

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

**TOWN AND COUNTRY PLANNING (NOTIFICATION OF APPLICATIONS) (SCOTLAND)
DIRECTION 2007**

**OUTLINE PLANNING PERMISSION FOR GOLF COURSE AND RESORT
DEVELOPMENT ON LAND AT MENIE HOUSE, BALMEDIE, ABERDEEN**

STATEMENT OF CASE

ON BEHALF OF

TRUMP INTERNATIONAL GOLF LINKS SCOTLAND

Dundas & Wilson CS LLP

5 May 2008

Introduction:

1. On 27 November 2006, Trump International Golf Links Scotland ("the applicants") submitted an application for outline planning permission for 'a golf course and resort development' on land at Menie House, Balmedie, Aberdeen ("the application¹"). The application was registered by the Aberdeenshire Council ("the planning authority") on 27 November 2006. The decisions taken by the planning authority in relation to the application are explained in their Statement of Case.
2. On 4 December 2007, the application was called in for determination by the Scottish Ministers.² This Statement has been prepared for the purposes of the public local inquiry called by the Scottish Ministers to consider the application.

Scope of the Application:

3. The application seeks outline planning permission for the development of:
 - (i) 2 x 18 hole links golf courses on Menie Links, Pettens Links and Blairton Links;
 - (ii) a golf clubhouse;
 - (iii) a golf academy;
 - (iv) a golf maintenance building and caddy shack;
 - (v) a short game area and driving range;
 - (vi) a 450 unit resort hotel;
 - (vii) a conference centre and spa;
 - (viii) 36 golf villas;
 - (ix) 950 holiday homes in four blocks;
 - (x) accommodation for 400 staff;

¹ Document T1

- (xi) parking areas and access roads; and
 - (xii) 500 private residential houses.
4. The applicants had submitted an application for detailed planning permission for the construction and formation of the golf course.³ The drawing showing the proposed layout of the golf course for the purposes of the detailed application was also submitted with the application for indicative purposes. However, the detailed application was withdrawn on 17 April 2008⁴ because the design and layout of the proposed golf course has evolved, as shown on the drawing⁵ which was circulated to Relevant Parties on 17 April 2008. This revised layout is the current indicative layout of the proposed golf course and, for the avoidance of doubt, represents the applicants' preferred method of mitigation.⁶
5. A further application for the detailed planning permission for the construction of the golf maintenance building was submitted to the planning authority on 27 November 2006.⁷ This detailed application remains with the planning authority for determination following the decision of the Scottish Ministers on the application.

The Development Plan:

6. The decision of the Scottish Ministers will be made in accordance with Section 25 of the 1997 Act.⁸ This means that the determination will be made in accordance with the relevant policies of the development plan unless material considerations indicate otherwise.

² The Town and Country Planning (Reference of Application) (Aberdeenshire Council) (outline Planning Permission for Golf Course and Resort Development at Land at Menie House, Balmedie, Aberdeen) Direction 2007.

³ Application Reference: F/APP/2007/1517

⁴ Document T10

⁵ Document T2 - "Golf Masterplan"

⁶ See bullet point 3 of section 3 of the Note of the Pre-Inquiry meeting dated 31 March 2008.

⁷ Application reference: D/APP/2006/4606

⁸ The Town and Country Planning (Scotland) Act 1997

7. A purely descriptive statement of planning policies is being prepared covering the statutory development plan and material considerations of government and local planning policies which have relevance to the development. The development plan comprises the Aberdeen and Aberdeenshire Structure Plan 2001-2016 ("NEST") approved by Scottish Ministers on 21 December 2001 and the Aberdeenshire Local Plan adopted on 30 June 2006 by Aberdeenshire Council. Material considerations include the emerging replacement for NEST which is being prepared by Aberdeenshire and Aberdeen City Councils on the basis of the guidance so far available from the Scottish Government on the format of the new strategic development plan for the Aberdeen city region as will be required once the relevant provisions of the Planning Etc (Scotland) Act 2006 come into force. Clarification of the status of this emerging plan is being obtained. Government policies which are considered to be material considerations include the National Planning Framework and a number of the Scottish Planning Policies/National Planning Guidelines (SPP/NPPG) series. The list of planning policies is being drawn up with regard to those listed in the Environmental Statement and in the report on the application by officers to the planning authority. It has already been the subject of discussion with the planning authority and it is the applicants' intention to seek prior agreement to this list of planning policies with Aberdeenshire Council and other relevant parties if possible.
8. The applicants' position is that, although the development draws some support from relevant policies within the development plan and from relevant national policy, it is a significant departure from the current Structure Plan and the Aberdeenshire Local Plan 2006.

Other Material Considerations:

9. Notwithstanding the acknowledged development plan departure, the applicants' position is that other material considerations justify approval of the application. The applicants' concur with the conclusion reached by the Head of Development Management and Building Standards in her report to committee⁹:

"There is no doubt that the proposal does conflict with many heritage designations but taking all of these landscape, natural, built and cultural heritage considerations together, along with other relevant matters, it is considered that these are not

⁹ The Formartine Area Committee Report – 18 September 2007 –paragraph 6.55

compromised to such an unacceptable degree as to justify refusing the application. The view of Development Management, in line with Government guidance, is that this is an occasion where the social and economic benefits are of national importance and that these do override the adverse environmental impacts."

Agreed Statements:

10. Following the Reporters' request for parties to reach agreement on matters of fact wherever possible¹⁰, the applicants' consultants have held discussions with
 - Scottish Natural Heritage;
 - RSPB/SWT;
 - Transport Scotland;
 - Aberdeenshire Council; and
 - SEPA

11. However, notwithstanding those discussions, it has not been possible to conclude any Agreed Statements in advance of 5 May. The applicants hope to reach agreement on the following matters before 12 May:
 - a) development plan policy;
 - b) national planning policy
 - c) housing land supply;
 - d) traffic generation figures

12. Discussions are ongoing with SNH, RSPB/SWT, SEPA and Transport Scotland. It is hoped that matters relating to SEPA and Transport Scotland will be addressed by written submissions on 21 May 2008, in accordance with the Note of the Pre Inquiry meeting. It is also hoped that some basis of agreement will be reached with SNH and RSPB/SWT before 21 May 2008.

¹⁰ See paragraph 5 of section 2 of the Note of the Pre-Inquiry meeting dated 31 March 2008

Evidence to be led at the inquiry:

13. The applicants will address the following matters in their oral evidence to the inquiry:

(i) The Proposal:

- a) The applicants' track record in the US golf industry, including their environmental credentials, and their vision for a world class golf resort on the Menie Estate;
- b) The applicants' understanding of the environmental issues and their commitment to appropriate mitigation measures including the establishment and support of MEMAG (Menie Environmental Management Advisory Group);
- c) The need to cross-fund the golf resort from the residential development;
- d) An explanation of the design philosophy for the championship golf course and how its layout has evolved;
- e) An explanation of why the golf course cannot be relocated to avoid the SSSI;
- f) The widespread support of both the business community and the public to the north east of Scotland

(ii) Economic and Financial Benefits:

- a) An economic impact assessment has been undertaken by the Fraser of Allander Institute. This assessment will consider the total economic effects of the development, including any additional spin off benefits. This assessment of economic effects will include both the employment and gross value added of both the construction and operational aspects of the development;
- b) Clarification of the assumptions used for the economic impact assessment;
- c) The key capital operating and revenue costs;

- d) The annual cash spend arising from capital expenditure and operations;
- e) The Return On Investment (ROI) with housing and without housing;
- f) The justification and need for cross funding to make this an acceptable investment;
- g) The contribution of the development to diversifying the economy

(iii) **Environmental Impacts and their Mitigation**

The evidence will consider the general nature of the land, the SSSI and the surrounding area.

Geomorphology:

- a) The proposed golf course development will occupy the sand dune system at Menie Links; the northern part of which is an SSSI and the southern part an area of local geomorphological interest. The main reason for designation as an extension to the original Foveran SSSI is the scientific importance of the dune landforms and their formative processes. The applicants' geomorphological witness will demonstrate that the layout of the golf course will have a range of impacts on these geomorphological features and for many areas this is considered to be severe. To date several iterations have been made with the golf course architect taking into account expert advice on how some adverse impacts might be reduced without compromising the general design of the course and its supporting facilities. The witness will demonstrate that large parts of the interior dune topography will be unaltered and that the coastal dune and beach-dune interface zone will not be used as part of the golf course.
- b) Some areas of rapid change will be stabilised and the witness will demonstrate that this procedure will have consequential negative effects on both landforms and processes, including contiguous areas. The witness will demonstrate that the most recent course layout avoids some dynamic dune landforms and other areas, but that the course layout necessitates the stabilisation of one of the most important features – the sand dome.
- c) The witness will report on the impacts on the area south of the SSSI which is of substantially less geomorphological interest, mainly consisting of stable, mature

dune landforms. Nevertheless, the same provision of protection applies to the beach-dune interface and the coastal dune ridge. Reference will also be made to details of impacts and mitigation provisions on the remainder of the south area, as reported in the Environmental Impact Assessment and Appendices.

- d) The witness will outline the proposal to establish the Menie Environmental Management Advisory Group (MEMAG) as an independent advisory group designed to provide advice on:
- 1 'best practice' environmental management and operation;
 - 2 monitoring of environment including ecology;
 - 3 the minimisation of unanticipated adverse changes in addition to those already recognised in the main Environmental Impact Assessment; and
 - 4 full compliance with the relevant conditions attached to the outline and detailed planning permissions for the development.

Habitat:

- a) The applicants' ecological witness will address the development site's habitats, flora, fungi and lichens, including the accuracy of site information, its importance in assessing site biodiversity and nature conservation interest, and its use in estimating the direct and indirect effects of the proposed development, particularly within the Foveran Links SSSI.
- b) The witness will address current estimates of the direct and indirect effects of the development, particularly within the Foveran Links SSSI, including revised data for a new Hawtree championship course layout. The witness will also review the potential for a further reduction of golf course impacts, including liaison with the course designers and more detailed site-specific proposals for mitigation. The mitigation measures will include reference to environmental benefits for the application site, including the Foveran Links SSSI.
- c) The witness will provide an overview of the short to long-term impacts of the development on site habitats and species of flora, fungi and lichens, particularly within the Foveran Links SSSI, set in a local, regional and Scottish context. This will show that the balance between habitats present on site will change significantly. However, the witness will demonstrate that key habitats and species populations will be retained, managed and enhanced in viable quantities in a manner which reflect existing habitat zonations and successional processes.

Ornithology and Species:

- a) The applicants' ornithological and biological witness will address baseline conditions, the evaluation of baseline conditions and the assessment of environmental effects on the development site's bird and protected species populations and other biological interests. The witness will demonstrate that key receptor species mitigation will be specified as part of the proposed Environmental Management Plan. The witness will provide an overview of the potential for mitigation of residual adverse effects and medium to long-term positive enhancement of the development site's ornithological and biological interest. The witness will also identify additional opportunities for environmental enhancement for other species.

General:

The applicant may lead general evidence as to the designation and nature of the SSSI and its own component parts and of the surrounding area.

Legal Representation:

14. Mr Colin Boyd QC will appear at the inquiry on behalf of the applicants. Mr Boyd will be instructed by Ann Faulds, Partner, Dundas and Wilson CS LLP.

Witnesses:

15. The following witnesses will give evidence to the inquiry on behalf of the applicants:

1) Mr Donald J Trump, Trump International Golf Links Scotland

Mr Trump will speak to the proposal as outlined in paragraph 13 (1) a), b) and c);

2) Dr Martin Hawtree, Golf Course Architect

Dr Hawtree will explain the design philosophy of the championship golf course and why it cannot be relocated off the SSSI;

3) Mr Stewart Dunlop, Fraser of Allander Institute

Mr Dunlop will explain his economic analysis as outlined in paragraph 13 (ii) a) and b) above.

4) Mr Iain Webster, Johnston Carmichael, Chartered Accountants

Mr Webster will explain the capital expenditure costs, phasing, income expenditure and return on investment, including the requirement for cross funding as outlined in paragraph 13 (ii) c), d), e) and f) above.

5) Mr Jim McArthur, Hardies, Property and Construction Consultants

If required, Mr McArthur will explain certain costs in relation to the Financial Report and Analysis, May 2008, prepared by Johnston Carmichael

6) Mr William Ritchie, Independent Coastal Geomorphologist

Professor Ritchie will speak to matters of geomorphology as outlined in paragraph 13 above.

7) Dr Tom Dargie, Boreas Environmental Consultancy

Dr Dargie will address matters of habitat as outline in paragraph 13 above.

8) Mr David Bell, ECOS Countryside Services

Mr Bell will address ornithology and species as outlined in paragraph 13 above

9) Mr James Miller, Ironside Farrer - see paragraph 17 below

The applicants reserve the right to add to the evidence in response to the statement of case of other relevant parties.

Evidence to be addressed in written submissions:

17. The following matters will be addressed in written submissions:

- a) National and development planning policy and advice. See paragraph 7 above. It is hoped that an Agreed Statement will be prepared and circulated no later than 12 May, which statement will form the basis of the written submission on behalf of the applicants.
- b) The lack of adverse effect on the SPA; A written submission will be prepared which will take the form of a Non Technical Summary of the Appropriate Assessment which has been prepared by TIGLS in consultation on SNH of the effects of the proposed golf resort development on the Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area (SPA). The written submission will address the assessment of effects on Pink Footed Geese and potential disturbance to species, and will conclude that there would be no adverse effect on site integrity.
- c) Transport and traffic issues; It is hoped that an Agreed Statement will be reached with the relevant roads authorities' and circulated no later than 12 May, which statement will form the basis of the written submission on behalf of the applicants.
- d) The proposed Access Strategy; The Applicants' intend to address this issue by way of a written submission which summarises the Environmental Statement Chapter 13: Recreation and Community Effects and Appendix 1 and the Public Access Plan contained in the July 2007 Response to Aberdeenshire Council and Statutory Consultees. The written submission will conclude with a statement that TIGLS will accept the imposition of a planning condition requiring the preparation of an Access Strategy for approval by Aberdeenshire Council, in consultation with relevant special interest groups including the Ramblers Association and the Belhelvie Community Council. The Applicants, however, reserve the right to call Mr James Miller to present oral evidence if considered necessary having had sight of the

statements of case of Relevant Persons, or if the Reporter would prefer to have oral evidence from the applicants.

Conditions and Reserved Matters:

18. The applicants have reviewed the list of proposed conditions produced by the planning authority. It is understood that those conditions reflect the decisions taken by the planning authority during 2007. Whilst accepting the obligations proposed by the planning authority, the applicants would like the opportunity to undertake a legal audit of the proposed conditions in consultation with the Council's legal advisers. Moreover, it is assumed that other Relevant Parties might wish to suggest conditions and the applicants reserve the right to comment on those conditions when they are in the public domain.

In particular, the applicants confirm their acceptance of the reserved matters listed by the planning authority in condition 3 of their list of proposed conditions.

Section 75 Agreement:

19. The applicants confirm their willingness to enter into a Section 75 agreement to cover matters including:
- a contribution to affordable housing;
 - a contribution to education facilities;
 - a contribution to community facilities;
 - off site road improvements;
 - establishment and operation of MEMAG;
 - local training programme;
 - local staff recruitment programme

Documents:

20. The applicants' list of documents is appended at Appendix 1

Prepared by Dundas and Wilson CS LLP

For and on behalf of Trump International Golf Links Scotland

5 May 2008

APPENDIX 1

APPLICANTS' LIST OF DOUCMENTS

The Applicants intend to produce the following documents except in so far as any of these are Core Documents:

A. Project Description

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| 1. Original Golf Course Layout (Tom Fazio II Layout) | T1 |
| 2. Golf Course Layout (Hawtree Layout) | T2 |
| 3. Letter dated 17 April 2008 and 21 April 2008 from Jenkins & Marr and Aberdeenshire Council respectively requesting and confirming withdrawal of detailed application for golf course | T3 |
| 4. Revised Hole-by-Hole Analysis of February 2008 Golf Course Masterplan, addressing Geomorphology and Habitat Impacts (May 2008) | T4 |

B. Economic

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| 5. Economic Impact of the Menie Estate Development, Fraser of Allander Institute, May 2008 | T5 |
| 6. Financial Report and Analysis, May 2008 | T6 |

C. Environmental – Geology, Geomorphology & Soils

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| 7. Report to SNH on Assessment of TIGLS Environmental Statement (Geomorphology) (March 2007), Dr Jim Hansom, 11 May 2007 | T7 |
| 8. Report to SNH on TIGLS Environmental Assessment and Supplementary Reports prepared for Menie Golf Resort Development, Dr J Patrick Doody, National Coastal Consultants, Brampton, 20 May 2007 | T8 |
| 9. May, V. J.& Hansom, J. D. (2003) Coastal Geomorphology of Great Britain, Geological Conservation Review Series No 28, Joint Nature Conservation Committee, Peterborough | T9 |
| 10. Wright, R., 2001, Assessment of Landform Change within Forvie NNR and Foveran Links SSSI. Report to Scottish Natural Heritage. Aberdeen Office, p18 and maps | T 10 |
| 11. Ritchie, W., Rose, N. and Smith, J.S. (1978) The Beaches of North East Scotland, Department of Geography, University of Aberdeen, Aberdeen, p278 | T 11 |
| 12. MacTaggart, F. 1998 Sands of Forvie and Ythan Estuary SSSI and Foveran Links SSSI. Earth science Documentation Series Scottish | T 12 |

Natural Heritage, p133

13. May, V. and Hansom, J. 2003 Geological Conservation Review. JNCC, Peterborough T 13
14. Ritchie, W. Site Photographs demonstrating Closure of the Gap in the Coast Dune, 2007 T 14
15. Pro forma prepared and issued by Ironside Farrar for establishing baseline information for purpose of agreed statement with SNH, RSPB and SWT in respect of geology, geomorphology and soils T 15

D. Ecology, Nature Conservation & Biodiversity

16. Appropriate Assessment Report ECOS (October 2007) Incorporating Menie Winter and Passage Bird Surveys 2006-2007 T 16
17. Revised Appropriate Assessment Report (April 2008) Incorporating Pink-Footed Geese and Recreational Disturbance Issues T 17
18. Terrestrial Invertebrates Report, Alba Ecology (September 2007)
19. Pro Forma prepared and issued by Ironside Farrar for establishing baseline data for purpose of agreed statement with SNH, RSPB and SWT in respect of ecology, nature conservation and biodiversity T 18
20. Dargie, TCD (2004) Monitoring protocols for condition assessment of Ross Links in relation to stock management, Report to English Nature, Northumbria Team. English Nature Contract No JW/01/03 T 19
21. http://www.boreasecology.com/docs/lewis_rebuttal_dargie.pdf T 20
22. Sandwich Bay Dunes, Kent: NVC Survey 2001. Report to English Nature (Kent Team). Wye, English Nature T 21
23. Doarks C, Holder C & Radley GP (1992) Foveran Links, Gordon, 1990. Sand Dune Survey of Great Britain Site Report No 98, Peterborough, JNCC T 22
24. Doody JP (2001) Coastal Conservation and Management: An Ecological Perspective. London, Kluwer. T 23
25. Geelen LHW, Cousin EFH, Schoon CF (1995) Regeneration of Dune Slacks in the Amsterdam Waterworks Dunes. Pp 525 – 532 in MG Healy & JP Doody eds Directions in European Coastal Management. Cardigan, Samara Publishing Limited. T 24
26. JNCC (2004) Common Standards Monitoring Guidance for Sand Dune Habitats. Archived Version from February 2004. Peterborough, JNCC T 25

27. JNCC (2004b) Common Standards monitoring guidance for Sand Dune Habitats. Version August 2004. Peterborough, JNCC T 26
28. Dargie, TCD (1996) Sand Dunes. Pp 46 – 51 in Barne JH, Robson CF, Kaznowska SS & Doody JP (eds) Coast and Seas of the United Kingdom. Region 3. North-East Scotland: Cape Wrath to St Cyrus. Peterborough, JNCC. T 27
29. Shaw MW, Hewett DG & Pizzey JM (1983) Scottish Coastal Survey: Main Report. A Report on Selected Soft Coast Sites in Scotland. NERC/NCC Contract No HF3/03/61. Bangor, Institute of Terrestrial Ecology T 28
30. R&A publications in respect of Habitat and Wildlife Conservation Work Undertaken on Open Championship Golf Courses T 29
31. Dargie, T 2000 Sand Dune Vegetation Survey of Scotland: National Report. SNH Commissioned Report No F97AA401 T 30
32. Dargie, TCD (1992) Sands of Forvie, Gordon, 1991. Site Report No 45 to joint Nature Conservation Committee. Peterborough, JNCC. T 31
33. Dargie, TCD (1993) Sand Dune Vegetation Survey of Great Britain: A national Inventory. Part II: Scotland. Peterborough, JNCC T 32
34. Dargie, T (1998) NVC Survey of Ross Links, Lindisfarne SSSI: Vegetation change 1988-1998. Unpublished Report to English Nature (Northumbria Team). Stocksbridge, English Nature T 33
35. Dargie, T (2000) Sand Dune Vegetation Survey of Scotland: National Report. SNH Commissioned Report No f97AA401. T 34
36. Dargie, T (2001) Sand Dune Vegetation Survey of Scotland: East coast. Volumes 1, 2 & 3. T 35
37. Hill MO, Mountford JO, Roy DB & Bruce RGH (1999) Ellenberg's Indicator Values for British Plants. ECOFACT Volume 2: Technical Annex. ITE/DETR. Monks Wood, Centre for Ecology and Hydrology. T 36
38. Jungerius PD, Koehler H, Kooijman AM, Mucher HJ & Graefe U (1995), Responses of Vegetation and Soil Ecosystem to Mowing and Sod Removal in the Coastal Dunes "Zwanenwater", the Netherlands. Journal of Coastal conservation 1, pp 3-16 T 37
39. Rodwell JS (1992) British Plant Communities. Volume 2: Mires and Heaths Cambridge, Cambridge University Press T 38
40. Rhind P, Stevens S & Sanderson R (2006) A Review and Floristic Analysis of Lichen-Rich grey Dune Vegetation in Britain. Proceedings of the Royal Irish Academy, 106B, 301-310 T 39
41. Rodwell, JS, JC Dring, ABV Averis, MCF Proctor, AJC Malloch, JHJ Schaminee & T Dargie (2000) review of Coverage of the National Vegetation Classification (including an Annotated Conspectus of T 40

British Vegetation types and Rare Plant Affinities with the NVC system). JNCC Report No 302. Peterborough, Joint Nature Conservation Committee

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| 42. Rodwell, J.S. (2006) National Vegetation Classification: Users' Handbook. Peterborough, Joint Nature Conservation Committee. | T 41 |
| 43. Smedley M (2007) SNH Vegetation Survey of Menie Unpublished SNH document. SNH, Aberdeen. | T 42 |
| 44. SNH Details of Permissions Granted for Operations Likely to Damage the SSSI | T 43 |
| 45. SSSI citation for Foveran Links, SNH 2000 | T 44 |
| 46. Common Standards Monitoring Reports and Results for Foveran Links SSSI | T 45 |
| 47. SNH, Foveran Links SSSI, Operations Requiring Consent | T 46 |
| 48. Scottish Golf Environment Group Management and Planning Manual | T 47 |
| 49. Scottish Golf Environment Group Nature Conservation and Golf Course Development. Best Practice Guide | T 48 |
| 50. Scottish Golf Environment Group Golf Construction and the Environment | T 49 |
| 51. Scotland's Biodiversity, It's in Your Hands. A Strategy for the Conservation and Enhancement of Biodiversity in Scotland, Scottish Executive 2004 | T 50 |
| 52. Scottish Biodiversity 100 List | T 51 |
| 53. NE Scotland Local Biodiversity Action Plan | T 52 |
| 54. Biodiversity in North East Scotland, An Audit of Priority Habitats and Species. Alexander et al 1992 | T 53 |
| 55. Status and Extents of key Vegetation Types and Rare Species at Menie | T 54 |
| 56. Further Mitigation of Impacts: Receptors, Locations and Outline Methods | T 55 |
| 57. Lindsay, R (2005) Lewis Wind Farm Proposals: Observations on the Official Environmental Impact Statement. Report Commissioned by the Royal Society for the Protection of Birds. London, University of East London | T 56 |
| 58. http://www.rspb.org.uk/images/lewiswindfarmpeatlad_tcm0-133210.pdf (includes a non-standard method of deciding NVC type) | T 57 |
| 59. UK Species Action Plan for Skylark | T 58 |

60. Birds of North East Scotland, Buckland et al 1990	T 59
61. North East Scotland Breeding Bird Atlas, 2002 – 2006. Raw data from tetrads relevant to Menie	T 60
62. Menie Breeding Bird Survey ECOS (October 2007)	T 61

E. Transport

63. Consolidated Transport Assessment, April 2008	T 62
64. Stage 1 Development Appraisal and Access Strategy, August 2007	T 63
65. Updated Development Appraisal, October 2007	T 64
66. Letter from Transport Scotland dated 29 October 2007	T 65
67. Junction Technical Appraisal (Document title to be confirmed)	T 66

F. Hydrology, Drainage & Water Quality

68. Drainage Impact Assessment	T 67
69. Site Investigation Report	T 68

G. Recreation, Access & Community Facilities

70. Public Access Plan prepared by Jenkins & Marr, May 2007	T 69
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H. Declarations of Support

71. Spreadsheet produced by The Big Partnership detailing statements of support.	T 70
72. Press Release: Business Bodies Back Trump dated 14 March 2008	T 71

It is understood by the Applicants that the following documents are core documents:

Document

1. Outline Planning Application for Golf & Leisure Resort, 27 November 2006
2. Environmental Statement, March 2007
3. Response to Aberdeenshire Council and Statutory Consultees, July 2007
4. Committee Reports and Minutes
5. Consultation Responses

Planning Policy

6. Aberdeen & Aberdeenshire Structure Plan 2001 – 2016 (Nest)
7. Aberdeenshire Local Plan
8. National Planning Framework 2004
9. Draft National Planning Framework 2007
10. Scottish Planning Policy
11. Planning Advice Notes
12. National Planning Policy Guidance
13. Circulars
14. Legislation

The Applicants reserve the right to add to or delete from those documents prior to 12 May 2008.