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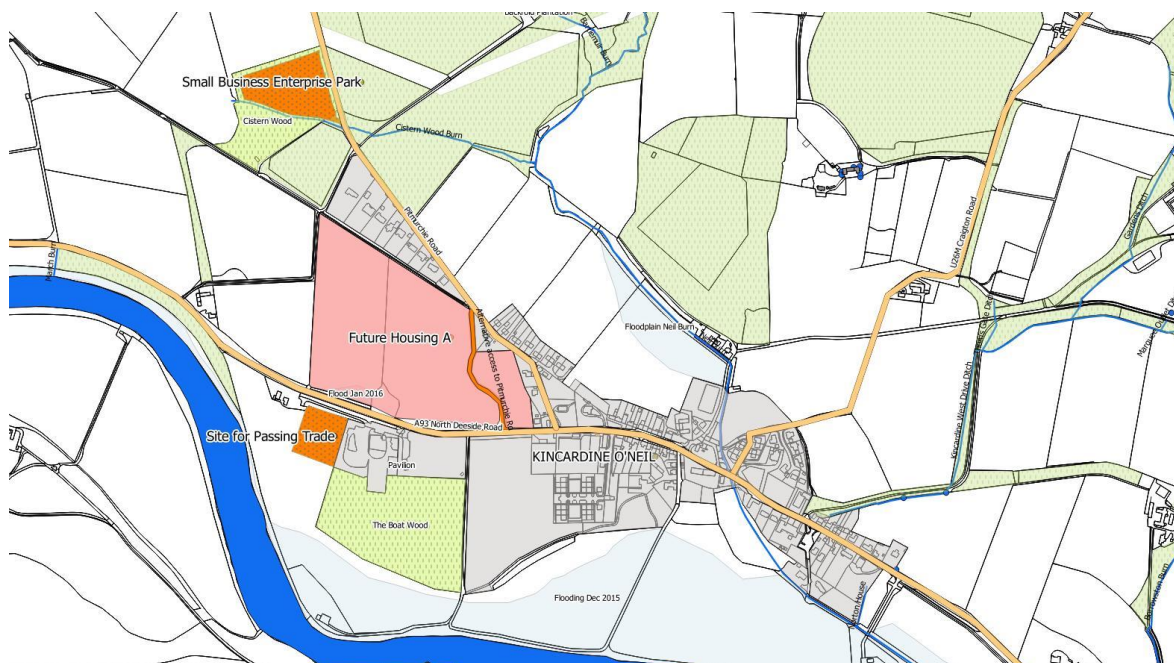
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REVISIONS:
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Section 1: Summary

- Kincardine Estate's 1998 100-year vision for the growth of Kincardine O'Neil has been given a 20 year update to inform the 2018 Call for Sites to inform the LDP 2021.
- The Estate notes the projected 19.7% increase in the population of Aberdeenshire between 2014-39.
- Kincardine Estate accepts that Kincardine O'Neil should grow to accommodate a small part of that increase.
- Such growth would help support fragile local services such as the school and local shops.
- The provision of commercial sites as well as housing is seen as vital to the future viability of the community.
- In form the village should grow by *deepening across* rather than *lengthening along the A93*.
- After considering alternatives, access and the longer-term growth of the community (see main document) we have identified land where we think it would make most sense for the next stage of development to take place:
 - Land for Future Housing
 - Land for a Small Business Enterprise Park
 - Land beside A93 for Cook School/Farm Shop/Café.
- These are identified in the following Map and form our three submissions of sites to the LDP 2021-31 for Kincardine O'Neil.



Section 2: Background

Purpose

This document is intended to give a brief overview of Kincardine Estate and to look ahead to future development within the Estate boundary. The purpose is to give assurance to local authority planners of the Estate's long-term thinking and provide a basis for discussion at an early stage in the strategic planning process.

History of this document

The first version of this paper was produced in December 1998 as an early contribution to the Local and Development Planning process. The 2018 update informs the Estate's response to Aberdeenshire Council's Call for Sites for the Local Development Plan 2021.

Description

Kincardine Estate extends to nearly 3,000 acres and covers the land around Kincardine O'Neil from the Dee to approximately ½ mile west of Torphins.

Geography: The River Dee is the most notable single feature and forms the Estate's southern / south-western boundary. The Estate is set in rolling countryside comprising about a dozen small hills. The elevation ranges from 297 feet to 850 feet. The underlying rock is principally granitic.

Landscape: Over 50% of the land area is under trees with native species, Scots Pine and Birch, being the most important. There are two large forested areas and the rest of the land is mixed woodland and arable farmland. The Estate is within an Area of Regional Landscape Significance and deservedly so.

Designations which affect part or all of the estate:

- Special Area of Conservation
- SSSI
- Outstanding Conservation Area
- Listed Buildings
- Native Woodlands
- Grey squirrel control area
- Predator control area
- Aberdeenshire Special Landscape Area

Land Use and Estate Management Activity: Map 1 shows the Estate land with the tree cover shown in green. Table 1 details the land use breakdown and Table 2 lists the Estate's varied enterprises.

Employment: Between full-time, part-time and casual work the Estate employed 33 people in 2017. Many additional jobs are created through contracts given to local building and forestry firms and to hotels and accommodation providers.



Map 1: Kincardine Estate – Kincardine O'Neil is centre left; Torphins just off top right corner of map. Greens show forestry; Blue = river Dee

Community: The village of Kincardine O'Neil is, by far, the biggest single settlement. It has a population in the region of 300 people. Of the approx. 115 houses in the village envelope, the Estate owns about one quarter.¹ Dotted around the rest of the Estate are numerous properties. In the late 19th century most of these were tenanted family farms of around 30 acres each. These farm cottages are now leased as full-time dwellings. In a few places, such as at South and North Footie clusters of dwellings form tiny hamlets.

It is fair to say that most if not all the residents the Estate properties regard themselves, and are certainly regarded by us, as part of the Estate community which spreads wider than that – to employees, local residents, contractors, those who supply goods and services etc., as well as many of the castle's hospitality clients who come from all over the globe.

Planning Ahead

Kincardine Estate is a fairly traditional and normal rural estate.

The management of a family estate requires long-term investment and therefore planning horizons which far exceed normal business plans. Forestry obviously is an activity where a harvest can only be anticipated a generation or two or even three after planting.² In essence the Estate planning timescales are:

- Short Term: Within the next 5 years
- Medium Term: With one's lifetime
- Long Term: Beyond one's life

Often this long-term approach does not mesh terribly well with the election cycle horizons of politicians and governments.

There are also other long term enterprises. House building for rent brings little in the way of return for at least the first 25 years. Sensible sustainable land management requires this sort of planning and management horizon for all Estate enterprises including our engagement with the Local Planning process.

In the visionary exercise that follows this paper tries to address the five main areas of interest that were identified in the Aberdeen and Aberdeenshire Structure Plan Draft Issues Paper in 1998. It also tries to explain, in greater detail, our thoughts about the growth and development of the community within the Estate.

¹ Estimated number at Jan 2018. Approx 1/3 of development at Durward Gardens completed.

² Our few remaining Scots Pine plantations from 1890 are now ready for harvest.

Our Environment

Nature Conservation

The Estate is subject to various designations geared at preserving or enhancing nature conservation value. It should be noted that nearly all these designations were accorded to the land in consequence of decades and centuries of previous stable land management by the Estate. In general the designation follows, rather than precedes, the good land management practice.

Designation: SSSI: Potarch, River Dee. The bankside vegetation has been mown late on each summer since the late 19th century and this has produced a herb-rich meadow land with 185 species of herbaceous plants growing thereon. Most of this SSSI has been sold but the Estate still has some interest in the banks around Potarch Bridge and small areas of riverine woodland further upstream.

Designation: SAC: The river Dee and its tributaries are designated SAC for salmon, otters and freshwater pearl mussels. The Estate has created buffer strips alongside the agricultural parts of the Neil Burn; it has long observed Forest and Water Management Guidelines; and it has carried out other improvement works to improve the water quality of this and other burns.

Designation: Outstanding Conservation Area: Some 530 acres of land in and surrounding the village of Kincardine O'Neil lie within this area. While the designation is primarily for the built heritage it also includes the 18th and 19th century designed landscape that surrounds Kincardine Castle. See also Built Heritage.

Designation: Grey squirrel control area: This covers the entire Estate. Irrespective of the designation we have been controlling grey squirrels ever since they first appeared in the area. Currently the Estate has a healthy red squirrel population and it is over a decade since we have seen a grey squirrel.

Designation: Predator control area: This designation for capercaillie and black grouse covers part of the area. Owing to its boundary this designation seems to have been set arbitrarily on the map by using map grid squares rather than any logical boundary on the ground.

Designation: Aberdeenshire Special Landscape Area: No. 8: Almost the entire Estate has this designation with the exception of the areas around the lands of Broombrae (north of Pitmurchie Rd.), Gordonstoun and Minew. On the ground the distinction between the landscape quality of the designated and undesignated ground is unclear.

Designation: Native Woodlands: Many areas of the Estate are designated for core, primary zone and secondary zone native woods. Owing to the fragmented nature of much of our woodland the designations cover a considerable proportion of the Estate's land area.

The major part of the forested area comprises native species. Future management will tend to see an increase in native broadleaved trees – notably Silver Birch. See under Rural Land Use below.

Farmland: The farmland is fragmented into small fields and most fields have at least one woodland edge. This produces a high level of bio-diverse habitat which many favours many animal species.

Shooting: The Estate used to employ a game-keeper. Currently it does not and the shooting is leased to a syndicate which carries out works to enhance the shooting which, coincidentally, helps create biodiversity for a wide variety of non-game species too. Predator control, e.g. of corvids and foxes assists this process and favours wildlife beyond game quarry including many wild bird and vole populations.

The Estate is home to virtually all the fauna one would expect to find in a low-ground mixed land-use area.

Stalking: The Estate leases its deer stalking and it is the intention that stalking is carried out to aid natural regeneration of trees rather than preserving a big stock of deer for future stalking.

Rural Land Use

Forestry is the biggest land use, in terms of area, and this is likely to increase. Our policy is to try to move away from 'clear fell and replant' towards 'continuous cover and natural regeneration'. This is likely to benefit natural species such as birch. In order to achieve successful regeneration bracken control will be required. At present this is mainly achieved through chemical spraying with 'Asulox' but the use of woodland pigs remains an option.

The change in forestry policy may result in a physical reduction of timber output which may, if repeated across the county, affect sawmills and other timber users. It is anticipated that lower growing costs to the Estate will offset the lower output.

Agriculture is the second major land use. The outlook is full of uncertainty. The pattern for the last 100 years has been for a gradual reduction in the number of farm units i.e. an increase in unit size. This is likely to continue. With farming largely dependent on grant support Deeside is a marginal agricultural area. With the impending exit from the EU it is now thought likely that there will be a decline in farming locally as a result of declining government support with some of the farmland being converted to forestry. As this forestry is likely to be planted in the first generation choice of species will be critical. Old agricultural land, which retains some fertility, will not suit native species for the first generation of trees. It is entirely possible that fast growing trees such as Douglas Fir may be more suitable, with native species such as birch replacing them in the second or subsequent generation. The move to forestry will probably start on the poorest land.

The Estate has always regarded farming tenants as being important contributors to the running of the Estate. Farm rental levels, which are regulated and low, do not easily enable the Estate to support farmers' aspirations for better buildings. A move toward fewer, better equipped farms, would make such aspirations easier to meet. Recent changes to Agricultural Tenancies have made it less likely in future that vacant farm land will be offered for let.

Minerals

Craiglash quarry is the principal mineral working on the Estate. There are a number of other borrow pits which extract very small quantities of material mainly for estate road repairs and sanding.

Craiglash Quarry is thought to be vital to the western part of Deeside. If it closed down since then all materials for road mending would have significantly increased haulage distances with cost and environmental implications.

The existing quarry has reserves for 40-50 years³. It is likely that much of this extraction will come from quarrying downwards rather than extending the current permitted area of quarry. This deepening of the quarry will have little additional visual impact on the surrounding landscape.

Some consideration has been given to the eventual use of the quarried site but, given the reserves, it is thought to be premature at this stage.

Built Heritage

530 acres of the village and surroundings of Kincardine O'Neil are designated as an Area of Outstanding Conservation Interest for its built heritage.

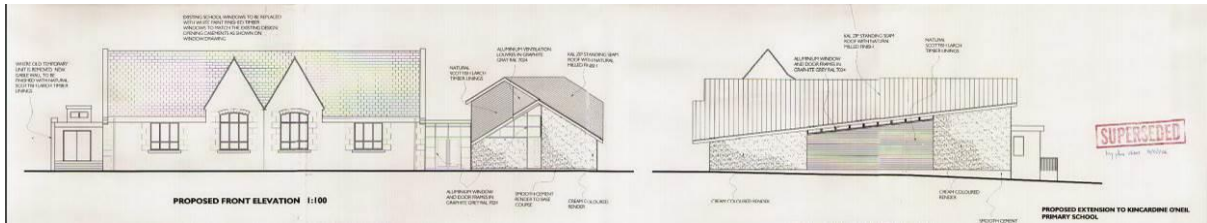
The Estate owns 14 listed buildings ranging from modest cottages to the large mansion of Kincardine Castle which is one of Deeside's largest permanently occupied houses.

It is our policy to try to maintain and enhance the built heritage. To this end and until they were abolished by the Scottish Government the Estate used Feudal Powers when it felt the planning authority has been too relaxed about design.

Numerous properties have been improved and repaired and these works have been carried out in the local style. New buildings include traditional granite structures as well as a carefully redesigned 'kit house'.

With the abolition of Feudal Powers the Estate continues to monitor and opine on planning applications to try and maintain a high quality of built environment in Kincardine O'Neil. What limited influence it retains still can have an effect. A modernistic school hall which was proposed by Aberdeenshire Council was strongly opposed by the Estate and instead a much-approved more sympathetic extension resulted.

³ Quoted by Stephen McCann, Roads & Quarries, Aberdeenshire Council at meeting on 8th February 2018.



The council's original proposal to which the Estate objected.



The more sensitive design that resulted from the Estate's input.

More recently the award-winning development at Durward Gardens which commenced in 2016 is the result of lengthy consultation between the Estate and the developer (Snowdrop Developments) to try to ensure a quality design.

Building conservation does not come cheap and one of the dangers is that it prices housing out of the range of local affordability. To this end the Estate has tried to provide a solution through its collaboration with Scottish Homes in providing a 14-house development using timber construction. This project was the result of many years of research on behalf of Scottish Homes to develop an affordable house design. The project was completed in 1999 and delivered affordable rented housing at far greater value to the public purse than the alternative of using public funds for Housing Associations.⁴

Subsequent pressure by the Estate for the Scottish Government to assist private landlords where they can deliver better value for taxpayers' money have largely been rejected.

Safeguarding Development Land

It is clearly vitally important to plan ahead for future development. This issue is dealt with in greater detail under the 'Communities' section below.

⁴ 14 houses were delivered at a grant which would have produced only 8 houses through a RSL thus getting 75% better value for the taxpayers' money. RSLs usually offer 50% of vacancies to the council for nominations; on this project Kincardine Estate offers 75%. Additionally the project generates a revenue surplus on which Income Tax is paid – the original grant will be effectively repaid by extra tax by 2023. In contrast RSLs, being charities, pay little or no taxes on their revenue surpluses.

Our Economy

One area that requires attention is employment. In order to achieve sustainable economic development we must not only provide housing but also workplaces. In this way a rural area can capitalise on its assets of a pleasant environment and place to live with paying the ecological penalties of producing longer commuting distances. It is also a fact that people who live and work locally are more inclined to spend locally.

The Estate has tried to stimulate small scale businesses by providing at low rent workshops, land for a market garden and off-road driving, and a log-cabin business and has followed up numerous other enquiries about possible business ventures.

Home working is not thought to be entirely desirable. It is difficult to provide the business resources for growing and shrinking enterprises in each home. The Estate envisages a developing requirement for small locally-based office and workshop units which allow a person to work close to home in a professional business environment surrounded by the sort of services that are expected. In this way the rural businessman or woman will benefit from reduced commuting times while also being able to 'escape' from the home environment.

Land at the Haugh Farm at Kincardine O'Neil has been designated for commercial purposes, however some potential enterprises are unsuitable for the centre of a community – e.g. blacksmith, storage yard & brewery. The Estate has received many applications for enterprises and has followed up its policy of trying to help by working towards getting planning permission for an Enterprise or Innovation Park located in the Cistern Wood area beside Pitmurchie Road. Map 4:

Challenges in identifying suitable locations for enterprise at Kincardine O'Neil:

- Currently Planning Policy restricts applications to 0.5ha and applies a condition that the development does not create more than 5 jobs. The Estate does not understand the logic behind this restriction on job creation.
- Access and Landscape. The A93 is the main road running through the Estate. Land to the south of it is a) highly visible from the road or b) susceptible to flooding by the River Dee; or both. The U27M road between Kincardine O'Neil and Torphins is very steep and narrow in places which makes it unsuitable for anything other than small-scale economic activity. This leaves the Pitmurchie Road area. This road has a poor junction with the A93 owing to the listed Toll House blocking visibility. The Estate is recommending a solution in the form of a new road linking to Pitmurchie Road as shown in Map 4 which forms part of the Estate's response to Aberdeenshire Council's Call for Sites for LDP 2021.

Our Communities

Kincardine O'Neil

Kincardine O'Neil is far and away the biggest community. It missed out on development from Victorian times owing to being bypassed by the railway. The Estate commissioned in 1995 a study⁵ into the likely long term development requirements of the village in terms of land, servicing, access and other requirements. The consultants were asked by the Estate to take a 100 year view.

The Estate now has a vision of possible future development of Kincardine O'Neil up to 2098. We are of the opinion that growth is inevitable and indeed desirable. Demographic trends point towards growth in rural population and a decline in the average household size. This indicates that more houses will be required. It is felt that it would be best for this growth to take place in and around the existing communities.⁶

Smaller Communities

Small clusters or tiny hamlets of dwellings occur at South and North Footie and many of the farms, whether working or redundant, comprise a cluster of buildings which may in some cases be appropriate for redevelopment into small hamlets.

The Estate can already demonstrate a good example of steading conversion at Heughead Steading, about ½ mile west of Kincardine O'Neil on the A93. Including the farmhouse 5 homes are now provided at this one address and, of these, 3 are leased at affordable rent. These properties are linked by footpath to Kincardine O'Neil.

Additional rural dwelling capacity may be produced by reinforcing these tiny communities. In some ways this will replicate the population pattern of earlier times when farms were indeed '*ferm touns*' and housed not only the farmer's family but also a number of others involved in agricultural work on the farm.

The Estate proposes to explore such opportunities for development of these hamlets and farm steadings. It must be emphasised that imposition of urban roads standards requirements are likely to make it uneconomic to deliver the sort of small scale growth that would be most appropriate.

Affordable Housing

The Estate takes the view that rental rather than owner occupation is more likely to deliver affordable housing over the long term. This is in line with current thinking by government.

⁵ Ironside Farrer Consultants: Constraints to development, Kincardine O'Neil. 1995

⁶ Revised forecasts for North East Scotland no longer predict such a substantial rise in population as at the time of writing the original paper. However an increase in demand for housing is still forecast as a result of the reduction in family unit size.

The Estate provides 69 dwellings. 85% of the Estate's properties are leased at affordable rent⁷. This is very much in line with the behaviour of rural estates in middle and upper Deeside⁸. The importance of this activity to the local community is significant. Kincardine Estate's affordable housing supply is over 4 ½ times the quantity of council housing in and around Kincardine O'Neil. There are not thought to be any Registered Social Landlords in that area.

As is normal with rural rented properties the duration of tenancies tends to be far longer than in an urban setting. Kincardine Estate's tenancies last, on average, over 9.4 years in the one property. Taking into account tenants who have moved from one Estate property to another, for example for upsizing or downsizing, the average duration of a tenant's residence on Kincardine Estate is over 12 years. In comparison the Scottish Government assumes an average tenure in the Private Rented Sector of around 18 months.

Irrespective of ownership in order to deliver affordable housing the gap between the real cost and the realistic price (rent) needs to be met. The grant system has largely been stacked against participation by the Private Rented Sector. This is unfortunate since the private sector is the biggest provider of affordable rented housing in rural areas which are the parts of the country where social housing providers have the greatest difficulty in delivering and, as has already been pointed out, capable of delivering the housing at better value to the taxpayer.

Retailing, Recreation and Other Services

The Estate has worked to preserve existing retailing capacity within Kincardine O'Neil. It has identified land, close to the heart of Kincardine O'Neil, for additional business development and this could include retailing opportunities.

The Post Office and General Store performs a vital service to the community.

The Estate has already provided land for a village hall, sports club and playing field as well as a 3.9km network walking routes in and around Kincardine O'Neil and encourages access to the 3.8ha Boat Wood.

The Estate was enthusiastic for, and facilitated the creation of, the 4.25km of the Deeside Way that runs through its land.

The Estate also provides land for orienteering, off-road driving, trial riding events on a regular basis. Other organised recreation centres around salmon fishing and game shooting which are very important to the local economy.

Informal recreation takes place across much of the Estate.

The Estate encourages gardening by providing a number of allotments.

⁷ Defined as being <80% of the Local Housing Allowance.

⁸ Bradford, A; 2015; A brief study of housing provision by Deeside Estates; Feb.2015.

Transportation and Communication

Sustainable transportation strategy

This is mainly outwith the capacity of the Estate to influence. However it is thought that the objectives of trying to provide work near to the community and to concentrate development around settlements entirely support sustainable transport aims.

Information Routes

In order for rural areas to capitalise on remote working opportunities telecommunications links must be adequate. It seems that demand for data capacity is ever-increasing and efforts to upgrade supply are always struggling to keep pace.

Waste and Energy

Fuel and Energy

The Estate is in a fortunate position of being a net carbon fixer. Our management strategy is conscious of energy considerations. House refurbishments now include the insulation of as much of the building as possible within the scope of works being undertaken. The advent of REEPS imposing energy efficiency standards for let properties from 2019 will continue this trend. Efficient heating systems are being installed. While some properties use wood as a primary heat source this environmentally friendly fuel is not very popular with today's householders who expect to come home to a warm house having been out all day. Oil as fuel is preferred to coal as it reduces visible atmospheric pollution which is a common winter time feature in Kincardine O'Neil due to temperature inversion. Mains gas is not available.⁹

The castle was the estate's biggest single consumer of fossil fuel energy. The commissioning of a biomass heating plant in the spring of 2013 replaced the burning of 23,000 litres of kerosene annually. The fossil fuel input into chipping logs and transporting them to the boiler is <2% of the energy value of the timber. As most of the biomass used is grown on the Estate and, as the market for this material, if not burned locally, is on average a 150 mile round trip away, the fossil fuel used to chip the timber into fuel is actually less than it would take to move the same quantity of timber to market by lorry.

Vehicle use

The Estate is conscious that its vehicles use fossil fuels. A trial using an electric vehicle was carried out over a number of years but, owing perhaps to our precipitate move in this direction, was unsatisfactory. More efficient smaller vehicles are used when possible and staff are reminded of this.

⁹ While district heating using bio-fuel as a heat source is an option (e.g. as provided by Torran Energy) it is understood that retro-fitting to existing housing is not regarded as a viable option. For rented properties market acceptability is vital.

Sewage

Many Estate properties utilise septic tanks which involve biological processes on waste. The Estate gives advice to tenants about the correct use of chemicals for septic tanks.

Water

A good many Estate properties have private water supplies. While all have been tested and most found to be satisfactory the Estate operates a 'belt and braces' approach and treats each household private supply with a 5µ filter to remove impurities including cryptosporidium and then a UV-filter. As most of our private supplies don't pass through pumps or involve chemical treatment it is thought they are less polluting and energy intensive than public supplies.

Recycling

The Estate encourages recycling of domestic waste.

Slate and building stone is salvaged wherever possible from redundant buildings and has been recycled into new buildings or extensions to Estate properties.

Farm and Garden Wastes

Animal manure is recycled as fertiliser. Garden waste is composted.

Planning Horizons and Timescale

Kincardine Estate is a fairly traditional and normal rural estate. It tries to manage for the long-term. In essence the Estate planning timescales are:

- Short Term: Within the next 5 years
- Medium Term: With one's lifetime
- Long Term: Beyond one's life

Unfortunately this does not mesh terribly well with the much shorter horizons of politicians and governments who place greater emphasis on the election cycle.

It should be noted that most of the land-use designations for conservation have been applied because the Estate, in common with many of its peers, has taken this long-term approach. Constancy of land management seems, in most cases, to have delivered land and built heritage of conservation value.

Similarly the Estate takes a long-term and supportive role in community. Its support for providing affordable rented homes and low-cost commercial premises are but two examples.

There is a real danger today that government policies which seek to undermine or fragment estates will reduce estates' capacity to deliver this long-term beneficence to community and environment.

Table 1. Kincardine Estate Land Use

Land Use	% of Area
Forestry	51
Agriculture - arable	35
Agriculture - grass	6
Rough ground / river bank	6
Buildings, roads, etc.	2
Total	100

Table 2. List of activities carried out by Kincardine Estate.

Land-based activities	
Farming	<ul style="list-style-type: none"> • In-hand • Tenanted
Forestry	<ul style="list-style-type: none"> • Commercial • Amenity • Provision of biomass to heat the castle
Field Sports	<ul style="list-style-type: none"> • Fishing – salmon & sea trout • Shooting – low ground shoot • Stalking – deer control to help forestry
Minerals	<ul style="list-style-type: none"> • A quarry which is operated by Aberdeenshire Council and provides the road metal for much of western Aberdeenshire.
Non land-based activities	
Rented Housing	<ul style="list-style-type: none"> • Housing for affordable rent →85% of our portfolio is rented at affordable rents (<80% of Local Housing Allowance) and in total we provide 4 ½ times as many affordable rented homes as does Aberdeenshire Council in and around Kincardine O’Neil. • Housing for market rent – this is <15% of our portfolio • Self-catering – one property, rented weekly to complement the requirements of fishing tenants.
Commercial Rentals	<ul style="list-style-type: none"> • Shop premises • Office premises • Workshop premises • Storage & site premises
Food production	<ul style="list-style-type: none"> • Our Kincardine Kitchen enterprise produces home-baked goods, jams, chutneys and seasonal items such as mince pies and brandy butter.
Hospitality business	<ul style="list-style-type: none"> • Using the castle and the policy grounds we provide a venue for a wide range of activities. In total 9,500 visitors in 2017. • Exclusive Use Events <ul style="list-style-type: none"> ○ Meetings

	<ul style="list-style-type: none"> ○ Accommodation for groups of six or more ○ Weddings – with or without marquees ○ Private Dining ○ Marquee events ● Open Events <ul style="list-style-type: none"> ○ Charity Garden Opening 1 x year ○ Pop-up café – monthly ○ Pop-up restaurant – as suits our diary ○ Tours with lunch/tea of castle and gardens ○ Royal Deeside Speed Festival ○ Minival Music Festival
Water Services	<ul style="list-style-type: none"> ● Provision of water supplies and sewage to > 20 properties
Property Maintenance	<ul style="list-style-type: none"> ● A property maintenance team operates from the Estate to service and maintain the many buildings, roads, fences etc.
Pro-bono activities	
Historic	<ul style="list-style-type: none"> ● Gift of land for Village Hall ● Gift of land for Sports Club ● Gift of land for Playing Field ● Gift of land for Council Housing (much of which has subsequently been sold off)
Continuing	<ul style="list-style-type: none"> ● Provision of affordable rented properties ● Provision of affordable rented shop premises ● Provision of garden allotment grounds ● Creation of circular walks around the village of Kincardine O'Neil ● Administration of a local trust which benefits elderly and infirm residents of Kincardine O'Neil ● Support for local church to have a Priest in Charge resident in the community ● Representation of local housing interests on several groups organised by Aberdeenshire Council ● Representation of Private Rented Sector affordable housing interests on a national basis ● Provision of meeting facilities for the local SWRI, for three local charity's board meetings, ● Support for community – school, community groups, etc.

Section 3: Kincardine O'Neil's Future Development

The need for development

Demographic trends forecast a 19.7% growth in the population of Aberdeenshire between 2014 and 2039¹⁰.

Policies advocate that the bulk of this expansion will take place in and around existing settlements, rather than in their rural hinterland. Kincardine O'Neil will, like other small settlements, have to carry its share of this expansion.

It is our view that Kincardine O'Neil will have to expand if it is to retain even the slim portfolio of economic and social services currently available to it.

The need for some growth of Kincardine O'Neil is therefore assumed in the rest of this section.

Current Development

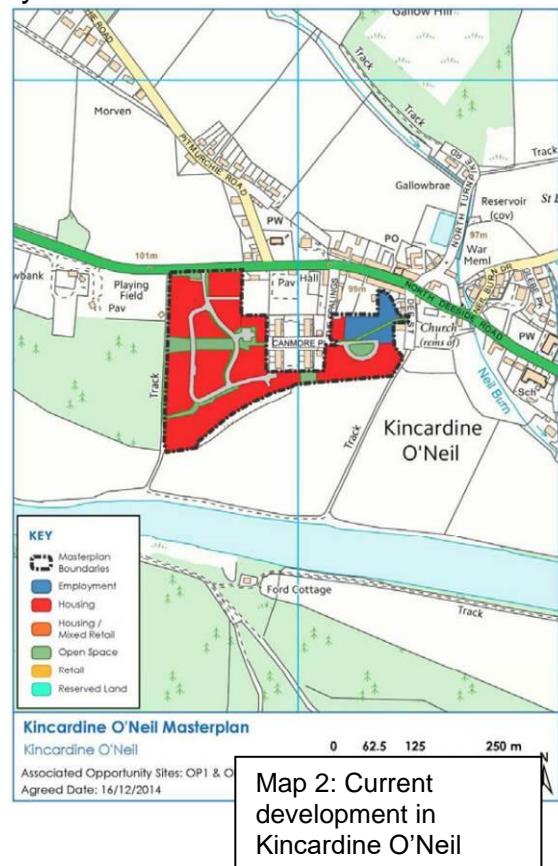
As far back as 1998¹¹ planners identified for 50 houses to be built in Kincardine O'Neil. There were issues with the amount of land designated for this growth and capacity of the sewage works which delayed progress towards this goal. It is pleasing that a couple of decades later the bulk of this growth is happening and that the development is of a high standard of design.

The progress of this development is steady with around 8 new houses per annum being completed. This gradual build-up of development is preferred to a sudden influx. See Map 2.

The need to plan with development in mind

While the current development will take some years to complete it is only wise to anticipate the need for future development and this is especially the case as the next LDP will last for 10 years from 2021-31.

The pace of this gradual growth cannot be predicted but it is only sensible to plan sufficiently far ahead to allow for it to take place in a structured and well planned fashion and not piecemeal. We therefore created a 100 year plan in 1998 first to identify the possible locations for future development and access issues. Obviously we shall not include all of these in our proposals for the next LDP which will run to 2031. Map 4 identifies likely future development land and possible access routes.



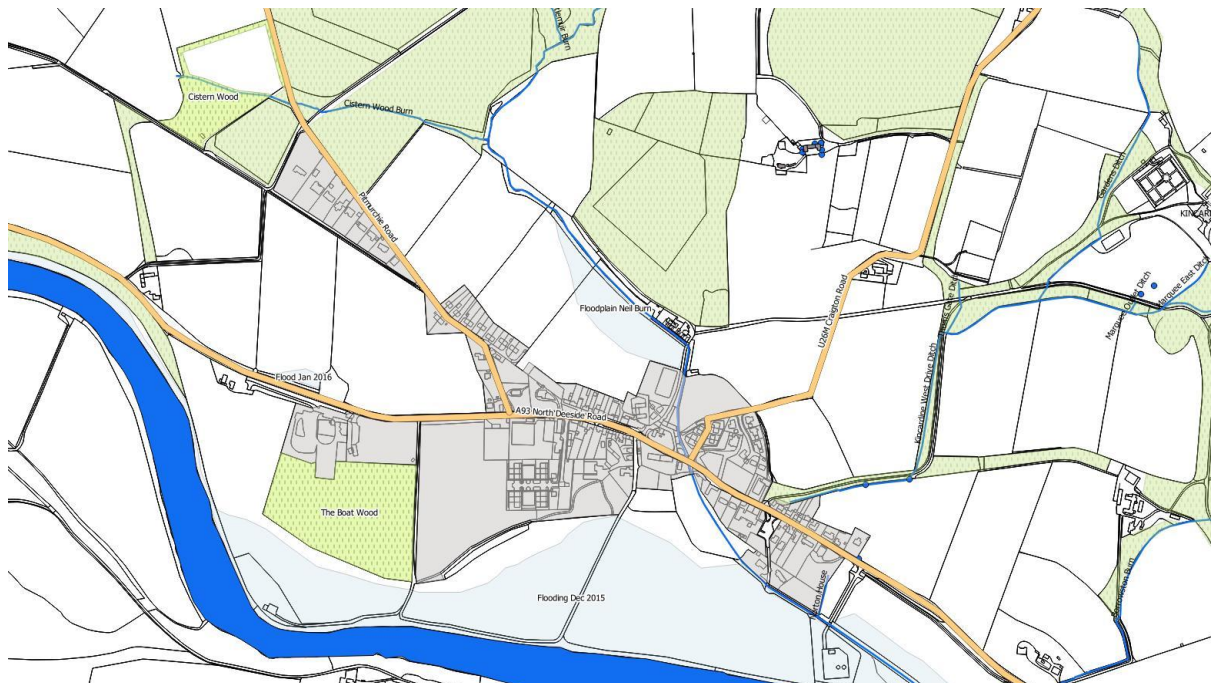
¹⁰ Population Projections for Scotland, NRS, 2014 – figure 4a

¹¹ CALP 1998

How we have arrived at these suggestions

A glance at Map 3 of Kincardine O'Neil shows very quickly how the current developed area, with the exception of the more recent developments of Neil Burn Drive (ca 1986), Canmore Place (1999) and Durward Gardens (2016-) consists largely of ribbon development along a 1 mile axis running from South-East to North-West. It is very obvious that future development should seek to broaden or deepen the development rather than add materially to its length.

In 1995 Kincardine Estate commissioned a study by consultants Ironside Farrer which had the purpose of identifying issues and constraints to development over the long term. The study identified that real access and service problems existed and which, if not addressed, would inhibit the village from future growth. Nevertheless it concluded that the village should grow and confirmed that this was best achieved by a process of *deepening* rather than *lengthening*.



Map 3: Kincardine O'Neil in 2018 with showing land susceptible to flooding.

Flooding

The lower lying ground between the village envelope and the River Dee can be flooded in extreme circumstances as evidenced by the >250 year return flood of 30th December 2015. The extent of this exceptional flooding is shown on Map 3

The Neil Burn which runs through the village from the north is known to flood in the vicinity of Gallowbrae Cottages. The extent of the flooding is also shown on Map 3. A third small area north of The Boat Wood & A93 flooded in 2016 due to a blocked culvert under the A93 which has since been sorted.

The potential problems with access from the A93 to development ground south of the A93 identified by Ironside Farrer were noted and led to the creation of a new access via The Spailings to Canmore Place and, more recently, a new access to Durward Gardens. These schemes essentially complete the development of Kincardine O'Neil on the south of the A93 between the eastern extent of the village and east of the Boat Wood.

To the north of the A93 there is a larger area of land available with the potential for development. There are two public roads leading from the A93 to the north.

- Neil Burn Drive, which connects to the Craigton Road (U26M), is capable of carrying more traffic and has a reasonable junction with the A93.
- Pitmurchie Road has some deficiencies in that the Old Toll House, a listed building, is, typically for toll houses, very close to the corner and creates a blind spot. To this end we have identified the need to create a new section of road connecting Pitmurchie Road to the A93 and an indicative suggestion is shown on Map 4.

The need for balance in the social mix of the community is fully understood. Kincardine Estate has demonstrated its commitment to this through its policy of letting most of its houses at affordable rent. We know that future housing will require for 25% of them to be affordable.

Comment

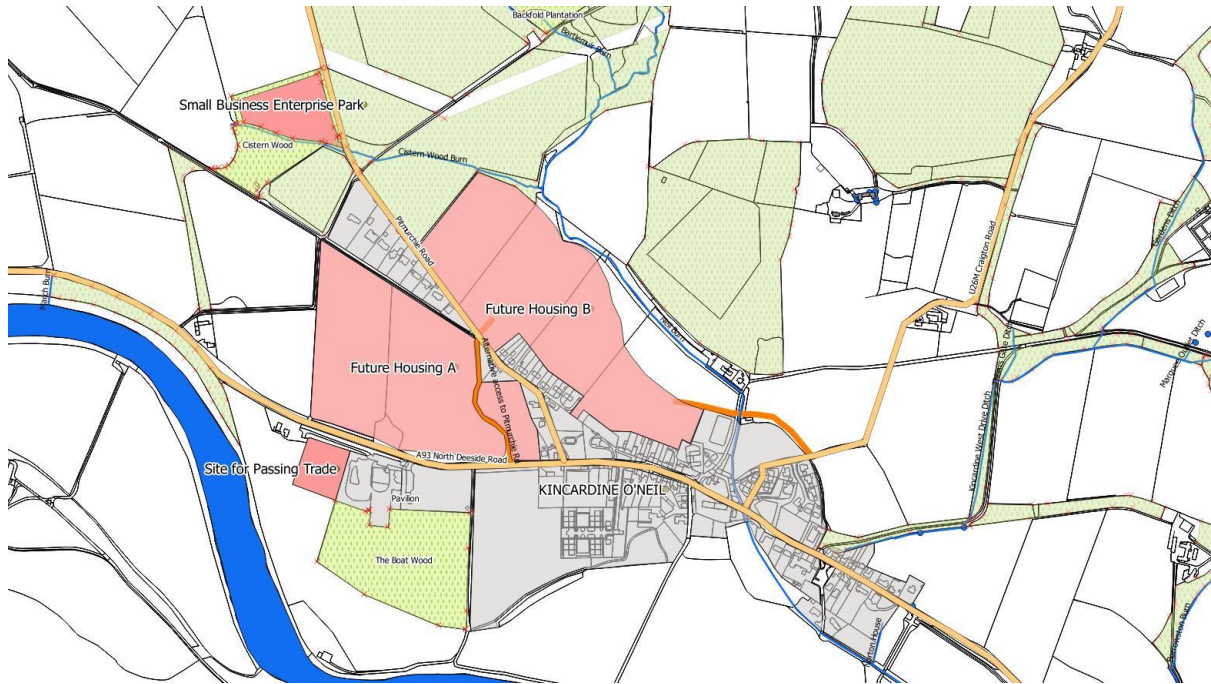
We wholly recognise that Kincardine O'Neil is an Outstanding Conservation Area but it must still be encouraged to grow and play its part in absorbing the pressures of rural population growth in the next century and to remain a viable community in its own right giving support to local services such as the Post Office and General Store. The recent loss of the village Filling Station is a reminder of the fragility of local services.

Recommendation

The planning exercise must look further ahead if it is not to make inappropriate proposals which inhibit or discourage development of communities. Kincardine Estate is very willing to enter discussions with the local authority prior to preparation of long term plans for Kincardine O'Neil. The suggested time scale for the longer term projections on the original version of this paper was 100 years - (half the life of a tree). We are standing by that timescale.

Section 4: Kincardine O'Neil up to 2098.

Kincardine O'Neil: We have identified the areas shown on Map 4 for future development. It should be emphasised that not all the areas shown in Map 4 are included in the Estate's response to Aberdeenshire Council's Call for Sites for the LDP2021-2031 but that this is our attempt to look further ahead.



Map 4: Land for future development, Kincardine O'Neil.

Future Housing A

This land lies between the arms of the village envelope that extends along the A93 and Pitmurchie Road. It is within reasonable reach of the existing village facilities.

Access: Owing to inadequacies of the junction of Pitmurchie Road and A93 we have identified the need for a new road, approximately as shown, which could link with Pitmurchie Road creating a safer junction for existing as well as future use.

Comment: The land slopes to the south and is a logical location for new housing being partly an infill between existing parts of the village envelope.

Future Housing B

This land lies to the north of the existing village envelope. It is within reasonable reach of existing village facilities.

Access: We have indicated two access points.

- i) At the east end a road could link to the U26M which leads from Neil Burn Drive and curve around to the north of the Curling Pond. The more direct route to the south of the Curling Pond would cross land owned by the Church of Scotland which would form a ransom strip.

- ii) The west end of the road could link to the proposed new road across Housing A area.

Comment: This site would probably require both these access routes. The length of the new roads is such that it would be more viable to complete area A before embarking on area B but it is vital to have considered access to B so that development at A doesn't cause future problems with access to B. A strip of land should be retained along the NE side of Pitmurchie Road to allow for future widening of the road should it be required.

Small Business Enterprise Park

The Estate has a list of interested parties who wish to set up small businesses in the area.

While land is already designated in the core of the village for commercial activity, and we plan that this will be taken up for that purpose, some requests for land for enterprises are unsuitable for the centre of the village – e.g. blacksmith, brewery, storage yard – owing either to their requirements for space, lorry access, noise or smell. We see great benefits in encouraging these small enterprises to set up near the community so that there are increased opportunities for residents to both live and work locally.

Kincardine O'Neil is on the A93 which is highly scenic and we have avoided areas which would be very visible from that road for obvious reasons. Equally the U26M is so steep that to use it for access for enterprises would be unwise. Essentially this leaves us with Pitmurchie Road. We have therefore identified 1.35ha of ground on Pitmurchie Road as indicated on Map 4 for this purpose. The area would be screened by trees. We have selected this area after much deliberation of landscape and access issues.

The area is ex-woodland, the trees were blown down in a gale. We can offer replacement ground for planting a greater area (ca1.6ha) of trees – on the line of the power line which was removed recently adjacent to the site. This can clearly be seen as the strip that runs through woodland east of the proposed enterprise park site (Map 4).

Site Suitable for Passing Trade

The A93 is a busy road and it would clearly be beneficial for the community of Kincardine O'Neil if more passing traffic could be induced to stop and spend time in the village.

To this end we have identified a small area of ground adjacent to the village envelope and beside the existing Deeside Log Cabin Display Area. We have an interest noted for a Cook School plus Farm Shop/Café and we feel that this location, overlooking the River Dee, would be a perfect addition which would encourage people to visit the village.

Access: This would be via the existing turnoff to Deeside Log Cabins, the Playing Field and Nether Heughead. The area is adjacent to The Boat Wood to which it would be connected by a footpath and thus to the centre of the village.

The Playing Field

Having donated the ground for the existing Playing Field Kincardine Estate is committed to ensuring that a Playing Field remains part of the community assets.

However the current Playing Field has certain problems.

- **Location:** The football pitch is very close to the A93. Balls do go onto the road from time to time.
- **Inadequate Parking:** during big matches parking is so inadequate that it causes problems for the Log Cabin business and the A93 is lined with parked cars on a dangerous bend.
- **Access from the school is difficult:** The location is such that for the school to use it requires numerous teachers, assistants and adults to shepherd the children along the pavement.

It is the Estate's view that, if a better facility could viably be provided elsewhere in the village that delivered better parking and easier access to the school while being further from the A93, this would be beneficial to the community.

Only if this were to happen then we would suggest the current Playing Field be considered for future development probably favouring commercial rather than residential use.

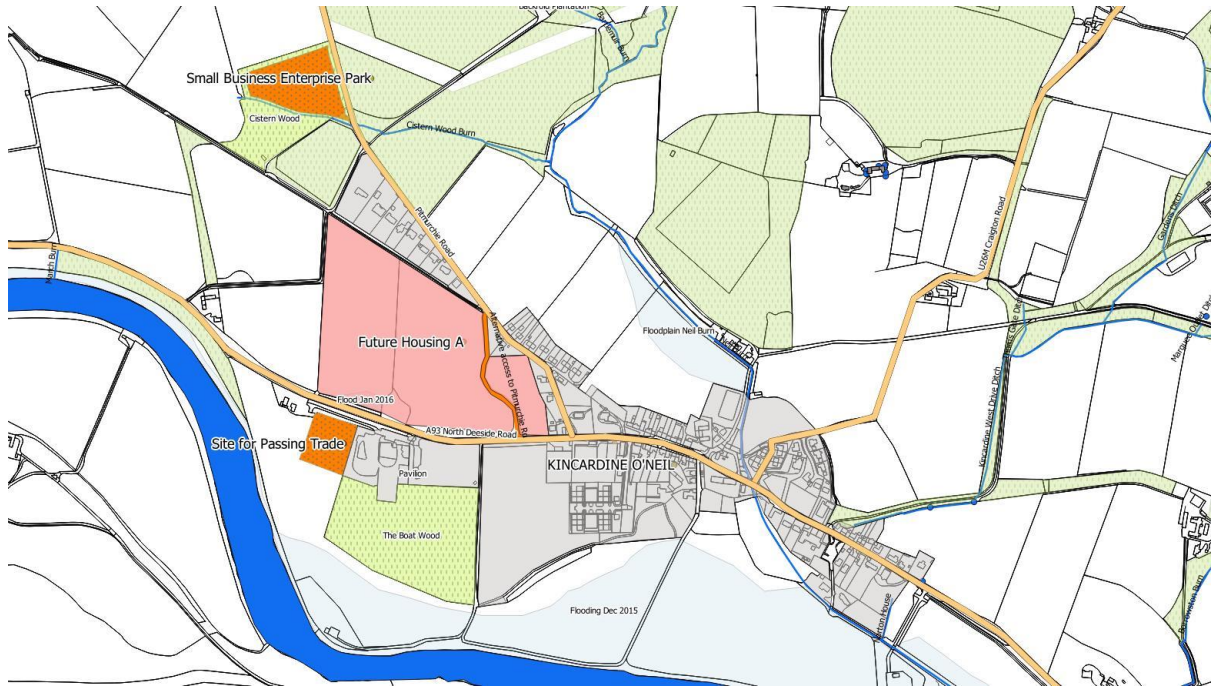
Other small communities on Kincardine Estate outwith Kincardine O'Neil:

The two obvious candidates are South and North Footie. These two clusters of dwellings could be boosted. Submissions for these two hamlets are not included in LDP 2021 as they lie outwith the settlement envelope of Kincardine O'Neil. See Maps 6, 7

Section 5: Kincardine O'Neil and LDP 201-31

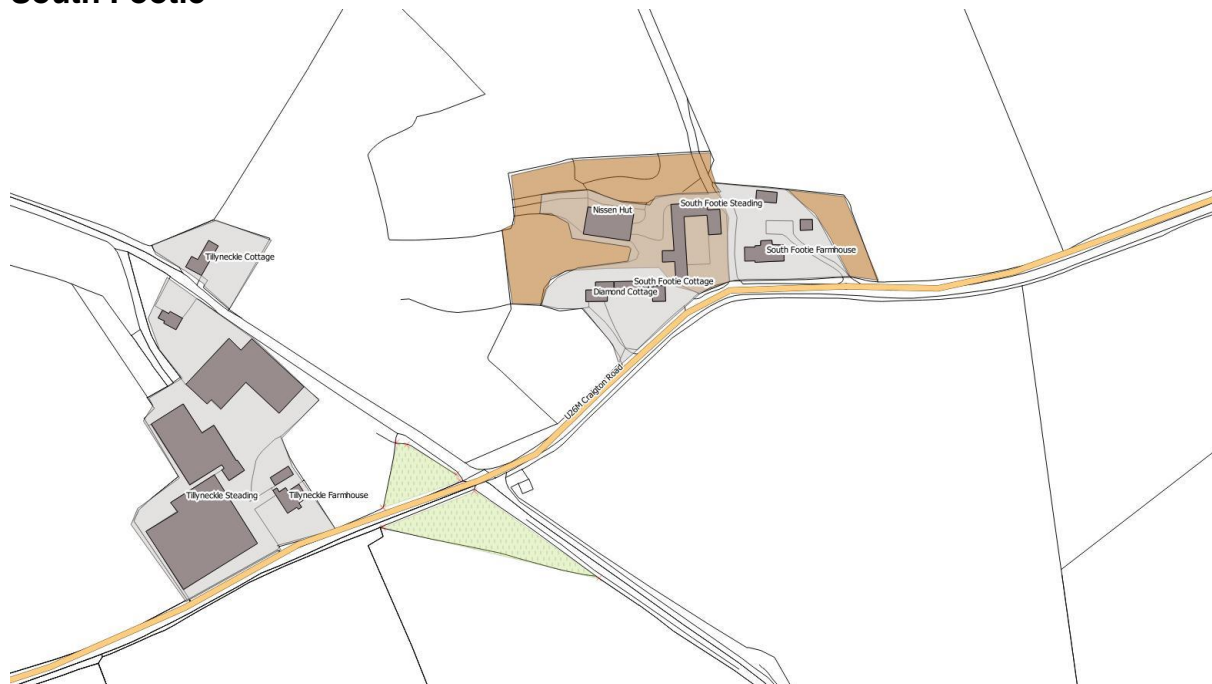
The following land should be identified for LDP 2021

Kincardine O'Neil



Map 5: Land for LDP 2021

South Footie



Map 6: South Footie

This settlement consists of two collections of buildings.

- Tillynecke:
 - Farmhouse
 - Cottage
 - A number of large farm buildings.
- South Footie:
 - Farmhouse
 - Cottage-semi-detached
 - Cottage-semi-detached
 - Redundant Traditional Farm Steading
 - Redundant Burnt out large Nissen Hut Farm Building

In essence much of the former farmyard area is brownfield site. It is not agricultural ground and development of some of the area shown in brown Map 6 including redevelopment of the two farm buildings would not only tidy up the site but add coherence to the settlement. The site could eventually take as many as 6-7 new dwellings.

The site is < ¼ mile from Torphins.

North Footie



Map 7: North Footie

This is a collection of dwellings plus a redundant farmyard which is now used as a yard for a plant hire enterprise.

1. Farmhouse
2. New House
3. West North Footie Cottage – Semi-detached
4. East North Footie Cottage – Semi-detached
5. House
6. North Footie Cottage

The land shaded brown is essentially brownfield land which could easily provide sites for 4-5 dwellings over the years.

The site is < ¼ mile from Torphins.