

Secretary
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03 March 1997

Director of Planning
Aberdeenshire Council
Gordon House
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Dear Sir

DEVELOPMENT BRIEF, KIRKSTYLE, KEMNAY

The above brief was discussed at our meeting of 27 February 1997 and it was agreed that we should seek further information as follows.

Housing Density

The replacement Local Plan refers to the site at Kirkstyle as a site extending to 7.5 acres and being suitable for the development of approximately 80 houses. The brief for Kirkstyle now refers to the site as extending to 11.226 acres for housing but does not indicate an overall acceptable density. It is however stated that the site allows for provision of at least 30 units for rent, a minimum of 30 units for low cost home ownership and the balance for market value sale. We therefore seek clarification of the following issues regarding this site:

1. Why has the site increased in size by 3.726 acres and to what part of the site is this attributable?
2. What overall housing density is now envisaged for the site, given this increased acreage?
3. The Structure Plan allows for an additional 100 houses in Kemnay up to the year 2001, in addition to the effective land supply at January 1993. The Glebe site has a planning application pending for 28 houses and if this development were to be approved, any density in excess of 72 units at Kirkstyle would be contrary to the Structure Plan. Is it the intention of Aberdeenshire Council to breach the Structure Plan housing allowances for Kemnay up to 2001, or would part of the site be constrained as being premature before 2001 and included in the allowance for a further 100 houses between 2001 and 2006?
4. In terms of the Structure Plan housing allowances up to the year 2001, how does the Council view the proposed developments at Station Road and The Burnett Arms Hotel which did not form part of the effective housing land supply at January 1993 and together allow for an additional 50 houses in Kemnay?

Planning Obligations / 2

2.

Planning Obligations

Paragraph 8.2 of the brief indicates that the main planning obligation for this site is the provision of affordable housing and community woodland, with consideration being given to a contribution towards a football pitch within Kemnay.

1. The requirement for community woodland is not identified as a community planning obligation in the Local Plan and we consider the extension to the public hall, which is included, to be a more important requirement for the community. Why has community woodland now been identified as a community obligation and why has the public hall extension been ignored?
2. The Local Plan identifies the site proposed for community woodland as being suitable for a football pitch, why is the development brief now contrary to the Local Plan in this respect and which site if any has now been identified as being suitable for development as a football pitch?

We look forward to receiving clarification on the above matters in due course.

Yours sincerely

David W Evans
pp Secretary, Kemnay Community Council