

**Land for Residential Development  
Keithhall, Aberdeenshire**



**Development Bid  
Aberdeenshire Local Development Plan  
On behalf of Mr Duncan Allan**

**November 2008**

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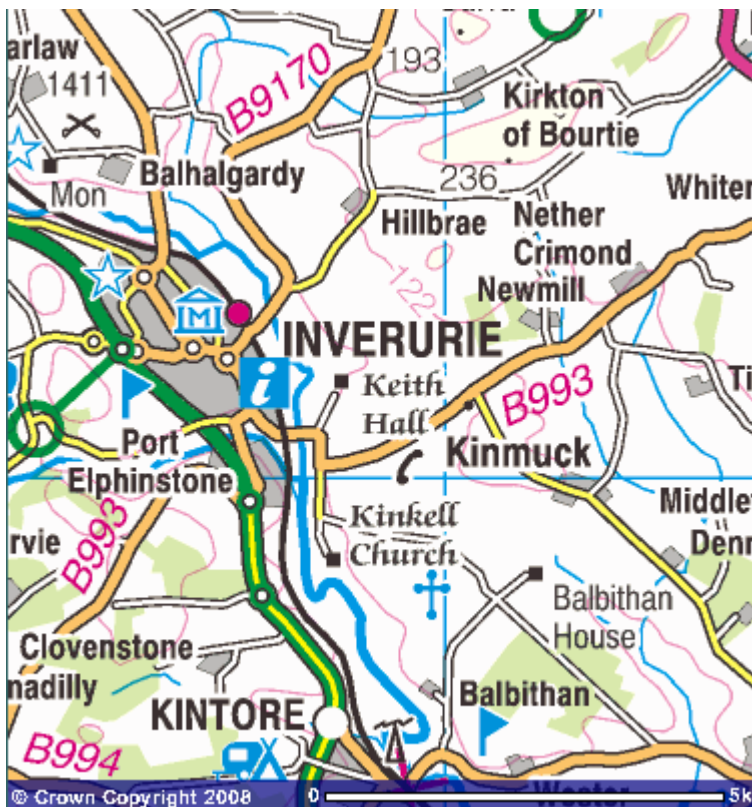
## 1. Introduction

Knight Frank LLP, on behalf of our client Mr Duncan Allan of Kinkell Farm, Keithhall submit the following development bid in support of the allocation of land at Keithhall, Aberdeenshire, as potential site for residential development.

The purpose of this development bid is to set out the land use planning justification for a residential allocation for the site as part of the process of preparing the new Local Development Plan for Aberdeenshire.

## 2. Details of the Site

### 2.1 Location



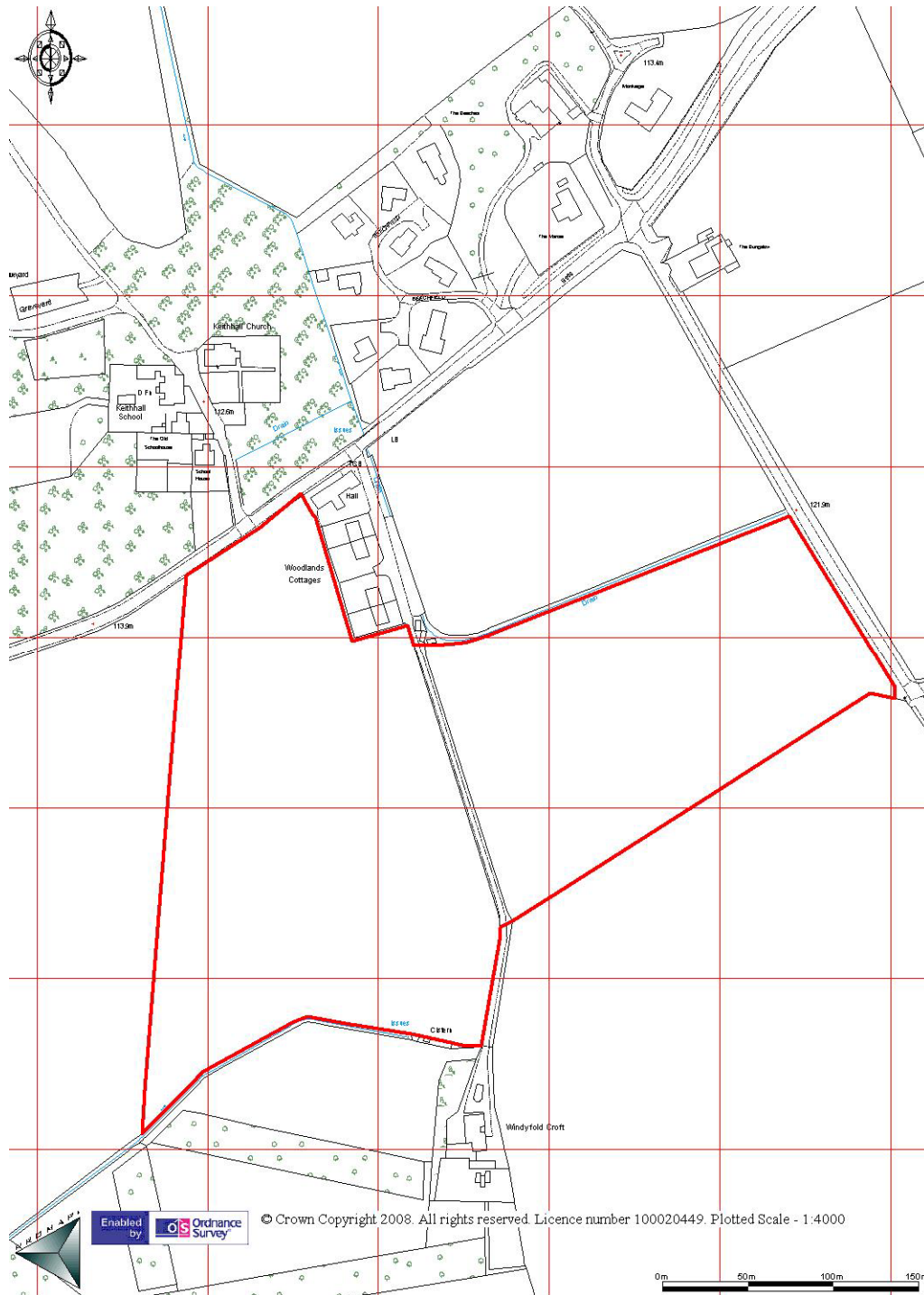
The settlement of Keithhall is located approximately 2 kilometres east of Inverurie and approximately 4 kilometres north east of Kintore.

Keithhall is a small village developed around Keithhall School with residential properties on both sides of the B993 Inverurie to Whiterashes road. The village sits at the edge of the Keith Hall estate which is a designated historic landscape. The B993 road runs through Keithhall as shown in Figure 1. Keithhall is very accessible to Inverurie which hosts a wide range of community facilities, services etc. This

close proximity makes Keithhall village a very attractive rural location for people to live.



**Figures 1-3 – Views of Site and Access Points**



**Figure 4: Location Plan**

## 2.2 Context

Keithhall is accessed by the B993 road which runs between Inverurie and Whiterashes. The site is directly adjacent to an open field currently allocated in ALP as fh1 but this site has not been brought forward for development in the current Local Plan. The east of the proposed site is bounded by the C class road leading to Kinmuck. This is a popular route into the Dyce area. The western section of the site lies directly adjacent to Woodlands Cottages.

The site slopes to the west and north west with excellent open aspect and views over the surrounding countryside, in particular to Bennachie to the west. There is no vegetation of significance on the site apart from clumps of Gorse on field boundaries.

## 2.3 Supply, Demand and Local Services

As of 1 October 2008 there were 1407 people on the waiting list for local authority housing in the Garioch administrative area (by first choice) within which the village of Keithhall is situated.

The Keithhall Primary School roll is forecast to decline gradually in the period up to 2016. From a high of 41 pupils in 2010 it is forecast to decline to 30 pupils by 2016. This forecast takes account of the impact from the allocated site in the Local Plan (fh1). The proposed development through providing new family housing on the site at Keithhall within this period, will assist in maintaining the viability of the school and other services.

Affordable Housing will be provided on-site as part of this proposed development, thereby assisting in meeting Housing need in the area.

In the longer-term, potential development of land on the Keith Hall Estate itself for housing and/or employment uses may influence the future of Keithhall village. However at this point in time it is argued that there remains a local need and demand for housing in this desirable location close to Inverurie.

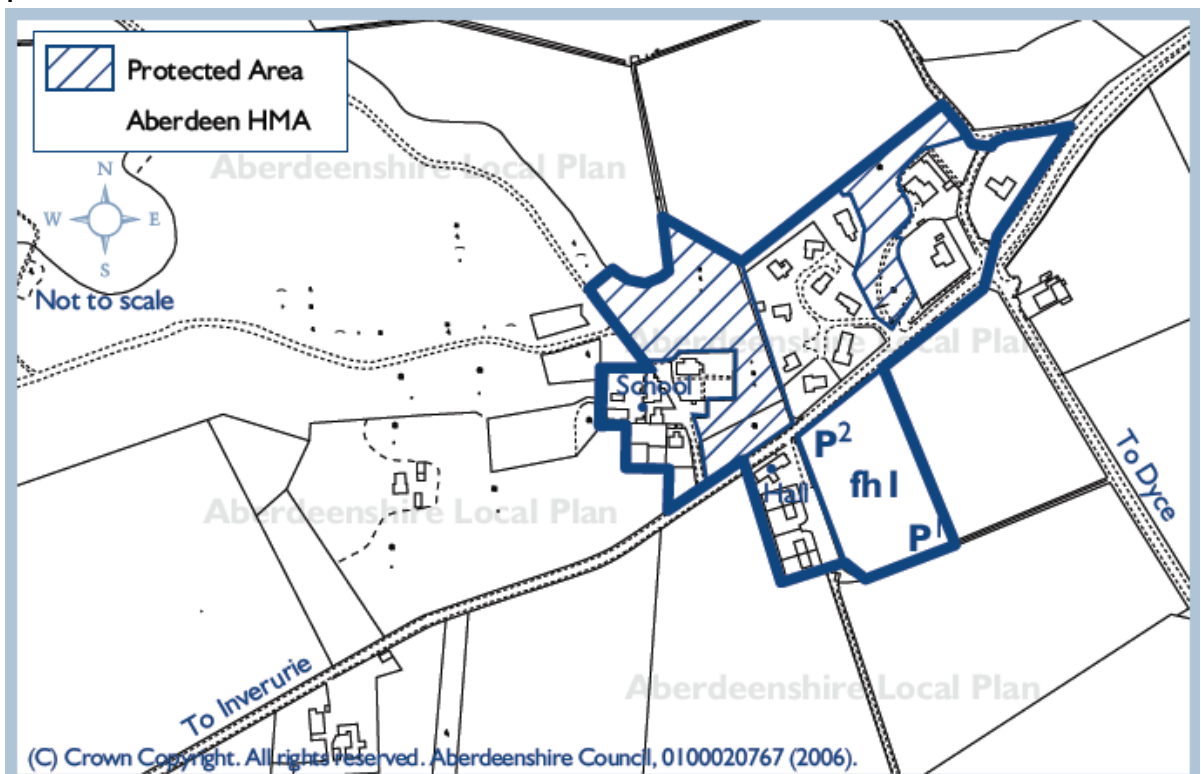
## 3. Planning Context

### 3.1 Current Context

The Aberdeen and Aberdeenshire Structure Plan 'North East Scotland Together' (NEST) was approved in 2001. NEST identified a strategy whereby a hierarchy of settlements was established and land for development was promoted within this context.

The site is not currently designated or within the settlement boundary for Keithhall within the adopted Aberdeenshire Local Plan. However the site is directly adjacent to a site at Keithhall Glebe allocated in the adopted Aberdeenshire Local Plan as

future housing land "fh1" as being suitable for around 5 houses. The Housing Land Audit 2008 shows that this site is constrained and has therefore not been brought forward for development. Contact has been made with the sites owners, The Church of Scotland who have intimated that there are no plans to develop or sell this land in the foreseeable future. The land in our client's ownership is unconstrained and would therefore present a viable alternative for a small scale expansion to Keithhall which could be delivered through the forthcoming Local Development Plan period to address local needs in the area.



**Figure 5: Extract from the Aberdeenshire Local Plan**

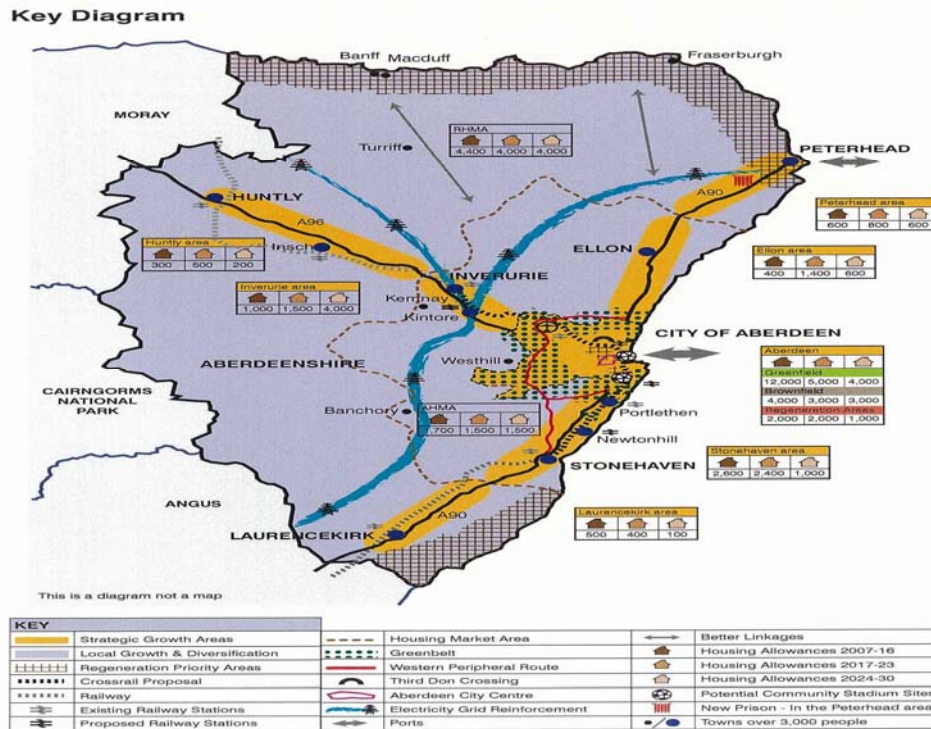
### 3.2 Emerging Context

The draft Structure Plan for Aberdeen and Aberdeenshire was published for consultation in June 2008. The strategy of the draft Structure Plan advocates a higher rate of growth than has previously been experienced in the region.

The draft Structure Plan also advocates a spatial strategy which focuses the majority of new development within three Strategic Growth Areas (SGA) as illustrated in Figure 6.

Schedule 1 of the draft Structure Plan indicates that there will be around 1,700 new houses built in the Aberdeen Housing Market Area outwith the SGA between the

period 2007-2016 followed by a further 1,500 between the period 2017-2023 and 1,500 between the period 2024-2030.



**Figure 6: Extract from the draft Structure Plan for Aberdeen City and Shire**

With respect to Keithhall it is located on the edge of the Huntly to Laurencekirk SGA. Within the draft Plan the Inverurie to Blackburn section has a proposed allocation of c6500 residential units over the period to 2030. This level of growth will stimulate major proposals for the Inverurie area, including the Keith Hall Estate, which will be debated through the Local Development Plan process.

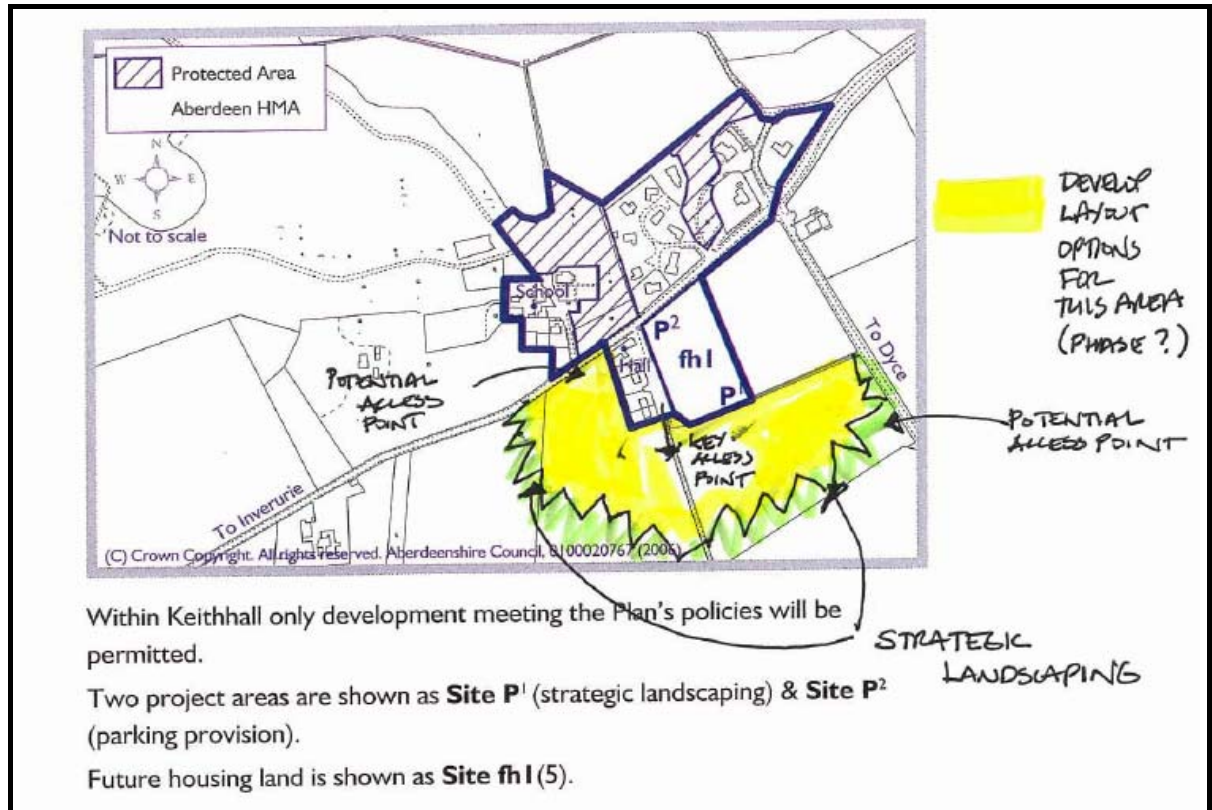
## 4. Development Proposals

### 4.1 Key Elements

A high quality residential development consisting of around 20 houses of a mixture of types and sizes to address local demand is proposed for the site.

Future development will require to provide a comprehensive landscape boundary to mitigate impact on adjacent property and form a defined settlement edge. Detailed proposals are to be developed for the site based on the brief plan illustrated in Figure 7 below. These will address the fit with the site in the landscape and develop

opportunities to provide public open and landscape space for the site and the village.



**Figure 7 – Illustrative Brief for Development Site**

The proposed development will also provide affordable housing which will help to address the shortage of low-cost and accessible housing in the Garioch area. The housing mix will reflect market conditions but it is proposed that affordable units be built on site in accordance with the demand profile supplied by Aberdeenshire Council.

Our client controls land adjacent to the site and there is flexibility to introduce more scale, facilities and landscape measures should the need arise.

#### 4.2 Design Principles

It is proposed that housing will be provided as far as possible with a low carbon footprint having the capability for future technology upgrades within an adaptable shell. A proportion of the units provided could be for home office or workshop use. Housing form and scale will be based on local precedents and will be developed where practical utilising locally sourced materials, with finishes designed to fit with the site context. A design brief will be prepared for the site and will embrace the principles embodied in Index 21 (e.g. Biomass Heat Supply, high levels of

insulation, efficient use and re-use of water, long-life construction techniques and solar gain through efficient layout).

#### 4.3 Access and Connectivity

Options are available for provision of access to the site and these require to be appraised further and discussed with Aberdeenshire Council Roads Department. It is proposed that vehicular access be taken through an upgrade of the existing access from the B993 past the Woodlands Cottages into both sections of the site. In addition options are available to take a new access onto the B993 from either the Kinmuck or Inverurie sides of the site. The landowner has ownership of the existing track which leads to Windyfold which will give access to the site from the existing adopted road. This is the favoured option to progress.

The site is within 400m of the Keithhall Primary School and Village Hall and these can be reached easily on foot, albeit there may be a requirement for some safety measures, for example speed reduction to 30mph on the B993 as it passes through the village.

Keithhall is also connected to a network of countryside path routes within Keith Hall Estate – including the proposed Core path Route No. 408.03 which leads from Souterford through to Port Elphinstone

#### 4.4 Services

It is not envisaged that any difficulties will arise from servicing the site. Detailed discussions with utilities providers will be held at a post bid submission to ascertain the precise cost of providing a water connection/drainage etc to service the site.

#### 4.5 Planning Gain

Early discussions have been held with the Councils Planning Gain Coordinator to define the likely scale of requirement for the site. Key areas to be addressed in formal negotiations are as follows;

- Affordable Housing
- Education Infrastructure
- Community Facilities
- Leisure and Recreation Facilities
- Carbon Neutral Housing Design
- Public Transport

## 5. Conclusions

The land at Keithhall offers an excellent opportunity to grow the existing village through a sustainable long term development plan.

It is requested that favourable consideration be given to this development bid and the site be allocated for future development in the Aberdeenshire Local Development Plan because;

- The development of our client's land can help to meet local demand for housing by providing modern, carbon neutral housing in an attractive rural setting with close proximity to major employment centres nearby in Inverurie and Kintore;
- The proposed development could provide the critical mass of people required to sustain local services in the village – in particular the Primary School and Village Hall. The integration of land for new housing has the potential;
- The site is feasible in relation to provision of physical infrastructure and services;
- The site will be brought forward for development if allocated in the Local Development Plan. It is argued that the existing constrained fh1 allocation be re-allocated to the adjacent site as proposed in this development bid to ensure that further housing to meet local demand and affordable need is brought forward in a timeframe which sustains the local facilities in Keithhall Village.

## Appendix 1 – Scoring Sheet

|   | Criteria   | Land at Keithhall   | Score |
|---|--|---|-------|
| <b>Sustainable Economic Development</b>   | Accessibility of existing centres of employment                                      | The site is greater than 1km from the nearest existing employment centre.   | -1    |
|   | Provision of business land   | Development of the site would generate no opportunities for new employment.   | -1    |
|   | Distance to key services   | The site is less than 1km from the nearest key services (e.g. school and village hall, Keithhall)   | 0     |
|   | Pedestrian/cycle links to key services, employment land and surrounding developments | Opportunities exist to provide pedestrian and cycle links to key services, employment land uses and access to surrounding developments can be provided. | 0     |
| <b>Encourage and Support Regeneration</b> | Brownfield development   | The development would make no use of brownfield land or existing buildings.   | -1    |
|   | Enhancement of heritage  | There would be no detrimental impact on the built and/or cultural heritage.   | 0     |
|   | Supporting quality of services including primary schools                             | The development would help to sustain existing services and improve the quality of existing services.   | +1    |
|   | Resolves issues of contamination   | No remediation of land available (land not known to be contaminated).   | 0     |

|   |  |  |    |
|---|--|--|----|
|   | on site                                |  |    |
| <b>Maintain and enhance Quality of the Natural Heritage and Built Environment</b> | Quality of agricultural land lost      | Class 3.2 land.  | 0  |
|   | Degree of loss of biodiversity         | No impact on biodiversity of any level of importance e.g. local, national and international. | 0  |
|   | Setting of historic buildings affected | There would be no impact on Historic Building(s) arising from the proposed development.      | 0  |
|   | Archaeology affected                   | No archaeology on site.  | +1 |
| <b>Landscape</b>  | Shelter from cold winds                | The site is well sheltered by a tree plantation to the south and west of the site.           | +1 |
|   | Potential for passive solar gain       | South west facing gradual slope.   | +1 |
|   | Visual considerations                  | The site would fit within the landscape.   | 0  |
|   | Designed landscapes affected           | The development would have no impact on designed landscapes.                                 | +1 |
| <b>Technical Issues</b>   | Availability of water supply           | Availability of mains water supply.  | +1 |
|   | Ease of providing drainage             | Few Constraints – Drainage will be through biodisc system                                    | 0  |
|   | Costs of providing                     | Re-contouring of the land, road widening (of an  | 0  |

|  |  |   |           |
|--|--|---|-----------|
|  | access                                       | existing road).   |           |
|  | Provision of new community services required | All community facilities in Keithhall have capacity e.g. Primary School | +1        |
|  | <b>TOTAL SCORE</b>                           |   | <b>+4</b> |

# 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: Knight Frank LLP  
Date: 6 November 2008  
Postal Address: 3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

Name of landowner (if known) [REDACTED]  
Postal address of landowner [REDACTED]

To comply with the data protection Act 1998 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 Ardmurdo, Keithhall, Inverurie

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :N/A

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?

Yes  No

S3

Please provide the National Grid reference of the site

NJ785196

S4 What is the current use of the site? 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 and/or Business Development and infrastructure provision

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. N/A

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). Potential for future residential or employment land development. No further detail on numbers at this stage.

Land could be utilised as part of wider development of the Thainstone to Uryside corridor, including Keith Hall Estate, to facilitate growth to support the Structure Plan strategy.

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)                 | <input checked="" type="checkbox"/> |  |
| Storage and distribution (Use Class 6)                | <input checked="" type="checkbox"/> |  |
| Do you have a specific occupier in mind for the site? | Yes <input type="checkbox"/>        | No <input checked="" type="checkbox"/> |

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. N/A

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?)

The site slopes to the west and south west with excellent open aspect and views over the Don River Valley. The site is in close proximity to International Paper's Thainstone Mill, albeit on the east side of the river.

Given the uncertainty surrounding the future of the mill, combined with the strategic potential to facilitate growth of Inverurie in this area through new business land and residential development through construction of a new link road between the A96 at Thainstone and the B9170 Inverurie to Oldmeldrum road at Souterford there is a clear opportunity to include the land at Ardmurdo as part of any future integrated development masterplan. The purpose of this bid is to highlight the availability of the land identified in the attached plan for future development within this strategic context.

The site is close to but outwith the River Don floodplain - a flood risk assessment would be undertaken should the site progress.

Further work would be required in respect of the site's capacity, landscape appraisal and design issues, depending on the nature of the use coming forward for consideration.

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   
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   
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.

C2 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

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

The proposed development would be able deliver 25% affordable housing as well as developer contributions that could be used for community facilities.

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)

C4 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                                   |
|---------------------------------------|---|-------------------------------------|--|
|                                       | Please tick appropriate box             |                                     |  |
| Local Shops                           | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>               |
| Residential areas                     | <input type="checkbox"/>                | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> |

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**

C5 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<br>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

The site is located in a strategic position between major service and employment centres in the form of Inverurie and Kintore. It occupies a key position adjacent to the line of a potential new link road being considered at a strategic level to facilitate future growth of Inverurie whilst providing relief to the town centre. The purpose of this bid is to highlight the availability of the site for consideration as part of a wider masterplan for this area. The final use mix will be dictated by a number of factors including the availability of infrastructure, the future of the Paper Mill and the scale of any development within the Keith Hall Estate.

**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.