

# Aberdeenshire Local Development Plan 2008

## Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1 Name of proposer: Mr Hamish McDonald Date: 05/11/2008  
Postal Address: C/o Halliday Fraser Munro  
8 Victoria Street  
Aberdeen  
AB10 1XB

N2 Name of landowner (if known) [REDACTED]  
Postal address of landowner  
  
To comply with the data protection Act1998 this information will not be made public

### The site and your proposals

S1 Under what name would you like the site to be identified?  
Land at Boghead Croft, Kintore  
  
Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : We do not have any information available online.  
  
The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 Have you provided a map showing the exact boundaries of the site you would like considered?  
S3 Yes  No

Please provide the National Grid reference of the site  
NJ 793 140 GB

S4

What is the current use of the site?

Residential / Agricultural Land

Has the land been built upon before (Brownfield Land)?

Yes

No

Is there any suspicion that the land is contaminated?

Yes

No

If yes Please provide a statement of the nature and extent of the contamination suspected

*Statement attached*

S5

What use(s) do you propose for your site?

Residential

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6

Are you proposing to phase your development? Yes

No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

S7

If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

The site is suitable for housing. The form, layout and number of units will be determined over the coming months and in discussion with the local community.

If you have a design statement or other details about what you would like to see on the site, please include it.

S8

If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site?

Yes

No

Please make sure the area of land proposed for business use shown on the site plan.

S9

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Please continue on additional sheets as required.

**The wider area**

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

See attached supplementary statement

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it.

*Statement attached*

A2

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form.

*Framework attached*

A3

Have you applied principles of sustainable siting and design to your site? Yes

It is our clients intention to adopt these principles but the siting and design of the site will be based on feedback gained from consultation with the community.

No

If you have undertaken a site assessment please provide details

*Statement attached*

The Code for Sustainable homes or [www.index21.org.uk](http://www.index21.org.uk) provides guidance on this issue

**Effect on the community**

C1

Has there been any opportunity for local people to influence what you propose through local engagement?

Yes

No

See attached statement for detail of proposed community engagement

*Not Yet*

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

Q2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More  25% or Less

Q3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

See attached supplementary statement

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

Q4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

See attached statement

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

### Servicing the site

Q5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at : [http://www.scottishwater.co.uk/portal/page/portal/SWE\\_PGP\\_CONNECTIONS/SWE\\_CORP\\_CONNECTIONS/ASSET\\_CAPACITY\\_SEARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes  No

**Other information**

O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

See attached Statement

**Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk).**

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
  - 1) to inform a public debate on the merits of the different sites being proposed,
  - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)

By completing and submitting this form, you are consenting to the above processing.

HALLIDAY FRASER MUNRO  
PLANNING

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6 November 2008

Planning Policy Team  
Planning and Environmental Service  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB



Dear Sir / Madam

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN BID  
INPUT INTO MAIN ISSUES PAPER  
LAND AT BOGHEAD CROFT, KINTORE**

OFFICES IN BELFAST,  
DUNDEE, EDINBURGH  
AND GLASGOW

Please find enclosed the following documents on behalf of our client Mr Hamish McDonald

- 1x Development Proposal Proforma
- 1x Supplementary Statement

This proposal is in response to Aberdeenshire Council's invitation for development bids to feed into the Main Issues Paper for Aberdeenshire's Local Development Plan. We have also sent a copy electronically.

If you have any queries please do not hesitate to contact me. I would appreciate if you could confirm receipt.

Yours faithfully

**James Welsh**  
**Planning Consultant**  
**Halliday Fraser Munro Planning**

Encs

cc Hamish McDonald

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CHARTERED PLANNING  
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**SUPPLEMENTARY STATEMENT**

**ABERDEENSHIRE LOCAL PLAN BID  
LAND AT BOGHEAD CROFT,  
KINTORE**

NOVEMBER 2008

On behalf of Mr Hamish McDonald



**HALLIDAY | FRASER | MUNRO**  
PLANNING

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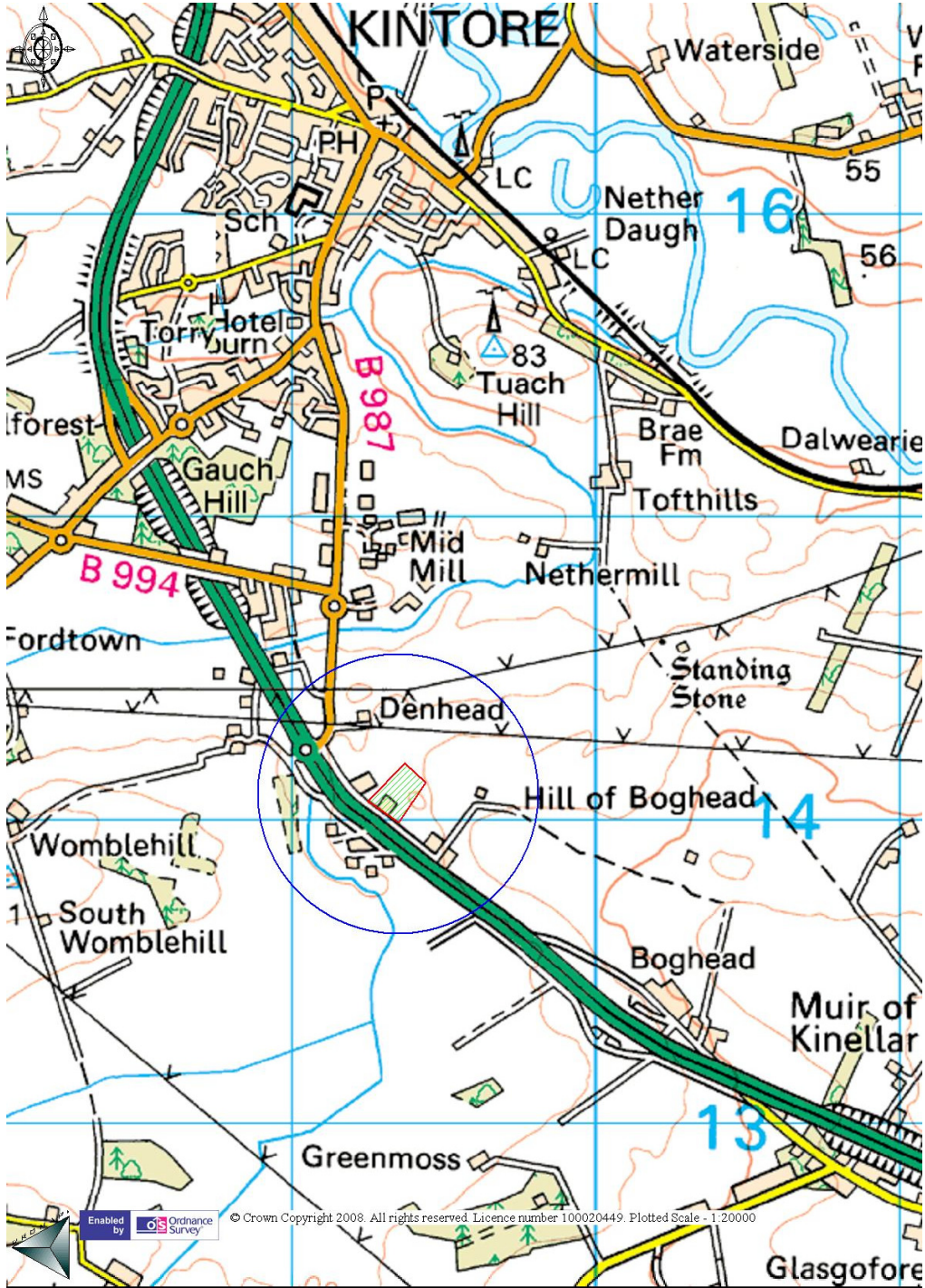
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1 INTRODUCTION

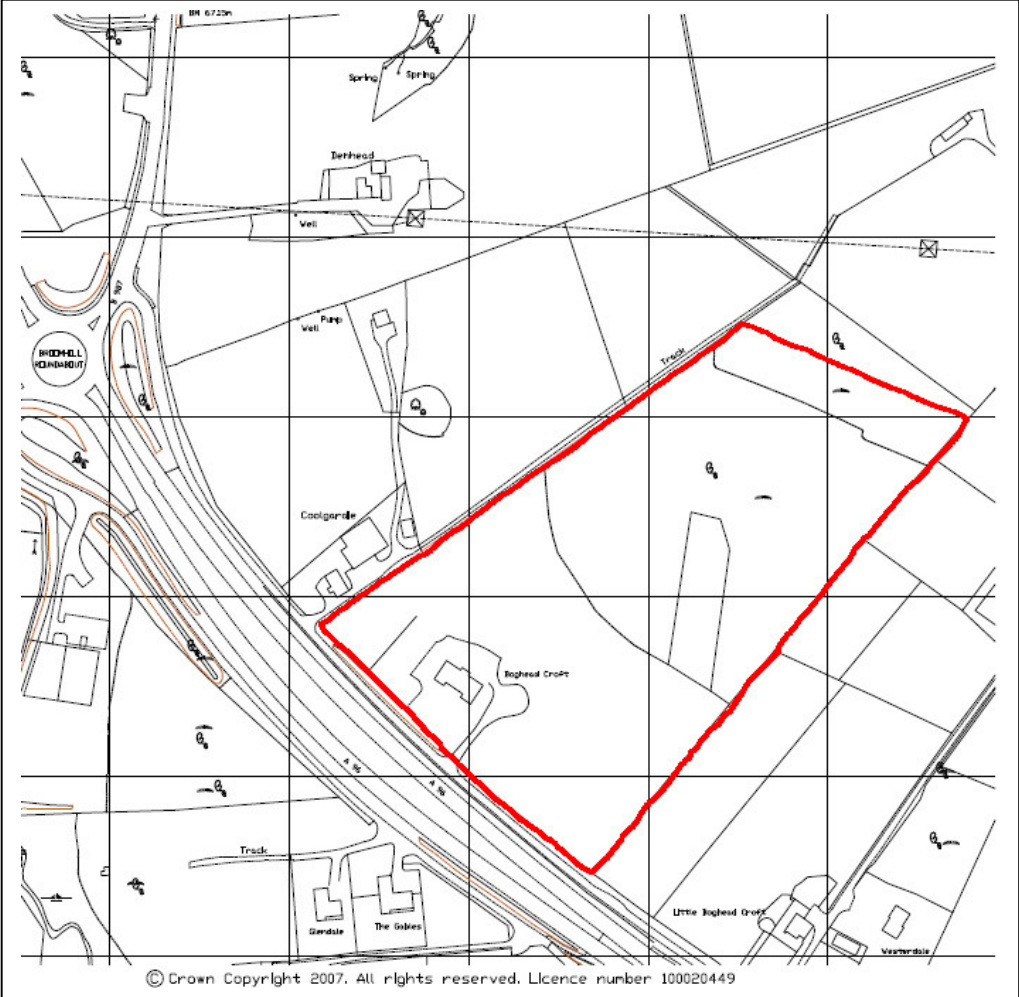
This statement has been prepared by Halliday Fraser Munro Planning, Chartered Town Planners and Architects. The information contained in this document is to be read as supplementary information in conjunction with the questionnaire completed for land at Boghead Croft on behalf of our client Hamish McDonald.



**Figure 1:** A Plan showing the location of the Boghead Croft Site to the south of Kintore, adjacent to the A96.

2 THE BID

The land in question is under the control of our client. He wishes to promote land for future housing just to the south of Kintore to help support local services within the community and meet future housing requirements locally.



**Figure 2:** A map showing the extent of our client's site at Boghead Croft.

### **3 THE SITE**

The site proposed for future development currently includes a single dwellinghouse to the front (south) of the site with the remainder of the site comprising garden space and rough greenfield land beyond the domestic curtilage. The site adjoins existing residential curtilages and is bounded by a post and wire fence.

### **4 DRAFT ABERDEEN CITY AND SHIRE STRUCTURE PLAN 2008**

A consultation exercise on the provisions of the draft structure plan has recently ended. The plan's spatial strategy promotes three Strategic Growth Areas 'SGA's to which the majority of new development will be guided. Kintore is included within the A96 Blackburn to Huntly corridor, which has been identified as a strategic growth area. The site is within close proximity to the centre of Kintore which has a range of services and amenities, including a supermarket, bank, hotel and school. The town is therefore identified in the draft structure plan as being within a strategic growth area and is a possible future location for development. We have therefore identified a possible future development site, which reflects the provisions of the draft structure plan.

### **5 SITING AND DESIGN**

The site already successfully accommodates a single dwellinghouse, which fronts onto the A96. The land to the rear of this property could accommodate a group of well designed homes that reflect the other properties. As the site is relatively flat we believe that strategic landscaping could be accommodated to screen the properties from the road. Due to the location of this site we would suggest low density properties which provide an alternative style of property to those within the settlement of Kintore, but in a sustainable location only a short walk from the settlement core.

### **6 COMMUNITY BENEFITS**

Kintore is a settlement that has seen a great deal of growth in recent years. This site provides an opportunity to improve the choice of housing in Kintore as it will be a different style of development to the more suburban setting which has been created in the village. This development could also improve linkages between the dwellings adjacent to this site in the south of Kintore and the employment area at Midmill as well as improving access to the rest of the settlement.

## **7 COMMUNITY CONSULTATION**

To date, no contact has been made with the Kintore and District Community Council and the wider community. It is our intention to contact the community to establish what form of engagement they would prefer. It is our client's wishes to listen to the views of the local community and incorporate these where appropriate taking on board the views in relation to the three alternative sites. The bid proposal will be further developed following community engagement exercises.

## **8 ACCESSIBILITY AND SERVICES**

The site is within of the main settlement and only a very short walk from the main employment area in Kintore. A regular bus service travels to and from Aberdeen via Kintore. The bus exits and joins the A96 at the roundabout adjacent to this site and therefore provides good links to public transport.

## **9 SERVICING**

There are existing residential properties adjacent to this site as well as an existing property within the site. The main employment area at Midmill is also in close proximity to the north so there is no obvious reason why this site cannot be successfully serviced for the proposed use.

## **10 ACCESS**

Access to the site can be taken from the minor road that runs parallel to the A96 and services the existing properties. This could be improved depending on the allocation and scale of development.

## **11 CONCLUSION**

The land identified in this bid is suitable to develop a number of homes to offer a greater choice of housing in this local housing market area. The site provides good access to the A96 transport corridor, the main employment area in Kintore at Midmill and the local services within the settlement. There are a number of existing residential properties within close proximity to this site so further residential development would be entirely compatible with the existing land uses. Development on this site could provide improved pedestrian access to Midmill as well as improvements to the minor road junction onto the B987 off the Broomhill Roundabout. Overall this site offers a good opportunity to create a residential development which uses the land around Kintore more efficiently

whilst still maintaining the character of the area when approaching along the A96. Kintore is identified in the draft structure plan as being within a Strategic Growth Area (SGA). It's location on the A96 with good access to Inverurie in the North and Dyce and Aberdeen to the south mean that this settlement is a sustainable location for further residential development.