

122 – Kintore

Response ID	Respondent
4	Kemnay Community Council
154	Mr Mark Williams
156	Miss Lorna Cowie
157	Mr Stephen Whitmarsh
158	Ms Ann Marie Adamson
159	Mr Allan Jaffrey
160	Mrs Grace SM Milne
161	Mr Philip Craig
162	Mr Gary Robertson
163	Mrs Marion Bruce
164	Mrs Yvonne Gregory
165	Mr Alistair Vass
166	Mr Richard Booth
167	Mrs Fiona Mennie
168	Mr Graeme Mennie
169	Mr Adrian Twelftree
170	Miss Alison Tempest
171	Miss Sohona McIntosh
172	Mrs Lynne Doverty
173	Mrs Lucy Haig
174	Mr Mohammed Rauf
175	Mr Gordon Jack
176	Mrs Avril Christie
177	Mrs Adele Esson
178	Mr George Baley
179	Mr Richard Murray
180	Mrs Lisa Henderson
181	Mr Gordon Merchant
182	Mrs Helen Ramsay
183	Mr Grant MacDonald
184	Mrs Doreen Merchant
185	Mrs Doreen Baley
186	Mr Ally McLeod
187	Mrs Joyce Ellis
188	Mr Keith Donald
189	Mr Blair Pirie
190	Ms Lynsey Nicol
191	Mrs Linda Twelftree
192	Mrs Debbie Wright
193	Mr Ian Pettir
194	Miss Louise Graham
195	Ms Gayle Sangster
196	Mrs Sharon Strachan
197	Miss Marina Horrocks
198	Dr. Rhian Whitton
199	Mr Richie Galley
200	Mr Derrick Reith
201	Mr Iain Donald
202	Miss Claire McLaren
203	Mrs Charlotte Hanson-Hall
204	Mrs Louise Falconer

205	Mrs Carole Coutts
206	Mrs Hannah Mahindru
207	Mr Steve Hanson-hall
208	Mr Michael Forrest
209	Mrs Lindsay Summers
210	Mrs Alison Dempster
211	Mrs Karen Barclay
212	Mr Steven Kitchener
213	Mrs Sara Reid
214	Ms Kathleen Stewart
215	Mrs Carrie Lynch
216	Miss Emma Robertson
217	Mr John Clarke
218	Ms Yvonne Barnett
219	Mrs Jill Taylor
220	Miss Hayley May
221	Mr Lindsay Morrison
222	Mrs Dawn Shirlaw-Duff
223	Mrs Karen Thomson
224	Mrs Julie Benson
225	Mr George Laidlaw
226	Mr Gordon MacDonald
227	Mrs Margaret Alexander
228	Miss Vicky Ironside
229	Mrs Nashat Adeel
230	Mr Donald Anderson
231	Mrs Lorraine Boyce
232	Mr Roger Brown
233	Mrs Yvonne Carle
234	Mr Khary Fermin
235	Miss Lynn Findlay
236	Mr Douglas Hay
237	Mr Kenneth McEwen
238	Miss Shona McMasters
239	Mrs Susan Morrison
240	Mrs Rebecca Power
241	Mrs Samantha Rennie
242	Mr Gordon Rennie
243	Miss Lesley Robertson
244	Mr Russell Simpson
245	Mr Daniel Stewart
246	Mrs Sharon Stewart
247	Mrs Sarah Twedde
248	Miss Gill McBain
249	Mrs Marie Morris
250	Mrs Claire Paton
251	Mr Albert McBain
252	Mrs Sheila McBain
253	Mrs Jane McLaren
254	Mrs Edith Nicol
255	Mrs Zoe Lumsden
256	Mr Andrew Shepperson
257	Miss Nicola Cordingley

258	Mr Patrick Duncan
259	Miss Pauline Will
260	Mr Charles Cameron
261	Mr Ian Cameron
262	Miss Judith Middleton
263	Miss Nicky Johnston
264	Miss Barbara Manson
265	Mr Angus Cameron
266	Mrs Paula Cameron
267	Mr Richard Henderson
268	Mrs Lesley McEwen
269	Mr Ross Anderson
270	Ms Bianca Damiani
271	Mrs Susan Alexander
272	Mrs Siriol Robinson
273	Mr Graeme Ross
274	Mr Leonard Robertson
275	Mr John Barron
276	Miss Elaine McLaren
277	Mrs Karen Petrie
278	Mrs Wilma Walker
279	Mrs Gloria Johnstone
280	Mr Brian Johnstone
281	Mr Simon Glazier
282	Mrs Lesley Taylor
283	Mr John McGregor
284	Mr Ian Dunsmuir
285	Mr Stuart Miller
286	Mrs Sarah Henderson
287	Mrs Hazel Hulse
288	Mrs Denise Pirie
289	Mr Keith Cowe
290	Mrs Hannah Beagrie
291	Mr Nigel Whitton
292	Mrs Nicola Little
293	Mr John Dempster
294	Mr George Shaw
295	Mr Andy Eason
296	Mr Craig D Whyte
297	Miss Elaine Geddes
298	Mr Bruce Milne
299	Mrs Karen Forbes
300	Mr Willum Calder
301	Mrs Stephanie Bennett
302	Mr John Els
303	Mr Dave Bennett
304	Mrs Barbara Manson
305	Mr Mark Davidson
306	Mr Chris Stockwell
308	Mr Craig Parley
309	Miss Gemma Coutts
310	Mr Stephen Wright
311	Mr Charlie Carnochan

312	Mr Steven Thain
313	Mr William Doherty
314	Mr Alan Malcolm
315	Mr George Watt
316	Mrs Sheena Watt
317	Mrs Janine Cracknell
318	Mr and Ms Alison Craigmile
319	Mr Iain Craigmile
320	Mrs Claire Daly
321	Mr Chris Daly
322	Mrs Tracey Smith
323	Mr Innes Clark
324	Miss Samantha Bull
325	Mr John Lawson
326	Mr Paul Hatton
327	Mr Alan Milne
328	Mr Michael Cochrane
329	Mrs Julie Shewan
330	Mr Niall McKenzie
331	Mrs Janet Forrest
332	Miss Celia Fraser
333	Mrs Nara Gaskin
334	Mr Mike Shewan
335	Mr Simon Reid
336	Mr James Lee
337	Mr Wayne Cummings
338	Miss Kim Watson
339	Mrs Lorraine Blair
340	Mrs Shona Tough
341	Mr Peter Clark
342	Mrs Wendy Greig
343	Mr Gary Swinscoe
344	Mr Mark Whyte
345	Mr Paul Johnstone
346	Ms Jacqueline Robertson
347	Mr George Reidford
348	Mr Richard Singer
349	Mr Stuart Rae
350	Mr Donnie McLeod
351	Miss Lisa Graham
352	Mr Kevin Cowieson
353	Mr David Anderson
354	Mrs Nicola Doohan
355	Mrs Judith Kirkwood
356	Mr Neil Manson
357	Dr. Alison Steen
358	Mrs Frances Cribbes
359	Mrs Shelley Elrick
360	Mrs Elaine Crisp
361	Mr Harold Leil
362	Miss Linda Trail
363	Mr Ross Connell
364	Miss Megan Ley

365	Mrs Leanne Kitchener
366	Mrs Carolyn Crews
367	Miss Elaine Kinghorn
368	Mrs Gillian Swinscoe
369	Mrs Helen Ley
370	Ms Annette Scott-Barr
371	Miss Joanne Phillips
372	Mrs Elizabeth Benton
373	Mrs Joyce Reid
374	Mr Alan Benton
375	Mrs Emma Middleton
376	Mrs Marylee Anderson
377	Mr Doug Booth
378	Miss Judith Anderson
379	Miss Amanda Mutch
380	Mr Stuart Millar
381	Mr Andrew Angus
382	Mrs Alison McPherson
383	Mrs Sandra Macpherson
384	Mrs Sheila Calder
385	Mr Henry Macpherson
386	Mrs Sam McLeod
387	Mr Chris Redfern
388	Miss Elaine Kinghorn
389	Mr Kenneth Blair
390	Mr James Pettit
391	Mrs Evelyn Murray
392	Mrs Debbie MacKenzie
393	Mr Murray McLaren
394	Miss Zoe Damiani
395	Mr Roger Thornley
396	Miss Angela Will
397	Ms Allyson Ewen
398	Mrs Gillian Duthie
399	Mr David Ley
400	Mr Darren Hepburn
401	Mr Douglas Marshall
402	Mr David Coutts
403	Mrs Jennifer Marshall
404	Mr Lloyd Forrest
405	Mrs Stella Gauld
406	Mrs Rachel Peacock
407	Mr Kenny Peacock
408	Mr Glen Cochrane
409	Mr Joe Mcphee
410	Mrs Gail Wilson
411	Mr Gwynn Jones
412	Miss Gemma Calder
426	Mr John Bennett
458	Mr Shaun Doohan
459	Mrs Sonya Ledford
460	Miss Hilary-Anne Thomson
461	Mrs Lillian Paterson

462	Mrs Teresa Morrison
463	Mr Steve Johnstone
464	Mrs Alison Lawson
465	Miss Margaret Greaves
466	Mrs Sheila Miller
467	Mrs Marion Buchan
468	Ms Fiona Stephen
479	Mrs Fiona McIntosh
480	Mrs Karen Walker
481	Miss Ashleigh Walker
482	Mr Robert Spears
483	Mr Kevin Murray
487	Mr Steven Thomson
509	Mrs Margaret Keir
510	Mr Michael Gaskin
511	Mr John Kirkwood
512	Mr Bradley Ledford
513	Miss Emma Simpson
532	Mr Tony Cowan
533	Mr Stephen Knight
534	Mrs Debbie Wright
535	Mrs Gillian Lindsay
536	Miss Rachel Moir
537	Mrs Jessica Williams
538	Mrs Anneke Milne
551	Mr Martin Welsh
570	Mr Kevin Murray
595	Mr Neil Mowbray
596	Mrs Lisa Ogilvie
597	Mrs Kathleen Campbell
598	Mrs Tracy Mannall
599	Miss Audrey Cameron
614	Miss Georgie MacKenzie
619	Miss Rachel McDonald
631	Mrs Lisa Thomson
633	Mrs Hazel Taylor
635	Miss Janet Rixon
639	Mr Muhib Ali
665	Mrs Angharad McGregor
670	Mr Simon Gerrard
678	Alastair Struthers
674	Mr David Glennie
679	Mr Alan Cooper
680	Mr Peter Geddes
686	Mr Amit Mahindru
738	Mrs Ruby Obaruakporo
774	Mrs Lisa Barclay
782	Mr Gavin Petrie
783	Mrs Joyce Petrie
786	Mr Neale Watson
789	Dr. Cledwyn Hughes
859	Knight Frank LLP on behalf of Mr McDonald
907	Mrs Jacqueline Pirie

910	Mr Kevin Pirie
913	Miss Melissa Pirie
915	Mrs Nichola Jenkins
920	Mr Jim Bell
923	Miss Rebecca Pirie
1041	Mrs Wendy Wilson
1068	Mr Colin Hay
1082	Mr John Mitchell
1110	Mr Steven Ogston
1111	Mr Rick Steen
1128	Ms Carol McDonald
1199	Knight Frank LLP on behalf of The Kintore Consortium
1209	Miss Jolene Mackay
1210	Mrs Jessica Whyte
1233	Mr Michael Donald
1234	Mr Craig Henderson
1238	Mrs Irene Cameron
1240	Ms Leanne Wood
1241	Ms Anne Burr
1281	Miss Sammy Murray
1283	Miss Claire Douglas
1284	Mr Mark Miller
1285	Mrs Louise Delph
1289	Ms Fiona McLaren
1296	Mrs Alice Higginson
1300	Mr Eddie Reid
1307	Mrs Avril Spark
1343	Mrs Adele Piggot
1357	Mr Rory McPherson
1395	Mrs Wendy Birkett
1396	Kintore & District Community Council
1410	William Lippe Architects Ltd on behalf of Mrs Yvonne Matheson
1474	Halliday Fraser Munro on behalf of Mr H McDonald & Mr N Urquhart
1482	Mrs Lorraine Glennie
1493	Mrs Jill Shaw
1565	Mr William Gauld
1580	SEPA
1677	Mrs Gail Grigor
1680	Mr Trevor Ross
1703	Scottish Natural Heritage
1809	Scottish Water
1811	Scottish Government

1. Issues

Settlement Objectives

One respondent supported the development of a railway station with adequate parking facilities (4).

Another respondent argued for the reinstatement of Leylodge as a settlement in the LDP and for sustainable small scale organic development within this settlement (1410).

Bid Ga021

Support was given for this bid site on the grounds that it will provide new community facilities and services that are in high demand, it will meet the need for employment in the area, and that it is strategically located to serve Kintore and surrounding communities (154, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 426, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 479, 480, 481, 482, 483, 487, 509, 510, 511, 512, 513, 532, 533, 534, 535, 536, 537, 538, 551, 570, 595, 596, 597, 598, 599, 614, 619, 631, 633, 635, 639, 665, 670, 674, 679, 680, 686, 738, 774, 782, 783, 786, 789, 907, 910, 913, 915, 920, 923, 1041, 1082, 1110, 1111, 1209, 1210, 1238, 1281, 1283, 1284, 1285, 1296, 1300, 1307, 1343, 1357, 1395, 1396, 1482, 1493, 1677, 1680).

The site promoter commented that the site should be supported on the grounds that it is deliverable, it provides services and facilities, it will provide upgrades on a key trunk road to support developments along the Strategic Growth Area, and that it benefits from widespread community support (1474).

One respondent specifically agreed with the preferred option on the basis that there was no need for a supermarket in Kintore (678).

Bid Ga025

The promoter of this site has requested that the original bid (for 12 houses) be changed to small scale retail/commercial land, as they now plan to develop a garden centre and plant nursery (859). They also commented that the site is on a main public transport corridor, that it is in keeping with the surrounding area, that there is existing planning permission on this site for a temporary football pitch, and that the area to the west was previously used for a garden centre nursery (859).

A number of comments have been submitted in support of this bid on the grounds that it would bring employment to the area (1068, 1128, 1233, 1234, 1240, 1241, 1289), benefits the local community (1128, 1233, 1241, 1565), and that it is easily accessed (1233, 1234, 1241, 1289, 1565).

SEPA have commented that they are currently unable to agree the principle of development on this site on flood risk grounds. They stated that whilst land raising activity has recently been undertaken to reduce flood risk on the site it is not clear how this was permitted. They also stated that the land raising activities could contribute to an increase in flood risk elsewhere in the wider area (1580).

Bid Ga037

The site promoter stated that this development bid will meet local housing need in a strategic growth area, provide enhanced planning gain contributions to help with community facilities and services, provide new formal open spaces, and help to enhance existing open spaces including Tuach Hill. They also commented that the site provides an opportunity for reallocation of the 415 houses identified for removal from the plan at Inverurie. Finally, it was requested that if it is decided not to make additional housing allocations for the period 2017-26 this site should be included as a preferred site suitable for additional future development in the next review of the plan (1199).

Scottish Government, on behalf of Historic Scotland, noted that there are a few scheduled monuments within the site boundary, and that consideration would be needed as to the design and density of any development so as not to negatively impact on the setting of these assets. It was noted that Historic Scotland has also highlighted some mitigation measures in relation to the monuments in its recent response to the Kintore East Draft Masterplan (1811).

Scottish Natural Heritage commented that they would support the exclusion of the Tuach Hill area from this large scale allocation for Kintore East (1703).

Infrastructure

Two respondents provided factual information relating to waste water treatment and flood risk issues in respect of the existing allocations and development bids (1580, 1809).

2. Actions

Settlement Objectives

The support for the development of a railway station and associated parking facilities is acknowledged. This remains an important objective, and the delivery of a rail station at Kintore as part of phase 1 of the Aberdeen to Inverness Improvements Project was included in the Scottish Government's High Level Output Specification, which was published in June 2012. It is therefore recommended that site R3 be retained within the Proposed Plan in order to reserve land for a transport interchange and railway station at Kintore.

The wider issue of settlement definition, and the specific request for Leylodge to be defined as a settlement within the LDP, is considered under the rural development issues and actions paper.

Bid Ga021

There is clearly community support for bid Ga021 on the grounds that it would provide new community facilities and employment opportunities for Kintore and surrounding communities. However, whilst the comments in support of this development bid are acknowledged, it is maintained that this site is not well located in relation to the town centre and that large scale retail development in this location is likely to have a detrimental impact on Kintore town centre and other centres. This would be contrary to SPP guidance concerning the need to support successful town centres.

It is also maintained that there are better located sites in Kintore that can provide retail and community facilities. For example, there are a number of BUS allocations that are reserved for business/employment uses, and the existing M1 allocation provides for a mix of uses including community facilities. The approved Kintore East Development Framework also identifies how areas of industrial, commercial and

community facilities will be accommodated within the M1 and BUS4 allocations. In addition, Sainsburys has recently announced that it intends to develop a store at a site in Mid Mill, which already has planning permission in principle for a small supermarket. The scale of supermarket shopping promoted at this site is consistent with the anticipated future size of Kintore and minimising impacts on the existing centre. When asked, Sainsburys saw no need for a larger scale development.

Scope exists for the development of additional employment land at Thainstone, where there is also keen demand and additional employment land allocations in Kintore at this time may prejudice those current allocations.

The comments from the site promoter are noted, but it is not considered that these raise any significant new issues to justify the inclusion of this site in the plan at this time.

Bid Ga025

The promoter of this site wishes to amend the original bid and is now seeking the allocation of this site for small scale retail and commercial development. A number of comments have supported this proposal and suggested that it would bring employment and other amenities to the area. However, it should be noted that this amended proposal has not been subject to any formal public consultation. Planning Circular 6/2013 makes it clear that if a particular issue or site arises that was not consulted on in the MIR, the planning authority may need to carry out further consultation on that particular issue before publishing its Proposed Plan, if it wants to include it in the plan. There is therefore considered to be limited scope for including this amended site proposal in the Proposed Plan unless further consultation is first undertaken.

In any event, SEPA have also made clear that they are at this stage unable to agree the principle of development at this site on flood risk grounds. They have also stated that it is unclear by what route recent land raising activity on the site has been permitted, and that this activity does not appear to have been supported by a flood risk assessment. As no compensatory flood storage has been provided, SEPA consider that the land raising activities could contribute to an increase in flood risk elsewhere in the wider area. The site promoter's comments that planning permission has recently been granted for the temporary use of this site as a football pitch are acknowledged (see APP/2010/0154). However, it is not considered that this provides a justification for allocating this site for other more permanent forms of development since SPP makes clear that areas at medium to high risk of flooding can be acceptable for recreation and sport uses.

Taking into account the factors above, it is not considered appropriate to allocate this site for development within the Proposed Plan.

Bid Ga037

The comments in support of this bid are noted. It is acknowledged that this bid proposes additional development on a site that has already been allocated, and where the overall principle of development has therefore been deemed acceptable. As identified in the MIR, the M1 site is considered large enough to accommodate the additional development that is proposed.

However, it is maintained that there are currently sufficient site allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the SDP housing requirement. It is not considered that the comments in support of the bid raise any significant new issues that would justify the inclusion of this additional level of development in the Proposed Plan at this time. The land supply position within Inverurie, and the specific issue of how to address the 413

houses currently identified as 'F' sites, is considered within the Inverurie Issues and Actions paper.

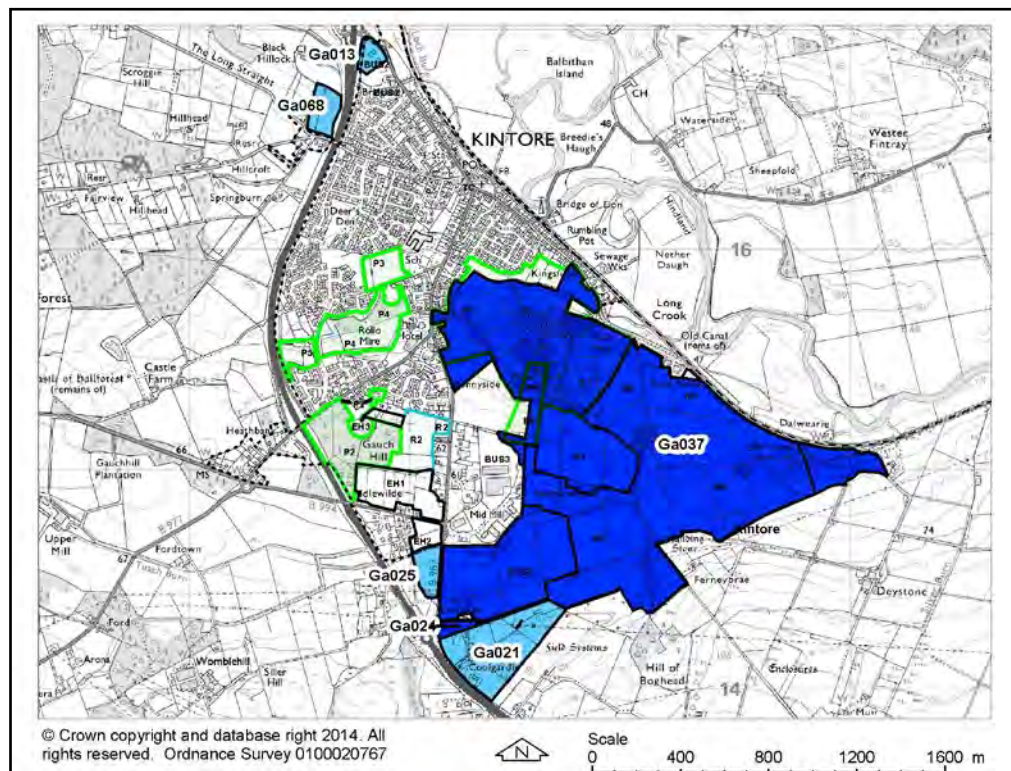
It should also be noted that Transport Scotland have specifically stated that a Transport Assessment would be required in order to consider the entirety of this development bid, along with other LDP proposals that might impact on the A96 in this location (particularly proposals in Inverurie), before this bid could be considered for inclusion within the Proposed Plan.

Infrastructure

The technical matters raised by consultees are noted. These issues will be taken into account through the development management process during the determination of planning applications for the existing site allocations. No further action is required in response to these detailed comments at this stage.

3. Committee Recommendations

1. The existing M1, EH1, EH2, EH3 and BUS allocations should be retained within the LDP.
2. As an appropriate and adequate supply of development sites has been already been identified, there is no strategic justification for allocating additional large-scale development sites, or increasing the capacity of existing site allocations, in Kintore at this stage.



4. Committee Decisions

1. Garioch Area Committee agreed the recommendation1 at their meeting on 28 May 2014. The committee also suggested to ISC to consider the inclusion of site Ga021 as an allocated site subject to;

- a) its compatibility to relevant SPP 2014 principles.
- b) a retail impact assessment being provided that shows that the vitality of existing town centre would not be compromised by the development; and
- c) a solution being provided to the Broomhill junction, to the satisfaction of Transport Scotland, to accommodate the traffic from this site in addition to that generated by the Kintore East site.

The committee also agreed that no further sites be allocated.

2. Infrastructure Services Committee noted the recommendation of the Area Committee but agreed that as the tests specified by the Area Committee had not been met, site Ga021 should not be included in the Local Development Plan.