



# Planning Development Management Committee

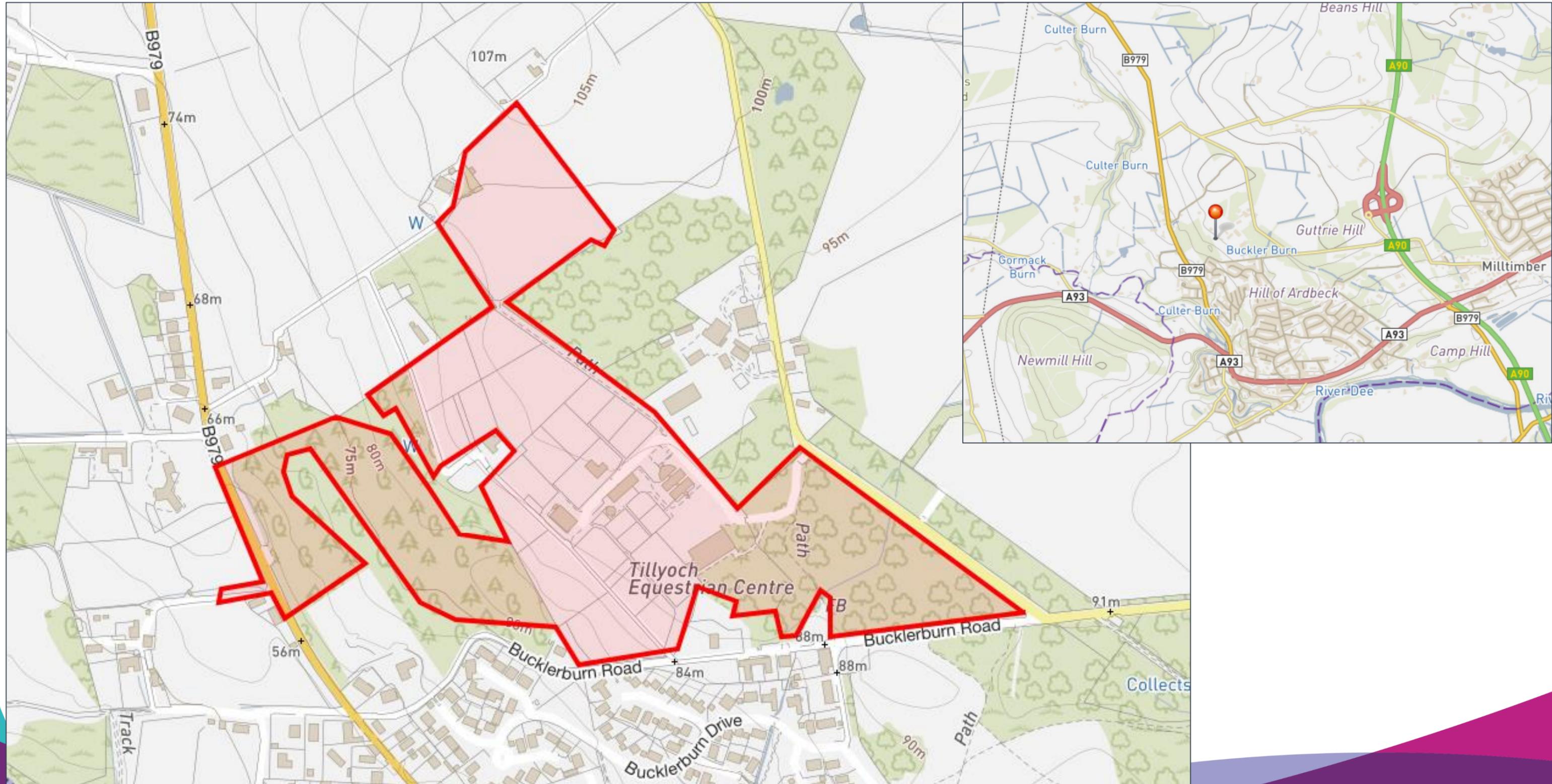
## Pre-Determination Hearing

Residential development (circa 250 units) with associated infrastructure, open space, landscaping and community facilities

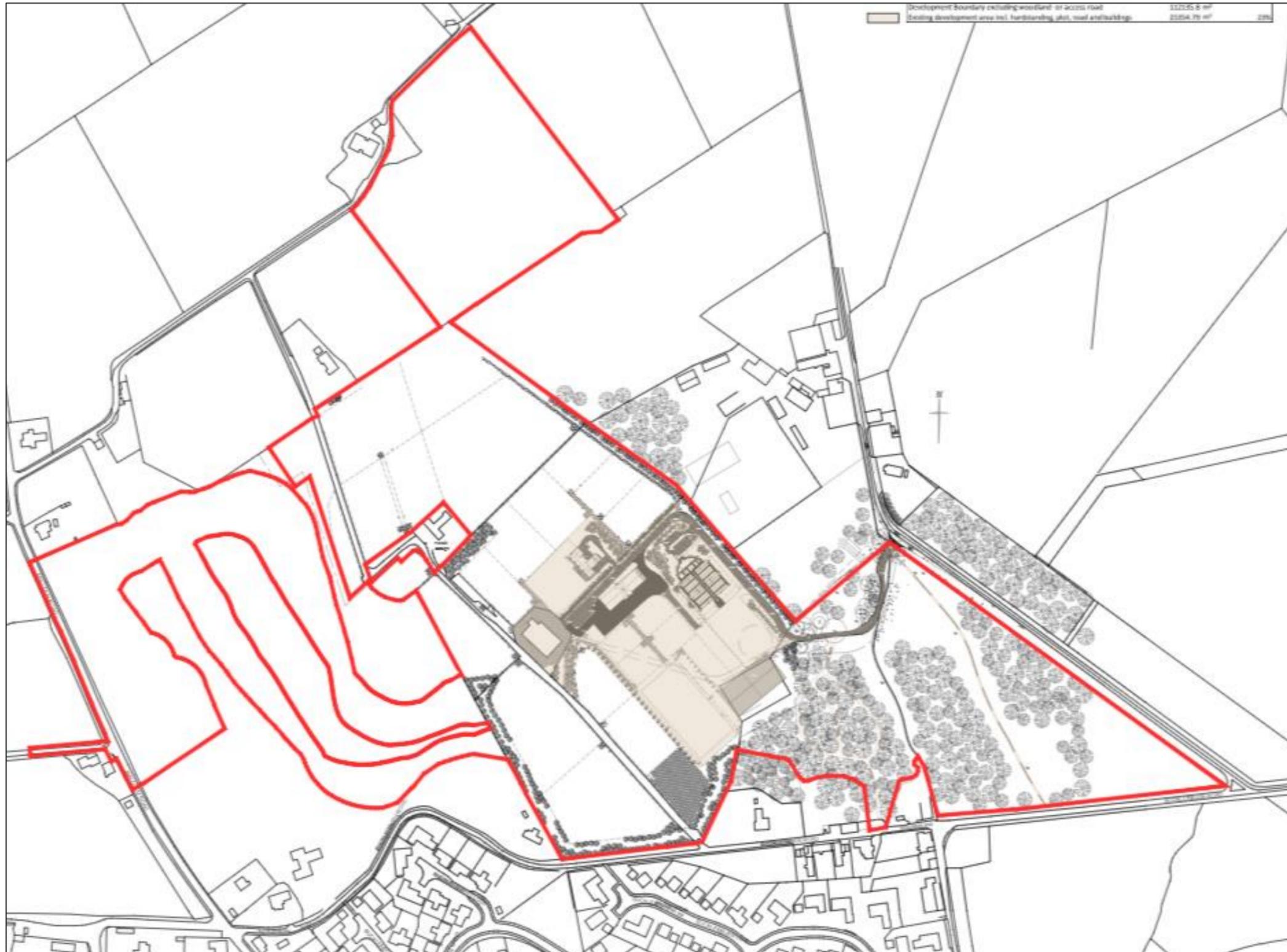
Land at Tillyoch, Peterculter

Planning Permission in Principle – 211699/PPP

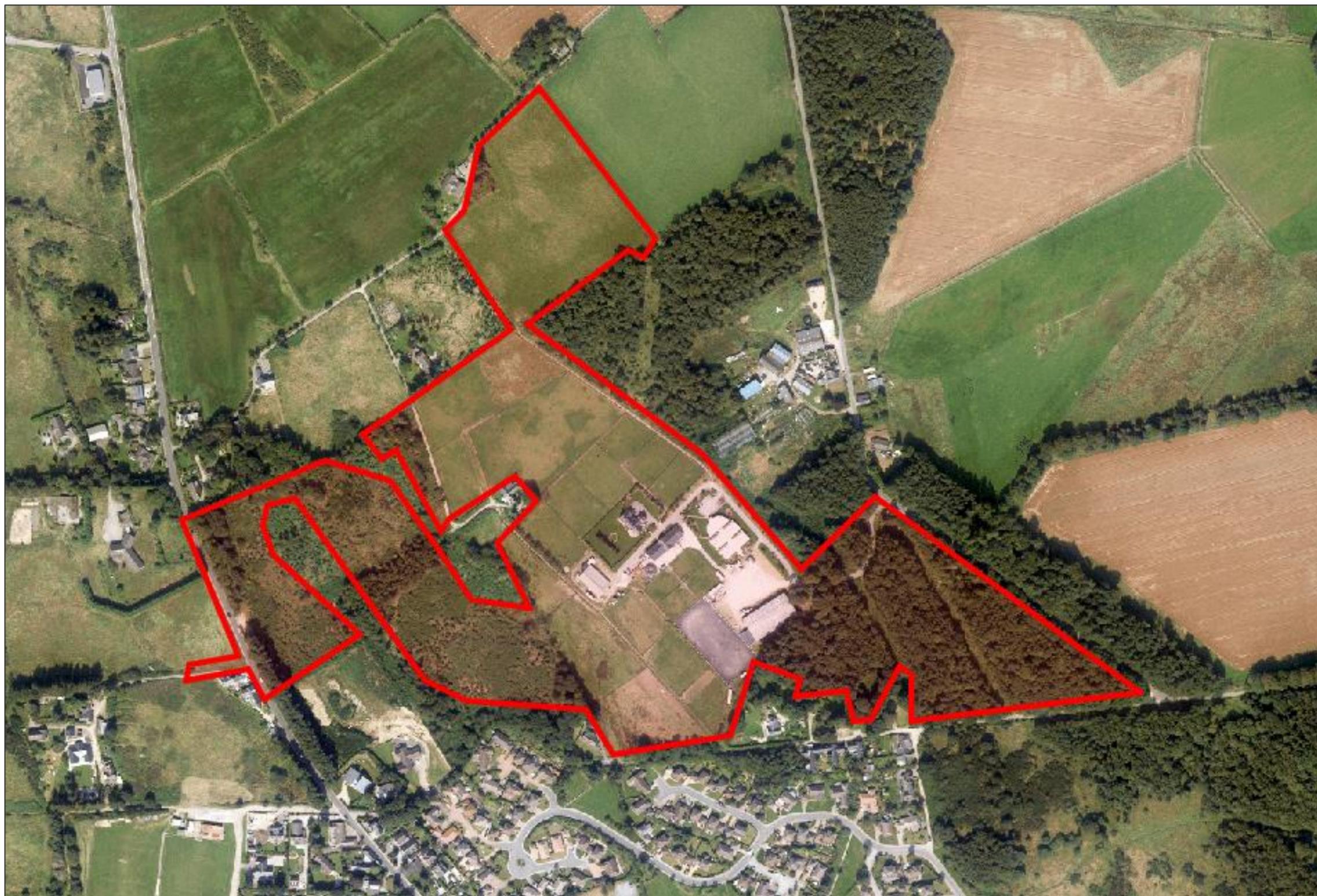
# Location –Local & Wider Context (GIS)



# Site Location Plan



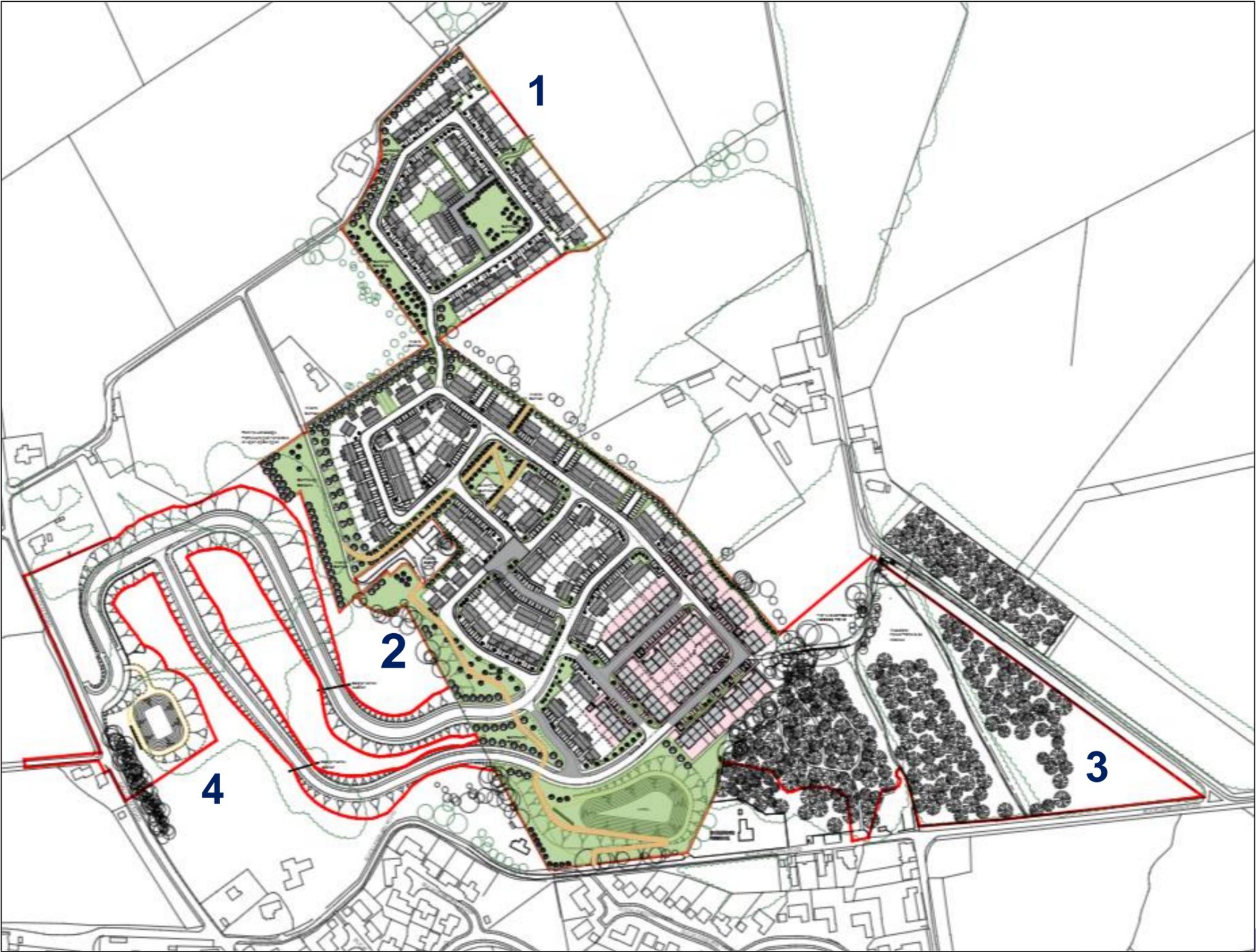
# Site Location (GIS) – Aerial



# Background

- Application is for Planning Permission in Principle – Detailed matters will be subject to MSC applications which would be required at a future stage.
- Application constitutes a major development and is therefore subject to statutory Pre-Application Consultation. Pre-Application Consultation report forms part of the current submission.
- Application presented at Pre-Application Forum on 30 September 2021.
- Environmental Impact Assessment (EIA) Report required as part of the application, established by an EIA Screening Opinion, with the scope of the EIA established by Scoping Opinion.

# Proposed Site Plan



# Proposed Site Plan – Area 1



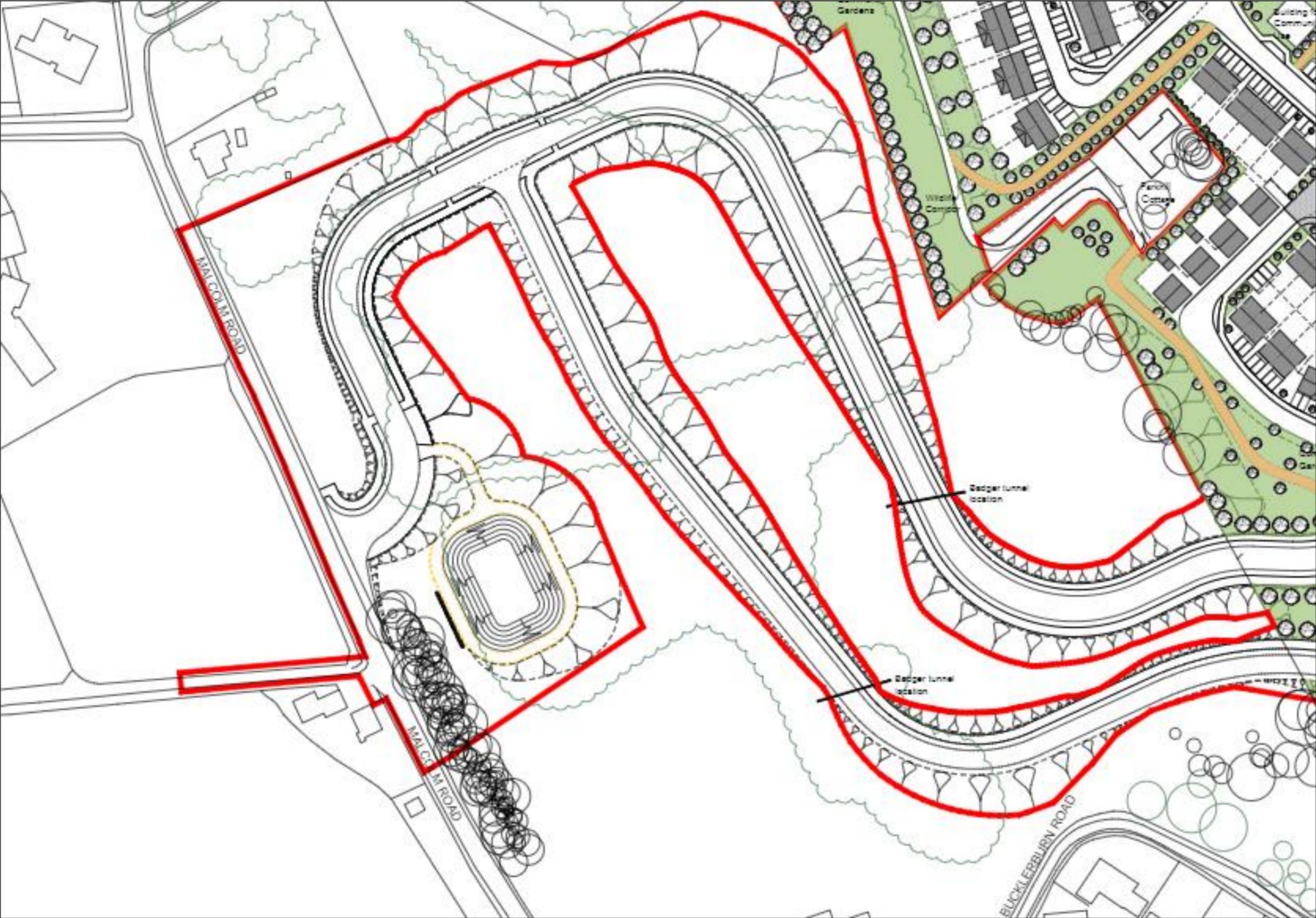
# Proposed Site Plan – Area 2



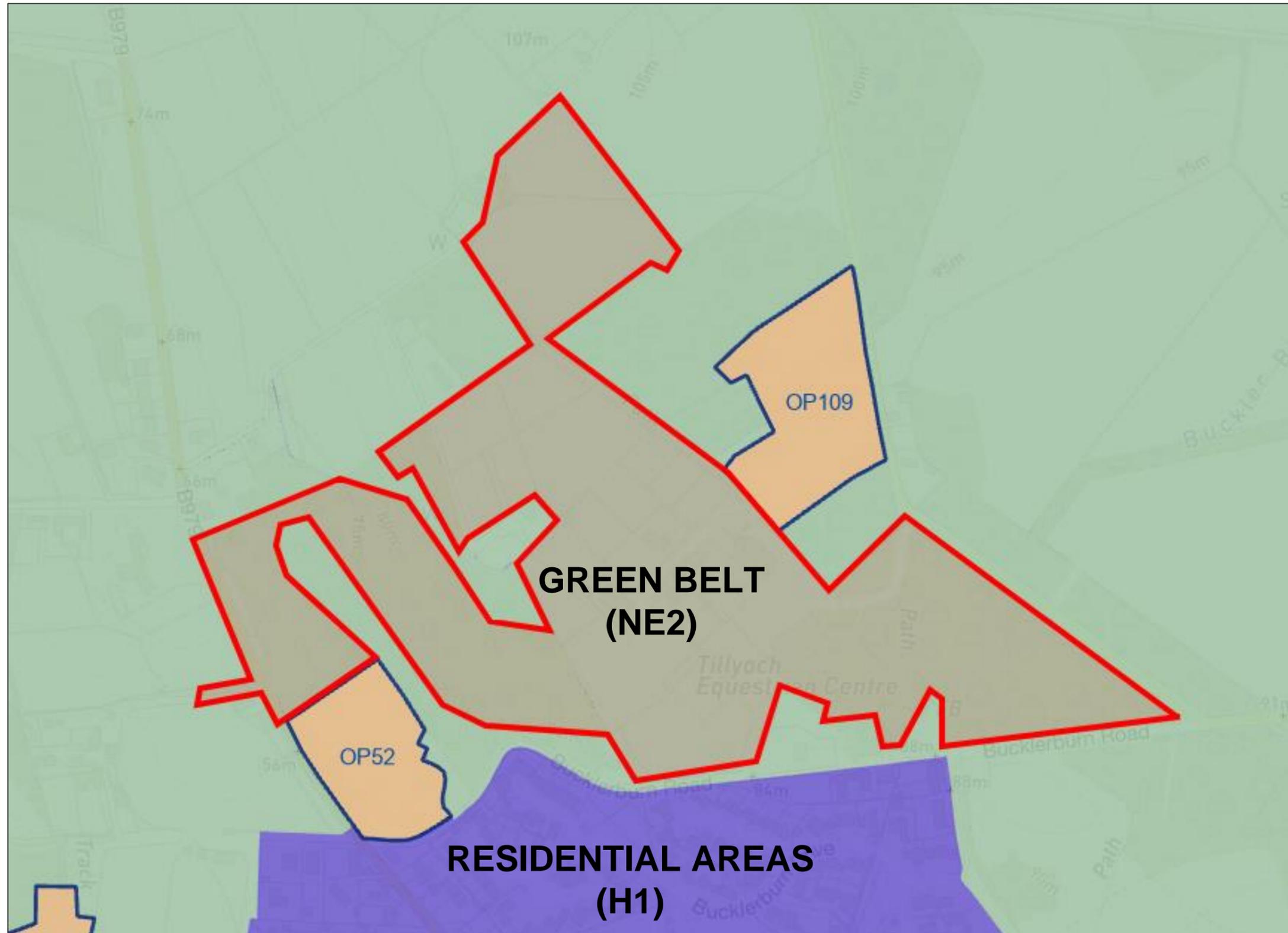
# Proposed Site Plan – Area 3



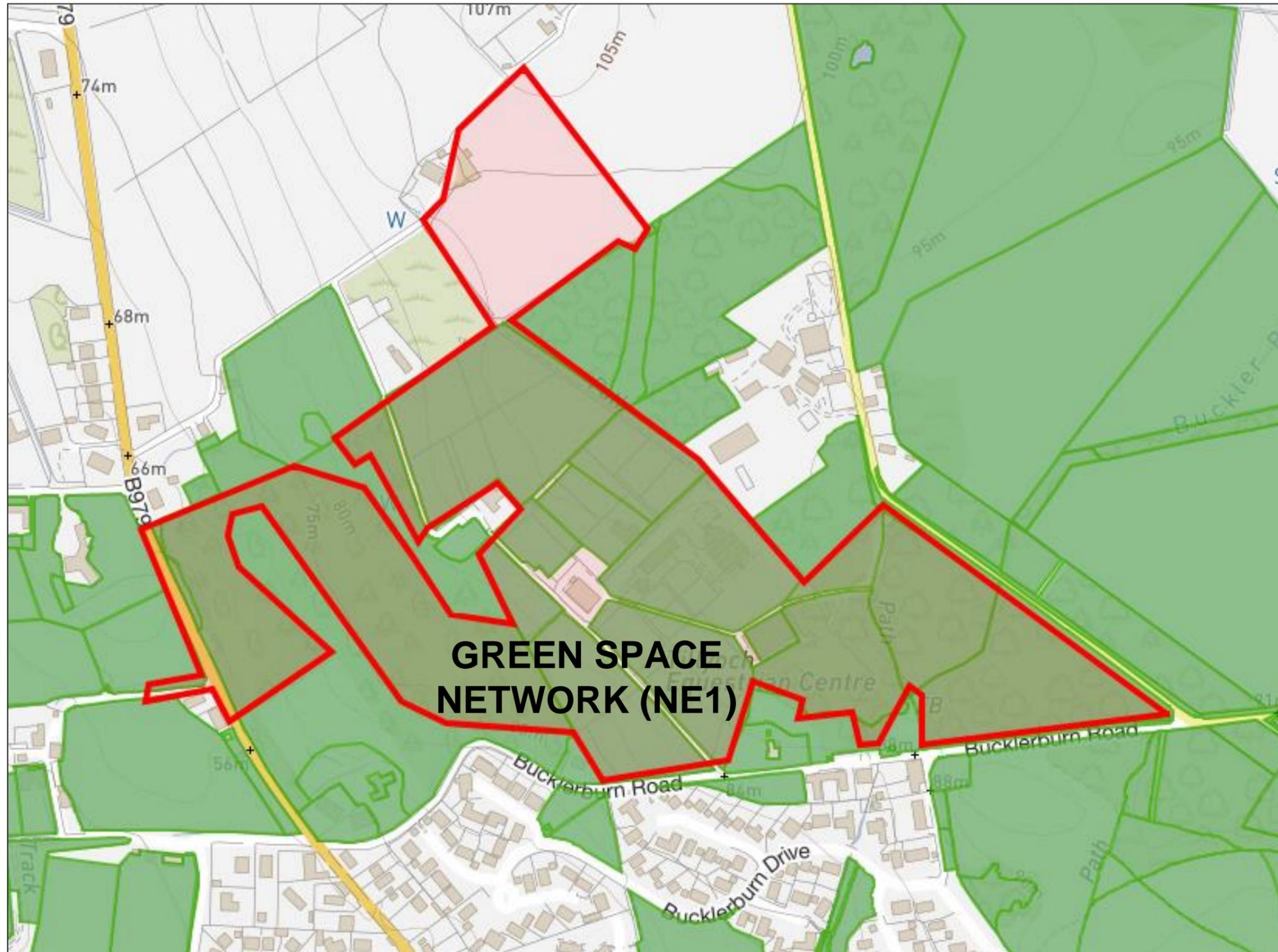
# Proposed Site Plan – Area 4



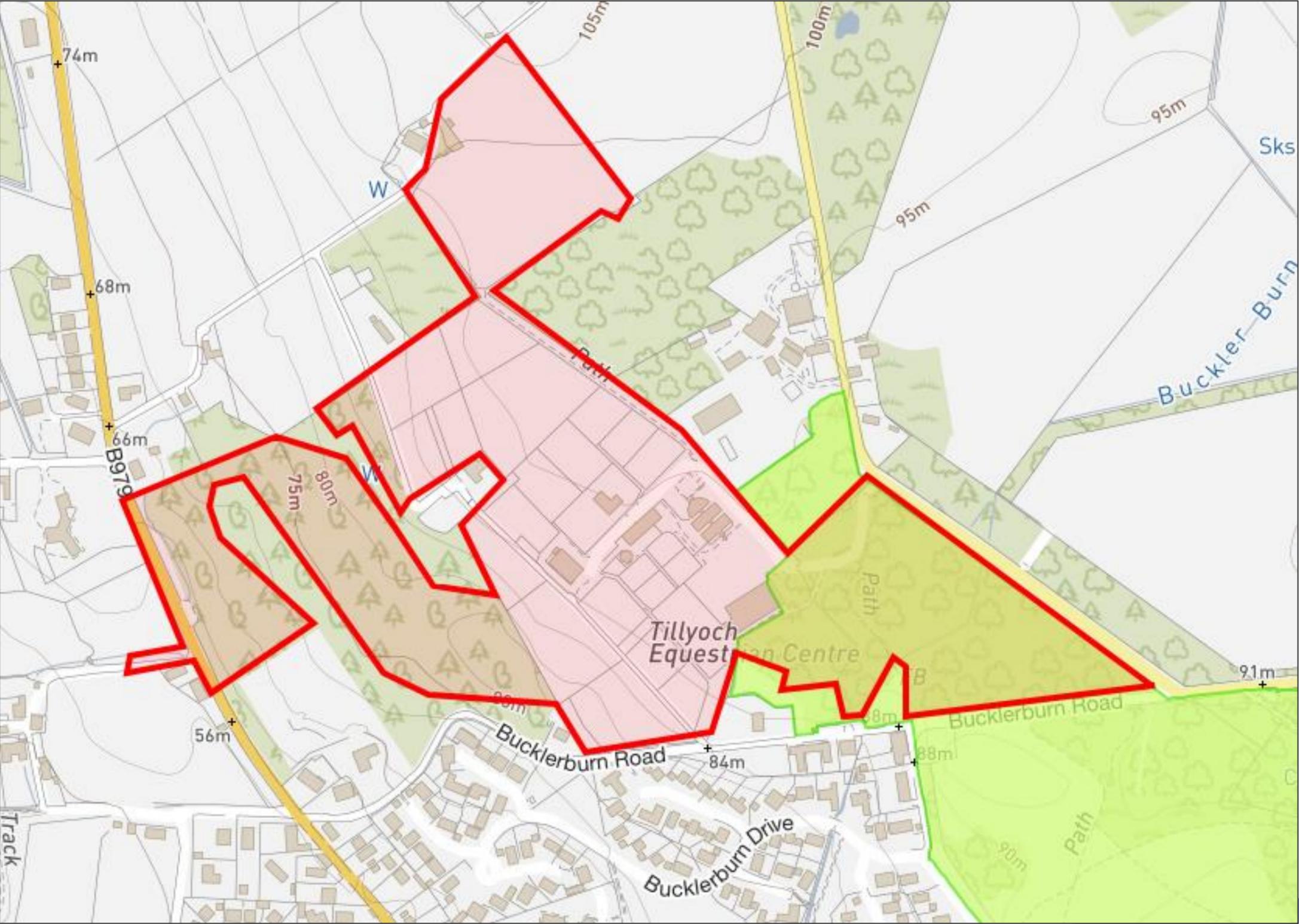
# 2017 ALDP - Zoning



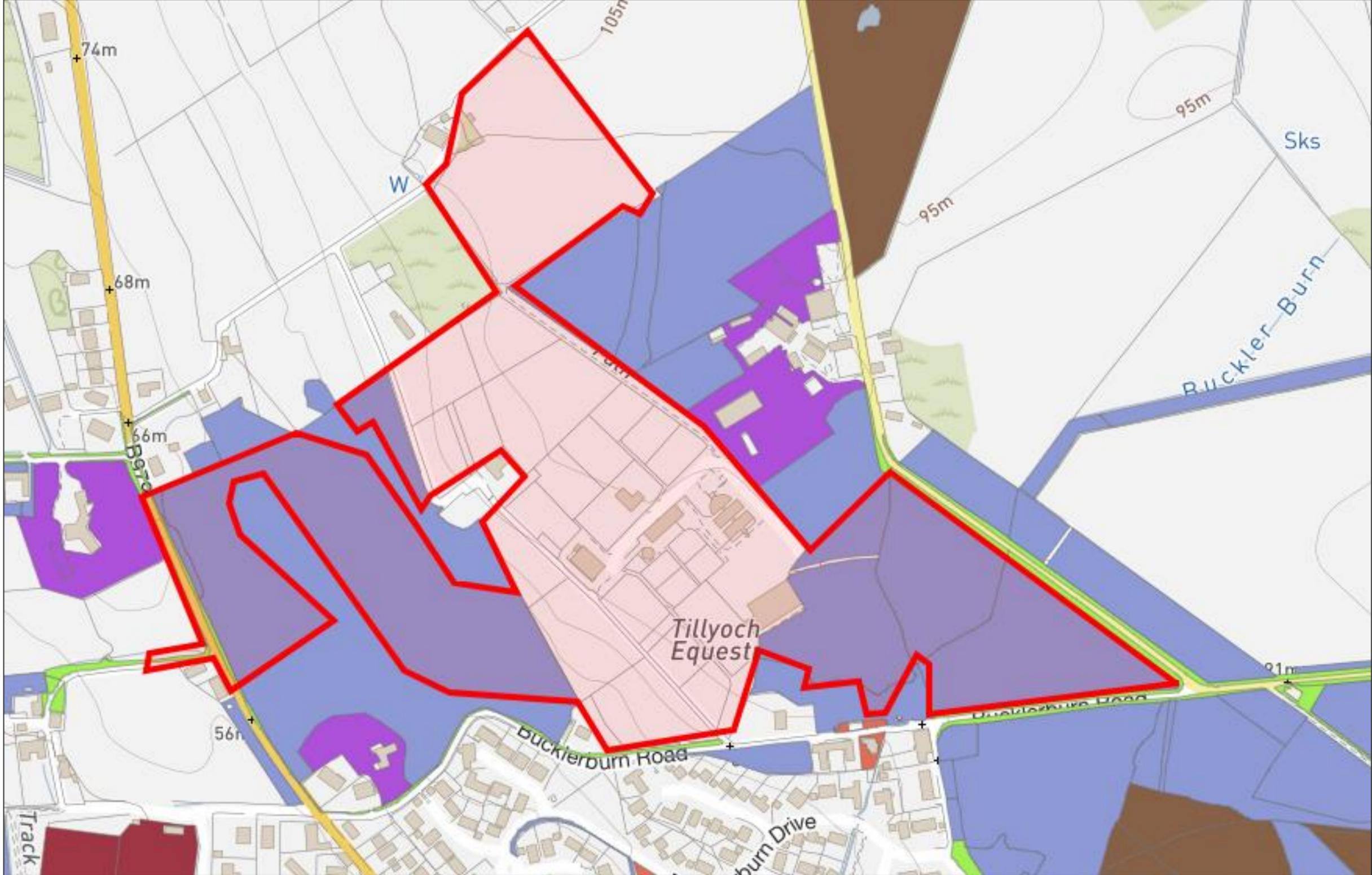
# 2017 ALDP – Green Space Network



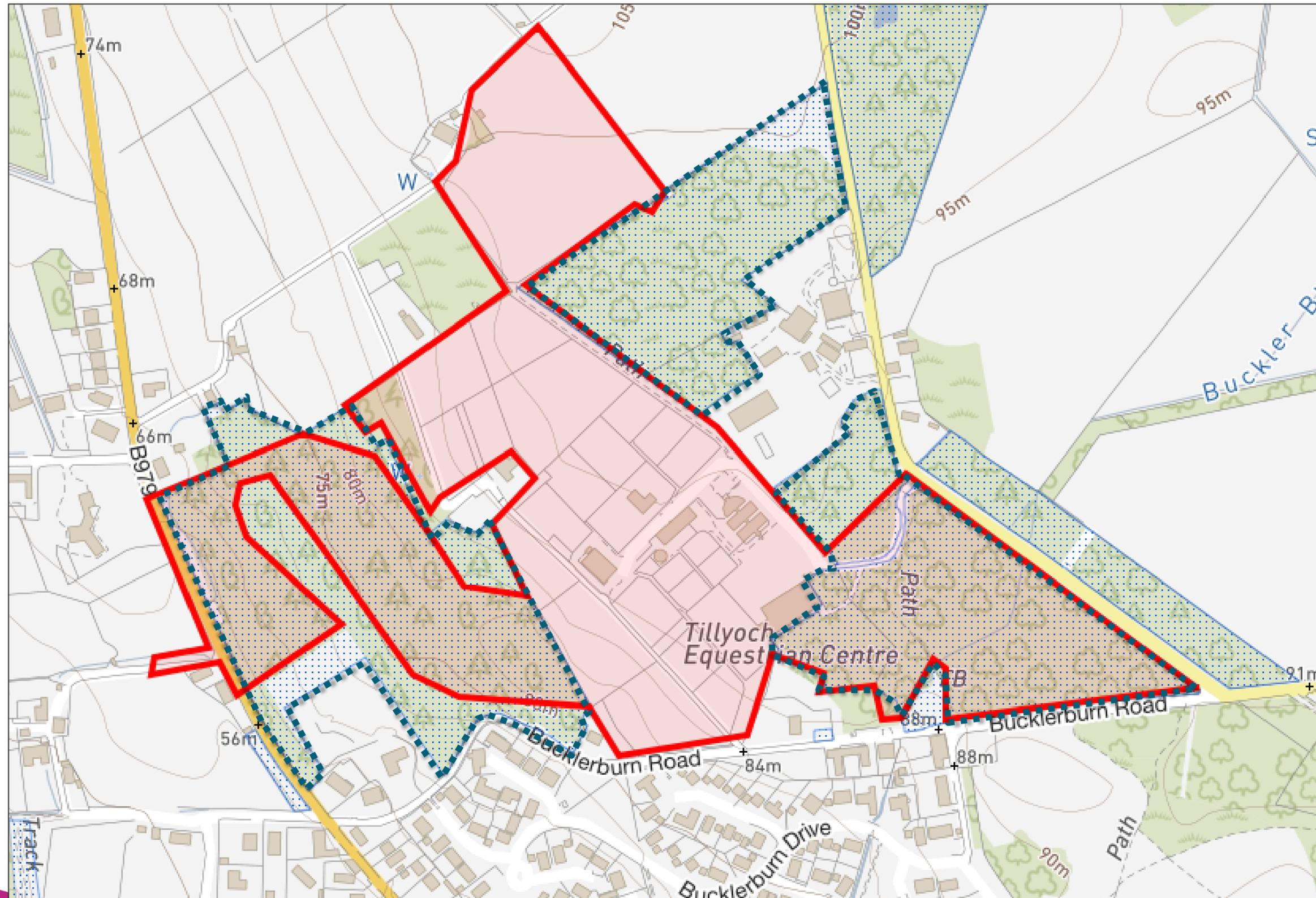
# Local Nature Conservation Site



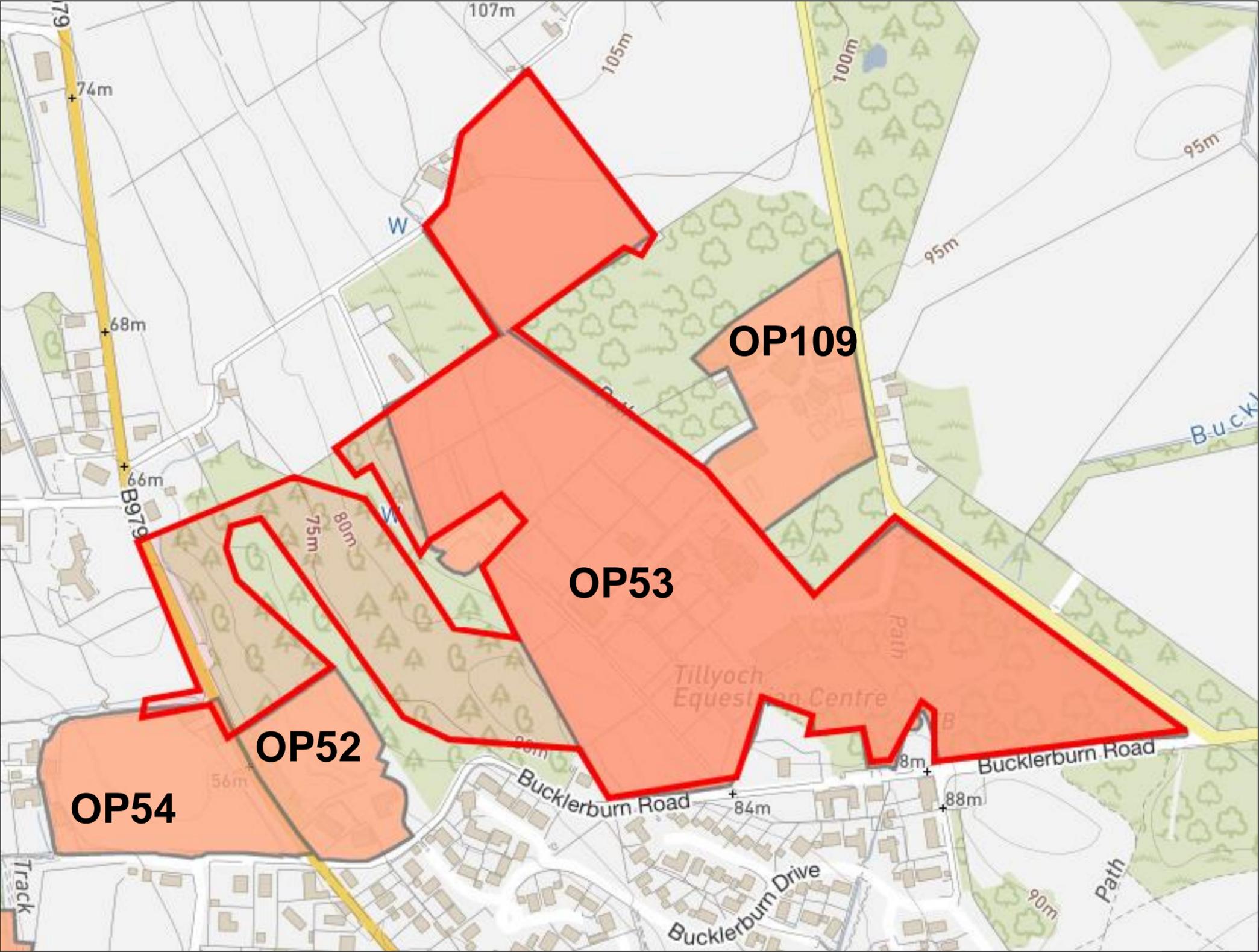
# 2010 Open Space Audit



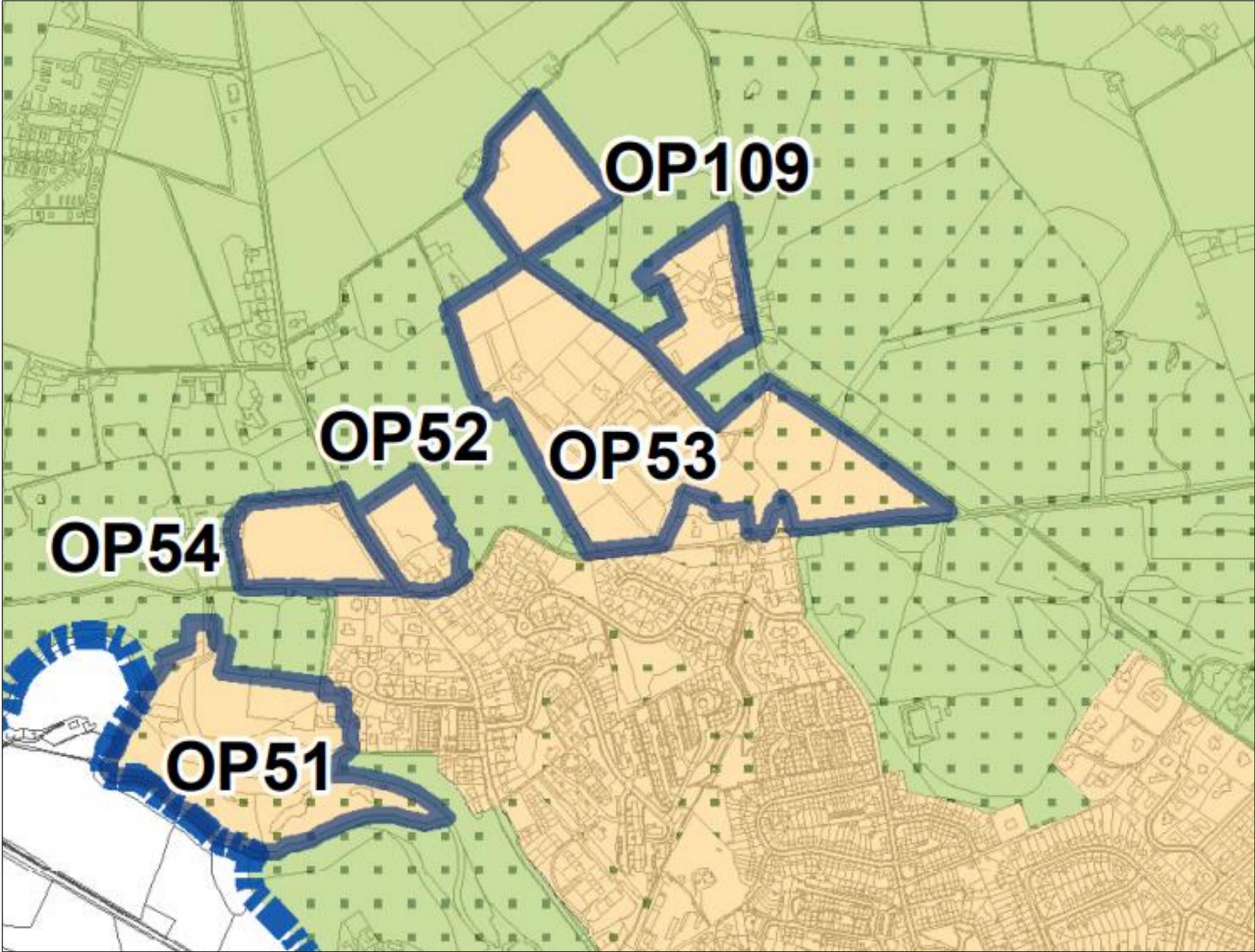
# Tree Preservation Orders & Ancient Woodland



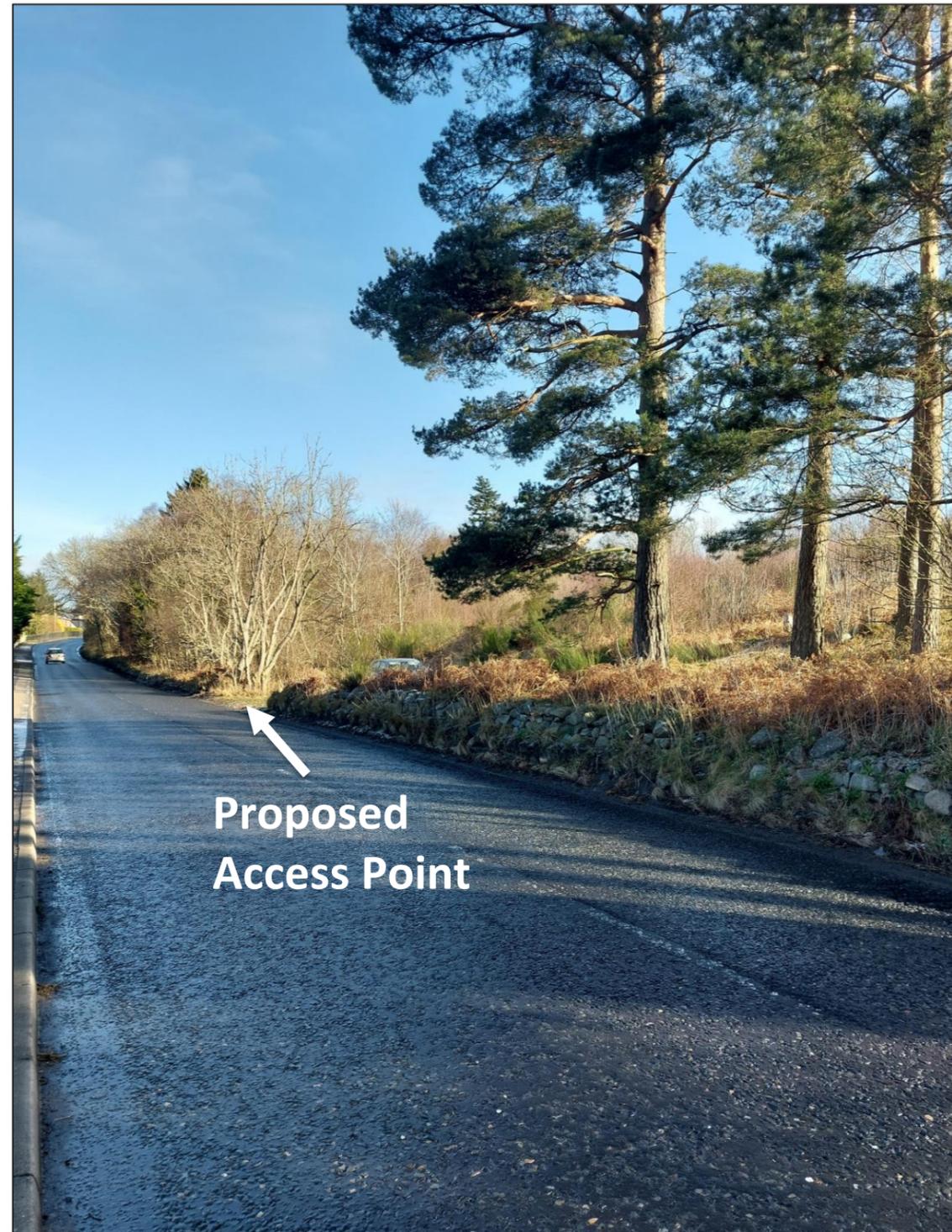
# Proposed ALDP Allocations



# Proposed ALDP – Zoning



# Site Photos – Malcolm Road



Looking north



Looking south

# Site Photos – from existing path

Looking west from the site towards woodland



Looking east from the site towards existing dwellings



# Aerial Image looking northeast - Location of Access Road



Image from Google

# Aerial Image looking north -

Location of Residential Development



Image from Google

# Aerial Image – Peterculter LNCS



Image from Google

# Aberdeen Local Development Plan (ALDP)

- Site zoned within the Green Belt (Policy NE2 – Green Belt).
- Policy NE2 states presumption against development unless essential infrastructure. There are some exceptions allowed under this policy, but this related to small-scale development (i.e. house extensions, replacement dwellings etc.).
- Majority of the site is also Green Space Network (Policy NE1 – Green Space Network)
- NE1 states presumption against development that would erode or destroy the character and function of the Green Space Network.
- The area to the south east is a Local Nature Conservation Site (LNCS).
- The proposal represents a ‘significant departure’ from Development Plan and in January 2022, Members of PDMC agreed that the determination of the application would be by Members of PDMC rather than Full Council.
- Significant departure necessitates a Pre-Determination Hearing.

# Proposed Aberdeen Local Development Plan (ALDP)

- Proposed ALDP is a material consideration in assessment. This allocates the majority of the site for residential development of approx. 250 units.
- Proposed ALDP is currently with the Reporter and undergoing its examination

## Representations and Consultations

- 301 representations  
295 objections;  
4 support; and  
2 neutral.

Consultation responses - overview

