

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Royal Devenick Park (Phase 1)
5.2	Site Address	Land south of Deeside Brae
5.3	Postcode	-
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes / No Details: https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/?area=Kincardine and Mearns#list
5.5	Is the site currently being marketed?	Yes / No Details: Site already owned by The Comer Group – see submitted Development Framework
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: See attached Site Plan
5.7	Please provide the National Grid reference of the site.	NJ926026
5.8	What is the current use of the site?	Open countryside/ woodland
5.9	Has there been any previous development on the site? If yes please provide details	Yes / No Details:

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes / No Details:	
6.3	Is the proposed site included in the ALDP2017?	Yes / No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes / No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	Yes / No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	✓
		Employment	✓
		Mixed Use	✓
		Retail	✓
		Other (Please Specify)	See below
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details: Development by The Comer Group. Commercial occupiers TBC.	
7.3	Site Area (hectares)	8.41 Ha	
	Housing		
7.4	Approx. no of units.	235	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Circa 83 Apartments (1, 2 and 3 bedroom) and 151 Houses (2, 3 and 4 bedroom) of a high specification across a range of house types to encourage mixed communities. Please see submitted Development Framework and Masterplan Phasing & Delivery Schedule.	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details:	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private/ Rented A range of house sizes are envisaged to encouraging mixed communities. Please see submitted Development Framework and Masterplan Phasing & Delivery Schedule.	
	Employment		
7.9	Business and Office	TBC	m ²
7.10	General Industrial		m ²
7.11	Storage and distribution		m ²
7.12	Other Please specify	TBC	m ² (see below)
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type: 235 (see above)	
7.14	Employment	TBC	m ²
7.15	Retail	TBC	m ²

	Retail	
7.16	Approx. floor area	TBC m ²

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	Local commercial uses (to be brought forward incrementally in line with market demand, potentially including a mix of retail, restaurants/cafes, leisure and SME business space).
7.18	Approx. floor area	TBC m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>Yes / No Details: Consultation ongoing with relevant Community Councils (City and Shire). Full community consultation to be undertaken in due course with all relevant stakeholders.</p>
8.2	Will the proposed development be phased?	<p>Yes / No Details: 1a, 1b, 1c – see submitted Development Framework (Phases 1D-1J, 2, 3 and 4 with Aberdeenshire also identified)</p>
8.3	Expected development start post adoption of the plan in 2022	<p>0-5 years See submitted Development Framework</p>
8.4	Expected development completion	<p>0-5 years See submitted Development Framework</p>
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes / No Details: Funding already in place.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>Yes / No Details:</p>

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	✓
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	✓
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	✓
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	✓
		Little or No Risk	
		Low to Medium Risk	✓
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	
9.6	Has a flooding strategy been developed for the site?	<p>Yes / No</p> <p>Details:</p> <p>Stage 1 Flood Risk Assessment forms part of submitted Development Framework, and identifies the potential sources of flood risk: River Dee; Burn of Leggart; surface water run off; groundwater; and, existing drainage systems.</p> <p>However, given the local topography and the scale of the development these risks would be able to be mitigated with limited constraint on the proposed development.</p> <p>As such, there are no significant flooding risks that would be considered unusual and would not be able to be managed through the planning process.</p> <p>See submitted Development Framework for full details.</p>	

9.7	Have discussions been had with the Council's flooding team?	Yes / No Details:
9.8	Have discussion been had with Scottish Water?	Yes / No Details:
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Unknown – see submitted Utilities Constraints Report Details: Waste water provisions are limited and predicted to be private/shared arrangements. The network capacity and load is unknown for both mains and waste water services provided from Scottish Water.
9.10	Is there water capacity for the proposed development?	Unknown – see submitted Utilities Constraints Report Details:

	http://www.scottishwater.co.uk/bu-siness/Connections/Connecting-your-property/Asset-Capacity-Search ?)	Mains water is supplied to the Estate site from Scottish Water's network. There are 5 points that pipework enters the wider Banchory & Leggart Estate boundary and is thereafter distributed to buildings. The Estate includes a reservoir in addition to the Inchgarth reservoir outside the north east of the site.	
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	✓
		No loss or disturbance	
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	✓
		No loss or disturbance	
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	✓
		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	✓
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	✓
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	
		Significant contribution	✓
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	✓

9.18	Will the site impact on any water courses?	Yes / No Details: See submitted Development Framework			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	Yes / No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	✓		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes / No Details: Please see transportation section within submitted Development Framework.			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details: Please see transportation section within submitted Development Framework for access arrangements.			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		X	
		Between 400-800m			
		Within 400m	X		X
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities			X
		Local shops	X		
		Sports facilities			X
		Public transport networks	X		
		Primary schools			X
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			Aspirational path – AP9

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	Balmoral Business Park (1.4km SE)
		Significant	
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes
		Gas	Yes

9.31	Does the development have access to high speed broadband?	<p>Yes / No Details:</p> <p>The Banchory Leggart Estate is currently connected to the existing British Telecommunications (BT) infrastructure. The BT provision enters the Estate site at 3 main points which distribute via a mixture of above ground lines, with poles and below ground ductwork connecting to joint boxes. These routes connect to buildings on the site to provide communication services. Vodafone record drawings indicate that there are provisions on the south east corner of the Estate. Network capacity for both BT and Vodafone to the site is unknown presently.</p> <p>BT record drawings indicate that there are 3 main utility routes that enter the Estate site. These being West B9077 (adjacent to Mansfield House), East B9077 (Leggart Terrace) and the south west road adjacent to Hillside (Connecting to the A90). As these routes enter around the site providing reasonable coverage, certain roads between these 3 areas of distribution of the Banchory Leggart Estate do not have any above/below ground lines. The A90 may provide a parallel BT route which could be utilized on potential developments in the vicinity.</p> <p>Vodafone have a telecommunications route which passes through the site area, located in the south-east corner of the site continuing parallel to the A90. This could be used as a potential utility provider for the Banchory Leggart Estate however due to the size of the site, additional utility infrastructure may be required.</p> <p>Further investigation should be made to ascertain the capacity of the network.</p> <p>Phone mast data has been collated and shows 2 structures though the site. One phone mast is located to the north west utilized by O2, Orange and T-Mobile with a second phone mast located south of the site used by Orange and EE.</p>
9.32	Does the development include a Heat Network/District Heating Scheme?	<p>Yes / No Details:</p> <p>Potential utilisation of renewable energy sources will be investigated as part of the forthcoming detailed masterplanning process.</p>
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	<p>Details:</p> <p>Full compliance will be achieved. To be investigated as part of the forthcoming detailed masterplanning process.</p>
9.34	Are there any further physical or service infrastructure issues affecting the site?	<p>Yes / No Details:</p>

	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes / No Details: The full Phase 1 design concept is based around the local woodland setting, which is a key amenity feature. The development will provide access to extensive levels of both formal and informal open space / recreation facilities. See submitted Development Framework for further detail.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	✓
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: Please see submitted Development Framework	

10.	Education		
10.1	Have discussions been had with the Council's Education Department?	Yes / No Details:	
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes / No Details: Existing capacity provision within Abbotswell Primary School and Kirkhill Primary School. Existing capacity provision within Kincorth Academy.	

11.	Community benefits		
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)		

11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes / No Details: High quality residential led mixed use development to be delivered. Please see submitted Development Framework for further details.
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12. Masterplan Development Framework		
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes / No Details: Please see submitted Development Framework.

13. Additional attachments			
No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;			
		Included	Not Applicable
13.1	Contamination Report / Geotechnical constraints	✓	
13.2	Flood Risk Assessment	✓	
13.3	Drainage Impact Assessment	✓	
13.4	Habitat/Biodiversity Assessment	✓	
13.5	Landscape Assessment	✓	
13.6	Transport Assessment	✓	
13.7	Other as applicable – archaeology	✓	

14. Development Viability			
14.1	Taking into account all the information provided above, and the requirements of the	I confirm that I consider the site to be viable as per the details provided above.	✓

Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.

Please provide details of viability:

Financial viability established.

Please see submitted Development Framework for further information.



Royal Devenick Park

Masterplan for lands at Banchory Leggart, Aberdeen



Introduction

Contents



This document provides a summary of the Development Framework prepared on behalf of the Comer Group: a phased, residential-led masterplan of greenfield lands extending to c. 1,145 acres (c.460 hectares) at Banchory Devenick, Aberdeen, titled **Royal Devenick Park**.

The intention of the masterplan is to develop a robust framework for the integrated and planned redevelopment of strategically located lands to the south of Aberdeen City, extending the urban form with a new residential community. It is a 'Design-Led' masterplan that seeks to determine an appropriate organisation of generous new public spaces, parks, dwellings and community uses. Whilst the landholding extends to c.460 hectares, the Masterplan occupies only a small percentage of the overall area. This Call for Sites submission demonstrates the deliverability of Phase 1 within the Plan period within the context of a wider, fully informed, masterplan vision, providing a clear direction and certainty on how longer term allocations can be made.

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2.0 | Development Team



Developer	Comer Homes Group
Masterplanner	Plus Architecture Limited
Architecture	Plus Architecture Limited
Landscape Architecture	LDA Design
Planning Consultancy	Savills
Civil Engineering	Mott MacDonald
Ecology Planning	Northern Ecological Services
Transport Planning	Transport Planning Limited
Archeological Advisors	Headland Archeology
Flood Risk Assessment	Kaya Consulting



The Comer Property Group is one of the United Kingdom's largest and most successful property companies. It now has interests that extend into Europe and the United States.

The current business was established over 30 years ago by brothers, Brian & Luke Comer, originally from Co. Galway, Ireland. After a great deal of tenacity and hard work, the Comers have created a leading property company with substantial development and investment interests in a number of market sectors, including:

- luxurious residential homes
- office parks
- retail parks
- hotels and leisure facilities
- retirement homes
- equestrian property and farm land

With its substantial resources, The Comer Group is set for continued major expansion. The Comer Group is privately-owned and employs 1,500 people. It has 150 companies worldwide with projects in England, Belgium, Germany, USA and Uganda. The Group is valued at approximately €3 billion. The portfolio is self-managed to maximise the Group's return on investment and efficiently run with invaluable expertise and knowledge.

Comer Homes

Subsidiary, Comer Homes has special expertise in creating quality homes of great charm, character and distinction. It identifies and acquires landmark buildings, often with unique architecture and landscaped grounds that can be transformed internally into state-of-the-art living spaces while systematically restoring, preserving and enhancing the original structure.

High quality developments such as Princess Park Manor, Royal Connaught Park and Bradstowe House, amongst the vast portfolio, are a testament to the high standards and work ethic of the directors. Given their background and knowledge of construction methods, The Comer Group directors have the expertise to take on challenging projects. The Comer team's skills apply vision and style to achieve viable planning consents that maximise the potential of the company's sites and ultimately produce developments of distinction. The 'hands on' management style of the directors avoids a complex corporate process.

Award-winning developer

Successful development in England, Germany and Ireland has fuelled further international expansion and a swathe of international awards has followed the company's success.

Awarded Entrepreneur of the Year in Ireland and the The Irish Post Award for Outstanding Contribution To Business in Britain Award for the business as a whole, the company has also picked a series of awards for specific sites including a What House Award in the Best Renovation category for Royal Connaught Park, together with a Sunday Times commendation for the conversion, restoration or refurbishment of an existing building. Royal Connaught Park was also commended as development of the year.

Princess Park Manor was awarded the Best Conversion accolade in the Evening Standard Awards and the Comer Group was awarded Best International Developer in the International Property Awards and Executive Developer Of The Year in the Business Britain Awards; altogether an impressive haul.

The Development Team



The conversion of the former Royal Masonic School for Boys in Bushey, north London, to a new community of residential dwellings is a project representative of the Comer Homes ethos.

The development is set on generous landscaped grounds that are made available for all residents to enjoy and benefit from. The particular nature of the conversion of a Listed Building provided certain spaces (such as chapel spaces, assembly spaces and circulation spaces) that were put to use as communal residents spaces, such as common area lounge space and community event spaces.

A new gym facility has been integrated into the development, for residents to avail of.

Dwellings retain period features such as window, plaster and timberwork detailing and are typically large in size and often in duplex or triplex format, with residents private lifts.

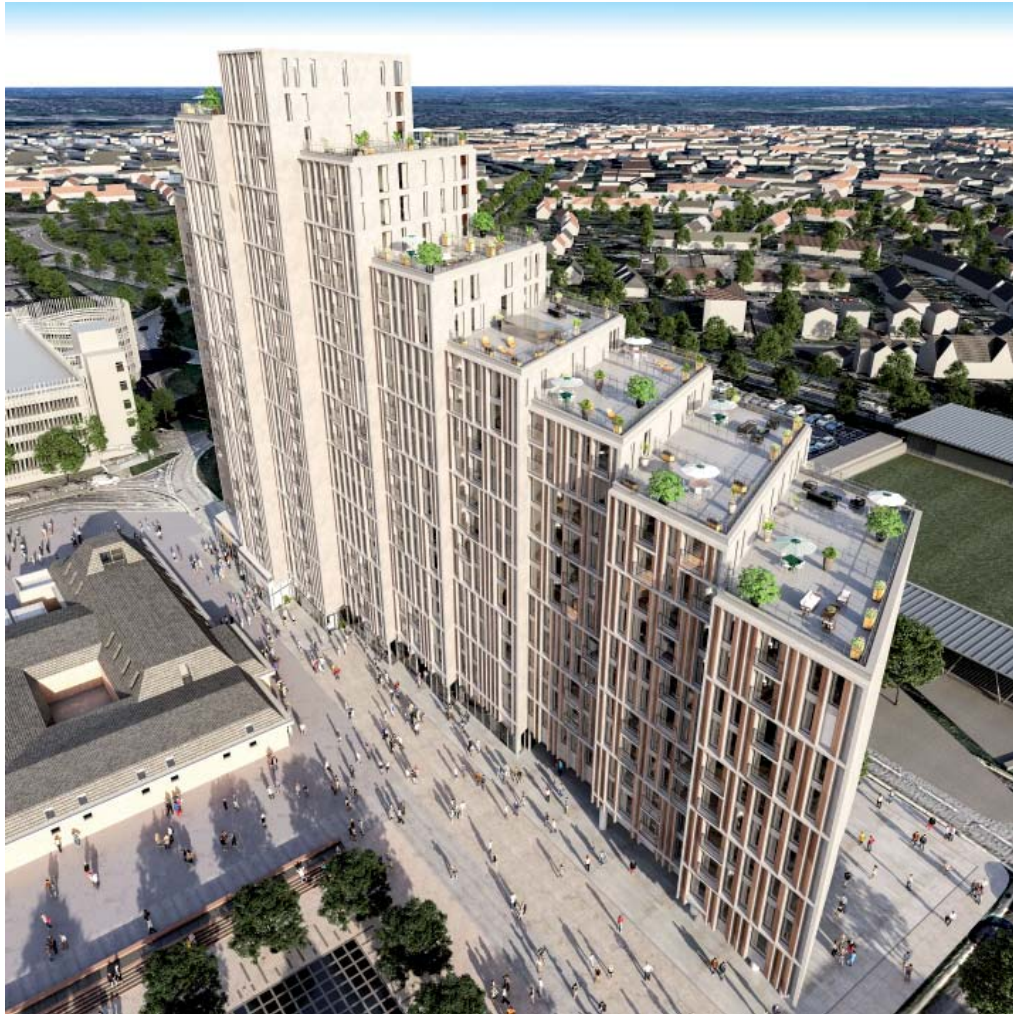
The estate is an estate managed by Comer Property Management, which maintains the built and landscaped environment, as well as facilitating new residents with concierge service and features such as the Comer Homes mini-bus, which links residents with key transport nodes during the day and local retail and leisure amenity.



Royal Connaght Park, Bushey, North London
Residential Masterplan Delivery
Project Stage: Phases 1 & 2 Complete, Phase 3 ongoing



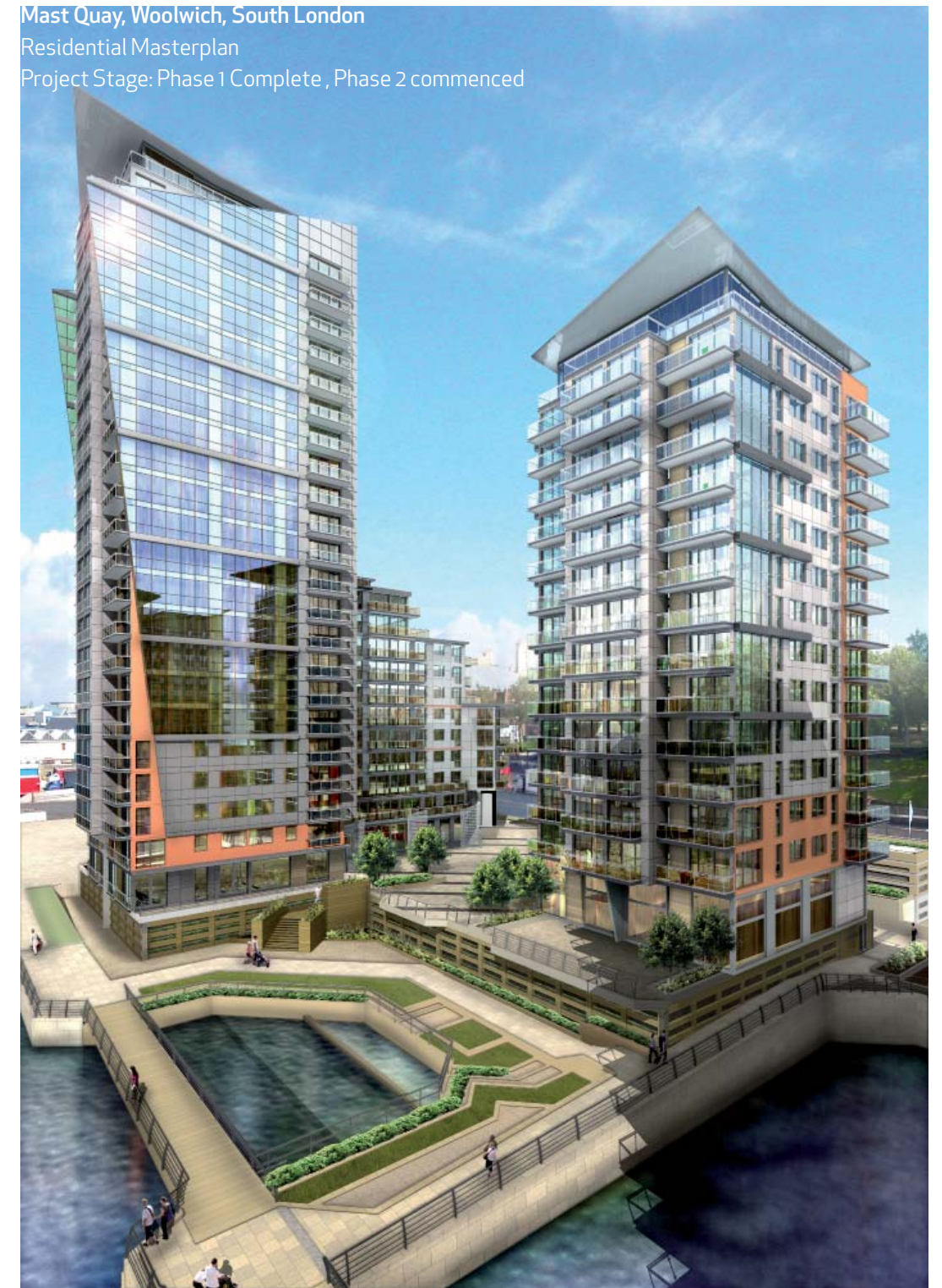
The Development Team.



Bradstowe House, Harrow
Residential Masterplan
Project Stage: Complete



Mast Quay, Woolwich, South London
Residential Masterplan
Project Stage: Phase 1 Complete, Phase 2 commenced



Royal Winchester House, Harrow
Residential Masterplan
Project Stage: Construction



The Development Team



Princess Park Manor, Friern Barnet, North London
Residential Masterplan of Listed Estate
Project Stage: Complete



Number One Ballsbridge, Dublin, Ireland
Mixed Use Masterplan Delivery
Project Stage: Complete March 2018



Behrens Ufer, Berlin
Mixed Use Masterplan Delivery
Project Stage: Masterplan Design Development

3.0 | The Site

The Site

3.1 Outline Description of Site

The Banchory Leggart Estate, site of the Royal Devenick Park Masterplan, is located approximately 3 miles south west from Aberdeen City Centre and is situated south of the River Dee and west of A90. The site encompasses 1,145 acres in area and preliminary topography information indicates a high point at approximately 140.8m above ordnance datum (AOD) down to 15.2m AOD at its lowest point. The site is currently occupied by agricultural land and forestry which spans the entire site.

Agricultural land has a mix of arable and grazing land which take up approximately 368 hectares. The River Dee on the northern perimeter of the site provides Salmon fishing facilities.

Small housing and farm facilities are located throughout with roads intersecting these points. The Landscape Character of the landholding and surrounding lands has been categorised as follows:

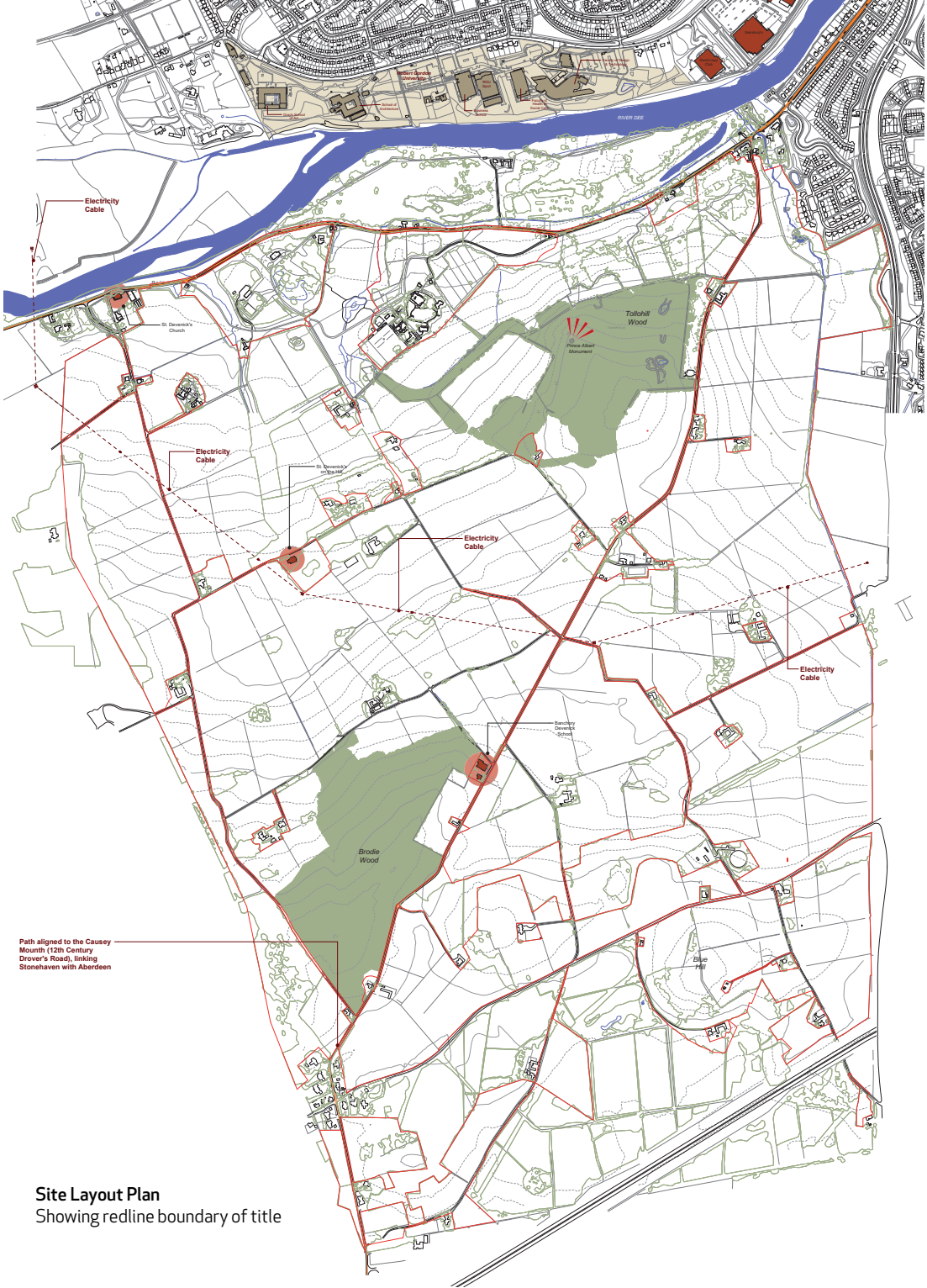
- Open Farm land - Den of Leggart
- Dee Valley
- Central Wooded Estates
- Transition
- Open Farm land - Loirston
- Kincardine Plateau
- Kincorth Hill
- Area allocated for development



Aerial Image from South
Showing indicative extent of landholding (not a legal ownership map)



Aerial Map
Showing indicative extent of landholding (not a legal ownership map)

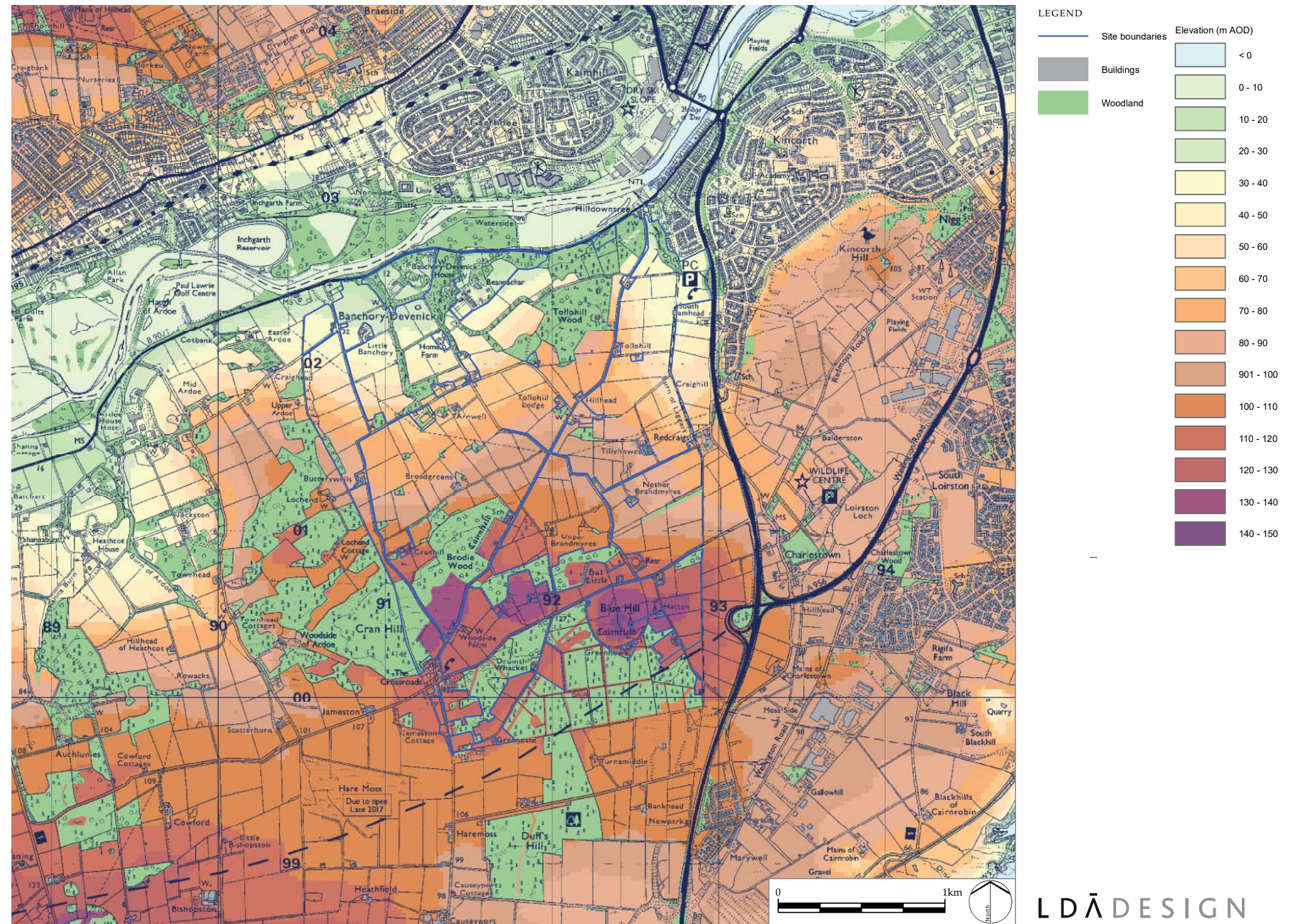


Site Layout Plan
Showing redline boundary of title

The Site

3.2 Topography analysis by LDA Design

The site is characterized by a varied topographical profile. At the northern boundary of the site the level of the land follows the level of the River Dee, so is ostensibly flat and at the bottom of the Dee valley. From this level the land rises steeply as it enters Tolohill Wood. As the site extends further to the south this level rise continues, to the highest point of the land holding at Brodie Wood.



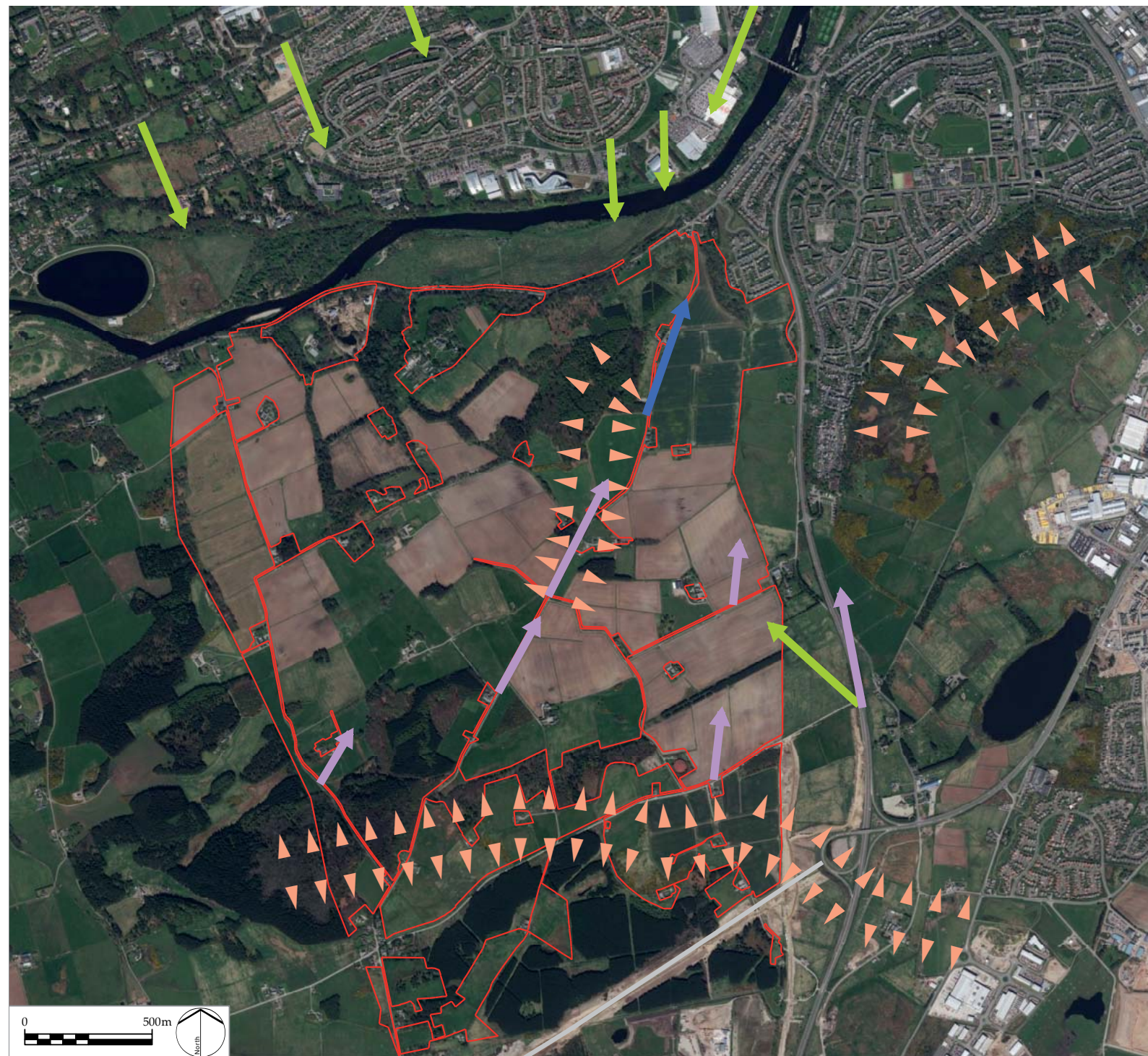
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The Site

3.3 Visibility analysis by LDA Design

A view analysis of the site was undertaken by the Masterplan team at an early stage in order that the visual manifestation of any development could be understood. This study has influenced the location of proposed development. Logically, the site is visible from the southern banks of the River Dee (the RGU lands) and the site is most visible at its highest reaches. The site also becomes prominent from the A90 southern approach. Within the site views from the higher elevations, such as the Victoria Monument in Tolohill Wood are notable, as is the view corridor towards Aberdeen City that opens up upon descent of the Causey Mounth.

- LEGEND
- Site (approx)
 - AWPR
 - Future development area
 - ➔ View to city and sea
 - ➔ River view
 - ➔ Views into site
 - ▲ Ridge
 - ▼ Ridge



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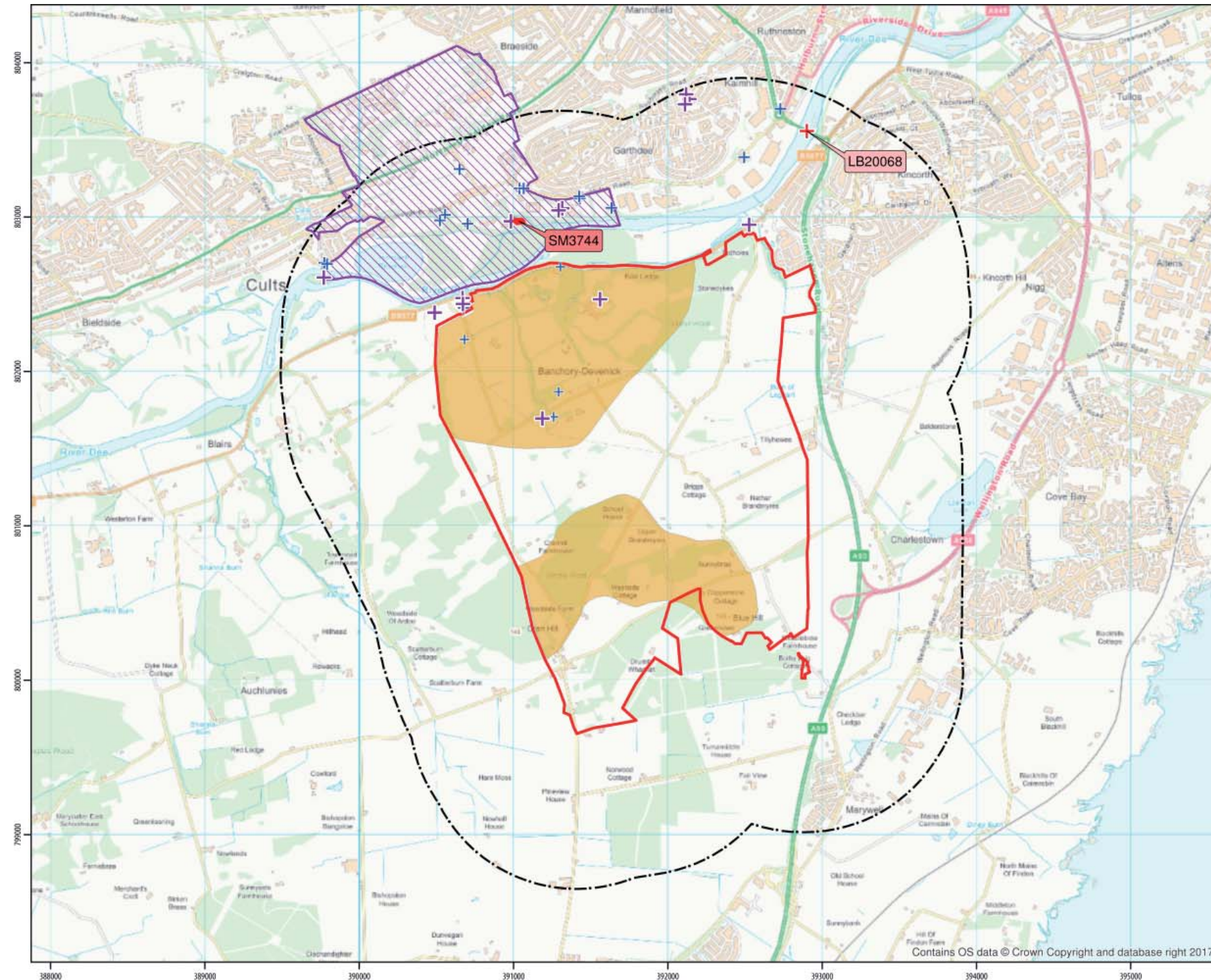
The Site

3.4 History & Archeology authored by Headland Archeology

The Banchory & Leggart Estate, on the south-western outskirts of Aberdeen, is a typical example of improved Aberdeenshire landscape, created c.1750-1850, with reclaimed bog, regular fields, plantations and stone farm steadings. Within the inner study area (ISA) there are surviving islands of prehistoric landscape, largely confined to low hills, many of which have been used for plantation forestry in modern times.

There are 16 buildings (six of which are Listed) recorded on the Sites and Monuments Record (SMR) and National Record of the Historic Environment (NRHE) within the ISA and a further 79 within a 1km radius of the ISA. These include a notable concentration of Category B and C-listed Buildings in the northern part of the ISA around Banchory House. Development of Royal Devenick Park has the potential to affect the setting of these buildings but this is not considered to be a major constraint to development as it is currently proposed.

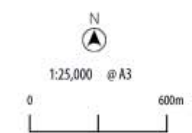
In addition to the buildings, the NRHE records ten sites of cultural heritage interest within the ISA and the Aberdeenshire and Aberdeen City SMRs record 23 entries in total. Many of these sites are prehistoric cists, cairns and cairnfields or modern structures. None of these features are considered to be of more than local importance and any impact caused by development can be adequately mitigated.



KEY

- Scheduled Monument
- + Category A Listed Building
- + Category B Listed Building
- + Category C Listed Building
- Pitfodds Conservation Area
- Land with higher cultural heritage sensitivity
- Inner Study Area
- Outer Study Area

Scheduled Monument, Conservation Area and Listed Building area information derived from Historic Environment Scotland data dated 30th October 2017
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ILLUS 1 Designated Heritage Assets within Study Areas

The Site

3.4 History & Archeology (cont'd)

There is high potential for unknown features of prehistoric date within the ISA. There is a low potential for unknown features of Roman, medieval and more recent date.

Two areas within the ISA can be defined as being of higher cultural sensitivity (illus. 1). In the north is the land around Banchory House where the potential for impacts on listed buildings and their setting is a key issue. In the south-west there is an area of land around Cranhill and Upper Brandmyres relatively unaffected by agricultural improvement where well-preserved prehistoric structures survive. Development affecting either of these two areas will require particular attention to be paid to cultural heritage constraints.

It is considered that these areas of higher cultural heritage sensitivity can be protected within the indicative layout for the development proposals and will not constitute a significant constraint to development of the site.

Impacts on other features of lesser interest can be successfully mitigated through a programme of archaeological works.

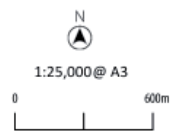


SCOTLAND
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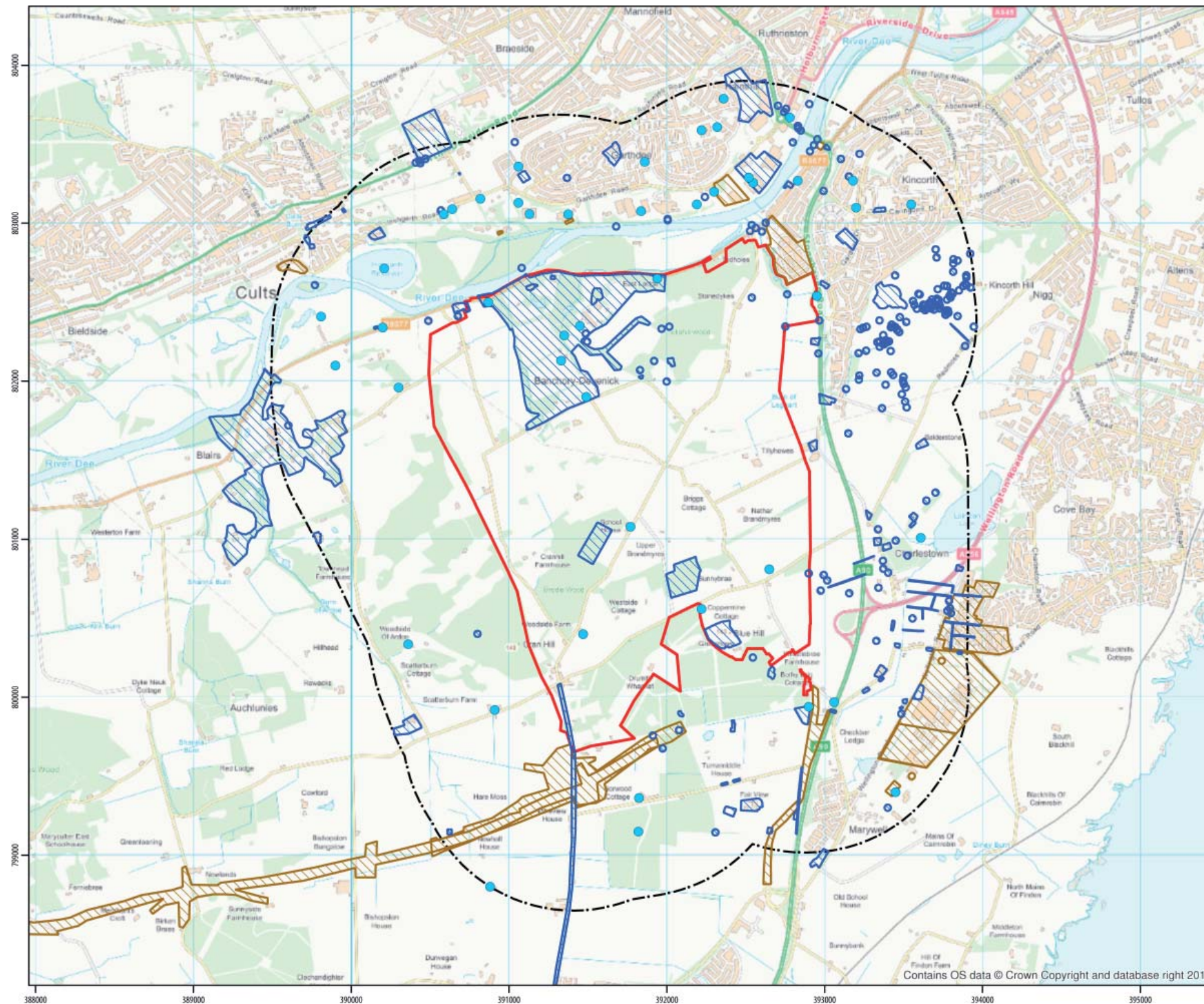
KEY

- NRHE Entry
- SMR Entry
- ▨ Previous Investigations (from SMR)
- ▭ Inner Study Area
- ⋯ Outer Study Area

Sites and Monuments Record information derived from Aberdeenshire Council data dated 15th November 2017 © Crown Copyright



ILLUS 2
Non-designated Heritage Assets within the Study Areas



The Site

3.5 Ecological Summary authored by Northern Ecological

Areas of nature conservation interest within the Banchory Leggart Estate currently reside mainly in a number of key, and often relatively extensive, sites, set in an expansive agricultural landscape. There are some key areas of ancient woodland the north of the estate, located on the south valley slopes of the river Dee (Den of Leggart LNCS, Tollochill Woods, Banchory Devenick woods), Brodie Wood, the woodlands of Sharps Brae and the smaller area of semi-natural grassland, scrub and woodland at Blue Hill in the central area of the estate. Extensive blocks of planted conifers are present in the south. A number of protected species have been recorded from these areas, otter, badger, pine marten and red squirrel.





The masterplan for development at Banchory Leggart has been informed by a Preliminary Ecological Appraisal and has recognized the conservation and amenity value of these core areas with development mainly located in the areas of open agricultural land. Similarly, the value of green linkages between the core areas for the movement of wildlife and people is considered essential and a green network will be maintained through successive phases of planned development.

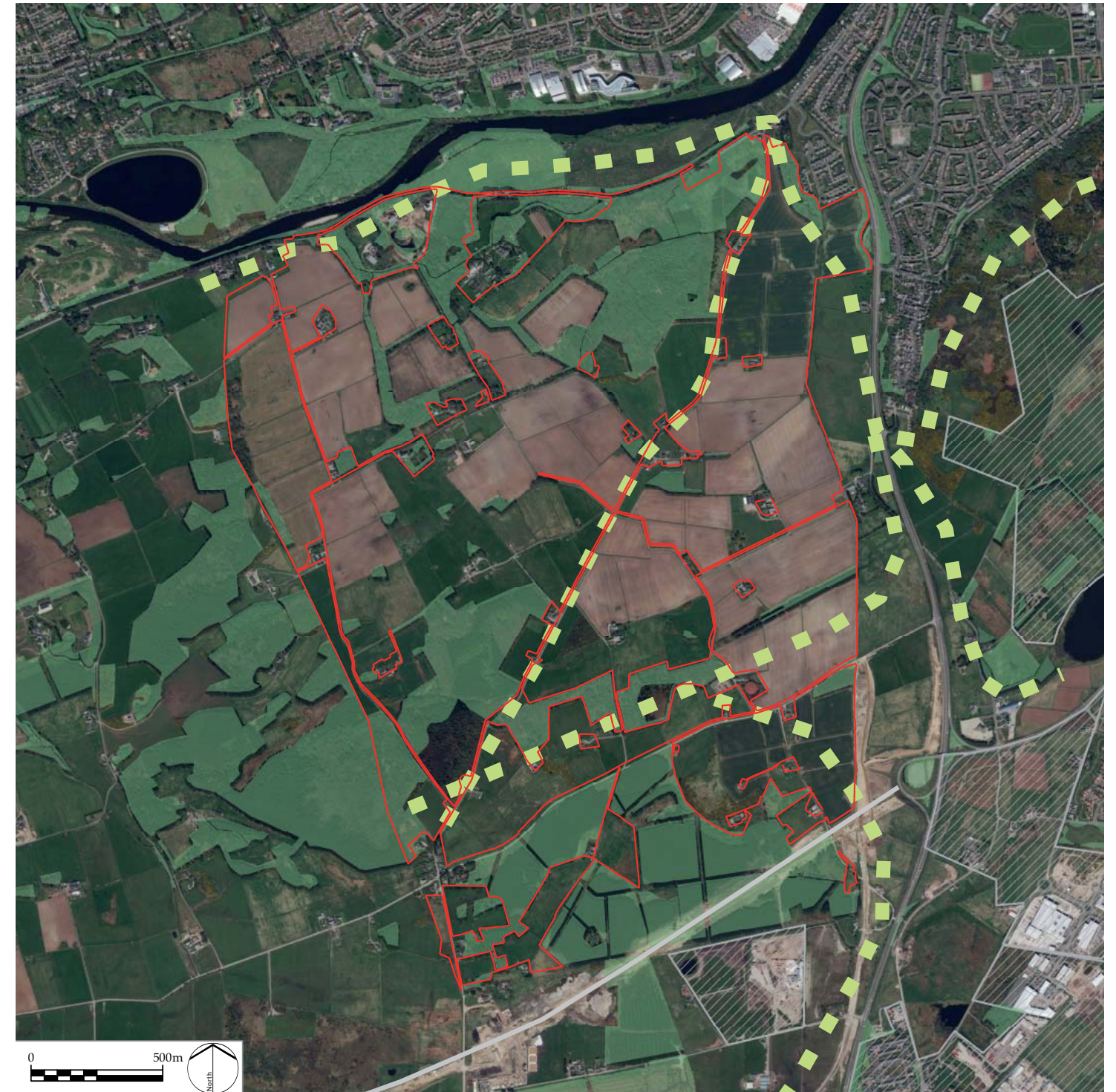
Each development phase will require an ecological impact assessment to determine the site-specific, sequential and cumulative effects on habitats and the associated animal populations and, in addition to the retention of core areas within the estate and the creation of new green links, the scope for additional mitigation for each development phase will be examined to address any identified adverse impacts specific to each development phase.

Each phase will refer back to the original masterplan and the overriding strategies established within the plan for the layout of the developed areas and the retained green spaces. Biodiversity Action Plans will be compiled, during successive phases, for these green areas and updated, in keeping with the objectives of the overall masterplan with each development phase, eventually providing a comprehensive management plan for whole of the green estate at Banchory Leggart.

The Banchory Leggart estate includes significant areas of agricultural land of probable low ecological interest where development may be accommodated with a potentially low, direct, ecological impact, though further surveys in the appropriate season would be required to determine the likely effects on farmland birds. Indirect impacts on the areas of ecological interest within the estate arising from new developments would need to be addressed by appropriate mitigation.

LEGEND

-  Site boundaries
-  Potential green network links
-  Woodland
-  Area allocated for development
-  AWPR



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The Site

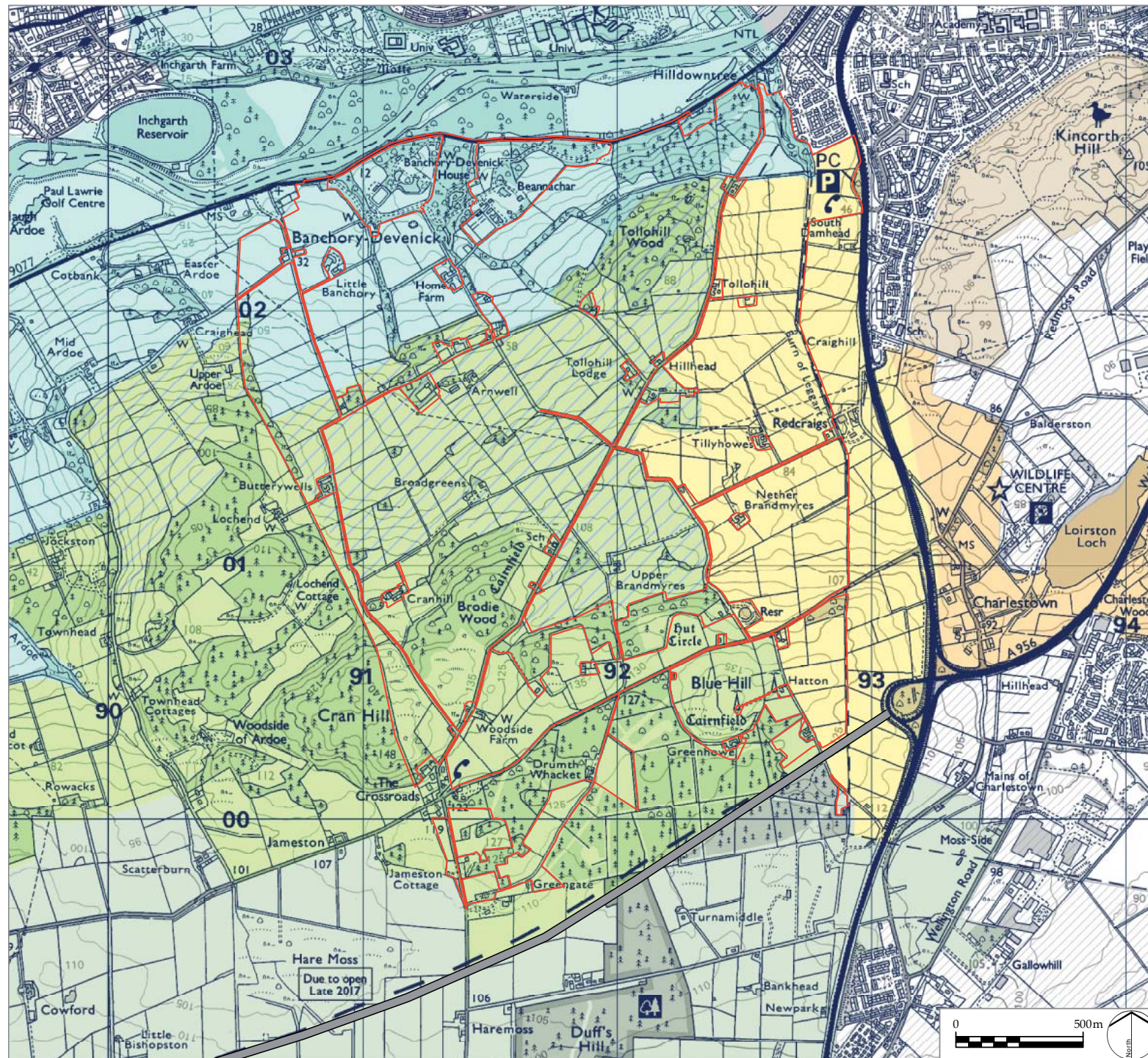
3.6 Landscape Character analysis by LDA Design

The Landscape Character of the landholding and surrounding lands has been categorised as follows:

- Open Farm land - Den of Leggart
- Dee Valley
- Central Wooded Estates
- Transition
- Open Farm land - Loirston
- Kincardine Plateau
- Kincorth Hill
- Area allocated for development

LEGEND

- AWPR
- Site boundaries
- Landscape Character
 - Open Farmland - Den of Leggart
 - Dee Valley
 - Central Wooded Estates
 - Transition
 - Open Farmland - Loirston
 - Kincardine Plateau
 - Kincorth Hill
 - Area allocated for development



LDĀDESIGN

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The Site

3.7 Roads Infrastructure Statement by Transport Planning Ltd

The Banchory & Leggart site is conveniently located in terms of major and minor road links. To the east, the A90 runs north to south within the Aberdeen City boundary and would facilitate site connections. To the north, Leggart Terrace is available for further connections and the site also contains a network of minor rural roads. These existing links could facilitate a first phase of development whilst main access routes are under construction.

Post AWPR the A90 north of Charleston will no longer be a trunk route. The degree of development that may come forwards to be served by that section of A90 and the desire to cross the A90, examine opportunities to reprioritise some of the road space in favour of cyclists and/or public transport users (through remarking of lanes) and consideration of the ability to cross the road at grade by pedestrians all suggest that the role, form and function of this stretch of road needs to be redefined – whether development occurs at Banchory & Leggart or not. Additional connectivity is also offered at Banchory & Leggart towards Portlethen to the south (as part of the AWPR scheme a link towards Schoolhill will be constructed) and also via an existing network of minor roads which presently cross the site area and link the area with other minor settlements.

Banchory & Leggart is designed as a mixed use development. This affords opportunities to contain travel within the settlement so the generation of off site traffic can be lessened. Incorporating a direct access(es) onto the A90 in tandem with use of public transport will further diminish development traffic impact off site.

For those residents who do choose to work outside the settlement (and to use their cars) there are employment opportunities available in the Altens area and, via the A956, the city centre, accessible to them by travelling south from the development (against peak time morning flow) to Charleston and hence Wellington Road. Post AWPR, by using

the same 'against peak time traffic flow' approach, it will also be possible to get to other employment opportunities via the new ring road. We would also add that NESTRANS and the councils continue to investigate measures to aid traffic flow from the southern approaches to the City through the 'Access from the South' study and Banchory & Leggart is ideally placed geographically to help deliver some of the findings emerging from that work. The masterplan illustrates A90 connections in the form of roundabout options plus the layout anticipates the possibility of a new Dee crossing.

AWPR

There is no intention to promote direct access to the AWPR carriageway. However, it is likely that AWPR opening will reduce traffic flow on the approaches to the Bridge of Dee. The choice of route options available (e.g. Altens / city centre / ring road / southbound / Bridge of Dee) coupled with the public transport interventions available at Banchory & Leggart together with the physical distance of the site to the city means that Banchory Leggart is likely to have a lower impact in residual traffic terms on the wider network than settlements further afield.

Any site south of the river will have a traffic impact at the Bridge of Dee but the Banchory & Leggart site is best placed to enable walk / cycle and especially public transport travel options to mitigate these impacts.

Leggart Terrace

A scheme of more minor importance than the AWPR is the previously proposed partial closure of Leggart Terrace to provide some relief to the southern Bridge of Dee roundabout (identified in the 'Access from the South' NESTRANS paper). This link, which would connect the South Deeside Road with the A90, could tie into any new junction on the A90 to the northern end of the Banchory & Leggart site and would help facilitate not only development access but also connections to existing public transport services in Kincorth).

3.8 Utilities & Infrastructure Statement by Mott MacDonald

Telecoms

The Banchory Leggart Estate site is currently connected to the existing British Telecommunications (BT) infrastructure. The BT provision enters the site at 3 main points which distribute via a mixture of above ground lines, with poles and below ground ductwork connecting to joint boxes. These routes connect to buildings on the site to provide communication services. Vodafone record drawings indicate that there are provisions on the south east corner of the site. Network capacity for both BT and Vodafone to the site is unknown presently.

HV / LV Infrastructure (SSE)

Record drawings from Scottish and Southern Electricity (SSE) indicate a 6.6kV HV network which covers the site. Preliminary investigation data specifies a 33kV overhead line passing through the site and into a drop-down transformer next to Lockinch farm (outside the site) to a 6.6kV network which is supplied into the site just north of the Charleston flyover. Pole mounted transformers are located where 6.6kV lines terminate or reach small areas of housing. In these cases, it goes directly into the building or utilises low voltage overhead lines to supply nearby buildings. There are 132kV above ground pylons that run through the site but do not connect to the electrical infrastructure.

Mains and Waste Water (Scottish Water)

Mains water is supplied to the site from Scottish Water's network. There are 5 points that pipework enters the site boundary and is thereafter distributed to buildings. The site includes a reservoir in addition to the Inchgarth reservoir outside the north east of the site. Waste water provisions are limited and predicted to be private / shared arrangements.

Gas (Scottish Gas Networks)

Natural gas to the site is supplied from a Scottish Gas Network (SGN). The gas pipeline enters the site via 3 no. locations:

- 250Ø PE low pressure mains gas pipe running along the B9077 with 2 No. 63Ø PE gas pipes branching at the Banchory-Devenick House. There is additional provisions of a dip point located in this distribution route.
- 300Ø ST intermediate pressure (I/P) mains gas pipe entering from the east of the site and running through the southern section of the Banchory Leggart Estate. This I/P main then splits after passing the adjacent on-site reservoir into 1 No. 100 ST I/P main gas pipe and 1 No. 150 ST I/P main gas pipe.
- 324Ø ST high pressure (H/P) mains gas pipe passes through the southern part of the site similar to the I/P pipe distribution. This then terminates/starts adjacent to the reservoir within the site.

The Site

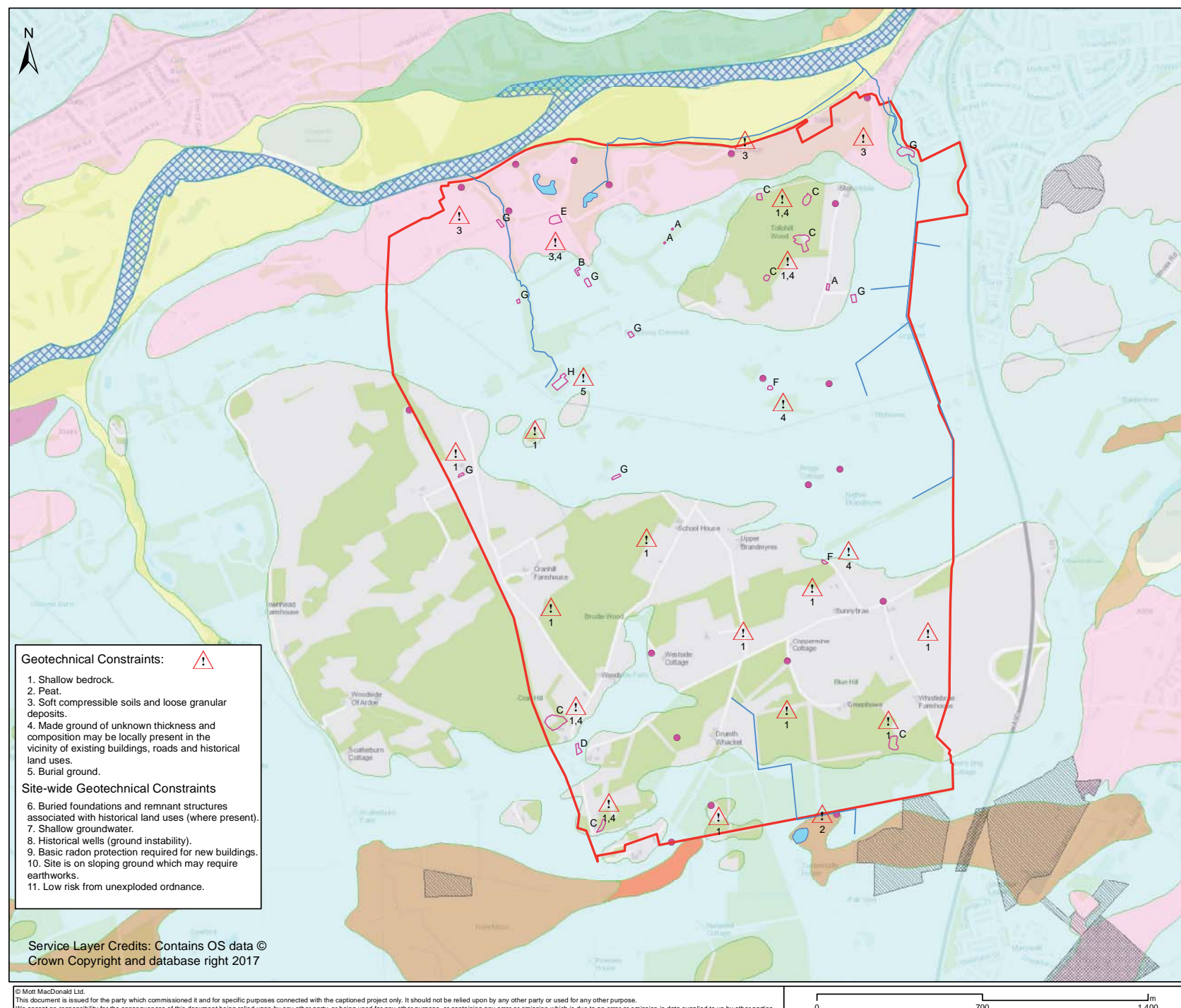
3.9 Geotechnical Constraints analysis by MottMacDonald

An identification of Geotechnical Constraints is outlined as follows:

1. Shallow bedrock.
2. Peat.
3. Soft compressible soils and loose granular deposits.
4. Made ground of unknown thickness and composition may be locally present in the vicinity of existing buildings, roads and historical land uses.
5. Burial ground.
6. Buried foundations and remnant structures associated with historical land uses (where present).
7. Shallow groundwater.
8. Historical wells (ground instability).
9. Basic radon protection required for new buildings.
10. Site is on sloping ground which may require earthworks.
11. Low risk from unexploded ordnance.

Rev	Date	Drawn	Description	Ch'k'd	App'd
A	20/11/17	GN	Geotech Constraints Plan	LM	ED

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The Site

3.10 Outline Flood Risk Assessment by Kaya Consulting

The Stage 1 flood risk assessment considers risks from:

- River Dee.
- Burn of Leggart and other smaller watercourses.
- Surface Water Runoff.
- Groundwater.
- Existing Drainage Systems

River Dee

The River Dee has a catchment of 2,080km² at the downstream end of the site (from the Flood Estimation Handbook (FEH) web-service). The banks of the river are at around 5m AOD (Above Ordnance Datum), with the B9077 sitting at around 9m AOD. The site levels rise from the road, with the top of Tolloch Wood at 88m AOD. Nearly all of the site sits above 15m AOD. The SEPA Flood Maps for the River Dee show that even for the 1 in 1000 year flood event, flood waters are not predicted to reach the level of the B9077 along the northern edge of the site. The site is adjacent to a tidally influenced reach of the Dee and the site does not lie in the 1 in 1000 year river floodplain or coastal floodplain. Therefore, the site is not predicted to be at risk from direct flooding from the River Dee.

During the detailed planning application, it is recommended that further work is undertaken to obtain flood levels in the River Dee. However, at this stage direct flooding from the River Dee would not be considered as a constraint on development. Two new crossings of the River Dee are potentially proposed (road and footpath). These will need to be designed to pass the 200 year flow + climate change with an appropriate freeboard. If designed appropriately the crossings would not increase flood risk to others.

Burn of Leggart and other Smaller Watercourses

There are a number of small watercourses draining high ground and passing through the site to the River Dee. The Burn of Leggart flows through the eastern part of the site. The catchment of the burn is 4.6km² and is shown in Figure 2. The site drains a large part of the eastern area of the site, with

the catchment extending to the east of the A90 and including the overflow from Loirston Loch. Within the site the burn sits in a broad valley. Land adjacent to the burn is likely to lie in the floodplain of the watercourse, and this is shown on the SEPA flood map. Ground levels rise from the banks of the river and flooding is not expected to extend far from the edge of the burn, e.g., around 10-15m. Detailed modelling of the burn will be required at the planning stage to accurately map the floodplain extent. However, flood risk would be able to be managed through avoidance of the flooded area (i.e., no development in the 200 year floodplain extent).

Given the size of the development site, keeping development outside of the floodplain would not result in a significant constraint on the development. The bridge crossing of the B9077 is reasonably large and there would not appear to be a risk of flooding of the road. Two minor watercourses flow through the grounds of Banchory-Devenick House. Upstream tributaries of this burn flow through the site. Given the topography of the area any land at flood risk is predicted to be local in scale and either located close to the channel, or in areas impacted by road crossings (i.e., where burns pass under local roads). It is noted that the burn crossings under the B9077 appear large for the size of the burns. Any flood risks from these watercourses would be able to be managed through avoidance of flooded areas or improvements to existing culverts and given the small-scale nature of these watercourses flood risk is not expected to be a constraint to development.

The Burn of Ardoe flows to the west of the site. Minor tributaries to the burn flow through the western edge of the land owned by the client, with a culverted section under Woodside of Ardoe. The site would not appear to be at significant risk from the burn or any tributaries, with only local scale flood risk needing to be assessed at the planning stage.

Surface Water Runoff

Given the slope of land, there is a risk of flooding from surface water runoff from higher ground, i.e., non-channelised runoff. The SEPA surface water (pluvial) flood maps show areas of potential surface water ponding within the site. However,

these areas are (i) small, and (ii) likely to be able to be managed through the site drainage system or avoided by development. Areas at risk of surface water flooding will need to be assessed as part of a planning application, but risks would be expected to be managed through standard mitigation measures and as part of the detailed design of any Masterplan and site drainage strategy.

Groundwater

Given the slope of the land and the likely control of regional groundwater levels by the River Dee, the site is not considered to be at significant risk of flooding with groundwater as a primary source. However, as the development proceeds site investigation work will identify local groundwater levels and more detailed hydrological and ecological assessments will identify any areas with poorly drained ground or locally elevated groundwater tables.

Existing Drainage Systems

Given the rural nature of the site, surface water is currently managed through land drainage. Existing drainage will need to be assessed as part of a planning application, but risks would be expected to be managed through standard mitigation measures and as part of the detailed design of any Masterplan and site drainage strategy.

Comment on Site Drainage

As the site is currently undeveloped, development has the risk of increasing runoff rates to watercourses. It is recommended that runoff rates are attenuated to greenfield rates before discharge and appropriate Sustainable Drainage Systems (SuDS) will be required. These measures will be developed as part of a site drainage strategy during the planning process and planning consents will not be provided until the site drainage has been designed to current standards. As a result, with appropriate measures in place the site is not expected to increase flood risk to others. However, given the slope of land, care will need to be taken in the management of surface water runoff during the planning process.

The Site

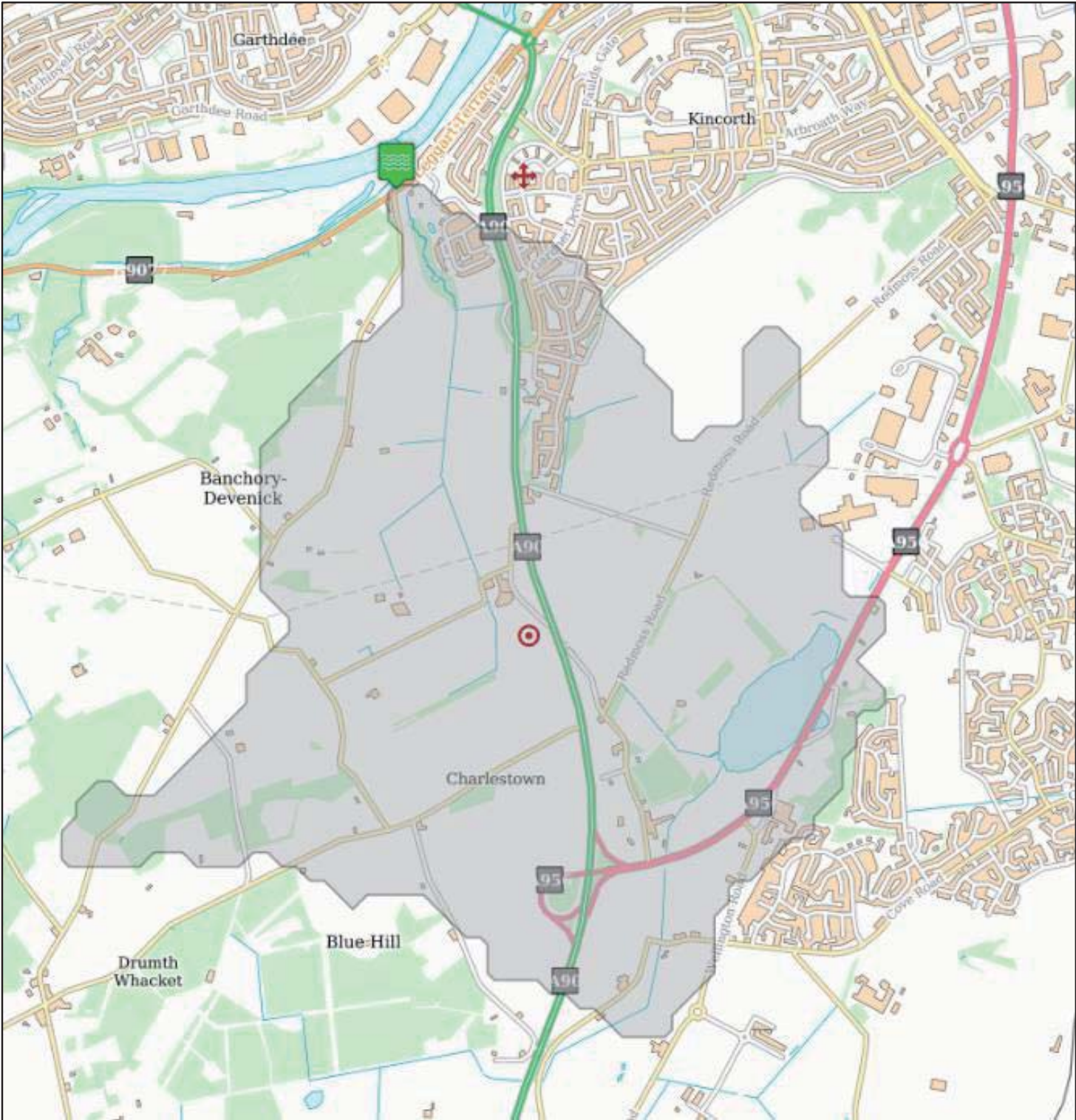


Figure 2: Burn of Leggart Catchment

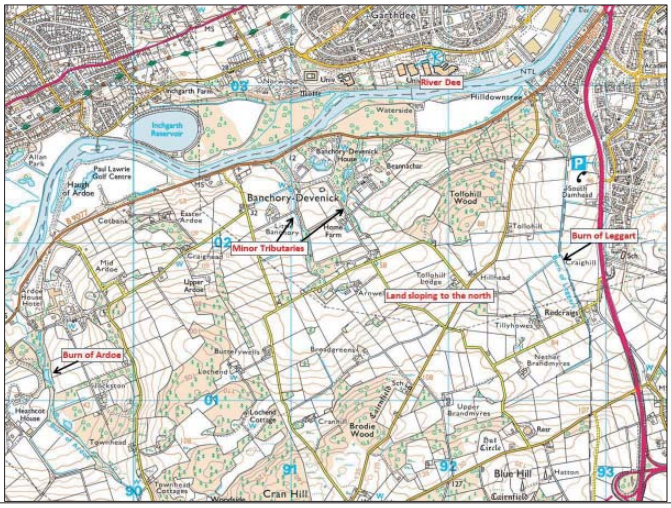


Figure 1: Location Map with Key Watercourses

Summary and Conclusions

This report has undertaken a Stage 1 flood risk assessment for the proposed development site. The assessment has covered all sources of flooding risk. Overall, flooding does not appear to provide a significant constraint on development.

The assessment identifies potential flood risks that will need to be considered through the planning process. However, given the local topography and the scale of the development these risks would be able to be mitigated with limited constraint on the proposed development. Mitigation measures would include;

1. Avoidance of development on watercourse floodplain. Small areas of the site are predicted to lie within the 200 year floodplain of one of the small watercourses that drain the site. These floodplain areas would be able to be avoided with limited constraint on the development.
2. Management of surface water runoff from adjacent land. As the site sits on sloping ground there may be local risk from surface water. These risks can be mitigated by maintaining existing drainage, avoidance of development in low areas with risks of surface water ponding and provision of appropriate site drainage infrastructure.
3. Management of site runoff. Runoff from within the development will need to be managed by SuDS with site runoff rates attenuated to greenfield rates, with water discharged to a nearby watercourse or sewer. This work would be undertaken during the normal development of a site drainage strategy and drainage designs through the planning process.

There are no significant flooding risks that would be considered unusual and would not be able to be managed through the planning process. A full flood risk assessment report would be required to support a Planning Application in Principle (and future detailed planning applications for the site) for the site. In terms of phasing of the development, key issues to be addressed at each stage of the development are discussed in Table 1.

Phase	Comment
Phase 1 (Aberdeenshire Council and Aberdeen City areas)	This development is towards the north-eastern end of the development, adjacent to Burn of Leggart. Key flood risks to be assessed at the planning stage will be associated with the burn and surface water runoff. Mitigation measures discussed in this report would cover risks from these sources. The main constraint to development will be land close to the Burn of Leggart that is identified as floodplain. However, as noted in the report, this is likely to be limited to and close to the watercourse.
Phase 2	This phase includes the left bank of the Burn of Leggart and extends to the west, developing sloping ground to the north of Tollohill Wood. The headwater streams of watercourses that flow through the grounds of Banchory-Devenick House are also located within this phase. Key flood risks to be assessed at the planning stage will be associated with the Burn of Leggart, small watercourses and surface water runoff. Mitigation measures discussed in this report would cover risks from these sources. The main constraint to development will be land close to the Burn of Leggart that is identified as floodplain. However, as noted in the report, this is likely to be limited to and close to the watercourse.
Phase 3	This phase extends development along the Burn of Leggart and towards the west of the site. Comments made for Phase 2 can be considered for Phase 3.
Phase 4	Phase 4 extends development to the south. The flood risk in this area will be related to surface water runoff, with the risk managed through an appropriate surface water drainage strategy. Phase 4 also includes crossings of the River Dee (road and footpath). These will need to be designed to pass the 200 year flow + climate change with an appropriate freeboard. If designed appropriately the crossings would not increase flood risk to others.

Table 1: Comment on Flood Risk Associated with Proposed Development

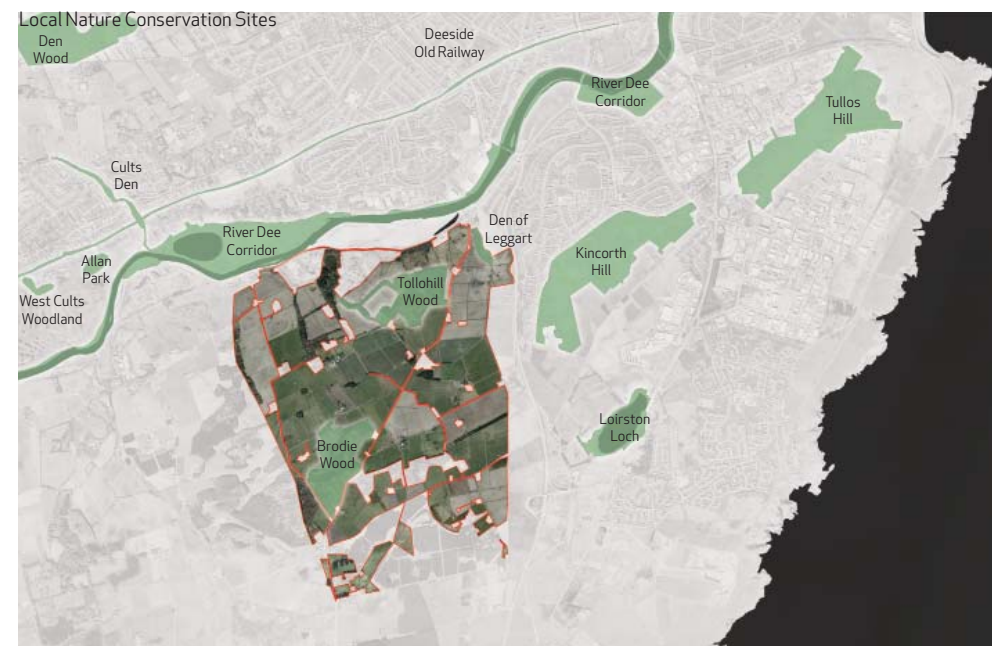
4.0 | The Location

The Location

4.1 Local Amenity Analysis

An analysis of Local Amenity Analysis has been undertaken under the following headings, which are graphically presented in this report:

- Railway Connections
- Primary Vehicular Routes & Connections
- Local Bus Network & Stop Locations
- Local Nature Conservation Sites

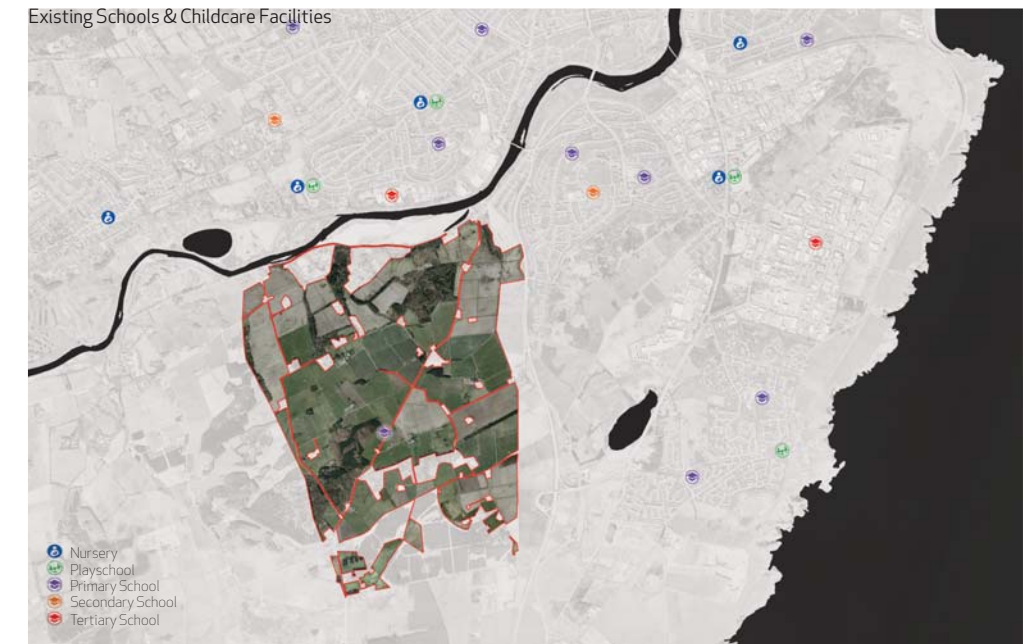


The Location

4.1 Local Amenity Analysis

An analysis of Local Amenity Analysis has been undertaken under the following headings, which are graphically presented in this report:

- Places of Worship
- Existing Schools & Childcare Facilities
- Medical Services
- Public Service Buildings

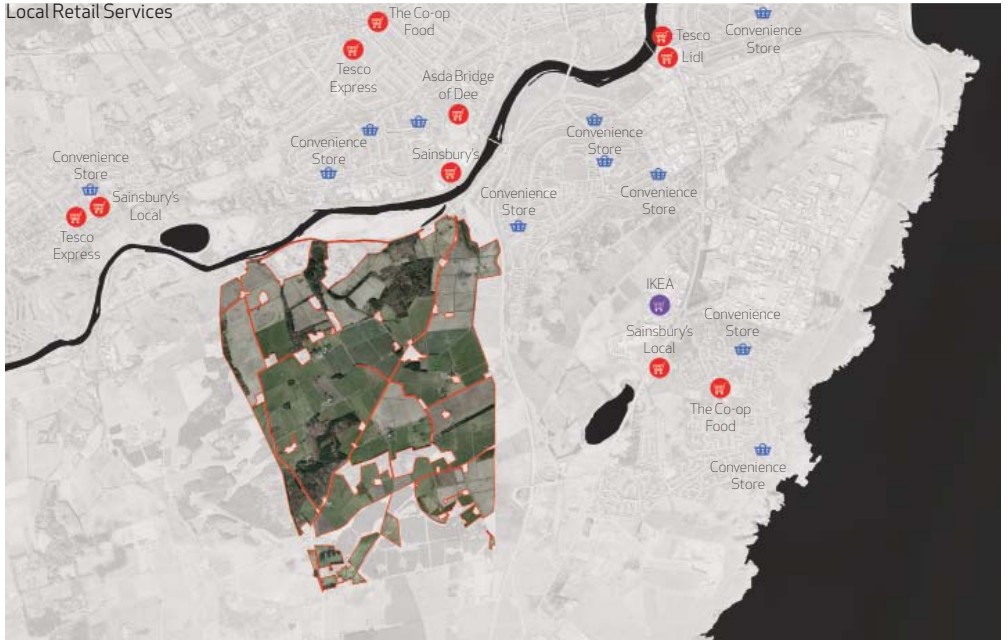


The Location

4.1 Local Amenity Analysis

An analysis of Local Amenity Analysis has been undertaken under the following headings, which are graphically presented in this report:

- Public Services (Fire/Police)
- Local Retail Services
- Recycling Services
- Banking & ATM Services



5.0 | Planning Context

Planning Context

This Development Framework has identified an informed, considered approach to the initial effective and logical extension of Aberdeen City (Phase 1), straddling the City and Shire administrative boundaries, sustainably utilising existing amenities and infrastructure. This has been devised in the context of a wide ranging masterplanning exercise, which gives full consideration as to how subsequent development phases could appropriately follow on (i.e. Phases 2-4).

The design concept is based around the local woodland setting, which is a key uniting amenity feature as the phases organically develop. The masterplan utilises the distinctive site topography to nestle development into the landform, reducing impact locally and from wider viewpoints. Full commentary around each Phase is contained at Section 8.7.

In line with the approach to Royal Devenick Park, Scottish Planning Policy (SPP) identifies that the extension of existing settlements is a sustainable, logical and supported development strategy principle, and the means by which the majority of housing land requirements will be met. Development of the subject land would provide a high quality, natural and logical extension to Aberdeen City, all in line with SPP Paras 84 and 85.

SPP gives strong support to such means of meeting housing development and, introduces a presumption in favour sustainable development. SPP identifies that planning helps to address the challenges facing the housing sector by providing a positive and flexible approach to development. In line with the provisions of Para 109, provision for new homes should be made in areas where economic investment is planned and indeed, can be harnessed and delivered upon.

SPP Para 72 also specifies that local development plans should allocate land on a range of sites which are effective to meet the housing land requirement up to year 10 from the predicted year of adoption, ensuring a minimum of 5 years effective land supply at all times. **The Development Framework identifies the means in which to provide highly deliverable**

residential led mixed use development in the short term, whilst also providing a clear direction and certainty on how longer term allocations can be made.

Key to the above are the criteria which are identified within the Scottish Government's PAN 2/2010 as to what constitutes an effective housing site. Taking each in turn:

- **Ownership** – Banchory Leggart Estate is in the single ownership of The Comer Group, who will exclusively develop the proposed residential led mixed use Royal Devenick Park vision. There are no third party land ownership issues that would prevent access to the site and development of any of the identified phases (though in the longer term, the option exists to form a second access from the A90, which would involve some third party land).
- **Land Use** – the site is currently greenfield (primarily comprising agricultural land and forestry) and located within the wider Greenbelt in the existing adopted Aberdeenshire Local Development Plan. Notwithstanding, the site is within the broad, indicative Strategic Growth Area located around Aberdeen City and in many respects, benefits from the same planning rationale employed at the Aberdeen to Laurencekirk (A90) growth corridor (Aberdeen City and Shire Strategic Development Plan). Moreover, the proposed residential led mixed use extension to Aberdeen City – be it Phase 1 or any additional, supplementary Phase identified – will not undermine the wider objectives of the Greenbelt, avoiding coalescence or significant adverse landscape impact. In line with established planning principles, where growth outwith the existing urban area is required, development should focus on the urban edge, and should continue to be sustainable through it's relationship to transport corridors. As per SPP, the new green belt can make use of various spatial forms (buffer, strip or wedge) to ensure that the new boundary, alongside appropriate structure planting, and screening, will enhance the character, landscape setting and identity of the settlement.
- **Physical** – the site forms a natural and logical extension to Aberdeen City, utilising the landscape features and

context to create a real sense of place, providing the opportunity to improve the built edge of Aberdeen City. Sensitive design solutions would be investigated at the appropriate detailed stage. The site is free from adverse physical constraints which would preclude its development, as set established by the initial site investigations and technical inputs on geotechnical matters / ground conditions, topography, landscape character and impact, archaeology, ecology and flood risk.

- **Contamination** – there is no known contamination at the site, with a prior history of farming and/or existing woodland across the site.
- **Deficit Funding** – no public funding would be required to make the site viable and enable it to be brought forward for development.
- **Marketability** – the site is highly marketable. Phase 1 of the proposals can be delivered during the plan period. The site is under the ownership of The Comer Group, who boast an excellent track record in delivery.
- **Infrastructure** – any required infrastructure can be provided by the developer in accordance with the scale of development identified at each stage of the phasing.

Further detail is provided within each of the relevant technical sections of this Development Framework. In supplementing the above, it is key to also provide the following commentary on delivery and viability considerations:

Delivery of an Inclusive Community

Royal Devenick Park will be developed exclusively by the Comer Group. The Comer Group are committed to delivering their exciting vision for the transformation of Banchory Leggart as quickly as possible. It is anticipated that development of phase 1 could commence within 6 months of securing all technical consents. The land is owned exclusively by The Comer Group and delivery of the site is therefore within the sole control of the developer. The first phase of this natural extension to Aberdeen city will see the delivery of a housing mix that caters for the whole market and yet enables The Comer Group to bring their unique apartment led concept to

the local market.

Phase 1 will provide 242 one, two and three bedroom apartments (46%) and 282 two, three and four bedroom houses (54%). The average floor area/ selling price will generally increase from east to west with a consolidated core area of apartments and ground floor commercial uses (note: check plan shoes that will be ground floor). Of the 524 homes delivered within phase 1, 131 will be affordable. The Comer Group are a registered housing provider in England and intend to replicate this model at Royal Devenick Park and 'pepper pot' affordable homes throughout the development. Beyond phase 1, there is the potential to deliver a further 1,021 homes across three phases as well as additional commercial, educational and sporting facilities.

The development will target a range of demand drivers and buyer profiles in order to create an inclusive community. The Comer Group anticipate that their high specification one, two and three bedroom apartments with concierge service and lift access will hold particular appeal for the growing downsizer demographic that exists locally.

Viability

The Comer Group have carried out detailed viability assessments on each phase of development at Royal Devenick Park to ensure that development would be viable.

The appraisal reflect current market conditions and comparable new build sales data within the local market. Budget build and infrastructure cost assumptions are based on technical input from the wider professional team and budget allowances have been made for Developer Obligations.

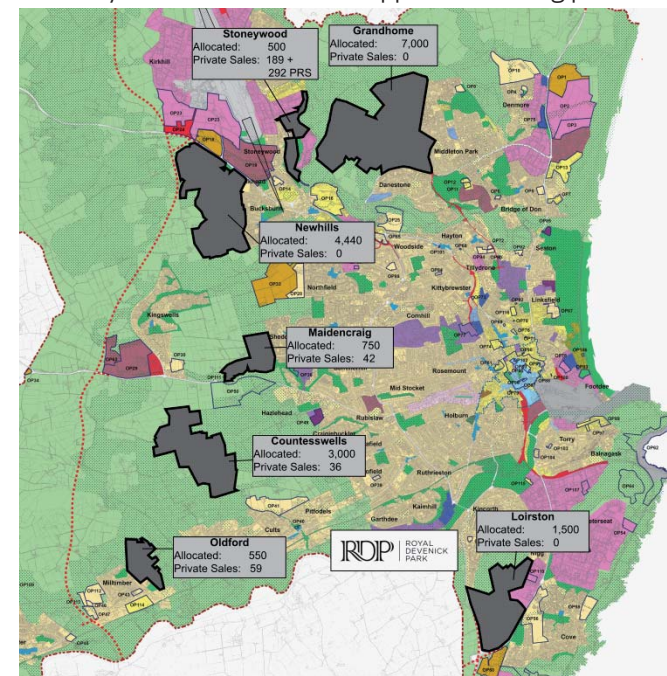
The fact that Comer Group have acquired the land strategically, based on its existing use value, helps to underpin viability, even on a sensitised basis.

6.0 | Market Overview

Aberdeen Residential Land Market

The illustration (below) highlights the progress of seven key sites allocated within the 2012 Aberdeen City Local Development Plan for a total of 17,740 new homes. Across these seven sites only 326 registered private sales have taken place with more than 50% of these being within Dandara's Stoneywood development. Not shown within this plan but of equal relevance is the new community of Chapleton which lies c. 8 miles to the south of Royal Devenick Park within Aberdeenshire. Chapleton is allocated in the Aberdeenshire Local Development Plan for 4,045 homes and has recorded some 110 registered sales since its allocation in 2012. We have carried out in depth analysis of these sites and other sites within Aberdeenshire to assess what key factors influence delivery and conclude the following:

- Developments within the Aberdeen Housing Market Area (which includes Aberdeen City and the part of Aberdeenshire which forms roughly a 20 mile radius of the city boundary) perform much better than those out with. There is greater demand to underpin house building activity in the AHMA and to support the selling prices and



- build rates that are required to make development viable
- Allocated sites that are developer led are generally more successful at coming forward quicker and offer greater certainty over deliverability
- Developments that are in single ownership avoid unnecessary delays due to, for example, complex land assemblies and legal negotiations
- Sites that can offer a range of product to cater for a variety of sub markets are able to hedge against market risk and deliver greater volume to the market
- Sites that are adjacent to existing services and infrastructure are less costly to develop and therefore are more likely to be viable

In particular, we note with interest the success that the developer Dandara have enjoyed at the 92 acre Stoneywood Estate in Aberdeen. As a new entrant to the market approximately 10 years ago Dandara have made, and continue to make, a notable impact on the Aberdeen housing market. Dandara acquired the Stoneywood Estate in its entirety as a strategic purchase in 2010. They subsequently secured an allocation for 500 homes and a neighbourhood centre in the 2012 Local Development Plan. They launched the development to the market in March 2013 and achieved their first registered sale in September 2013. They have subsequently been delivering a variety of housing product for the market ranging from small bungalows through to large executive homes. The area has now been transformed and incorporates a 292 unit Build to Rent scheme, offices, a co-op and a M & S food store.

The location and physical attributes of Royal Devenick Park, the land ownership status, the market and the vision, capacity, appetite and experience of The Comer Group will all contribute to the early delivery of Royal Devenick Park.

The foregoing demonstrates that the right site can still perform strongly in current market conditions. The location and physical attributes of Royal Devenick Park, the land ownership status, the market and, the vision, capacity, appetite and experience of The Comer Group will all contribute to the early delivery of a high quality development.

Right: the illustration highlights the key 2012 allocated sites in the local market area. In general terms and despite very strong market conditions between 2012 and 2014 these sites have been slow in delivering homes to the mainstream market.

Market Overview

Overview

There is a clear rationale for The Comer Group to invest into the Aberdeen City and Aberdeenshire economies. Since the 1970's, the Aberdeen area has enjoyed low levels of unemployment and high levels of disposable income in comparison to other parts of the UK, primarily due to the Region's position as the main European centre for oil and gas exploration and production. Average weekly earnings in Aberdeen City are amongst the highest in the UK at £596.60 (2017, Centre for Cities) and unemployment is 2.1% (September 2017, Grampian Chamber of Commerce). 52.6% of the working age population had a qualification at NVQ4 or above in 2016 which is fourth out of the 63 cities in the UK analysed by Centre for Cities.

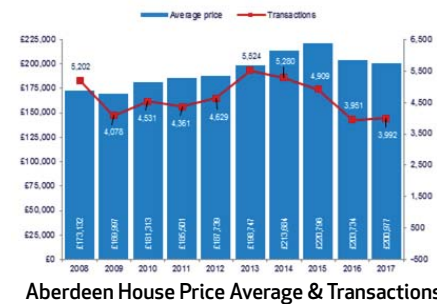
Whilst the local economy has faced significant challenges linked to falling oil prices since 2014, there are significant efforts underway to broaden the local economic base with investment in food, drink and agriculture, life sciences and tourism. Furthermore, Aberdeen benefits from two universities; one college; two innovation centres funded through the city region deal; and world class food and drink production. Aberdeen is also alongside Cambridge as the main cluster in the UK for R&D in biologics and is ranked 5th in the Mercer quality of living index (source: Aberdeen Grampian Chamber of Commerce).

The city and wider region houses a maturing population that has benefited from the fortunes experienced over the last four decades in terms of wealth creation and long term growth in property values. The 55-74 year old demographic within 5 miles of Aberdeen City accounted for 40.3% of the total population in 2017. This is forecast to increase by 8.35% (7,638 people) by 2022 and by 25% (23,103 people) in the period up to 2032.

The Property Market

Aberdeen's residential property market has not been immune from the local economic trends and has experienced a sharp fall in average pricing and transaction volumes since the boom

period of 2013/2014. The market has improved in 2017 with values stabilising and transactions recovering however transaction numbers continue to fall behind the 10 year average.



The average price fell slightly by 1.34% from £203,734 in 2016 to £200,977 during 2017, albeit in comparison to the fall from 2015 – 2016 of 7.73% this is arguably showing signs of prices stabilising. The average transaction price was 4% higher than the 10year annual average.

A key feature of the local residential market over the last three years has been a substantial increase in the supply of second hand properties. In 2014, the number of homes advertised on the Aberdeen Solicitors Property Centre (ASPC) was reported to be approximately 1,500 at any given time. At the time of writing, ASPC are currently marketing 4,839 residential properties in the Aberdeen and Aberdeenshire region. We understand this peaked at c. 5,500 in 2016.

Looking forward, Savills are cautiously optimistic for 2018 and anticipate a small rise in the number of transactions. However, we anticipate that the oversupply of properties in the market will continue to suppress value growth in the short term. Exceptional properties in attractive locations will however continue to trade well.

The New Build Market

New build sales within the Aberdeen Housing Market Area in the year to November 2017 amounted to £372 million with an average transaction price of £278,000. Whilst this is down from a high of £505 million in 2015 it is relatively similar to the position in 2013 when £400 million of new build transactions

were recorded. Interestingly the market share of new build sales relative to the whole market has increased from 20% to 23% since 2013.

The new build market benefits from the flexibility to react to market conditions by reducing target pricing and creating desirable places to live. In addition, house builders have been able to offer incentives to purchasers. The use of incentives has been a major factor in the market since 2015 when the oil crash began to impact the local market. This has ensured that new build developments continue to perform and helped to distinguish new build properties from the second hand market.

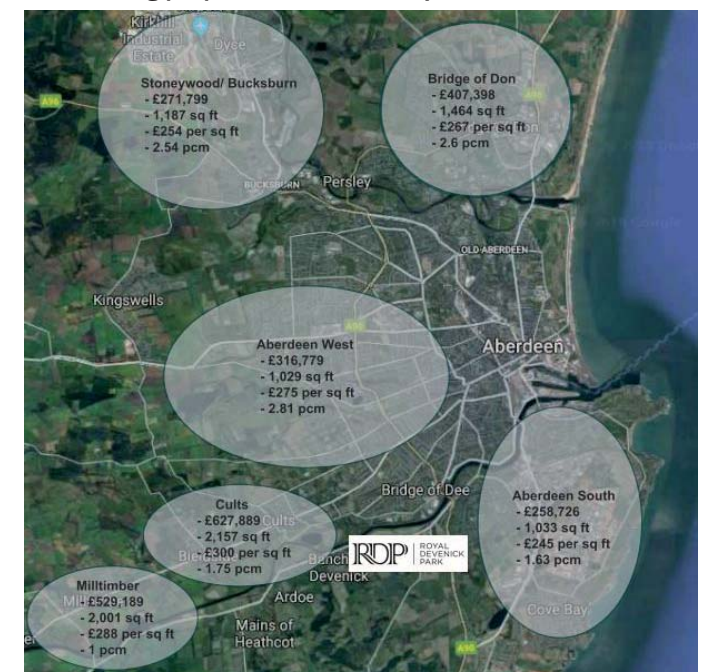
The illustration (right) considers the average new build house price, floor area, sales price per sq. ft and volume of houses transacted per calendar month across the various active development sites in the key sub markets of Aberdeen. RDP is located between the sub market with the lowest average selling price and the submarket with the highest. The Comer Group are keen to ensure RDP is an inclusive community that offers something for everyone. In addition we know that the location is desirable as a residential address following Dandara's successful completion of Deeside Brae in 2013. The development of 61 three, four and five bedroom homes sold between December 2011 and July 2013 with prices ranging from £300,000 to £620,000. The average registered price achieved was £435,000 with an average floor area of 1,730 sq. ft.

In general terms the housing market, in the period between 2014 and 2016, saw a significant reduction in consumer demand for prime housing (defined as those properties with a value of more than £400,000) with the 'needs driven' element of the market (first time buyers, entry level family housing) performing better. Accordingly many house builders sought to remix their layouts in order to target this sub market by introducing smaller houses and therefore lower average prices. However, over the last 12 months we have seen a recovery in the prime market with notable activity in, for example, the Deeside corridor with CALA Homes Cults Park and Milltim-

ber Grange developments achieving more than two sales per calendar month. The Countesswells development to the west of Aberdeen has also enjoyed a successful start achieving in the region of 3 registered sales per calendar month. This improvement in the prime market is being driven by an upturn in consumer confidence and a sense of growing optimism in the oil and gas sector.

It is encouraging to note that there is new build demand across all market segments from a range of buyer profiles and at a range of price points. The evolving nature of the market in Aberdeen over the last few years reinforces the need for large master planned developments to be able to offer a variety of product to consumers in order that supply can react to the ebbs and flows of the market place.

The new homes market within Aberdeen has been more resilient than the second hand market and is still very much functioning at a level that would support the proposed development at RDP. While the market for apartments in Aberdeen has been subdued in recent years, high amenity and high specification apartments with generous floor plates – as are being proposed – are still very much in demand.



7.0 | Masterplan Objectives

Objectives of the Masterplan

7.1 Understanding of Context

The Masterplan seeks to concentrate density at the northern edge of the lands, where existing City amenity and infrastructure can be utilized in the most sustainable manner

The Masterplan understands that the local woodland setting at Tolohill Wood can be the key uniting amenity feature between phases of the residential development

Utilizing the distinctive site topography to 'nestle' the new built environment into the land, thereby reducing impact locally and from wider viewpoints

The delivery of larger residential units, in a mix of apartments and houses, catering for the needs of individuals and families

7.2 Creation of Memorable New Places

Prioritising the Design of the Public Realm, as the basis of a high-quality shared urban environment and the robust framework for later phases

Providing a generosity of dimension to streets, courtyards and new parkland setting, in keeping with a sub-urban character

Working with simple and established urban & sub-urban typologies of safe and supervised streets, squares and parks- not reinventing or subverting typologies that are known to work

Careful management of site parking, to avoid a proliferation of surface parking and manage hidden parking within the sloped topography

7.3 Delivering Community Infrastructure

The proposals will integrate generous new parklands spaces in to the fabric of the new places and spaces

The proposals seek to facilitate a portion of the lands for educational/ enterprise / innovation uses, recognising the proximity of existing educational facilities and land use functions that may serve their development

The proposal will open up and enable increased connectivity and pedestrian routes between existing residential communities surrounding the site

New local retail and community services will be incorporated into the development

Royal Devenick Park | Lands at Banchory Leggart, Aberdeen

8.0 | The Masterplan

Masterplan Strategies

8.1 Connections into site

Following the outline landscape impact analysis to determine the optimum potential development areas, five existing (augmented) and potential new access routes into the site have been proposed:

- 2 from the South Deeside Road (B9077) along the Northern site boundary
- 2 from the A90 along the Eastern site boundary
- 1 potential connection to the Aberdeen Western Peripheral Route (AWPR) along the Southern site boundary

The existing road that cuts through the site diagonally is proposed to be kept intact due to its historical significance, with upgrades undertaken adjacent to protect the original.

Connections through the site

A new vehicular road linking the A90 with Garthdee Road and potentially crossing the River Dee is proposed at the North-Eastern corner of the site. Commercial buildings, an educational/ enterprise/ employment campus and high density residential blocks are proposed along this route. A new roundabout at the principle route intersections is proposed. A radial route around the proposed Tolohill Woodland Park would emanate from the new roundabout and re-connect with the route prescribed by the Causey Mounth to the south.

Long term, a radial vehicular route connecting the A90 and the B9077 is a possibility. This road links the existing buildings of relevance on the site (St. Devenick's Church, St. Devenick on the Hill and Banchory and would distribute vehicular movement at the southern boundary of the masterplan.

A new green corridor is proposed linking the Den of Leggart with the public open space and sports grounds of enterprise campus. Between the River Dee and the South Deeside Road a potential new parkland area is defined with a river promenade.



Connection Points from Existing Roads



Primary Vehicular & Green Routes through Site

Masterplan Strategies

8.2 Proposed Principle Uses

- Residential
- Educational
- Enterprise / Innovation / Employment

It is proposed that the Enterprise, Innovation and Employment uses are located adjacent to the roads with heavier traffic (i.e. A90 and the new link between the A90 and Garthdee Road). High-density residential blocks are also proposed along these routes.

The views into the site from the A90 will be dominated by these uses, which have a dual function as the gateway into the site.

8.3 Principle Axis Routes

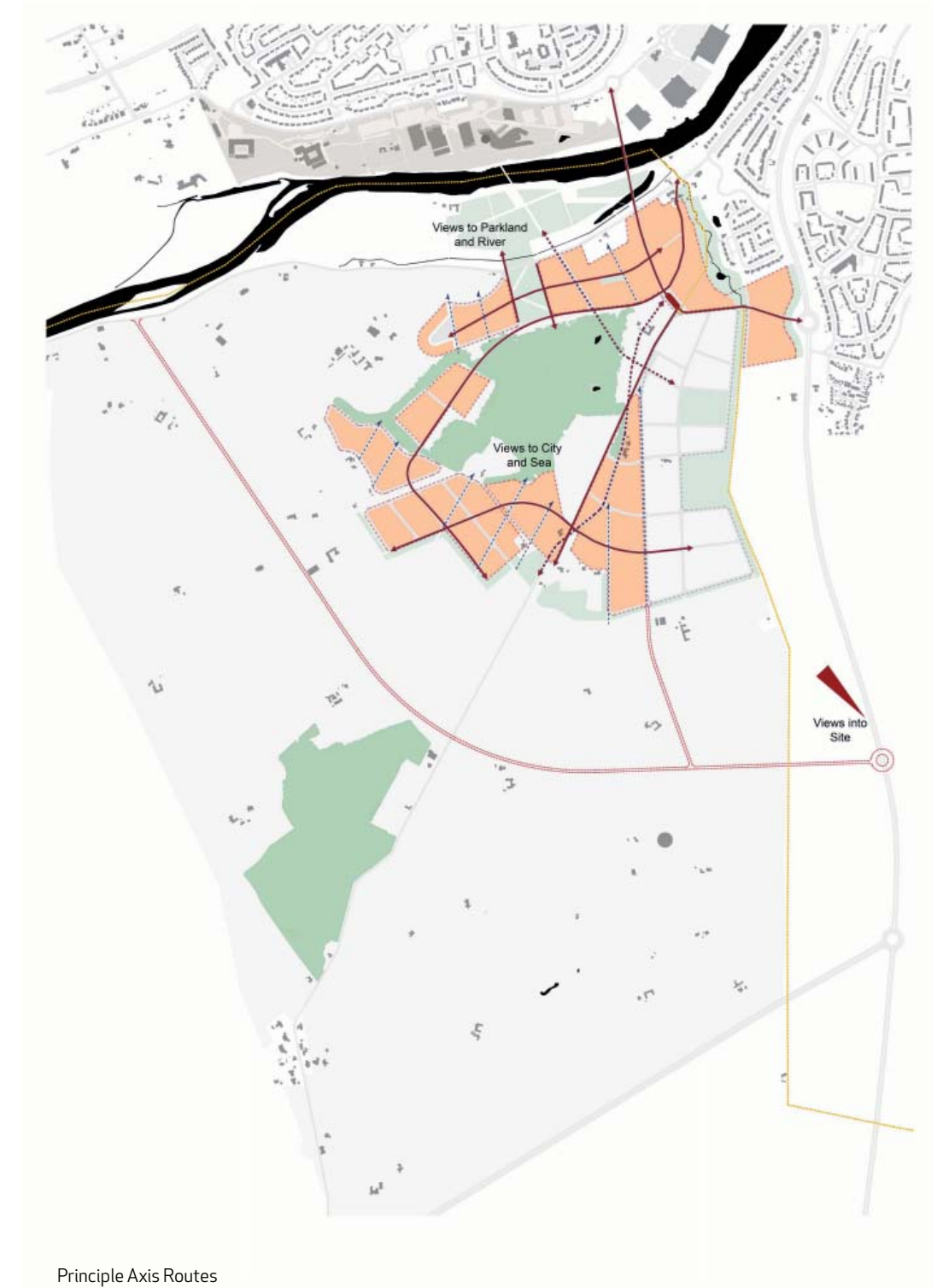
- Main Connections through Site - Links
- Secondary Connections through Site - Amenity routes

The woodlands and principle areas of ecological interest are preserved. The main links through the site wrap around Tollohill Wood. A pedestrian route crossing the river Dee and linking the new Enterprise / Innovation / Employment south campus with the existing campus is proposed.

Views to the city and sea are prioritized in the areas at the southern end of the site, taking advantage of the high topography. At the northern end of the site, the views towards the new parkland and the river take preference. These alignments configure the secondary connections.



Proposed Principle Uses



Principle Axis Routes

Masterplan Strategies



Density Strategy



Phasing Strategy

8.4 Density Strategy

- 20 Units / Hectare
- 30 Units / Hectare
- 40 Units / Hectare
- 60 Units / Hectare
- 75 Units / Hectare

- High density areas are established adjacent to main traffic routes, where other uses are also considered
- A mid-density inner layer is provided as a transition between non-residential uses and the inner, low-density residential area
- Low densities are encouraged around the main woods, where vegetation heights should dominate the landscape, and in the new village centres

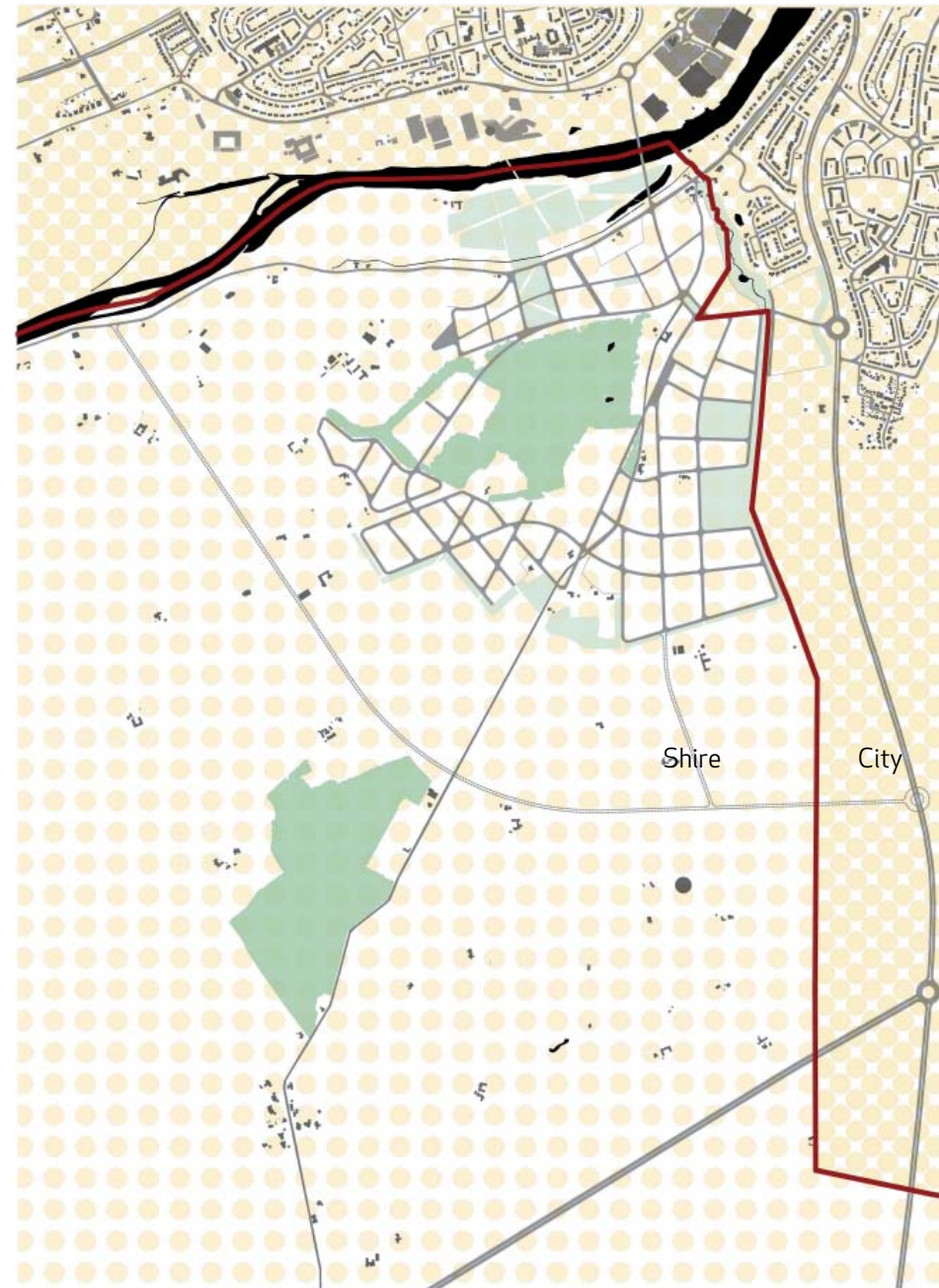
8.5 Phasing Strategy

- Phase 1
- Phase 2
- Phase 3
- Phase 4

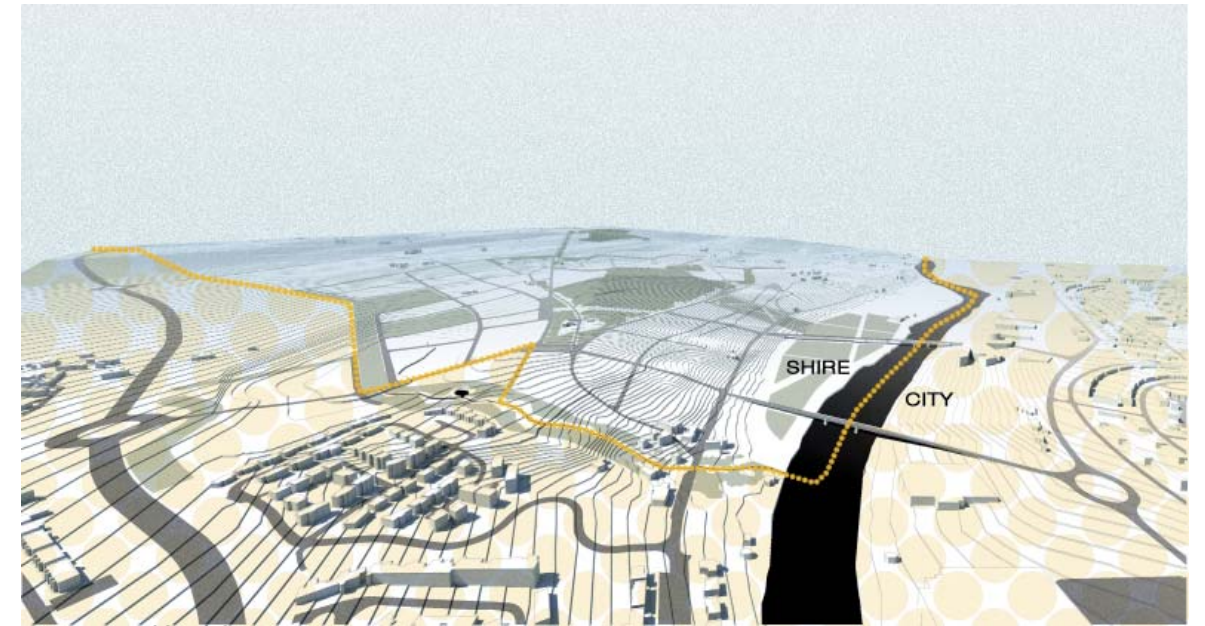
The Masterplan

8.6 Phasing & Administrative Boundaries

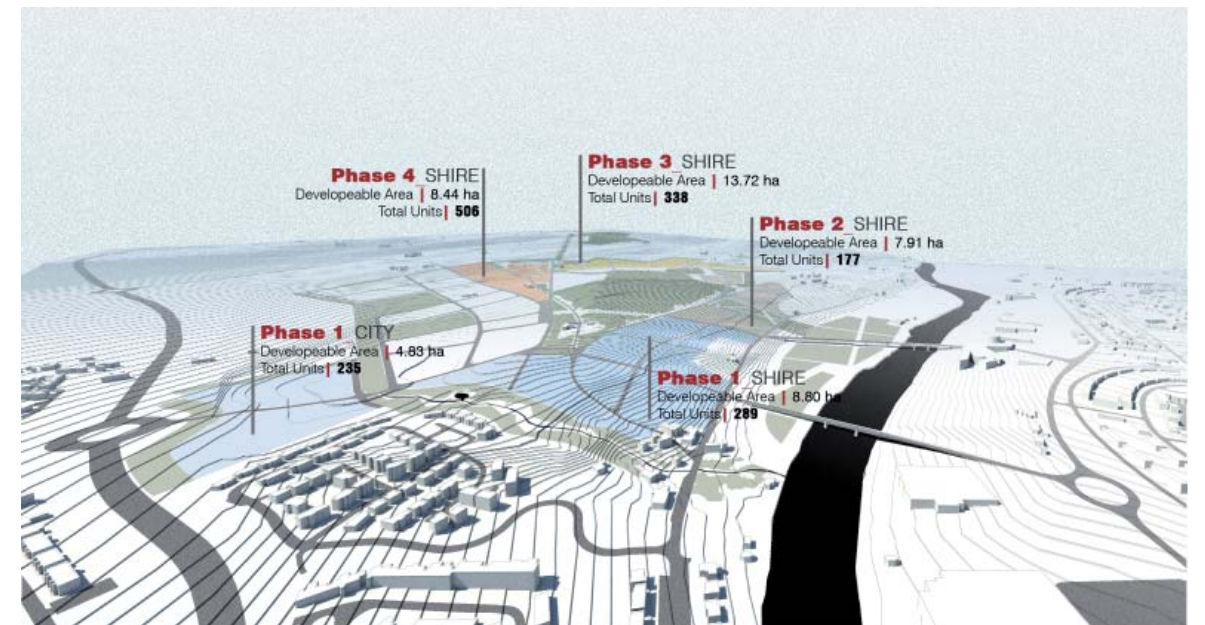
It is noted that the masterplan straddles two administrative boundaries, Aberdeen City Council to the north of the site, with the majority of the site within Aberdeen Shire Council. Given that the premise of the masterplan is a City extension, the masterplan will grow from existing City routes and be accommodated within the two administrative centres. The phasing plan has been devised to respect the boundary line and deliver development phases together.



Relationship of City & Shire Boundary



Relationship of City & Shire Boundary



Phasing Relative to City & Shire Boundary

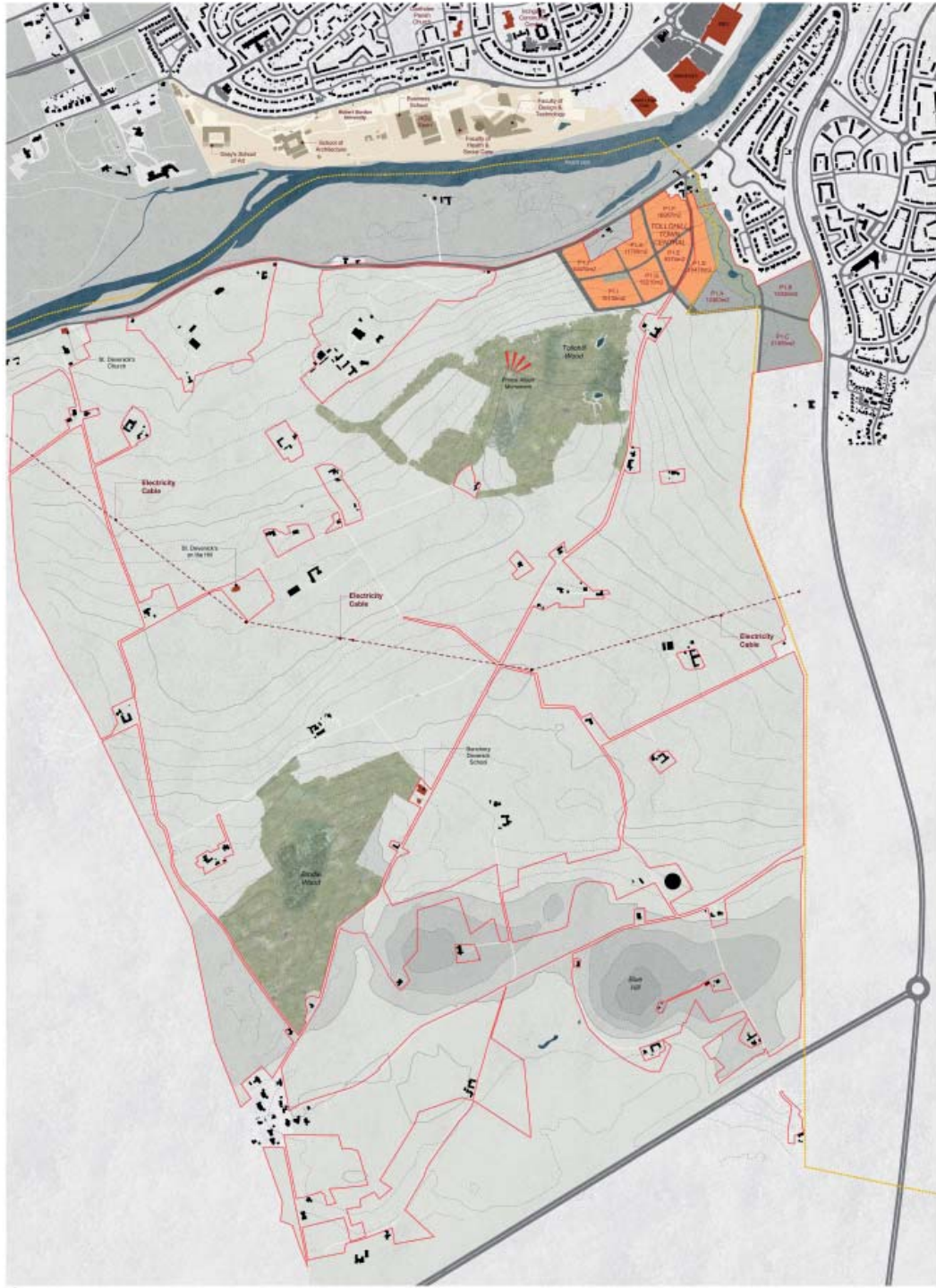
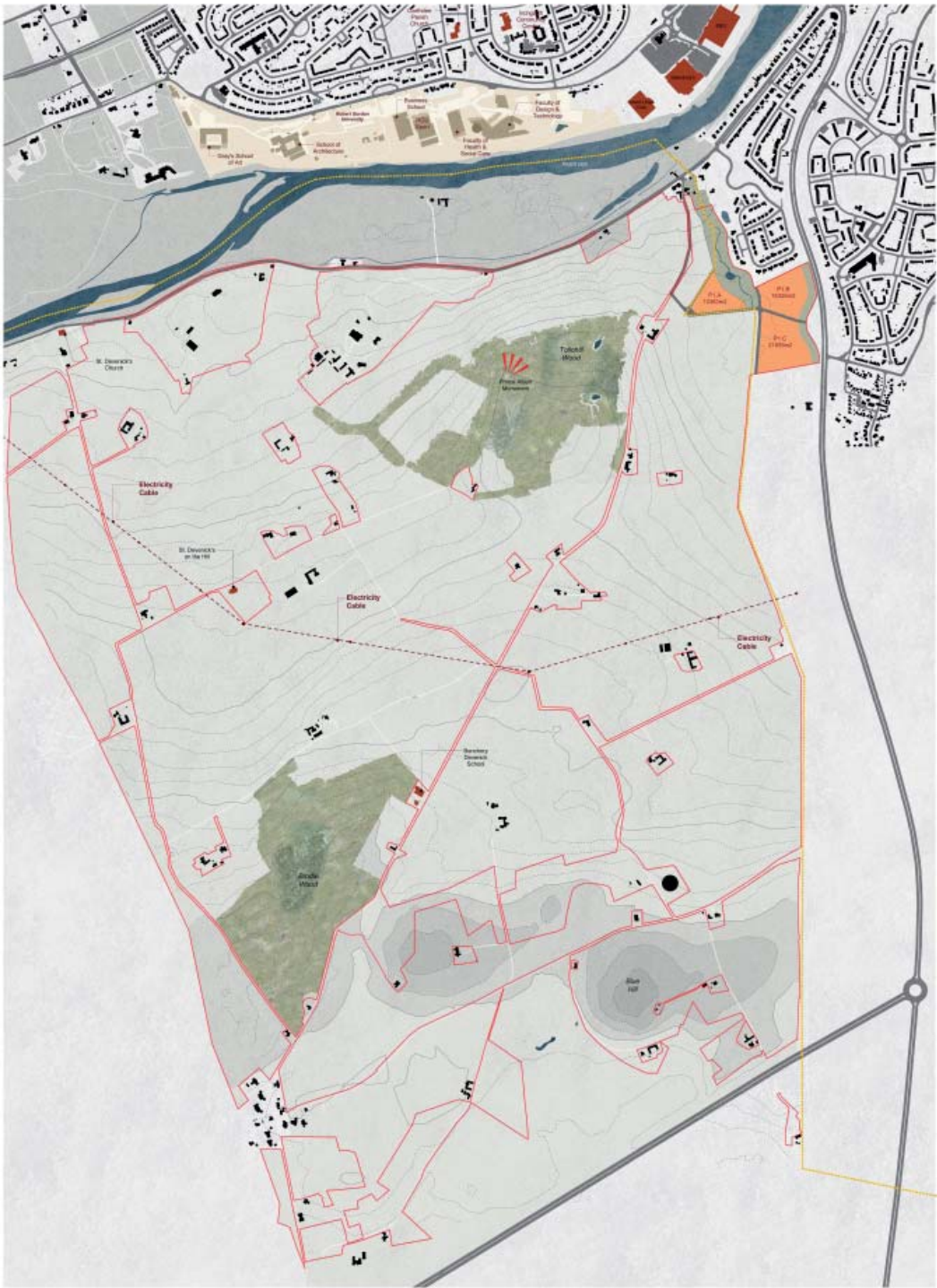
The Masterplan

8.7 Phase One

Phase One (City) is conceived as the first development phase and is contained wholly within the Aberdeen City Council administrative area. It is divided in three plots, of size between 1 hectare to 2 hectares, each delivering c.80 units. It is noted that the administrative boundary between City and Shire does not align with the main road, but is offset from the road and strike an somewhat arbitrary line parallel; however the masterplan has been modelled to respect this alignment. Phase 1A (City) of the masterplan provides an apartment typology of target density 80 units/hectare, in addition to commercial (ground level) uses. Phases 1B (City) and 1C (City) are mid-density housing, provided at a target density of 40 units/hectare.

Road infrastructure upgrades associated with Phase One (City) would be general upgrades to existing entry and access roads to facilitate the quantum of new residents. A new road that would ultimately connect to the A90 will be facilitated in location, however a potential new junction with the A90 would not be undertaken until the quantum of new residents emerging in combined later phases makes this junction justified.

Phase One (Shire) is a complimentary Phase to Phase One (City) and ideally would be undertaken in parallel. Seven development plots are proposed, typically over one hectare each in size. Apartments are proposed to the eastern plot, to consolidate density at the nucleus of the masterplan, at the closest point to the access to the City, the Dee and transport infrastructure at the northern boundary. Density transitions from 60 units/hectare on the western edge to 25 units/hectare on the eastern edge.



Phase1(City)

Phase1(Shire)

The Masterplan

8.7 Phase Two

Phase Two is a development Phase located in the Shire on the northern edge of the lands, facing into the Dee Valley. It is envisaged as a residential settlement of lower density, at this point in time, to the Phase One Core. Higher densities may be possible, subject to detail infrastructural analysis and an analysis of Phase One. An ecological corridor has been identified as a requirement to be retained, linking the Dee River Valley with Tolohill Wood and preserving existing woodland undertaking this function. A school has been identified as a likely requirement and allocated to Plot 2i in Phase 2.

Non-residential Phase 2 uses along the western edge of the lands, bordering the A90 may commence at this stage, with infrastructural upgrades commenced, specifically the upgrade of the Causey Mounth Road to provide a new route, preserving the Causey Mounth itself as a recreational cycle route running at the western edge of the new Tolohill Wood Woodland Park.

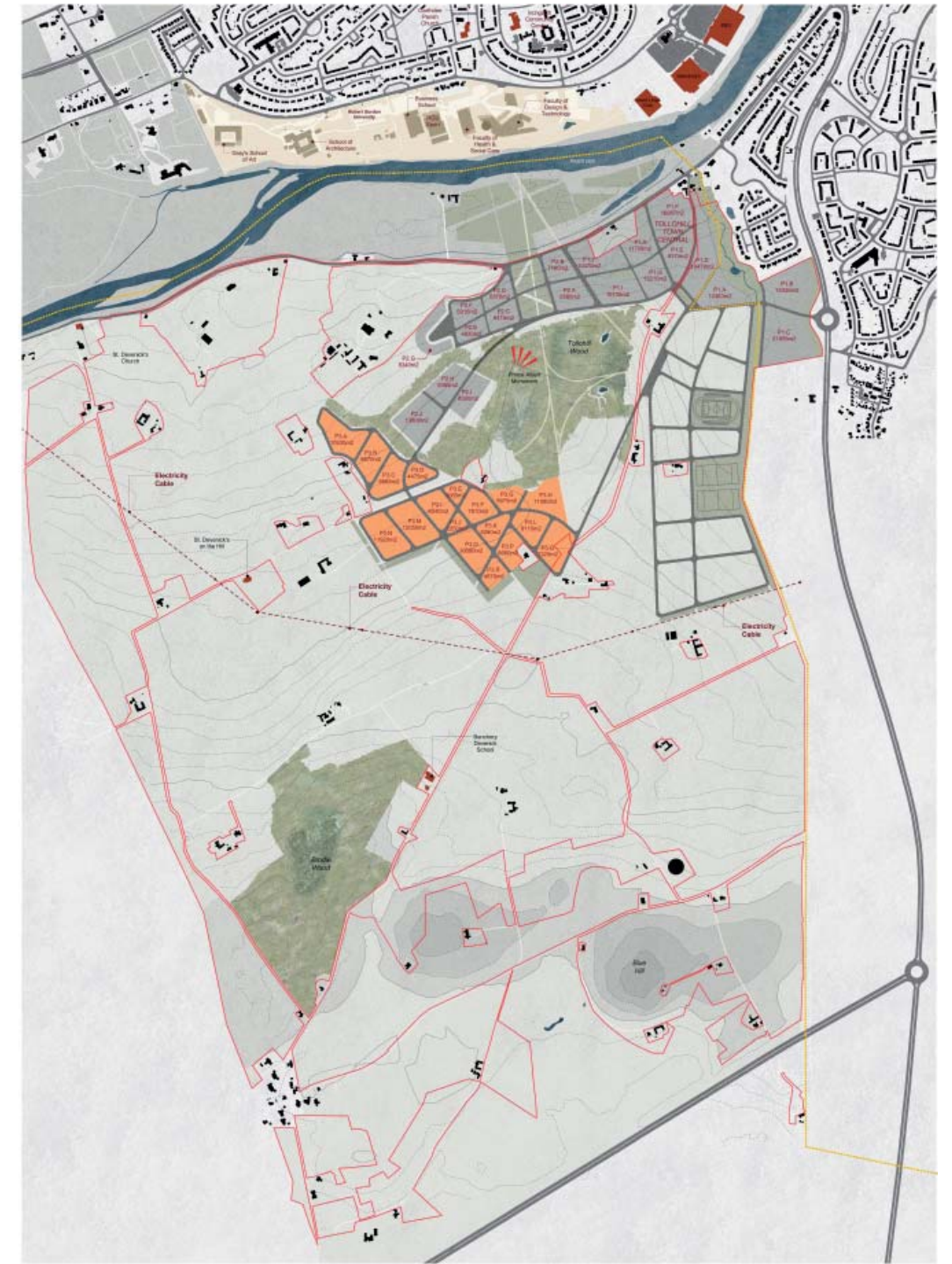
8.7 Phase Three

Phase Three continues the eastward movement of the residential development. The development frames the back end of the proposed new Tolohill Woodland Park and defines the extent of this new public amenity. A range of plot sizes are provided in this Phase, from a third of a hectare to plot over one hectare in size. The character of the plot are less formal and the proposed density is of lower density to Phase 1 at 25 units/ hectare. As this phase wraps around Tolohill Woodland Park it re-joins the Causey Mounth and the route around the new park is complete.

Nonresidential Phase 3 uses may continue their southward growth, however are independent of the residential uses.



Phase 2

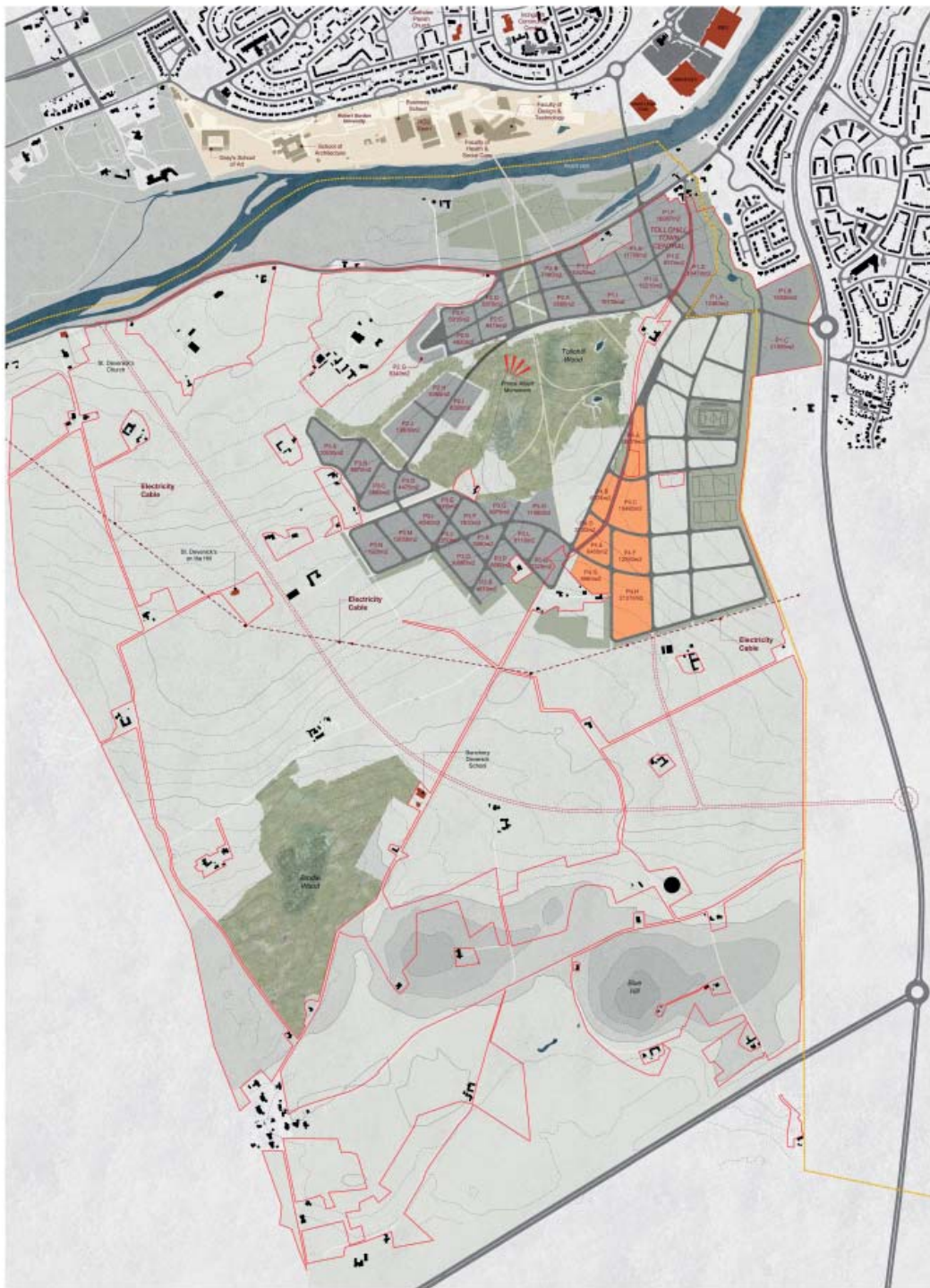


Phase 3

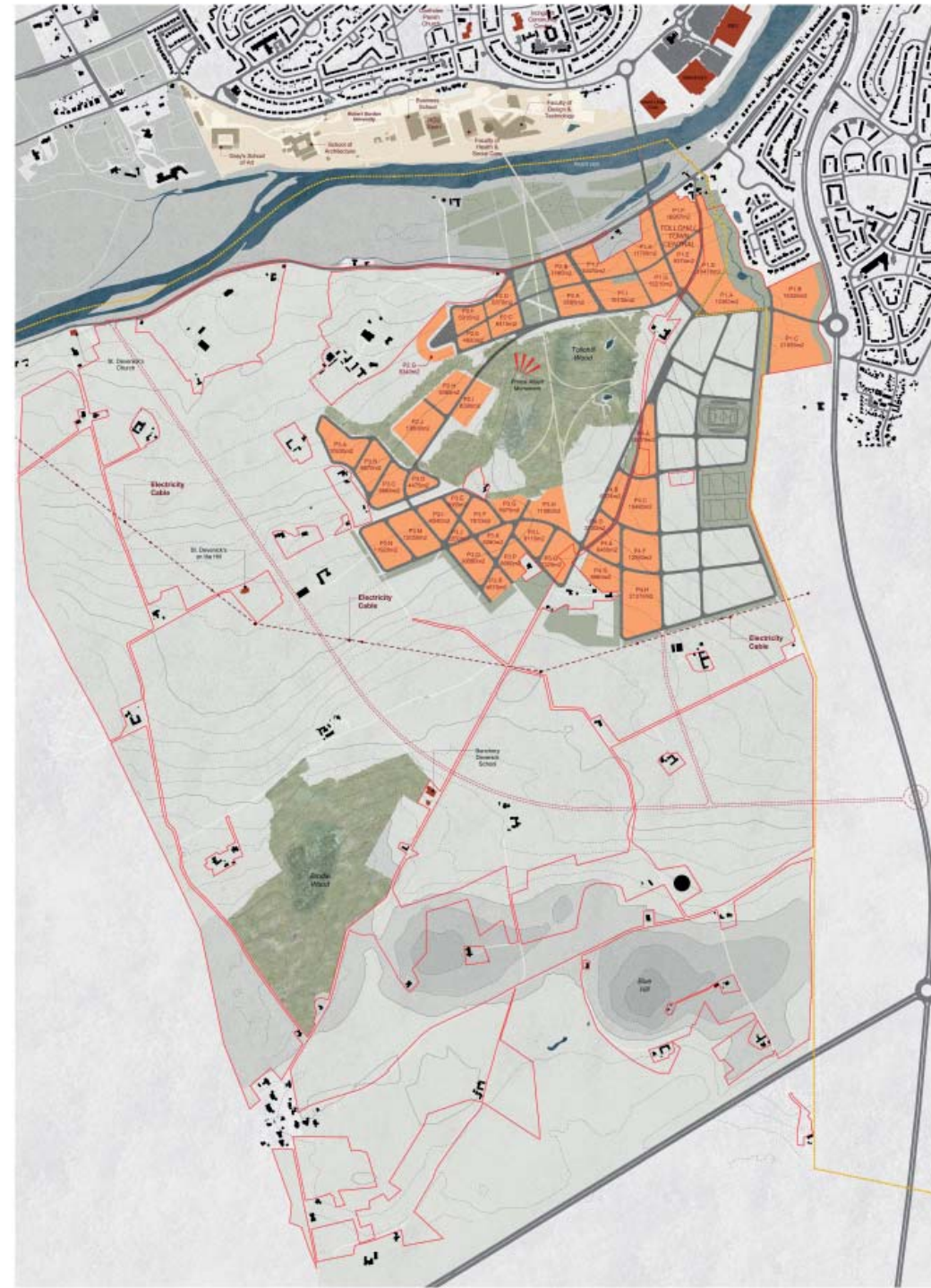
The Masterplan

8.7 Phase Four

Phase Four is the final phase of the masterplan and looks to complete the residual lands between Phase 3 residential and non-residential lands. The upgrade of the route of the Causey Mounth, by the time of the final phase, be complete and allow a fast corridor of movement from the Phase 4 lands into the Core area of the masterplan and onwards to the City Centre. A higher density of development may be achieved as this phase flanks, and benefits from good proximity, to this line of travel. This line of travel may also be extended southwards to link with an additional connection to the A90, as depicted in the masterplan.



Phase 4



Full Phase Masterplan

The Masterplan

8.8 Housing Density & Typologies

A varied range of housing typologies are proposed over each Phase Stage. In the earlier, higher density phase (Phase 1 City & Phase 1 Shire), an apartment typology is proposed to meet a density range between 40 to 80 units per hectare. At the higher range of this density an apartment building of approximately 6 storeys in height would represent the highest density and building heights within the development. Shared amenity space for residents is provided in internal courtyard spaces and roof gardens. Courtyard blocks would present formal edges to new streets and public routes, with a public realm landscape masterplan allowing for tree lined routes, with soft planted defensible space separating buildings from public land.

At the higher density plot within the masterplan car parking is typically managed in a below ground parking structure, utilizing the sloped topography of the ground to enable efficient cut-and-fill recessed basement structures.



Scale, Massing & Material Studies: High Density Core

The Masterplan

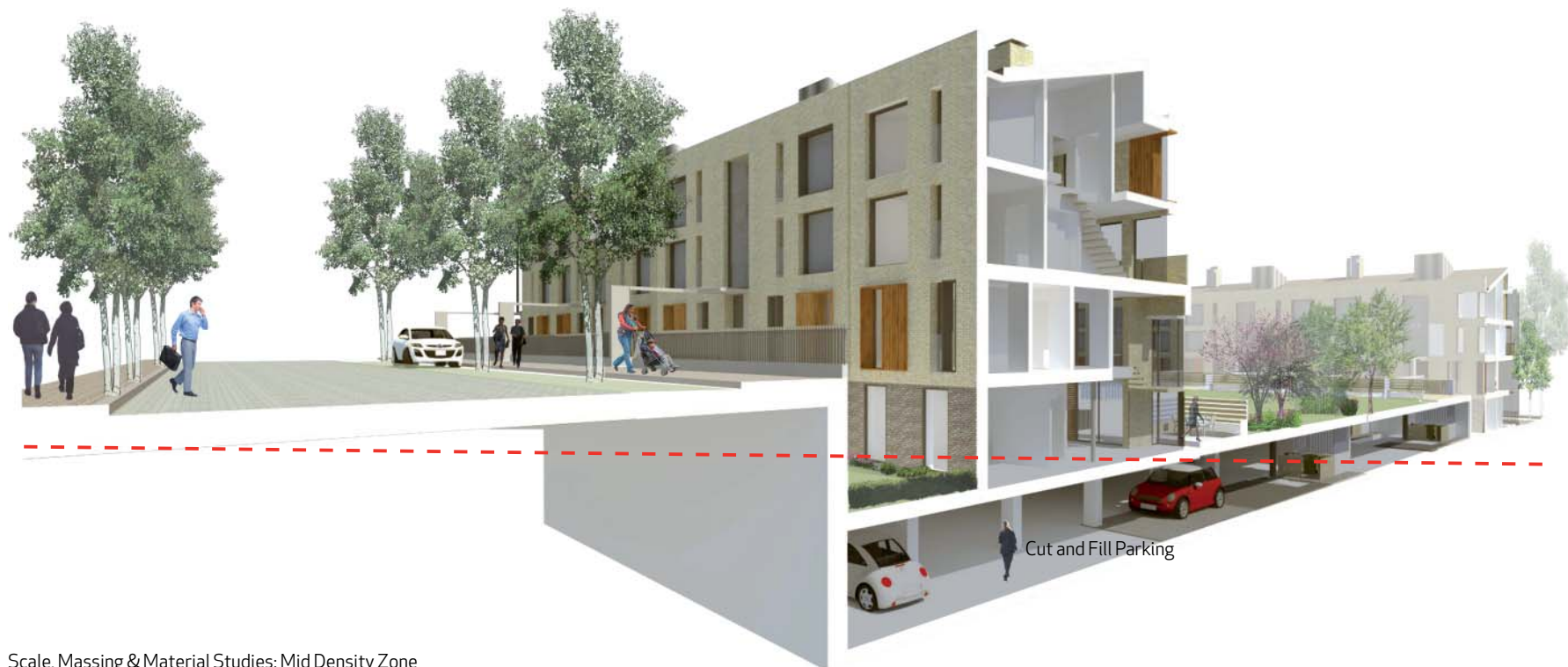
8.8 Housing Density & Typologies (cont'd)

Phases 2 and 3 propose a more conventional mid to low density of housing, targeting 25 units per hectare as an average density. This translates into a density typology of terraces houses spanning over three levels with private parking managed in the front curtilage of dwellings. All dwellings have a private rear garden, typically 60msq in area. In order to maintain the density indicated but provide a range of housing typologies, the typical terrace model is interspersed with detached housing & semi-detached housing (lower density models) with some apartment and duplex housing (higher density models).

Phase 4 has the potential to return to a higher density provision of housing, on the basis of its proximity to the primary linking route and ease of access to this transport node and amenity.



Scale, Massing & Material Studies: Mid Density Zone



Scale, Massing & Material Studies: Mid Density Zone



Scale, Massing & Material Studies: Low Density Fringe

The Masterplan

8.9 Residential Units (Apartments)

A key principle of the Masterplan is to afford maximum amenity to residents of the new community. The Masterplan pays particular attention to the provision of quality in the public realm and shared amenity. The Masterplan also promotes the delivery of high-quality residential units.

Apartments are planned in secure blocks, generally arranged around shared central courtyard gardens, with resident's private amenity facilities, including playspace. Apartment numbers per core are low, with typically three apartments per core on any level. Common areas are generously planned, with natural daylight in circulation spaces.

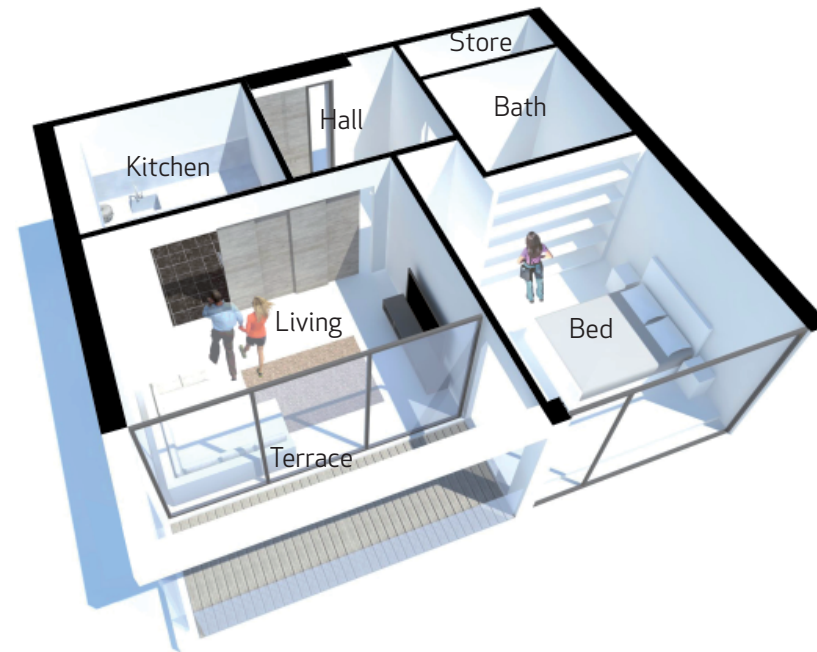
Car parking is managed in basement parking structures, cut into the topography of the sloping land or within covered podium structures. Visitor parking is managed on-street, in a conventional manner, to create a managed and mixed traditional pedestrian and vehicle street.

Key principles of the design of the residential units include:

- Predominantly dual aspect units
- No north facing single aspect units
- No 'corridor plan' units
- Typically three unit-per-core

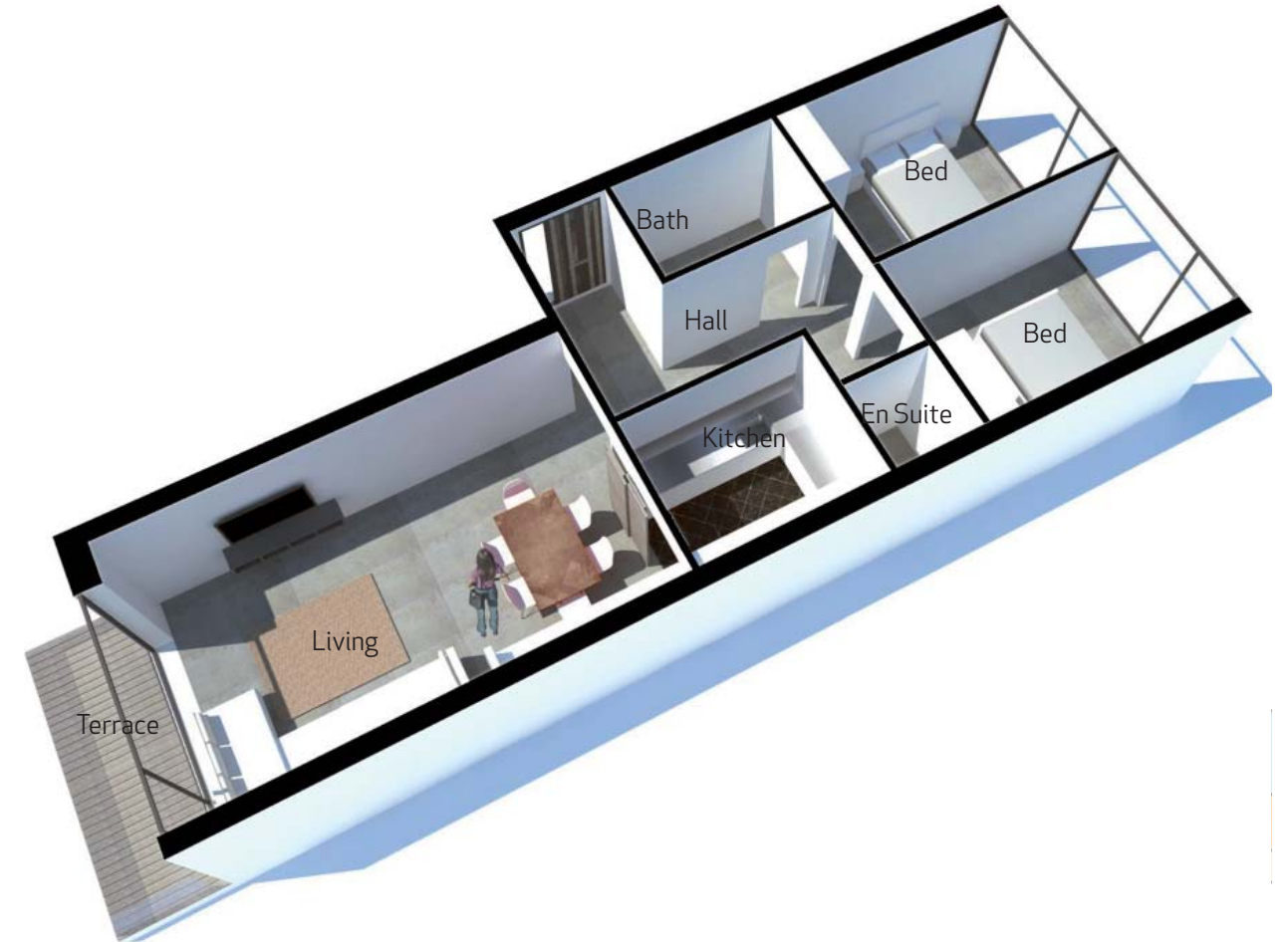
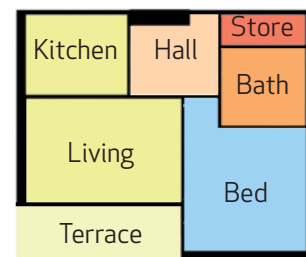
Generous apartment size, typically:

- 1-Bed 55msq
- 2-bed 85msq
- 3-bed 98msq
- Generous and well-proportioned private outdoor space
- Apartments planned with dedicated storage
- Larger apartments planned with separate utility areas



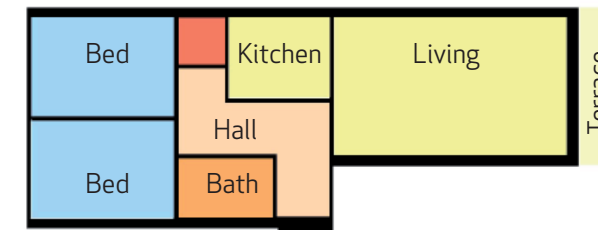
1-Bed Apartment

1b/2p 55msq



2-Bed Apartment

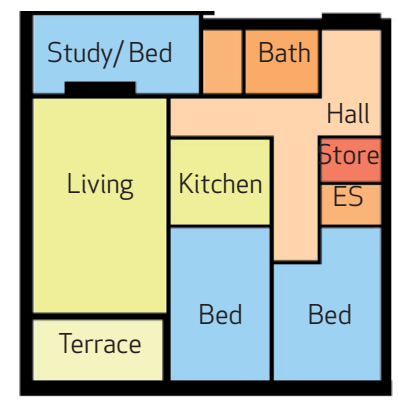
2b/4p 85msq



The Masterplan



3-Bed Apartment
3b/6p 93msq



4-Bed House
125msq



The Masterplan

8.10 Masterplan & Phasing Overview
Phase 1 (City) and Phase 1 (Shire)





9.0 | Delivery & Implementation

Delivery & Implementation

Royal Devenick Park											
Job No.	353										
Date	Mar-18										
Delivery Schedule											
	UNITS	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Phase 1 City	235										
Phase 1 Shire	289										
Phase 2	177										
Phase 3	338										
Phase 4	506										

The Phasing and Delivery Schedule at Royal Devenick Park has been broken into four phases of delivery. This document concentrates upon the delivery of the residential masterplan, whilst illustrating in parallel the innovation/ enterprise & employment campus.

The delivery timetable is presented in this document as an outline of annual progress. The detail of the timetable is subject to approvals processes and agreement with the local authorities on phasing of concurrent infrastructure delivery that may be outside the control of the developer.

It is proposed that a steady delivery of residential units could be achieved over a 10 year cycle, with initial phases complete in a five year cycle from the time of designation of the lands as suitable for housing.

Commercial areas associated with each phase are noted as 'To Be Confirmed' (TBC), an appropriate area allocation with be made upon review of take-up requirements. Commercial areas will include local retail, leisure and SME business space.

Royal Devenick Park											
Job No.	353										
Date	Mar-18										
Masterplan Phasing & Delivery Schedule											
	Site Area (developable area)	Typology	Target Density units/hectare	Total Units	Apartment Breakdown			House Breakdown			
					1	2	3	2	3	4	5
Phase 1 City	1A 1.04	Apartments	80	83	12	54	17				
	1B 1.63	Commercial	40	65				10	36	20	0
	1C 2.16	Houses	40	86				13	48	26	0
TOTAL PHASE 1 City	4.83			235	12	54	17	23	83	45	0
Phase 1 Shire	1D 1.65	Commercial	0	0							
	1E 0.94	Apartments	60	56	8	37	11				
	1F 1.69	Apartments	60	101	15	66	20				
	1G 1.22	Apartments	40	49				7	27	15	0
	1H 1.18	Houses	25	30				4	16	9	0
	1I 1.07	Houses	25	27				4	15	8	0
	1J 1.05	Houses	25	26				4	14	8	0
TOTAL PHASE 1 Shire	8.80			289	24	103	32	20	72	39	0
Phase 2	2A 0.95	Houses	25	24				0	6	12	6
	2B 0.72	Houses	25	18				0	5	9	5
	2C 0.64	Houses	25	16				0	4	8	4
	2D 0.54	Houses	25	14				0	3	7	3
	2E 0.48	Houses	25	12				0	3	6	3
	2F 0.59	Houses	25	15				0	4	7	4
	2G 0.83	Houses	25	21				0	5	10	5
	2H 0.94	Houses	25	24				0	6	12	6
	2I 0.84	School									
	2J 1.38	Houses	25	35				9	0	17	9
TOTAL PHASE 2	7.91			177				9	36	88	44
Phase 3	3A 1.09	Houses	25	27				4	15	8	0
	3B 0.88	Houses	25	22				3	12	7	0
	3C 0.88	Houses	25	22				3	12	7	0
	3D 0.45	Houses	25	11				2	6	3	0
	3E 0.31	Houses	25	8				1	4	2	0
	3F 0.78	Houses	25	20				3	11	6	0
	3G 0.59	Houses	25	15				2	8	4	0
	3H 1.11	Houses	25	28				4	15	8	0
	3I 0.83	Houses	25	21				3	11	6	0
	3J 0.22	Commercial									
	3K 0.53	Houses	25	13				2	7	4	0
	3L 0.81	Houses	25	20				3	11	6	0
	3M 1.20	Houses	25	30				5	17	9	0
	3N 1.19	Houses	25	30				4	16	9	0
	3O 1.00	Houses	25	25				4	14	8	0
	3P 0.66	Houses	25	17				2	9	5	0
	3Q 0.73	Houses	25	18				3	10	5	0
	3R 0.46	Houses	25	12				2	6	3	0
TOTAL PHASE 3	13.72			338				28	102	56	0
Phase 4	4A 1.00	Apartments	60	60	9	39	12				
	4B 0.61	Apartments	60	37	5	24	7				
	4C 1.55	Apartments	60	93	14	60	19				
	4D 0.37	Apartments	60	22	3	14	4				
	4E 0.64	Apartments	60	38	6	25	8				
	4F 1.26	Apartments	60	76	11	49	15				
	4G 0.89	Apartments	60	53	8	35	11				
	4H 2.12	Apartments	60	127	19	83	25				
TOTAL PHASE 4	8.44			506	76	329	101				

Estimated GIA	Estimated NIA
8,852	6,639
TBC	TBC
6,683	6,683
8,856	8,856
24,391	22,178

8,852	6,639
TBC	TBC
6,683	6,683
8,856	8,856
24,391	22,178

TBC	TBC
6,001	4,501
10,789	8,092
5,002	5,002
3,024	3,024
2,742	2,742
2,691	2,691
30,248	26,051

3,088	3,088
2,340	2,340
2,080	2,080
1,755	1,755
1,560	1,560
1,918	1,918
2,698	2,698
3,055	3,055
1,050	900
4,399	4,399
23,941	23,791

2,793	2,793
2,255	2,255
2,255	2,255
1,153	1,153
794	794
1,999	1,999
1,512	1,512
2,844	2,844
2,127	2,127
TBC	TBC
1,358	1,358
2,076	2,076
3,075	3,075
3,049	3,049
2,563	2,563
1,691	1,691
1,871	1,871
1,179	1,179
34,594	34,594

6,384	4,788
3,894	2,921
9,895	7,421
2,362	1,772
4,086	3,064
8,044	6,033
5,682	4,261
13,534	10,151
53,881	40,411

TOTAL MASTERPLAN	43.70	1545	112	486	149	102	377	274	44	167,056	147,025
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