

MODIFICATIONS THAT YOU WISH TO SEE

1. Kemnay Community Council do NOT wish to see the proposed Housing allocation amended, we agree with the LDP Draft proposals for Housing allocations.
2. It is stated that SG on Special Landscape Areas is under preparation, we would like to see the Place Of Origin Art In The Landscape feature included and identified as a Special Landscape Feature.
3. We would like to see definitions of AHMA and RHMA included in the Glossary and a detailed map showing the boundary
4. Kemnay proposed housing site OP1 Masterplan required to address traffic problems on Bogbeth Road.
5. Kemnay proposed Recreation site R1, part allocation for allotment use and Protection of the south east section of this site, identified on the plan as “dismantled railway line” for pedestrian footpath use.
6. Include Birley Bush Depot and Plant / Shrub Nursery site as a Protected site.

REASONS FOR CHANGE

1. Housing Allocation **No change**, just agreement with settlement statement proposals for future Housing sites. We **agree** that MIR “bids” for housing on sites formerly identified as Ga044, Ga053 and Ga042 have been **excluded**.
2. Special Landscape Areas, in the Settlement Statement, Place Of Origin is recognised as an important landscape feature worthy of protection. It is an important feature to the village representing art in the landscape and as such should be included as a Special Landscape Area.
3. AHMA / RHMA, a considerable amount of SG is dependent upon whether a proposed development is either in AHMA or RHMA. It is therefore important to see a clearly defined boundary. In some previous Development Plans both AHMA and RHMA have exactly the same definitions, which is very confusing? In fact, the whole issue of AHMA / RHMA is somewhat debatable as to its validity and whether or not it makes a worthwhile contribution to the LDP policies / SG. It could be argued that AHMA now stretches some 40 miles from the Aberdeen boundary and in many instances some RHMA areas are closer to Aberdeen than some AHMA areas. These two categories are now somewhat meaningless and outdated because there are so many glaring anomalies and it is virtually impossible to define either category, let alone draw an accurate tangible boundary.
4. Kemnay Housing site OP1, this site requires a Masterplan to address parking, speeding and pedestrian issues along Bogbeth Road. Kemnay Community Council has on previous occasions highlighted the issue of parking along Bogbeth Road when football matches are being played. When the planning application for housing at Bogbeth Road was submitted (APP2006/0143), we wrote on 05 June 2007 to request a layby along the length of Bogbeth Road parallel to the playing fields to alleviate parking issues. Cars park along the road at the kerbside, which narrows the road and makes it difficult if not sometimes impossible for farm vehicles and equipment to travel along the road without colliding with parked vehicles. The only acknowledgement made to this problem was the formation of a car park at the end of Bogbeth Road opposite the Skatepark. However, this is woefully inadequate, the road really needs to be widened to alleviate this problem and a larger car park should also be allocated in the western corner of site OP1 to cope with parking problems.

Speeding is also an issue on Bogbeth Road, which beyond the bend is a long straight road. Widening the road beyond the bend at the Skatepark will exacerbate the problem, which needs to be addressed appropriately and sensitively with suitable traffic calming measures or strategic siting of street furniture. Any such measures must take into account that the road is used frequently by farm vehicles.

Bogbeth Road is also a well-used pedestrian recreational walk to Leschangie Woods. Consideration should be given to providing a suitable safe footpath all the way to Leschangie woods. At present pedestrians are forced onto the verge when vehicles approach and wide vehicles present considerable danger to pedestrians.

5. Kemnay site R1 is allocated for recreation use, particularly football due to a shortage of football pitches in Kemnay. It is a large site and it would be useful if an appropriate part of the site could be allocated for allotment use. A recent survey conducted by Greener Kemnay has identified a desire for community allotments.

6. It has been suggested that the Depot and Plant Nursery site at Birley Bush, owned and operated by Aberdeenshire Council, is or will soon be surplus to requirements. In this respect we wish to see the site Protected for use as allotments and recycling of green garden waste. This would not only ensure continuation of existing use but would also satisfy an established need for such facilities in Kemnay. The site in question is identified in the plan below outlined in red, although the precise boundaries may be different due to a private residential property located within the site and an unidentified and imprecise northern boundary. We appreciate that this should have been submitted at the MIR “bid” stage of the LDP consultation process but we weren’t aware of the site becoming surplus to requirements.

