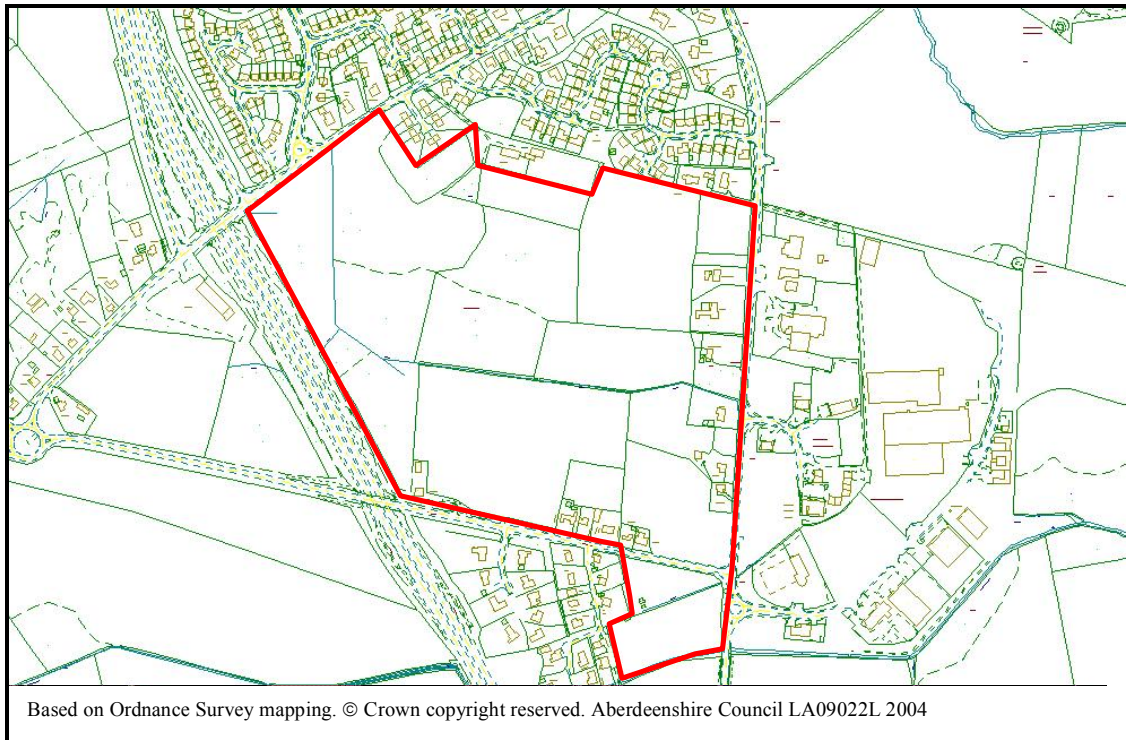


DEVELOPMENT BRIEF FOR PUBLIC OPEN SPACE AND ENABLING DEVELOPMENT AT GAUCHHILL, KINTORE



Developers must have regard to the contents of this Brief in preparing their scheme. Where differences do occur, justification by the developer is required.

November 2006

Aberdeenshire
COUNCIL



1. Purpose

1.1 *Type of development*

This brief is for:

- An area of open space that will allow for a variety of recreational uses that will form a Town Park.
- Associated woodland.
- Housing development to enable the formation of the Town Park and long-term management of the woodland.

1.2 *Constraints and limitations*

- The site is designated as a project area for a 'town park' in conjunction with 'enabling development' in the Aberdeenshire Local Plan (ALP).
- Kintore is a settlement that has seen substantial expansion in recent years. There is a recognised need for a town-scale park to support the recreational needs of the expanding settlement and its likely continued growth.
- There is a need to retain the area of ecologically important habitats known as Gauchhill Woodland for informal recreation and biodiversity purposes.
- At the time of writing educational facilities at both Primary and Secondary level are either close to or over capacity.
- To the south of the site, the realignment of the B994 is necessary to ensure road safety and enable the development of a large portion of the brief area.
- The site contains many different ownership interests and in certain areas, developers will be expected to work together to realise the development of the Town Park. Some areas are not currently subject to planning applications but should be considered due to their location within the settlement boundary.

1.3 **Relevant Development Plan Policies**

- NEST
 - Policy 11 General Housing Considerations
 - Policy 13 Developer Contributions
 - Policy 14 Affordable and Special Needs Housing
 - Policy 16 Sport and Recreation Facilities
 - Policy 17 Countryside and Open Space Access
 - Policy 19 Wildlife, Landscape and Land Resources
 - Policy 21 Design
 - Policy 22 Water Management
 - Policy 31 Connecting Communities within the North East

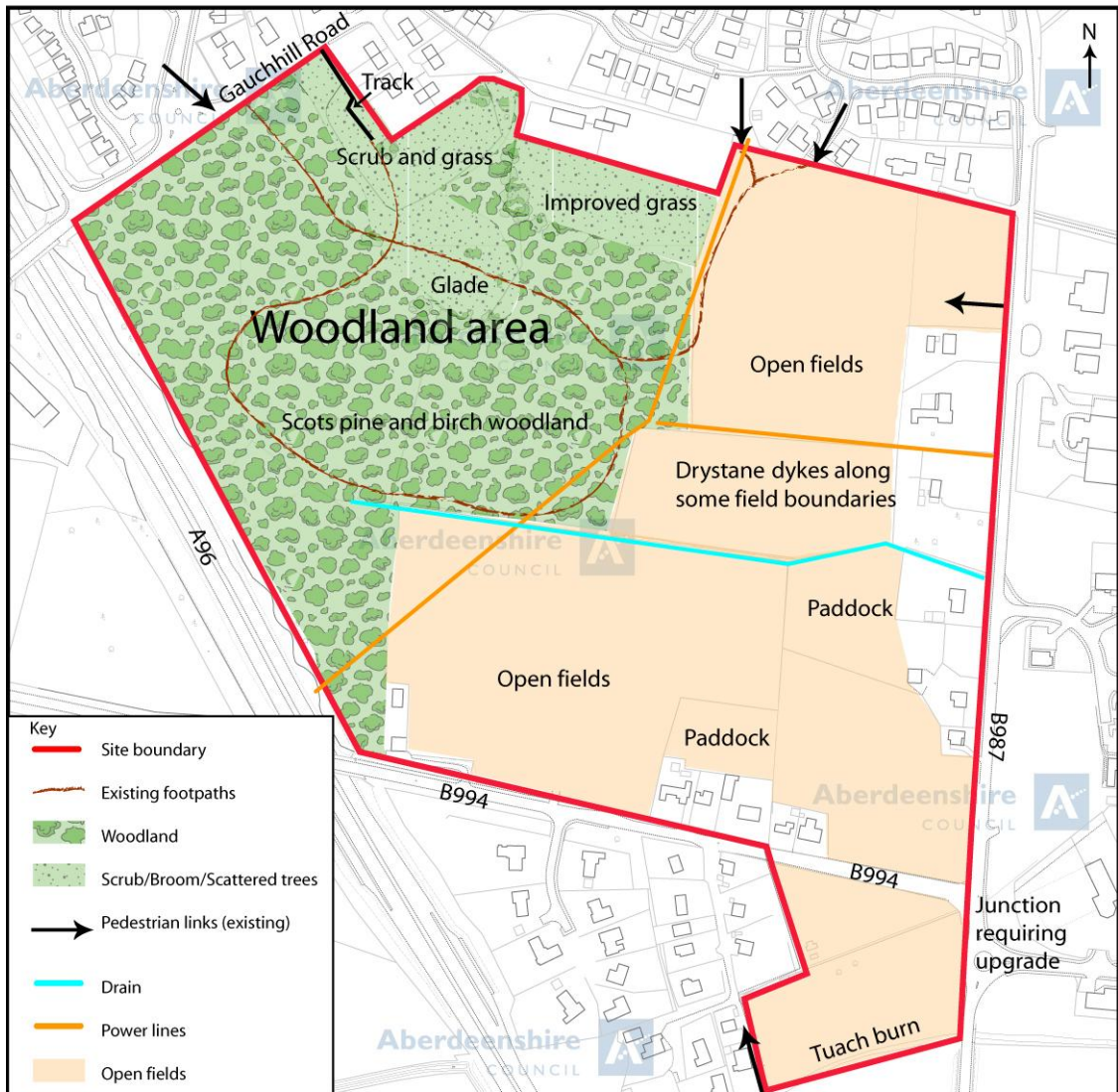
- ALP
 - Env\3 Other Recognised Nature Conservation Sites
 - Env\4 Biodiversity
 - Env\7 Protected and Other Open Areas in Settlements
 - Env\8 Trees and Woodlands
 - Env\9 Forestry and Woodland Creation and Enhancement
 - Env\22 Public Access
 - Hou\8 Affordable Housing
 - Hou\13 Public Open Space for Housing
 - Inf\1 Roads and Access
 - Inf\2 Parking, Servicing and Accessibility
 - Inf\4a Foul Drainage Standards
 - Inf\4b Additional Drainage Standards: Sustainable Urban Drainage Systems (SUDS)
 - Inf\5 Water Supply
 - Inf\6a Waste Management Requirements for New Development
 - Gen\1 Sustainability Principles
 - Gen\2 The Layout, Siting & Design of New Development
 - Gen\3 Developer Contributions
 - Gen\4 Infill Development
 - Gen\5 Landscaping Standards
 - Gen\12 Project Areas

1.4 **Maps and Appendices**

The information displayed on the inserted maps is indicative and provided to help show the main site features and recommendations. Two Appendices are attached; Appendix 1 provides more details on renewable energy whilst Appendix 2 provides further, more in depth, details of Gauchhill Woodland and the areas for development.

2. Site Analysis

Figure 1: Site Analysis



Based on Ordnance Survey mapping. © Crown copyright reserved. Aberdeenshire Council LA09022L 2007.

The following is not an exhaustive site description, but a list of the key issues that lead to the site requirements in the next section.

2.1 ***Locations and Landscape Context***

- The site comprises a large area of land to the south west of Kintore extending to a total of approximately 25.68 hectares (see Figure 1).
- The site is made up of two distinct portions:
 - The north-western area, extending to 10.6 hectares, consisting mainly of semi natural woodland that carries the name 'Gauch Hill'. The site is bordered by the A96 to the west, the B977/Gauchhill Road to the north and low density housing to the northeast. Outside the site, to the north of the Woodland Area lies a small area of Scots pine separated from the brief area by a private track.
 - The central area of open fields, bounded by the Woodland Area, the B994 to the south, B987 to the east and low density housing to the north. Numerous houses line the B994 and B987 and adjoin this central area that extends to 13.48 hectares. In addition the site covers 1.6 hectares of fields to the south of the B994 and east of the B987 and industrial estate. To the west lies low-density housing and to the south the Tuach Burn.
- There are some views from higher parts of the site, mainly looking southeast.
- The site slopes extremely gently from the north of Gauchhill Woodland. It falls from around 70 metres at the northwest to 60 metres at the lowest point to the southeast. Much of the site appears fairly level with some slight undulations in places.
- The site is important as it contains the only substantial piece of woodland within the designated settlement boundary of Kintore and the opportunity for substantial complimentary public open space.

2.2 ***Climatic Considerations***

- The prevailing wind is from the southwest with the coldest winds coming from the north and east.

- The site is generally protected from winds from the north by existing housing and from the north and west by the Woodland. To the east, existing scattered housing and the more distant industrial units afford some protection. The site is partially protected from the south by further scattered housing development.
- The majority of the site outwith the Woodland Area is fairly open to the south. Development would benefit from the sun both during the summer and winter. This aspect will afford the opportunity to capitalise on maximum sun exposure.
- Any development within the wider wooded area could be overshadowed.

2.3 ***Potential Hazards***

- The site has no history of flooding.
- There are no known contaminants affecting the area.
- A small area on the northeastern perimeter of the Woodland Area shows evidence of fly tipping.
- The A96 dual carriageway lies on the eastern edge of the site and some noise can generally be heard, especially close to the road.
- 11kv power lines cross the site at several points (see Figure 1).

2.4 ***Ecological Considerations***

- In general, the fields that make up the central and southern areas do not have great diversity and are not of outstanding ecological interest. To the extreme south lies the Tuach Burn, a fairly minor watercourse, but with potential for riparian improvement.
- A Flora and Fauna Survey has been conducted on the Woodland Area and its findings show that this area is of significant local landscape, conservation & amenity value. The woodland area consists of a mix of mainly Scots Pine and Birch with a good natural understorey and is therefore a valuable ecological resource. It is

classified as Long Established Woodland of a semi-natural origin. Evidence of many animal species including red squirrels was found on the site. Recently a Tree Preservation Order has been placed on the woodland, which has the potential for a nature reserve and community use.

- Towards the northern boundary of the woodland lies a smaller, more open area of improved grass, acid grass, heath, broom and some exotic species. It provides an area of transition between the adjacent housing development and birch and pine woodland but is of lesser ecological importance. This abuts a rectangular field that contains some improved grassland and is ringed by trees (see Figure 1 and Appendix 2).
- A glade of acid grassland and scattered trees provides an attractive feature between the woodland and area containing broom and functions as a complementary habitat to the woodland.
- Dry stone dykes form some field boundaries with wire fences making up the remainder. Some of the field boundaries also have brash, gorse and other bushes along their boundaries. A large open drain runs from east to west as indicated on Figure 1.



Figure 1.1.
Area of Woodland to be protected showing one of the well patronised paths.

2.5 **Urban Context**

- Kintore has developed rapidly over the last 50 years; prior to this the settlement had developed as a linear village, following the old A96 and minor roads to the northeast and southwest. Older, vernacular housing can be found on these streets, especially close to the existing 'centre' of Kintore located close to the Parish Church. Since 1940 there have been stages of development and infill between the linear patterns. The most rapid expansion of both for residential and employment purposes has occurred over the last decade and is evident to the west of the earlier development and around Midmill Industrial Estate.
- The south-western edge of the settlement consists of modern, fairly low density, bungalows and one and a half story housing. Several houses of slightly older origin are to be found on the B994 and B987.
- Whilst the site does not contain any known recorded archaeological sites, Kintore is noted as being of archaeological importance boasting many sites on the Sites and Monuments Record. The Woodland is considered to have high archaeological potential given its relatively unchanged land use.
- The open fields of the south and central areas, in combination with the Woodland, have the potential to provide a large, town scale, area of public open space that relates well with the south of the settlement.
- In the Woodland Area, ecological factors will heavily influence the type and layout of any housing.
- There are no Conservation Areas or Listed Buildings on or close to the Site.
- Numerous residential buildings are within, or border, the site. Many of these have direct access to the fields. Developers will need to consider residents amenity when developing the site.

2.6 **Access**

- There are no established rights of way across the Site. However a well-used link has been identified close to the south of the site, near the Tuach Burn, and is considered a claimed Right of Way.
- An informal network of paths runs through the Woodland, into the fields to the east and from the fields into Melrose Place and Sunnyside View. Further tracks and accesses can be seen at various locations on the Site and are shown on Figure 1. Some of these paths are evidently used on a regular basis and provide residents with access to the open countryside.
- There are no existing roads on the Sites apart from a small section of gravel track at the northeastern edge of the Woodland (see Figure 1).
- The junction between the B994 and B987 is considered dangerous. Additional housing would increase the problem and therefore a requirement for any development is to realign the B994 road with the existing roundabout on the B987.
- The open fields abut the B987 for a short distance to the north east of the site. Any vehicular access there would require co-ordination with the numerous entrances along this stretch of the road.
- A regular bus service runs along the B977 between Westhill and Inverurie. Several bus services stop on the B987 including those to Aberdeen and Inverurie.

2.7 **Utilities and other services**

- Scottish Water will advise upon water supply and foul drainage. Discharges from surface water and sewage systems will require the consent of SEPA. Developers should contact SEPA to discuss their requirements.

- Broadband connection is available in Kintore.
- It is not envisaged that there would be a problem with the provision of power on this site.
- The new Kintore Primary School, around 1km from the site, will exceed its capacity shortly. This is due to a large number of housing completions and a higher than average pupil per household ratio and further housing in the short term will compound these problems. However the present rolls are likely to decrease over time, given a reduction in completions of new dwellings. Secondary school provision is located at Kemnay around 5km to the west. Kemnay Academy is already over capacity.
- Kintore is currently considered a main service centre in ALP and contains a limited range of shops including a general food store. This lies just over a kilometre to the north of the brief area.
- A retail development is proposed across the B977 from the site.

2.8 ***Other Considerations***

- ALP identifies the area around Gauchhill as, P2, a project area for a town park in conjunction with enabling development. The Reporters conclusions from the Local Plan Inquiry included that the only realistic prospect of delivery of such a town park was through associated enabling development and 'that it is logical that a town park should lie within the settlement boundary'. In accordance, this recommendation was accepted and Finalised ALP was modified accordingly to incorporate the areas of Gauchhill and Midmill.
- The football pitches and cricket pitch currently co-exist at a location by the Primary School. An additional football pitch is being created to the west of the combined cricket and football pitches but there is little room for further expansion at the site and there is conflict between cricket and football uses with the result that both uses are

coming under increasing pressure. Further housing development will increase this demand.

- It is likely that there will be a need for further sports provision in the future. The Council is currently undertaking a Playing Pitch Audit that will feed into a Playing Pitch Strategy. These documents are intended to direct the development of existing and future sports pitches.
- Whilst Rollomire is an important informal area, there is little in the way of semi-formal amenity space in the settlement.
- There are three current planning applications within the site and various landowning interest:
 1. Castleglen Properties Limited has an outline planning application for 30 units on an area in the Woodland. This land is owned by Keith Melville. The rectangular area of improved grassland is owned separately.
 2. The central fields, north of the B994 and west of the B987 are sought by Scotia Homes Limited for housing to enable a recreational area. There is a current application on the majority of the fields for 156 units. Interests in this area include Scotia Homes, John Craig and Derek Ferguson. Several smaller areas, which are presently used as paddocks, are owned separately.
 3. Tor Ecosse Limited have an interest in developing the area to the south of the B994.
- A suggestion has been made that development at this location could use a high-density model. Such an approach is to be generally welcomed but must employ the principles of such development in the context of an Aberdeenshire settlement. The efficient use of land is an important planning aim. The merits of such a scheme must be considered in terms of the requirements of this Brief.

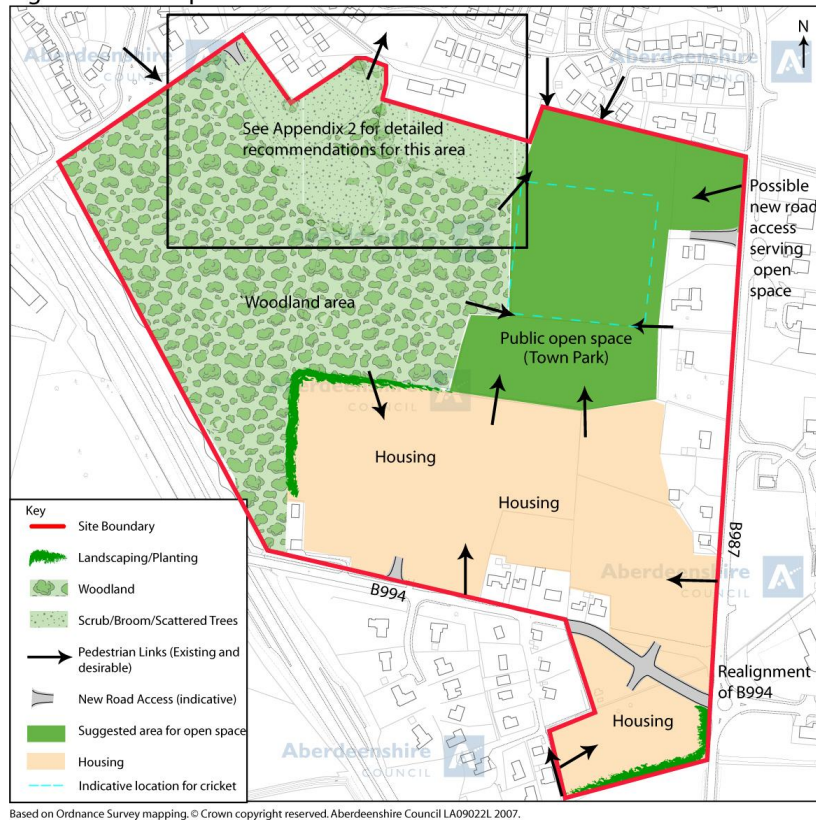
2.8 **Conclusions**

- The main reason for development at this site is to enable the development of a suitable, multi use, public open space including the protection of the Woodland, for the current residents of Kintore as well as for future generations.
- Kintore has seen rapid expansion over the last few years and provision of services and facilities has been seen to lag behind. A large area of public open space that will serve the communities growing needs is therefore required.
- Problems with educational provision may mean consideration of development over an extended period of time, significant developer contributions, or a combination of both.
- Some limited development of the Woodland Area would be required to transfer the Woodland to Council ownership. There are benefits of transfer of ownership in respect to long term management, consideration of a local nature designation and educational purposes. However public access is already assured within the Woodland Area and development must not affect the integrity of Woodland to the point where this would outweigh any potential benefits. All aspects of this development would need to be of excellent layout and design and complement the Woodland.
- The Site can be divided into several different areas with differing characteristics and, as such, the requirements will differ in each area. However an appreciation of the whole Site should not be lost and certain requirements should be respected across the Site. Developers in the area of open fields will be required to work together in planning the detailed layout for the whole area to avoid sporadic development and ensure provision of a suitable area of public open space. A Masterplan approach is deemed an

appropriate way to deliver coherent development in the areas of multiple ownership.

3. Site Requirements

Figure 2: Site Requirements



Requirements, problems and solutions will sometimes differ between the Woodland Area and the remainder of the Site. Where differences do occur these have been identified in each of the following sections.

3.1 General Approach

3.1.1 Index 21

- Development of the Site's layout should reflect the approach set out by the 5 Indicators listed in "Index 21" *

***Note** Index 21 is a method of assessment that essentially does two things: it identifies a set of key issues that affect the "environment-

friendliness” of housing layouts; and integrates them in a framework that gives each element its proper status. It is based on the assessment of five Indicators: climate, energy, resources, biodiversity and social aspects. Crucially it has developed as a *process* by which the quality of layouts can be assessed rather than as a *prescriptive* guide to good and bad layouts. This development brief also identifies aspects from Index 21 that will be crucial for this particular site. For more detail see the website at www.index21.org.uk.

3.1.2 On Site Renewable Provision

Energy: A substantial amount of everyday energy use should be derived from microrenewables. The Scottish Ministers have set a target of generating 40% of Scotland’s electricity from renewable sources by 2020 (SPP6: Consultation Draft). It is accepted that a like split would be unrealistic in terms of the average household and today’s sustainable options, but it is not as unrealistic as might be supposed, given the continuing improvement in insulating materials and building techniques. As of this moment, however, it remains aspirational. A statement on renewable energy technologies considered must be submitted with the proposals and justifiable reasons given for any rejected. A series of flow-charts is attached to aid this consideration (Appendix 1). The advice of ‘SCARF’ may also be useful in this respect and any available grants can be discussed with them.

The Councils Renewable Energy Strategy committed the Council to producing additional guidance to the Finalised ALP policies Inf7 (Renewable Energy Facilities – Wind farms) and Inf8 (Other Renewable Energy Sources). As a result of the Strategies Action Plan three supplementary planning guidance notes have been produced

(Use of Wind Energy -, Biomass -, Micro-renewables -, in Aberdeenshire) to add clarity to the use of these policies, and should be referred to for more detailed information. This site has the potential for various forms of renewable energy and the opportunities should be taken to incorporate such sources as may be appropriate at an early stage in the design and siting of housing.

3.2 *Layout*

3.2.1 Response to Climate

- Solar orientation – a large proportion of the Site is south facing or more open to the south with the potential to capitalise on solar radiation and maximize heating gain. The design and siting of the development should therefore ensure this potential is fully exploited and avoid overshadowing south facing aspects. Design of any housing within the Woodland Area should consider how best to maximize solar gain within the framework of the Woodland.
- Wind chill – the presence or absence of wind may have a greater impact than solar gain in the heating of buildings, particularly during colder months. The Site is fairly sheltered and limited structure planting would be required. The retention of the existing trees in the Woodland acts as the main windbreak. Strategic planting is shown on Figure 2.

3.2.2 Energy Efficiency

- The developments should incorporate energy conservation features. See section 3.1.2.

3.2.3 Resource Efficiency

- All surface water will be disposed of under appropriate Sustainable Urban Drainage System (SUDS). SUDS should be used to

encourage biodiversity and create features from these systems. SUDS can form attractive features in a development.

- Drystone Dykes are an important part of our cultural heritage and follow traditional field patterns; all such dykes should be maintained and incorporated where this is possible.
- Efficient use of land is an important planning aim. High-density development can be achieved through good design without overcrowding, congestion or loss of residential amenity and is to be encouraged in the areas that are currently open fields. New roads and parking will be required but should be minimised to what is necessary.
- In the area of open fields a single large open space would be preferred as the Town Park. A single space can be more efficiently maintained and gives the Council more flexibility in terms of planning for the appropriate mix recreational uses.

3.2.4 **Sense of Place**

A “sense of place” can be generated by good urban design but also by the utilising the best of local features and the character of the landscape setting. The public open space will play a significant role in helping create a sense of place.

Woodland Area

- The Woodland Area already has a distinct sense of place. This will need to be maintained through complementary and innovative designs.
- Although the main body of the Woodland is considered to have high archaeological potential, the boundary of the developable area has been drawn partly as to limit any damage to areas that may contain important archaeological features. Therefore, for a development within the specific area shown on Appendix 2 there would be no need for a programme of archaeology.

Open fields

- Outwith the Woodland Area, mixed density, mixed-use developments in conjunction with the open space could lead to a distinctive sense of place.
- Kintore has some good examples of traditional design. The best of local design features and models should be considered when determining the layout and detailed design of any development.
- New housing and roads should front the park where both areas meet.

3.2.5 Open Space

Given the problems and needs outlined in the site assessment a large area of public open space is required.

Woodland Area

- Development will be conditional upon transfer of the ownership of the Woodland outwith the developable area to the Council (see Appendix 2). No further open space provision will be required in this area.

Open Fields

- A suitably large area will be required for the public open space element of the development. The preferred location for the recreational area is to the north of the existing fields (see figure 2). This area shown on Figure 2 is approximately 4.5 hectares and is substantial enough to allow for the development of sports pitches, associated parking, a large play area, semi-formal areas and a pavilion. The area relates well in size to other parks in Aberdeenshire settlements and allows for the expansion of sports facilities that may be required in the future. The area shall be transferred to Aberdeenshire Council's ownership as part of any planning permission.

- The location shown is best related to the existing settlement, other proposed developments and other areas of open space whilst relating well with the Woodland. Aberdeenshire Council is committed to promoting a well-connected network of open space within settlements in accordance with PAN 65 (Planning and Open Space). The area has a clear boundary to the south formed by a drystone wall and ditch.
- Council ownership of this area will allow a planned but flexible and long-term approach to be taken by the Council, and any partners, in implementation of recreational provision.
- It is recommended that a framework for the open space be established in due course to ensure the delivery of a multi-use area of open space. The sports provision and other elements should be related to current need within the area the area and planned in association with the community. The consideration outline in paragraph two of 2.8 of the brief suggests that the relocation of the cricket pitch to this area may prove a pragmatic solution and therefore adequate space for such a development is required.
- Once completed, Playing Pitch Audit and Sports Pitches Strategy currently in production by Aberdeenshire Council will set the context for any future provision.
- A single comprehensive play area with a variety of play equipment is required and should be located within the large area of open space but in a suitably overlooked and accessible location. This could be implemented by the developers or through a developer contribution to the council.
- Developers will be required to leave access for a car park to serve the open space at a suitable location. Developers should be aware that this would need to be capable of accommodating coaches.
- Provision in an alternative location within the site boundaries would be considered on its ability to provide a well-linked, accessible open

space that has the potential to meet the requirements outlined above.

- A network of green corridors and footpaths will be required through the development connecting with the open space as shown indicatively in figure 2.



Figure 2.1
The photograph shows the northern area of open fields considered most suitable for the town park provision outside the woodland.

3.2.6 Biodiversity, Landscaping and Planting

Biodiversity should be protected and encouraged throughout the site.

Woodland Area

- Within the undeveloped area of the woodland this is best done by keeping the area as informal recreational space and employing a strategy of minimum maintenance. The area outlined thought the detailed site map and shown in Appendix 2 and shows the areas that are considered suitable for sensitive development. The boundary shown in Appendix 2 is drawn tightly where it abuts the

birch woodland although leaves some flexibility towards the area identified as the glade. Appendix 2 provides more details on the Woodland Area and the reasons for limiting development.

- A Tree Preservation Order covers majority of the Woodland Area. Although the area considered suitable for development has restricted the need for extensive tree removal, removal of some trees would still be likely. If trees are to be removed, a tree survey, conducted to British Standards BS5837: 2005 would be required to help ensure that trees were not removed unnecessarily and that any development was planned around the existing woodland structure.
- Within the Woodland Area disruption should be minimised both during and after construction. It is suggested a wire fence is erected around the development area to prevent damage to the surrounding woodland.
- Across the Site any planting should be of native species found in the locality.
- Given the likelihood of red squirrels being present within the woodland area, a red squirrel survey will be required. Mitigation measures will be required for the development if this species is present.

Open fields

- To the southern edge of the Woodland there is a rapid transition to open fields. Where construction of buildings is proposed it is recommended that a small area of around 5 metres landscaping be provided to act as a buffer between development and the woodland and avoid potential damage to the existing woodland. This corresponds with the Tree Protection Zone that extends into this area.
- On the southern boundary of the site at Tuach Burn a small band of planting and landscaping which is complementary to the Burn

should be installed. This will enhance the burn and lessen any impact of development from the south.

- If development adjacent to the B987 does not front the road, suitable landscaping/planting should be considered along the road.
- More formal planting could be considered outside the Woodland Area, although not where this borders the woodland area.

3.2.7 Residential and Mixed Use

Woodland Area

- Within the development area shown, development should be residential in nature and strictly limited to boundaries shown on Appendix 2.

Open Fields

- It is considered that the areas identified as open fields are suitable for mainly residential use. However a mix of uses can contribute to a sense of place, social sustainability and wider sustainable goals. Uses such as starter employment units and a local convenience shop would be seen as appropriate components to the development.
- A full range of house types and sizes should be provided consistent with the Supplementary Planning Guidance entitled Housing Land Release 2006/2010. This can be achieved even where higher densities are envisaged. Densities of around 37 units per hectare (16 units per acre) could be considered for some of this area. This is the average density envisaged by the council's series of Capacity Studies that investigate the capacity for potential for long-term sustainable growth of the main settlements.
- In the event of employment uses being provided these should be restricted to either Class 4 of the Use Classes Order (Business) or small workshops in the form of workshop homes or starter units.

3.3 Access

3.3.1 Pedestrian Links

An assessment of pedestrian access indicates northern area of the fields as the most appropriate and accessible area for non-vehicular access. Developers will be required ensure the linking of footpaths through the areas to be developed with the large area of open space and the Woodland to ensure connectivity from within the developments and for the wider community (the main access points are shown on Figure 2).

Woodland Area

- Any improvement to the path network within the Woodland Area and associated open space will be conducted once Aberdeenshire Council are in ownership of this area. In any case due to the sensitive nature of the site it is recommended formal links or footpath improvements through the Woodland will be kept to a minimum and connect with those in the adjoining development area.
- Pedestrian access from the field of improved grass to the northern end of the open fields will be required as shown on Figure 2.
- A possibility exists to link development within the Woodland to onto a track to the north, this should be considered by a developer.

Open Fields

- A footpath should be provided through the area to be developed in the open fields to the south of the Woodland to connect with the B994.
- Pedestrian access to Sunnyside View and Melrose Place should be ensured.
- Where possible, links should be provided to the B987.
- High-density models of development require consideration of pedestrian access and linkages before vehicular access.

Developers must consider links within the new development as well as links to developments in the wider area.

3.3.2 Road Access

Woodland Area

- Vehicular access to development in the Woodland Area would be required from the north at Gauchill Road. This should be positioned as to allow for the required visibility splay and within the area shown as developable in Appendix 2.

Open Fields

- There is a requirement for the B994 to be realigned with the new roundabout on the B987. This will require negotiation between those developers concerned to reach agreement on a satisfactory solution.
- Access will be required to the central area of the open fields at two points on the re-aligned B994. The western most access will need to take account of the pedestrian refuge island on this stretch of the B994.
- Access onto the B987 to the northeast would need to consider the current layout of entrances on the B987. If a solution can be found the point of access should be co-ordinated with proposed developments to the northeast to avoid conflict. It would be preferable that if this access proves possible it is used to provide access for car parking for the area of open space.
- Footways will be required on both the B987 and B994 to connect the access roads to the centre of Kintore.
- Transport Assessments will be required as requested by the Councils Transportation and Infrastructure (Roads) Service.
- Emergency access points will need to be considered.

3.3.3 Links to Undeveloped Land

- Developers must ensure that accesses to the areas not currently subject to a planning application with the potential for development, within the area covered by the brief, are not unreasonably compromised and satisfactory access to these areas is considered.

3.3.4 General Road Layouts

- Within the Woodland Area any road layout should minimise the impact on the environment. The developer must consider how any access can be provided which is low impact both in construction and layout and is formed around the existing woodland structure. Developers should consider innovative solutions.
- To promote sustainability, roads should be kept to the minimum required.

3.3.5 Traffic Calming

- Traffic calming will be employed as requested by the Roads Authority for shared pedestrian and vehicular traffic access roads.

3.3.6 Public Transport Needs

- Suitable bus stop locations with shelters and pedestrian crossing islands are likely to be required on the B994 and B987.

3.3.7 Emergency & Service Access

- All emergency and service accesses will be accommodated by the internal access roads to be constructed in accordance with the requirements of the Fire Officer and the Roads Authority.
- Access for waste removal vehicles and maintenance vehicles will require consideration.

3.3.8 Access for All

- Access for those with disabilities should be considered when designing all aspects of the development.

3.4 Infrastructure and Other Service Facilities

3.4.1 Drainage

- Scottish Water will advise on the most appropriate location for connection to foul sewers. All surface water drainage will be designed in accordance with SUDS and to the approval of SEPA and Scottish Water. Well-designed SUDS can help promote biodiversity and could be made a feature within the sites. The drain that runs through the fields could be utilised for SUDS purposes. Special care should be taken considering SUDS in the Woodland Area.
- Drainage Impact Assessments will be required for individual proposals within the Site.

3.4.2 Supply & Distribution of Water

- All water will be supplied from a public water main. Scottish Water should be contacted for more information.

3.4.3 Supply & Distribution of Power/Heating

- Electricity can be supplied on-site; the developer should contact the service provider as to the prospect of re-routing or placing the existing power lines underground. Every effort should be made to avoid crossing or encroaching onto the proposed playing field/public open space area as this could prove an obstacle to any future pitch drainage scheme.
- Potential exists for the use of district heating\combined heat and power, ground source heat and other forms of renewable energy provision. See section 3.1.2.

3.4.4 Education Facilities

- Given the current capacity situation, especially at Kemnay Academy, significant developer contributions from the new development would be required to meet the shortfall. The consideration of phased development over a longer period may be necessary to limit the impact on these facilities. In any event a satisfactory solution to the provision of education must be in place before residential development can take place.

3.4.5 Community Facilities

- The large area of public open space and Woodland Area will hopefully provide a valuable community facility with potential to encourage a range of facilities. Development of a multi purpose area of public open space by Aberdeenshire Council will take a number of years to implement and will require the input of the local community. It is suggested that a framework should be produced to ensure satisfactory development of the recreational facilities and the long-term maintenance of the area.

3.4.6 Way leaves

- Way leaves shall be to the satisfaction of the council.

3.4.7 Maintenance

- It is anticipated that Aberdeenshire Council will adopt the woodland and the large area for a town park. Agreement will be required with the Council's Landscape Services Section of the T&I Service for the long-term maintenance of any paths, landscaped areas and open spaces.

3.5 Design

3.5.1 Building Heights

- As the site is located towards the edge of the settlement and neighbouring properties are fairly low. In general, buildings of no higher than two and a half stories would be suitable on the site.

3.5.2 Housing & Space Standards

- In general the houses on the site should have regard to the latest Council guidance on private space provision. Innovative solutions to private space can often work well in high-density developments.
- A mix of housing types is required as to provide for a variety of needs and circumstances. This includes considering terracing, semi detached and detached housing in order to provide an appropriate extension to the settlement of Kintore.
- Development within the Woodland Area would require innovative solutions to private space that would minimise negative effects on the surrounding flora and fauna.
- See also sections 3.2.5 and 3.2.7

3.5.3 Design Details

- A variety of densities are expected across the site. Higher densities than the average suburban densities are considered acceptable providing a high quality of design; this can often be achieved by incorporating the best of local design features into a scheme.
- The use of similar and complementary materials across the open fields area is to be encouraged. Without a consistent approach development may appear incongruous. This is particularly important where developments adjoin.
- Affordable housing should be consistent with that of surrounding housing and well distributed around the site. This will avoid stigmatisation and improve social cohesion.

- Within the area considered for development in the Woodland Area, innovative and sustainable design will be required if any development is to be acceptable in this sensitive area. Tools such as the Building Research Environmental Assessment Method and Index 21 can be helpful in ensuring such a development. Development within the area identified that is considered to have an unacceptable impact on the Woodland, due to its design, layout or other such factors, will not be accepted.

3.6 Other Considerations

3.6.1 Enabling Development & Developer Contributions

- Development in this area is being considered to enable the provision of a town-scale open space. The proviso of enabling development is that a high proportion of income generated will be focused towards providing the appropriate area of land, service or facility. A level of profit will be realised by the developer for their efforts.
- Development within the Woodland Area, excluding the field of improved grass, as identified, will be conditional on transfer of the woodland to Council ownership. Further details are given in Appendix 2.
- Development on other land contained within the Site should contribute through providing the required area for the development of the public open space as identified and/or a contribution to the cost of implementing the public open space. It will be important to ring fence enabling development funds for implementation of this open space.
- Development of all areas within the Site will be subject to developer contributions
- A contribution to education will be required. See section 3.4.4.
- A new road layout will be required on the B994. See section 3.3.2.

- Affordable housing will be subject to an agreement. If affordable housing is required it should be consistent with that of surrounding housing and well distributed around the site.
- It is not envisaged any other substantial additional contributions would be required other than those illustrated in the Development Brief. However any additional requirements could be in kind or financial but will require to be agreed with the Local Authority prior to the granting of planning permission.

3.6.2 Phasing

- Some phasing will undoubtedly occur due to the multiple interests involved and may be necessary to overcome educational constraints. However developers will need to work with each other to enable the desired open space provision, vehicular access and other elements of the development. Phasing of development should not unnecessarily prejudice the development of the public open space.

4. Further Advice

Developers are urged to contact the Planning Service of Aberdeenshire Council at the earliest opportunity to discuss details of any submission before a formal application for planning consent is lodged. Any application will be dealt with primarily by the Garioch Area Development Control Team, based at the following address:

Planning & Building Standards
Gordon House,
Blackhall Road,
Inverurie, AB45 1AY
Phone: 01467 620981
Fax: 01467 628469
E-mail: g.planapps@aberdeenshire.gov.uk

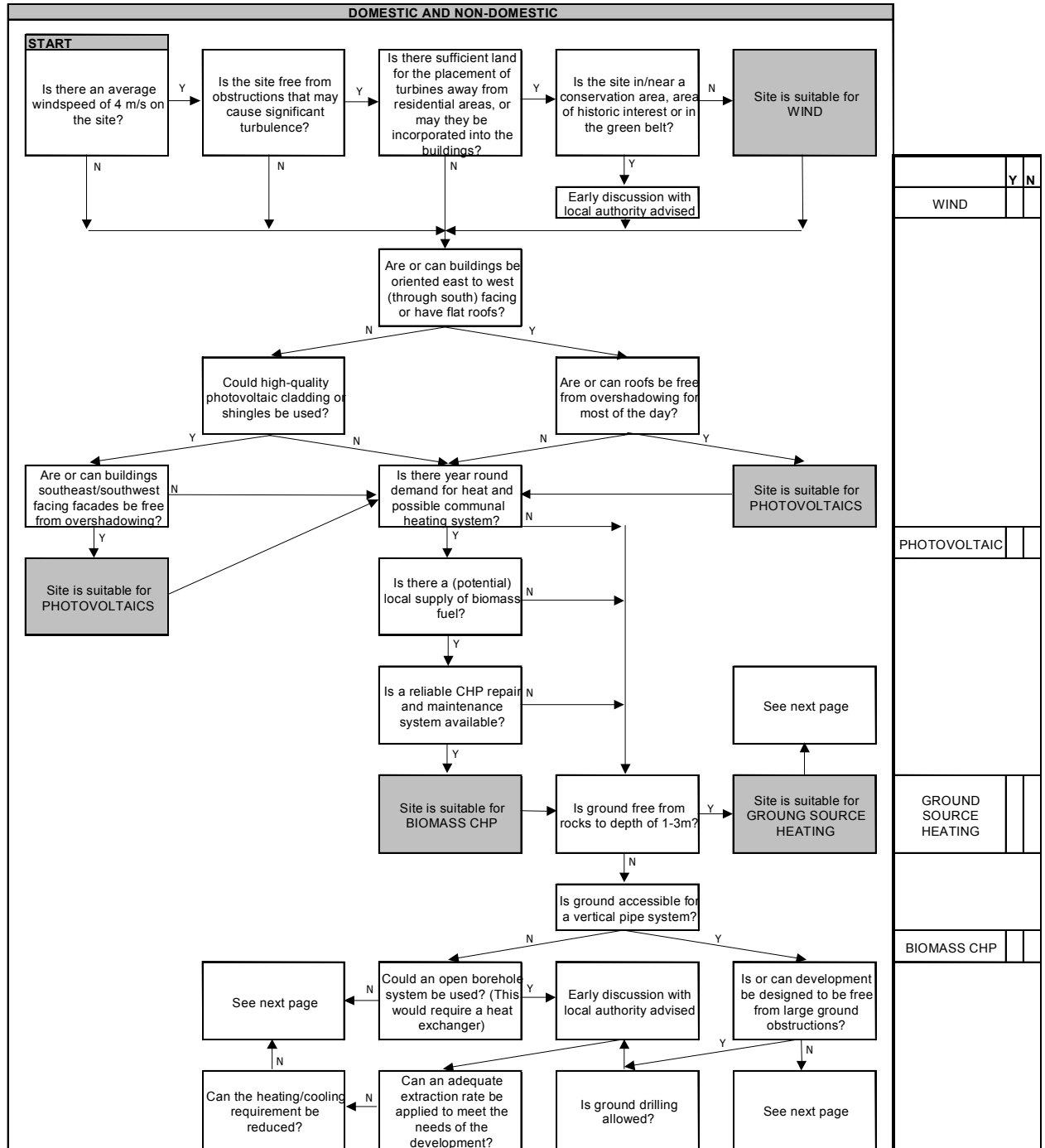
Other useful contacts:

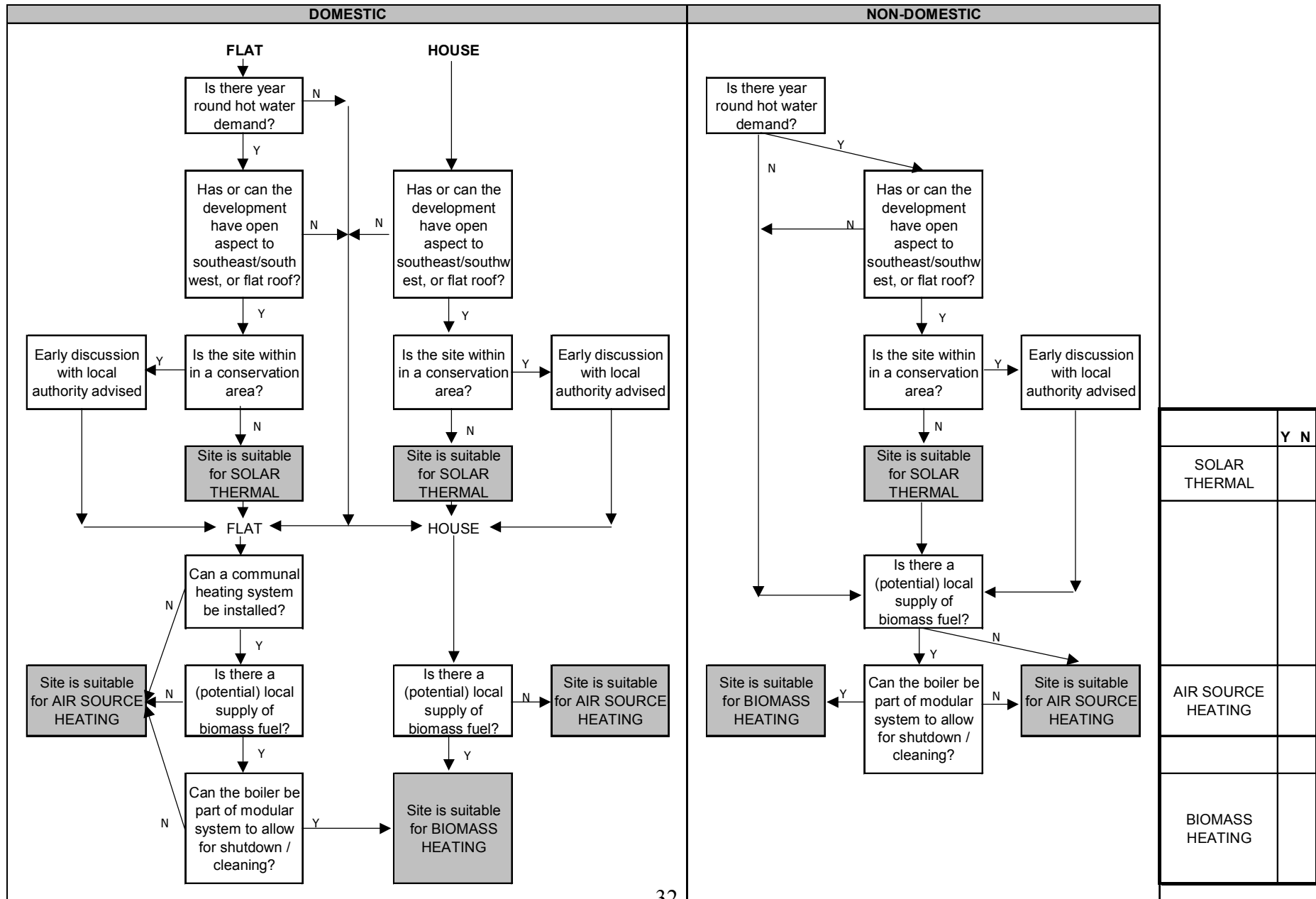
Transportation & Infrastructure (Roads)	01467 620981
Environment Section (P&ES)	01467 628254
Scottish Water	01224 675237
SEPA	01224 424609
Environmental Assessment Consortium (BREEAM)	01237 474952
Index 21	www.index21.org.uk

Appendix 1. Renewable Energy Flowchart

INSTRUCTIONS:

1. The flowchart below has been designed to lead you through various types of renewable energy technologies. By answering these questions, potentially suitable sources of renewable energy will be identified.
2. Start at the top left corner ('START') and answer the questions as 'yes' or 'no' and follow the appropriate arrow.
3. The columns on the right should be used for your reference to highlight technologies that should be examined further.
4. The first page highlights energy sources that are relevant to houses, flats and other developments, such as retail or industrial and should always
5. The second page is split between domestic and non-domestic i.e. houses/flats and other developments. You may need to consider the charts more than once depending on your proposal (e.g. a mixed-use development of houses, flats and retail will need to consider the charts for each use
6. These energy sources should then be discussed in a statement submitted as part of the proposal outlining which sources are to be incorporated in a development, or why they have been rejected.



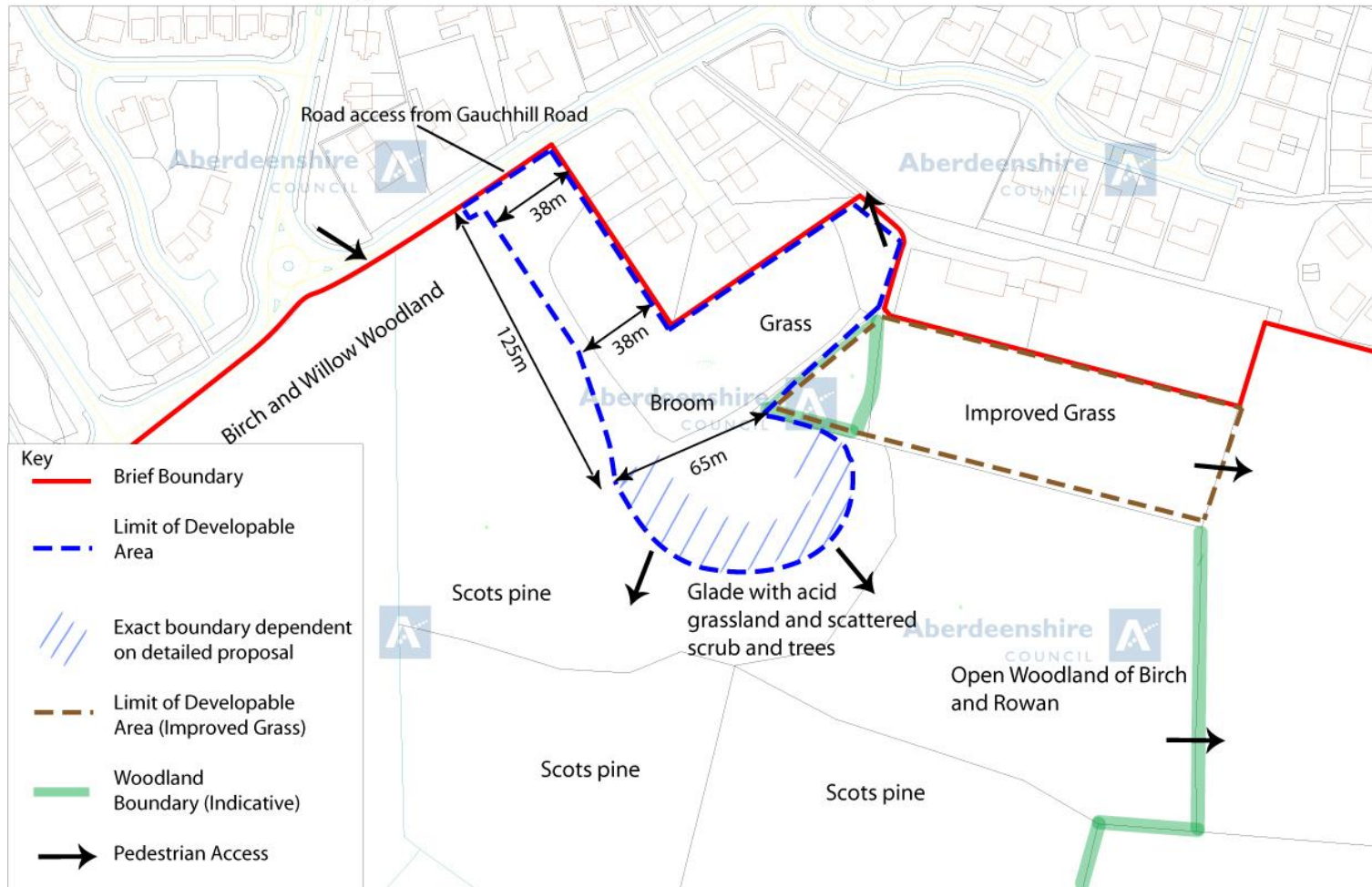


Appendix 2: Development within the Woodland Area.

Detailed Site Map showing areas considered suitable for development.

Appendix 2: Development within the Woodland Area.

Detailed Site Map showing areas considered suitable for development.



Based on Ordnance Survey mapping. © Crown copyright reserved. Aberdeenshire Council LA09022L 2007.

Accompanying Statement: Development within the Woodland area.

- The area highlighted has been selected as being suitable for development to allow enabling development to facilitate transfer of this site into public ownership.
- The areas outlined in blue and brown on the Detailed Site Map and are under different ownership. These areas have been selected on the basis of a Flora and Fauna survey as the areas of least biodiversity value and site visits. The minimum areas realistically required for a plausible development were also considered.
- Much of the identified area identified by the blue boundary is improved grassland with a high proportion of ruderal species. Other areas have been tipped with rubble and grass cuttings over a period of time. An area of broom scrub does have some biodiversity value providing shelter and possible nesting sites. However, this habitat is fairly extensive locally and can be relatively easily recreated elsewhere. The limit of the developable boundary shown around the glade is indicative (as shown by crosshatching) as a definitive boundary is difficult to draw and will depend on the development proposed and its ability to compliment its surroundings.
- The area for development identified as Improved Grass (outlined by brown dashed boundary) is of no special interest species is separately owned and has the potential for some limited development. Development on this area should not be prejudiced by development of adjacent area to the west. Development will still be required on the basis that it will contribute financially to the long term development and management of the open space and woodland and meet the overall requirement identified for development within the wider woodland area.
- At the northern edge of the site where it meets Gauchhill Road a small area of birch trees are included within the selected area. This area of woodland has a much less diverse ground flora than other parts of the woodland being dominated by nettles in parts indicating disturbance and enrichment.
- The remaining areas of the site should be protected as they contain semi-natural habitats typical of this area. Long-established pine woodland of plantation origin forms the core of the woodland area with a mosaic of acid grassland and scattered birch/rowan woodland and scrub around the margins. These are important associated habitats enabling the site to support a greater diversity of species.
- Minimum intervention is usually preferable for such areas to avoid changing the character of the area. However sensitive long-term management of such woodland is important to ensure the sites integrity is not lost.