

KEITHHALL

Vision

Keithhall is a small village located some 2km east of Inverurie on the edge of the Keithhall Estate. The village has grown around the church, the school and the manse, which provide character and a sense of place. The centrepiece of the estate is Keithhall House, a category A-listed building that is the historic seat of the Earls of Kintore, whilst the grounds of Keithhall Estate were landscaped by Capability Brown in the 18th Century. There is pressure for development in the vicinity of Keithhall owing to its proximity to Inverurie, but the need to preserve the integrity of the Historic Garden and Designed Landscape is of particular importance. Keithhall is therefore suitable for a modest level of development only, which will help to meet local housing needs and support local services – particularly the primary school which is forecast to be under capacity during the early part of the Plan period.

Natural and Historic Environment

Much of the village is situated within the Keithhall Garden and Designed Landscape.

Settlement Features

| | |
|---------------------------|--|
| Protected Land | |
| P1 –P2 | <u>For education and community issues associated with the primary school and to conserve the landscape and setting of the village.</u> |
| P2 | <u>To conserve the landscape and setting of the village.</u> |
| Reserved Land | |
| R1 | To provide a car park for the village hall. |
| Other Designations | |
| FOP1 (Bid GR049) | <u>Future opportunity site for housing (4.7 hectares).</u> |

Flood Risk

- A small watercourse runs adjacent to part of sites OP1 and R1. A Flood Risk Assessment may be required.

Services and Infrastructure

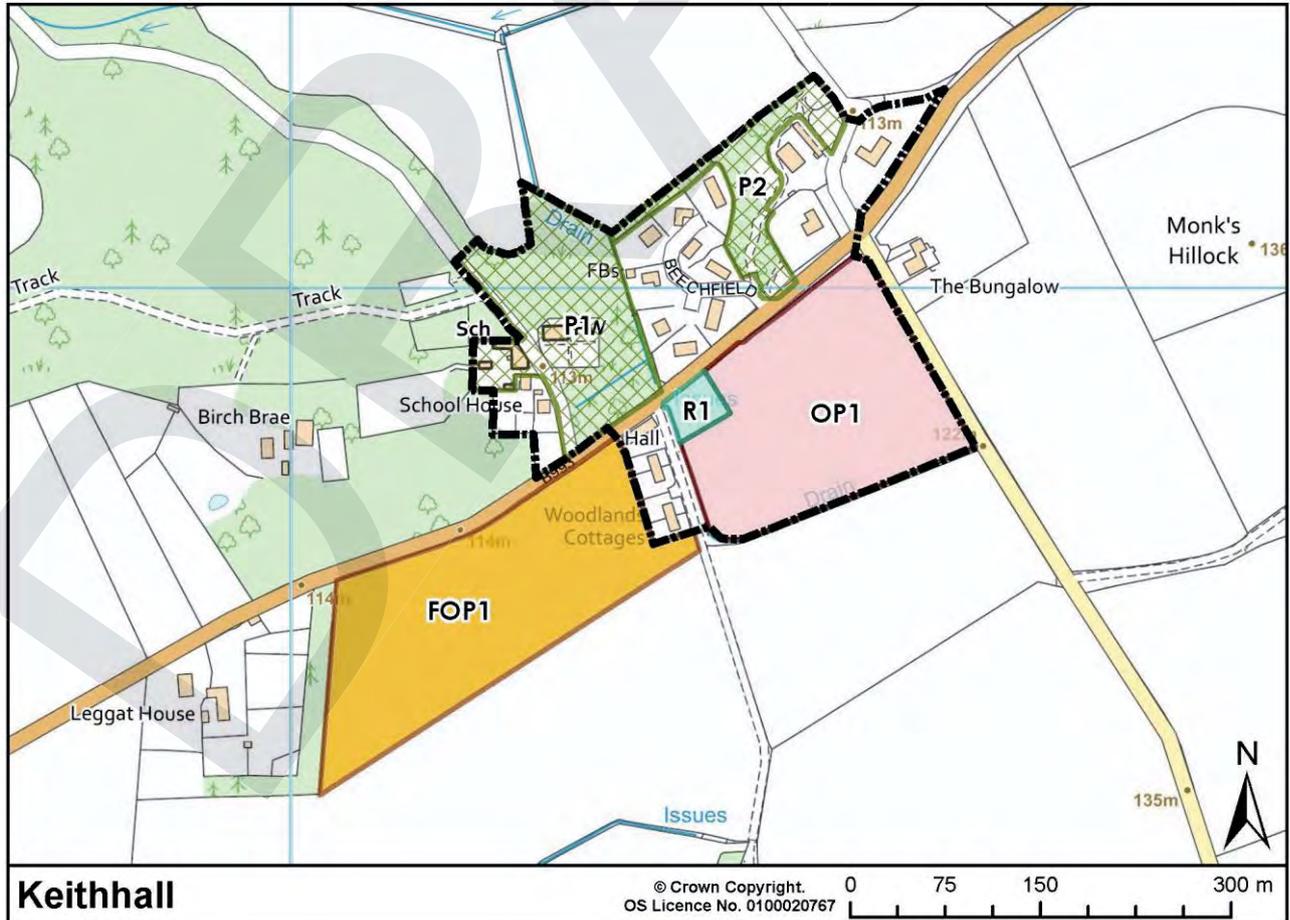
- Strategic drainage and water supply: There is currently available capacity at Inverurie Waste Water Treatment Works, however it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Keithhall or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Keithhall or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.

- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

Allocated Sites

OP1 (Bid GR128 and GR0129): South of Inverurie Road **Allocation: 15-68** homes

Part of this site was previously allocated as site H1 in the 2012-LDPOP1 in the LDP 2017. A Masterplan will be required. A small watercourse runs adjacent to the site and a Flood Risk Assessment may therefore be required depending on the site layout. Morphological improvements to the watercourse, such as re-meandering, will be encouraged. The site is visible when approaching the settlement from the south and is viewed against the backdrop of mature woodland associated with the Keithhall Historic Garden and Designed Landscape. Strategic landscaping is therefore likely to be needed along the southern and eastern boundaries both to minimise potential adverse impacts on the village setting and to provide defensible boundaries to the site. ~~Access may be possible either via the B993 or the Woodlands Cottages road.~~ The development should respect the character of adjoining housing, which is primarily of single and 1½ storey design, and include a range of house types and sizes. The development should ~~also incorporate 3 affordable homes and~~ safeguard land for the provision of car parking for the village hall (see R1). ~~A Flood Risk Assessment may be required~~ It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development.



KEMNAY

Vision

Kemnay is a successful traditional and diverse town set in the valley of the River Don, dating from around the 1860s. ~~The settlement rises from the river, to the west of Kemnay, to higher ground on the east.~~ The town centre and Academy highlight Kemnay's role in the rural community, and the town also benefits from an employment area to the north which includes the famous Kemnay Quarry. Sites safeguarded for business uses should be promoted, particularly for the start-up of small and medium sized enterprises. There are large areas of open space in the town and good access to a paths network in the Fetternear Estate. Academy provision has presented a constraint to development in recent years, although an extension to Kemnay Academy in the short term, and a review of Academy provision in the Garioch area over the medium term, will help to address this. The local community has indicated that improvements are required to local facilities including the library and scout hut. Delivery of a replacement health centre is of particular importance. Kemnay benefits from a diverse housing mix and further development at an appropriate scale, including smaller and affordable homes, will help to meet local housing need, sustain and enhance services within the community, provide opportunities for employment and recreation, and improve links to the path network on the edge of Kemnay. Flood risk is a constraint on development and a particular concern to the local community. There is local desire for the delivery of a safe cycle route to connect Kemnay with surrounding settlements including, Kintore, Inverurie, Monymusk, Alford and as far as Aberdeen City.

Natural and Historic Environment

The Fetternear Local Nature Conservation Site is situated immediately to the north of the settlement, in close proximity to BUS1.

Settlement Features

| Protected Land | |
|---------------------------|--|
| P1 | <u>For education and community issues associated with the primary school and to conserve recreational open space.</u> To conserve the sports ground and amenity area, which contributes to the green network. |
| P2 | To conserve the 'Place of Origin' and its setting. |
| P3 --P4 | <u>For education and community issues associated with the primary school and to conserve recreational open space.</u> To conserve the amenity area, which contributes to the green network. |
| <u>P4</u> | <u>To conserve the amenity area, which contributes to the green network.</u> |
| P5 | To conserve the cemetery and adjacent ground. |
| P6 | To conserve the recreation ground. |
| P7 | To conserve the playing fields. |
| P8 | To conserve the memorial and garden. |
| P9 | To conserve the monument and park. |
| Reserved Land | |
| R1 | For sports pitches. |
| <u>R12 (Bid GR083)</u> | For medical/_community facilities. |
| Other Designations | |
| BUS1 | Safeguarded for business uses. |
| - BUS3 | |
| TC | Kemnay town centre. |

Flood Risk

- ~~There is a small watercourse adjacent to site OP1. Full SUDS and adequate buffer strips will be required.~~
- ~~There is a small watercourse adjacent to site OP2. A Flood Risk Assessment may be required, depending on proposals and site levels. Full SUDS and adequate buffer strips will be required.~~
- Site R1 is on the River Don Floodplain and can only be used for facilities that can withstand flooding. Site BUS1 is also adjacent to the River Don and any redevelopment would require a detailed Flood Risk Assessment.

Services and Infrastructure

- Strategic transportation: Contributions may be required to address the cumulative impact of developments on the trunk road network.
- Strategic drainage and water supply: Local sewer reinforcement may be required.
- Secondary education: All residential development must contribute towards provision of capacity at Kemnay Academy. Owing to secondary education capacity constraints, no development on allocated land can take place until secondary education constraints have been resolved.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kemnay. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a replacement health centre in Kemnay (see site R12).

Allocated Sites

| | |
|---|-----------------------------|
| OP1 (Bid GR147): Birley Bush | Allocation: 49 homes |
| <p><u>This is a newly allocated site offering remediation of a brownfield site. The site is within close proximity to the town centre and close to a number of services in the town.</u></p> | |
| <p><u>Tree loss may occur to accommodate the development. This loss should be minimised and identified through a tree survey, with appropriate compensatory planting identified as necessary. Options to include provision of allotments within the site allocated should be explored. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. Where a phasing scheme is promoted affordable housing should be delivered as part of the early phases of development.</u></p> | |
| OP1: East of Greystone Road | Allocation: 65 homes |
| <p>This site was previously allocated as site H1 in the 2012 LDP. It is located on the south-eastern edge of the settlement, with recent development to the immediate north-west. Proposals should take account of the further detail set out in the master-plan which has now been approved for the site.</p> | |

The site slopes to the south-west, providing potential opportunities for solar gain which should be exploited as far as possible within the development layout. Woodland to the north-east and south-west provides some containment, but there are open views to the south-east. Strategic landscaping is therefore likely to be required along the south-eastern boundary to provide softening of the settlement edge. The design theme should provide a mix of house types and sizes in keeping with the character of the surrounding area, including a minimum of 16 affordable houses integrated into the development design.

The scale of development and integration with the neighbouring residential area requires consideration of two vehicle access points from Bogbeth Rise and Bogbeth Road. Proposals should also address any consequent local traffic management and parking issues including the provision of necessary passing places. Pedestrian linkages will also be important including to the core path along the south-western boundary of the site. The road layout is likely to require meandering in order to accommodate the site gradient.

There is a small watercourse adjacent to the site. Full SUDS and adequate buffer strips will therefore be required. A 200mm PVC water main also crosses through the centre of the site. The developer should contact Scottish Water to ascertain whether a mains diversion is required.

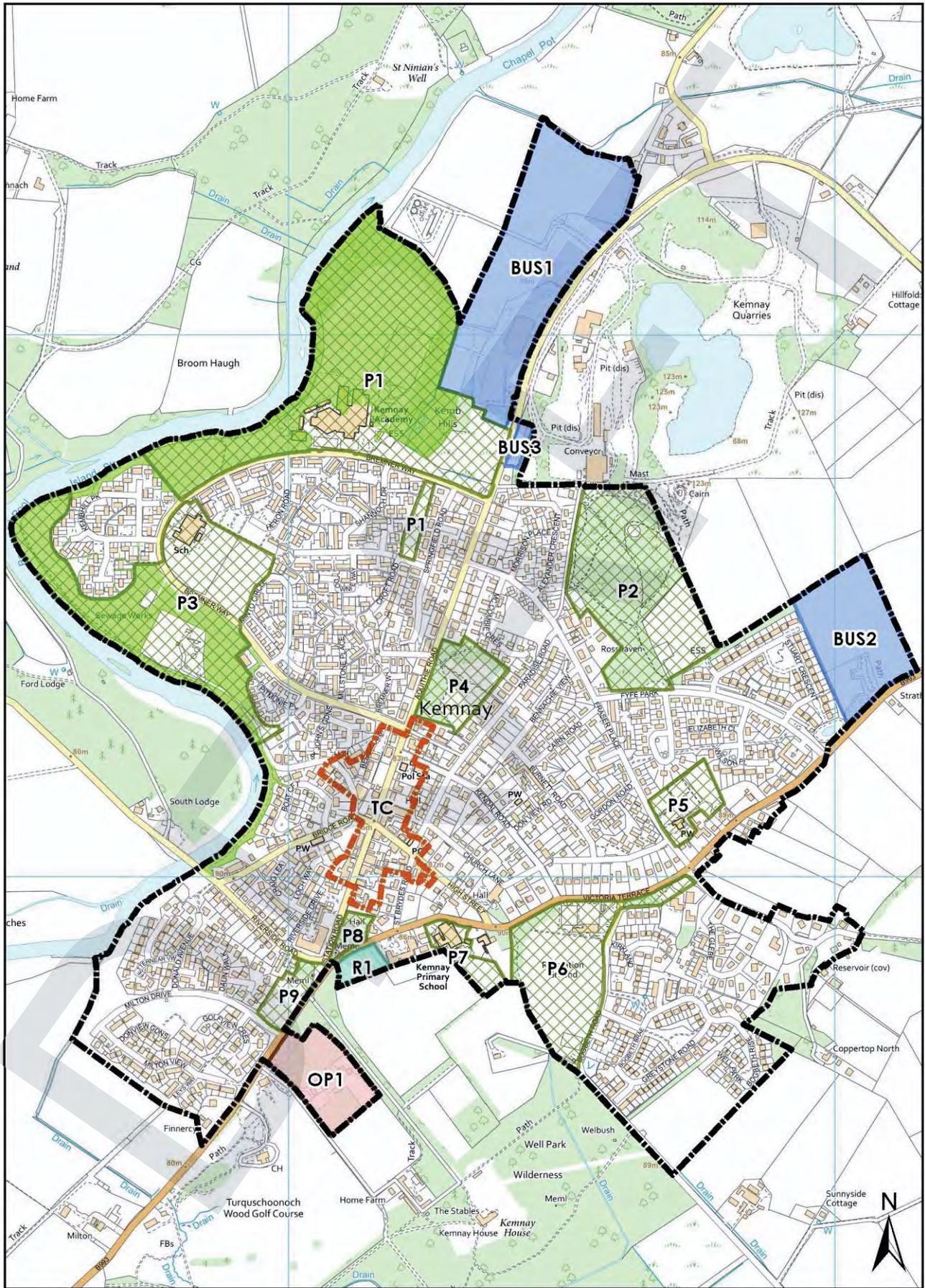
OP2: West of Milton Meadows

Allocation: 20 homes

This site was previously allocated as site H2 in the 2012 LDP. It is located on the south-western edge of the settlement and is generally flat in nature. Strategic landscaping is likely to be required to soften the settlement edge and reduce the prominence of the development, particularly when approaching from the south-west.

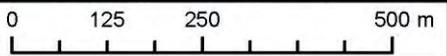
The design theme should provide a mix of house types and sizes in keeping with the character of the surrounding area, including a minimum of 5 affordable houses integrated into the development design. Access to the site could be taken via the B993 or through the adjoining residential development via Leys Way. Footway provision to provide pedestrian connectivity with the rest of the settlement will be required. The site should also enable the development of sports pitches on site R1.

There is a small watercourse adjacent to the site, and a flood risk assessment may therefore be required depending on detailed proposals and site levels. Full SUDS and adequate buffer strips will be necessary.



Kemnay

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KINGSEAT

Vision

Kingseat is a small settlement located some 7km north of Dyce and approximately 1km east of Newmachar. Kingseat was the location of the first segregate or village hospital system in the British Isles. Laid out to create a secluded and sheltered environment within a planned parkland landscape, the former hospital site has a distinctive self-contained character and has been designated as a conservation area.

Opportunities for redeveloping of derelict hospital buildings should be promoted. More recent development has extended the settlement to the east, and has incorporated both housing and business development of a more modern design. Owing to its location away from the larger service centres there is limited development pressure, and the key planning objective for Kingseat is to preserve the amenity and character of the settlement.

Settlement Features

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|----------------------------------|---|
| <u>Protected Land</u> | |
| <u>P1</u> | <u>To conserve the play area as an importance local amenity.</u> |
| <u>P2</u> | <u>To conserve the area of open space.</u> |
| <u>Other Designations</u> | |
| <u>BUS</u> | <u>Safeguarded for business uses.</u> |
| <u>CA</u> | <u>Kingseat Conservation Area.</u> |

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

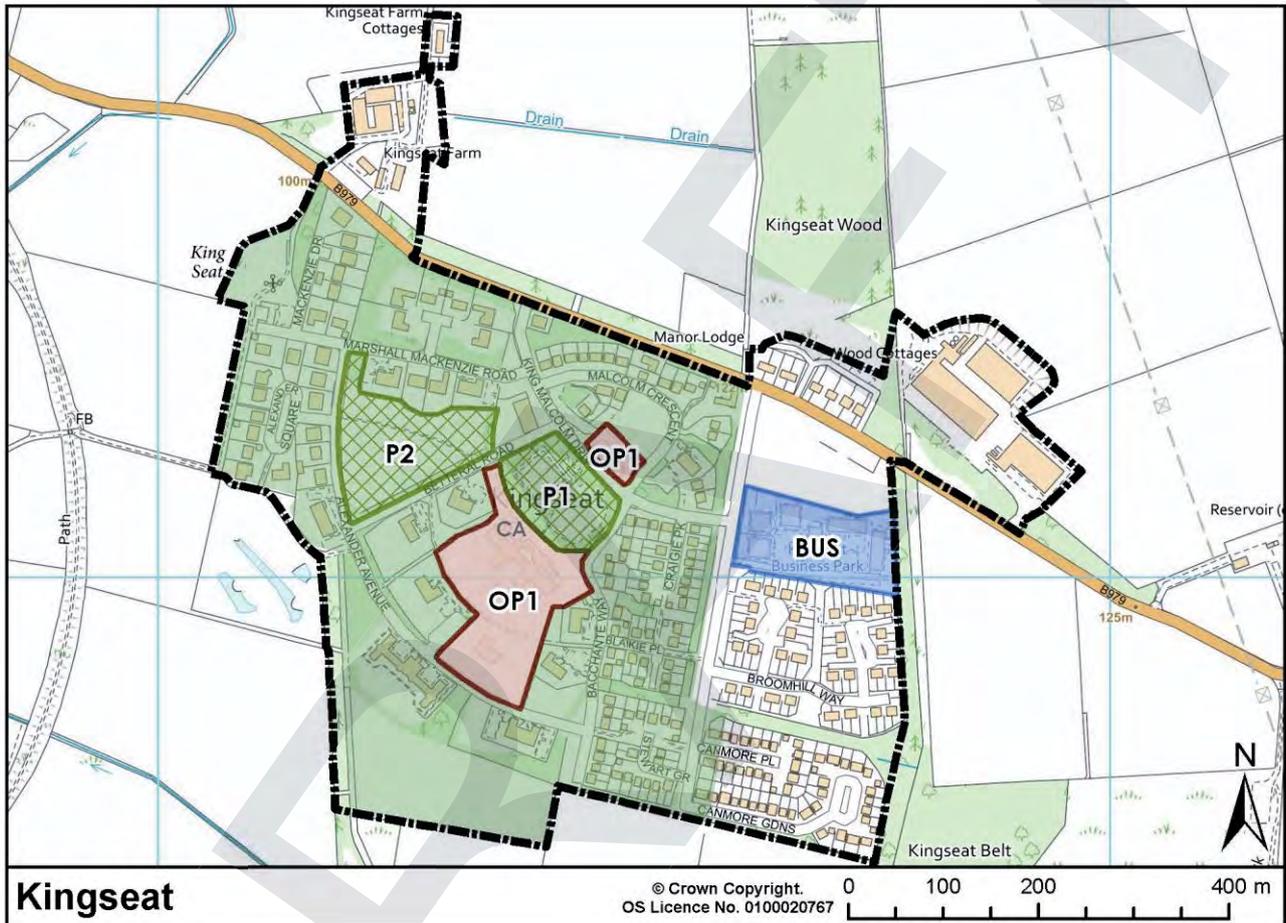
- Primary education: All residential development must contribute towards additional primary school provision in Newmachar.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kingseat or towards facilities in the wider catchment area at Newmachar. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kingseat or towards facilities in the wider catchment area at Newmachar. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards health services serving Newmachar.

Allocated Sites

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|---|--|
| <u>OP1: Former Kingseat Hospital</u> | <u>Allocation: Housing Land</u> |
| | |

This is a newly allocated site offering remediation of a brownfield site. The remaining undeveloped former hospital buildings should be retained where possible and converted to residential use.

It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.



KINMUCK

Vision

Kinmuck is a small village on the B979 near Inverurie. ~~It is linear in nature with the central feature being the former Bears Head public house, which has now been converted into a restaurant.~~ The village is characterised by mature deciduous trees which line the main street, and the category B- listed Friends Cottage provides an attractive entrance feature to the village from the north. Preserving the landscape setting of the village is therefore important. The settlement lacks facilities with the primary school serving the community being situated in Keithhall. There are currently no public sewers in the settlement and this acts as a constraint, ~~along with the character and nature of the existing settlement, on development.~~ ~~mean that Kinmuck is suitable for small-scale development only. A limited amount of development will help to meet local housing needs and support local services — particularly Keithhall Primary School which is forecast to be under capacity during the early part of the plan period.~~

Settlement Features

| | |
|-----------------------|--|
| Protected Land | |
| P1 - P2 | To conserve the landscape/ setting of the village. |

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE “Planning Advice for Developments near Hazardous Installations”.

Services and Infrastructure

- Strategic drainage and water supply: There is no public sewerage provision within the settlement.
- Secondary education: All residential development must contribute towards provision of capacity at Inverurie Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kinmuck or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kinmuck or towards facilities in the wider catchment area at Inverurie. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Inverurie.

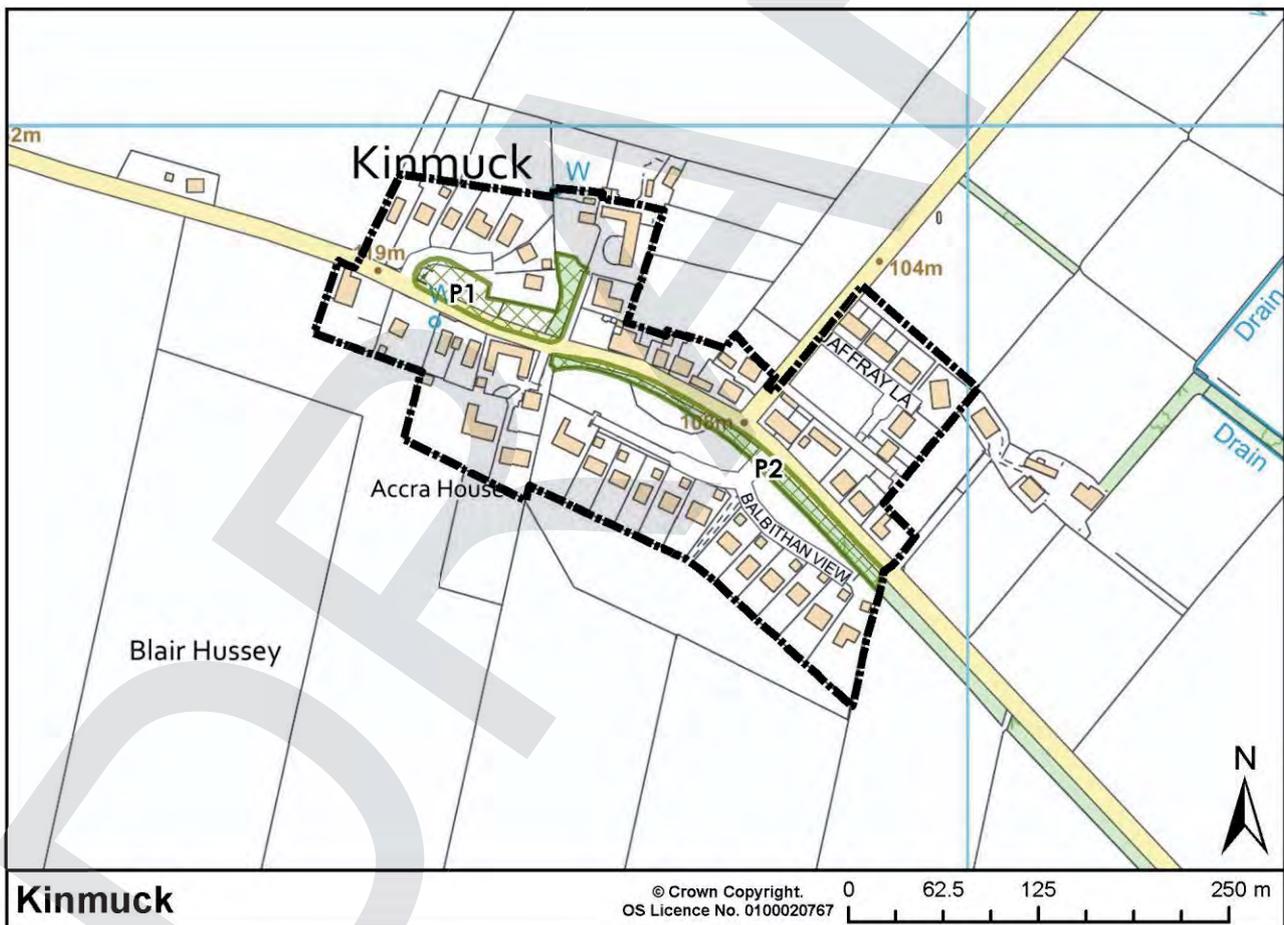
Allocated Sites

OP1: Carpenters Croft

Allocation: 10 homes

This site was previously allocated as site H1 in the 2012 LDP. It is located on the northern edge of the settlement and slopes gently to the northeast. Strategic landscaping is likely to be necessary along the northern boundary of the site in order to soften the edge of the development and avoid any adverse impact on the village setting. Access is via the Fawells road, which lies adjacent to the northwestern boundary of the site. Development on this site should incorporate a mix of house types and sizes and should also make provision for a formal recreation space.

Planning permission for 7 houses on the site is currently pending (subject to a legal agreement) (APP/2013/1164). It is anticipated that the development will be complete either by 2017 or during the early part of the plan period.



KINTORE

Vision

Kintore has grown rapidly since the 1980s, primarily due to its close proximity to Aberdeen, and largely serves as a commuter town. However, the town also benefits from the Midmill Industrial Estate and the Kintore Business Park, which provide significant local employment hubs. There are a large number of scheduled monuments in an around the town, whilst Tuach Hill and the open area around it provide attractive walks that are well used by residents. Encroachment on Tuach Hill from development and infrastructure is of concern to the local community and should be avoided at all costs to preserve this amenity. Kintore has a town centre with significant historic key buildings which contribute to the town's identity. A new railway station in the north of the town will add to the town's accessibility by public transport, with the land adjacent providing potential for further employment/commercial development. There is potential for both employment and housing development within Kintore which will make a significant contribution to growth within the Strategic Growth Area (SGA), although major roads infrastructure improvements on the A96 will be required to deliver this. New development should take opportunities to enhance the provision of community facilities, whilst also being designed to maintain links to Tuach Hill for informal recreation and provide more areas of formal open space.

The lack of smaller and affordable homes is an issue for the local community. Community facilities and services are considered to be inadequate given the size of the town. There is local aspiration for a petrol filling station to be developed in Kintore.

Natural and Historic Environment

There are a number of scheduled monuments in and around Kintore. These include the Fullerton ring ditches and cairn circle scheduled monument situated along the northern boundary of site BUS1, the Midmill long cairn scheduled moment which is found within P6, and the Tuach Hill stone circle found towards the centre of the town within P1. The remains of the Aberdeenshire Canal is a scheduled monument which is found along the boundary of site OP1. Kintore Town House is a listed building of architectural significance.

Settlement Features

| Protected Land | |
|---------------------------|---|
| P1 | To conserve Tuach Hill and surrounding area, which contributes to the green network. |
| P2 | To conserve Gauch Hill, which contributes to the green network. |
| P3 | <u>For education and community issues associated with the primary school and to conserve recreational open space.</u> To conserve the playing field, which contributes to the green network. |
| P4 | To conserve Rollo Mire and Torryburn Wood, which contribute to the green network. |
| P5 | To conserve Springie Mire, which contributes to the green network. |
| P6 | To conserve the Midmill Long Cairn, which contributes to the green network. |
| P7 | For new education provision. <u>For education and community issues associated with the primary school and to conserve recreational open space.</u> |
| Reserved Land | |
| R1 | For a town park at Gauch Hill, which includes a sustainable urban drainage system (SUDS), to be developed through associated enabling development. |
| R2 | For a transport interchange and Kintore railway station. |
| Other Designations | |
| BUS1 | Safeguarded/ reserved for <u>employment business</u> uses. |

| | |
|--------------------------------|---|
| BUS2 | Safeguarded/ reserved for employment business uses and , a transport interchange and, subject to a masterplan, for housing. |
| BUS3 - BUS4 | Safeguarded/ reserved for employment business uses. |
| TC | Kintore town centre. |
| <u>FOP1</u> (Bid GR053) | <u>Future opportunity site for housing and employment land (1.4 hectares).</u> |
| <u>FOP2</u> (Bid GR126) | <u>Future opportunity site for housing (0.45 hectares).</u> |
| <u>FOP2</u> (Bid GR078b) | <u>Future opportunity site for housing (16.3 hectares).</u> |

Flood Risk

- Parts of sites OP1, OP2, OP3, OP4, R2, BUS1, BUS2, and BUS3 lie within the Scottish Environmental Protection Agency's (SEPA) indicative 1 in 200 year flood risk area or are known to flood from other sources. A Flood Risk Assessment will be required to accompany any future development proposals for these sites.

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Strategic transportation: Contributions will be required for cumulative strategic transportation improvements including the railway station and interventions on the A96 and in Aberdeen City.
- Local transportation infrastructure: Major roads infrastructure is required to link sites OP1 and OP5 to the A96 and surrounding routes.
- Strategic drainage and water supply: There is currently available capacity at Inverurie Waste Water Treatment Works, however, it is insufficient to treat all development allocated at Blackburn, Inverurie, Keithhall and Kintore. A Capital Maintenance project has been triggered at Inverurie Waste Water Treatment Works which will deliver growth.
- Primary education: All residential development must contribute towards a new primary school.
- Secondary education: All residential development must contribute towards provision of capacity at Kemnay Academy or any new Kintore Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kintore. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kintore. These may be identified in the Community Plan or relevant Community Action Plan. If not provided on site, open space provision could include sports pitch provision at Gauch Hill, recreation and woodland at Gauch Hill, recreation provision for Tuach Hill Park, and provision of allotments (1ha).

- Waste and recycling: All development must contribute towards a household waste recycling centre in the Inverurie area.
- Health facilities: All residential development must contribute towards a new health centre in Kintore. A site for the health centre requires to be identified.

Allocated Sites

OP1 (Bid GR078): Kintore East (Residential) – **Allocation:** A mix of uses including 600 homes and employment land

This site was previously allocated as site OP1 in the 2017 LDP M1 in the 2012 LDP. A Development Framework for the entire sitewider Kintore East development¹ was approved in September 2013. A Masterplan for the employment part of the development (Midmill South East) was subsequently approved in November 2013, whilst a Masterplan for including the residential part of the site (Kintore East)³ was approved in June 2014. Future development proposals must adhere to the principles set out within these documents. The extent of the allocated land indicates considerable potential for additional development (around 400 additional dwellings) in the longer term subject to infrastructure and cumulative transport impacts being addressed. Given the capacity of the first phases, of up to 600 units plus employment land, it is not anticipated that any subsequent phases would be progressed in advance of the next local development plan.

There are multiple water courses running through the site, and parts of the site may be at risk of surface water flooding. A Flood Risk Assessments will therefore be required to support future development proposals and no development should take place within the functional flood plain.

A new primary school will need to be constructed and opened prior to the occupation of any housing. An additional recycling point will also need to be identified within the site.

Planning permission in principle is pending (subject to the signing of a section 75 legal agreement) for the development of 600 houses, landscaping, open space and associated infrastructure within the site, along with the development of a neighbourhood centre (APP/2013/3830 was approved in September 2015.)

OP2, OP3 & OP4: Woodside Croft, Town Park **Allocation:** 2070 homes to enable the development of Gauch Hill Town Park

These sites were previously allocated as sites OP2 in the 2017 LDP EH1, EH2 and EH3 within the 2012 LDP to enable the development of Gauch Hill Town Park.

Planning permission in principle for residential development as enabling development for a town part and associated facilities was approved in February 2015. An application made under S42 of the Town and Country Planning (Scotland) Act 1997 is pending decision by the Planning Service.

Parts of sites OP2, OP3 and OP4 lie within the indicative 1 in 200 year flood risk area or are known to flood from other sources. A Flood Risk Assessments may be required to accompany

¹ The Development Framework can be viewed at <https://www.aberdeenshire.gov.uk/media/10722/approvedkintoreeastdevelopmentframeworkoctober2013.pdf>

² The Midmill South East Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/10806/d124midmillsemasterplandraftdocument30102013.pdf>

³ The Kintore East Masterplan can be viewed at <https://www.aberdeenshire.gov.uk/media/10982/kintoreeastapprovedmasterplanjune2014.pdf>

~~any future development proposals for these sites, and there should be no development in the functional flood plain.~~

~~Various planning applications for residential development have been submitted for these sites, and development has commenced on the OP4 site. It is anticipated that development on sites OP3 and OP4 will be complete either by 2017 or during the early part of the plan period. It is also anticipated that development will be partly complete on site OP2 by 2017, with the remainder being completed during the period to 2022.~~

OP35: Kintore South

Allocation: A mix of uses including offices, community facilities and, subject to the findings of a Retail Impact Assessment, a supermarket

~~This site was previously allocated as site OP5 in the LDP 2017.~~ This undulating site is located to the south of Kintore, and is contained by the A96 to the west, the Midmill Industrial Estate to the north and the OP1 development site to the north-east. It is allocated for a mix of uses, including offices and community facilities. A supermarket may be appropriate subject to the findings of an appropriately detailed retail impact assessment. A masterplan will be required for the site.

Major roads infrastructure improvements will be required to provide access to the site from the A96 and surrounding routes. Pedestrian and cycling linkages will also be required to ensure adequate connectivity between the site and the town centre, along with other local amenities. Opportunities to provide linkages with development on the adjoining OP1 site should be exploited as far as possible within the site layout. A full Transport Appraisal will be required.

There are a number of features of archaeological interest within the site, and the development will therefore need to take these into account and include appropriate mitigation measures. Strategic landscaping is likely to be required along the eastern boundary in order to soften the visual impact of development.

OP4 (Bid GR077): Midmill Business Park

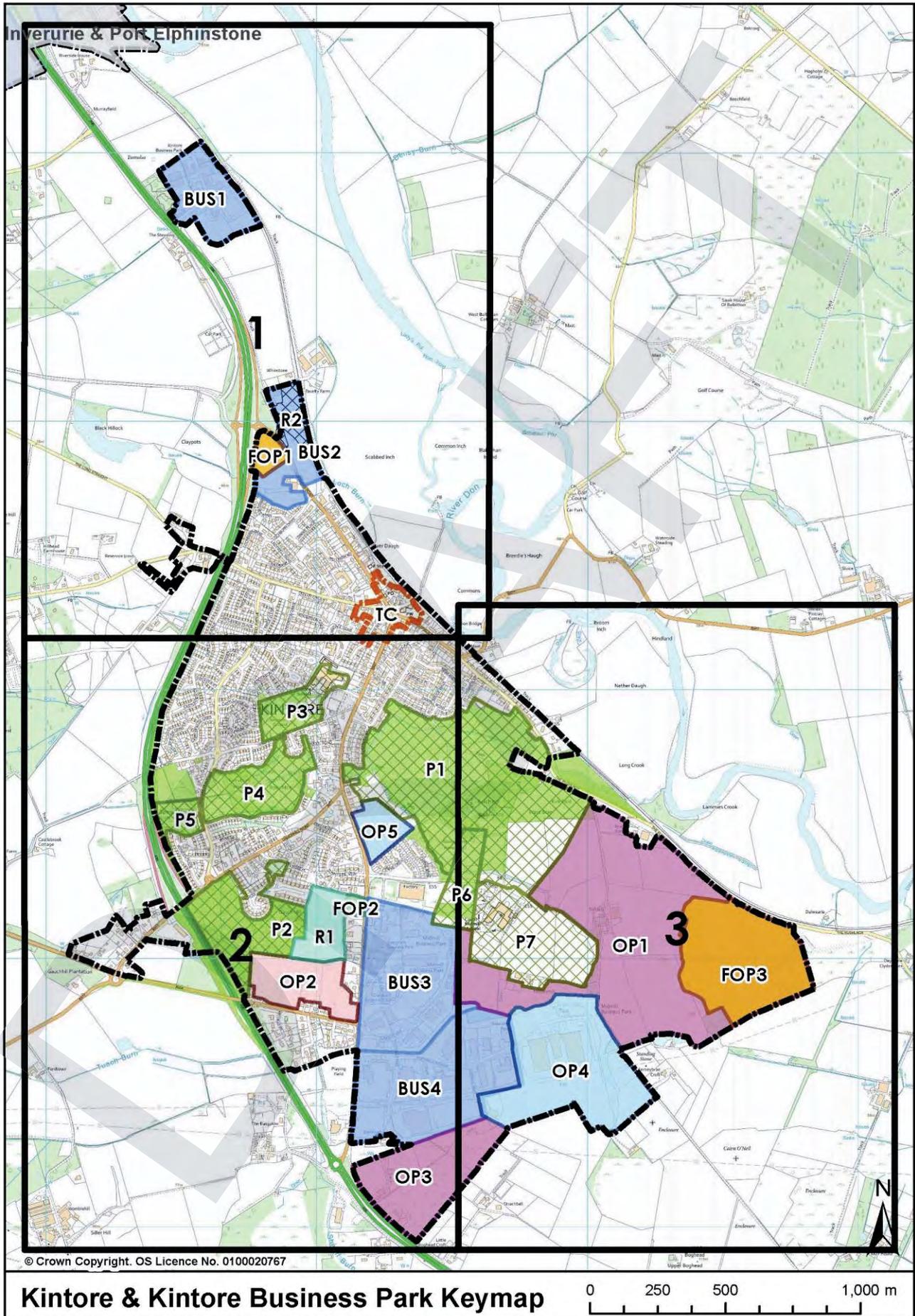
Allocation: 20ha employment land

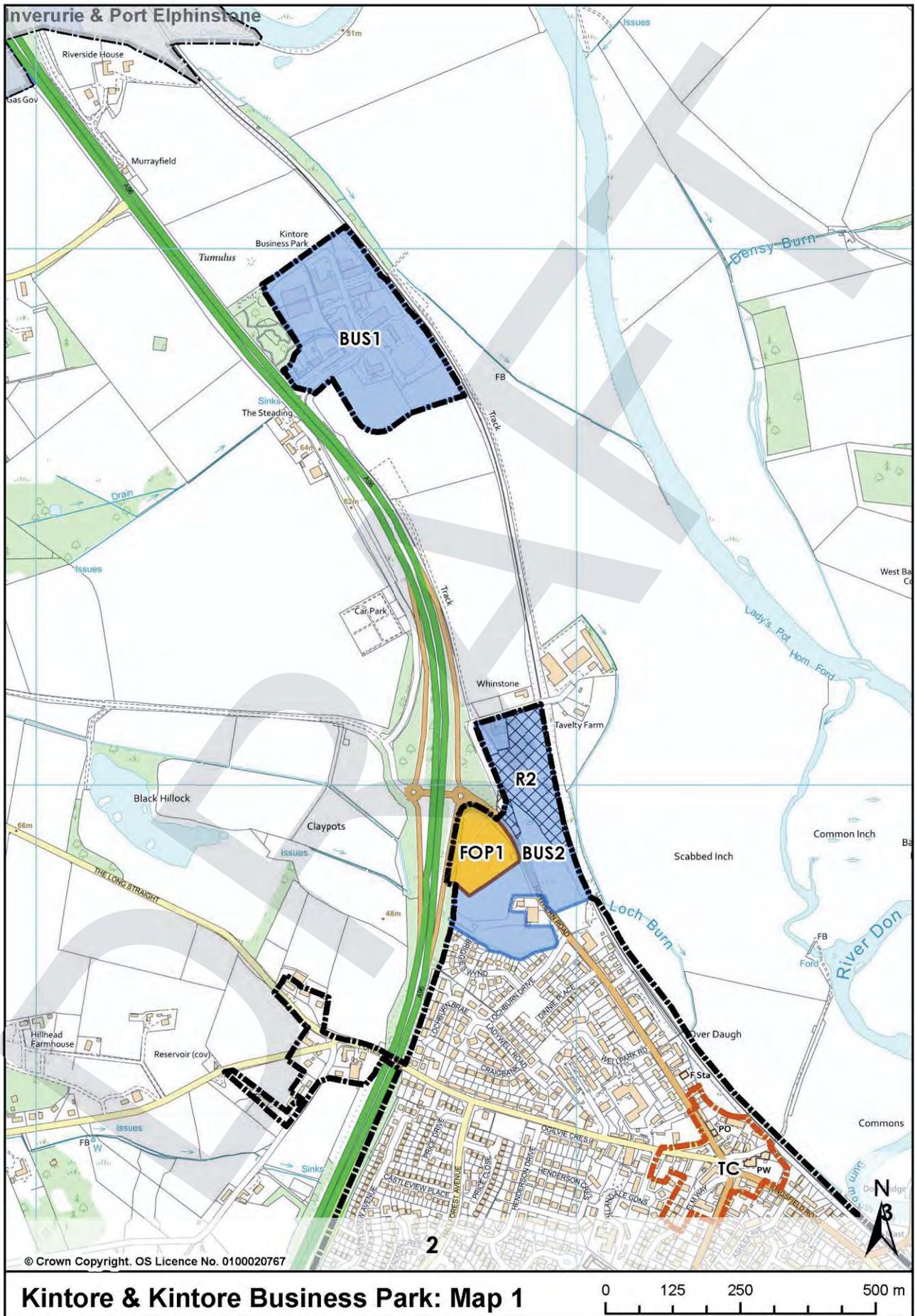
~~This site was previously allocated as part of OP1 in the LDP 2017. A Development Framework for the wider Kintore East development was approved in September 2013. A Masterplan for the employment part of the development (Midmill South East) was subsequently approved in November 2013. The site is partially developed. Further employment opportunities are available and should be in keeping with the scale and nature of the Business Park. A Water Impact Assessment may be required.~~

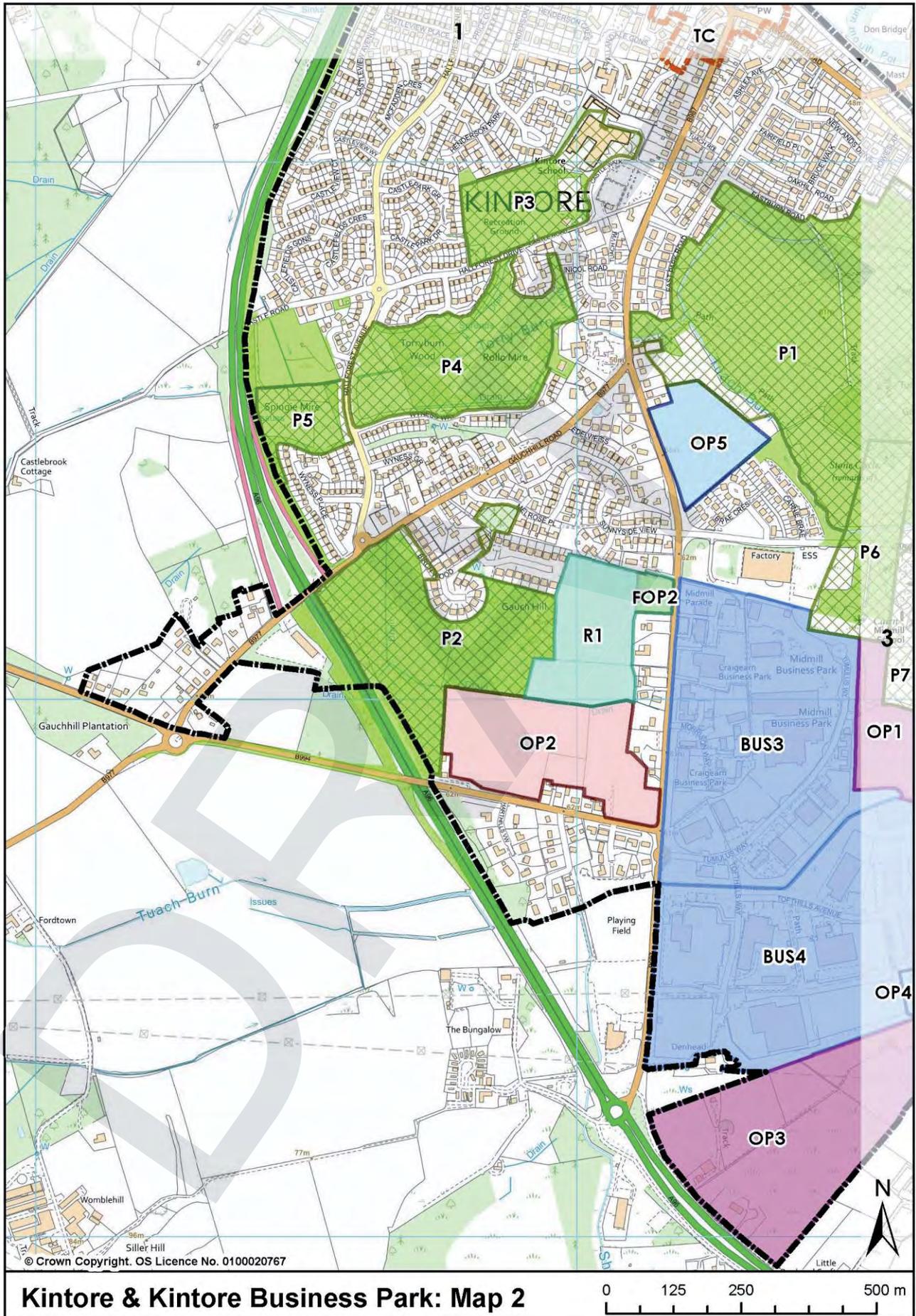
OP5 (Bid GR078): Kintore East (Commercial and Community) and Community Uses

Allocation: Commercial

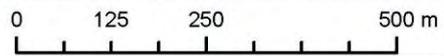
~~This site was previously allocated as part of P1 in the LDP 2017. A Development Framework for the wider Kintore East development was approved in September 2013. Full Planning Permission (APP/2014/1953) for a supermarket on part of the site was approved in August 2014.~~

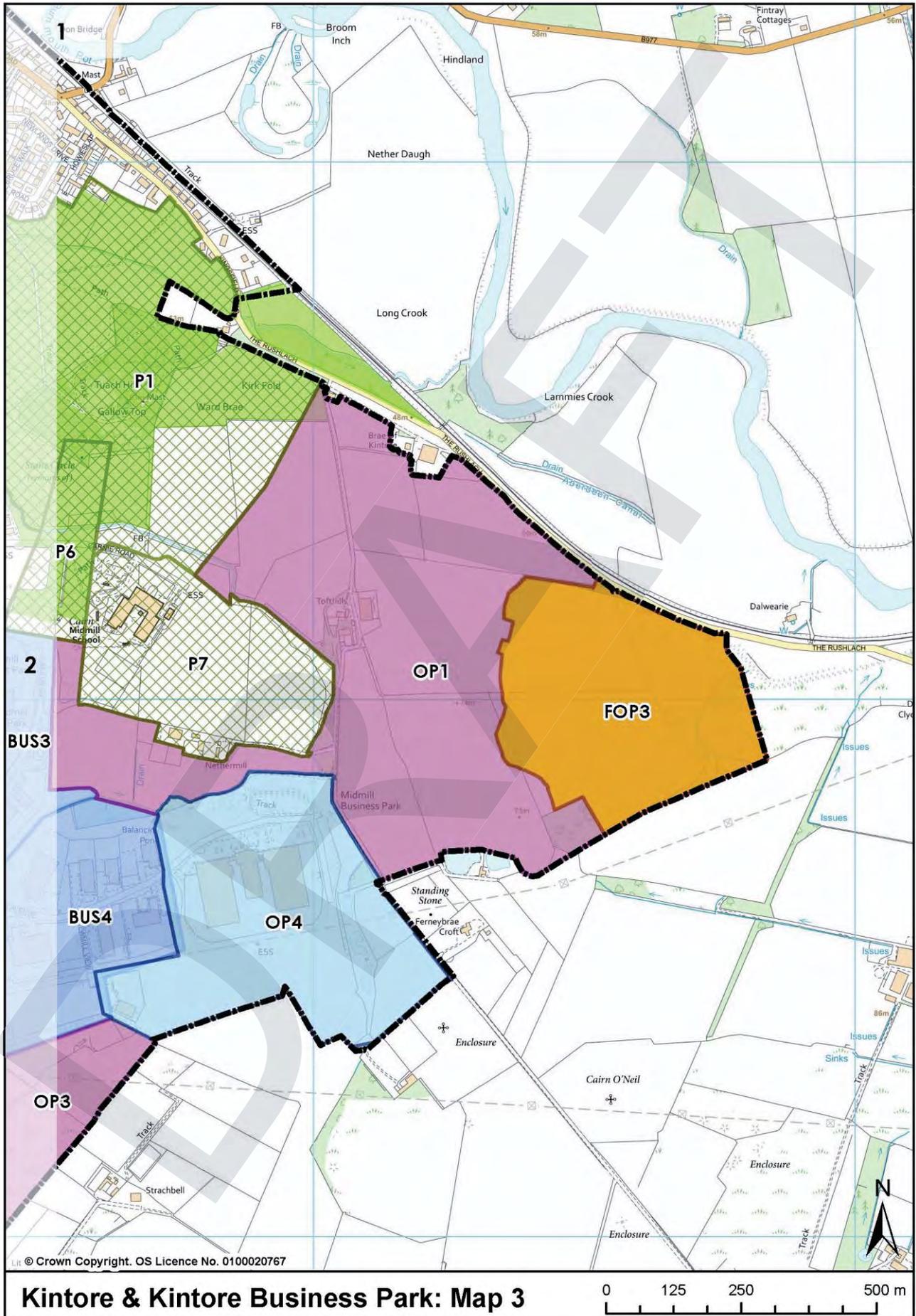




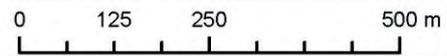


Kintore & Kintore Business Park: Map 2





Kintore & Kintore Business Park: Map 3



KIRKTON OF RAYNE

Vision

Kirkton of Rayne is a small settlement situated within a distinctly rural setting. The village is characterised by the category B-listed Rayne Church dating from the late 18th Century. Rayne North Primary School is located in the countryside, approximately 1.5km north of the village. The local area is largely identified as bring prime agricultural land however an opportunity site has been identified at Kirkton of Rayne is justifiable to support the community and provide housing choice at this location.

Services and Infrastructure

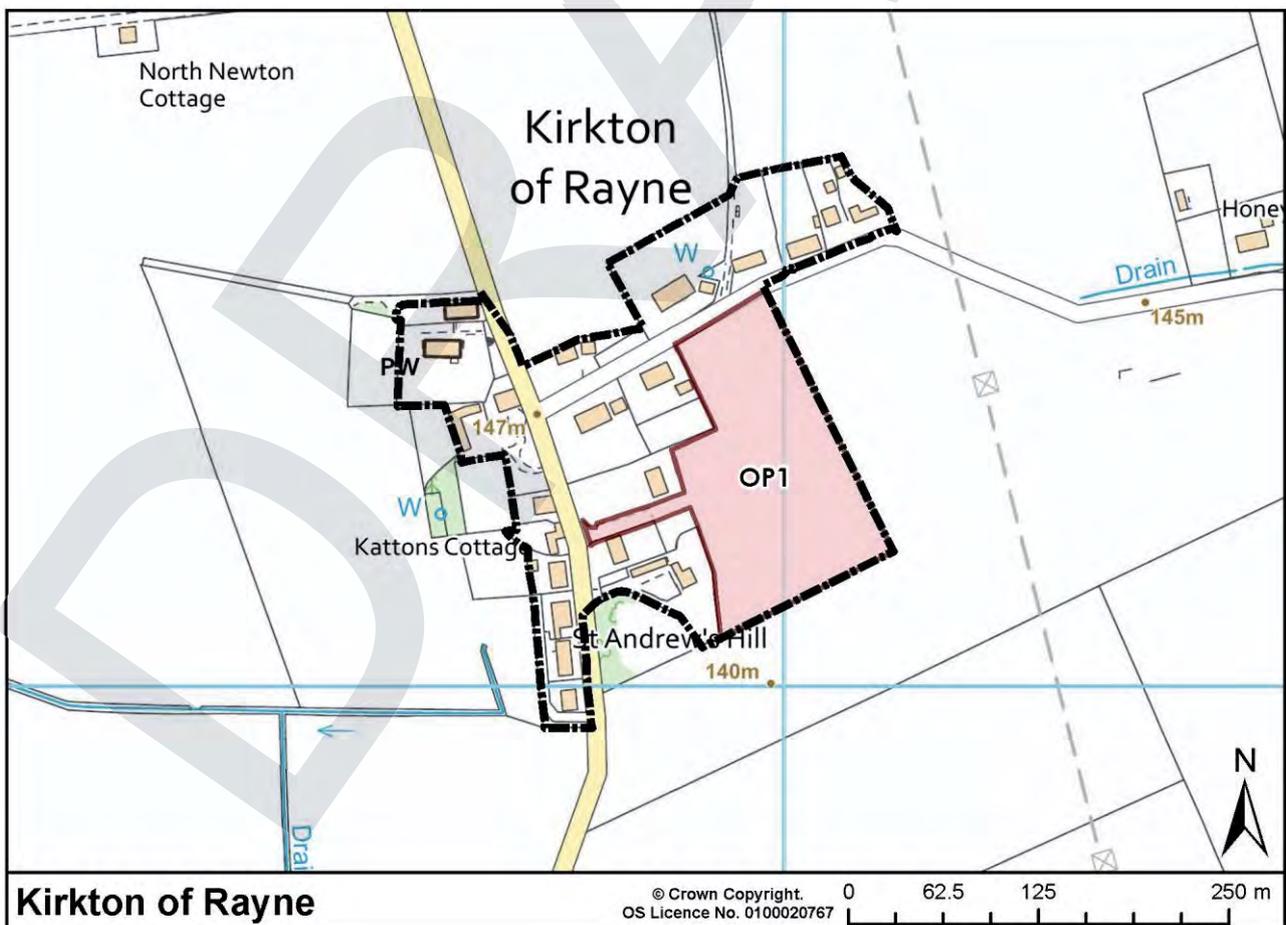
Allocated Sites

OP1 (Bid GR073): Land at Kirkton of Rayne

Allocation: 8 homes

This is a newly allocated site. The site is forms a logical extension of the village. It is expected that the site will provide a mix of house types to meet local needs. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing.

Provision of waste water treatment and water capacity will require to be confirmed.



KIRKTON OF SKENE

Vision

Kirkton of Skene is an attractive rural village located approximately 1km west of Westhill and has a good range of services and facilities for its size. -The village has grown around the village square and category B-listed church. Parking provision associated with the church requires to be addressed, however options to deliver to deliver this community aspiration poses a challenge due to limited site options. -The surrounding landscape is characterised by open farmland interspersed with areas of dense woodland, and the countryside between Kirkton of Skene and Westhill plays an important role in preventing coalescence of the two settlements. -Protecting this area of countryside is therefore of particular importance. -There has been significant development pressure within Kirkton of Skene in recent years, but the need to preserve the setting and character of the village, along with significant constraints in relation to primary school capacity, mean that the settlement is not an appropriate location for further expansion.

Settlement Features

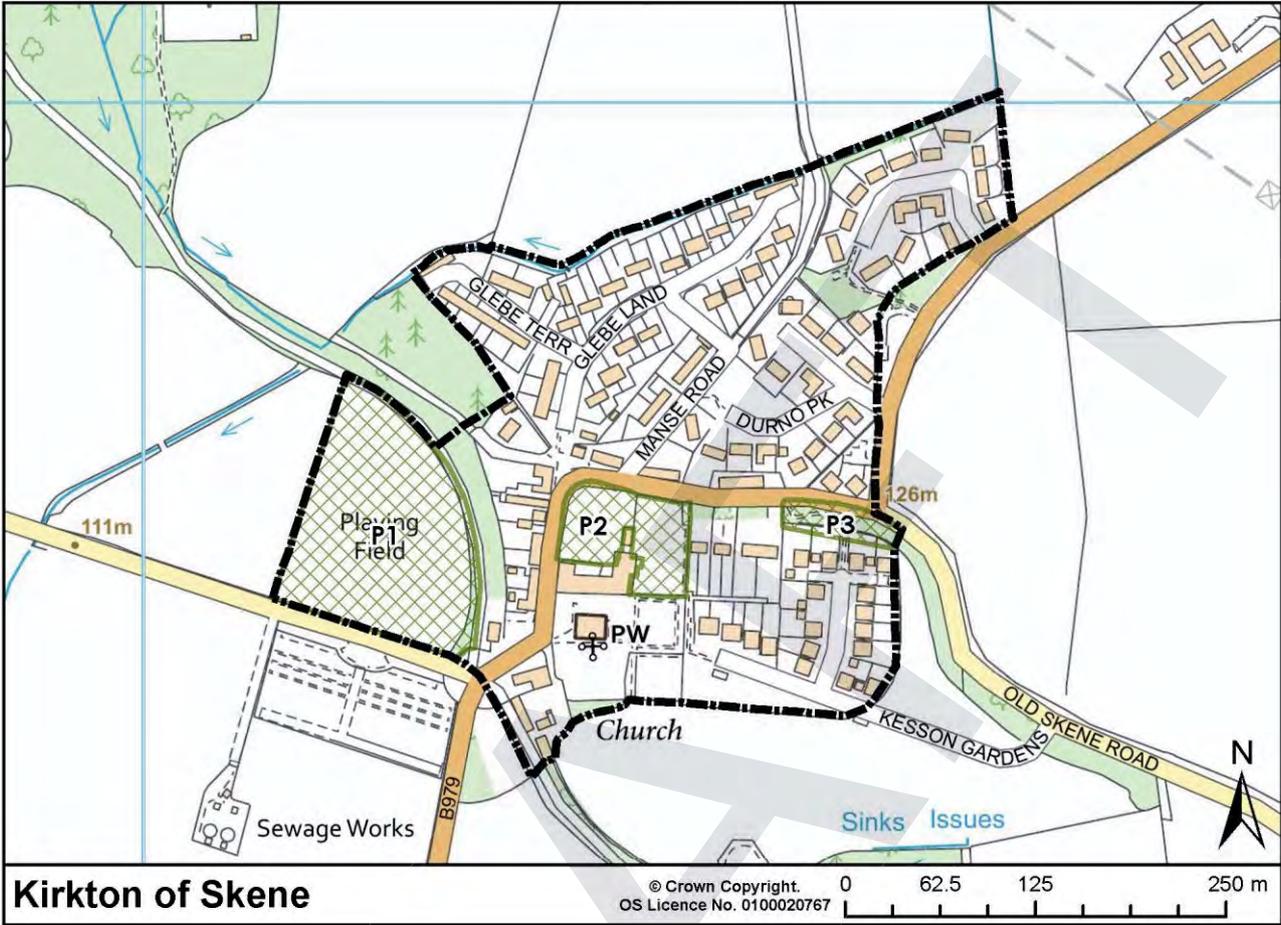
| Protected Land | |
|-----------------------|---|
| P1 | To conserve the playing field as an important local amenity. |
| P2 | To conserve the area of open space <u>and car park.</u> |
| P3 | To conserve the play area and area of open space as an important local amenity. |

Oil and Gas Pipelines

- Part of the settlement is within the Health and Safety Executive (HSE) consultation distance associated with one or more oil or gas pipelines in the vicinity. Developments within this distance must comply with Policy P4: Hazardous and potentially polluting developments and contaminated land, and with the HSE "Planning Advice for Developments near Hazardous Installations".

Services and Infrastructure

- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Kirkton of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Kirkton of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Westhill area.



DR

LYNE OF SKENE

Vision

Lyne of Skene is a small rural village located at the cross roads of the B9126 and B977. The surrounding landscape is characterised by open rolling farmland contrasted with areas of dense woodland. Lyne of Skene is well served by public open spaces and children's play facilities, but lacks other services and has relatively limited public transport infrastructure. The settlement is serviced by a septic tank, and significant further development could not be accommodated without an improvement to the sewerage provision. These constraints mean that Lyne of Skene is not an appropriate location for further expansion, and the primary planning objective during the plan period will therefore be to preserve the amenity of the village.

Settlement Features

| Protected Land | |
|-----------------------|--|
| P1 | To conserve the playing field as an important local amenity. |

Services and Infrastructure

- Secondary education: All residential development must contribute towards additional secondary school provision at Alford Academy.
- Community facilities: All residential development may be required to contribute towards facilities that serve the community in Lyne of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Sports and recreation facilities: All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Lyne of Skene or towards facilities in the wider catchment area at Westhill. These may be identified in the Community Plan or relevant Community Action Plan.
- Waste and recycling: All development must contribute towards a household waste recycling centre in the Westhill area.

