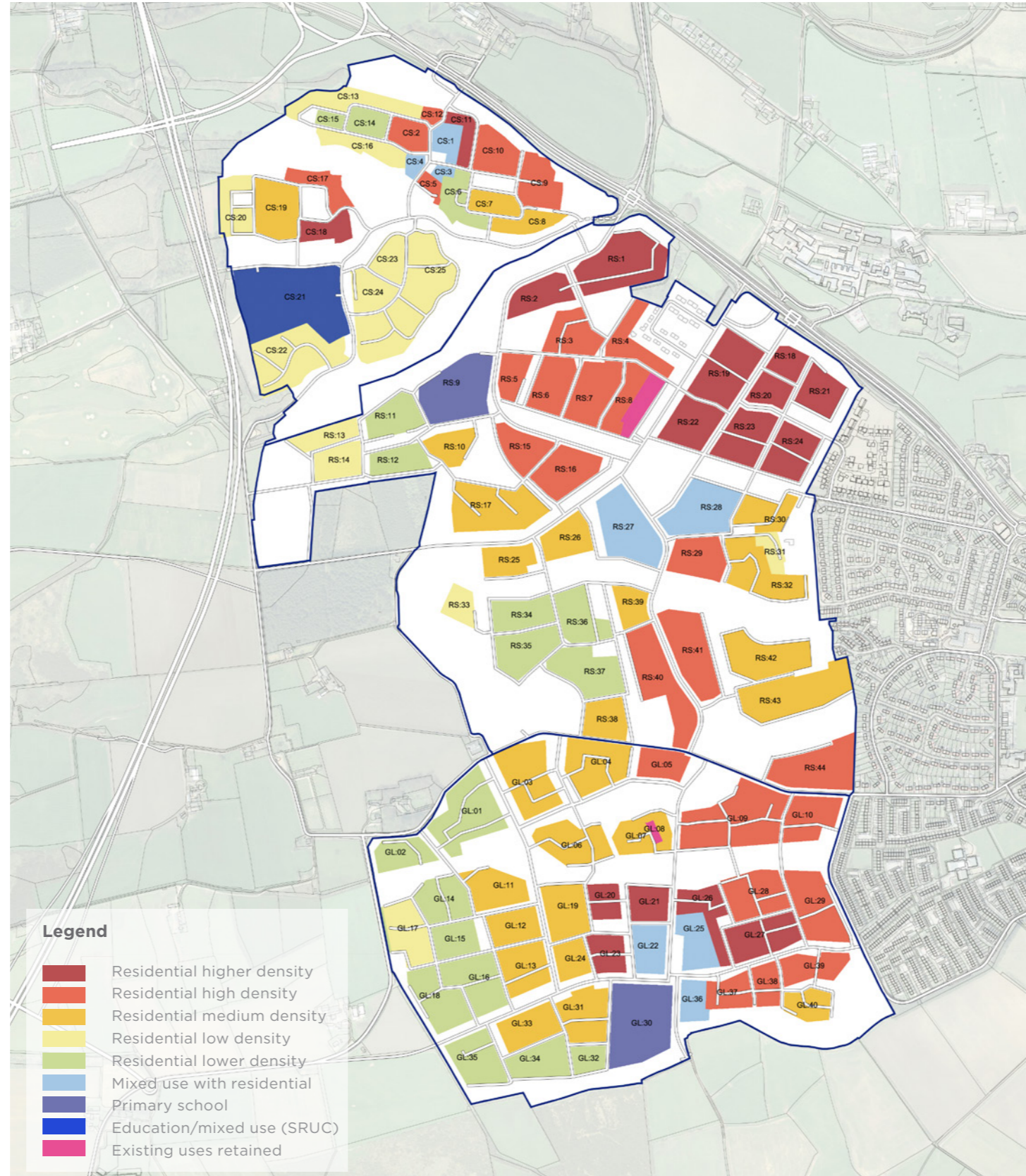
Greenferns Landward

Development Consultation, June 2022

Existing Planning context

The Greenferns Landward site forms part of the Newhills Expansion Area for which an overall plan (Development Framework) was prepared in October 2014. This plan covered sites to the north of Greenferns Landward: Craibstone South and Rowett South, both of which are currently being built out with a range of housing and facilities.

Key drawings from the Development Framework are shown on this board and illustrate the key principles of uses, densities, types of open space and movement networks. These principles still remain largely appropriate and will influence the design of the plans for the Greenferns Landward site as it progresses. At the time of finalising the overall plans, it was recognised that the Greenferns Landward site was subject to a number of constraints which would have to be addressed or accommodated in order to open up the site to development. These constraints are currently being investigated and some of the key issues are highlighted on this board.

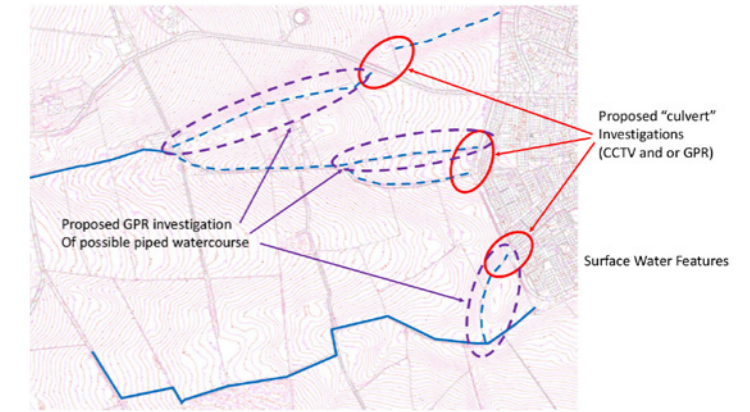


Newhills Expansion Area Development Framework: Landuse and densities

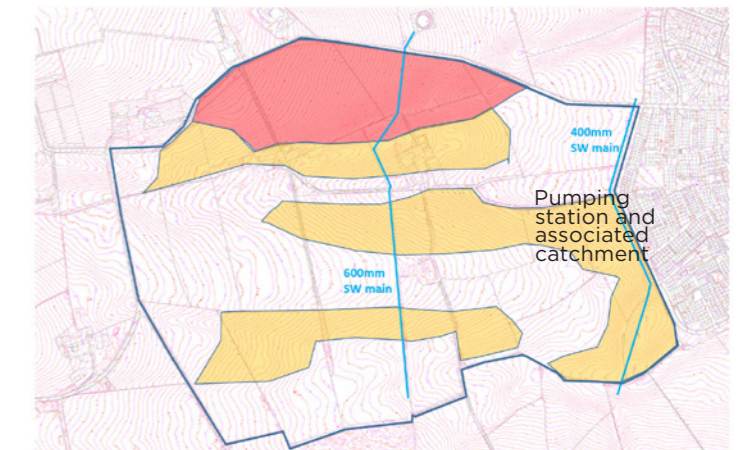


Open Space Categories

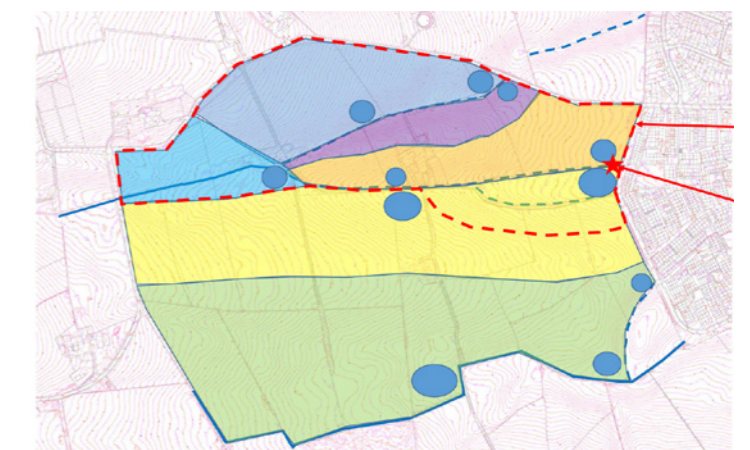
- Legend**
- Play zone/play area
 - Outdoor sports area
 - Natural Greenspace and Green corridors
 - Allotments/Community gardens
 - Indicative SUDS locations
 - Green space/open space connections
 - Civic Space



Surface water features to be investigated further



Topographic and Scottish water infrastructure to be considered



Indicative drainage catchments and SUDS locations

Greenferns Landward

Development Consultation, June 2022

Refined Development Framework

The diagrams on this board set out the emerging information relating to technical constraints and environmental considerations. Work is currently underway to shape the proposals to integrate this new site understanding and create a masterplan which best addresses the constraints and balances them with the opportunities for creating a unique place. These changes will be reflected in a refined Development Framework and at this stage, we anticipate the changes will largely relate to:

- Finalising the extent and route of the blue-green corridors in order to accommodate existing watercourses and drainage routes;
- Re-routing key movement corridors through the site to address and improve poor conditions on Kepplehills Road;
- Refining and reshaping open space corridors to integrate existing habitats into the proposals to reflect site survey findings;
- Potential changes to layout to accommodate water main wayleave or potential for diversion (to be confirmed);

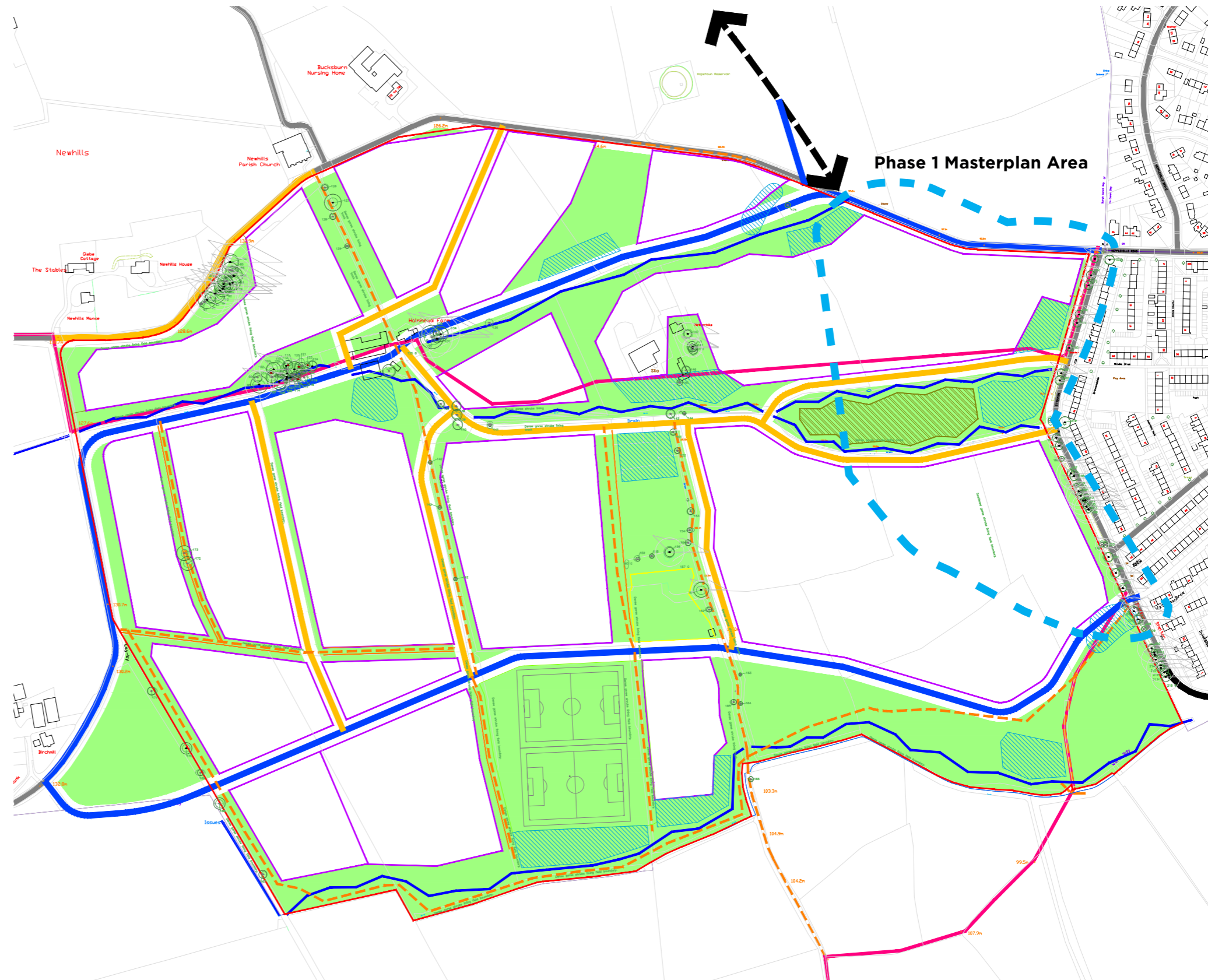
Phase 1 Masterplan

Development at Greenferns Landward will not all happen at once. It has been planned to grow over a number of years. Generally, the growth will occur from east to west in an integrated approach, combining in each phase landscape, roads, services as well as development proposals.

A Masterplan is to be prepared for the initial phase of development, identified on the adjacent plan. The Masterplan will provide more detail on streets, spaces and buildings in line with the principles established in the Development Framework. The Masterplan is being prepared to be submitted to support the Application for Planning Permission in Principle.

Phase 1 will comprise affordable housing delivered by Aberdeen City Council. A new street network will join Newhills Avenue. Within the initial phase there will be a number of areas of open space, locations for SUDs and new active travel links.

The phase 1 masterplan layout is being developed and will be presented at the follow up consultation event to be held in August 2022.



Greenferns Landward

Development Consultation, June 2022

Proposed Approach

In the past few years, as we all have spent more time at home due to the global pandemic, the importance of where we live and how we live has been questioned as never before. In addition to the importance of the design and layout of our physical homes and private amenity space, there has been a welcome (and long overdue) recognition of the importance of the surrounding landscape and environment within which our homes are set.

Access to these outdoor spaces for exercise, to meet family and friends and to experience nature has never been more important to improving our health and wellbeing. The ease of getting around by walking and cycling is appreciated more than ever and the importance of being able to access local services and infrastructure within a '20 minute neighbourhood' has been recognised in emerging national planning policy. With the rates of working from home likely to remain high in the post-COVID-19 world, there is a bigger population available to support a wider range of local facilities.

The approach to creating a new place at Greenferns Landward reflects all these changes in priorities and demands, putting placemaking, landscape and the sensitive response to the surrounding environment and communities at the heart of all decision-making. The Greenferns Landward site offers the opportunity for a new residential neighbourhood which is carefully tied into the existing city and will form the new western urban edge. The site will be well integrated with pedestrian and cycle connections to the existing network at numerous locations and proposes a new movement network throughout the site which will ensure walking and cycling is easy and direct. Existing public transport routes will be extended and incorporated into the site and will ensure that a viable and sustainable alternative to the car is available to all residents. Multi-functional blue-green infrastructure will provide open space provision while also ensuring that appropriate surface water drainage and flood mitigation measures are accommodated and biodiversity is sustained throughout the development. This approach has been highly successful at Countesswells, where the Cults Burn Park provides a green spine for the new settlement, supporting multiple walking and cycling routes for the new community, while also providing space for play, nature and a sustainable drainage system.



Countesswells masterplan with blue-green infrastructure



Barton Park, Oxford. Affordable housing



Incorporated active travel routes



Considering accessibility at all levels



Barton Park, Oxford. Public realm



Integrating SUDS into development



Countesswells, creating a park system integrating sustainable drainage within the landscape.



Primary School, Peebles



Barton Park, Oxford. Integrating SUDS

Greenferns Landward

Development Consultation, June 2022



Getting your thoughts and comments

Thank you for visiting the website and this virtual exhibition. We look forward to receiving your feedback on our indicative proposals for Greenferns Landward. All the feedback received over the coming weeks will be used in shaping the final proposals for the site. Please do ask the team any questions you may have about the application via the 'Ask a Question Function' on the website and please also leave written comments via the feedback form. Alternatively, completed forms and comments can be emailed to: greenfernslandward@ryden.co.uk or posted to Greenferns Landward Consultation, Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YI.

The deadline for comments is 29th July.

Should you wish to discuss the proposals directly with the design team, a live chat will be available via the website (greenfernslandward.consultationonline.co.uk) on Thursday 23rd June 2022 from 3-7pm.

Please note that at this stage comments are being provided to the applicant and their appointed design team and not the planning authority. Upon submission of the planning application, you will have the opportunity to submit formal representations to Aberdeen City Council (ACC) as Planning Authority, for consideration during assessment of the application.

An application for Planning Permission in Principle (PPiP) is expected to be submitted to ACC Planning

in Autumn 2022. This will be accompanied by a Phase 1 Masterplan to help support planning decisions on future Matters Specified in Conditions (MSC) applications. Once consent for PPiP has been secured, a separate MSC application for an initial phase of council housing will be made by on behalf of Aberdeen City Council. This will set out in more detail the layout and appearance of the proposed first phase of development. The aim is for site construction to start in 2023 or thereafter. These consultation boards relate to the Greenferns Landward site, however please do also visit the specific Greenferns consultation website to view more detail about that site:

greenferns.consultationonline.co.uk

Proposed programme

The proposed timeline, below, is intended to give an indication of the next steps and anticipated dates for future Planning Applications and anticipated start date for construction on site.

