

# Kemnay Masterplan

Prepared by Halliday Fraser Munro

on behalf of Barratt North Scotland

September 2014







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## Appendix 1—Community Consultation

# 1. The Vision

*“To create a development that will provide a high quality family neighbourhood extension to the town of Kemnay where people will want to live.”*

*Barratt Homes North Scotland*

## 1.1 The Need

The proposed development offers the potential to extend the existing development of family housing to the southeast of Kemnay in a structured and planned fashion.

While development has been on-going for a number of years this Masterplan shows how the new development will integrate with the existing neighbourhood.

The proposed development will provide much needed affordable housing for the town of Kemnay.

## 1.2 The Opportunity

A Masterplan for the development presents an opportunity to draw existing and proposed areas together and take a holistic approach to the extension of the neighbourhood.

A detailed planning application will follow agreement of the Masterplan.

## 1.3 The Process

The proposed site is part of an allocation in the current Aberdeenshire Local Development Plan (LDP). Proposals for the site were first developed in 2010 and put forward for Community Consultation in April 2011.

Constraints in the local secondary education capacity prevented an application being made in the earlier Local Plan or the first phase of the current LDP. It is proposed that the site be developed in the second phase of the LDP post 2016,

The new LDP requires a Masterplan be prepared and agreed for identified sites prior to the submission of a detailed planning application.

## 1.4 Community Consultation

During preparation of the initial layout for the site a presentation was made to the local community Council by the client Barratt Homes North Scotland in early 2011.

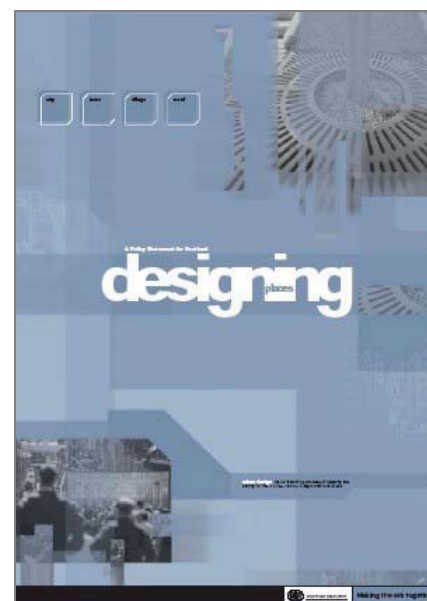
This was followed by a public presentation in the form of a drop in session was held on the 28th April 2011 in Kemnay Village Hall. Comments and feedback from this event were recorded and have informed the development of the Masterplan Layout.

Following further development of the Masterplan proposals a further Consultation Event on the current Masterplan was held on Tuesday 18th February 2014.

A full report of the process, comments, discussions and outcomes of the community consultation is included as Appendix 1 of this Masterplan submission.



ARTIST IMPRESSION



REFERENCE DOCUMENTS

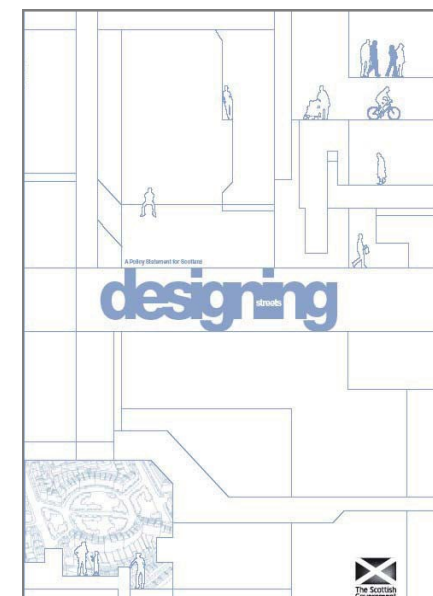


PHOTO FROM COMMUNITY CONSULTATION EVENT

## 2. The Site

### 2.1 Location

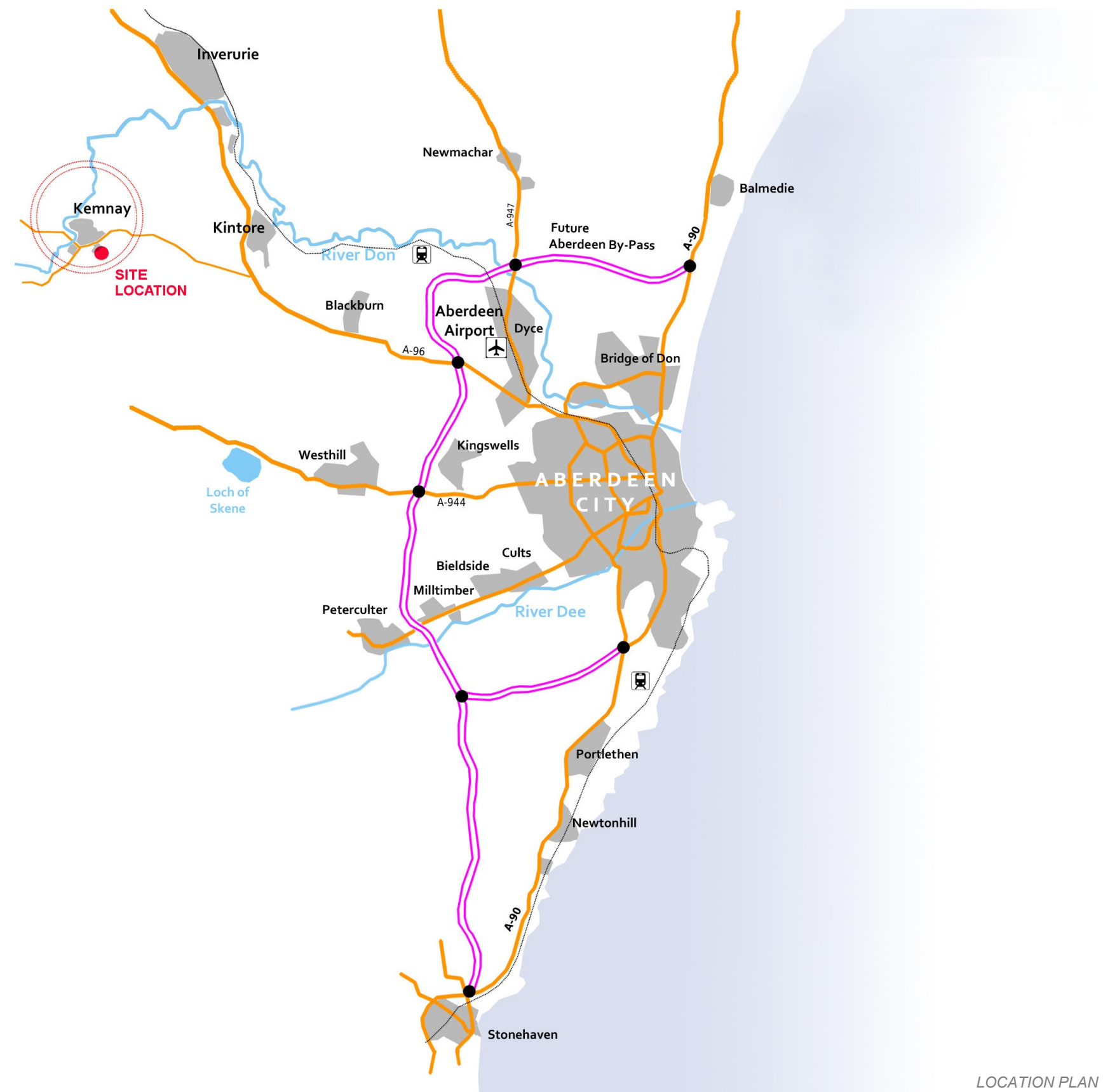
The site at Bogbeth Road in Kemnay extends to 3.19 ha or thereby and is located to the south east of Kemnay. Kemnay is a small town located approximately 16 miles from Aberdeen City Centre.

### 2.2 Context

#### Regional Context

The Aberdeen City and Shire Structure Plan (2009) and the Proposed Aberdeen City and Shire Strategic Development Plan (2012) identify three Strategic Growth Areas (SGA): 1-Aberdeen City, 2-Huntly to Laurencekirk and 3-Aberdeen to Peterhead. Kemnay lies just outside the Huntly to Laurencekirk corridor, in the Aberdeen to Huntly section on the A96 Trunk Road.

In the context of the Structure Plan, a key objective is to provide opportunities which encourage development and create new employment within Strategic Growth Areas. The site at Kemnay is well placed in close proximity to the A96, and the proposed location of the Aberdeen Western Peripheral Route (AWPR).





## Local Plan

### Protected Land

Site P1 is protected to conserve the sports ground and amenity area.

Site P2 is protected to conserve the 'Place of Origin' and its setting.

Site P3 is protected to conserve the amenity area.

Site P4 is protected to conserve the amenity area.

Site P5 is protected to conserve the cemetery and adjacent ground.

Site P6 is protected to conserve the recreation ground.

Site P7 is protected to conserve the playing fields.

Site P8 is protected to conserve the memorial and garden.

Site P9 is protected to monument and park.

Site R1 is reserved for sports pitches

Site R2 is reserved for medical/community facilities.

Bus1 and Bus2 are safeguarded for business uses.

The town centre is identified by TC and a dashed line.

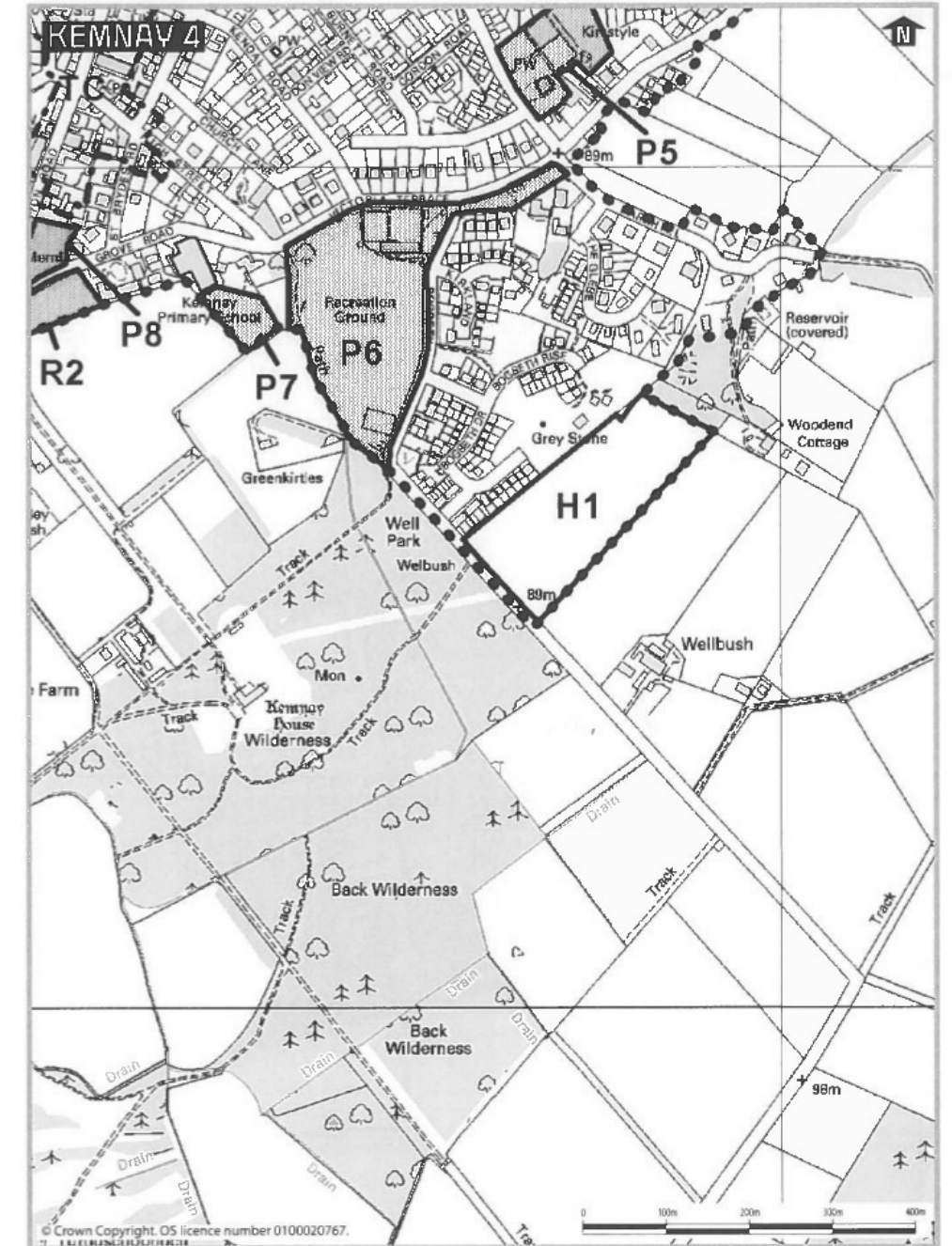
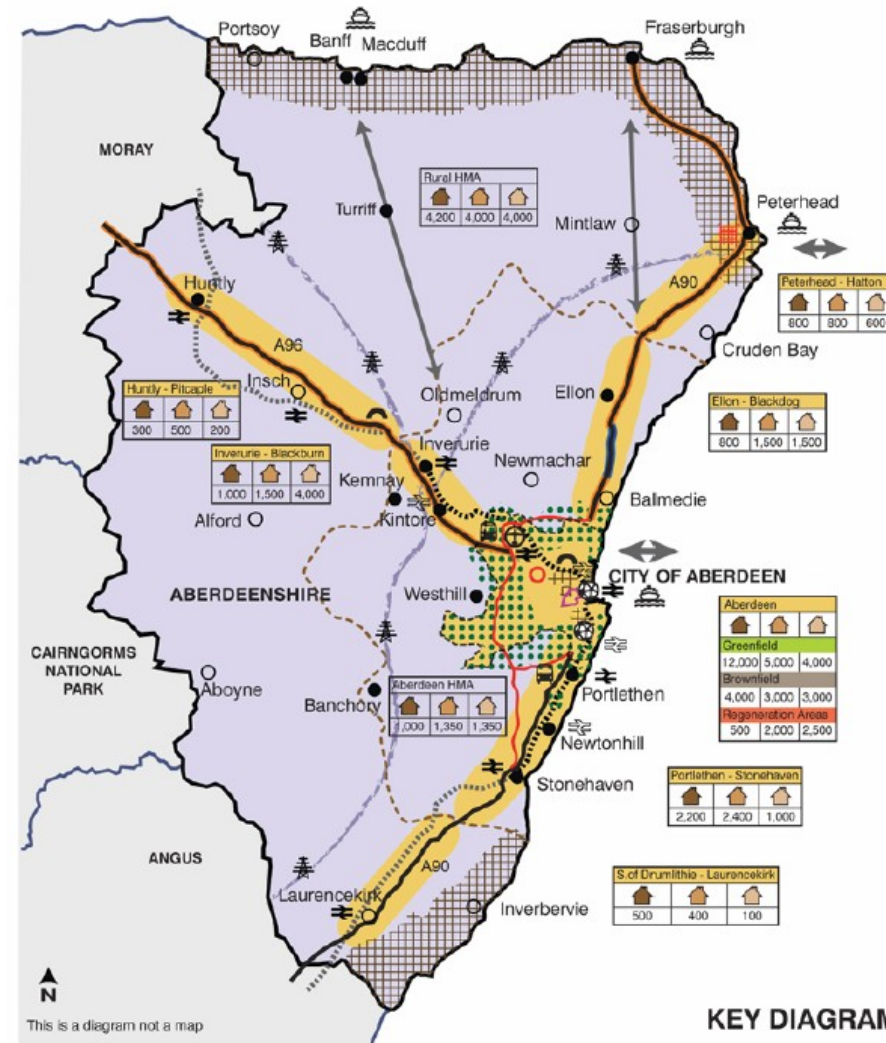
### Proposed sites

Site H2 is allocated for up to 20 houses in the second phase of the plan. The site should help enable the development of sports pitches on site R1. A development brief is required for the site detailing integration with adjacent site R1.

Site H1 is allocated for up to 65 houses in the second phase of the plan. A Masterplan is required for the site. The site must connect and integrate with the adjoining existing allocation.

The potential impact on the local primary school has been considered and no concerns are anticipated.

Due to secondary education capacity constraints, no development on newly allocated land is programmed to take place until the second phase of the Local Development Plan and when secondary education constraints have been resolved. Extension of the Secondary school is currently under way and due to be complete in Summer 2015.





## 2.3 Ownership

The site is under option to Barratt North Scotland and is currently owned by Annie Ferries and others collectively.

## 2.4 Description

Kemnay is located in the Garioch area of Aberdeenshire Council and lies on the B993 approximately 4 miles from Kintore. Recent development in Kemnay has been concentrated on the area to the south east of the town.

The proposed site is currently agricultural fields adjacent to the existing settlement boundaries and closely linked to an earlier phase of development completed in 2011. (Barratt North Scotland)

This phase of development will create a new settlement boundary to the south eastern edge of the town and is enclosed to the northeast and southwest by existing woodland.

To the south beyond the existing field boundary there are more agricultural fields in a rolling landscape.

## 2.5 History

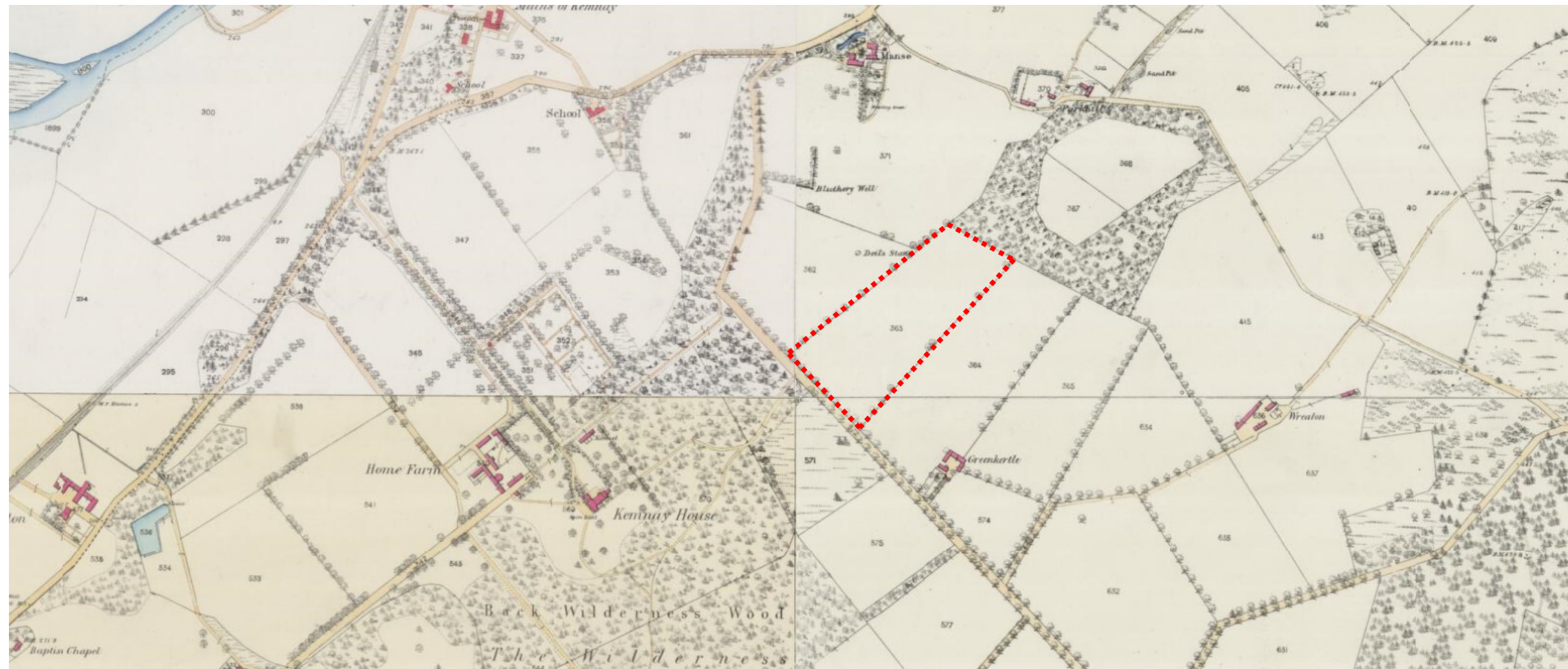
The site has been in long term agricultural use as can be seen from the record maps below.

A small number of private homes in the surrounding areas were previously farm cottages or outbuildings which have been upgraded or converted. These have been supplemented by small scale newbuild residential development.

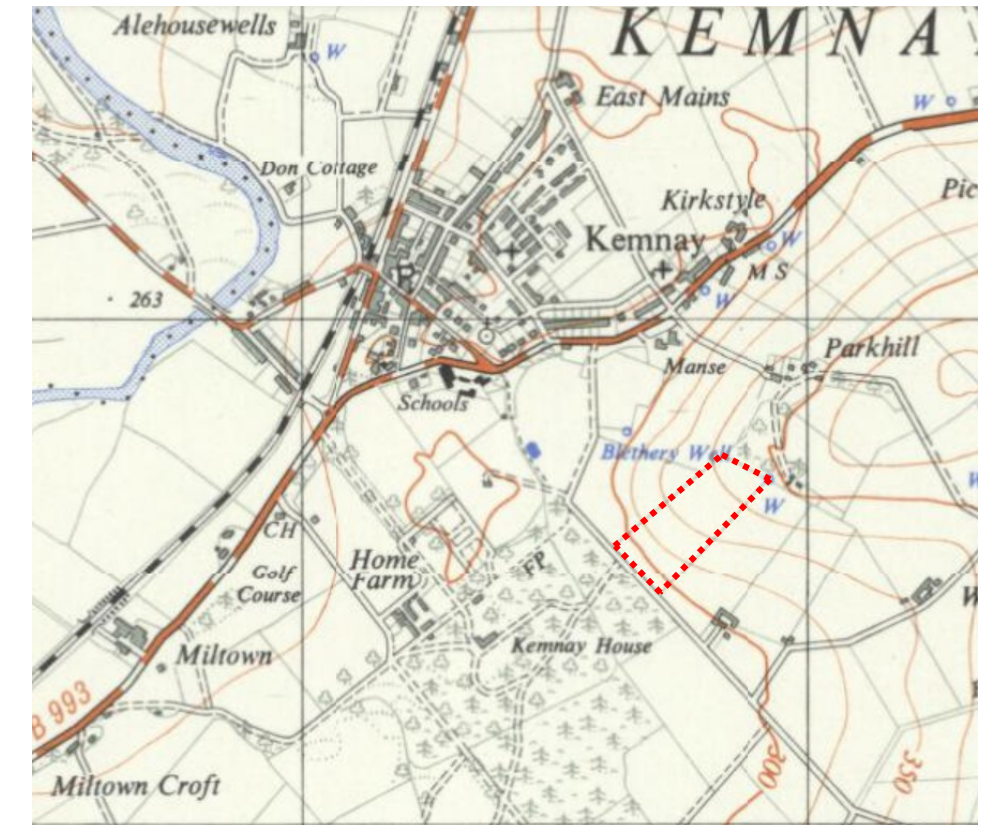
The Deil's Stane is a large rock which stands within the site of the first phase of development, near the Parish Church of Kemnay. The legend is that the Devil threw it at the church from the neighbouring hill, Benachie, intent on damage the church in revenge for the good deeds of the parish priest.

## 2.6 Archaeology

Aberdeenshire Council Infrastructure Services Archaeologist has confirmed that there's a low potential for archaeological remains within this site and therefore "...no archaeological mitigation will be required".



MAP 1869



MAP1957



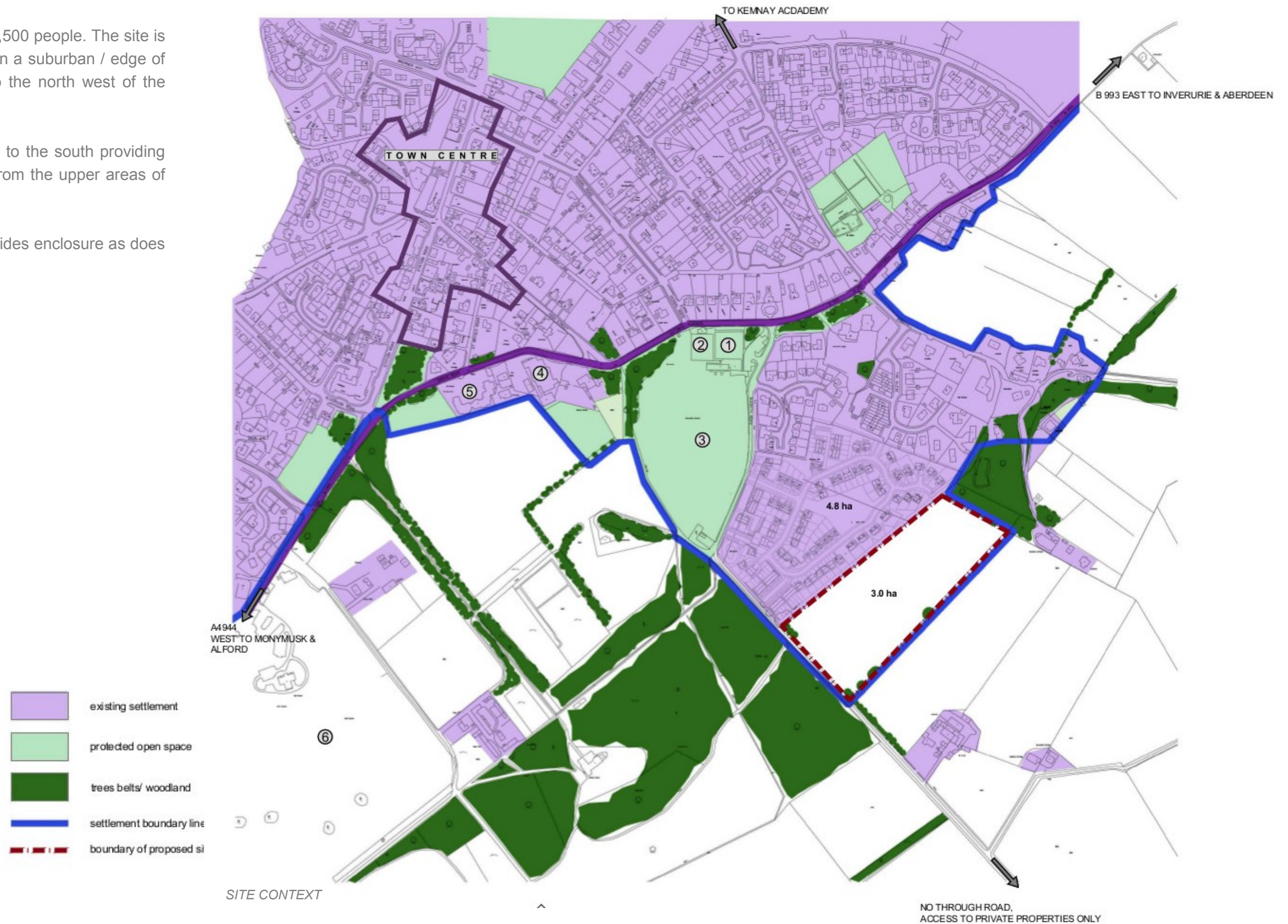
# 3. Site Analysis and Appraisal

## 3.1 Land Use & Landscape Characteristics

The town of Kemnay has a population of circa 4,500 people. The site is located on the south eastern edge of the town in a suburban / edge of settlement setting. The local park is located to the north west of the adjacent new build development.

The site is enclosed on three sides and slopes to the south providing good open views to the south and south east from the upper areas of the site and benefitting from solar gain.

Woodland to the south west and north east provides enclosure as does the existing settlement to the north west.





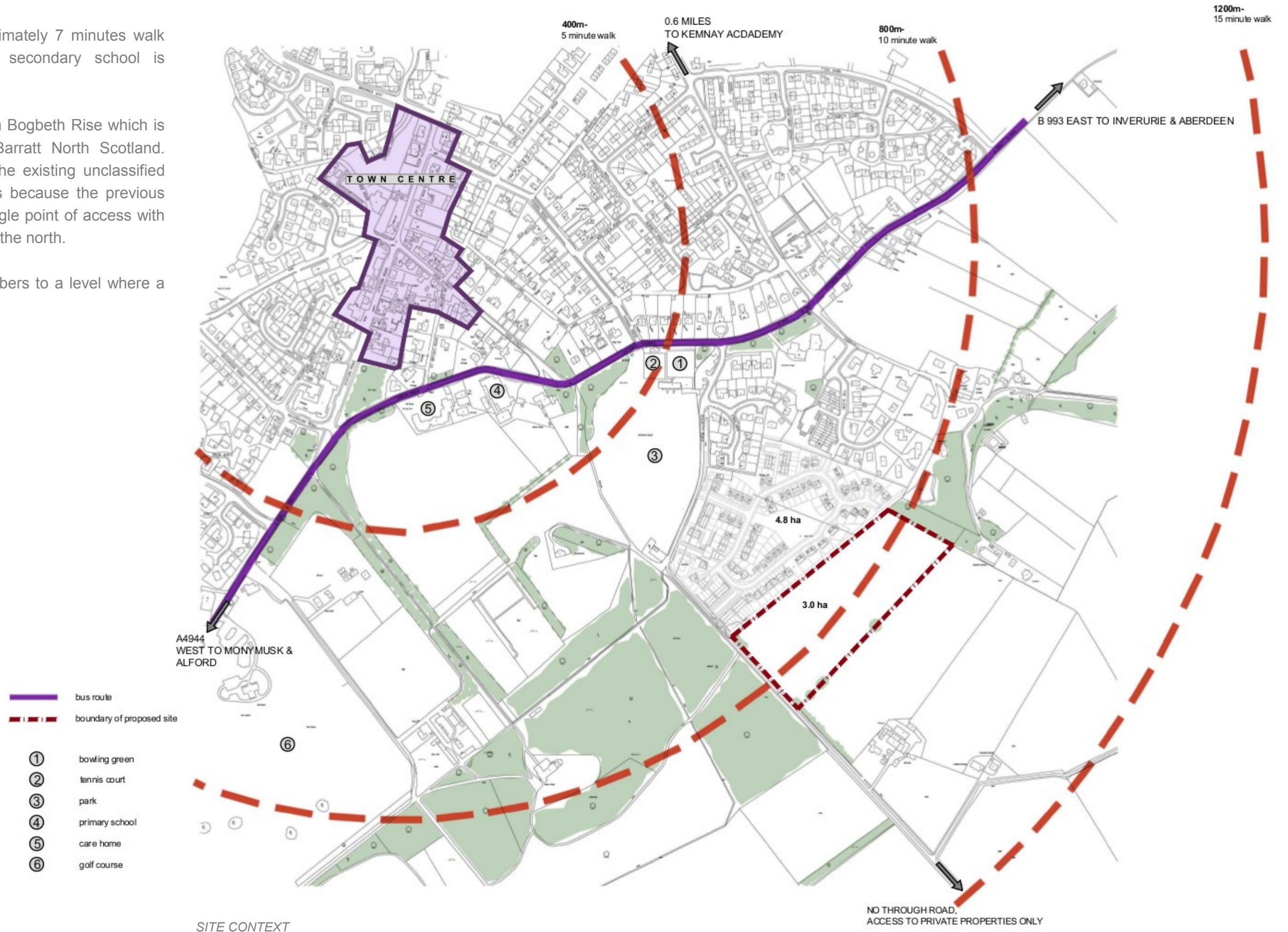
### 3.2 Connectivity

The Site is located within 10 minutes walk from the town centre and its facilities. The local park is within 5 minutes walk, as is the main bus route through Kemnay.

The local primary school is located approximately 7 minutes walk from the site via the park. The local secondary school is approximately 20 minutes walk from the site.

Access to the new development will be from Bogbeth Rise which is part of the previous development 2011 Barratt North Scotland. Limited access will also be required onto the existing unclassified road to the south west of the site. This is because the previous phase of development was taken from a single point of access with an emergency access to the development to the north.

This development will take the over all numbers to a level where a second point of access will be required.



SITE CONTEXT



### 3.3 Topography

The topography indicates a undulating site with the ground falling gradually from the north-east to the south-west. The gradient of the site ranges from 1:18 to 1:12.

#### Notional Street Section

The standard plot arrangement would be a 6.0m drive in front of the house at a gradient of 1:20 to allow Level Access to the front door.

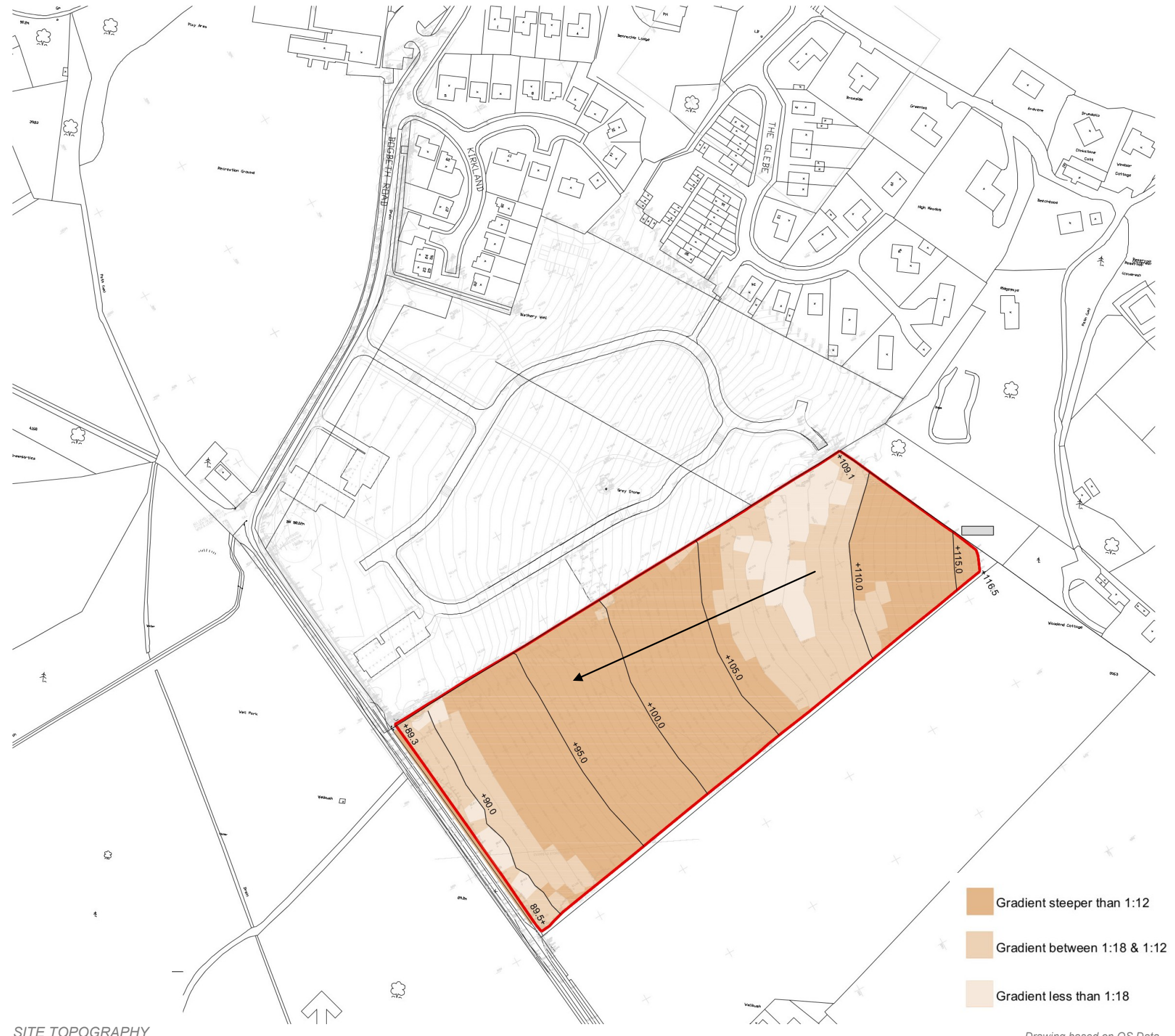
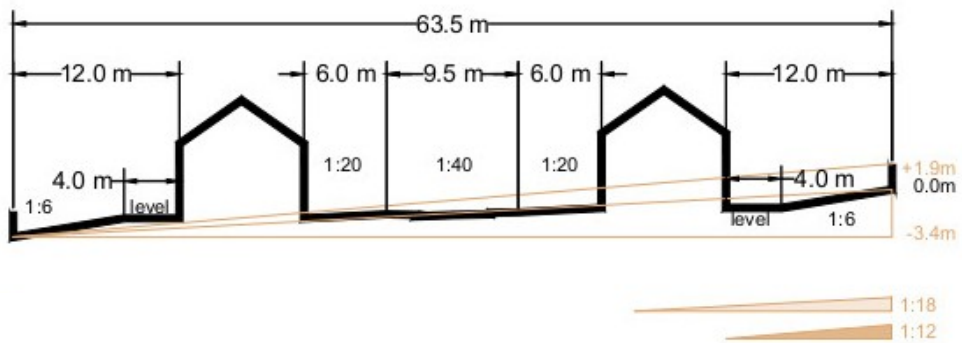
Steeper gradients are allowed up to 1:12 for ramped access but over shorter lengths- 1:12 over 2.0m, 1:13 over 3.0m etc.

Typically the rear garden depth is 12.0m. Barratt require 4.0m level area to the rear of the house and the N.H.B.C. max gradient for a garden is 1 in 6.

The effect of this across the typical street section is an average gradient of 1:18 this also happens to be the maximum design gradient for roads allowed by Aberdeenshire Roads.

The gradients reflect those identified on the slope Analysis Diagram. The steeper slopes are prevalent along the southwest boundary where access to the site has to be taken.

The conclusion from the above is that if roads were to run straight into the site, there would require to be a substantial cut into the ground to meet the 1:18 requirement. Any road will have to wind up the slope in order to achieve a 1:18 gradient



Drawing based on OS Data.



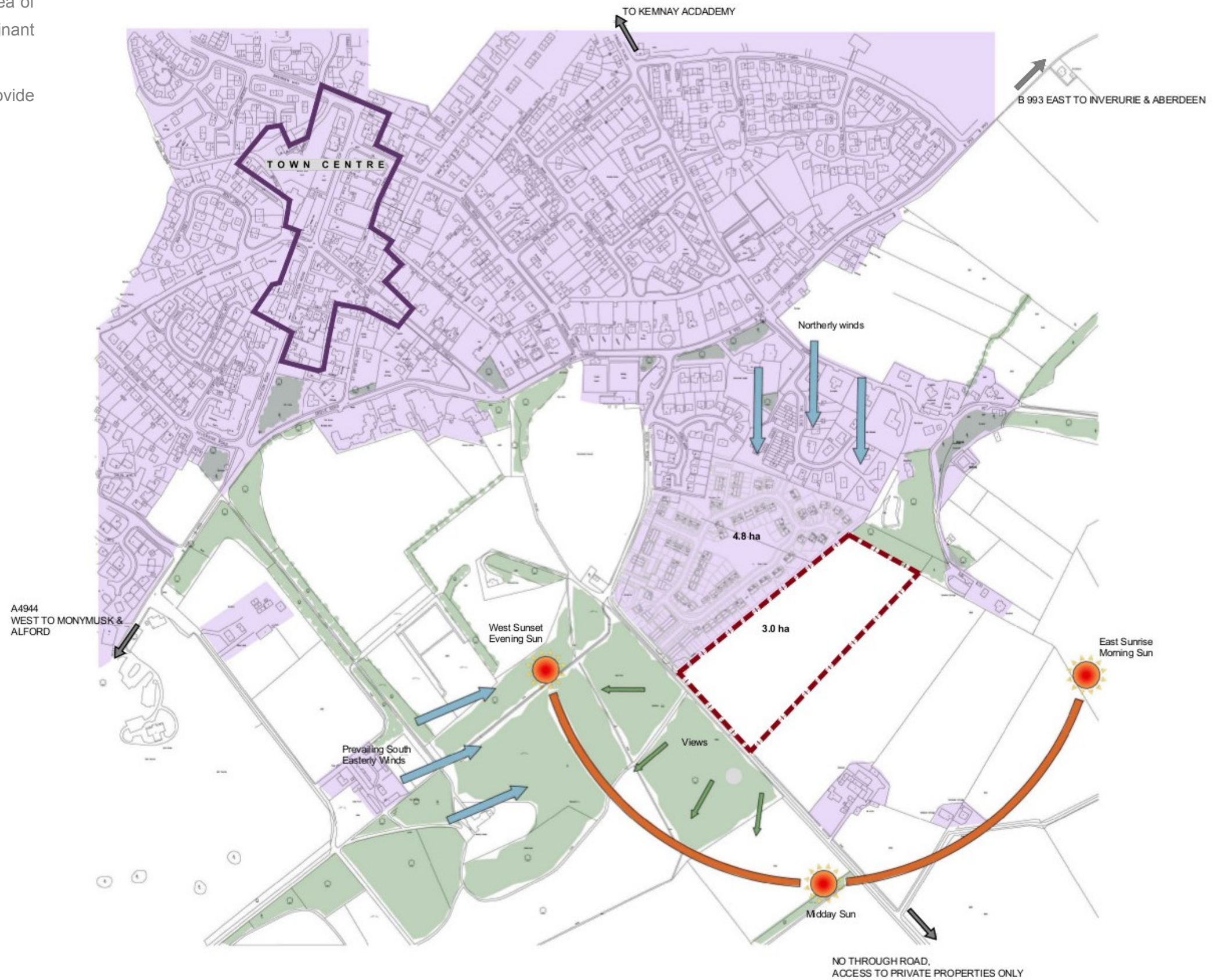
### 3.4 Climate

The orientation of the site to the south and south west allows for maximum solar gain during morning and early afternoon.

The trees to the south west will overshadow the south western area of the site in late afternoon but will offer protection for the predominant south westerly wind.

Similarly, the existing hill and trees to the north west will provide shelter from cold northerly winds.

There are no predominant frost pockets on the site.



CLIMATE DIAGRAM



### 3.5 Transportation and Roads

Within the context of the constraints of the site, access and connectivity will be a major factor in the design of the site to maximise both circulation and accessibility through the proposed and existing sites.

The layout will be based on Designing Streets, with the utilisation of a variety of methods to control vehicle speeds, i.e. varying surface materials, placement of street furniture, and reduction in sight lines along with the sites natural requirements for tight horizontal and steep vertical geometry.

The design will attempt to keep to a minimum the use of private cars and maximise the use of public transport systems, walking and cycling.

Part of the function of the new development will be to provide a second point of access to the existing development which will also mean the site itself will have two points of access, one off an extension to Bogbeth Rise and the major site access off Bogbeth Road.

It is intended to enhance the movement along Bogbeth Road by providing additional passing places along and adjacent to the site frontage.

### 3.6 Drainage and Flooding

#### Foul Drainage

New gravity foul sewers will be provided to serve the development and these will be located within the proposed roads. The foul flows from this development will require to be pumped to a connection point within the Kemnay area which is to be agreed with Scottish Water.

Individual houses and properties will each be connected to the foul sewers via a disconnection chamber. Sewers will be designed and installed in accordance with Sewers for Scotland, Second Edition, November 2007.

#### Surface Water Drainage

New gravity surface water sewers will be provided to serve the development and these will be located within the proposed roads, communal driveways and areas of open space.

Individual houses and properties will each be connected to the surface water sewers via a disconnection chamber. All surface water flows will be directed to an extended detention basin located at the west of the site, which will provide treatment and attenuation.

A grass conveyance swale will be positioned either upstream or downstream of the extended detention basin, which will provide further treatment and sediment removal.

Surface water discharge from the site will be discharged at a controlled rate, via an off-site surface water sewer to the existing watercourse. The discharge point and the discharge rate is to be agreed with the local authority.

Sewers and SUDS measures will be designed and installed in accordance with Sewers for Scotland, Second Edition, November 2007 and / or The SUDS Manual (CIRIA C697).



EXTRACT FORM LAYOUT SHOWING LOCATION OF SUDS

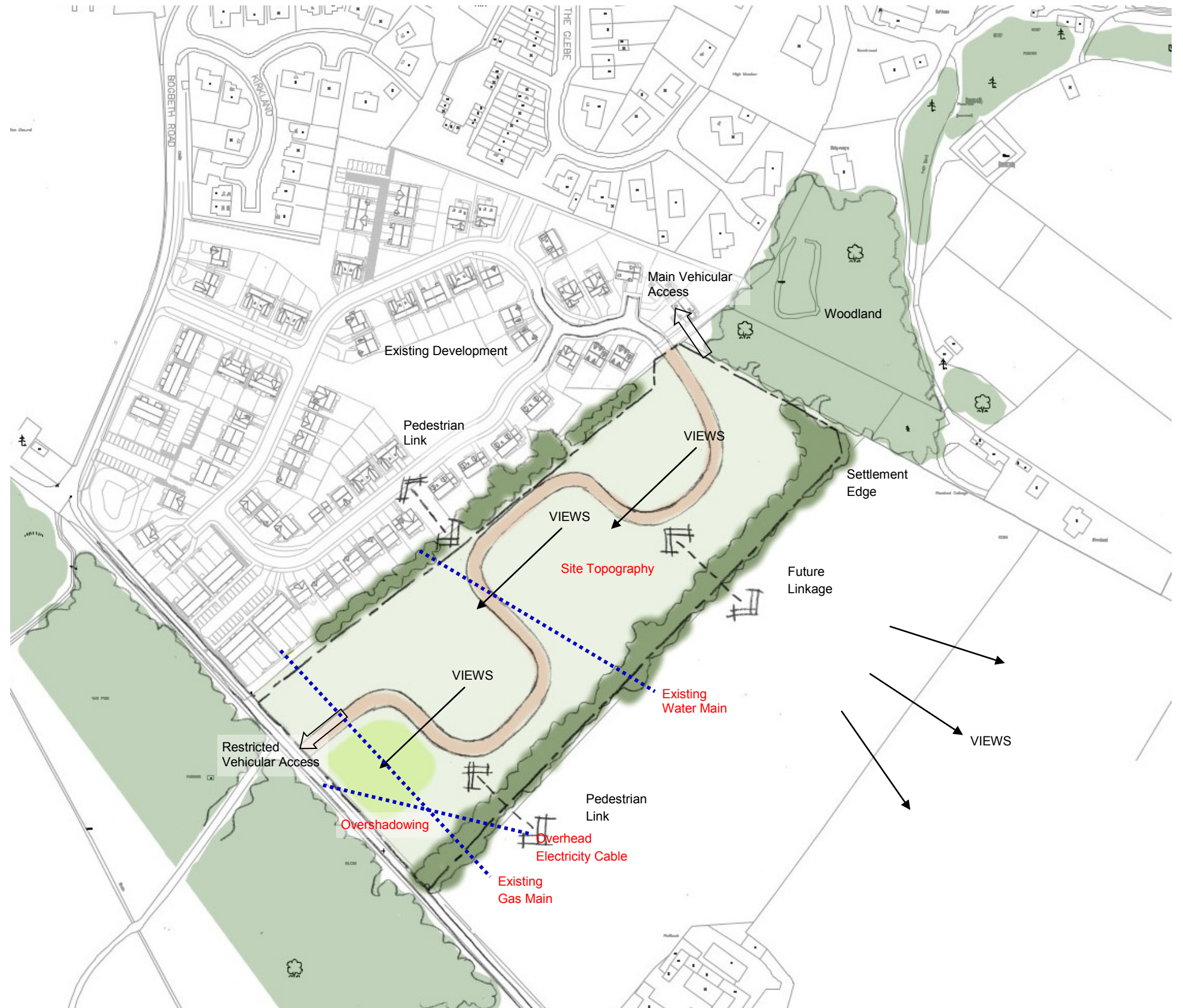
### 3.7 Opportunities and Constraints

There are a number of opportunities and constraints within the site at Kemnay. These are detailed in the sketch adjacent in **black** for opportunities and **red** for constraints.

It should be noted that while the constraints have been recognised during the site analysis exercise, they can offer positive benefits also, which if properly incorporated within the proposal can help in achieving a sense of place.



INITIAL SKETCH OF LAYOUT



SITE OPPORTUNITIES AND CONSTRAINTS



## 4. Developing the Design

### 4.1 Concept

The topography has driven the road layout on the site. The road has been designed to meander through the development to work with the existing levels.

The position of the road has created development pockets within the site for residential use.

SUDs has been positioned to the lowest part of the site, the south west, to allow a gravity system to be used. In addition, this area of the site is subject to overshadowing from the woodland to the south west and in positioning the SUDs here, this reduces the number of houses in this overshadowed area.

### 4.2 Open Green Space

The open green space will be focussed towards the south west of the site around the SUDs area to provide a visual outlook for the houses at the lower area of the site. The overall provision for open space should be circa 40% this can include strategic landscaping suds basins focal squares as well as accessible open space.

### 4.3 Connectivity and Street Hierarchy

There is a single vehicular access to this site from Bogbeth Rise within the recently completed development. Site topography has influenced the main meandering street within the site which links from Bogbeth Rise to the private road to the south west.

There are several pedestrian links from the site to the neighbouring development, adjacent green space and the unclassified road.

Emergency Access is currently provided from Bogbeth Rise to the Glebe. However, the number of houses now being provided will require a secondary access point from the site to the unclassified road. It is anticipated that some form of upgrading will be required.

### 4.4 Residential Form

The proposed development consists of a mix of house types ranging from 2 bedroom terraced houses to 4 bedroom detached houses providing for a variety of family sizes and a range of tenures in keeping with the character of the surrounding area.





# 5. The Masterplan

## 5.1 Phasing

The development will be delivered in a single phase.



KEMNAY SITE LAYOUT

Halliday Fraser Munro

# 6. Phasing and Delivery

## 6.1 Phasing

The development will be delivered in a single phase.

## 6.2 Delivery

The planning application programme is to achieve detailed consent April 2015 to allow for a site start date of August 2015 and completion in November 2015.



Terraced Housing



Semi-detached and Detached Housing



Long Section through Site



## 7.1 Specific Infrastructure

This development can be delivered with minimal new infrastructure. Access will be taken from the existing access Bogbeth Rise road to the previous phase of development.

Gas and electric supplies are available adjacent to the site and SUDs strategy has been designed in accordance with Scottish Water requirements accommodating the topography of the site. The foul drainage design is being progressed.

## 7.2 Affordable Housing

The proposals show 25% affordable housing or delivery on site in line with current Aberdeenshire Council Policy.

## 8.1 Contact Details

### Halliday Fraser Munro

Carden Church  
6 Carden Place  
Aberdeen  
AB10 1UR

### Aberdeenshire Council

Gordon House  
Blackhall Road  
Inverurie  
AB51 3WA

# Appendix 1—Community Consultation

## April 2011

Community consultation for the proposed development has been going on since early 2011 following the submission of a PoAN in December 2010.

The event was advertised in the Evening Express newspaper and invitation letters sent to neighbours and other stakeholders. The event was held in the Friendship Room at Kemnay Village Hall on 28th April 2011. This is the same venue as the Community Council meeting. The event took the form of a manned drop-in session, afternoon and early evening, with presentation material that described the proposal and offered the opportunity to comment. Over 70 people turned up to view the proposals.

The proposals were also presented to Kemnay Community Council on the same evening.

The main recurring points raised from the consultation were as follows:

- Parking provision should be carefully considered to avoid the problems encountered on the previous development.
- The secondary school capacity remains an issue and the timing of the development should take account of this.
- The proposed design was liked.
- Further expansion to the east of H1 would be resisted.

The main issues related to parking within the existing development which appeared to cause some disruption at the entrance to Bogbeth Road. In refining the layout the roads design and parking arrangements were considered in further detail.

## February 2014

Following the development of the Masterplan further Community Consultation was arranged to present the updated proposals.

The event was advertised in the Inverurie Herald newspaper and posters displayed outside the village hall. The event was held in the Friendship Room at Kemnay Village Hall on 18th February 2014. The event took the form of a manned drop-in session, afternoon and early evening, with presentation material that described the proposal and offered the opportunity to comment.

The turnout for the event was low, however those who turned up were asked for their general comments and provided with comment forms with the following Questions:

***What do you think of the proposed Masterplan for the residential development?***

***Do you have any comments on the open space provision in the layout?***

***Do you have any comments on the links to the village centre, school or park?***

There was also space for general comments.

The general comments received on the evening mostly related to the additional traffic coming through the existing development on Bogbeth Road and impact on the local primary school?

Those who viewed the proposals had no adverse comments to make. There was a general acceptance that the site is likely to progress as it has been allocated in the Local Development Plan.

The following images are the Boards which were displayed at the Presentation.



## Introduction

This consultation event is being carried out on behalf of Barratt North Scotland to outline our proposals for land east of Bogbeth Road, Kemnay. The purpose of this consultation is to demonstrate the potential for a sustainable and logical extension of the village of Kemnay.

There was a previous consultation event held on 28th April 2011 in Kemnay Village Hall, since then there has been a requirement to produce a Masterplan.

## Location

The site is located to the east of Bogbeth Road, Kemnay and extends to 3.19ha and benefits from close proximity to local amenities located within Kemnay Town Centre.

## Local Development Plan(2012)

The site is allocated for up to 65 houses (2017-2022) within the Aberdeenshire Local Development Plan (2012)

## Main Issues Report

Kemnay benefits from large areas of open space in the town and good access to a paths network in the Fettermead Estate. A key feature of Kemnay is the high street with a large number of shops. There are opportunities to develop and enhance links to the paths network on the edge of Kemnay.

Land east of Bogbeth Road has been allocated within the Main Issues Report and it is considered it plays an important role in the delivery of the housing allocations identified within the Strategic Development Plan.

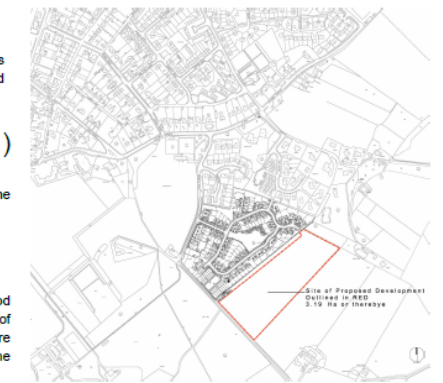
The MIR identifies 3 key settlement objectives:

- Meet local housing need.
- Sustain and enhance services and facilities.
- Provide opportunities for employment and recreation.

It is considered that the proposed development will assist in meeting these three key objectives identified by Aberdeenshire Council.

## Education

Previous concerns that the Kemnay Academy secondary school would reach capacity in 2016, prior to this development taking place, however the Aberdeenshire Main Issues Report advises that there is now an extension to the school proposed which will assist in alleviating the capacity concerns. There is also a review currently being undertaken by Aberdeenshire Council to assess capacity issues.

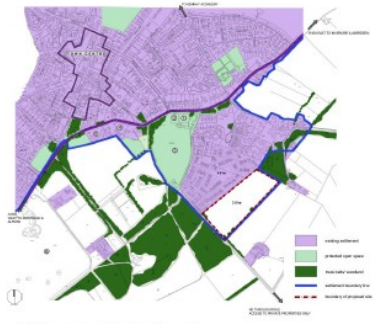




# Site Analysis



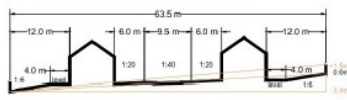
## Landscape



## Topography



## Indicative Section



Notional Section through the site illustrating site gradients

### Topography and Orientation

The site is undulating, sloping gradually from north east to the south west providing excellent open views to the south and south east, particularly from the upper areas of the site.

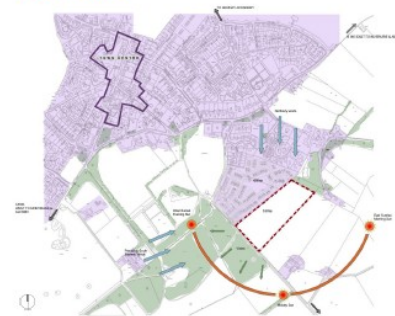
The proposed layout has utilised the existing topography of the site to capitalise on the views to the south and maximise solar gain opportunities.



## Connectivity



## Climate



## Summary

The site is easily accessible to the town centre and has good links to local amenities.

### Amenities

- Town Centre – 10 minutes walk
- Bogbeth Park – 5 minutes walk
- Primary School – 7 minutes walk
- Secondary School – 20 minutes walk
- Bus Stop – 7 minutes walk

# Design Development



## Opportunities and Constraints

- Opportunities**
  - Views
  - Linkages
  - Orientation
- Constraints**
  - Topography
  - Existing over-shadowing trees
  - Existing services



## Concept Sketch

- Pockets of development created by meandering road
- Strong links to existing development
- Site enclosed by structure planting
- SUDS area to the south of site to provide outlook and separation from overshadowing trees



## Initial Layout

- Closely follows concept sketch
- Orientation is generally south facing with some east/west facing
- Topography posing some challenges



# Masterplan



## Detailed Planning Application

Following this consultation event Barratt North Scotland intend to submit a detailed planning application.

### Programme

Planning Application Submission	Early 2014
Site Start	Summer 2016
First House Completion:	Early 2017

### Contact Details

Thank you for taking the time to visit this consultation event, we welcome any comments you may have with regards the proposed development and would be grateful if you could fill in the questionnaire telling us what you liked about the masterplan or what you would like changed. Feel free to take these questionnaires away with you and return by post or email by 4th March 2014.

Post:  
Halliday Fraser Munro  
6 Carden Place  
Aberdeen  
AB10 1UR

E-mail: [info@hfm.co.uk](mailto:info@hfm.co.uk)

Phone: 01224 388700

### What Happens Next?

Comments and representations from this consultation event will be used to inform the forthcoming planning application. There will be an opportunity to make further comments once the planning application has been submitted to Aberdeenshire Council.



