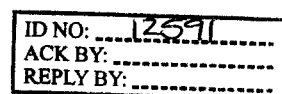
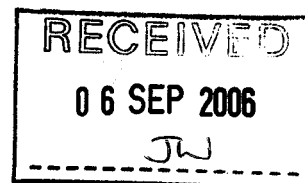




Mr James Wheater

Mr James Wheater
Policy Planner, Local Plans
Planning & Environmental Services
Woodhill House
Aberdeen
AB16 5GD



Our ref: SW/PS

5 September 2006

Dear Mr Wheater

Draft Development Brief for Development at Gauchhill & Midmill, Kintore

The main purpose of this letter is to set out the respective ownership interests of the open fields within the overall area above.

The significant proportion of the open area is under the ownership or control of John R Craig (Kintore) Ltd (northern area), Scotia Homes (central and south-western areas) and Mr Derek Ferguson (south-eastern area). These three parties combined to submit an outline planning application which was lodged in **September 2004** (Ref:G/APP/2004/3532).

The site to the north, under the control of ourselves, was acquired in 1993 as a potential future development site for our firm.

John R Craig are a long established Kintore based building contracting firm and property developer, employing over 30 (local) staff directly and several more on a sub-contract basis. The important issue from our point of view is that, given that all of the area within our control is earmarked in the draft brief as the suggested area for open space, there is no scope for enabling development for John R Craig and therefore may threaten the viability of the project from our point of view. Whilst we acknowledge that there may be some nominal value attributable to the land as public open space this is not the main issue.

JOHN R. CRAIG (KINTORE) LIMITED

Housebuilder, Building Contractor and Manufacturers of Windows, Doors, Stairs and Conservatories
Midmill, Kintore, Aberdeenshire AB51 0UY
Telephone 01467 632212 Facsimile 01467 632967
Email info@johnrcraig.co.uk • www.johnrcraig.co.uk

Established 1882

A Company Registered in Scotland No. 280097

I believe the rationale for placing the open space at the northern end of the site is that it is closer to the existing settlement of Kintore. However, to put matters into perspective, to access an amenity area at the south-west of the site from the north (as shown on previous drawings prepared) and supported by the Kintore Community Council (see Minutes of 20 February 2006), would be less than 300m further than the area suggested in the brief. Or to access from the Gauchhill side, where the large new housing estate has been formed, there is no difference at all. Also, given that the area to the south-west is bounded by woodland on two sides and the B994 on another side, it was agreed by all parties (the developers and the cricket club) that this is the best location in terms of site levels and to minimise any conflict with existing or proposed housing.

As I have already stated, John R Craig are building contractors and have a local workforce to sustain. I am sure you will appreciate our difficulty in obtaining land for development, due to the relative shortage of supply versus an ever increasing demand and the fact that large national developers are buying up vast areas of land on long-term options.

I would also like to touch on the issue of playing pitches and open space in Kintore. The draft brief states that the provision of such facilities has seen to lag behind in recent years. However, should the latest revision of the site layout plan (a copy can be made available, if required), as part of the Scotia/Craig/Ferguson negotiations with Aberdeenshire Council, regarding our current outline planning application come to fruition, the provision of a full size cricket pitch with space for associated pavilion and car parking requirements would enable Kintore Cricket Club to move from their existing location, which is shared with the football clubs in the village and, at peak use times, conflicts have arisen. The Kintore Community Council's minutes of their meeting of 17 April 2006, state that they whole heartedly backed the position of the Cricket Club in their desire to move to the Midmill/Gauchhill site. Once the cricket pitch has relocated to Midmill, this would enable the erection of further football, and other, facilities in the centre of the village and alleviate any further conflict between football and cricket clubs.

I would also point out that, as part of the new school development, the creation of an all-weather multi-use pitch capable of accommodating 3 tennis courts or a seven-a-side football pitch or a basketball court, will also enhance the sports pitch provision within Kintore, together with the large new sports hall within the new school building itself.

Furthermore, I would also like to draw your attention to planning application number APP/2005/3346 for a mixed use development at Midmill North, Kintore which was lodged in September 2005 with approval delegated to the Head of Planning on 9 May 2006. The approved site plan shows a village green and amenity/open space totalling in excess of 3.5 acres. Given that this site was previously zoned as suitable for employment use (EmpD), the public open space to be provided is effectively a bonus to Kintore as this obviously could never have been anticipated for amenity space given the original designated use for the site.

I trust you appreciate from the facts above that once these developments have taken place including, hopefully our own, Kintore will certainly be a great deal better off in terms of recreational facilities than at any time in the past.

I hope this letter clarifies some of the key issues, however, should you require any further information, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sean Wyness', written in a cursive style.

Sean Wyness
Director

cc Christine Gore, Director of Planning & Environmental Services, Woodhill House
Local Councillors (e-mail)