

## Introduction

This consultation event is being carried out on behalf of Barratt North Scotland to outline our proposals for land east of Bogbeth Road, Kemnay. The purpose of this consultation is to demonstrate the potential for a sustainable and logical extension of the village of Kemnay.

There was a previous consultation event held on 28th April 2011 in Kemnay Village Hall, since then there has been a requirement to produce a Masterplan.

## Location

The site is located to the east of Bogbeth Road, Kemnay and extends to 3.19ha and benefits from close proximity to local amenities located within Kemnay Town Centre.

## Local Development Plan(2012)

The site is allocated for up to 65 houses (2017-2022) within the Aberdeenshire Local Development Plan (2012)

### Main Issues Report

Kemnay benefits from large areas of open space in the town and good access to a paths network in the Fetternear Estate. A key feature of Kemnay is the high street with a large number of shops. There are opportunities to develop and enhance links to the paths network on the edge of Kemnay.

Land east of Bogbeth Road has been allocated within the Main Issues Report and it is considered it plays an important role in the delivery of the housing allocations identified within the Strategic Development Plan.

The MIR identifies 3 key settlement objectives:

- Meet local housing need.
- Sustain and enhance services and facilities.
- Provide opportunities for employment and recreation.

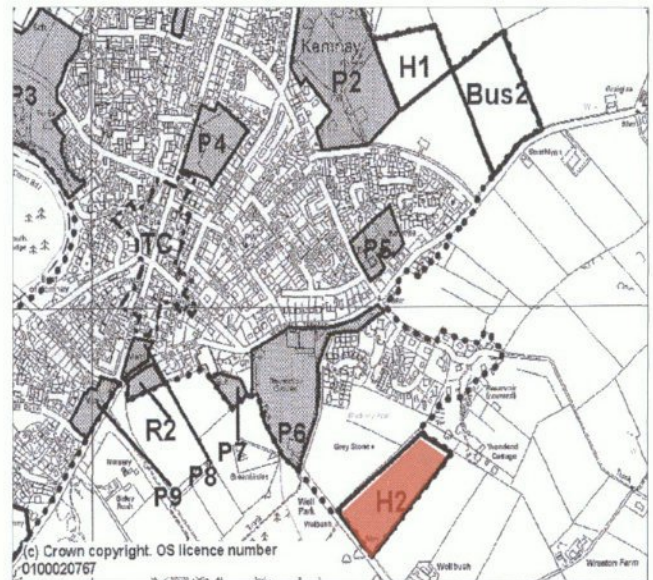
It is considered that the proposed development will assist in meeting these three key objectives identified by Aberdeenshire Council.

### Education

Previous concerns that the Kemnay Academy secondary school would reach capacity in 2016, prior to this development taking place, however the Aberdeenshire Main Issues Report advises that there is now an extension to the school proposed which will assist in alleviating the capacity concerns. There is also a review currently being undertaken by Aberdeenshire Council to assess capacity issues.



Location Plan

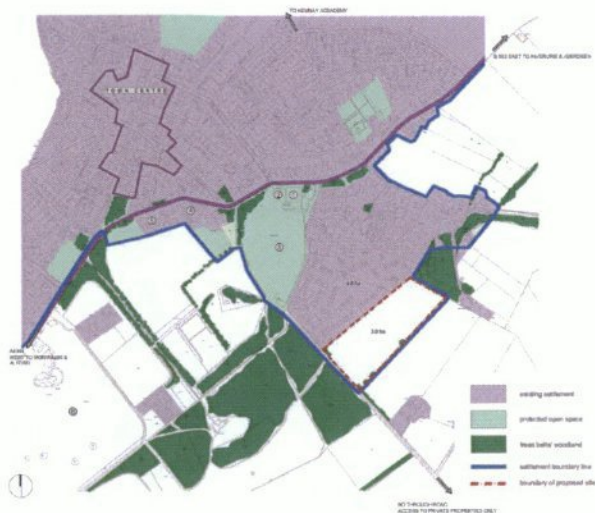


Site Location



# Site Analysis

## Landscape



## Connectivity



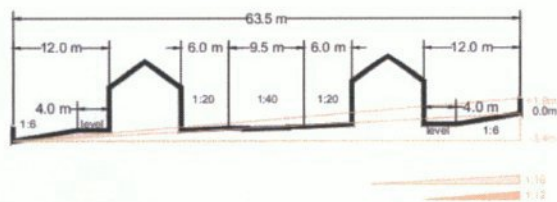
## Topography



## Climate



## Indicative Section



Notional Section through the site illustrating site gradients

### Topography and Orientation

The site is undulating, sloping gradually from north east to the south west providing excellent open views to the south and south east, particularly from the upper areas of the site.

The proposed layout has utilised the existing topography of the site to capitalise on the views to the south and maximise solar gain opportunities.

## Summary

The site is easily accessible to the town centre and has good links to local amenities.

### Amenities

- Town Centre – 10 minutes walk
- Bogbeth Park – 5 minutes walk
- Primary School – 7 minutes walk
- Secondary School – 20 minutes walk
- Bus Stop - 7 minutes walk



## Opportunities and Constraints

### Opportunities

- Views
- Linkages
- Orientation

### Constraints

- Topography
- Existing over-shadowing trees
- Existing services



## Concept Sketch

- Pockets of development created by meandering road
- Strong links to existing development
- Site enclosed by structure planting
- SUDS area to the south of site to provide outlook and separation from overshadowing trees



## Initial Layout

- Closely follows concept sketch
- Orientation is generally south facing with some east/west facing
- Topography posing some challenges

