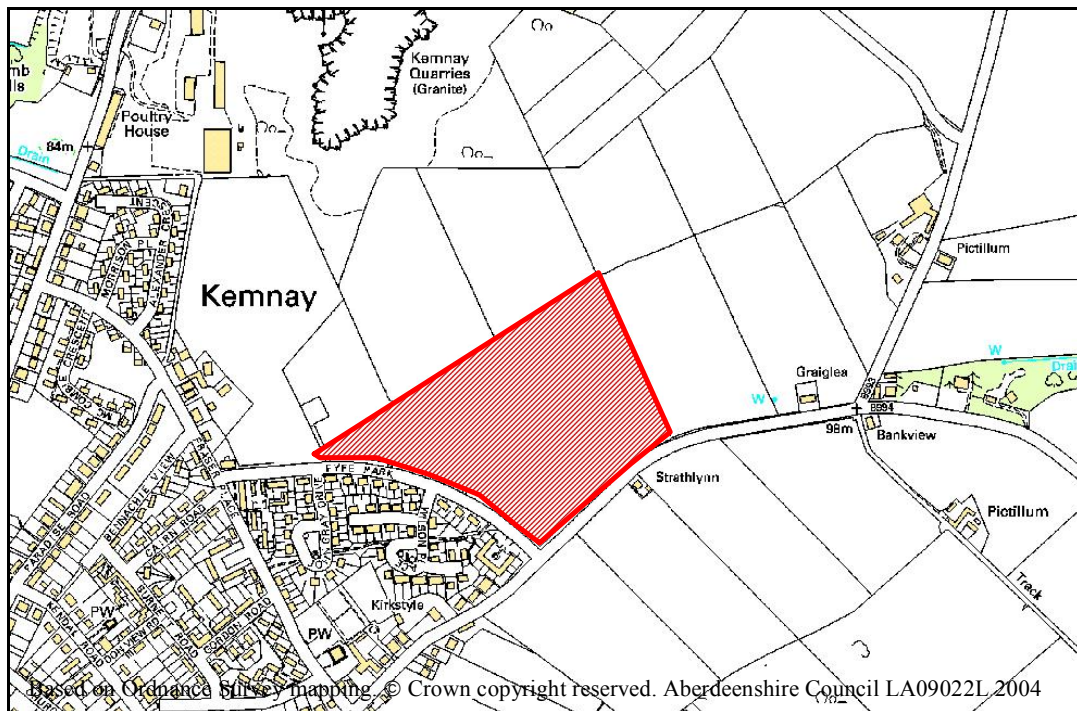


# DEVELOPMENT BRIEF for RESIDENTIAL AND BUSINESS DEVELOPMENT at FYFE PARK, KEMNAY



**October 2006**

**Aberdeenshire**  
COUNCIL



## 1. PURPOSE

### 1.1 *Type of development preferred*

The brief is to ensure that the residential and business developments on the sites at Fyfe Park are well integrated and serviced, appropriate to their surroundings and make a positive contribution to the area. This brief will aim to provide a basis for a high quality development on this site.

### 1.2 *Constraints and limitations*

The landscape setting of the sites and the character of the existing settlement are important considerations being at the gateway to Kemnay. The development should respect the existing landscape whilst enhancing the quality of the environment in Kemnay. It is considered imperative that the servicing of the Business land is undertaken alongside the development of the housing.

### 1.3 *Relevant Development Plan Policies*

The sites have been identified within the Aberdeenshire Local Plan (as amended by the agreed Proposed Modifications of the 11 November 2005) as Site fh1, suitable for around 20 houses, and site fe1, a future employment allocation. Both sites contain a 'project area' shown as P3 (strategic landscaping) on the northern boundaries of the sites.

A number of relevant development plans policies shall have to be satisfied (attention should be made to modified ALP policies), including:

#### **NEST**

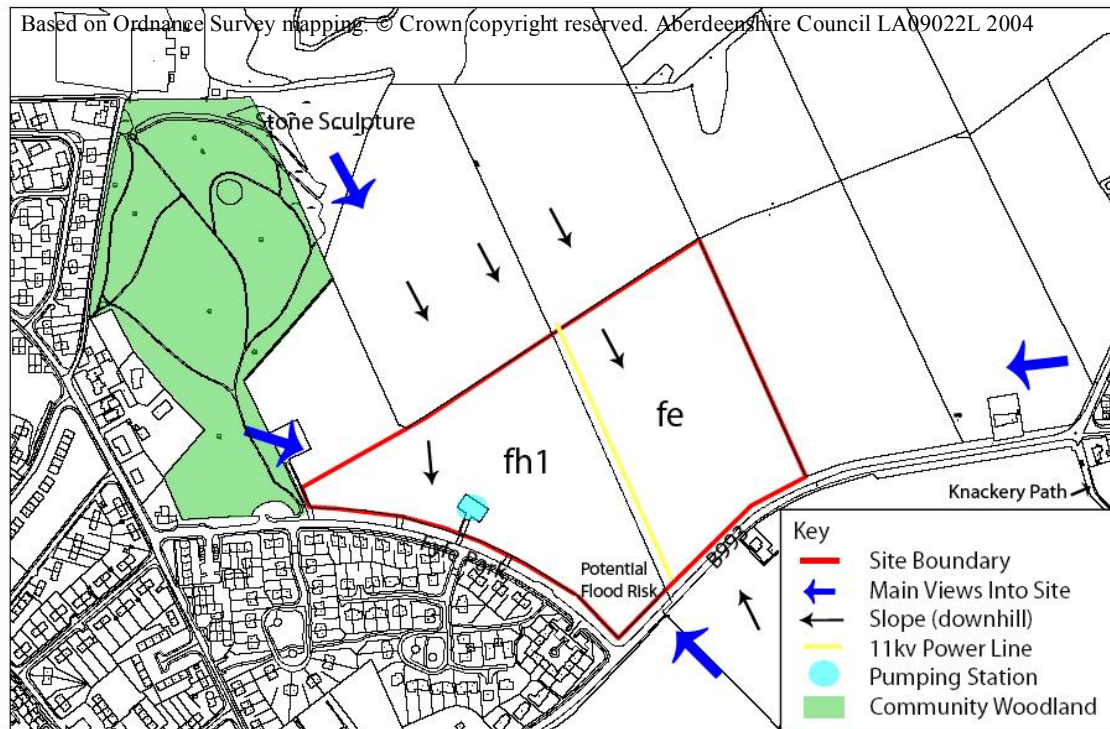
Policy 9	Housing Allocations Jan 2006 – Dec 2010
Policy 11	General Housing Allocations
Policy 13	Developer Contributions
Policy 14	Affordable and Special Needs Housing
Policy 16	Sports and Recreation Facilities
Policy 17	Countryside & Open Space Access
Policy 21	Design

**ALP**

Policy Env\22	Public Access
Policy Hou\2	Future Housing Land Allocations 2006-2010
Policy Hou\8	Affordable Housing
Policy Hou\13	Public Open Space for Housing
Policy Emp\1	Allocated and Existing Employment Land
Policy Inf\1	Roads and Access
Policy Inf\4a	Foul Drainage Standards
Policy Inf\4b	Surface Water Drainage Standards: Sustainable Urban Drainage Systems
Policy Gen\1	Sustainability Principles
Policy Gen\2	The Layout, Sitting and Design of New Development in Aberdeenshire
Policy Gen\3	Developer Contributions
Policy Gen\5	Landscaping Standards
Policy Gen\12	Project Area

## 2.0 SITE ANALYSIS

**Figure 1: Site Analysis**



A site analysis has been undertaken to identify the site's main features and constraints. The following is not an exhaustive site description, but a list of the key issues that lead to the site requirements in the next section.

### 2.1 *Location and Landscape Context*

- The sites are located on the eastern extremity of the town. They occupy fields that contain the Aberdeenshire Local Plan sites fh1 and adjoining fe1, which have an area of 3.5 Hectares and 3.6 Hectares respectively.
- The north and east of the site are open fields with views of the recently constructed 'Place of Origin' Sculpture to the north and more distant views of Bennachie to the northwest.
- The village of Kemnay lies to southwest, beyond Fyfe Park road whilst further farmland rolling lies to the south over the B993.

- Kemnay itself is a traditional Aberdeenshire village set in an attractive landscape setting. Many of the older houses are constructed with local granite and roofed by blue slate with several newer sub-urban developments displaying little in the way of traditional characteristics.
- To the northwest lies both the existing and former Kemnay Quarry. The former quarry is closer to the site now takes the form of a large undulating area that has been recently planted community woodland. A large stone cairn provides a distinctive landscape feature above the former quarry and is very prominent from the site. Both the woodland and cairn are served by a car park and network of footpaths. The area forms an attractive landscape feature.
- The northern half site slopes gently in a southerly direction whilst the southern half is almost flat. It falls from 100 metres at the northeast to 90 metres at the lowest point to the southwest. Outside the site, land rises gently to the north and south but is fairly level east and west. A depressed area, below the height of the adjacent Fyfe Park is located along the southwestern edge of the site.
- The site is located at a key gateway to Kemnay and is prominent on the approach by the B993 and from the higher ground to the north and south.
- There are a number of important views that cross the site and should be taken into account when considering landscape, layout and open space. These views are shown on figure 1.

## 2.2 ***Climatic Considerations***

- The prevailing wind is from the southwest and a degree of shelter is afforded by the existing housing. The landforms to the north and

south provide some protection. However the site is fairly exposed to the northwest and east.

- Due to its gentle southerly aspect it will benefit from the sun both during the summer and winter.

### 2.3 **Potential Hazards**

- The southwest of site fh1 has a history of flooding. Measures have previously been taken to divert water from a local well and further mitigation will be required.
- There are no known contaminants or noise affecting the site.
- A pumping station is located to the west of site fh1 (see figure 1).
- 11kv power lines cross the site (see figure 1)

### 2.4 **Ecological Considerations**

- In general, the fields designated as Site fh1 and fe in FALP have been farmed and do not have great diversity.
- Drystone dykes, in a generally poor state of disrepair, form many of the boundaries to the east of the site; wire fences are used in places. A hedge forms the boundary onto Fyfe Park.
- A small area of broom covers a pumping station on the western extremities of the site and is fenced off from the rest of the field.
- A small strip of establishes trees line the B993 to the south of the site Fe.

### 2.5 **Urban Context**

- The site is not noted of being of any outstanding archaeological interest.
- The site lies at the extreme eastern edge of the existing town close to the low-density housing developments bordering Fyfe Park. Housing is generally between one and two stories and shows little in the way of local designs and styles.

## 2.6 **Access**

- There are no established rights of way across the site.
- There are no existing roads into the sites apart from a small section of rough track to the west of site fh1. To the south of the sites, the B993 provides the main access to Kemnay, Inverurie and Kintore. To the west, Fyfe Park provides access to the northern part of the town and the school.
- Visual considerations make a vehicular access from the B993 limited. Access from the B993 should only be taken from the south-western corner of the employment land as shown on figure 2.
- There are bus services to Aberdeen, Alford and Inverurie available within close proximity of the site. Buses run along Victoria Terrace within a short walk of the site.
- Well-maintained pedestrian links run through the housing to the west provide access to both bus routes and the village centre. Footpaths run through the community woodland to the northwest. The Knackery path connects to the B993/B994 junction to the east of the site.

## 2.7 **Utilities**

- There is a water supply locally. There is also a foul sewer locally, a pumped sewer passes through the site and no building can be permitted over this sewer. Discharges from surface water sewage systems will require the consent of SEPA. Developers should contact SEPA to discuss their requirements. Groundwater should be dealt with in a sustainable manner.
- Drainage from neighbouring developments is via soakaways located to the southeast of the brief site.
- Broadband connection is available in Kemnay.

## 2.8 **Other Considerations**

- The sites received several objections, which were heard at the Local Plan Inquiry. All the objections were resolved through the Inquiry.
- As a result of the Local Plan Inquiry figures given for housing allocations are indicative. In this case the area designated is 3.5 hectares and it would be unreasonable to expect a developer to develop 20 units on this area of land. A flexible approach should be applied to the site as artificial restrictions may prejudice the development of the employment land and create a gap site.
- The sites are under option, the developer is Deveron Homes.
- A key requirement is for servicing of both the employment land and the residential area to be conducted simultaneously.

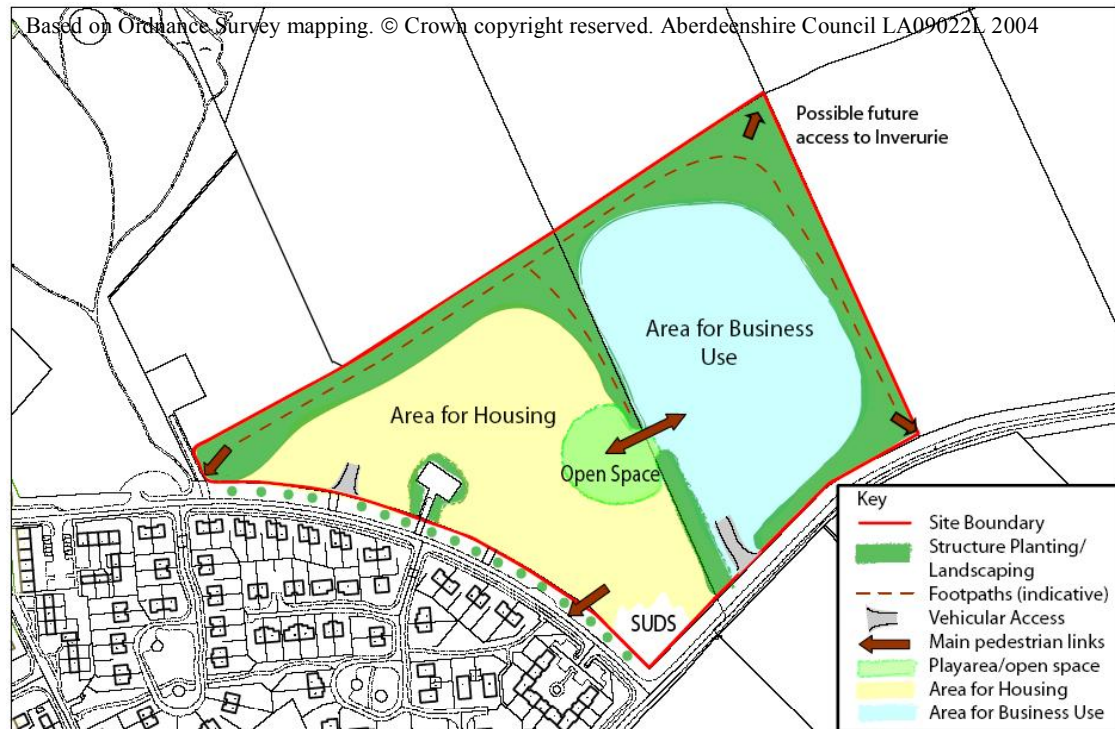
## 2.9 **Conclusion**

- A flexible approach should be taken to housing numbers on site. Any development will be required to conform to the development brief or adequately demonstrate why this cannot be done.
- The sites conspicuous location at a key gateway to the village it is important that any development would be required to provide high quality, coherent landscaping and design which is sympathetic to the situation.
- Development must take account of the views to and from the sculpture and community woodlands.
- Servicing of the whole area will be required; servicing of the business land will be sought simultaneously to that of the residential area.



## 3.00 SITE REQUIREMENTS

**Figure 2: Site Requirements**



### 3.1 General

#### 3.1.1 Index 21

- Development of the site's layout should reflect the approach set out by the 5 Indicators listed in "Index 21" \*

**\*Note** Index 21 is a method of assessment that essentially does two things: it identifies a set of key issues that affect the "environment-friendliness" of housing layouts; and integrates them in a framework that gives each element its proper status. It is based on the assessment of five Indicators: climate, energy, resources, biodiversity and social aspects. Crucially it has developed as a *process* by which the quality of layouts can be assessed rather than as a *prescriptive* guide to good and bad ones. However, this development brief also identifies some aspects from Index 21 that will be crucial for this

particular site in any circumstances. For more detail see the website at [www.index21.org.uk](http://www.index21.org.uk).

The Aberdeenshire Council Sustainability Charter outlines the commitment of the Council to the principles of sustainability, including minimising the use of non-renewable resources. The Council produced a Renewable Energy Strategy in 2004 which furthers this aim.

### 3.1.2 ***On Site Renewable Provision***

A substantial amount of everyday energy use should be derived from microrenewables. The Scottish Ministers have set a target of generating 40% of Scotland's electricity from renewable sources by 2020 (SPP6: Consultation Draft). It is accepted that a like split would be unrealistic in terms of the average household and today's sustainable options, but it is not as unrealistic as might be supposed, given the continuing improvement in insulating materials and building techniques. As of this moment, however, it remains aspirational. A statement on renewable energy technologies considered must be submitted with the proposals and justifiable reasons given for any rejected. A series of flow-charts is attached to aid this consideration (Appendix 1). The advice of 'SCARF' may also be useful in this respect and any available grants can be discussed with them.

The Renewable Energy Strategy committed the Council to producing additional guidance to the Finalised Aberdeenshire Local Plan policies Inf7 (Renewable Energy Facilities – Wind farms) and Inf8 (Other Renewable Energy Sources). As a result of its Action Plan three supplementary planning guidance notes have been produced (Use of Wind Energy -, Biomass -, Micro-renewables -, in Aberdeenshire) to add clarity to the use of these policies, and should be referred to for more detailed information. This site has the potential for various forms of renewable energy and developers should take the chance to

incorporate such sources as may be appropriate at an early stage in the design and siting of housing.

## 3.2 **Layout**

### 3.2.1 **Response to Climate**

- Solar orientation – the site is generally south facing with the potential to capitalize on solar radiation and maximize heating gain. The design and siting of buildings, both for residential and business use, should therefore ensure this potential is fully exploited and any south facing aspects are not overshadowed.
- Wind chill – the presence or absence of wind may have a greater impact than solar gain in the heating of buildings, particularly during colder months. The development should use shelterbelts where possible to mitigate against wind-chill. A landscaping and structure planted areas to the north and west will aid in this regard.

### 3.2.2 **Energy Efficiency/Environmental Friendliness**

- High insulation standards and energy conserving methods should be used in this development. This can help achieve sustainability aims. In addition the developer should seek to provide a proportion of the required energy needs of the development through renewable onsite sources (see section 3.1.2).

### 3.2.3 **Resource Efficiency**

- All surface water will be disposed of under appropriate Sustainable Urban Drainage System.
- Drystone Dykes are an important part of our cultural heritage and can form interesting features. The walls, which form the northerly boundary and the field boundary between the residential and business land, should easily be incorporated into the development.

### 3.2.4 **Biodiversity, Open Space and Sense of Place**

- Landscaping and structure planting will be required to the north and east (as shown on figure 2) should be of a type and density

sufficient to create a wildlife corridor and provide pedestrian access and compliment the nearby community woodland.

- Most planting should be of native species to encourage biodiversity in the landscaped and planted areas.
- Any landscaping or planting should respect the need visibility splays at road junctions into the site.
- A “sense of place” can be generated by good urban design but also by the creation of purposeful, accessible and well designed open space that complement the landscape setting. Landscaping belts to the north of the site will provide both a screen for the business and housing developments and a useful area of open space. These should be designed to respect contours and views and avoid being simply geometric strips.
- The established trees to the southeast should be retained.
- A play area is required and should be located in an appropriate, accessible and overlooked location within the development.
- There is an opportunity to improve the strip of grass between Fyfe Park and the development site and provide a distinct sense of place by planting spaced trees along the strip to create an avenue. This would add to sense of place and enhance the streetscape and link with the community woodland.
- The development must minimise impact on important views. A Landscape Appraisal would demonstrate that these issues have been considered.

### 3.2.5 **Distribution of Land Uses**

- The western portion of the site (fh1) should be used for residential purposes whilst the eastern portion (fe) should be used for Class 4 business use.
- It is important that the business uses do not unduly affect the amenity of the residential element.

- Open space provision should be considered with both of the sites in mind. Open space, to include a Play area could provide a useful way of linking both developments as shown on figure 2 and encouraging movement between the different land uses.

### **3.3 Access**

#### **3.3.1 Footpaths & Cycleway**

- Pedestrian access will be provided through the site, both through business and residential areas. The final design must connect up all links to the external path network to provide a coherent network of non-motorised access.
- Pedestrian links will be required in the direction of the community woodland, to the southwest to connect with the existing path network through Fyfe Park, between the sites and to the southeast to allow connection to the Knackery Path. These links are indicated on figure 2.
- Planting and landscaping to the northeast should not prevent the possibility of future access from the northeast of the site towards Inverurie.

#### **3.3.2 Road Access**

- Road access to site fh1 should be provided to the west onto Fyfe Park at a location most suitable for the requirements of the brief.
- To achieve the required visibility, access to the employment land will be required from the southwest of the field onto the B993 (as shown in figure 2).
- Pavements will be required along the B993.

#### **3.3.3 Links to Undeveloped Land**

- There is no foreseeable need for further vehicular access to the undeveloped land around the brief site. However, pedestrian access should be considered as outlined by the brief.

#### 3.3.4 **General Road Layouts**

- All roads within the site shall be designed in accordance with the requirements of the Roads Authority. Roads should be design around the housing and business elements and aim to promote good street layouts; this can help contribute to a sense of place. Houses should front roads where possible, including onto Fyfe Park. This will prevent an insular development and help create a more integrated extension to the existing settlement.

#### 3.3.5 **Traffic Calming**

- Traffic calming will be employed as requested by the Roads Authority for shared pedestrian and vehicular traffic access roads.

#### 3.3.6 **Public Transport Needs**

- The site is fairly distant from the village centre; a bus route that operated closer to the site would be of benefit. Developers should contact the local bus service provider as to the feasibility of providing a bus stop to provide for public transport to the site.

#### 3.3.7 **Emergency & Service Access**

- All emergency and service accesses, including the removal of waste, will be accommodated by the internal access roads to be constructed in accordance with the requirements of the Fire Officer and the Roads Authority. Access for service vehicles should also be considered.

#### 3.3.8 **Access for All**

- Disabled access should be considered when designing all aspects of the development.

#### 3.3.9 **Parking**

- Parking for the employment uses must be appropriate in siting, nature and scale.

### 3.3.10 **Other Access**

- There should be appropriate connections between the sites. Although this depends on the final layout, pedestrian links should be provided between the employment land and the residential area.

### 3.3.11 **Phasing**

- Prior to erection of the first dwellinghouse in the development, the developer must demonstrate that the employment land has been fully serviced to the satisfaction of the Planning Authority. This should include adequate landscaping, planting and footpath installation as suggested by the brief. In order to ensure timeous provision of serviced employment land it is suggested that a condition, to this effect, is attached to a planning permission.

## 3.4 ***Infrastructure & Other Services***

### 3.4.1 **Drainage**

- All foul drainage will connect with the local sewer system. All surface water drainage will be designed in accordance with SUDS and to the approval of SEPA, Scottish Water and Aberdeenshire Council. Well-designed SUDS can help promote biodiversity and provide a positive feature for a development.
- Given the history of flooding to the southwest of the site the developer will have to consider drainage issues carefully. If not managed carefully, runoff from new development could exacerbate an existing problem. A possible location for a SUDS feature would be in this area (see figure 2) and if carefully designed could mitigate against flooding of the area. This location would also benefit the retention of important views towards Bennachie.
- Relocation of soakaways from the neighbouring housing developments must be included in any new drainage system.
- A Drainage Impact Assessment will be required.

### 3.4.2 **Supply & Distribution of Water**

- A 15 metre “cordon sanitaire” will be required around the pumping station to the satisfaction of Scottish Water.

- All water will be supplied from a public water main as identified by Scottish Water. Scottish Water should be consulted in this regard.

#### 3.4.3 **Supply & Distribution of Electricity**

- Electricity can be supplied on site; the developer should contact the service provider in this respect.
- It is expected that the power line will be rerouted or a way leave will be required.

#### 3.4.4 **Education Facilities**

- There is local Primary school and Secondary school provision in Kemnay. Kemnay Academy is currently over capacity and significant developer contributions are likely to be required for this element.

#### 3.4.5 **Community Facilities**

- There is no further requirement for on-site community facilities to be provided on site other than a play area and pedestrian links.

#### 3.4.6 **Maintenance**

- It is expected that the Local Authority will adopt landscaped areas and open spaces. Agreement will be required with the Council's Landscape Services Section of the T&I Service for the long-term maintenance of any paths, landscaped areas and open spaces.

### 3.5 ***Design***

#### 3.5.1 **Building Heights**

- As the site is located at the extremities of the town, building height should be fairly low. In general one and a half storey buildings would be suitable on the site.
- Within the land identified for Business Use building profiles must be minimised due to the sensitive visual location of the site, developments of no more than two storied would be appropriate.

#### 3.5.2 **Housing & Space Standards**

- The houses on the site will need meet current space standards.
- A mix of housing types is required as to provide for a variety of needs and circumstances. This includes considering terracing,



semi detached and detached housing in order to provide an appropriate extension to the settlement of Kemnay.

### 3.5.3 **Design Details**

- In view of the location there is an opportunity to create a development that will provide a sympathetic entrance to the east of Kemnay, with opportunities available for traditional and innovative design. Every care must be taken to ensure that both the layout and design are of the highest standards and reflects the best local characteristics of the area.
- Affordable housing should be consistent with that of surrounding housing and well distributed around the site. This will avoid stigmatisation and improve social cohesion.
- It would be preferable that the design and use of materials throughout the sites displayed consistency, but in any case the approach laid down in the Scottish Executives Policy on architecture, *Designing Places: A Policy Statement for Scotland* should be observed. As previously discussed, energy efficient, low maintenance and sustainable materials should be given priority and adopted wherever practical.
- It would be preferred that the children's play facility is overlooked rather than being to the rear of gardens.
- Office developments should still consider design issues carefully, especially considering the location of the site. Poor design and layouts that are not sympathetic and do not provide an attractive entrance to the settlement will be unacceptable.

## 3.6 **Developer Contributions**

### 3.6.1 **Infrastructure Contributions**

- It is anticipated that the developer will make available a contribution to secondary education provision and other infrastructure demands resulting from the development. These include community facilities such as the public hall, recycling facilities, dog bins and safer routes to school.

- A contribution towards the settlement gateway will be required. It is suggested that a proper marker, preferable an inscribed granite block would be appropriate at this key entrance to the settlement and located at the eastern most point of the site on the B993.
- Any additional contributions may be in kind or financial but will require to be agreed with the Local Authority prior to the grant of planning permission for housing.

### 3.6.2 **Affordable Housing**

- There will be a requirement for affordable houses to be provided. Currently the requirement for new development is for 25% of new housing to be affordable. Affordable housing will be subject of an agreement prior to the granting of planning permission for housing. On site provision is the Councils preferred option in this respect.
- The development of business land at a later stage may be also subject to providing a contribution for affordable housing.

#### 4.0 **FURTHER ADVICE**

Developers are urged to contact the Planning Service of Aberdeenshire Council at the earliest opportunity to discuss details of any submission before a formal application for planning consent is lodged. Any application will be dealt with primarily by the Garioch Area Development Control Team, based at the following address:

Planning & Building Standards

Gordon House,

Blackhall Road,

Inverurie, AB45 1AY

Tel: 01467 620981

Fax: 01467 628469

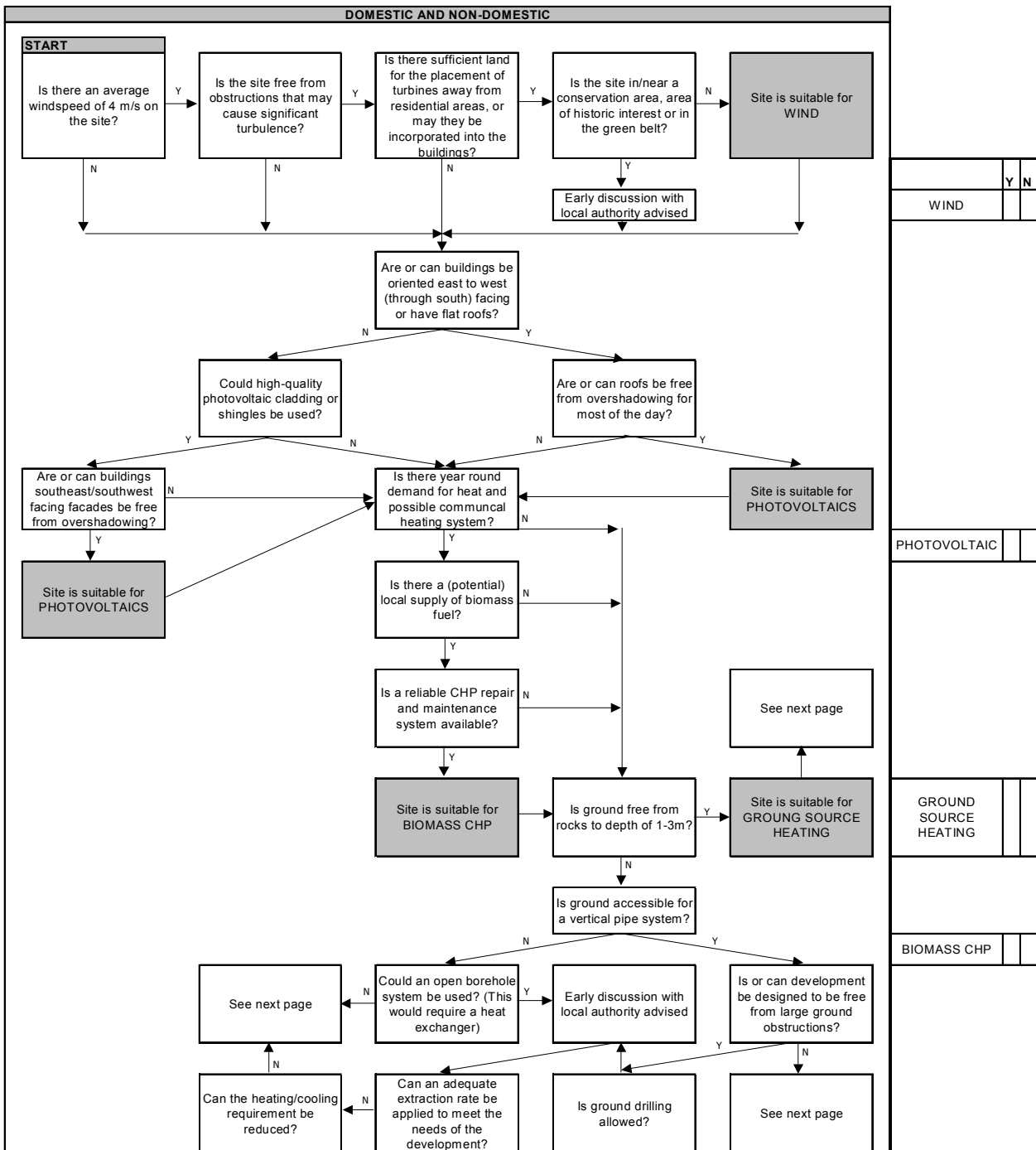
Other useful contacts:

Transportation & Roads Service 01467 620 981

SEPA 01224 248 338

Scottish Water 01224 655 000

# Appendix 1. Renewable Energy Flowcharts

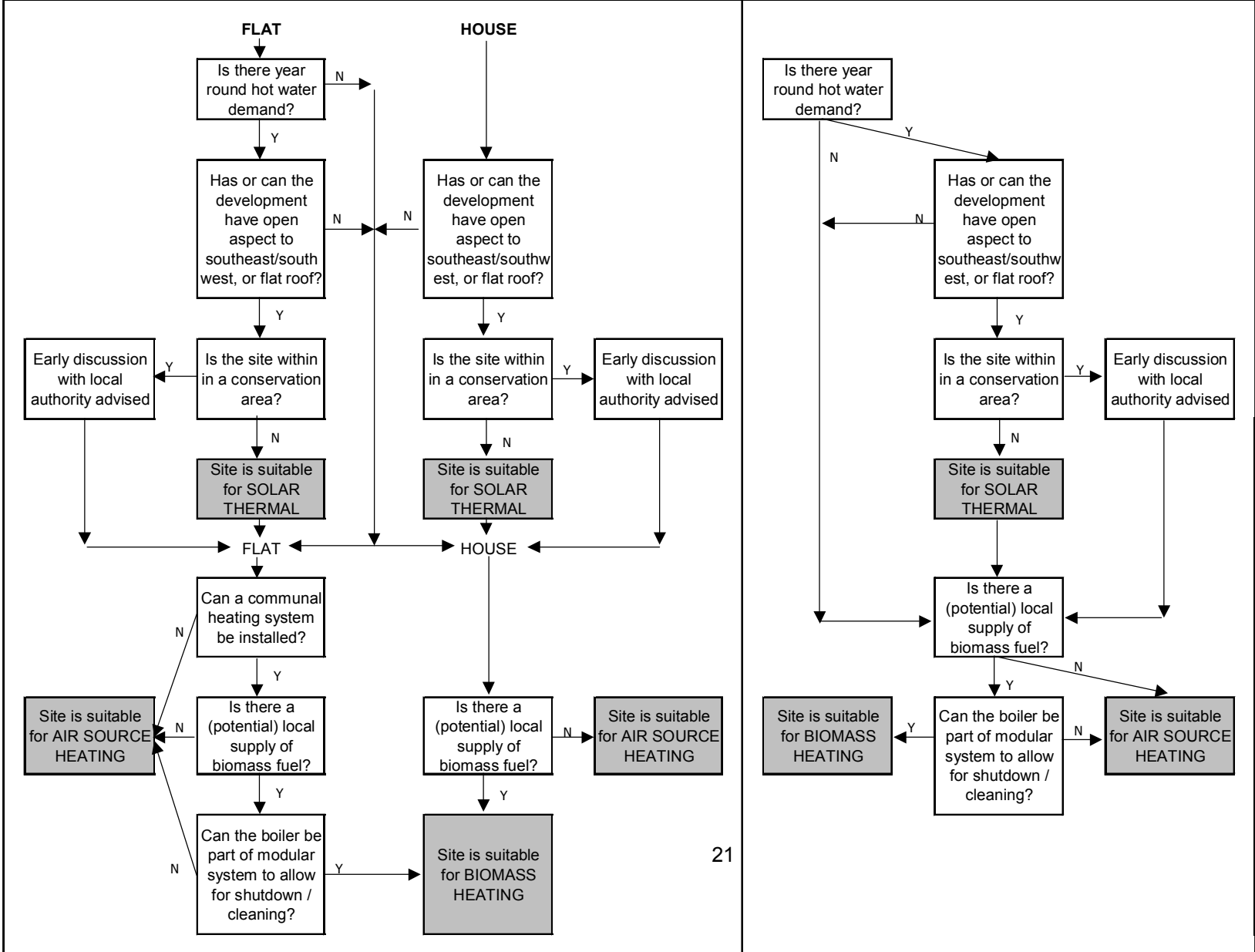


**INSTRUCTIONS:**

1. The flowchart below has been designed to lead you through various types of renewable energy technologies. By answering these questions, potentially suitable sources of renewable energy will be identified.
2. Start at the top left corner ("START") and answer the questions as 'yes' or 'no' and follow the appropriate arrow.
3. The columns on the right should be used for your reference to highlight technologies that should be examined further.
4. The first page highlights energy sources that are relevant to houses, flats and other developments, such as retail or industrial and should always
5. The second page is split between domestic and non-domestic i.e. houses/flats and other developments. You may need to consider the charts more than once depending on your proposal (e.g. a mixed-use development of houses, flats and retail will need to consider the charts for each use
6. These energy sources should then be discussed in a statement submitted as part of the proposal outlining which sources are to be incorporated in a development, or why they have been rejected.



**DOMESTIC** **NON-DOMESTIC**



	Y	N
SOLAR THERMAL		
AIR SOURCE HEATING		
BIOMASS HEATING		

**COMMITTEE RESPONSE – 3 OCTOBER 2006**

**9. DEVELOPMENT BRIEF FOR RESIDENTIAL AND BUSINESS DEVELOPMENT  
AT  
FYFE PARK, KEMNAY**

A report by the Acting Head of Planning Policy and Environment was circulated presenting a Development Brief for Residential and Business Development at Fyfe Park, Kemnay seeking the Committee's approval for this Brief.

The Committee **agreed** the content of the Development Brief for Residential and Business Development at Fyfe Park, Kemnay.