

Welcome

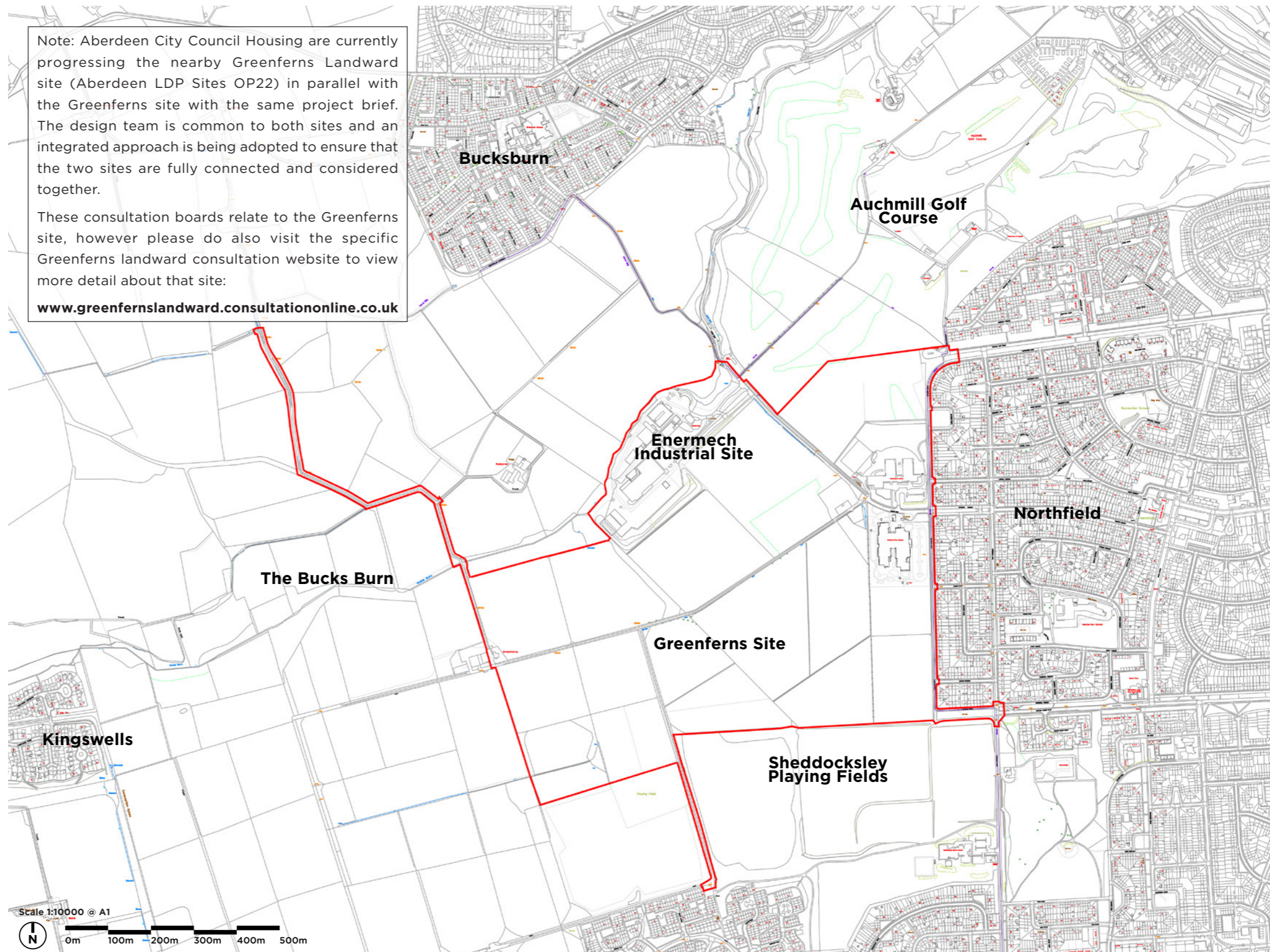
Welcome to this first public consultation event for the site at Greenferns. Aberdeen City Council (ACC) own the majority of the site and are preparing an application for Planning Permission in Principle (PPP) for a residential-led, mixed use development comprising approximately 1,650 homes, employment use, neighbourhood centre comprising local retail and commercial provision, leisure and community uses and associated infrastructure including new and upgraded access roads, landscaping, open space and engineering works.

A Proposal of Application Notice (Ref: 220610/PAN) has been submitted to Aberdeen City Council and the consultation arrangements approved by the Planning Service. A dedicated consultation website (greenferns.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 Tuesday 21st 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 proposal of Application Boundary.

Planning Context

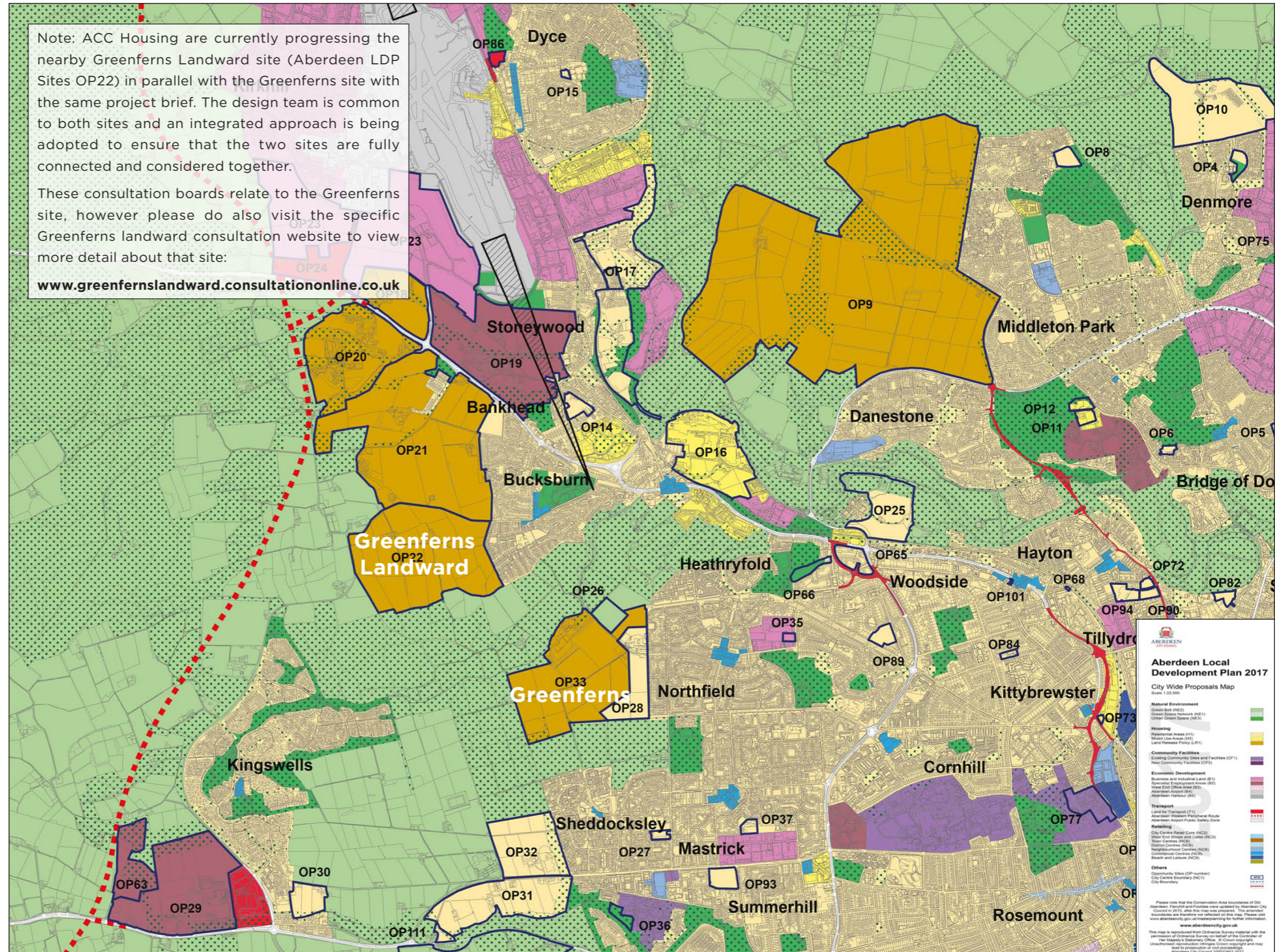
The Greenferns site is included as an Opportunity Site (Ref: OP 33 & 28) within the adopted Aberdeen Local Development Plan (2017). This establishes the principle of developing the site as an extension of the city boundary for around 1,350 homes and 10 hectares of employment land.

The site therefore forms an important contribution to meeting the City's housing and employment land requirements, ensuring the area has enough new homes to meet demand and is also supported by an appropriate mix of non-residential and community uses to help sustain the new residents.

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 site benefits from an approved Development Framework which sets out a vision for the development of the site and an established concept to inform how a successful new community 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 and neighbourhood centre.

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 1,650 new homes 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

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.

The site

The Greenferns study area is located in the north east of the city and covers some 73.6ha. With the exception of the Industrial Site around Bucksburn House, which is owned by Enermech, on the northern boundary of the site, all of the land within the study area is owned by the Council.

The eastern boundary of the site is defined mainly by Davidson Drive which has a north-south alignment, with the houses on its east side facing west over the Greenferns site area.

The northern boundary is defined by the Bucks Burn at the lowest point of the site, set within a corridor of mature woodland including some areas of ancient woodland. This woodland wraps Bucksburn House and its grounds to the east. To the west of Bucksburn House is the Enermech industrial site.

Rising from the Bucks Burn the site slopes gradually to the south where a large area of sports pitches define the southern boundary, separating the study area with the residential area of Sheddocksley further south.

The western boundary of the site is defined by a series of walled field boundaries and farm tracks as far west as Greenferns Farm.

The predominant land-use within the site area is agriculture and in particular rough grazing, in a series of small fields defined by strong field boundaries of stone walls, hedges and strips of mature trees.





Heathryburn Primary School is located in the east of the site adjacent to Davidson Drive with access from Howes Road. To the south of Heathryburn Primary School is the new Orchard Brae school for children with additional support needs. The new school is also accessed via Howes Road.



Note: ACC Housing are currently progressing the nearby Greenferns Landward site (Aberdeen LDP Sites OP22) in parallel with the Greenferns site 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 site, however please do also visit the specific Greenferns landward consultation website to view more detail about that site:

www.greenfernslandward.consultationonline.co.uk

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

Greenferns site area.

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)
- Ancient woodland within the site.
- 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.
- Noise impact from the airport flight path.
- Enermech are consolidating their operations on site and would like to consider access and expansion.
- Integration with existing schools.
- Existing site drainage and the Bucks Burn.
- The interface with existing residential areas.



An existing network farms tracks and paths cross the site.



Walls with trees and hedges define field boundaries.



There are areas of ancient woodland are located within the site.



Heathryburn Primary School is located within the site.



Sheddocksley track provide access to the playing fields and core path network south of the site.



There is a network of field drains and other watercourses across the site.



The Bucksburn LNCS defines the northern boundary.



Davidson Drive defines the eastern boundary.



Access to Enermech is via Howes Road.



The network of path across the site are to be retained and enhnaced.

Greenferns

Development Consultation, June 2022

The Development Framework (2018)

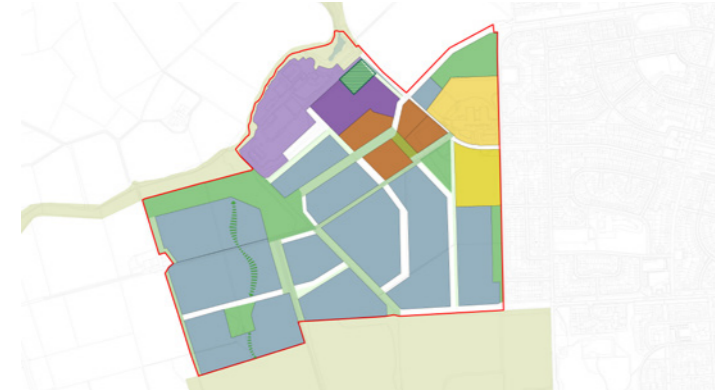
The Greenferns site benefits from an approved Development Framework. The Development Framework, illustrated opposite, evolved from an analysis and appreciation of the Greenferns site and its strategic and local context. The purpose of the Development Framework is to guide and inform development in the wider area, ensuring Aberdeen City Council can control the quality of development coming forward. In line with the Aberdeen City Council 'Masterplanning Process' the Development Framework sets out a vision and spatial framework for the way in which the Greenferns site can be developed.

The Development Framework describes and illustrates the layout for a new development comprising around 1,500 homes, which includes a mixed-use Neighbourhood Centre, employment land and areas of public open space. The mixed-use neighbourhood centre would likely include residential development, retail, community buildings, a medical centre and offices. The Development Framework creates a co-ordinating structure and strong vision for Greenferns allowing more detailed design to follow.

Development Frameworks are expected to identify a spatial plan and a vision for a site that will be compatible with Scottish Planning Policy, the Aberdeen City and Shire Strategic Development Plan, and the adopted Aberdeen Local Development Plan. The Development Framework for Greenferns was adopted as Planning Advice by Aberdeen City Council and will be an essential tool for taking forward development on the site.



Approved Development Framework (2018).



- Site boundary
- Residential
- Mixed use
- Business/employment
- Public open space
- Education

Development Framework (2018) - Landuse



Development Framework (2018) - Character sketch.

The Development Framework - Vision and character

The Development Framework sets out the design principles which are appropriate to this point in the design process. This includes land use, the hierarchy of streets and spaces together and their key design parameters. In addition, the document includes a section which provides further guidance to help with the creation of character, sense of place and legibility at the site at Greenferns. An illustrative plan and sketches are included to help describe how the Development Framework could be developed and the aims of the vision realised. It highlights how key site features; areas of open space and various character areas of the site might be incorporated within the Greenferns development. Some of the key development principles and some key place making elements are also illustrated.

Refined Development Framework

The plan shown opposite has been included to illustrate how the Development Framework layout is being refined through the design process. The plan is based upon the approved Development Framework (as shown on previous board no. 6) which is in the process of being refined and enhanced with the benefit of additional technical information and surveys that have been carried out to support the application for Planning Permission in Principle.

The current design process involves the design team carrying out a series of technical reviews and surveys, such as tree surveys, ecological surveys and transport assessments, which in turn are all informing the design review. Work is currently underway to refine the layout to reflect this improved understanding of the site and create a masterplan which best addresses the constraints and balances them with the opportunities for creating a unique place.

The main changes to the layout shown opposite have come about as a result of the following information.

- Survey of existing trees.
- Updated design of site drainage including sustainable urban drainage systems.
- Updated street design to reflect current standards.
- Provision of additional land for EnerMech (industrial land) to remain on the current site around Bucksburn House and allow land for future expansion.
- Review of non-residential land uses within the neighbourhood centre.
- Review of the proposed housing mix, development densities and phasing strategy.

The layout opposite is not fixed and will continue to evolve and develop as more technical information becomes available. Any feedback as part of this consultation on the layout would be very helpful. A final draft of the layout will be presented at the second consultation event, to be held in August 2022, for further review prior to finalising for the Planning Application.



Working Development Framework 2022.

Phase 1 Masterplan



Phase 1 Masterplan area.

Development at Greenferns will not all happen at once. It has been planned to grow over a number of years. Generally, the growth of Greenferns 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 at Greenferns, identified on the plan above. 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.

The plan above highlights the area which has been identified as the initial phase of development at Greenferns. Phase 1 will comprise affordable housing delivered by Aberdeen City Council, part of the mixed-use neighbourhood centre and land for business/employment. A new street network will connect Provost Fraser Drive to Provost rust Drive through the site providing a new bus loop. 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.

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 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 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 adopted at Countesswells, where the Cults Burn Park provides a landscape core 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

Getting your thoughts and comments

Thank you for visiting the website and this virtual exhibition. We look forward to receiving your feedback on our draft proposals for Greenferns. 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: greenferns@ryden.co.uk or posted to Greenferns 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 (greenferns.consultationonline.co.uk) on Tuesday 21st 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.

Next steps

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

greenfernslandward.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.

