



Welcome

This consultation is being carried out on behalf of David Wilson Homes. It outlines a proposal to provide high quality homes on the former site of Cordyce School, to the north of Dyce, Aberdeen. David Wilson Homes control approximately 8.1 hectares of land across the former school grounds and surrounding land, having recently acquired the site from Aberdeen City Council. Your views are sought to influence the design of a proposed housing development as part of a forthcoming major planning application for the site.

David Wilson Homes welcome this opportunity to engage with the local community and relevant stakeholders, to provide a suitable redevelopment scheme for the site.

Key issues to be considered are:

- The scale and density of the proposed development relevant to surrounding context;
- How local services could accommodate the proposed development;
- How the development would be accessed, including by means other than private cars (such as integration with existing public transport and path links);
- Protecting and enhancing the riverside landscape setting, primarily with regards to existing green spaces and woodland;
- The type of landscaping that should be provided within built-up areas of the site, such as along streets and road verges, to enhance the local streetscape.



Consultation Approach

This consultation gives members of the public and other stakeholders an opportunity to comment on the draft proposals. As previous Covid restrictions have now eased, David Wilson Homes have agreed to undertake a more conventional, face-to-face consultation strategy with Aberdeen City Council's Planning Service.

The key event in this consultation is the proposed public exhibition at Dyce Community Centre on Wednesday 24th August 2022, 3pm to 7pm.

Feedback forms will be provided at the public exhibition, and are also available on a dedicated consultation website – cordyce.consultationonline.co.uk. The feedback forms can be completed directly through the consultation website. Alternatively, completed feedback forms and other comments can be:

- emailed to: cordyceconsultation@ryden.co.uk;
- provided to the design team at the public exhibition;
- or sent by post to Cordyce Consultation, Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL.

Feedback will be accepted until Friday 9th September 2022, when the consultation will close.

A Proposal of Application Notice for this development has been submitted and registered for the site under the reference 220815/PAN, and the consultation arrangements have been approved by Aberdeen City Council. Please note that, at this stage, comments are being provided to the applicant (David Wilson Homes) and not the planning authority (Aberdeen City Council). Upon submission of the planning application, you will have the opportunity to submit formal representations to Aberdeen City Council for consideration during assessment of the application.



— Site Location

The Site and Planning Application Boundary

The site is located to the north of Dyce, Aberdeen, covering the former site of Cordyce School and its immediate surroundings. It comprises an area of 8.1 hectares (approximately 20 acres).

The central area of the site is brownfield land, where the former school buildings and grounds were located. Cordyce School was a special needs school but closed as it became surplus to requirements. The school buildings were subsequently demolished, leaving only the foundations, parking stances, garden spaces, access road and the crescent-shaped internal road.

The land surrounding the former school contains a variety of open spaces. Mature woodland is located along most of the west boundary, with a large cluster of trees and shrubs set around a clearing at the southwest corner, beyond which lies the Mains of Dyce where there is a C-listed farmhouse. There is also a cluster of woodland at the southeast corner, set around the B-listed Skene Burial Enclosure and a sewage works inspection station beyond. The two areas of woodland are connected by a tree belt which follows the route of an old field drain, roughly parallel to Riverview Drive. Dyce Community Orchard lies between the tree belt and Riverview Drive. Land to the north and east of the former school grounds is mostly grassland, with a few clusters of trees along the riverbank.

The area containing the former school grounds, internal road and car parking occupies an elevated position, which slopes gradually to the west and south towards Mains of Dyce and the park along Riverview Drive. To the east and north, the slope is steeper and leads down towards an outward bend of the River Don. Part of that low-lying ground at the river bend is within the flood plain and there is a public footpath running parallel to the riverbank.

Local Development Plan

Following the closure of the school, Aberdeen City Council's Estates Service promoted the redevelopment of the site through the Local Development Plan review process for the development of around 100 homes on the site.

As a result, in the Proposed LDP the site is allocated as Opportunity Site OP14 for the development of 50 to 100 homes. The land surrounding the former school grounds is proposed to remain as Green Belt and Green Space Network in the Proposed LDP.

03 Context and Photographs



When taking forward a development, it is important to analyse a site in the context of its surroundings. For this reason, detailed analysis of the surrounding area is being carried out by the design team.

The site has several key existing merits. It is readily accessible from Riverview Drive via an existing access road; the relatively contained nature of the site means that existing homes will not experience a loss of privacy or amenity as a result of development; it occupies an attractive riverside location with mature landscape features; redevelopment of the site would remediate brownfield land; and the site could be returned to active use.

However, we remain conscious that various local assets need to be respected in the final design scheme, such as: the existing areas of woodland and other trees; riverside paths and access; the neighbouring listed buildings; existing drainage infrastructure (in respect of potential flood risk); and any protected wildlife that may make use of the site.

Each of these matters will be considered carefully by Aberdeen City Council during assessment of the forthcoming planning application. However, we would encourage views from the community on local assets that need to be considered carefully by the design team, to ensure any potential concerns are identified at this early stage of the design process.



Existing access road to former Cordyce School site.



Green buffer between Riverview Drive and Cordyce School Site.



View from access road towards site of former buildings.



Internal access to eastern portion of the former Cordyce School.



Internal access to western and northern portion of former School



Land sloping from School grounds towards River Don.



Skene burial enclosure to south east of site - Category B Listed.



Disused Sewage works, public access discouraged.



Extensive network of informal footpaths and trodden routes around the site.



Ditch located between School site and Riverview Drive.



Access track to the side of Mains of Dyce.



Existing Access onto A97 from Mains of Dyce.



The Site and Surroundings

Both the current LDP and the Proposed LDP recognise the important geographical location of Dyce, as a gateway into the city from the northwest. Although this site is removed from the main A96 / Aberdeen – Inverness Railway Line corridor, it is visible from Parkhill Bridge when entering Dyce on the A947.

The site is one of the few built-up areas on the land between Riverview Drive and the River Don. Although the site is separated from the nearest built-up area of Dyce, it is nonetheless a brownfield site with a suburban character. The association of this site with the main built-up area of Dyce is established by the existing access road, as well as sightlines between the site and nearby residential areas just 120m to the southwest.

The brownfield nature of the site is clear from the remnants of the former school. It is anticipated that the layout of the site will need to closely reflect the pattern of development set by the school, with a layout that is focussed on the central area including the building footprints and crescent shaped road. This will maintain open space buffers around the site. This would work with the topography, as the former school occupies relatively flat and elevated ground which slopes downwards at the edges. The character of the site is otherwise defined by the mature landscape setting being closely contained by the River Don, the adjoining riverbank and areas of woodland and trees. There are therefore two distinct elements of the site – the brownfield core and greenfield edge.

As regards the wider surroundings, areas to the south are distinctly urban in character, featuring a combination of houses and low-rise flats in a suburban street pattern, with amenities located further into Dyce. The site therefore benefits from strong existing transportation links. It is within walking distance from the rest of Dyce and there are bus stops at the end of the access road on Riverview Drive served by the 17A Faulds Gate – Dyce route, the 18 Charleston/Redmoss – Dyce route, and the 172 Faulds Gate – Dyce route. Land to the west of the site is characterised by the Mains of Dyce, where the farmhouse is C-listed but it is separated from the site by mature woodland and trees. To the north and east, the former Parkhill Estate lies on the opposite side of the River Don, with a more rural character. However, the river acts as a distinctive barrier between the suburban character of the site and the rural character of the former Parkhill Estate. The B-listed Skene Burial Enclosure is located at the southeast corner but, like Mains of Dyce, is obscured from view by existing trees.



Ecology and Trees

The site is bound to the south by a line of trees, to the west by woodland and tree clusters, there are clusters of trees along the riverbank and a clustered line of trees cuts through the middle of the site from northwest to southeast. Therefore, a detailed tree survey has been undertaken to inform the planning application. A total of 150 trees have been identified, with the riverbank and woodland along the west boundary showing the most potential for wildlife habitat. Also, trees spread across the site could provide habitat connectivity for species such as bats.

- Primary Linear Habitats**
- r2b - River
 - h2b - Other Hedgerow
 - u1e - Built Linear Feature
- Primary Habitats**
- g2c - Other Neutral Grassland
 - g4 - Modified Grassland
 - w1g7 - Other Woodland-Broadleaved
 - w1g6 - Line of Trees
 - w1h5 - Other Woodland Mixed (Mainly Broadleaved)
 - w2c - Other Coniferous Woodland
 - h3 - Dense Scrub
 - r2d - Aquatic Marginal Vegetation
 - u1b - Developed Land, Sealed Surface
- Secondary Habitat Codes**
- 10 - Scattered Scrub
 - 11 - Scattered Trees
 - 15 - Rushes Dominant
 - 16 - Tall Herb
 - 36 - Plantation
 - 41 - Freshwater - natural
 - 73 - Bare Ground
 - 1230 - Other Hard Surface Areas



Habitat Classification



Tree Survey

The majority of existing trees lie outwith the developable central area of the site and can therefore be easily retained, through the use of root protection areas and by ensuring private homes and gardens are not located in the zone of influence of trees. There are a number of trees located in the central area that will require to be removed to accommodate the development, however these will be compensated for in a proposed landscaping plan.

05 Site Layout



DAVID WILSON HOMES

WHERE QUALITY LIVES



The site layout responds to the characteristics of the site and the residential development is focused on the flatter parts of the site where the former Cordyce School buildings have been demolished. The development creates two crescent streets mirroring the curve of the River Don. The street design is proposed to reflect the green surroundings of the site and incorporate tree lined verges that connect through the site. With careful landscape planting these can provide valuable commuting and foraging habitats.

On entry to the site there is road frontage created by the houses providing an attractive arrival space. The houses incorporate a range of properties including 3 and 4 bedroom homes and a range of affordable housing opportunities. There is a focus on minimising the appearance of car parking, with garages located to the sides and rear and the one parking court hidden from the main public views.

Towards the eastern edge the houses have been designed to look out over the River and provide an outlook over a new riverside park. The design of the park is to be relatively low intervention, with no street lighting in order to promote this as a route for commuting nocturnal species. The focus of the design of this space will be on the landscape and planting of the area to best support local species. The plan indicates informal routes through this space for pedestrian use. Opinions on the approach to this part of the site will be welcomed.

The development will include for new tree planting within the development and will undertake woodland management for the areas surrounding including the addition of new tree planting in these areas.

To the west of the site an area for surface water drainage in the form of a basin is proposed and this will also provide an emergency access linking onto the A947. This would be for the use of emergency service vehicles only. Although the landscaping plan is still being designed, it is expected that the emergency route would be informal and finished using grasscrete.



Thank You

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