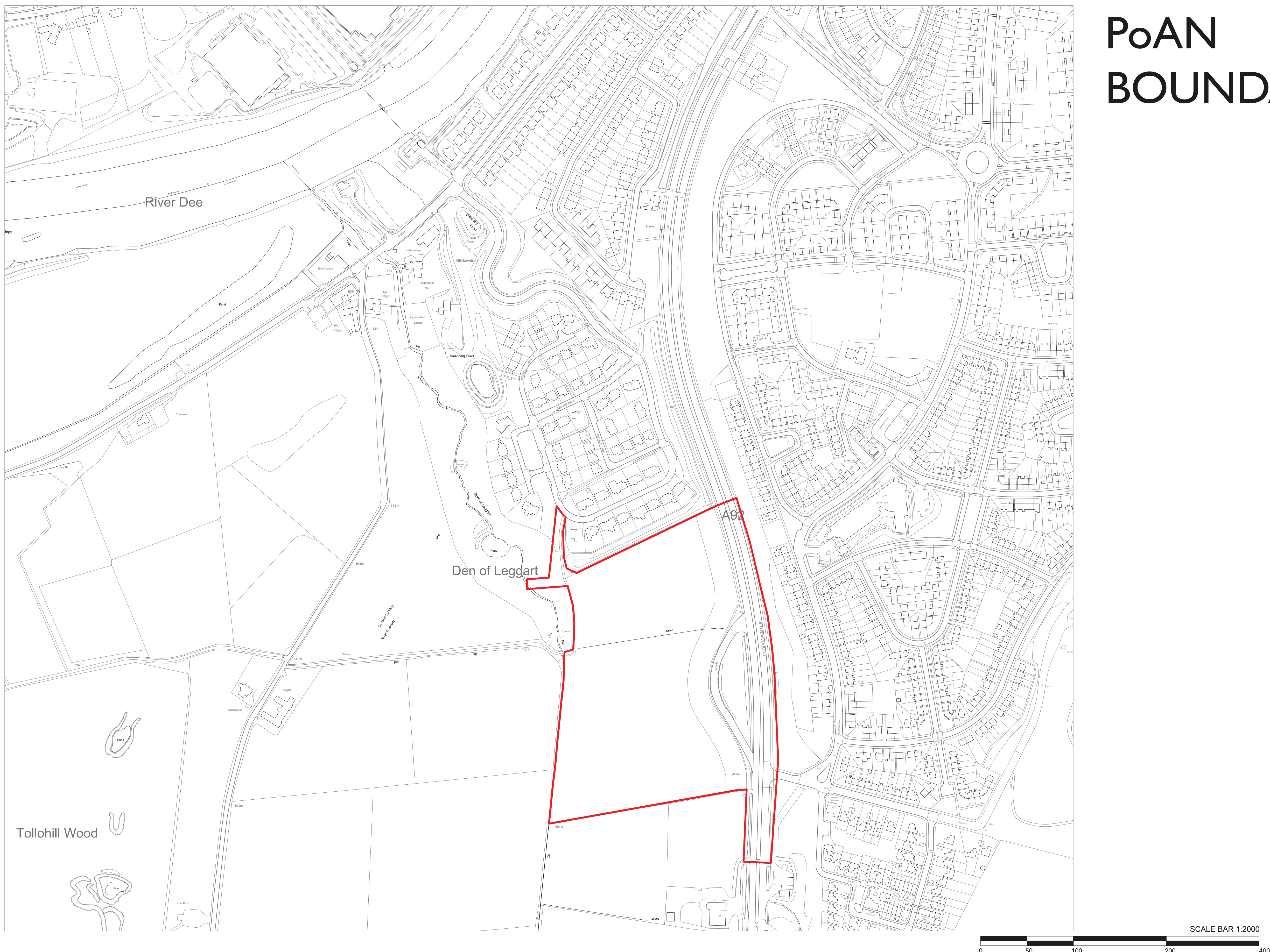




PUBLIC EXHIBITION
BOARDS

PoAN
BOUNDARY



SAVILLS, ON BEHALF OF THE COMER HOMES GROUP, WELCOMES YOU TO THIS PUBLIC EXHIBITION.

Savills, on behalf of The Comer Homes Group, welcomes you to this public exhibition. The site is allocated within the Aberdeen Local Development Plan (LDP) 2023 for 150 homes. Savills submitted a Proposal of Application Notice (PoAN) for Planning Permission in Principle for a proposed residential development on 29 August 2023.

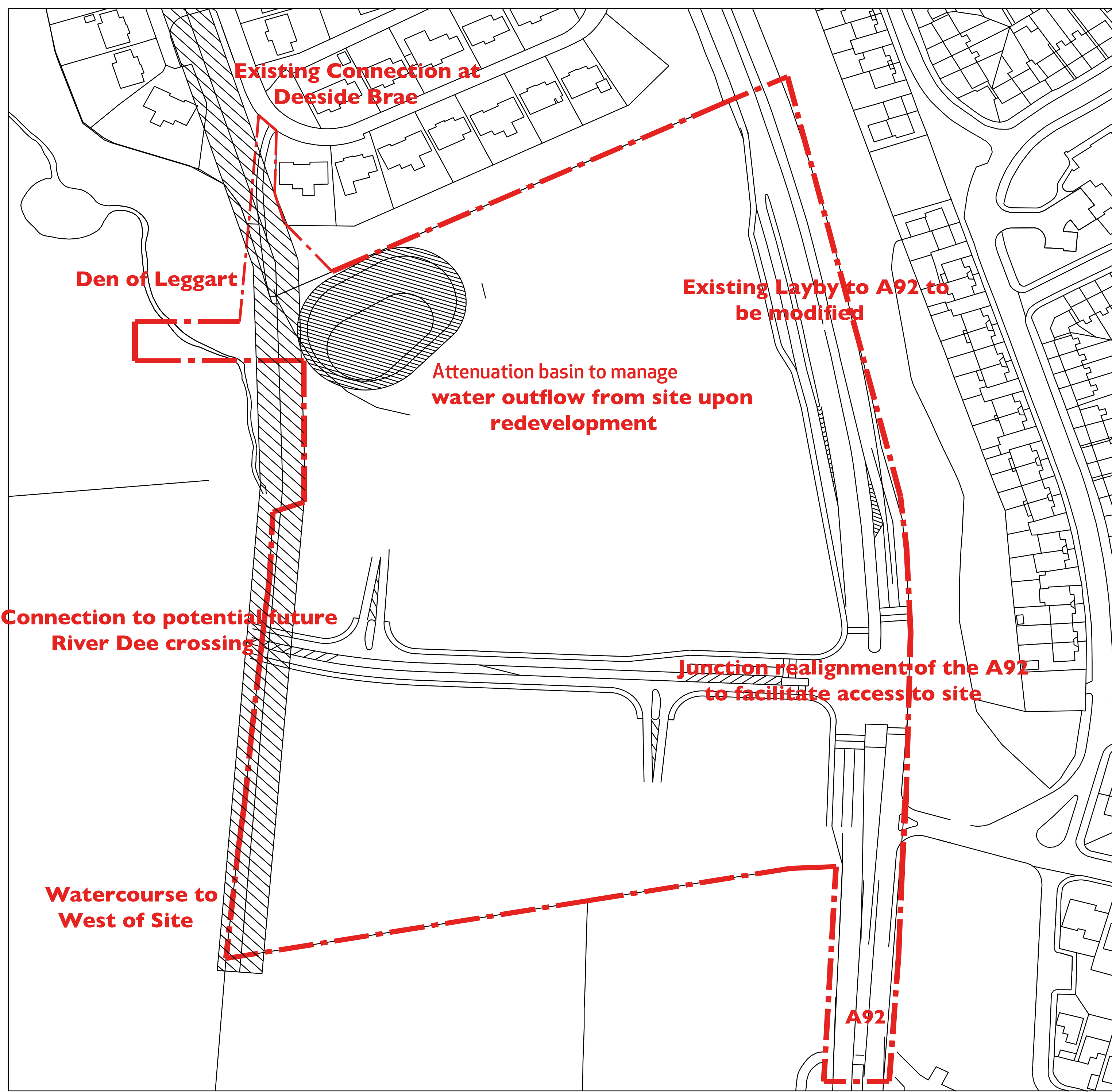
This public exhibition is an opportunity for you to view and feedback on the Proposed Development for this site as part of the Pre-Application Consultation process. This public exhibition is the first of two events that will be held, with the second event to be organised for a later date that is to be arranged.

Following feedback from the consultation process, we hope to finalise proposals and supporting information and lodge an application for Planning Permission in Principle to Aberdeen City Council in the first quarter of 2024. There will then be an opportunity for the public to provide comments to Aberdeen City Council regarding the application.

We are seeking your input on how we potentially shape the development of the site. Near this board you will find copies of the feedback form. If you wish to comment on our proposals, please complete a comments form and leave it with a member of the project team or put it in the box provided.

Alternatively, you can send your comments by e-mail to: **PNGraham@savills.com** or by post to:

c/o Savills Planning
Wemyss House
8 Wemyss Place
Edinburgh
EH3 6DH



SITE APPRAISAL

The Site is well-connected to the city centre of Aberdeen via the A92 road running along its eastern boundary.

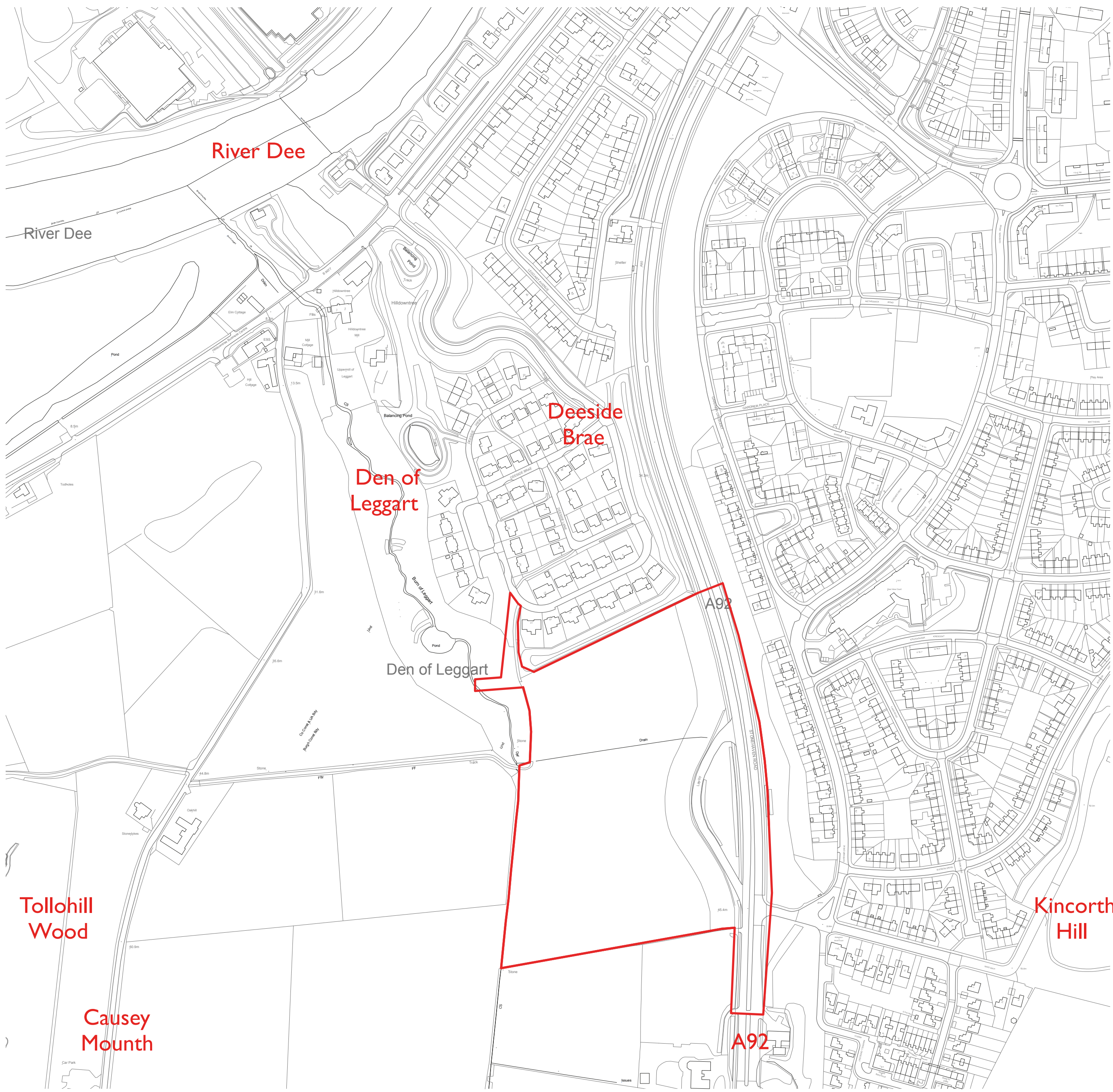
The topography for the eastern portion of the site generally falls from the southeast towards the Den of Leggart to the northwest. The topography falls from the existing lay-by into the site then gradually flattens out.

There is a natural high area at the southwest of the eastern portion of the site.

A review of the 1840-1880 historic map shows that the site was previously used for agricultural purposes. No major structures were recorded within the site boundary. Nearby borehole information from the British Geological Survey archives suggests that material is sandy gravelly clay.

Foul water treatment is being discussed with Scottish Water and they have confirmed that there is capacity in the Invercannie Water Treatment Works and the Nigg PFI Waste Water Treatment works. Existing surface water runs-off directly to the Den of Leggart. At the time of the event, we consider the best SUDS treatment is via a proposed pond and swale to be located in proximity to the Den of Leggart.

The application is for Planning Permission in Principle and this means that certain detail such as what houses will look like and the precise plans for the internal site road network and landscaping can be left for later planning applications. However, an important consideration is how the site layout is to be developed in line with new national policy, National Planning Framework 4, and the new Aberdeen City Local Development Plan 2023.

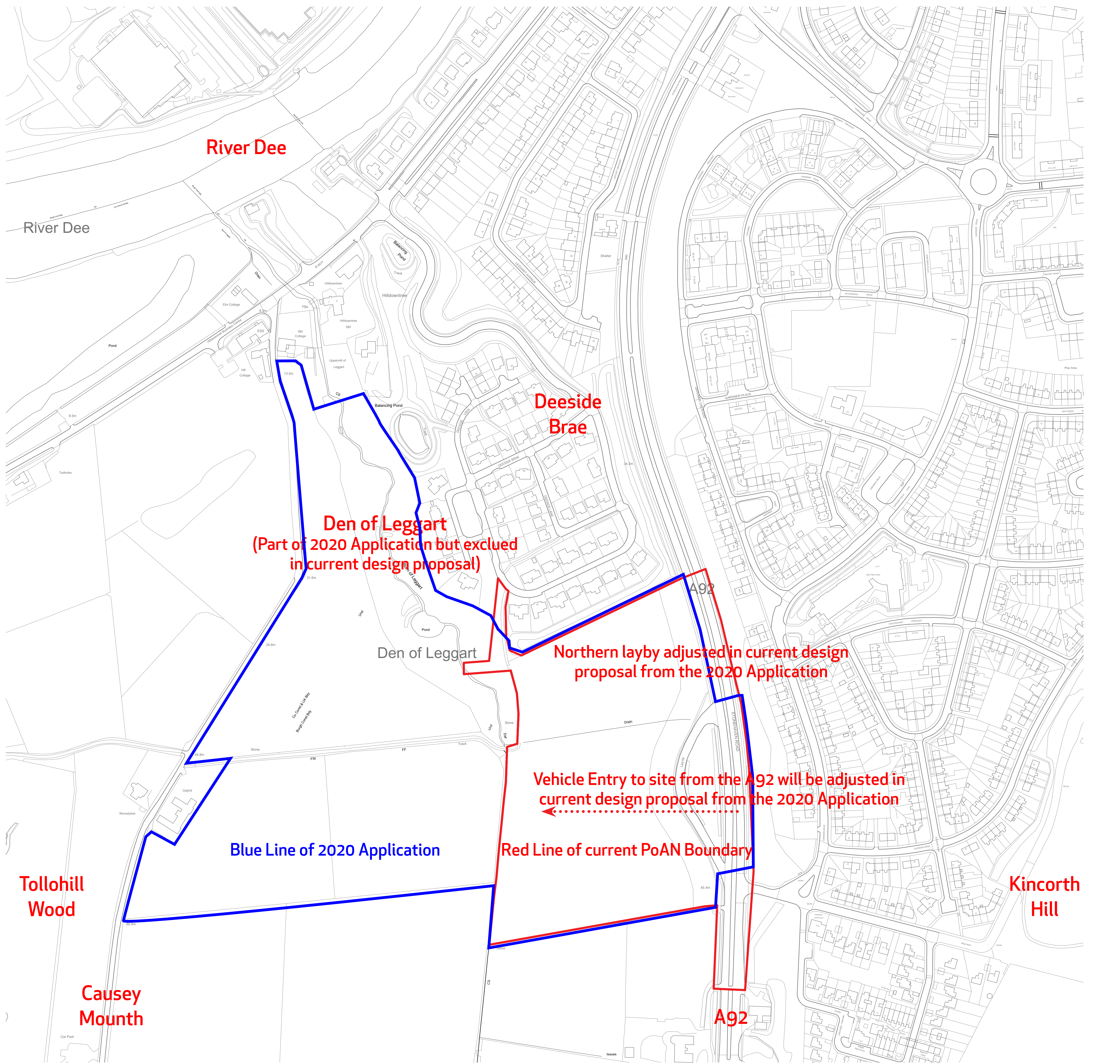


CHANGES SINCE FIRST APPLICATION

The Site was previously presented to the public via a planning application that was submitted in 2020, we have included the previous proposed layout below. This application was deemed to be premature by Aberdeen City Council. The site has now been allocated in the new Aberdeen City Local Development Plan, and as such the Council have agreed that it is their settled will that housing can be located at the site.

The Project Team have taken the previous application comments on board. It is intended that the general principles of the proposals are retained but a number of changes are required to take account of updated policy and other changes- for example we now need to consider biodiversity enhancement. The key changes to the proposal are:

- The site now only comprises the Aberdeen City LDP allocation land.
- None of the land is located within Aberdeenshire.
- The site does not extend to include the Den of Leggart
- The northbound layby on the A92 has been relocated further north
- In moving the layby, the new junction onto the A92 has been moved slightly south of where it was previously proposed
- Integrate SUDS and landscaping approach



NEW TECHNICAL SURVEYS AND DESIGN WORK

We are currently undertaking a comprehensive updated review of the site and it's technical constraints and considerations. The following technical studies are being undertaken by the relevant specialists:

Earthworks and Site Levels – matters such as topography, contamination, soil conditions and sustainable urban drainage will be examined via relevant reports in the final submission

Noise - A Noise Impact Assessment report will outline the results of examination of a noise model for the site. The report will provide an assessment of impact and proposals for mitigation for any noise issues to ensure future and existing residents and services enjoy good amenity.

Flooding – A Flood Risk Assessment will be undertaken to ensure the site is not at risk of flooding. The report will inform the development of the site layout and predict the extent of the 200 year floodplain of the Burn of Leggart. The assessment will also consider flood levels for the 200 year flood event with additional climate change allowance. The physical development levels will be set so that the site is future-proofed for future increases in flow due to climate change

Trees - to ascertain the impact of the development on the existing trees at the site.
Archaeology - to ensure that the development will not significantly impact adversely upon any cultural heritage receptors.

Ecology - to assess the biodiversity and habitat value of the Site and identify where any mitigation is needed. To also look at appropriate conservation and enhancement of biodiversity.

Transport - to ensure that safe access for vehicle, pedestrians and public transport users is considered as part of development proposals, and that the wider road network can safely accommodate any resulting increase in traffic flows. This will be done via an updated Transport Assessment.

Drainage - to ensure that the development proposals consider Sustainable Urban Drainage systems (SUDs) in accordance with SEPA's current requirements.

Air Quality - to ascertain initially if the existing air quality conditions at the development site fall within legal limits to allow residential development, and also to quantify the impact from the proposed development within both the construction phase and the operational phase of the development.



INDICATIVE PROPOSAL

The emerging Proposed Development includes:

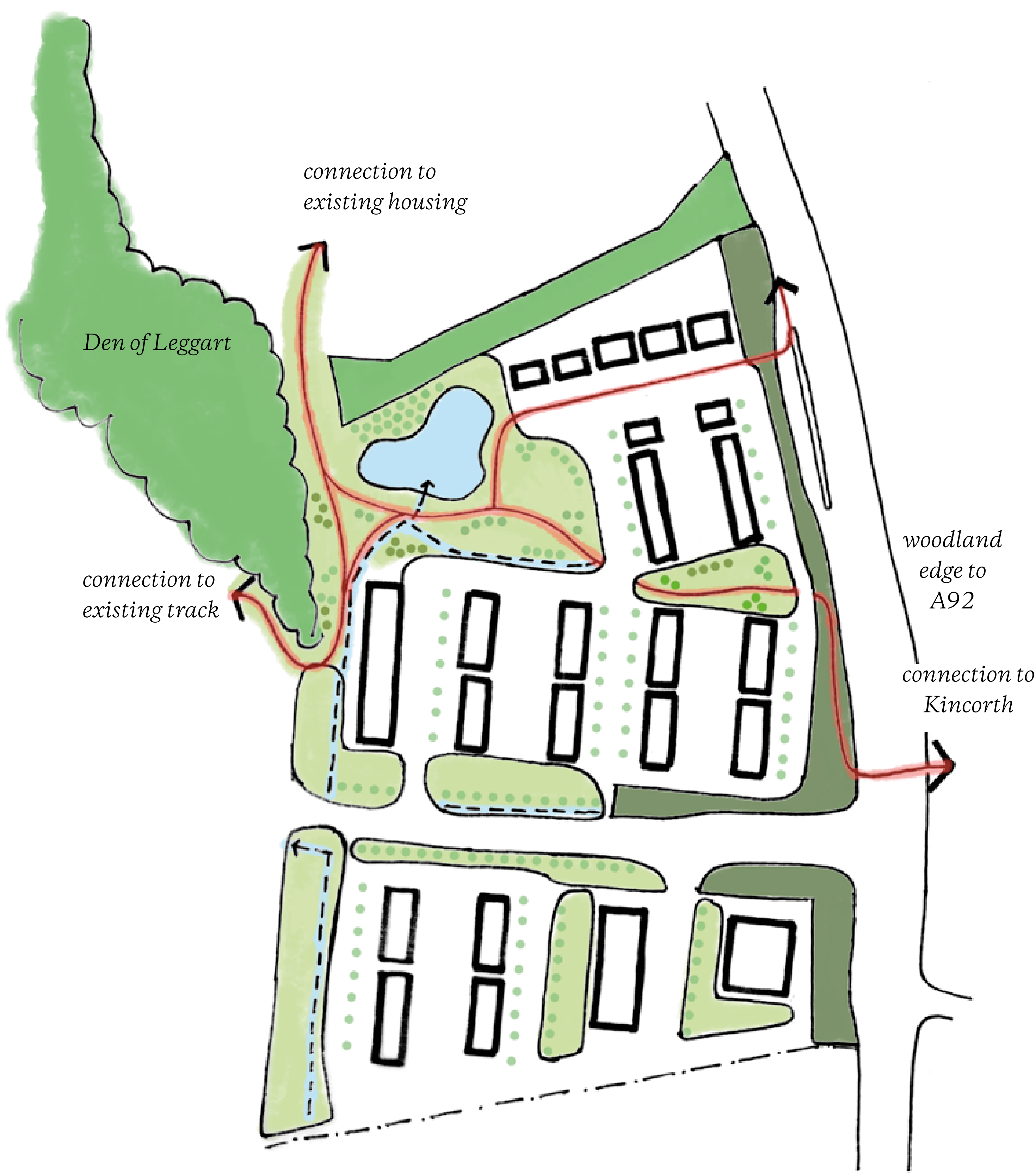
- A mix of private and affordable homes, with final numbers of units to be determined but with a current capacity of 116 units.
- A mix of housing types and sizes, including apartments and family housing
- Character areas to create a sense of place and identity within the proposal
- Cycle/pedestrian route to the Den of Leggart
- New site access which will allow for safe active travel east-west between the site and Kincorth and improve connectivity to local services
- New planting to improve biodiversity and create a pleasant place
- New green and blue infrastructure as part of an integrated landscaping and sustainable urban drainage strategy



The Proposed Development as presented above represents the first step in updating the proposal from the previous application and in the context of new national and local planning policy and guidance.

The proposals will continue to evolve to take account of feedback from the public; more detailed considerations resulting from the outcomes of technical assessments which are being undertaken; and from pre-application discussions with Aberdeen City Council and other stakeholders.

It is intended that an updated proposal showing additional detail will be presented at the next public consultation and we will advertise the date for this in due course.

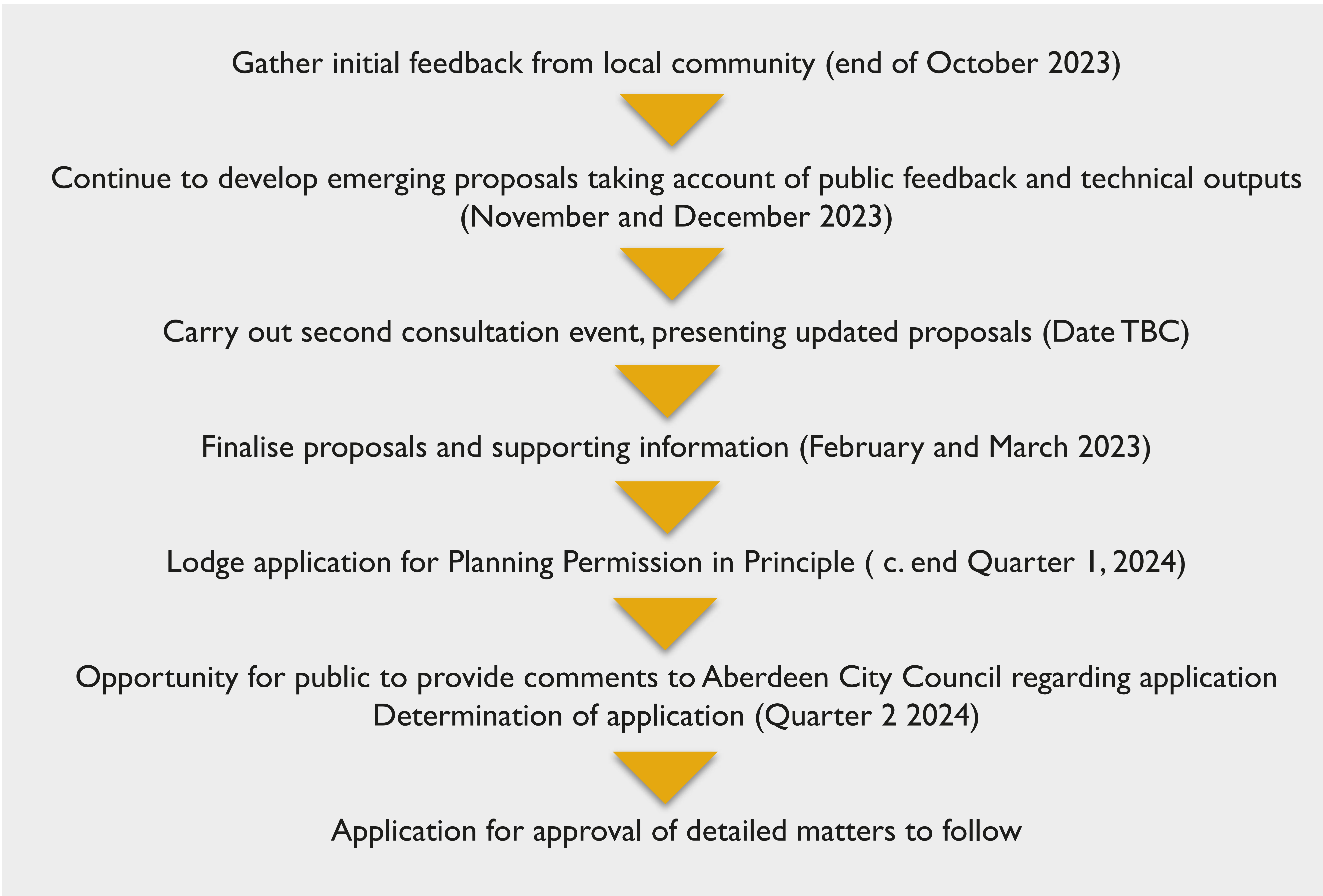


Indicative Landscape Graphic





NEXT STEPS



COMMENTS AND FEEDBACK

Beside this board you will find copies of our feedback form. If you wish to comment on our proposals, please complete a comments form and leave it with a member of the project team.

Alternatively you can send your comments by e-mail to: PNgraham@savills.com or by post to: c/o Savills Planning, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH.

Please submit your comments by 3 November 2023.

PLEASE NOTE: Your feedback and comments on these proposals are to the prospective applicant and not to Aberdeen City Council. Any comments you make at this stage are therefore not a formal representation on the future planning application. Such representations can be made to Aberdeen City Council once the application is submitted.

THANKYOU for your time and input to the process.

