

# Response ID ANON-B3JU-DSZ1-P

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**

Submitted on **2019-05-13 18:16:01**

## About You

### What is your name?

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### What is your organisation?

**Organisation:**

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**On behalf of:**

First Endeavour LLP

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## How to Complete

### 1 Introduction

#### Section 1 provides a context for the Main Issues Report Do you have any comments in relation to this section?

**Do you have any comments in relation to this section?:**

The introductory section of the Main Issues Report (MIR) sets out the framework for the review of the Local Development Plan, but this consists of a recitation of the planning policy and aims. It fails to capture or give any indication of Aberdeen City Council's ambitions or excitement for the growth of the city and for attracting and retaining people to live and work in the city. Neither is it clear going through the subsequent sections of the MIR that the Council is going to adopt a bold and ambitious strategy to secure that growth. It feels rather like "more of the same".

### 2 Settlement Strategy

#### Question 1 New Housing Sites

**Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?:**

The MIR proposes allocating only 640 units over a 12 year period. That is only 53 additional units per year. It is submitted that this undermines the Council's Prosperous People theme. It will also impact on the Prosperous Economy theme if there is insufficient suitable housing for people to live and work in the city.

Representations on the Strategic Development Plan 2018, such as those by Homes for Scotland, highlight the lack of ambition in the emerging SDP in the early years of the Plan. Over 1000 homes have been removed from the 2016-2032 period of the SDP, which is the period to be addressed in the Council's MIR/LDP.

Our clients agree with Homes for Scotland that the revised SDP housing targets do not support the City Region's aspirations for growth. The City MIR/LDP mirrors that lack of ambition.

It is also noted that the MIR proceeds on the basis of the 2016 Housing Land Audit. The representations from Homes for Scotland have provided updated information on completions since 2016 and also identified revised LDP Housing Allowances which considerably exceed the 4168 units which the SDP identifies as being required between 2020-2032.

Even if the housing allowances in the merging SDP do not increase, it is submitted that the allowances in the LDP will require to increase. This is because of the over-reliance on brownfield units. The MIR anticipates 3408 units coming forward from brownfield sites, as identified in the Brownfield Urban Capacity Study 2018. It is submitted that this figure is over stated for a number of reasons, as follows:

- It is based on the highest possible estimate of the capacity of brownfield sites within the Study;

- It includes sites which were identified as non-effective in the 2016 Housing Land Audit; and
- It includes sites which have existing or lapsed consents which are also considered to be non-effective.

Given that the Council is under an obligation to maintain a five year effective supply of housing land at all times, it is disingenuous to include sites as brownfield sites which are known to be non-effective.

By inflating the potential contribution from brownfield sites, the Council has artificially reduced the shortfall which exists and thus lowered the corresponding housing allowances. This approach runs contrary to the stated aim of achieving growth within the city.

## **Question 2 Housing Allowances Beyond 2032**

**Is there a need for us to identify further Housing Allowances or sites for the period beyond 2032?:**

This LDP does not cover the period beyond 2032. As noted in Answer 1, more land requires to be allocated in the period 2020-2032 to achieve the desired growth within the city.

## **Question 3 Brownfield and other Opportunity Sites**

**Are there any further brownfield or other opportunity sites which would be suitable for redevelopment?:**

This submission seeks the allocation of the land which currently forms Aberdeen Pet Resort and Equestrian Centre at Tillyoch, Peterculter. It should be listed as a brownfield site. See paper apart on the benefits of redeveloping the site for housing.

## **Question 4 New Healthcare Facilities**

**Do you have any comments on these sites? Are there any other sites in these areas that we should be considering?:**

## **3 Aberdeen City Centre and the Network of Centres**

### **Question 5 City Centre Boundary**

**Do you agree the Local Development Plan should modify its City Centre boundary to match the City Centre boundary shown in the City Centre Masterplan?:**

### **Question 6 City Centre Masterplan Intervention Areas**

**Do you agree that the City Centre Masterplan intervention areas should be identified as opportunity sites within the Local Development Plan?:**

### **Question 7 City Centre Retail Core**

**Should the retail core be reduced to focus on a more compact area of Union Street and the existing shopping centres?:**

### **Question 8 Union Street Frontages**

**Should the Union Street Frontages percentages be reviewed? Do the current target percentages ensure there is a balance between a strong retail focus and allowing for other uses? What other uses should we allow on the retail core area of Union Street:**

### **Question 9 Out of Town Retailing**

**Should we direct high footfall uses to existing centres including the City Centre? Should we consider new out of town retail parks? What would the impact of these be on Union Street and the City Centre, and Aberdeen's network of centres?:**

### **Question 10 Commercial Leisure Uses**

**Should we continue to direct commercial leisure uses towards existing centres and the beach and leisure area?:**

### **Question 11 City Centre Living**

**How can we encourage more people to live in the City Centre? Would a document outlining the principles which need to be applied in converting a building into residential use be helpful?:**

## **MAIN ISSUE 1 Living in the City Centre**

**Should we include a policy in the Local Development Plan supporting residential development in the City Centre, including the conversion of upper and basement floors of premises to provide residential accommodation?:**

Not Answered

### **Question 12 Residential Development in the City Centre**

**Are there any other locations within the City Centre where residential accommodation could be provided?:**

## **MAIN ISSUE 2 A 24-Hour City**

Should 24-hour activities in Aberdeen be supported and encouraged to grow, especially in the City Centre? Could this be achieved through policy?:

Not Answered

### **Question 13 Encouraging the Creative Arts**

What can we do to support and encourage the creative sector to ensure a range of distinctive experiences so that Aberdeen City Centre is like no other place?:

### **Question 14 Proposals for Creative Arts**

Are there other buildings or areas within Aberdeen that could accommodate the existing, and support an emerging creative sector for desk-based and studio-based artists?:

### **Question 15 Percent for Art**

To ensure Aberdeen City Centre retains its distinctiveness, should developments with construction costs of £1 million or over be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/ visible place or places within the development?:

## **MAIN ISSUE 3 Support for Visitor Attractions**

To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?:

Not Answered

## **4 Quality Places**

### **MAIN ISSUE 4 Minimum Internal Space Standards for New Residential Development**

How can we ensure that new residential development delivers an adequate amount of internal floor space for future occupants?:

Not Answered

### **Question 16 External Space Standards**

Do you think that the amenity spaces currently delivered are of a sufficient quality? Should we strive for a better quality/ quantity of private/ semi-private residential amenity space across the city and refuse planning permission to proposals which do not meet our high standards? What standards would you like to see set for new dwellings, flats, and conversions in respect of quality and quantity of external amenity space?:

### **Question 17 Natural Environment**

Do you agree that the proposed list of policies for Natural Environment gives a clearer and more coherent structure than at present?:

### **Question 18 Food Growing**

How can the Local Development Plan support the delivery of food growing projects in the City? Do you think food growing should be included in the next Plan by way of a new policy, or through existing policy and guidance?:

## **5 Transport and Infrastructure**

### **Question 19 City Centre Parking**

Should we reduce car parking in the City Centre to support the City Centre Masterplan? If so, how?:

### **MAIN ISSUE 5 Electric Vehicle Charging Infrastructure**

How best can we encourage the provision of infrastructure to support changes in transport technologies? :

Not Answered

### **Question 20 Digital Infrastructure**

Should high speed broadband be mandatory in all new residential developments with 5 or more units? Do you wish to suggest any other proposed changes to the Digital Infrastructure and Telecommunications Infrastructure policies?:

### **Question 21 Developer Obligations and Infrastructure Delivery**

Do we need to change our approach to securing developer obligations for future development proposals?:

## 6 Resource and Business Policy

### MAIN ISSUE 6 Low and Zero Carbon Generating Technologies and Water Efficiency

Should the requirement of existing Policy R7 be changed?:

Not Answered

#### Question 22 Low and Zero Carbon Generating Technologies and Water Efficiency

What methodology should the Council use in calculating compliance with Policy R7, specifically how should the target of reducing carbon dioxide levels be calculated?:

#### Question 23 Solar Farm Developments

Do you agree that Solar Farms should be supported within the Council's policy on Renewable and Low Carbon Energy developments, and should specific guidance be included within Policy R8?:

### MAIN ISSUE 7 Heat Networks

Should we include a policy in the Local Development Plan supporting the development of Heat Networks within the City?:

Not Answered

#### Question 24 Supporting Business and Industrial Development

Should we carry forward our current policy approach to safeguarding existing business and industrial areas from other development pressures into the next Local Development Plan?:

### MAIN ISSUE 8 West End Office Area

Should the policy support a mix of uses in the West End Office Area? If so, what types?:

Not Answered

## 7 Affordable Housing

### Question 25 Affordable Housing

Do you agree with the Local Development Plan's current affordable housing approach being carried forward? What other measures could the Council consider in order to assist with the delivery of affordable housing units via the Plan? Should the threshold of not applying affordable housing requirements to developments smaller than 5 units remain in place?:

First welcomes the pro-active approach which the Council has adopted in seeking to deliver 2000 affordable homes across the city and agree that the LDP must do everything possible to support the delivery of good quality, well-designed affordable housing in line with the Prosperous People theme.

First supports the option of identifying sites specifically for affordable housing.

In its response to the pre-Main issues Report, Culter Community Council identified a critical need for new homes for growing families in the Culter area, following the removal of nearly 70% of the planned provision in the extant Local Development Plan. They highlighted that homes in the numerous developments in Culter, Bieldside and Milltimber "are beyond the financial reach of Culter folk" and expressed concerns that "our community will wither if our vibrant young families keep having to move to places where getting back to the extended family means a journey of two buses and a lengthy walk, each way."

The Community Council wants to see a greater mix of house type, including low-cost housing and retirement homes. The Council's Housing Service has identified a need for one, 3 and 4 bedroom affordable units in Peterculter, 10% of which should be accessible housing.

The LDP requires to respond to the identified need for affordable housing in Peterculter and should do this through the allocation of land at Tillyoch for an affordable housing development.

### Question 26 Private Rented Accommodation and Build to Rent

Are there ways that the Local Development Plan can facilitate Build to Rent development, through policy?:

## 8 Sustainable Mixed Communities

### MAIN ISSUE 9 Inclusive Housing Mix (Housing for the Elderly and Accessible Housing)

How can the Local Development Plan ensure a greater mix of housing types is achieved in new developments?:

See answer to Question 25 above. Not every site/location will be suitable for older/particular needs. The Council requires to identify which sites are most appropriate and where the greatest need exists. The Housing Service has indicated that there is a need for 10% of the affordable units required in Peterculter to be made available as accessible units. First is willing to meet that need at Tillyoch.

Not Answered

#### **MAIN ISSUE 10 Residential Care Facilities**

How should the Local Development Plan cater for proposals relating to Residential Care Facilities?:

Not Answered

#### **MAIN ISSUE 11 Student Accommodation**

How can the Local Development Plan cater to proposals relating to student accommodation?:

Not Answered

#### **MAIN ISSUE 12 Houses in Multiple Occupation**

How can the Local Development Plan support sustainable mixed communities, with regards to HMOs?:

Not Answered

Percentage limit of HMOs in each area:

Please explain why you chose your answer:

Geographical boundary of each area:

Please explain why you chose your answer:

Threshold for when planning permission is required for a HMO:

Please explain why you chose your answer:

#### **Question 27 Community Planning**

Is there anything else that the Local Development Plan can do to support the objectives of the LOIP or the aims of Community Planning?:

#### **Question 28 Changing Places Toilets**

Should large new developments that require public access provide Changing Places toilets? What types of venues should provide them?:

### **Appendix 1 Proposed Draft New Policies**

#### **Policy D2 Amenity**

Do you have any comments on the policy?:

#### **Policy D5 Advertisements and Signage**

Do you have any comments on the policy?:

#### **Policy D8 Shopfronts**

Do you have any comments on the policy?:

#### **Policy D9 Windows and Doors**

Do you have any comments on the policy?:

#### **Policy H4 Housing Mix and Housing for Particular Needs**

Do you have any comments on the policy?:

#### **Policy H8 Residential Care Facilities**

Do you have any comments on the policy?:

#### **Policy H9 Student Accommodation Developments**

Do you have any comments on the policy?:

#### **Policy H10 Houses in Multiple Occupation**

**Do you have any comments on the policy?:**

**Policy NC9 City Centre Living**

**Do you have any comments on the policy?:**

**Policy NC10 24-hour City**

**Do you have any comments on the policy?:**

**Policy NC11 Visitor Attractions and Facilities**

**Do you have any comments on the policy?:**

**Policy NC12 Public Art Contribution**

**Do you have any comments on the policy?:**

### **Additional Documents**

**Please include comments on other documents below:**

**Please include comments on other documents below::**

### **Additional Files**

**If you have further information you would like to provide you may upload it here.:**

Main Issues Report - Paper Apart - Tillyoch.pdf was uploaded

**Representations**

**on**

**Aberdeen City Local Development Plan 2019**

**Main Issues Report**

**on behalf of**

**FIRST ENDEAVOUR LLP**

**Land at Tillyoch, Peterculter**

## CONTENTS

1	EXECUTIVE SUMMARY .....	1
2	POLICY BACKGROUND.....	1
3	SITE AND ITS SURROUNDINGS .....	2
4	SITE ANALYSIS .....	2
5	PROPOSED DEVELOPMENT .....	5
6	CONCLUSIONS .....	5
7	APPENDICES.....	6
	Appendix 1 - Indicative Masterplan.....	6
	Appendix 2 - Photographs .....	6



## **1 EXECUTIVE SUMMARY**

- 1.1 First Endeavour LLP ("First") seeks the allocation of the Tillyoch Pet Resort and Equestrian Centre, Peterculter and adjacent land, for 100% affordable residential development, including open space and community woodland.
- 1.2 Redevelopment of the site for residential development is consistent with the Proposed Strategic Development Plan which looks for at least 40% of all new housing development on the city to be on brownfield sites.
- 1.3 The site, including OP109, extends to approximately 26.5 hectares, as shown outlined in red on the Plan which forms Appendix 1 to this Submission. The site forms a natural extension to the existing Peterculter settlement and a bridge to the proposed residential development at the former Woodend Farm (Site OP109).
- 1.4 Subject to detailed design, it is envisaged that the site could accommodate approximately 350 units.
- 1.5 The residential development would be 100% affordable and comprise a mix of different types of affordable family homes, including social rented, low cost home ownership and housing for veterans. 10% of the dwellings would be provided as accessible housing.

## **2 POLICY BACKGROUND**

- 2.1 The emerging Local Development Plan will require to conform to the Proposed Strategic Development Plan (PSDP) which was published in August 2018 and which has been sent to the Scottish Ministers for examination.
- 2.2 First has responded to the Questions in the Main Issues Report, highlighting that there is a need to allocate more land for residential development in order to support the City Region's aspirations for growth.
- 2.3 Paragraph 4.8 of the PSDP highlights the need to prioritise the redevelopment of brownfield sites for housing and sets a target for at least 40% of all new housing in the city to be on brownfield sites. It also targets an increase in the range, quality and design of new development across the city. In order to meet the needs of the whole community, appropriate levels of affordable housing and an appropriate mix of types and size of homes must be provided.
- 2.4 Local Development Plans must take account of these targets when deciding how and where to identify land for development.
- 2.5 Paragraph 4.6 of the PSDP stresses that providing affordable housing is critical to sustaining mixed communities and helping to meet the Scottish Government's target of delivering 50,000 affordable homes by 2021.
- 2.6 Paragraph 4.7 of the PSDP looks for developments to make it easy for people to access green and open space.

### 3 SITE AND ITS SURROUNDINGS

- 3.1 The site extends to 26.5 hectares or thereby and is bound by Bucklerburn Road and the existing houses within Peterculter to the south; by Culter House Road to the east and north; and by woodland and the road leading from Bucklerburn Road to Culter House Road to the west.
- 3.2 The site is accessed via Culter House Road and Bucklerburn Road.
- 3.3 Aberdeen City Council granted outline planning permission on 13 January 2009 for the construction of Tillyoch Pet Resort and Equestrian Centre on the site, comprising cattery, livery stables, outdoor school, storage building, house, access road and car park pursuant to application reference P081453.
- 3.4 Planning permission P090089 was then granted for the design and layout of the access road off Culter House Road on 23 April 2009, along with reserved matters consent P090090 for the siting, design and external appearance of the buildings, outdoor arena, hardstanding/service yard and car park.
- 3.5 The facility was opened on 11 November 2011.
- 3.6 Since the original construction, consents have been granted for an extension to the stables building (P110080); an extension to the storage building (P110964); and the further extension of the storage building to form a club/training room (P150599), such that there are currently 8 large buildings on the site, in addition to the dwelling house and the cattery for 140 cats (see photographs which form Appendix 2).
- 3.7 The livery provides stabling for 60 horses. The outdoor school extends to 12 acres and there is hard standing parking for 200 cars and parking for 80 lorries/horse boxes.
- 3.8 Approximately 20 acres is in use for paddocks and 10 acres of the site, in the south east corner, comprises woodland.
- 3.9 The venue hosts regular Gymkhana days, in addition to normal use of the premises. These days can see in the region of 200 cars and 80 commercial vehicles, including HGVs, accessing the site.
- 3.10 Due to complaints from residents about the noise, disruption and traffic, the operator of the Equestrian Centre has regrettably decided to relocate. This means that the site is available as a brownfield opportunity for redevelopment.
- 3.11 Site OP109 was zoned in the 2017 Aberdeen Local Development Plan for the construction of 19 dwellings.

### 4 SITE ANALYSIS

- 4.1 Site OP109 has already been assessed and identified as suitable for development, as evidenced by its allocation in the extant Plan.
- 4.2 First has assessed the remaining land against the criteria used by the Officers to assess the bids submitted as part of the pre-Main Issues Consultation as follows:
- 4.2.1 Exposure: the site benefits from good shelter from northerly winds from the existing woodland.

- 4.2.2 Aspect: the open fields within the site are south west facing.
- 4.2.3 Slope: the site generally slopes from the highest point along the north east boundary towards the south.
- 4.2.4 Flood Risk: the SEPA flood map confirms the site is out with the indicative flood zone and there is no risk of flooding.
- 4.2.5 Drainage: there are no known drainage issues on the site. The site generally slopes from the highest point along the north east boundary towards the south. The Buckler Burn flows from north east to south through the woodland to the east of the site approximately 120m from the site boundary at its nearest point. There is an existing ditch at the low south corner of the site, which flows towards the east. There are no public sewers within the site, with the existing drainage system comprising septic tanks and soakaways. The nearest public sewers are located within the Bucklerburn Housing Estate to the south of the site. A drainage impact assessment will be carried out to determine the drainage strategy for redevelopment of the site which will include proposals to connect to the sewer network.
- 4.2.6 Built/cultural: as noted above, there are a number of existing buildings on the site. With the relocation of the current operation, the site is available as a brownfield opportunity for redevelopment.
- 4.2.7 Natural Conservation: the woodland within the site will be retained and made available as community woodland.
- 4.2.8 Landscape features: the Aberdeen City Landscape Character Assessment shows the site within the wooded farmland landscape character type and Countesswells/Milltimber/Kennerty area 21. The area is described as having agriculture, woodland and settlements. The boundaries of the existing built up area are softened by intervening landform and trees. The site itself includes open fields/paddocks which have no particular landscape features. The existing buildings sit in the middle of the site. Surrounding the fields is woodland which will remain untouched. Further planting will be undertaken as part of the development.
- 4.2.9 Landscape fit: The site sits between the existing residential development at Bucklerburn and the proposed residential development on Site OP109. Developing the site for housing will be a natural northern extension of the village, providing opportunities to link Site OP109 to the existing settlement. Given the surrounding woodland, the new settlement edge will remain soft, with glimpsed views through the trees, consistent with the overall character of the area. The existing road network provides containment which will limit further northerly expansion.
- 4.2.10 Relationship to existing settlements: as noted above, the site is immediately north of Bucklerburn Road and the dwellings served by that road.
- 4.2.11 Land use mix/balance/service thresholds: the proposed new residential development will be 100% affordable and will provide a mix of dwellings which are either low cost, social rented or housing for veterans. The Community Council considers that there is a need for 2-3 bedroom

dwellings with outside space to provide affordable homes for growing families. The Council's Housing Service has identified a need for one, 3 and 4 bedroom properties, with 10% being accessible housing. First will agree the final mix with the Council through the application process. Given the scale of the proposed development, it has the potential to attract further services and facilities, as well as supporting existing businesses within the village.

- 4.2.12 Accessibility: the site can be accessed from the west via Malcolm Road and Culter House Road and from the east from Culter House Road and Bucklerburn Road. It has easy access to the Aberdeen Western Peripheral Route, with the Milltimber grade separated junction approximately 1.1km to the east. The bus termini at Johnston Garden East and at Buckleburn Close are both 600 metres to the south of the site.
- 4.2.13 Proximity to facilities – shopping/health/recreation: the facilities within Peterculter are within easy reach of the site eg. Peterculter Sports Centre is 800 metres from the site; Peterculter Medical Centre is 1.1km; and Peterculter Shopping Centre is 1.2km from the site.
- 4.2.14 Direct footpath/cycle connection to community and recreation facilities and resource: The site has easy access to Core Paths 52 and 86 and aspirational path 4 runs along Bucklerburn Road to the south of the site.
- 4.2.15 Proximity of employment opportunities: there are a number of employment opportunities within the village centre and the Community Council is keen to see additional housing to support existing and new businesses in Peterculter. With the opening of the AWPR, the site has easy access to employment opportunities in Westhill, Dyce, Cove, Altens and Stonehaven, as well as the city centre. Figure 2 of the PSDP identifies the need for improved cross city connections for active travel from the city centre to the west through Peterculter.
- 4.2.16 Contamination: there is no known evidence of contamination on the site.
- 4.2.17 Land use conflict: Given its proximity to existing dwellings, the proposed residential development will cause no conflicts.
- 4.2.18 Physical infrastructural capacity: A study is in progress and enquiries are underway to establish the current capacity of services to the site, including gas, electricity and water. Telephone and internet provision are also available.
- 4.2.19 Physical infrastructure future: It is understood that Aberdeen City Council is currently reviewing vehicle numbers on the existing road network following the opening of the AWPR. Culter House Road can be upgraded to the required standard to serve the proposed development. Any other infrastructure improvements which are required will be ascertained through the study which is underway.
- 4.2.20 Service infrastructure capacity: the site is within the catchment of Culter Primary where there is capacity. It is also within the catchment for Cults Academy, which is forecast to go over capacity at 2021. It is noted that the PSDP recognises at paragraph 3.12 that all 4 strategic growth areas may need new or improved/extended schools to accommodate new development.

4.2.21 Other constraints; None.

## 5 PROPOSED DEVELOPMENT

- 5.1 First has been in discussions with Culter Community Council and the Council's Housing Service to establish the type of housing which is required in the village. Further public consultation will take place as part of the masterplan/planning application process for development of the site.
- 5.2 In its response to the pre-Main issues Report, the Community Council identified a critical need for new homes for growing families in the Culter area, following the removal of nearly 70% of the planned provision in the extant Local Development Plan.
- 5.3 They highlighted that homes in the numerous developments in Cults, Bieldside and Milltimber "*are beyond the financial reach of Culter folk*" and expressed concerns that "*our community will wither if our vibrant young families keep having to move to places where getting back to the extended family means a journey of two buses and a lengthy walk, each way.*"
- 5.4 The Community Council wants to see a greater mix of house type, including low-cost housing and retirement homes.
- 5.5 Housing Service has identified a need for one, 3 and 4 bedroom affordable units in Peterculter, 10% of which should be accessible housing.
- 5.6 Aberdeen City Council announced in 2018 their aim to provide housing for veterans in all future Council social affordable housing developments by having 1% of the housing provision made available to veterans.
- 5.7 Against that background, First has prepared an indicative masterplan (see Appendix 1) which shows how the site could be laid out to provide an exemplar 100% affordable housing development of circa 350 dwellings within a woodland setting on the edge of the existing built up area of Peterculter. The existing woodland will be managed under a strategic management policy and made available as a public amenity.
- 5.8 The masterplan will be refined through further detailed assessments, public consultation and discussions with relevant stakeholders.

## 6 CONCLUSIONS

- 6.1 A large part of the site is brownfield, suitable for redevelopment for a mix of homes, and as such its redevelopment is supported by the PSDP.
- 6.2 Developing the site for 350 affordable units, as is proposed, of varying types and tenures, will help meet national, strategic and local requirements (as expressed by Culter Community Council) for affordable housing.
- 6.3 The site is well located for existing facilities and infrastructure. It has easy access to public transport and employment opportunities.

- 6.4 The development will provide residents with easy access to green space through the provision of community woodland and other areas of open space.
- 6.5 The site can be masterplanned to provide an appropriate woodland setting for the northern extension of Peterculter, consistent with the existing landscape character. It will provide linkages from the existing settlement to Site OP109.

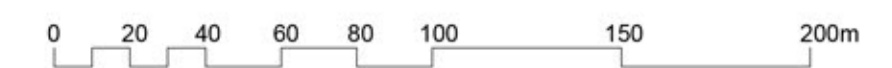
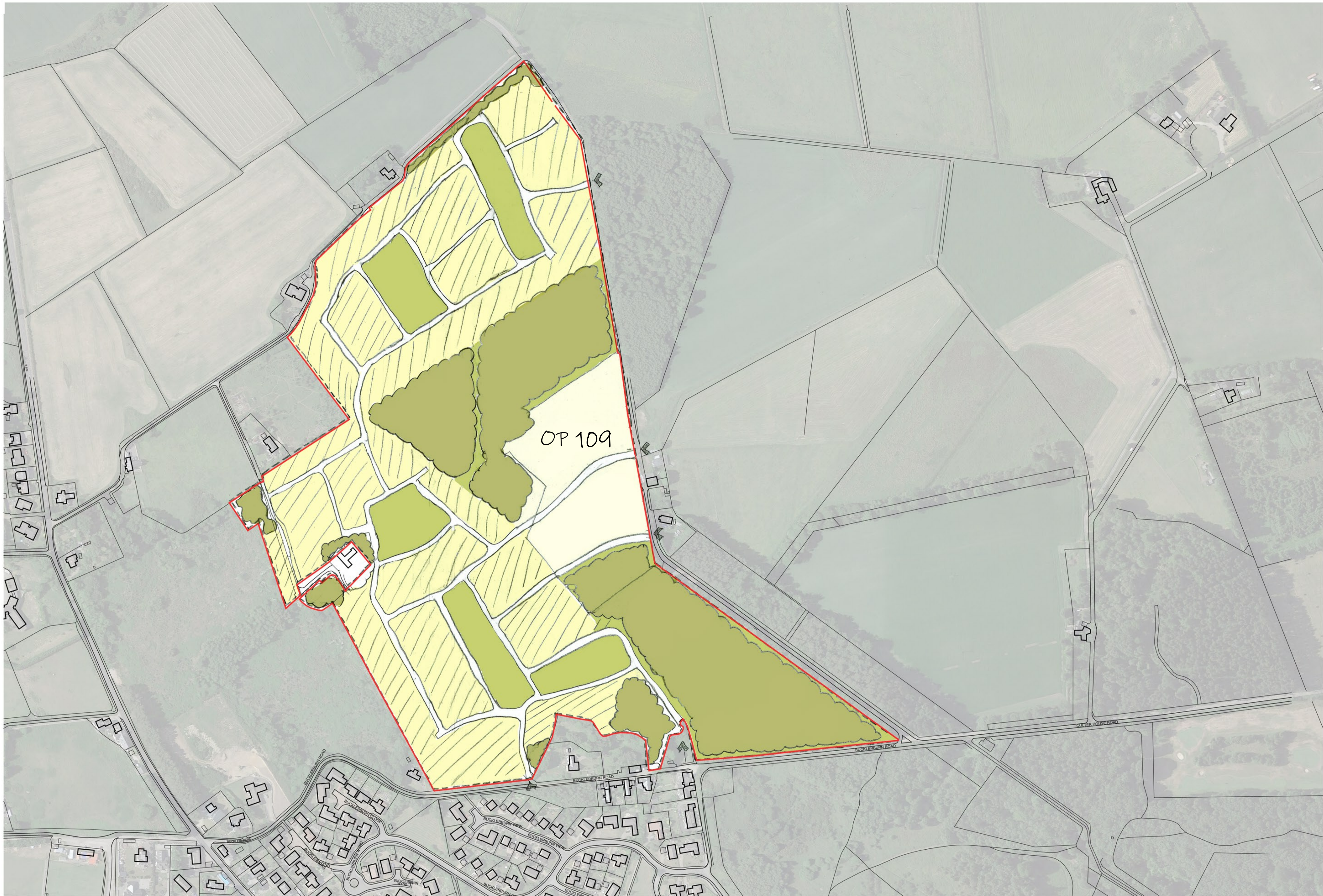
## **7 APPENDICES**

Appendix 1 - Indicative Masterplan

Appendix 2 - Photographs

## **APPENDIX 1**

### **INDICATIVE MASTERPLAN**



**Residential Development**  
Tillyoch Farm, Peterculter

**Indicative Masterplan**

Scale: 1:2000@ A1  
Date: May 2019  
Dwg No: 11231-SK(00)010

Copyright of this drawing subsists in Halliday Fraser Munro



## **APPENDIX 2**

### **Photographs**

**APPENDIX 2 – PHOTOGRAPHS**

























