

# Newhills Expansion Area

The Newhills Expansion Area is on the western edge of Aberdeen and is bounded by the existing residential area of Bucksburn to the east and by the A96(T) Aberdeen - Inverness trunk road to the north and northeast. The Aberdeen Western Peripheral Route (AWPR) forms a boundary to the north west. The remaining boundaries on the south and south west are formed by landscape areas and are designated Green Belt.

The Newhills Expansion Area comprises three specific sites:

- OP29: Craibstone South
- OP30: Rowett South
- OP31: Greenferns Landward

Planning permission has been granted for parts of the site at Craibstone South (700 homes) and Rowett South (1700 homes) which are currently under construction. Greenferns Landward has a Proposal of Application Notice (PAN) for mixed use development including 1570 residential units but has no planning permission to date.

Section 75 Agreements are in place which places a duty on Aberdeen City Council to provide primary education provision on a preselected site within the development upon completion of the 800th housing unit.

## Key

- Rowett South development boundary
- Primary school site
- Mixed use sites
- Residential development sites

