

## 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:	John Forbes	Date:	05/11/2008
	Postal Address:	Slains Park Farm		
		Kinneff		
		Montrose		
		DD10 0SY		

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

### The site and your proposals

S1	Under what name would you like the site to be identified?
	Kinneff
Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : No, we do not have any information available on the internet.	
<small>The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)</small>	

S2	Have you provided a map showing the exact boundaries of the site you would like considered?	Please provide the National Grid reference of the site NO 843 764 GB
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
S3		

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

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.

Phasing will depend on the number of units proposed. The number of units / density will be confirmed through discussion with the community.

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 numbers and form of the dwellings will be dependent on the outcome of the community consultation.

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 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 taken 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

See attached statement

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

8 VICTORIA STREET  
ABERDEEN AB10 1XB

TELEPHONE  
(01224) 388700

FACSIMILE  
(01224) 388777

E-MAIL  
PLANNING@hfm.co.uk

P1353/JW/pd

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 KINNEFF**

OFFICES IN BELFAST,  
DUNDEE, EDINBURGH  
AND GLASGOW

Please find enclosed the following documents on behalf of our client Mr John Forbes.

- 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 John Forbes

CHARTERED  
ARCHITECTS  
CHARTERED PLANNING  
CONSULTANTS  
LAND USE  
CONSULTANTS  
URBAN DESIGNERS  
SPACE PLANNERS  
PROJECT MANAGERS

PARTNERS

JOHN HALLIDAY  
DIP ARCH (ABDN)  
ARIBA ARIAS

IAN G FRASER  
B ARCH (HONS)  
RIBA FRAS

HAMISH B MUNRO  
DIP ARCH (ABDN)  
RIBA ARIAS

DIRECTOR OF  
PLANNING  
BOB G REID  
BA(HONS) MCD MRTPI

ASSOCIATE REGIONAL  
DIRECTOR  
STEVE CRAWFORD  
BSC (HONS) MRTPI

---

**SUPPLEMENTARY STATEMENT**

**ABERDEENSHIRE LOCAL PLAN BID  
LAND AT KINNEFF**

NOVEMBER 2008

On behalf of Mr John Forbes



**HALLIDAY | FRASER | MUNRO**  
PLANNING

---

---

**CONTENTS**

<b>SECTION</b>	<b>TITLE</b>	<b>PAGE</b>
1.	Introduction	2
2.	The Bid	3
3.	The Sites	3
	Site A	
	Site B	
	Site C	
4.	Draft Aberdeen City and Shire Structure Plan 2008	6
5.	Siting and Design	6
	Site A	
	Site B	
	Site C	
6.	Community Benefits	7
7.	Community Consultation	7
8.	Accessibility and Services	8
9.	Servicing	8
10.	Access	8
11.	Conclusion	8

# 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 Kinneff on behalf of our client Mr John Forbes.



**Figure 1: Map showing Potential Development Sites in Kinneff.**

## 2 THE BID

The land in question is under the control of our client. He wishes to promote land for future housing within the village of Kinneff to help support local services within the community and meet future housing requirements locally. As our client owns various land around the village of Kinneff we have put forward three sites for consideration as allocations in the future local development plan.

## 3 THE SITES

### SITE A

The site is located to the rear of the church at Kinneff on land that was previously allocated in the draft Aberdeenshire Local Plan. The land will allow any further development to form a continuation of the recent housing at Smiddy Park where access to land in the south has been made available. The land is well screened from the A92 by a number of trees and the manse and church, which front onto the A92. The land in question follows the same contour as the adjacent site at Smiddy Park, which will allow the proposal to be successfully located within the and less visible from the A92.



**Figure 1:** Aerial photograph showing the proposed site (A) to the south west of Kinneff.

## SITE B

This site is located to the west of Kinneff to the rear of the recent development at Smiddy Park. The site also extends down to include the land to the south of Smiddy Park which makes up much of the land considered under the proposals for site A. To the north the site continues along the southern edge of the road to Barras, as far as Broomhill Cottage. This site will allow for the extension of the development at Smiddy Park as well as creating the opportunity for new development between the rear of Smiddy Park and the farm to the west of Kinneff. This site will allow for significant, but sustainable growth of the settlement, which could potentially provide greater community benefits than a smaller development site.



**Figure 2:** Aerial photograph showing the proposed site (B) to the west of Kinneff.

## SITE C

This site is located to the east of Kinneff on land, which provides an excellent and flexible opportunity for development. The site is located along the minor public road from Kinneff to Kinneff Primary School. The site is relatively flat and provides good landscaping opportunities. It is also within easy walking distance of the primary school without having to cross a busy road and directly opposite the village shop. The boundary of this site shows the red line following the existing field boundary. It is not our client's intention to develop the whole of this field and housing would be orientated to face onto the existing road from Kinneff to the school. The boundaries of this site have been drawn to accommodate additional shelterbelts and strategic planting within the red line. A design concept will be developed over the coming weeks.



**Figure 3:** Aerial photograph showing the proposed site (C) to the east of Kinneff.

#### **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. Kinneff is located close to the Portlethen to Stonehaven stretch of the A90 corridor identified by the draft structure plan. Kinneff is within a Regeneration Priority Area identified by the plan and would therefore will benefit from further development within the settlement which will help to sustain local facilities and schools which are key to the prosperous nature of the village. The village is identified as being a rural service centre within Aberdeenshire. It's status as a rural service centre means that it is important to the surrounding rural population and the provision of services within the settlement help to sustain the surrounding community. The aim to regenerate this area is welcomed and the development of new homes in the village will provide a greater choice of housing in the locality as well as supporting existing services in the village.

#### **5 SITING AND DESIGN**

##### **SITE A**

The site is located to the south of a recent small-scale development creating a new street known as Smiddy Park. The proposed site will form a continuation of Smiddy Park to provide new homes within Kinneff that will follow the established character of the settlement. The site is well screened from the A92. Any new properties would sit behind Kinneff Church and the manse adjacent. Development on this site would not detract from the character of the settlement and would have minimal impact on the landscape or undeveloped coast designation. Kinneff is made up of an array of different property styles ranging from traditional single storey cottages to mid twentieth century two-storey council housing. This allows some freedom to design and locate high quality homes on this site.

##### **SITE B**

This site encompasses most of site A and as well as land to the north and west. This site retains development on the western side of the A92. The northern part of this site is on slightly higher ground than Smiddy Park to the east, but would not significantly alter the appearance of the village from the main transport corridor following the contour of the slope. At present the settlement steps its

way up the hill to the west of the A92 as the land rises. This site will continue this pattern of development without adversely impacting on the character of the village through design and layout of the site.

### **SITE C**

This site takes development across the A92, closer to the School. Development on the opposite side of the road will create a consolidated settlement expansion with focus on both sides of the carriageway. This development could justify the reduction of the speed limit on the A92 through Kinneff and the provision of a safe pedestrian crossing between the eastern and western parts of the village. This would not only link this development site with the community services on the opposite side of the A92 but would give the rest of the community based to the west of the A92 much safer pedestrian access to the primary school. The gentle gradients on this site will allow easier construction on site and the inclusion of landscaping to the boundaries.

## **6 COMMUNITY BENEFITS**

The sustainable growth of Kinneff will help to support local facilities within the settlement. Kinneff School has a role of thirty-one and the existing or extended local provision can be sustained through the appropriate growth of the settlement. Further growth may imply improvement to the existing school but this could also support new multipurpose community facilities. Any developer contributions from the development of this site could also have benefits such as the improvement of the area of open space to the north of the settlement through landscaping, provision of play equipment or improvement of the existing sports pitches to the north of the settlement. New development in Kinneff could also contribute to the reduction of the speed limit on the A92 through the village and potentially a pedestrian crossing and links to the school. Development in Kinneff could also contribute to providing a community facility for the Kinneff area, but obviously contributions will be relevant to the scale of the potential development.

## **7 COMMUNITY CONSULTATION**

To date, no contact has been made with the Catterline, Kinneff and Dunnottar 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**

Sites A and B follow the established settlement pattern of development to the west of the A92. The location of these sites mean that the rest of the settlement is within easy walking distance and access to open space is readily available. The site is also within easy walking distance of the bus stop on the A92, which has regular services to Stonehaven and Montrose. With safe pedestrian access across the A92 these developments would also be within walking distance of the school. Site C is readily accessible for the school and opposite the village shop.

## **9 SERVICING**

This site is a continuation of the recent development at Smiddy Park. There is no obvious reason why this site cannot be serviced to provide residential development.

## **10 ACCESS**

It is proposed that site A will be accessed from the existing development at Smiddy Park where the existing roadway has been designed so that it can be easily extended to a future development site to the south. Site B could be accessed from both the access at Smiddy Hill and the public road to Barras which runs parallel to the most northern part of the site. Site C could be accessed by either an access directly onto the A92 or via the minor public road to Kinneff School. Traffic may need to be slowed should the site access the A92 directly and the development could assist in supporting speed restrictions being placed on the stretch of the A92 that passes through the village. This settlement is only just outwith the SGA shown in the draft structure plan. This settlement is within close proximity to the main settlements of Stonehaven to the north and Montrose to the south, as well as the main A90 corridor between Dundee and Aberdeen. The site therefore benefits from good public transport links to larger settlements as well as major urban areas.

## **11 CONCLUSION**

Site A is a previously allocated site in a small rural service centre, which requires regenerative growth. Small rural settlements such as Kinneff require local development to sustain the rural services that they offer to the surrounding

community. This is not just the community within the settlement but also the outlying houses and farms in the wider area. This site presents an opportunity for local growth in a location that will not adversely impact upon the character of the settlement or the adjacent 'Undeveloped Coast' designation (we suggest that these areas indicated should not form part of the Undeveloped Coast). The site is also contiguous with the settlement boundary and adjacent to existing and compatible land uses. Overall these sites offer the best opportunity for local growth in Kinneff.

The settlement of Kinneff is identified within a report to the K&M Area Committee on 28 October 2008. Council Officers have identified Kinneff as a "settlement proposed for site allocations". We would agree that Kinneff does indeed offer opportunities for development allocations and should be supported. We believe that all three sites identified in this bid warrant serious consideration as allocations for the future Aberdeenshire Local Development Plan. We reserve the right to expand on the information provided as matters progress.