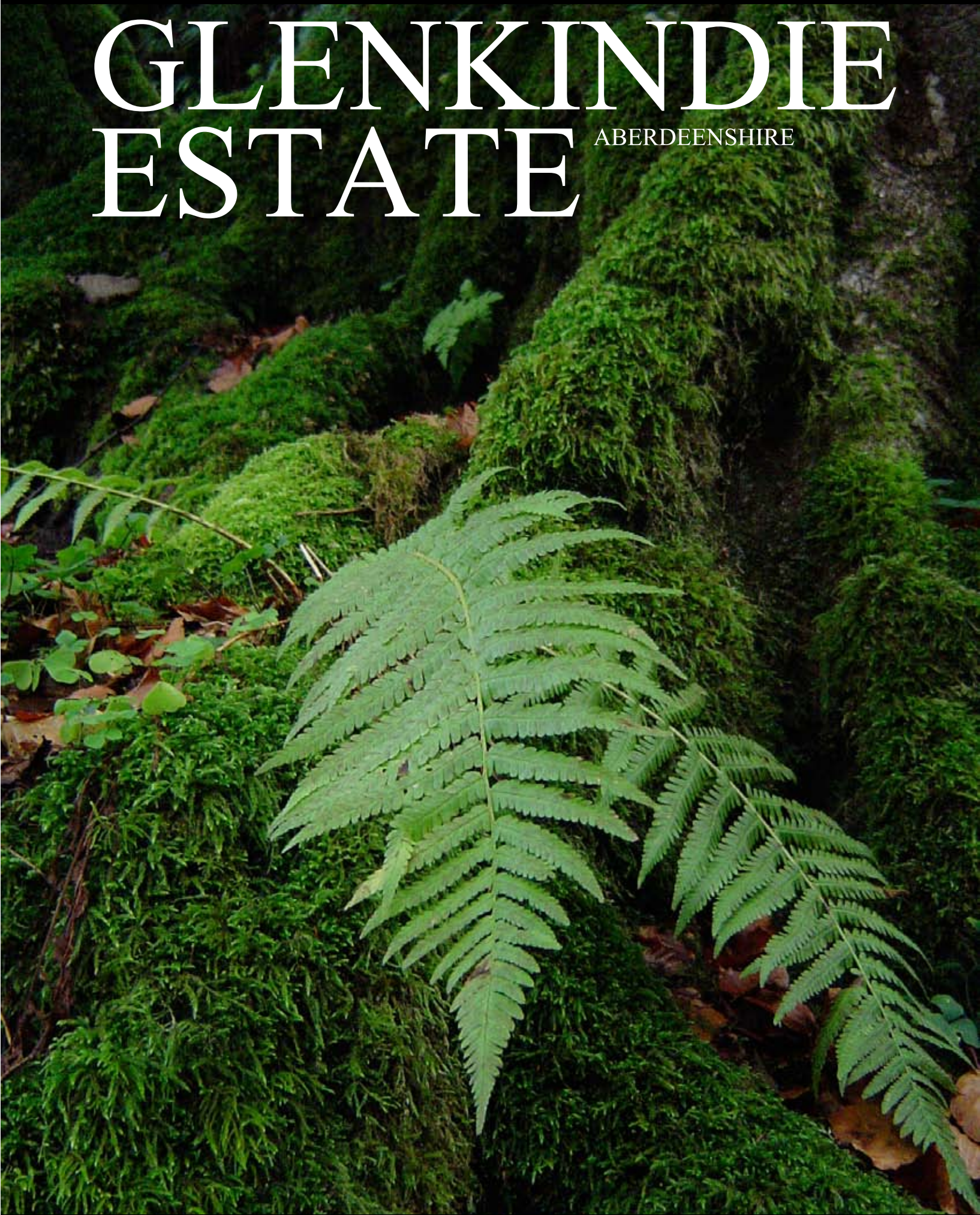


PROPOSED DWELLINGHOUSE AND ASSOCIATED LANDSCAPING AT

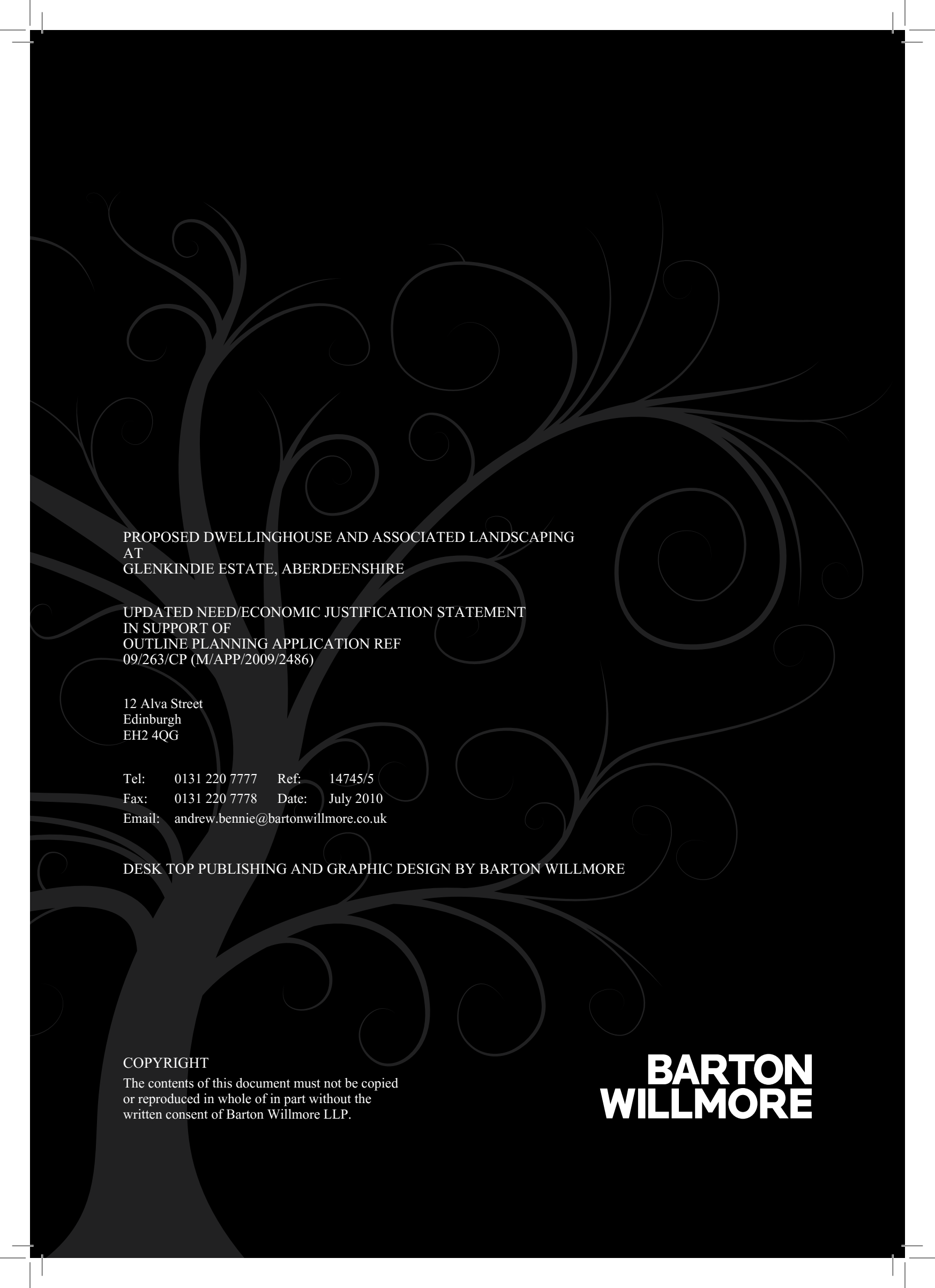
GLENKINDIE

ESTATE

ABERDEENSHIRE



BUSINESS DEVELOPMENT STATEMENT - AUGUST 2010



PROPOSED DWELLINGHOUSE AND ASSOCIATED LANDSCAPING
AT
GLENKINDIE ESTATE, ABERDEENSHIRE

UPDATED NEED/ECONOMIC JUSTIFICATION STATEMENT
IN SUPPORT OF
OUTLINE PLANNING APPLICATION REF
09/263/CP (M/APP/2009/2486)

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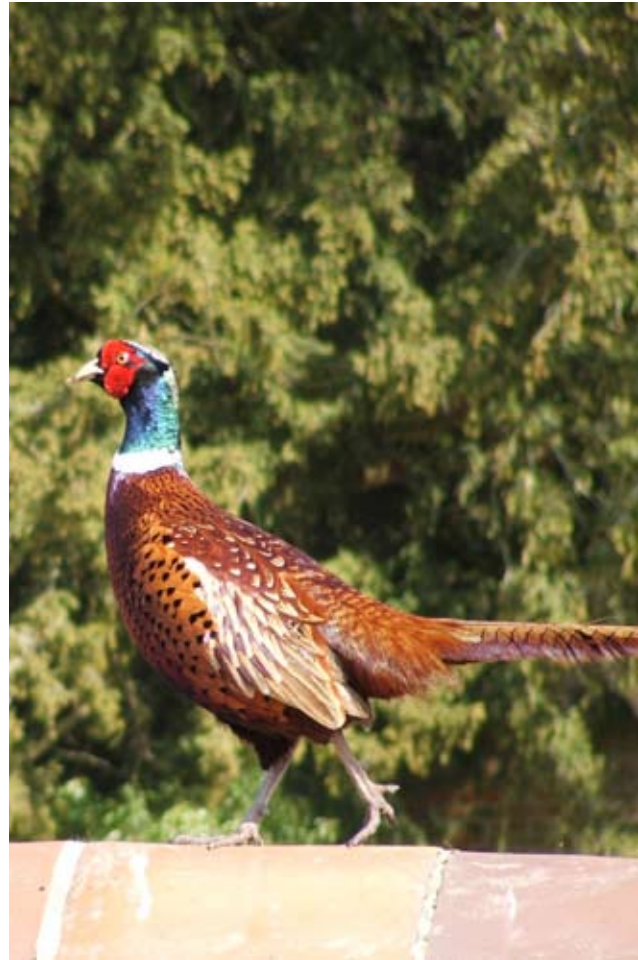
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INTRODUCTION

1.1 Barton Willmore are instructed by Frogmore (Scotland) Ltd to prepare and submit this statement in further support of planning application 09/263/CP (M/APP/2009/2486), which seeks permission for the erection of a dwellinghouse to serve as a shooting lodge and worker's base with associated landscaping works at a site which lies within the Glenkindie Estate, Aberdeenshire.

1.2 As requested by the Cairngorms National Park Authority, this statement provides further details as regards the need/economic case which provides part of the justification for the proposed dwellinghouse and should be read in conjunction with both the planning statement lodged as part of the original planning submission and all other supporting information.

POLICY BACKGROUND

2.1 The Planning Statement submitted in support of this outline planning application, dated July 2009, sets out in detail, the policy background against which these proposals require to be assessed. Following an assessment of the merits of the application against this policy background, and in the light also of those relevant material considerations, our Planning Statement highlights the acceptability of the proposed development in development plan terms.

2.2 To this end, we would re-emphasise the following points:

- The proposed development is wholly consistent with the principles which underpin SPP3 Planning for Housing, in terms of the degree to which they; promote rural regeneration; embody sound principles of sustainable development; and, assist in enhancing the rural environment.
- The application proposals respond directly to the terms of SPP15 Planning for Rural Development, which highlights the unmet demand for unique, bespoke houses in rural locations. Similarly, the proposals respond to the advice on quality, design and use of material which is set out in PAN67 Housing Quality and in PAN72 Housing in the Countryside.
- Policies set out within the approved Structure Plan promote the concept of low impact, well designed and high quality new development in the countryside, which respects the environment and provides a sense of place.
- Whilst located within the countryside and within an AGLV, the policies of the adopted Local Plan do not presume against development, where the scale, location and design of the development in question do not detract from the quality or character of the landscape, and consideration is given to the conservation and enhancement of the natural heritage of the area.
- The adopted Local Plan allows for conversion and replacement, and the development of new dwellinghouses, subject to justification on a case by case basis.
- Policies set down within the emerging CNPLP allow for new dwellinghouses in the countryside where the new dwellinghouse is required in relation to the efficient and effective operation of an enterprise which is itself acceptable within the countryside.



LAND MANAGEMENT/ ECONOMIC JUSTIFICATION

3.1 During the course of our ongoing discussions with officials of the Cairngorms National Park Authority, we have been requested to provide additional details of the land management/economic justification for the proposed dwellinghouse, in further support of the application proposals. We are pleased to provide this additional information in the following sections of this statement.

EXISTING OPERATIONS

3.2 Glenkindie Estate extends to some 7300 acres, comprising open moorland, 10 tenanted upland farms, 1 inhand home farm, forestry, 6 let cottages, 5 employees cottages and fishing in the River Don. The Estate is divided by the River Don and is centred on Glenkindie House, a Category A listed building dating from the 18th century which lies within the northern portion of the Estate. The full-time staff currently employed on the Estate comprise the Head Gamekeeper, Assistant Gamekeeper, Gardener, Cook/Housekeeper couple and a General Handyman. Additional catering and cleaning staff are employed on a casual basis, in association within the Estates existing sporting function, with additional gardening staff being employed on a seasonal basis.

3.3 The Estate is managed primarily as a sporting and agricultural estate. Presently, in a typical year there are 12 days pheasant shooting. Grouse stocks have decreased in recent years and are presently only sufficient to provide two days shooting per season. In addition red and roe deer stalking also takes place throughout the appropriate seasons. The shooting has in the main been used by the owners in connection with their wider business activities but normally 3 days pheasant shooting are let annually and a further day is donated to a sporting charity auction. On average a team of 30 beaters and pickers-up is engaged on a casual basis on each shooting day.

3.4 The supply chain associated with the various elements of these sporting activities generates a significant level of spend within the local economy, details of which are set out later in this statement.

3.5 The Fishings in the River Don provide salmon and brown trout fishing and there is also brown trout fishing in the Deskry Water which flows past the application site.

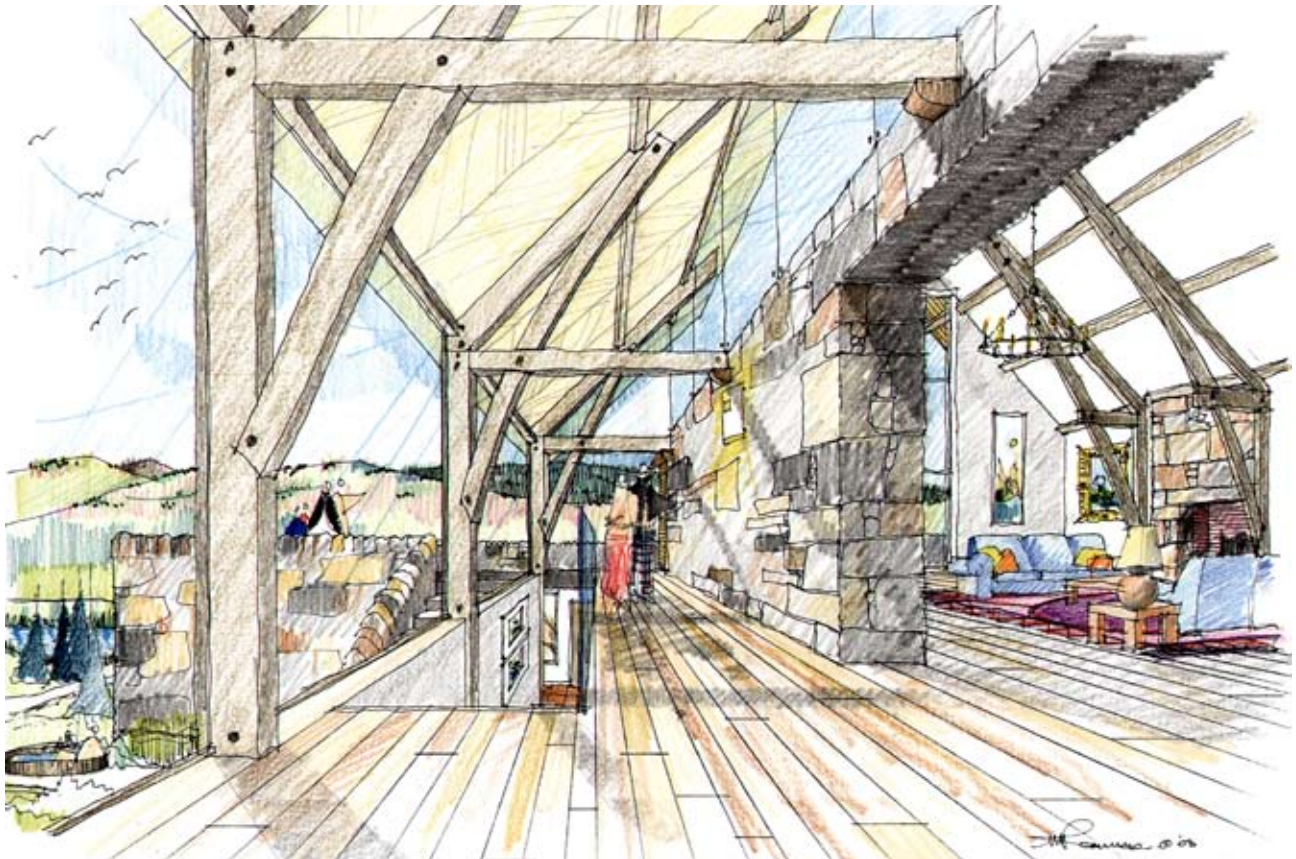
3.6 The let farms are held on secure tenancies. All the tenants depend on breeding livestock for their livelihood, as the land is largely unsuited to arable cropping, a number of the holdings lying around the 1000' contour. The in-hand Home Farm land extends to 500 acres or thereby which is let on a seasonal grazing basis.

3.7 The areas of forestry plantation are for the most part situated in the northern portion of the Estate and extend to 400 acres or thereby. These comprise Scots Pine, European Larch and Sitka Spruce at various stages of maturity. There are also a number of areas of amenity woodland, comprising oak and birch which have little commercial timber value but add greatly to the overall amenity of the Estate.

3.8 The day to day activities of the Estate include heather burning, rearing, feeding and general management of those game species found within the Estate and also, very importantly, the legal control of predators. The latter activity

is of considerable benefit to non-quarry species, particularly capercaillie, of which the Estate is fortunate to have a number of resident breeding pairs. The management of the day to day activities of the Estate is undertaken from a base located at the House and also from the Home Farm.

3.9 An SNH initiative is underway to study the population spread, density and habitat of red squirrels and how to control the threat of from grey squirrels. Furthermore, a joint study between SNH and Aberdeen University is being carried out over the Dee and Don catchment area to establish a management/elimination strategy for mink with a view to regenerate the bank vole and in turn otter populations. The Estate management are aware of both of these studies and are considering how best to assist in their carrying out and implementation as part of the wider landscape management strategy for the Estate.



LAND MANAGEMENT

3.10 At present, there is no management base within the southern part of the Estate. Consequently, the Estate keepers require to undertake time consuming round trip to reach those parts of the Estate which lie within the vicinity of the application site, which significantly compromises their ability to effectively and efficiently manage the day to day activities of this part of the Estate. As such, the southern side of the Estate is underused and less well maintained than the northern side. Therefore, the full potential of the southern side of the Estate has not been developed, from a sporting point of view and also from the point of view of maximising its forestry, amenity and agricultural potential.

3.11 The establishment of the proposed dwellinghouse within the southern part of the Estate would significantly aid the day to day management requirements and would also allow a much stricter control to be exercised over poaching, through the physical presence that it would create within this relatively remote part of the Estate. The worker's accommodation with dog kennels and runs, provided as an integral part of the dwellinghouse, will serve as a worker's base during the day and will allow for staff to stay on site as and when necessary for early mornings or for an overnight presence on this side of the Estate, as a consequence of either landscape management or shooting activities.

3.12 In addition to the two directors of the Estate, who both own and have overall control over all aspects of the management and running of the Estate, the day to day sporting activities of the Estate are managed by the two full time keepers.

3.13 The various sporting activities undertaken within the Estate, which are reflective of the various shooting seasons associated with the individual species concerned, follow the calendar set out below:

Red Deer	Stag	July 1 - October 20
	Hind	October 21 - February 15
Roe Deer	Buck	April 1 - October 20
	Doe	October 21 - March 31
Grouse		August 12 - December 10
Pheasant		October 1 - February 1
Woodcock		September 1 - January 31
Duck		September 1 - January 31
Salmon fishing on the River Don		February 11 - October 31

3.14 This calendar demonstrates clearly that the Estate's sporting function covers all 12 months of the year.

3.15 The current sporting programme produces an annual average of –

Grouse	50
Pheasants (from 6500 poult released)	2500
Ducks and woodcock	46
Red Deer Stags	25
Roe Deer Bucks	15
Salmon	12

At present levels, these returns have the potential to generate an income of £95,000 per annum. (This figure does not include the associated supply chain spend).

3.16 It is considered essential to the continued efficient and effective running of this established estate enterprise, and to allow also for further investment to be made therein, for the Directors of the Estate to have a physical presence in both parts of the Estate. This would allow the Directors to be both on-hand and within easy reach of all parts/aspects of the business and would, amongst other things, allow them to properly oversee the implementation

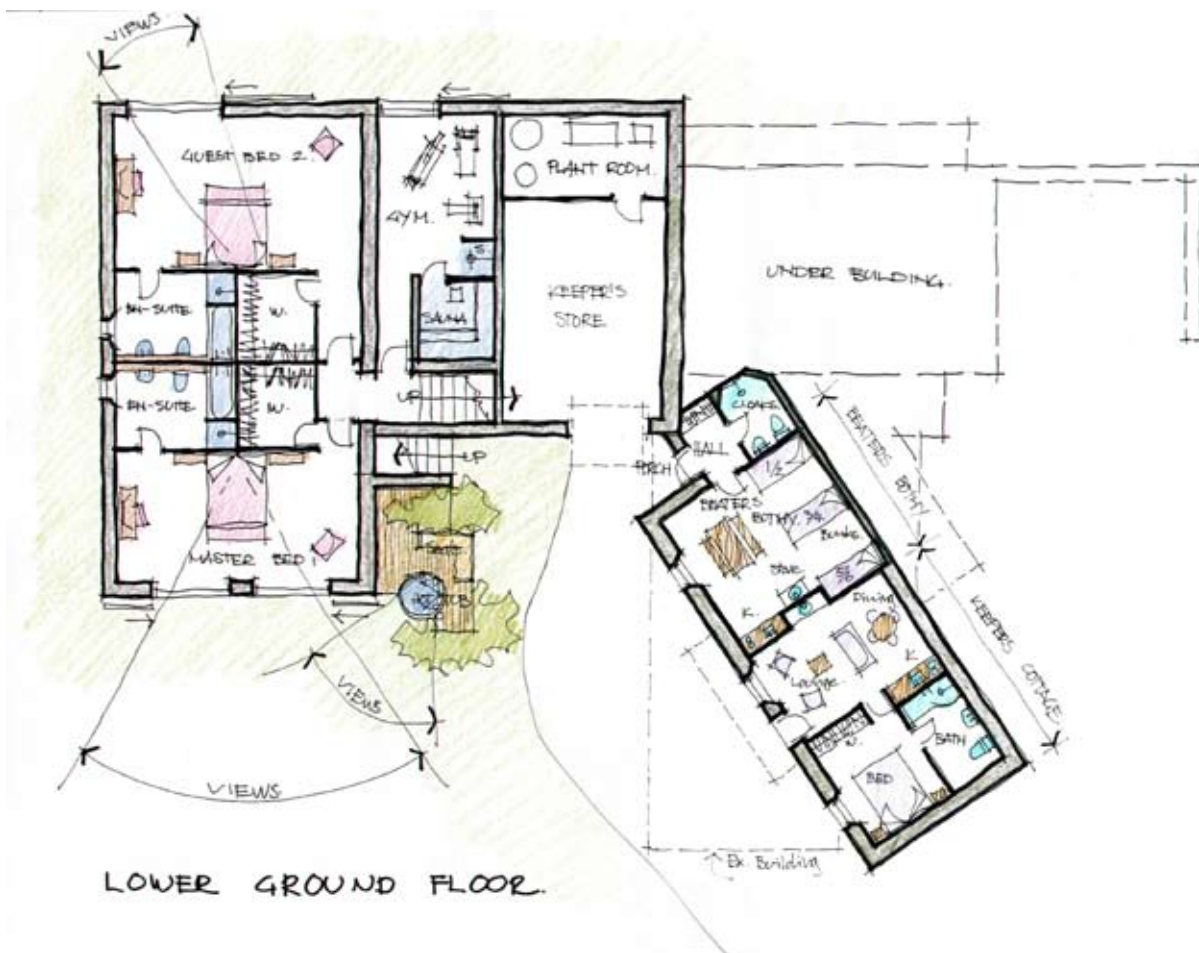
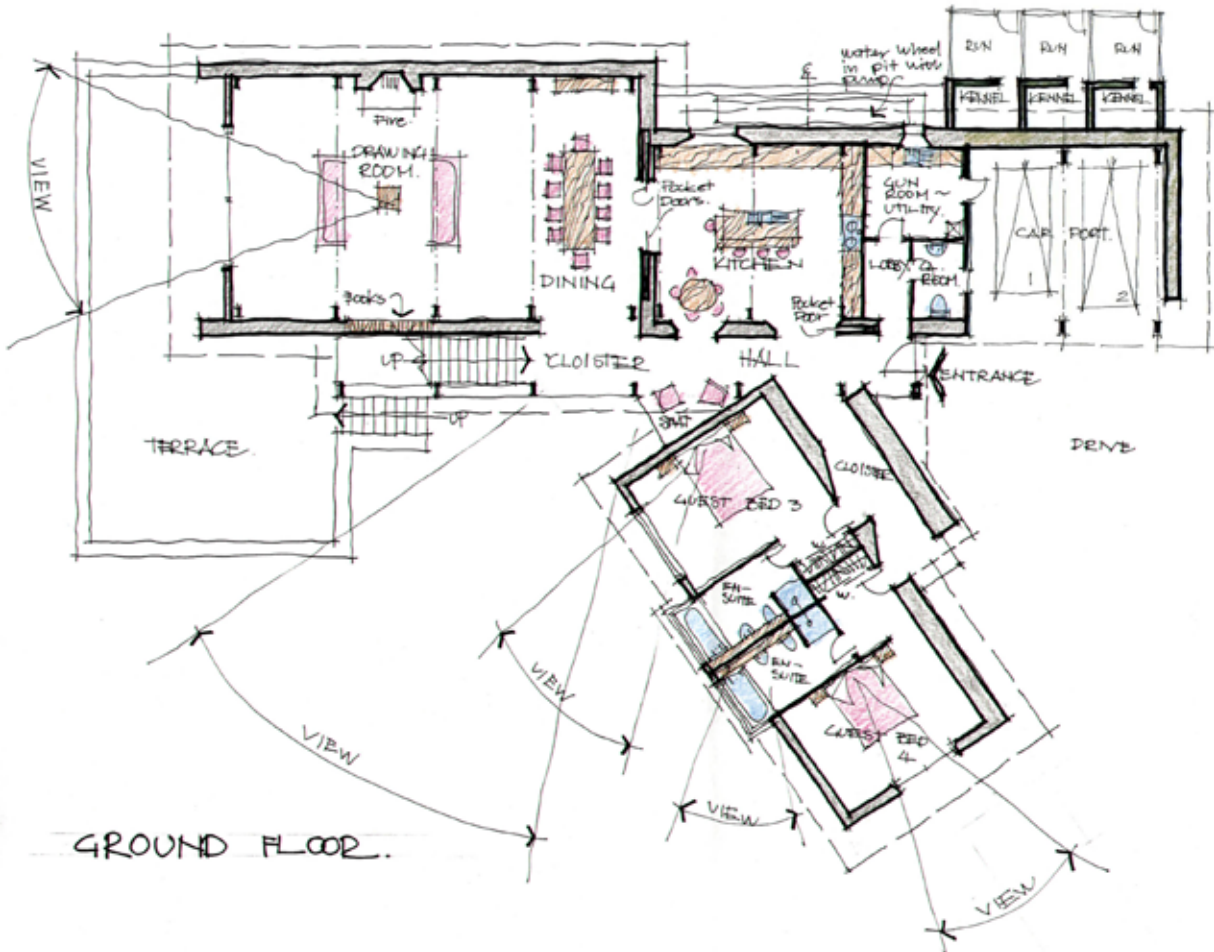
of the Estate's Landscape Management Strategy, details of which have been submitted in support of this application. In the absence of any existing dwellinghouses within the southern part of the Estate, the proposed dwellinghouse, which makes use of the site of a former estate dwelling, is required also in connection with the implementation of this strategy.

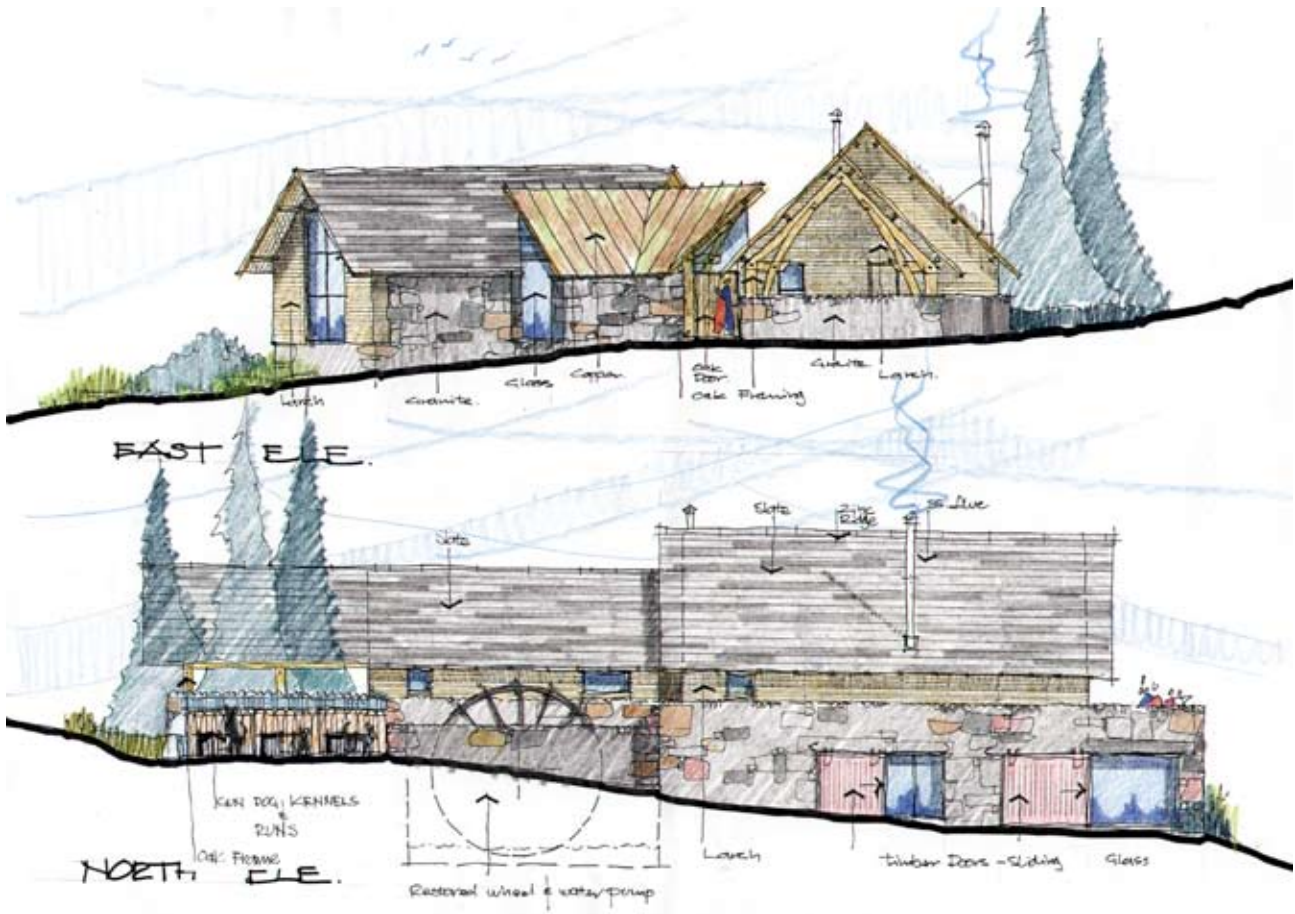
3.17 Glenkindie House would continue to fulfil its present and essential functions in the context both of the northern part of the Estate and also that of the wider Estate/business activities, with it being specifically noted that none of these existing functions would cease or be diminished in any way as a consequence of the proposed development.

3.18 The Directors visit the Estate regularly throughout the year but normally independently of each other as it is not always practicable or appropriate for both to occupy Glenkindie House simultaneously. The construction of a new dwelling will allow both Directors to visit the Estate at the same time, in turn facilitating regular and more beneficial management meetings.









INCREASED SPORTING AND LEISURE ACTIVITIES

3.19 In addition to providing independent accommodation for one of the Estate's Directors, the proposed dwellinghouse would be available for let to paying guests on a catered or self-catered basis as part of the Estate's sporting/shooting facilities, and would also augment the accommodation which is, and will remain, available within Glenkindie House itself.

3.20 The proposed dwellinghouse would be available for this use throughout each of the seasons noted under paragraph 3.13 above and would also provide accommodation for lunches, dinners and other guests/corporate requirements. The use of the proposed dwellinghouse for these various purposes would both benefit and allow for the expansion of the Estate's commercial activities.

3.21 As a consequence of enquiries which have been received for Glenkindie House, the applicants perceive a demand for accommodation of the type which the proposed dwellinghouse would offer.

3.22 Traditionally, there has always been a demand for Highland Lodges of the type proposed under this application but in the light of the recession, unfavourable currency rates and the cost and uncertainty of air travel, this type of letting is viewed as an expanding market.

3.23 There is a recognised and strong demand for short term shooting lets in the area. Glenkindie's reputation as a quality shoot means that any available days let readily. The charity auction day always attracts premium bids.

3.24 In order to develop the sporting potential further areas of forestry plantations will be established to provide game holding cover and release areas. The existing programme of moorland management will be intensified through heather burning, gritting and predator control in order to re-establish grouse stocks. The additional manpower will also benefit the management of the northern portion of the Estate, particularly the moorland.

BENEFITS TO THE LOCAL ECONOMY

3.25 The proposed dwellinghouse and sporting development will generate new employment opportunities through the requirement to employ further domestic and catering staff, gamekeeper plus part-time assistance, beaters and pickers-up, forestry and general maintenance staff. This will equate to over £50,000 in wages being paid directly to the local workforce and in turn the local economy. In the case of beaters and pickers up, the proposed development will result in up to 30 additional local people gaining additional casual employment throughout the shooting seasons.

3.26 The Estate already has a policy of employing local tradesmen and suppliers whenever practicably possible. At present, over £50,000 is spent on local supplies associated with the existing shooting operations. This includes costs associated with rearing pheasants such as feed and fencing, gun supplies and vehicle hire. It is anticipated that the creation of a second property will double this expenditure with local businesses. Preference will also be given to local contractors in the construction of the new building thus further assisting the local economy.

3.27 In providing catering for guests at the Estate, local suppliers are used for the purchase of all food and drink, with the average spend per person per day per visit being £75 (excluding drink). Shopping trips to Deeside and Speyside currently feature prominently in the itinerary of the owners and their guests at Glenkindie House. This further benefit to the local economy will be expanded by the visitors to the proposed dwellinghouse.

3.28 The financial statement annexed has been prepared on the basis of self catering lets at £2000 per week in low season rising to £4000 per week in high season. Full catering can be provided at an additional charge. The sporting income is based upon releasing 6500 pheasant poults for a programme of 10 let days plus grouse and stalking lets. Forestry is unlikely to produce any meaningful income to the Estate.



CONCLUSIONS

4.1 In line with submissions already made in support of this outline planning application, the proposed dwellinghouse is considered to be both acceptable and in accordance with; relevant national planning policy and guidance; aims and objectives of those policies set down within the approved Development Plan; and, with those other material considerations which are presented by the relevant policies of the emerging CNPLP.

4.2 Making use of a previously developed site, the proposed development both reflects and reinforces the traditional development pattern of the area surrounding the application site, with the landscape proposals, which form an integral part of the application proposals, having been designed as part of a considered landscape management strategy for the Estate, the implementation of which would both enhance the character of the area and compliment/reinforce the setting of the proposed dwellinghouse.

4.3 Sporting estates comprise a well understood and longstanding part of the “landscape” of the Scottish Highlands and make a significant and valuable contribution towards the Highland economy. To this end, the proposed development, which represents direct investment in the activities of the Glenkindie Estate, is considered to be beneficial not only to the long term well being of the Estate but also to that of the wider economy of this part of the Highlands.

4.4 A marked increase in local employment opportunities will arise as a consequence of the proposed dwelling as well as increased custom and expenditure towards local businesses from the estate, the additional employees and the guests of the house. Furthermore, the southern part of the Glenkindie Estate will be brought into increased active use, the full potential of which have not been realised in recent years.

4.5 To this end, the proposed development is considered to be wholly compliant with the aims and objectives of SPP15 Planning for Rural Development and those relevant policies of the development plan.

4.6 As stated above, sporting estates form an integral part of the living landscape of the Highlands and the continued wellbeing, orderly management and ongoing investment in these commercial enterprises is inextricably linked to the overall wellbeing, amongst other things, of the land which falls within the boundary of the National Park and for these various reasons, we would respectfully submit that the proposed development should be supported.

FINANCIAL STATEMENT

4.7 (excluding income associated with existing Estate activities)

INCOME	
House Lets including corporate and shoot catering	£60,000
Sporting Lets	£78,000
Notional Value of Owners' Use	£10,000
	£148,000

EXPENDITURE	
Household and Keeping Wages	£40,000
Rearing Expenses	£37,000
Beaters and pickers up	£9,500
Council Tax	£2,500
Insurance	£2,000
Vehicle Expenses	£4,000
Heat and Light	£5,000
Household Accounts	£6,000
Forestry Maintenance	£4,000
Maintenance and Renewals	£5,000
Management and Advertising	£10,000
	£125,000
Surplus	£23,000



