

Ryden



Proposal of Application Notice Supporting Appendix

**Major Residential-led, Mixed Use Development
Land at Greenferns, Aberdeen LDP Sites OP33 & OP28
Newhills, Aberdeen**

For Aberdeen City Council

12 May 2022

1.0 Site Address

- 1.1 Land at Greenferns, Aberdeen Local Development Plan Sites OP33 & OP28, Newhills, Aberdeen.
- 1.2 The site extends to approximately 79.9ha and is located on the western edge of Aberdeen, to the west of the existing residential area of Northfield and south of the Bucks Burn. Kingwells lies approximately 1km to the west of the site.
- 1.3 The majority of the site is identified within the adopted Aberdeen Local Development Plan 2017 as Opportunity Sites OP33 & OP28, for around 1,470 homes and 10ha of employment land.

2.0 Description of Proposal [PoAN Note 2]

- 2.1 A major development proposal comprising 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.

3.0 Proposed Consultation Strategy [PoAN Note 6 & 7]

- 3.1 In light of current regulation and guidance, it is considered appropriate to undertake a hybrid public consultation strategy. This will involve an initial virtual consultation to be undertaken via a dedicated online website for the proposal. Thereafter, a more traditional face-to-face public drop-in exhibition will be held. This pre-application engagement strategy will therefore meet the statutory requirements of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, The Town and Country Planning (Miscellaneous Temporary Modifications) (Scotland) Regulations 2022.
- 3.2 On the week commencing **Monday 6th June 2022**, mailshot invites will be circulated to all residential and non-residential properties within the site and a 50m radius of the site boundary confirming details of the public consultation, dedicated website and arrangements for the public drop-in session. Letters will also be sent to the Community Councils and Ward Members who are listed in the PoAN form to provide advance notice of the consultation and to formally invite them to attend the proposed virtual and public events.
- 3.3 A poster and leaflet drop will also be undertaken around public buildings and local businesses situated in close proximity to the site, advertising the consultation events and inviting attendance from the public. A list of drop sites is provided in section 5 below for review.
- 3.4 On the week commencing **Monday 13th June 2022**, a newspaper notice will be published in The Press and Journal, providing the details relevant to both the online consultation and public exhibition events. A draft newspaper notice is provided in section 4 below for review. On the same day, a dedicated consultation website will go

live, displaying details of: the proposal; the proposed virtual and public events; and how participate, and instruction of how to provide feedback on the proposed development.

- 3.5 Feedback forms will be made available on the consultation website from the day of activation, commencing the period of 'one-way' consultation. Participants will have the option to complete the feedback form directly via the website, or the form can be downloaded, filled out and sent back to Ryden via email or by post.
- 3.6 Details will be provided in both the newspaper notice and on the consultation website on how requests can be made for exhibition materials and feedback forms to be posted to interested parties.
- 3.7 The virtual event is proposed take place over the course of an afternoon and evening during the week commencing **Monday 21st June 2022 between the hours of 3.00pm and 7.00pm**. This will take the form of a live, interactive session hosted on the consultation website, where attendees can join and submit comments and queries to the Design Team via a 'live chat' portal. This will commence the period of 'two-way' consultation. Where possible, the Design Team will answer queries as they are received. Any queries which require more detailed consideration will be responded to after the event, with the attendee advised accordingly.
- 3.8 The additional in-person event will take the form of a public drop-in exhibition to take place during the week commencing **Monday 5th July 2022 between the hours of 3.00pm to 8.00pm**. This will be held at This will be held at an appropriate venue, in relatively close proximity to the site, which is readily accessible to the public. Details of the proposed development will be displayed in addition to feedback received to the virtual consultation. Members of the Design Team will be available to discuss the proposal and answer any queries. A visitor register will be kept and feedback forms will be provided which can either be completed at the event or taken away and returned by post to Ryden.
- 3.9 Feedback on the proposal can be provided up to **Friday 29th July 2022** when the consultation will close.

4.0 Draft Press Advert

The Town and Country Planning (Scotland) Act 1997, The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 & The Town and Country Planning (Miscellaneous Temporary Modifications) (Scotland) Regulations 2022- Notice published under Regulation 7 (2)(b)

Major Planning Application for Residential-led, Mixed Use Development on Land at Greenferns, Aberdeen Local Development Plan Sites OP33 & OP28, Newhills, Aberdeen

Aberdeen City Council give notice of a proposed major 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.

Further details of the proposal are displayed at
[INSERT WEBSITE URL \(TBC\)](#)

An interactive virtual consultation with live chat function will take place on the above consultation website on **date/time TBC** where the Design Team will be available to answer questions and respond to requests for clarification. Comments can be submitted to: Email: greenferns@ryden.co.uk. Alternatively, completed feedback forms can be printed and posted to Greenferns Consultation, Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL.

Additionally, a follow up in-person consultation event will be held which will take the form of a public drop-in style exhibition, where details of the proposals will be displayed and your feedback sought prior to preparation of an application for Planning Permission in Principle.

Venue: TBC

Date: TBC

Time: 3.00pm – 8.00pm

All are welcome to attend the event and discuss the proposals with members of the Design Team. Opportunities for comments/feedback will be provided at the exhibition event. Further information can be obtained by contacting Michel Lorimer at Ryden LLP on 01224 588866.

Any person wishing to make comments relating to the proposals may do so by email to greenferns@ryden.co.uk or in writing to: Greenferns Consultation, Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL

Comments can be submitted by any of the above methods by **Friday 29th July 2022**

Please note that comments made will be to the prospective applicant, not the planning authority. There will be an opportunity to submit representations to the planning authority, Aberdeen City Council, upon submission of the planning application.

5.0 Poster / Leaflet Drop Sites

Aberdeen Treasure Hub
Auchmill Golf Club
Byron Square Shops
Enermech
Heathryburn School
Holy Family RC Church
Kingsford School
Lintmill Shops*
Nisa Heathryfold
Northfield Academy
Northfield Community Centre and Byron Boxing Club
Northfield Parish Kirk
Orchard Brae School
Premier Marchburn
Quarryhill School
Regensburg Court Newsagent
Sheddocksley Community Centre
Sheddocksley Shops
Sheddocksley Sport Centre
Sunnybank Football Club
Sunnybank Football Club
Taransay Court Care Home
The Hub
The Lord Byron
The Three Lums
Westerton Crescent Care Home
Westpark School