



Kintore East

Development Framework

Prepared by Knight Frank LLP on behalf of
the Kintore Consortium

October 2013

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1.0 The Development Framework Process

Introduction

- 1.1 Kintore is a small town in Aberdeenshire with a population of circa 4,500. The settlement is located approximately 12 miles to the north west of Aberdeen off the A96 Aberdeen to Inverness Trunk Road. The close proximity of Kintore to Aberdeen (and to a lesser degree Inverurie) and good road connectivity has resulted in the settlement's rapid expansion over the past 20 years. Whilst Kintore does act as a commuter town for Aberdeen it has considerable local employment areas within the settlement. Kintore benefits from an impressive historic centre, which has been identified as a potential Conservation Area by Aberdeenshire Council.
- 1.2 At Kintore the village's historic core has been enveloped by an expanding fringe of new housing development during the previous three decades. The settlement's growth pattern has been contained by the A96 Trunk Road corridor to the west, the Aberdeen to Inverness Railway line and River Don flood plain to the north east, and to a lesser extent by the Tuach Burn, a tributary of the Don to the south east. Before road links brought Kintore within easy commuting distance from Aberdeen in the latter half of the 20th century, its strategic location benefited from the Aberdeen to Inverurie canal in the 18th century and the coming of the railway in the 19th century, which both utilised the low lying ground of the River Don.
- 1.3 The site subject of the Development Framework (see Figure 1) lies to the south east of Kintore and is comprised of arable and pastoral agricultural landscape which includes Tuach Hill, the area's most prominent landmark and a popular walking destination with residents. The site extends to some 155 hectares (383 acres).

Vision Statement

- 1.4 The purpose of the Development Framework, which is a requirement of the Local Development Plan Supplementary Guidance, is to establish the long-term strategic vision for the land at Kintore East and provide the foundations for the sustainable growth of the settlement. The Kintore Consortium's vision for the site is to create a high quality, sustainable mixed-use expansion of Kintore which maximises the site's potential and helps to deliver much-needed family housing and employment opportunities alongside community and recreational facilities for Kintore as well as meeting the targets for growth set down in the Structure and Local Development Plans.

Kintore Consortium

- 1.5 The Kintore Consortium comprises three housebuilders. These are Kirkwood Homes Limited, Barratt North Scotland and Malcolm Allan Housebuilders Limited. Between them they own or control the majority of land within the development framework area (see Figure 2).



Aerial Photograph of Site

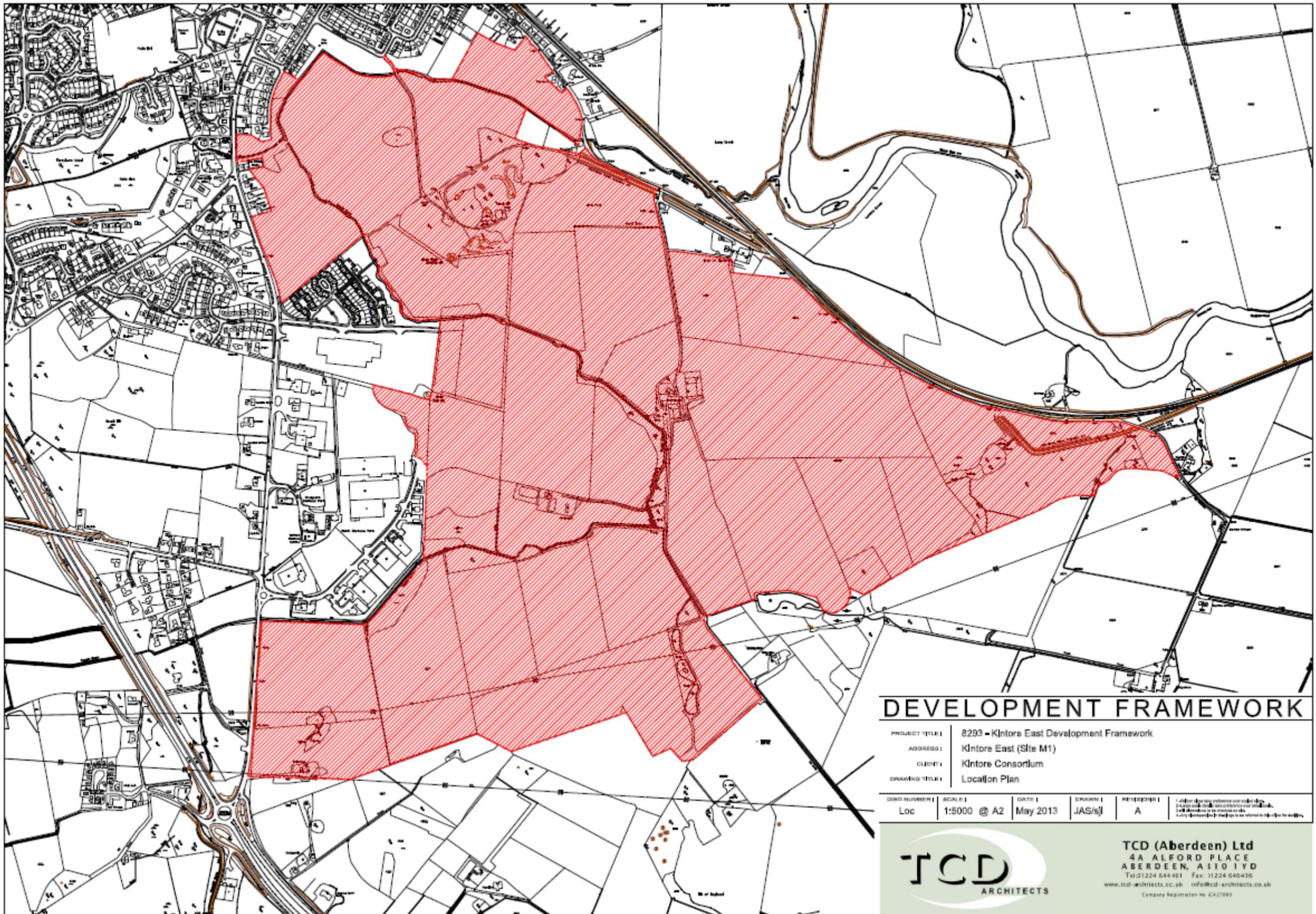


Figure 1: Site Location Plan

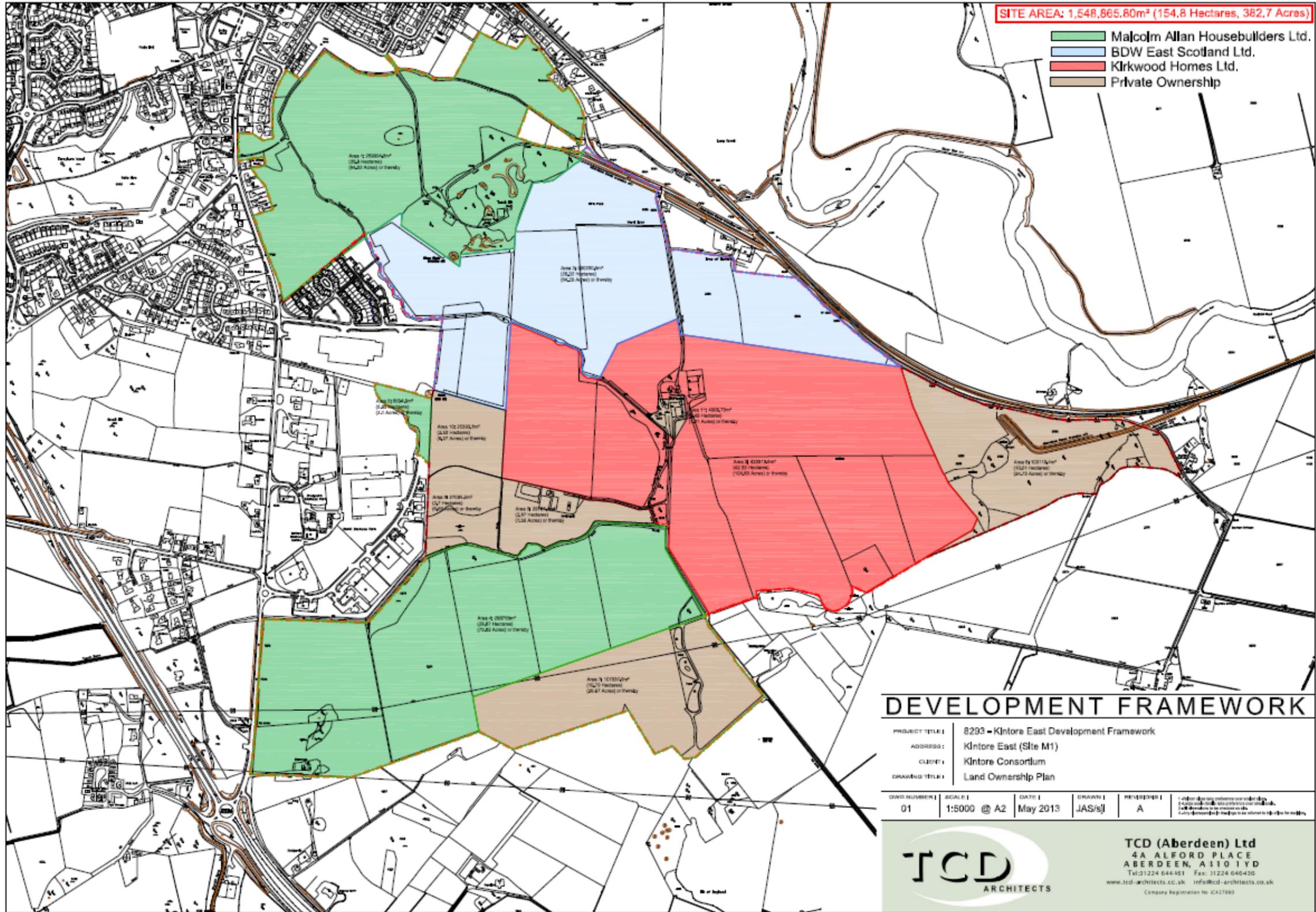


Figure 2: Land Ownership Plan

Planning Context

1.6 The Structure Plan for Aberdeen and Aberdeenshire was adopted in August 2009. This identifies the settlement of Kintore as lying within the Strategic Growth Area between Huntly and Laurencekirk and within the Inverurie to Blackburn section of that corridor (see Figure 3).

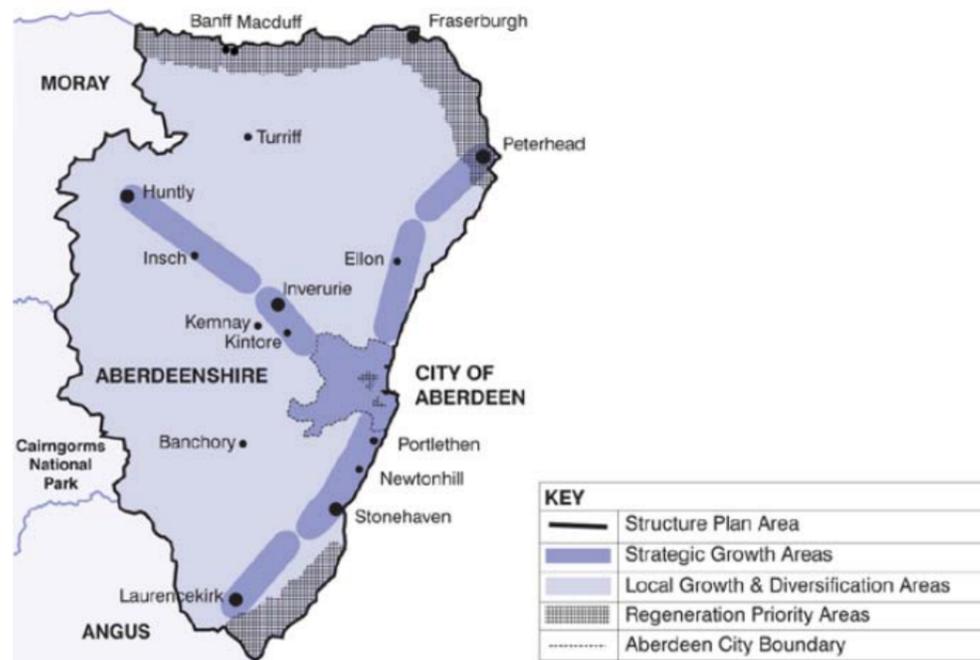


Figure 3: Extract from the Structure Plan

1.7 The proposed Aberdeen City and Shire Strategic Development Plan (SDP) which was published for consultation in February 2013 has now been submitted to Scottish Ministers and an examination of unresolved representations by Scottish Government Reporters is currently underway. The SDP does not propose to change the current Structure Plan Vision and Spatial Strategy with the emphasis remaining on high growth across the region and the housing allowances for Inverurie to Blackburn remaining at 6500, though the time period for allocations will be extended from 2030 to 2035. The SDP also states in the list of Schedule 2 Proposals that a new railway station is planned for Kintore and that transport improvements will be supported by development in this corridor. The SDP is scheduled to be adopted in early 2014.

1.8 The Local Development Plan (LDP) for Aberdeenshire was adopted in June 2012 and sets the land use framework for the area up to

2023. The LDP identifies the land at Kintore East for mixed use as Site M1 at Kintore. Site M1 is allocated for up to 600 houses in the second phase of the plan (2017-2023) and for 10 hectares of employment land split equally over plan periods 2007-2023 and 2024-2030, as an extension to the existing Midmill Business Park. The Local Development Plan Supplementary Guidance states that a new primary school and community facilities will need to be in place prior to the development of any housing and a new academy (secondary school) will have been confirmed before planning permission is granted. An LDP site R1 which is reserved for the new primary school and academy is identified beside Site M1 (see Figures 4 and 5). Part of the Kintore East site is identified as Site P1 which is identified to protect Tuach Hill and part of the site is identified as P6 which is identified to protect Midmill Long Cairn.

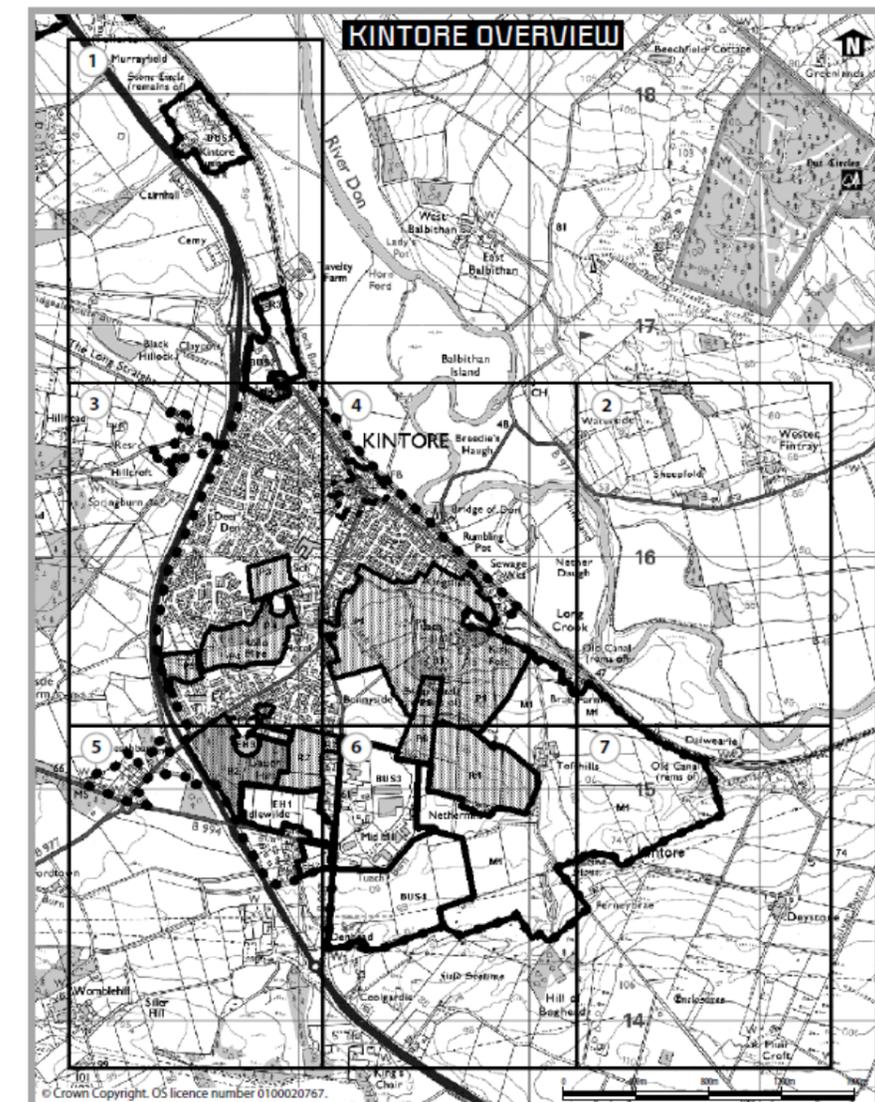


Figure 4: Extract from the LDP Supplementary Guidance

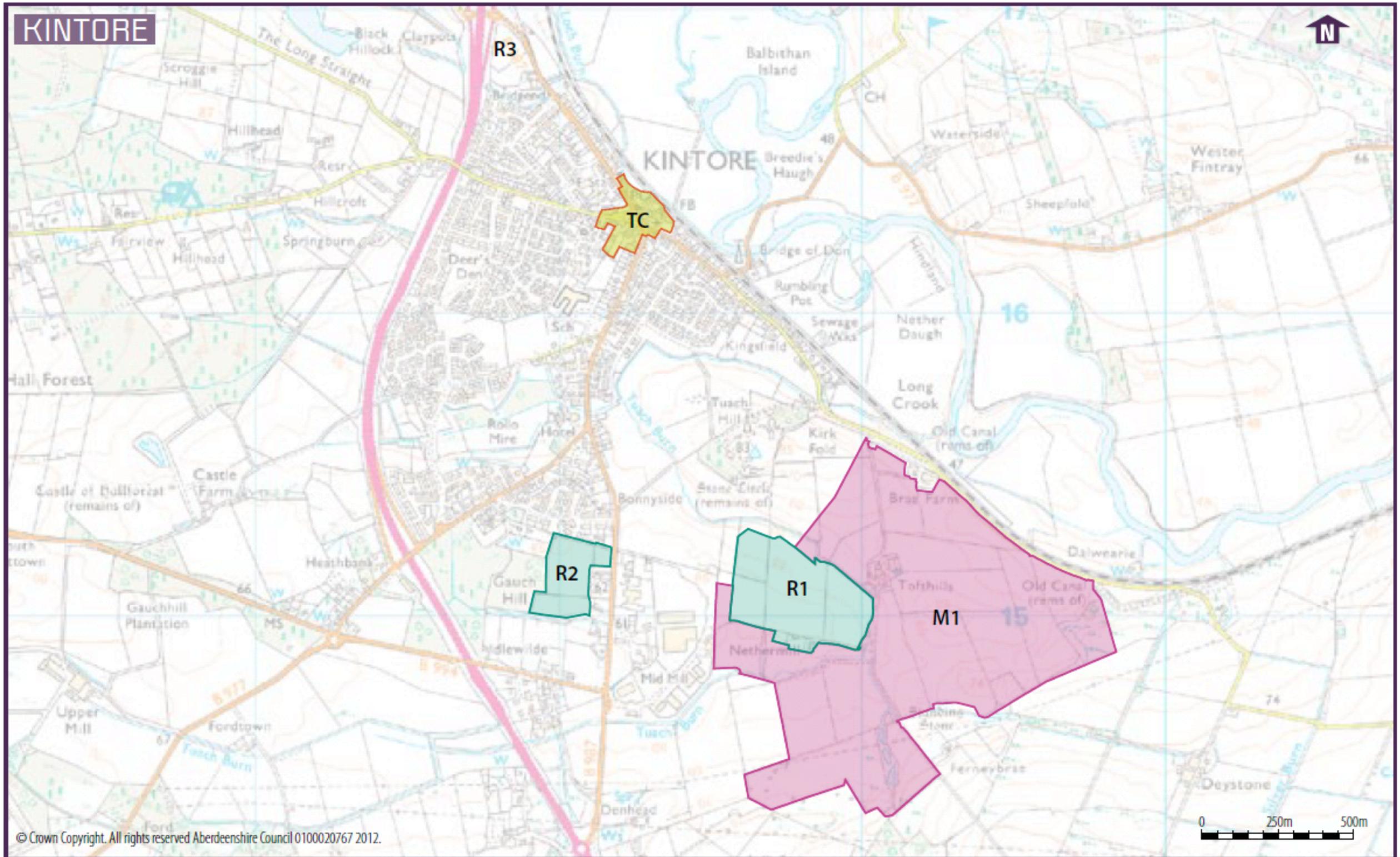


Figure 5: Extract from the Local Development Plan

1.9 The LDP SG also states that a development framework and masterplan(s) are required for site M1. Although Site M1 is allocated in the LDP as a Phase 2 Housing Site there is a need for the development framework to be prepared and approved in 2013. It would also be advantageous to have the framework approved in 2013 to expedite the new primary school at Kintore through the planning process and to allow the Phase 1 employment land at Site M1 to be brought forward for development in early course. The area covered by the framework includes Site M1, Site R1, Site P1 and P6 and Site BUS4. It was agreed at a meeting with Council planning officers in April 2013 that the Kintore East Development Framework should be prepared and presented for approval at the Garioch Area Committee at the earliest opportunity.

1.10 The Kintore Consortium submitted a development bid in April 2013 to the review of the Aberdeenshire Local Development Plan for land at Kintore East to be included in the LDP for an additional allocation of 600 houses. The bid was predicated on the basis that the site has the physical and environmental capacity to accommodate an additional 600 houses and that the impact of the increase in houses can be accommodated in terms of roads and services infrastructure. This bid will be subject of scrutiny through the LDP review process over the next 2 years. The Development Framework, whilst not identifying allocations beyond the current LDP requirements does recognise that the Kintore East site has the capacity within the existing M1 boundaries to accommodate additional development.

Consultation and Engagement

1.11 Following the adoption of the LDP, the Kintore Consortium has continued to develop and refine the proposals for Kintore East through a wide range of technical discussions and meetings with representatives of Aberdeenshire Council.

1.12 Meetings have been held with Education, Property, Planning, Planning Gain, Transportation and Roads and Housing Departments and these have contributed towards the progression of key aspects of the scheme as outlined in the framework. The framework plan for the site reflects all of the discussions to date and demonstrates the Kintore Consortium's commitment to ensuring that the proposals coming forward reflect the aspirations of Aberdeenshire Council as well as the wider community.

1.13 As part of the LDP preparation process from 2008-2012, the Kintore Consortium engaged with Kintore and District Community Council

representatives and principal landowners to ascertain their views and aspirations in respect of future expansion of the settlement. The Kintore Consortium has addressed this feedback through the evolution of the framework plan/masterplan over the last 4 years. This has led to a plan which the Kintore Consortium believes addresses the issues that have been raised to date.

1.14 A Proposal of Application Notice (reference ENQ/2010/1812) was submitted by the Kintore Consortium to Aberdeenshire Council in December 2010 for a mixed use development on the land to the south-east of Kintore comprising 1,200 houses; primary and secondary school provision; commercial, retail and community facilities; plus roads, drainage and landscape infrastructure. As part of this, public consultation was carried out which included a public exhibition held in February 2011 in Kintore Primary School. Written invitations were distributed to local residents along with formal advertisements in the local press, posters displayed in the local shop, and a direct invitation to Kintore and District Community Council. A follow up workshop was also held with user and community groups in March 2011 which focussed on what community facilities should be provided and the prioritisation of the facilities. Over 200 people attended the consultation event and came along to view the masterplan for the land at Kintore East. The majority of the feedback from the event was positive and has influenced the evolution of the framework plan/masterplan.

1.15 The main points raised during the public consultation exercise were as follows:

- Area identified for Community Facilities – concerns about size and whether it is big enough;
- School delivery in advance of housing – some questioned whether proposed school is big enough;
- School facilities to be openly available and accessible at affordable prices;
- Need for community hall facilities/large community centre;
- Need for retail facilities including a supermarket;
- Health centre facilities – need to be upgraded/reviewed;
- Housing mix – make provision for special needs; and
- Need for sports facilities/pitches.

1.16 As part of the continuing public consultation on the Kintore East site and to assist in finalisation of the development framework a meeting was held with Kintore and District Community Council in May 2013. Further public consultation will take place when work starts on a detailed masterplan for Kintore East following approval of the development framework.

2.0 Context and Site Analysis

History

- 2.1 Kintore was established above the River Don flood plain, and this low lying ground proved a natural communication corridor accommodating both a canal and railway. The traditional pattern of settlement development within the Aberdeenshire lowlands is of nucleated towns and villages which established around a central market place, as at Kintore. Established in the ninth century AD as a royal burgh the area has been a settlement since prehistoric times. Historical maps reveal the presence of a Roman Camp at Kintore at Deers' Den covering 120 acres and large enough to house 10,000 troops. Further these maps reveal a simple 'Y' shape of converging minor roads centred on the historic core of Kintore with its elegant civic buildings which include the Town Hall dated 1747 and constructed by the then town Provost the 3rd Earl of Kintore.
- 2.2 More recently Kintore has seen fairly rapid expansion with a high level of demand for new housing driven by a buoyant north east economy and a location on a development corridor close to Aberdeen and Inverurie. Whilst now established as a commuter settlement, Kintore also acts as a local service centre and is a growing centre of employment. There has been significant investment in the new Midmill Business Park adjacent to and part of the Development Framework area. The recent rapid growth has put pressures on the provision of education, particularly at primary level and a new primary school is proposed at LDP Site R1 to provide capacity to address the current pressures and accommodate new development.

Description of the Area

- 2.3 The landscape around Kintore has been shaped by the River Don, its flood plain and tributaries. The fertile ground associated with the alluvial floodplains resulted in the early settlement of the area which can be traced back to the archaeological features which include standing stones and burial mounds. Agriculture has shaped the landscape and resulted in geometric field boundaries enclosed by stone dykes which are characteristic of the gently undulating landscape and are characteristic familiar feature of the local landscape. Areas immediately adjacent to the Tuach Burn are known to have been worked for sand and gravel extraction and returned to agricultural land.
- 2.4 Existing land use within the site area includes agricultural, including farms, small holdings and cottages. The farmland within the study area reflects a pattern of mixed uses with arable fields and crops interspersed with grazing

pasture. Existing land use adjacent to the site area includes residential, industrial/business and open space/greenspace.

- 2.5 Land within the site varies between 50m OD and 85m OD on Tuach Hill which represents the highest point within the site. Tuach Hill represents a crag and tail formation with exposed granite rock outcrops and quarries where stone has been historically won for local house building. There are two further hillocks within the site at Tofthills, both exceeding 70m OD. The Tuach Burn acts as the catchment watercourse for the majority of the site area. Outwith the site area, a prominent ridge encloses the southern boundary. To the north the low lying ground associated with the River Don varies between 45 to 50m OD.
- 2.6 Physical features within the site include small holdings, cottages and crofts, the largest of which is Tofthills Farm. The site comprises of a network of geometric fields typically enclosed by dry stone dykes constructed in local rounded stone. The Skair is an important historic route with a strong north south orientation which cuts through the site at Tofthills farm. The site includes two scheduled ancient monuments at Midmill Long Cairn at Tuach Hill and Tuach Hill Stone Circle and enclosure.
- 2.7 The area also contains notable stands of mature woodland. This includes Scots pine woodland circa 70 years in age and the Beech woodland on Tuach Hill. There are also mixed deciduous woodland tree belts which have been established along the former canal and act as an effective screen when viewing the site from the River Don. There is shelter belt planting associated with the Deystone Estate designed landscape which lies outwith the site area and mature trees surrounding Tofthills Farm. Isolated trees, typically Alder and Willow have established along the Tuach Burn watercourse. A stand of scrub woodland has established on low lying ground around an area of standing water to the south of the former canal near Dalwearie. This area represents the single area of standing water within the site and provides biodiversity interest and should be protected and enhanced.

Ecology and Biodiversity

- 2.8 Important species within the study area include the red squirrel, water vole and Wych Elm tree. Red squirrels are associated with coniferous woodland on the site and the Wynch Elm which establishes well on fertile soils is ideally suited to the site area. Its seeds are an important source of food for notable species including greenfinch and red squirrels. Further

investigations will be carried out to establish if other species are present on site.

- 2.9 The area is not covered by any international or national nature conservation designations, though Tuach Hill is recognised as a site of interest to natural science. An Environmental Assessment Screening opinion was previously sought from the Council which established that a full Environmental Impact Assessment (EIA) is not required to be prepared to support a future planning application for the site. A baseline ecological survey, however, will be required to support future planning applications for the site.

Flooding

- 2.10 Figure 6 indicates the area of flood risk area identified by SEPA within the Kintore area. In particular it reflects the flood risk zone associated with the Tuach Burn rising to the 60m contour level on Tuach Hill. The Kintore Consortium are aware that flooding associated with the Tuach Burn occurs when the River Don is in spate, which results in flood water backing up the Tuach Burn. Flood prevention measures have been taken in recent years to canalise the Tuach Burn as a precautionary measure. Surface water attenuation measures will be put in place within new development and integrated with SUDS features along the Tuach Burn watercourse to add amenity and biodiversity interest. A full flood risk assessment was carried out in 2011 for the framework site. It established the extent of flood risk and this will be taken into account at the masterplanning and detailed design stage of the development proposals to establish if measures such as re-profiling to enhance the burn to a more natural course are feasible. The flood risk assessment will be submitted to Aberdeenshire Council in support of future planning applications for the site.

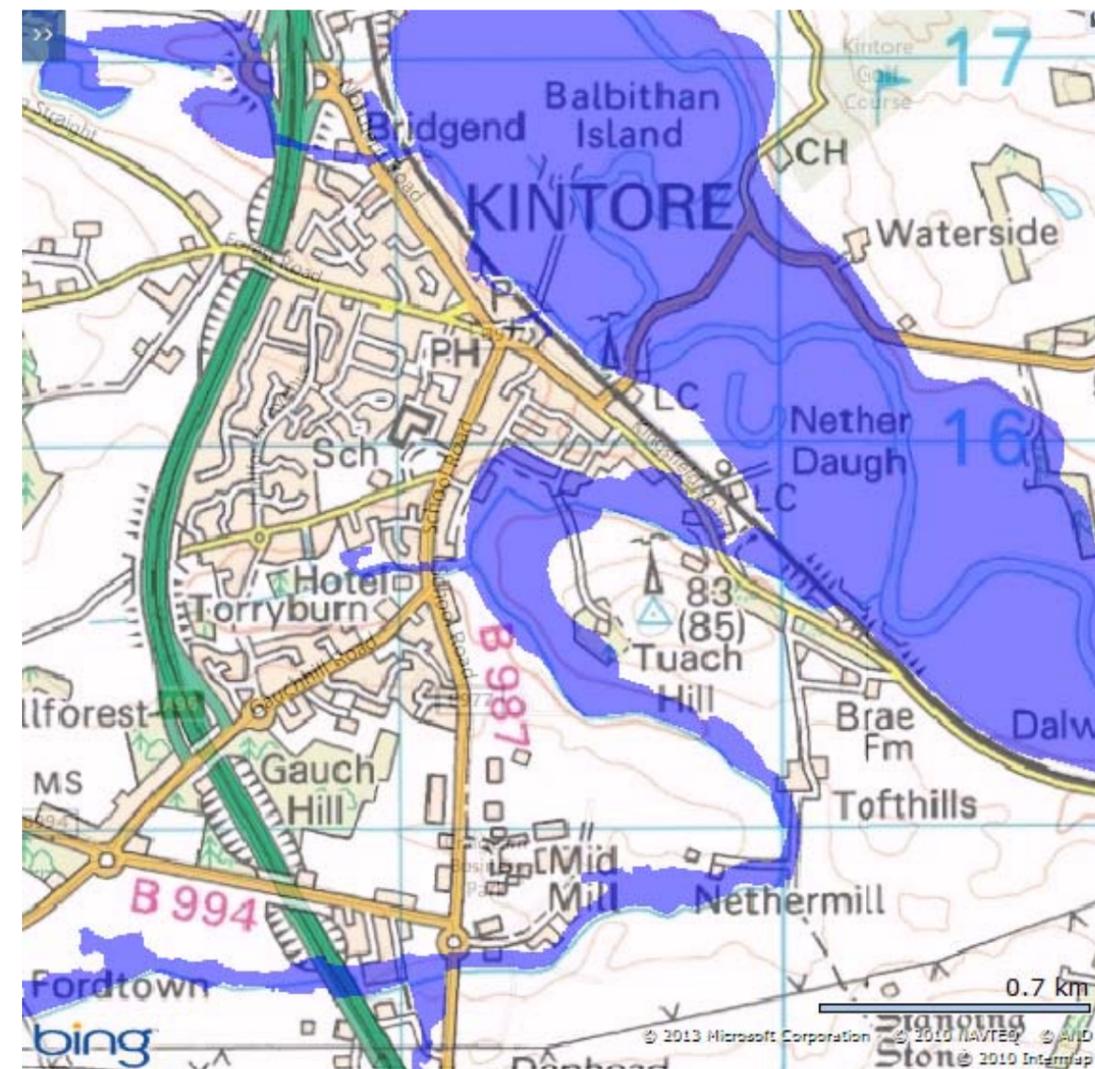


Figure 6: SEPA Flood Map

Landscape and Visual Appraisal

- 2.11 A Landscape Appraisal of the site has been undertaken (see Figure 7). This included a survey of the study area and recorded land use, physical features, inward and outward views, site vegetation and an analysis of the landscape characteristics. Outputs from the analysis included site opportunities and constraints and a design statement to support the development framework and masterplan for the site. This work was central to the proposals submitted to the LDP process.
- 2.12 In the South and Central Aberdeenshire Landscape Character Assessment - ERM -1998, Kintore is covered by two character types, namely the "Agricultural Heartlands" and "Central Wooded Estates" areas. The key characteristics specific to the study area identified in the landscape character assessment include:
- Rolling landscape of low hills and wide valleys;
 - Clumps of trees atop mounds and hillocks, often bounded by circular stone walls; mature shady beech avenues;
 - Mixed farmland with varying size and pattern of fields;
 - Numerous and varied archaeological features, including henges, recumbent stone circles and pictish monuments; and
 - Local vernacular stone buildings with conversions and extensions, modern bungalows and houses.
- 2.13 The key pressures and sensitivities specific to the study area identified in the landscape character assessment include:
- Significant pressures for new build development owing to its proximity to Aberdeen. However, abundant woodland can provide local screening;
 - Broadleaf policy woodlands are susceptible to neglect and decline;
 - Other landscape features such as drystone dykes and copses are susceptible to damage from build development and road improvements; larger woods are susceptible to fragmentation;
 - Numerous archaeological sites, particularly recumbent stone circles, are vulnerable to damage and loss of setting.

Landscape Findings and Recommendations

- 2.14 The site's topography influences the placing of any development on the site. In this respect the principle aim is to retain Tuach Hill as a central wooded feature and maximise open space areas intended for recreational use. Associated proposals include realising the full potential of the Tuach Burn watercourse which at present represents an unrealised asset through the possible creation of permanent open water bodies along the watercourse which includes attenuation measures with the capacity to accommodate flood waters.
- 2.15 Land use within the site will change from one of agricultural farming practices to one of built-up areas including gardens, woodland including boundary and linear features and improved grassland including watercourses. Through the safeguarding and management of new green space, habitats can be created to support both the displaced indigenous wildlife and designed and managed to promote diverse habitats to support a range of species.
- 2.16 Open space, long views, a geometric field network enclosed by dry stone dykes and punctuated by small woodland pockets and shelterbelts are characteristic of the immediate landscape area. This should be reflected in the design through no development to take place on Tuach Hill and the Tofthill hill tops and the maintenance of long outward view of Bennachie (see Figure 8). The existing network of desire routes on Tuach Hill needs to be formalised and integrated with the new path routes into the existing and proposed paths including the Skair and Riverside path, to provide a continuous path network.
- 2.17 In summary the main landscape recommendations are to:
- Refrain from developing the Tuach Hill ridgeline and the Tofthill hill tops;
 - Retain and manage existing mature evergreen and deciduous woodlands and shelter belts;
 - Retain dry stone dykes where possible;
 - Maintain long outward view of Bennachie;
 - Respond to and formalise existing walk routes between the existing village and new development and promote links between existing and proposed community facilities; and
 - Provide links and connections to the wider core path network.

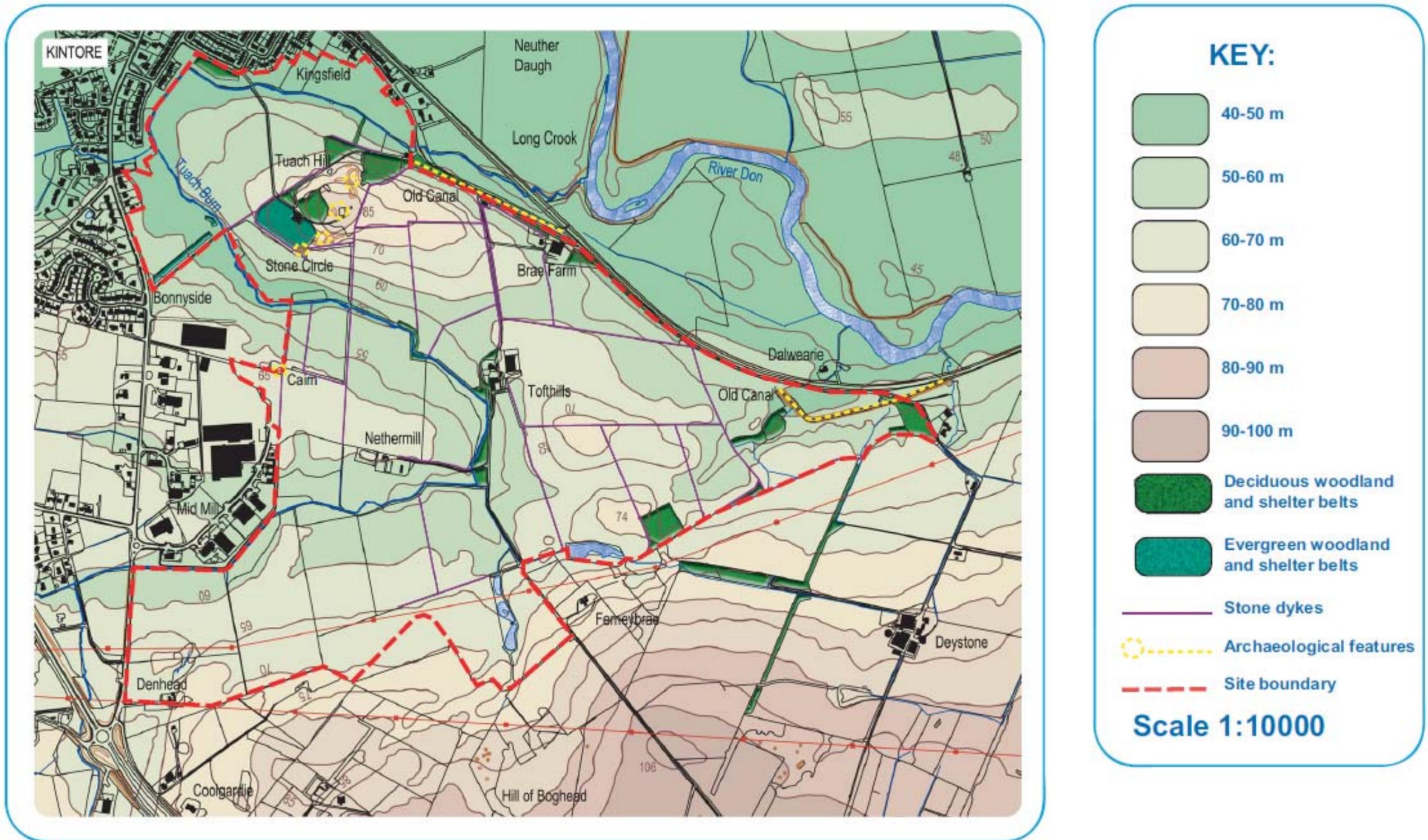


Figure 7: Topographical Plan, Vegetation and Physical Features

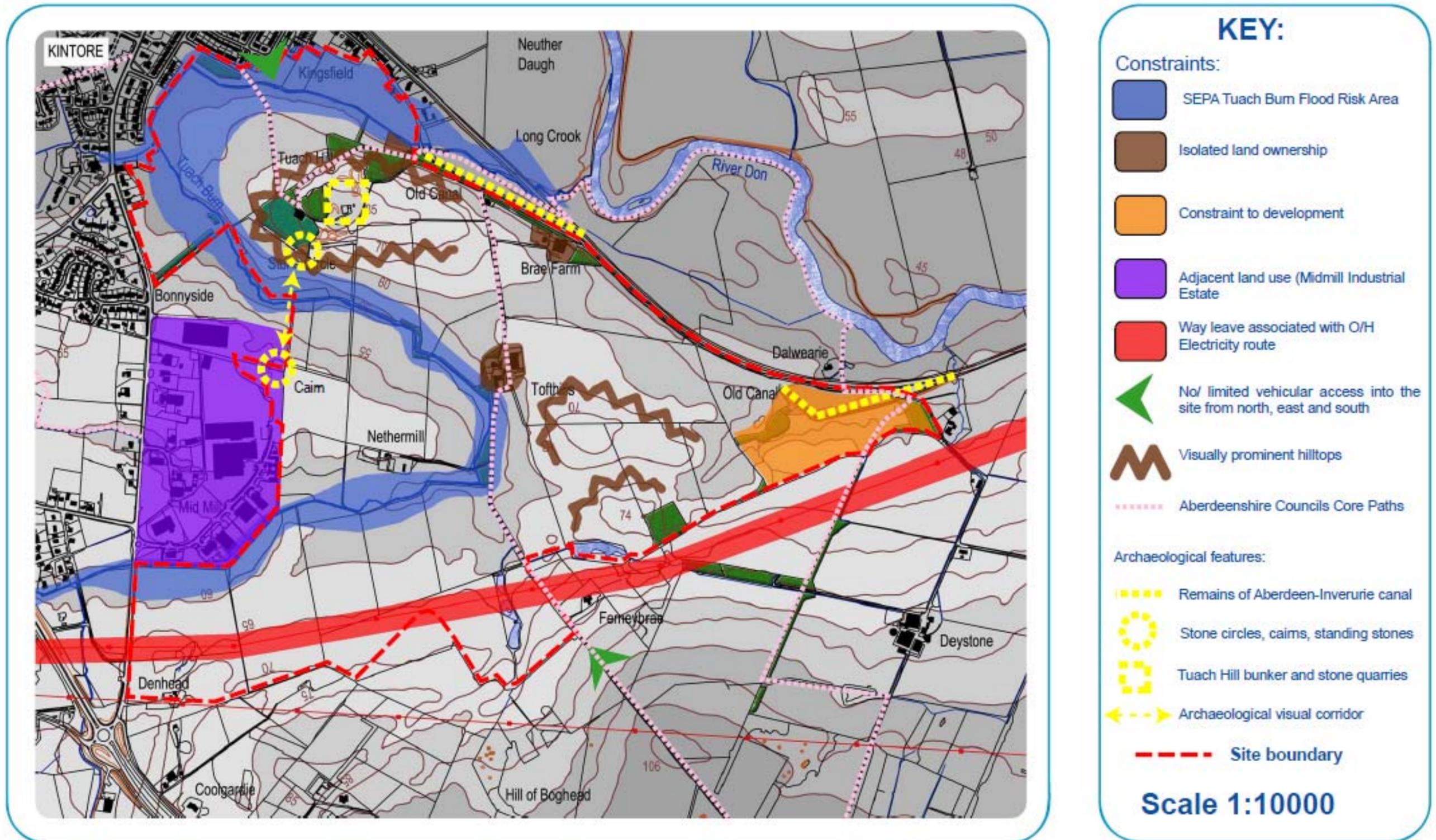


Figure 8: Constraints Plan

3.0 The Development Framework

3.1 The Development Framework for Kintore East (see Figure 13) has evolved from an analysis of the site taking into account its strategic and local context and has also been supported by landscape and transport appraisals for the site. Technical discussions have also taken place with Aberdeenshire Council, in particular Planning, Education, Property and Technical Services, Roads and Transportation, Planning Gain and Housing departments. These have informed the framework along with comments received from the local community and Kintore and District Community Council through public consultation. The framework sets a coherent vision for the future development of the site from which detailed design can follow. The spatial framework for Kintore East seeks to:

- Establish a vision for the future development of Kintore East;
- Provide a spatial framework for how the site should be developed;
- Provide an explanation of the different land uses, landscape proposals and transportation and accessibility strategy;
- Identify the Phasing Strategy for the site; and
- Establish the infrastructure requirements and Outline Delivery Strategy

Land Uses

3.2 Kintore East will become a mixed use development of 600 housing units, 10 hectares of employment land with supporting commercial and community uses and open space. A new primary school including community facilities and sports pitches will be built on Site R1 and land has been reserved there for a potential new secondary school to serve the area. Development at Kintore East will aim to meet the current Aberdeen City and Shire Structure Plan Strategic Growth Area target of 30 dwellings per hectare or above, as an average across the development. Affordable housing will be provided in accordance with the Local Development Plan target for Kintore. Due to current difficulties in capital funding of projects by RSLs (Housing Associations) this will likely include some off-site affordable provision and/or commuted payments depending on identified requirements. The lead agencies for the delivery of affordable housing will be Aberdeenshire Council and RSLs.

3.3 Within the Framework area, a mixed use development (including retail and community services) is proposed on School Road at the north western corner of the site. Whilst part of this area is within Site P1 it does not impact negatively on Tuach Hill as a landmark and open space resource, nor is the area subject to any flood risk. The area is capable of accommodating

supporting retail/commercial and community services (medical centre, community centre, care home and nursery) for both the new and existing communities at Kintore. The centre is centrally located and walkable for both existing and new residents and the creation of an area for community facilities has support from the local community in Kintore. The amount of service and retail provision provided will be dependent upon market demand but the current location beside the main street through Kintore will be commercially attractive to potential businesses and can help ensure early delivery to meet current expressed demand in Kintore. If future demand justifies it, additional provision for local shops can be accommodated within the M1 site. The masterplan to be prepared for Kintore East will identify and reserve a potential site for local shops.

3.4 The employment land will provide a 10 hectare extension to the existing Midmill Business Park. There is strong demand for employment/business land at Kintore and this is a priority development for the Consortium. Fifty per cent of the allocation is identified for development in the first phase in the LDP. A masterplan and planning application will be brought forward for the business park later in 2013 following approval of the Development Framework by the Council.

3.5 An environmental and physical capacity analysis of Site M1 has demonstrated that the site is capable of accommodating considerably more development than is currently allocated in the Local Development Plan. In recognition of this the Kintore Consortium have submitted a development bid to the review of the Aberdeenshire Local Development Plan for land at Kintore East to be included in the LDP for an additional allocation of 600 houses. The capacity of the site to accommodate additional development needs to be taken account of when a more detailed masterplan is brought forward for the site. The masterplan will need to both identify land for development in accordance with the current LDP allocations and also land with potential for future development.

Landscape Framework

3.6 The development framework allocates a major area of open space centred on Tuach Hill linked with a network of footpath links to provide a central park and integrate the new development with the existing settlement. It is important to retain areas of open green space around Tuach Hill. The existing landscape, biodiversity and the natural value of this area, the canal bed to the east and riparian habitat around the Tuach Burn will be protected and enhanced through new planting and implementation of a landscape strategy. Existing mature evergreen and deciduous woodlands and shelter belts within the area will be retained and managed and further woodland planting along access

routes and to link areas of existing woodland will be considered. This addresses the aspirations of the local community to protect and enhance this area as a recreational, landscape and heritage resource for the entire community. Public open space and landscaping will be provided in accordance with Aberdeenshire Council standards and this will be maintained by a third party factoring agent or a Community Trust initiative.

- 3.7 The development of the site should be in accordance with the principles of sustainability. Energy production from onsite sustainable sources will be investigated, along with measures to minimise energy use through design, orientation of buildings and detailed site layouts. A landscape opportunities plan for the site is shown in Figure 9.

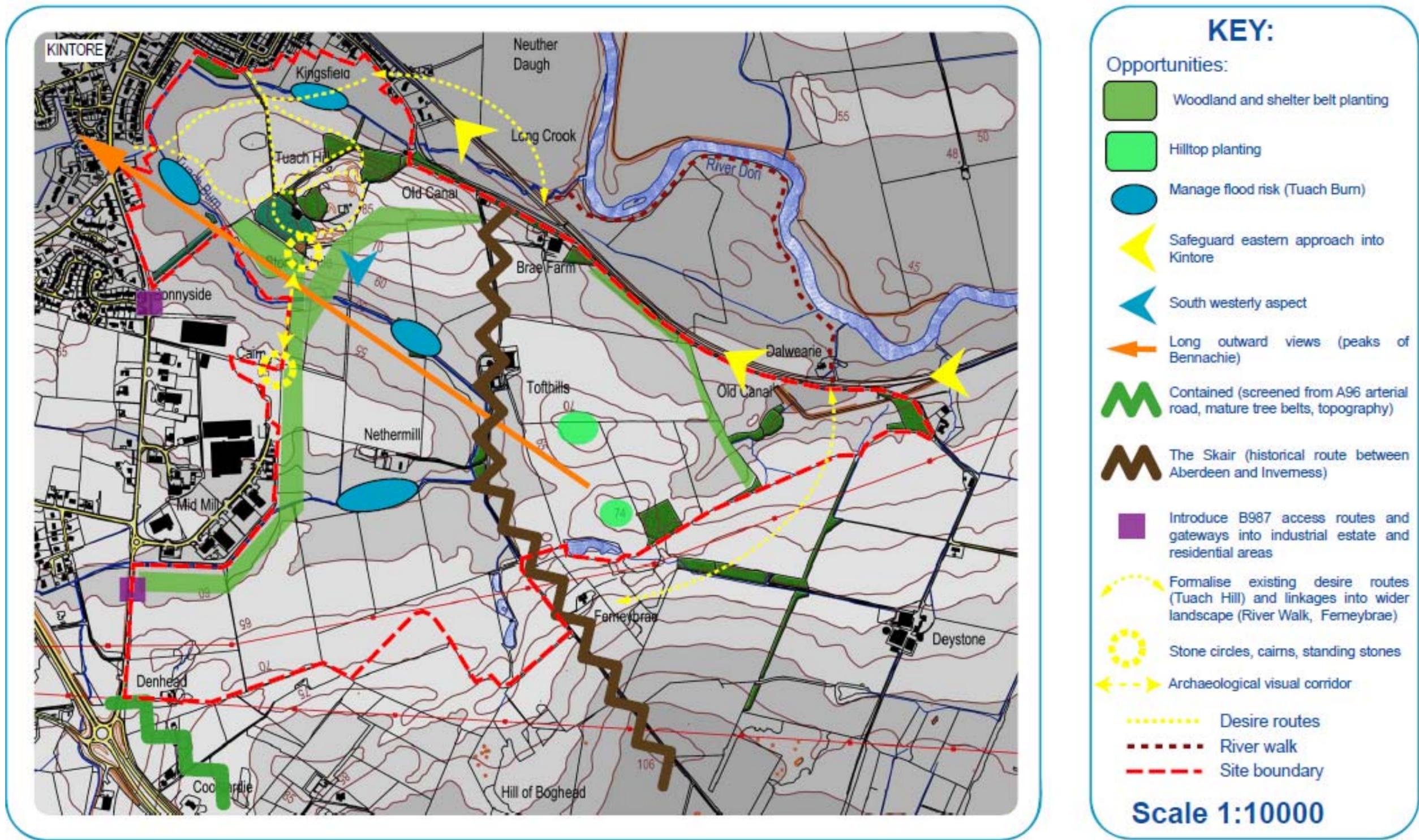


Figure 9: Landscape Opportunities Plan

Development Framework Access Strategy

General permeability

- 3.8 The Development Framework has been developed to provide opportunities for access by all modes, with direct walking and cycling routes between the various areas within the framework masterplan and linking to external networks. Vehicular routes will be designed to promote use by public transport but avoid rat-running. Each route will be designed to achieve the correct balance between place and movement, in line with the principles within 'Designing Streets'.
- 3.9 The Development Framework has also been designed to reflect the principles set out within 'Designing Streets' with priority given to the access needs of pedestrians and cyclists where appropriate, with good links to adjacent footways and bus stops. The framework masterplan also take cognisance of the need to achieve the correct balance between place and movement functions for streets.

Road Network

- 3.10 The proposed internal road layout of the Development Framework will be constructed to comply with AC development guidelines and reflect the objectives of "Designing Streets". The area will therefore be permeable by foot and cycle, avoid cul-de-sacs where possible and provide vehicular access at appropriate locations.
- 3.11 Vehicular access to the Development Framework area will be provided via three junctions on the B977, namely:
- The Tumulus Way junction, this will provide the primary access to the employment land and will be the southernmost access to the entire Development Framework area;
 - The existing B977/Brae Crescent roundabout, which will be modified to form a larger roundabout; and
 - A new access junction, to the north of the Sunnyside View/B977 junction which will provide a dedicated vehicular access to the community facilities.
- 3.12 A new internal loop road will be formed from the extension of Tofthills Avenue (access via Tumulus Way) to the roundabout at Brae Crescent. This will form the Indicative Principal Access Routes within the framework masterplan and at this stage is indicative only. This loop road will offer the opportunity through its design for existing bus services that operate along the B977 to be diverted into the site. The bus services will also extend into

a residential area to the east of the loop road. The specific details of the Indicative Principal Access Route's design and traffic calming measures will be confirmed at the masterplan stage.

- 3.13 The proposed phasing of the Development Framework will take into account that no more than 200 dwellings can be accessed via a single access road.
- 3.14 The following four tier hierarchy is reflected in the street network serving the proposed Development Framework area:
- The main loop road will be designed as an Indicative Principle Access Route with traffic calming provided to deal with industrial traffic and residential traffic respectively;
 - Industrial access roads will provide access to the industrial areas in the south of the framework masterplan;
 - General Access Roads providing access to the various areas of housing; and
 - Local/Residential streets which will also include some shared surfaces.

Public Transport Strategy

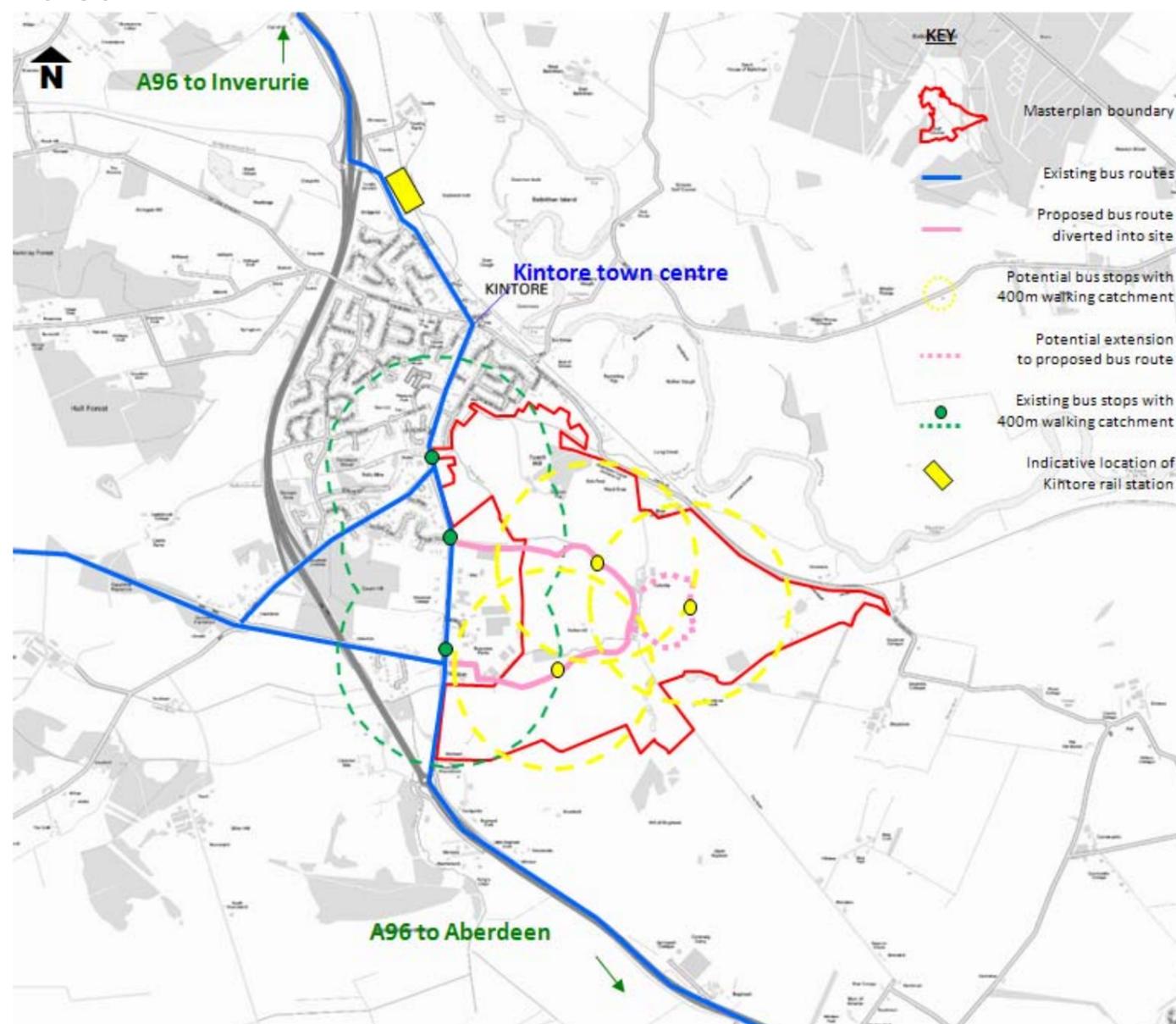
Access by bus

- 3.15 At present the nearest existing bus stops to the area are located on the B977 to the west of the site. There is a clear opportunity for bus services to be diverted into the site, therefore junctions and the internal road network will be designed to accommodate a bus route. As previously discussed, there is an internal loop road within the framework masterplan which leads from Tofthills Avenue. This would offer an opportunity to provide a bus route which would serve the development.
- 3.16 In order to ensure that all residential areas are within a 400 metre walking catchment of the nearest bus service, the bus route would serve a section of the residential area. In order to accommodate a bus route this link will be 6 metres wide.
- 3.17 The potential for direct public transport access within the area will be considered within the various phases of development. It is proposed that parts of the loop road are completed at an early phase within the framework masterplan build out. This would allow diversion of public transport services to serve early stages of the residential build out and serve the school campus site.

Access by rail

- 3.18 Although there are no existing rail facilities located within Kintore, Aberdeenshire Council have safeguarded land to the north of the town centre, with proposals to provide a new railway station. However, there are no fixed timescales for this development. The allocated land referred to as R3 within the Aberdeenshire Local Development Plan, is located along an existing bus route, and it is intended that the proposed bus services, which could be diverted into the Development Framework site, will provide access to the new rail station.
- 3.19 The proposed location of the new Kintore railway station and its proximity to existing public transport infrastructure is shown in Figure 10.

Figure 10: Existing and Proposed Public Transport Provision



Pedestrian Access

- 3.20 The Development Framework has been designed to be permeable for pedestrians. Facilities for pedestrians will be provided to comply with Aberdeenshire Council's guidelines and link into the existing network of footways and footpaths.
- 3.21 Footways will be provided adjacent to the internal road network, with additional traffic free footpaths provided throughout the area.
- 3.22 The proposed school, retail and employment areas within the framework masterplan can be accessed by foot within a 20 minute walk from the centre of the residential element of the development. Furthermore, a number of existing local amenities, including Kintore primary school, which may be a consideration in the early phases of development, can be accessed within a 20 minute walk from the centre of the residential element of the framework masterplan. The nearest existing facilities including Kintore post office are located on Kintore Square approximately 20 minute walk from the centre of the residential development.
- 3.23 Figure 11 illustrates a pedestrian catchment area from the centre of the residential element of the framework masterplan area for a walking distance of 1600 metres (20 minute walking time). Planning Advice Note 75 (PAN75) states that this distance is broadly in line with observed travel behaviour for accessibility to local facilities.

Cycling Access

- 3.24 There are currently no formal cycling facilities in the vicinity of the area. To encourage cycling within the area, shared surface routes will be provided adjacent to the main internal roads. In addition to these on road facilities, additional traffic free 'green corridors' will be provided between the various areas and land uses.
- 3.25 Figure 12 shows an indicative 2500 metre cycling catchment from the Development Framework area, as can be seen Kintore in its entirety is included in this catchment. To further encourage cycling to the development there will be cycle parking provided for the school, community facilities and employment elements of the development.

Parking

- 3.26 Parking within the area for all uses will be provided to comply with Aberdeenshire Council parking guidelines. Disabled parking spaces will be provided for all elements of the development. The Aberdeenshire Council development guidelines state that a minimum of 4% of the total parking must be provided for disabled parking spaces.

Figure 11: 1600m Walking Catchment

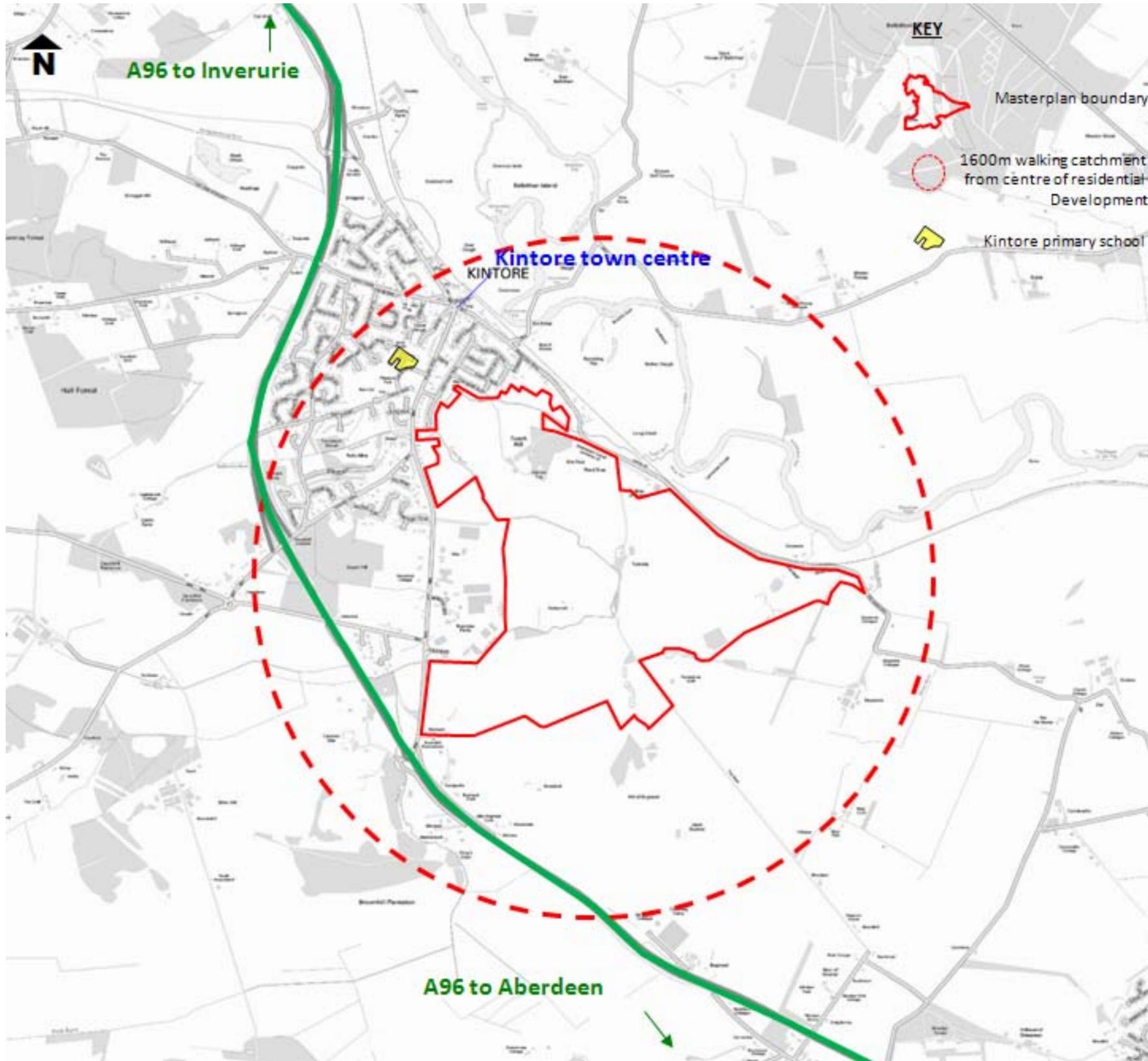
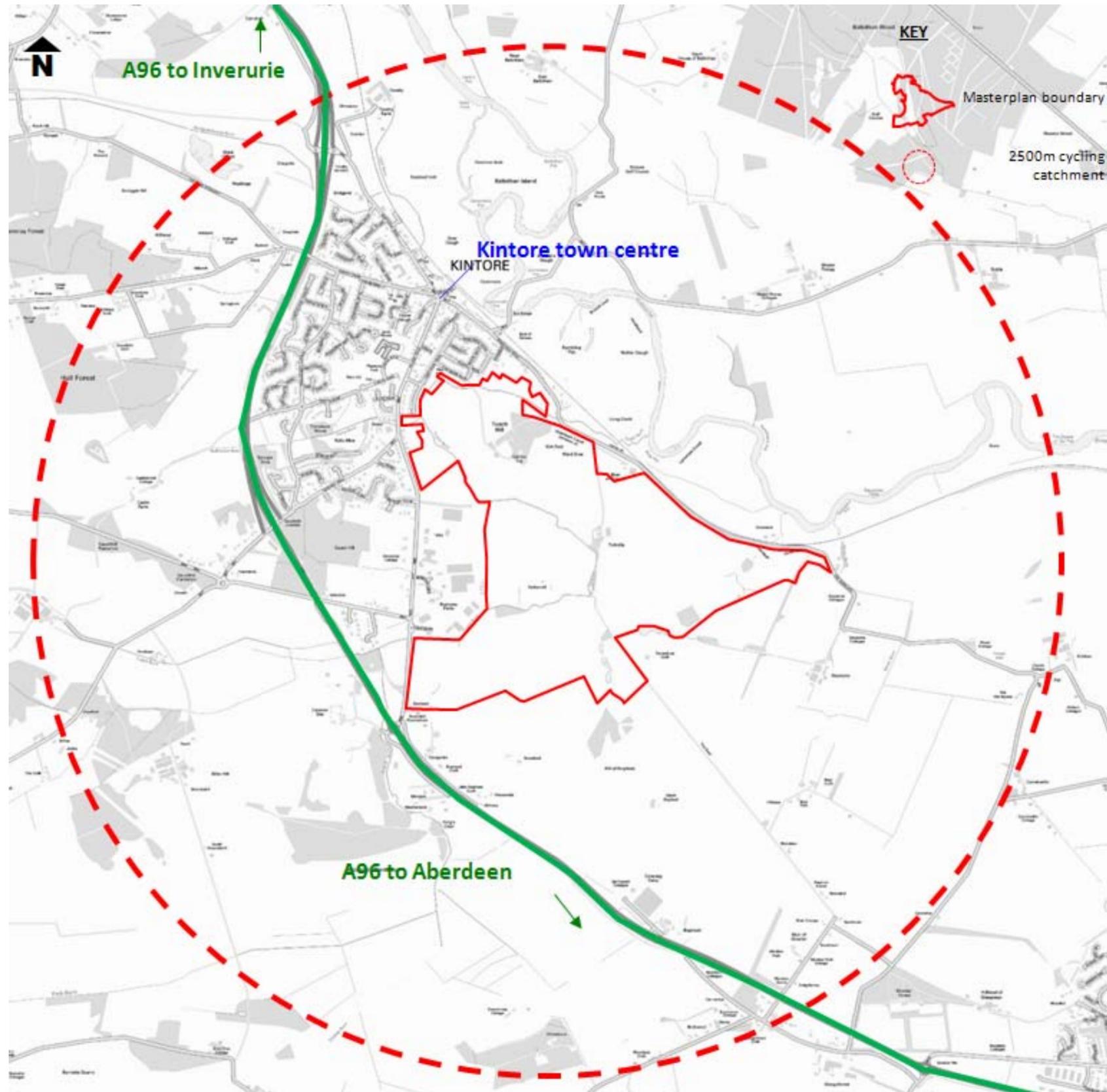


Figure 12: 2500m Cycling Catchment



Drainage and Service Strategy

- 3.27 The Kintore Consortium is preparing a detailed drainage and SUDS strategy for the Kintore East site. The work undertaken to date confirms that the proposed development is deliverable in respect of foul and surface water drainage with upgrades to the existing network. Further discussions will be undertaken with Scottish Water and SEPA in this regard. Suitable SUDS measures to deal with the surface water run-off from the development will be provided. The proposed development requires that a minimum of 2 levels of treatment for access roads. The roof water from the buildings will require 1 level of treatment. It is likely that surface water will be collected and conveyed to detention basins, attenuated and discharged into the Tuach Burn which runs through the site.
- 3.28 At an early stage in the masterplanning process utility companies will be consulted and any diversion/reinforcement of utility plant will need to be confirmed.

Masterplanning and Design

- 3.29 Detailed design of the individual parts of the Development Framework will be provided through a masterplan that will be prepared for Site M1 and P1 by the Kintore Consortium. The proposal for the new primary school on Site R1 has come forward as a separate planning application and will not require to be subject of a masterplan. The land for the extension to Midmill Business Park, which is a Phase 1 LDP allocation, will also be brought forward as a planning application with a supporting masterplan.
- 3.30 The Development Framework is not intended to be prescriptive over the scale, massing and materials for new buildings within Kintore East as this will be addressed within the Masterplan. However, all new buildings are expected to achieve a high standard of design and consistency of design across the site and be responsive to context and integrated within a landscape structure. Landscaping and sensitive screening will make a major contribution to new development to minimise the visual impact.

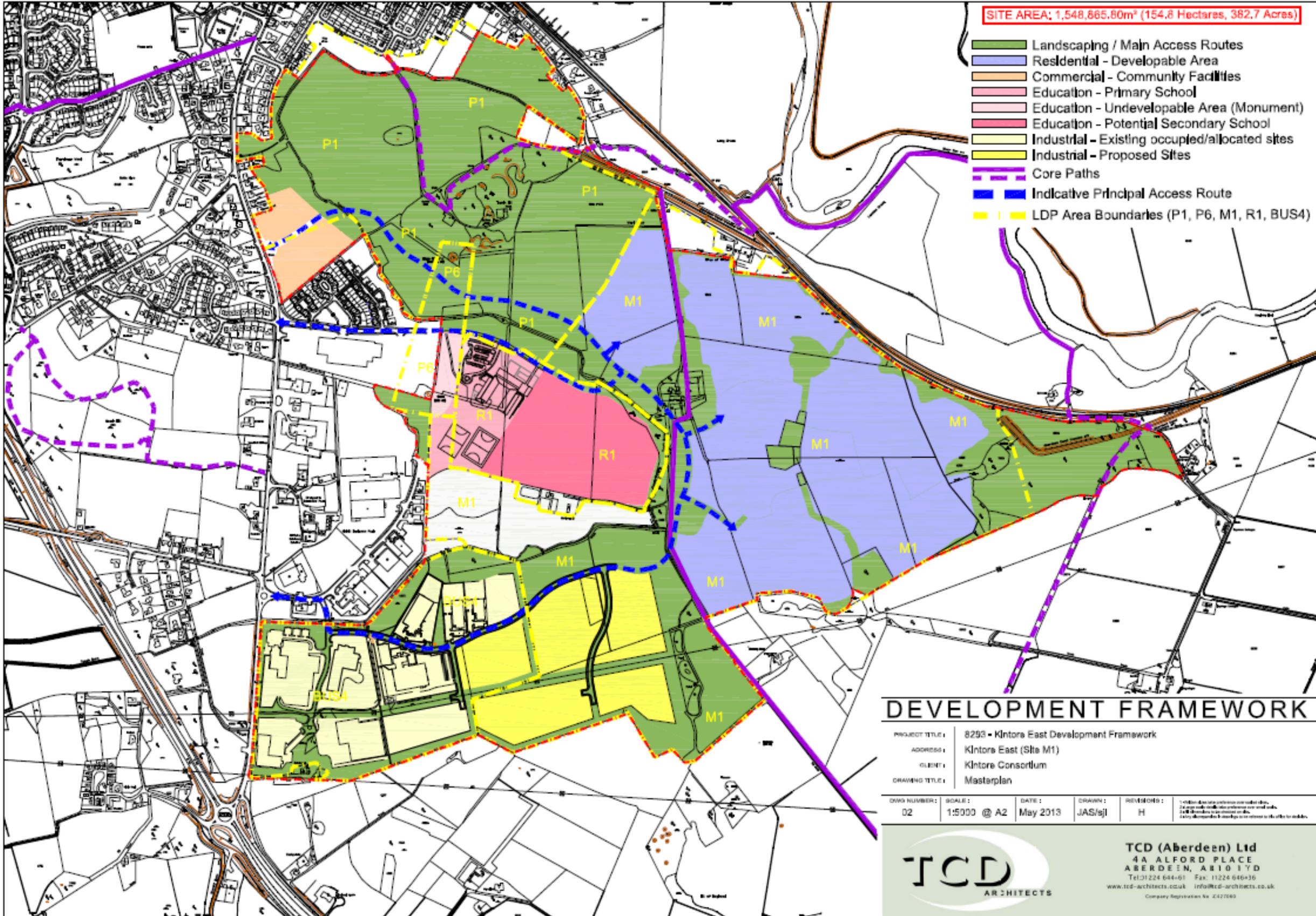


Figure 13: Development Framework Plan

4.0 Delivery and Phasing

Infrastructure Provision

- 4.1 The LDP states that major roads infrastructure is required to link Site M1 to the A96 and surrounding routes. In this respect financial contributions will be required from all developments in Kintore towards major roads infrastructure identified as necessary to accommodate proposed development in the A96 corridor. The Kintore Consortium is working with Aberdeenshire Council's Transportation Team and Transport Scotland to model the potential impact and identify the required mitigation arising from development proposals for Kintore East.
- 4.2 Open space provision will include the reservation of land within sites M1 and P1 for recreation purposes at Tuach Hill. There will also be a requirement to reserve land for the provision of allotments in a location that is accessible to local residents.
- 4.3 Inverurie Waste Water Treatment Works are currently at capacity. In order to provide additional capacity to serve the proposed developments in the Inverurie/Blackburn Strategic Growth Corridor, it is understood that Scottish Water will initiate a growth project.
- 4.4 It is understood that NHS Grampian is currently looking for provision of a health centre in Kintore. Land can be identified for this use in the identified mixed use centre or elsewhere within the Kintore East development. A recycling point will be provided with the development proposals.
- 4.5 The land required for the new primary school will be acquired by Aberdeenshire Council from the Kintore Consortium. The land for the possible new secondary school is in the control of the Kintore Consortium and is reserved for educational purposes in the Development Framework and the Local Development Plan. Financial contributions for education will be required as part of the planning gain requirements for Kintore East.

Phasing

- 4.7 The indicative phasing strategy for Kintore East (see Figure 14) has been drawn up to ensure that the development of the new community is delivered in a logical and coherent way with the ability for each phase to function prior to future phases being developed. To allow flexibility the proposed phasing strategy makes provision for the site to be opened up from several main access points, which will link together via a new internal loop road. Generally the site will be developed in a west to east direction. Structural planting and landscaping for the site will be carried out an early stage in the development to help establish it.

- 4.8 The first phase of development for the period up to 2017 is the provision of 5 hectares of employment land at Midmill Business Park. It is anticipated that planning applications will come forward for Phase 1 of the business park later in 2013. Phase 1 also includes residential development, commercial and community facilities and a further 5 hectare addition to Midmill Business Park allocated in the LDP for the period 2024-2030. Subject to demand, consideration may need to be given to bringing forward the phasing of the employment land through early draw down to release this land in the first period of the plan. The take up of employment land will be monitored by the Consortium and through the Council's annual Employment Land Audit. The Primary School is also Phase 1 and a planning application for the new school has now been submitted.
- 4.9 Phase 2 covers the 600 houses allocated in the Local Development Plan which are programmed for the period 2017 to 2023. Given the size of the allocation a phasing strategy will be applied by the Kintore Consortium to the 600 houses with development starting at the western end of the framework area and then moving eastwards across the site.
- 4.10 Phase 3 covers possible future development within the framework area. This includes an additional 600 houses, which are currently subject of a development bid to the review of the Local Development Plan. It also includes the possible secondary school for which land has been reserved within the framework area.

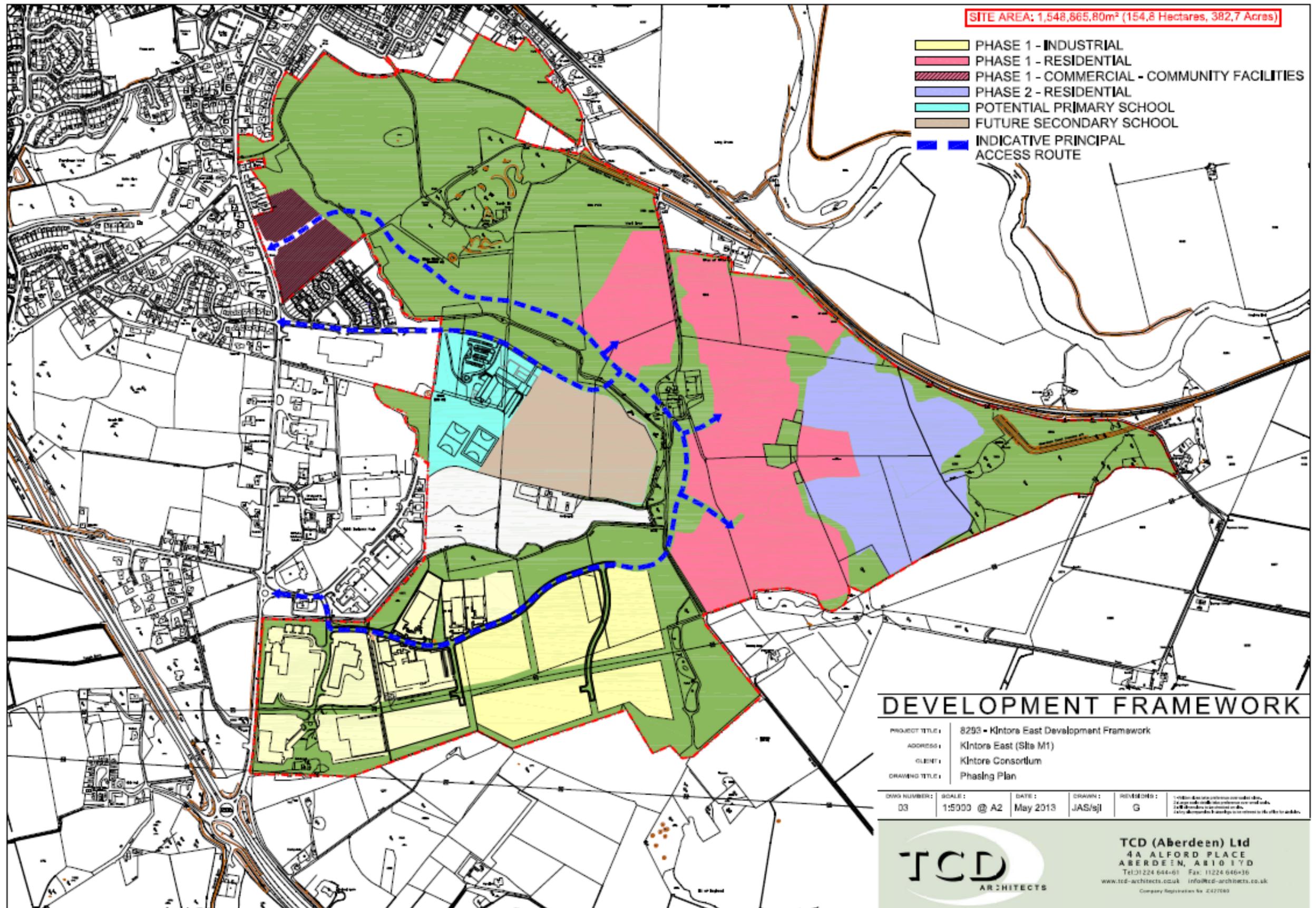


Figure 14: Development Framework Phasing Plan

