

From: [REDACTED]
Sent: 29 March 2018 20:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Aberdeenshire Local Development Plan 2021 - Call for Sites - KEMNAY

Good Evening,

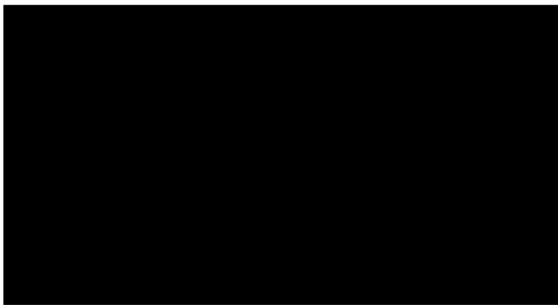
With regards to the Aberdeenshire Local Development Plan 2021 - Call for Sites, [REDACTED] confirm the requirement for the allocated site R2 in Kemnay in the 2017 LDP to remain as reserved land for future Healthcare use. The timescale for providing a new Health Centre would be approx. 10+ years.

An extract from the 2017 LDP for Kemnay indicating the site is attached.

The estimated site area required would be approx. 0.59Ha. This may be subject to change once accommodation requirements are developed further.

Should you require any further information, please do not hesitate to contact myself by return.

Regards,



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KEMNAY

Vision

Kemnay is a successful town set in the valley of the River Don. 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. 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. Development of an appropriate scale 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.

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	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	To conserve the amenity area, which contributes to the green network.
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.
R2	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 R2).

Allocated Sites

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> <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.</p> <p>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.</p> <p>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.</p>	

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.

