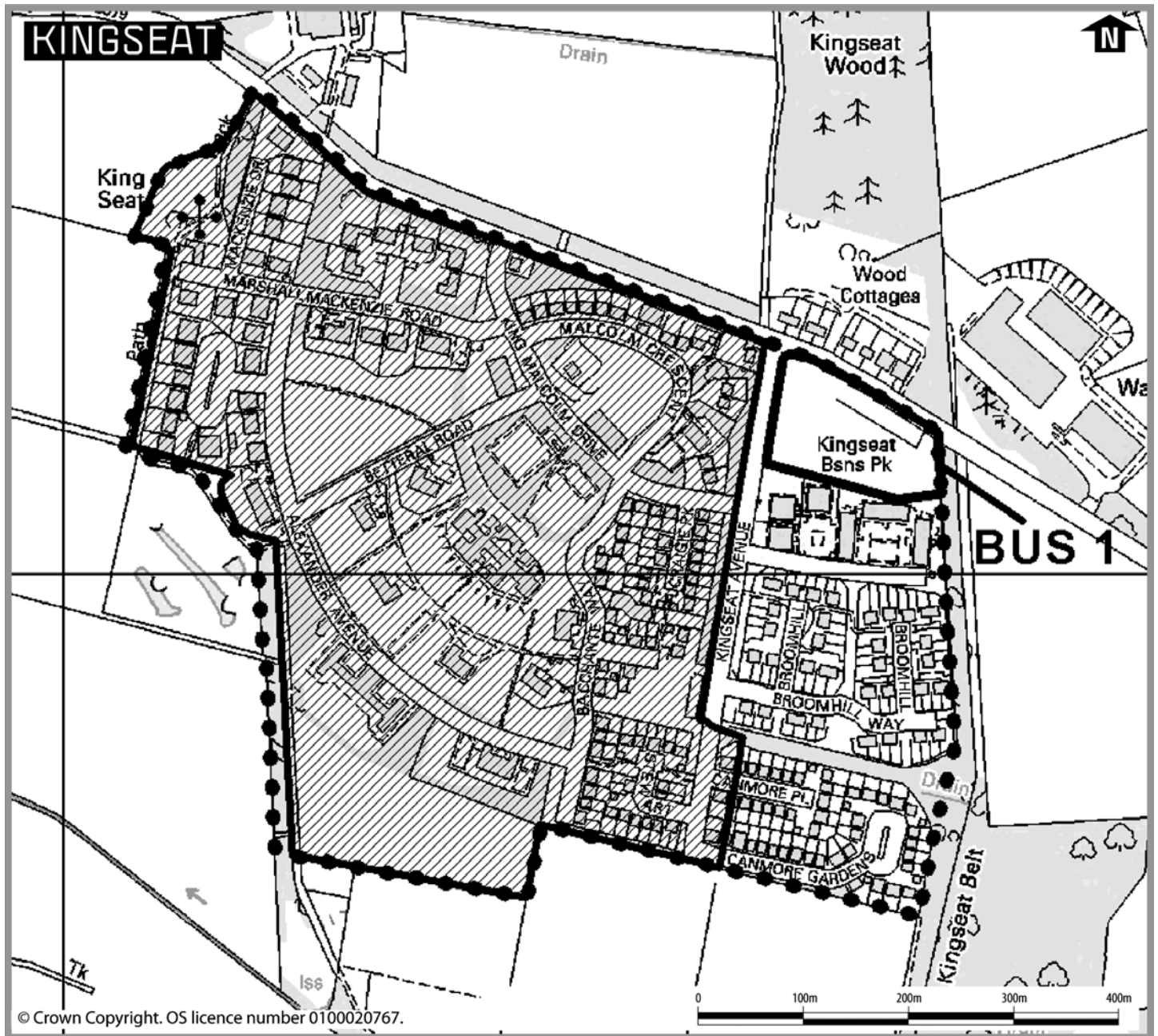




Kingseat Community Action Plan

March 2014



Kingseat

Key Planning Objectives for the Settlement

- Preserve the amenity of the settlement.

Existing Site

- Site Bus I is safeguarded for employment uses.

Protected Land

- The Kingseat Conservation Area is shown as hatched on the Plan.

Kingseat: Origins and Development

Located 7kms north of the Dyce area of Aberdeen, 1km east of Newmachar village, and with pedestrian access to the Formartine & Buchan Way, Kingseat is a mixed residential and business settlement situated on a ridge between Garioch and Formartine. With views across Aberdeenshire and to the Grampian mountains, Kingseat is accessed by the B979. Covering over 43 hectares, the majority of the site is designated as a conservation area, to preserve and enhance the assets of Kingseat and to maintain the area's architectural and historic character.

The settlement is reputedly named after King Malcolm Canmore, who, following the slaying of Macbeth at Lumphanan in 1053, is said to have rested on a stone at a vantage point on the original Kingseat farm. The name appears in Sir Robert Gordon's map of c.1637, which suggests there may be more to the story than mere local legend.

The Kingseat estate previously comprised of three farms, Kingseat, Nether Kingseat and Cockairn, and was held under various ownerships from 1746, including a renowned Aberdeen Lord Provost. In 1859, the Aberdeen District Lunacy Board required a new mental health facility for paupers and acquired the site. Inspired by Leipzig architecture and designed by the architect responsible for Marischal College and Greyfriars Church in Aberdeen, and Deeside's Mar Lodge, E. Marshall Mackenzie created a distinctively peaceful and sheltered settlement, with low density granite villas and buildings laid out within a planned parkland landscape and tree belts with recreational facilities. Considered revolutionary at the time, the provision of open space and fresh

air for patient rehabilitation, including opportunities to work the land, was the first of its kind in Britain. The concept became internationally recognised and was exported in 1929 to New Zealand where there was a mental hospital near Auckland established with the same name.

The foundation stone was laid on 14 September 1901, and while it opened to its first patients in 1904, first stage building continued for 25 years, with ten villas named after very prominent professors of the day. While Nether Kingseat continued to function as a farm, Kingseat and Cockairn were subsumed within the development. The facility was extended during WWII, when it was temporarily requisitioned by the Admiralty as a Navy Hospital for casualties from the Atlantic and Arctic convoys, becoming the largest naval hospital in the then Empire. Handed back to Aberdeen Town Council in 1946, patients eventually returned to Kingseat.

Approximately 810 patients plus staff resided at Kingseat in its heyday. From the early days they enjoyed physical standards of living in advance of the times. The facility had its own water supply, telephones and electricity, a local workforce, staff housing and inside bathrooms. It developed into a thriving, self-contained community, in comparison to the adjacent and longer established settlement of Newmachar. Newmachar did benefit though from Kingseat's facilities, including chiropody and baby care clinics. From the football and cricket fields, bowling green, and badminton courts to the drama group, choirs, social groups and the famous dances, there was a strong community spirit.

Changes in the provision of mental health services in the 1990s led to a decline in patient numbers and Kingseat

Hospital was closed at the end of March 1995. The buildings served briefly as a fire brigade and police anti-terrorist training ground. In recent years the site has been reinvigorated through significant housing, and latterly business development, and has seen the population rise from 72 in 2001 to 688 in 2011.

A renewed community spirit is growing with the establishment of the Kingseat Community Association and the production of this community action plan.

Things We Like About Kingseat

(as given by various members of the community via the Kingseat Matters Facebook page)

- *I can walk the dog in any direction and get great views!!*
- *I have great neighbours*
- *It's so peaceful, safe for the kids to play and lovely walks too*
- *Peace and quiet while surrounded by nature*
- *I love that my children have a lovely safe place to play!*

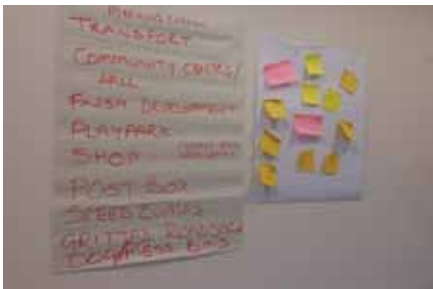
What Could Be Better?

(as given by various members of the community of different ages at the community engagement events)

- *Why haven't the developers completed what they promised originally?*
- *What is happening to the buildings that are not developed?*
- *When will the whole scheme be finished, e.g. roads and verges, etc.?*
- *What can be done as we feel so isolated?*
- *Is this (consultation) pointless or will it make a difference?*
- *A seasonal ice cream van would get lots of trade as there are lots of kids in the area.*
- *We need somewhere safe for the kids to play and more for them to do*
- *What is happening to the development of the hall?*



Publicity leaflet.



Consultation time!



Kingseat Matters.

In November 2012, the Garioch Local Community Planning Group and Grampian Housing Association organised an informal community engagement session as part of the Christmas Fayre being held in Newmachar Business Centre at Kingseat.

This was followed up in February 2013 by two more structured engagement sessions, one in the morning with a crèche and one in the evening. Over 60 people participated from a population of 688 (2011 census); that is about 10% of the residents

A number of issues were raised at these sessions where actions were required to make Kingseat a better place to live and work. Volunteers were sought to set up a steering group to produce a community action plan take these actions forward. Some 28 people came forward at the February meetings, which by June had become a core of 10. The project remained in touch with the wider community through the Kingseat Matters Facebook page which has over 170 "likes".

The steering group has now been replaced by a new organisation, Kingseat Community Association (KCA), which will take forward this community action plan, along with other partners. Good links have been made to Newmachar Community Council as this statutory body covers Kingseat.

So What Does Matter To The Residents Of Kingseat?

It was clear from the community consultations that there were four main areas of concern namely:

- No sign of the promised play park
- The unfinished state of the development, in particular the future of the derelict buildings
- Poor public transport to and from the village
- Lack of community facilities and other local services

These main issues and the other outcomes of the consultation have been used to create this Action Plan to help the community to focus and develop their future goals and to inform the Garioch Local Community Plan so that it reflects local needs and aspirations.

The Garioch Community Plan 2013 - 2016

The Garioch Local Community Plan brings together the key actions and projects of a number of public agencies. It also includes actions based on consultation with the local communities and local community groups. The plan can be accessed on the following link:

http://www.ouraberdeenshire.org.uk/images/media/document_library/lcp/gariochcomplan2013-16.pdf

The plan is a live document that is updated every six weeks to allow new actions to be added and completed ones to be removed. The main priority outcomes are around the themes of social inclusion, welfare reform, strong, resilient,

safe communities, and early intervention. Currently there is one specific action for Kingseat, action **3.1** which is:

To work with the community of Kingseat for the benefit of residents, fostering community spirit and encouraging civic pride

Many of the other actions in this plan are high level and Garioch-wide, and are intended to improve the quality of life and have an impact across the whole area. It is pleasing to see that the actions in the Kingseat Community Action Plan are entirely complementary to those in the local community plan.



Kingseat Avenue.



The Business Centre.



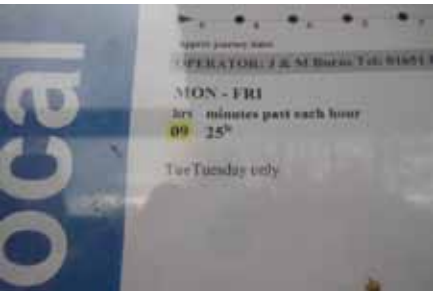
Earlier Kingseat.



Home zone.



Future football pitches.



Bus timetable.

Many issues were raised through consultation process, and these, as well as the four main areas of concern already mentioned are described in more detail below under a series of headings.

Leisure

Playpark

There are no public play facilities in Kingseat. There is land which is designated as a play area in the development, where the developers have a legal obligation as part of the planning conditions to provide a play park for the children in the community. Unfortunately the planning conditions do not have a prescribed timescale for this. There are no other obvious places in the development to situate a play park. KCA will raise this issue with the developers, Bett Homes, and seek an early resolution to the problem.

Football Pitches

In April 2012, Kingseat Lewis United Youth Football was granted permission for change of use of land at Kingseat farm for ten years, to provide two football pitches, temporary facilities and associated parking. There are mixed views in the community about this project. However, since permission has been given, KCA’s view is to build a partnership with the football club in the interest of the wider community. At the time of writing this plan no work has begun to convert the fields into pitches.

Activities For Children And Young People

As noted above there is no play park in the village, nor is there any community meeting space. There have been some issues with mild anti-social behaviour over the summer months last year. KCA will look at a partnership with Community Learning & Development and Sports & Leisure staff within the Council in order to provide some youth work and leisure opportunities e.g. street football. Longer term a small community facility, perhaps utilising the changing facilities mentioned above, could provide a meeting space. Another option could be a teenage shelter.

Transport

Improved Bus Service

Public transport to and from the village is very limited. For many members of the community this is not an issue, but for some without easy access to a car, it makes life difficult in terms of accessing services and can create a feeling of isolation. The community association has worked with the local elected members to address this issue, and in December 2013, a revised 235 bus service linking to Newmachar and Dyce for shopping was introduced. It is too early to tell how successful this will be.

The Development

Derelict Buildings

There are a number of derelict buildings which detract from the visual amenity of the settlement, most of which have been in poor condition for many years. Some of these belong to Bett Homes, some to other developers. Most are in the conservation area. Residents would like to see these either developed or demolished.

Factoring

The current factors were appointed by the developers to look after the maintenance of the site, both the shared buildings and the communal land. Residents are unclear about their legal relationship with the factors and what are the factor's responsibilities. They are also unclear as to what part of the settlement is covered by the factoring agreement.

Drainage

There are problems with water on the roads after heavy rain and with water-logged gardens. Again, it is unclear as to who is responsible for solving this problem, whether it is the developers, the housing associations, or the Council.

Verges And Trees

The maintenance of the verges and trees has been somewhat limited, and there are concerns about irregular grass cutting and some dead trees.

These issues about the unfinished and untidy nature of the development are interlinked and will be taken forward by KCA in dialogue with Bett

Homes, other developers and Aberdeenshire Council. A successful preliminary meeting has taken place to explore areas of mutual concern. This will be followed up in 2014.

Miscellaneous Services

Post-box

There is no post box in the village, the nearest is in Newmachar. A request has been made to the Post Office to provide one in a suitable place, as mail is already picked up at the local business centre

Gritting

There have been problems with gritting during the winter months, mainly due to the fact that the roads have not been adopted by the Council. An agreement has now been reached that the Council will undertake this work to ensure the safety of the residents, with the costs being charged to the developer.

Recycling

There is no recycling point in the village. The community would like one. Links have been made to the appropriate department within Aberdeenshire Council.

Shop/Café

The nearest shops and other amenities are in Newmachar. Many residents would like to have a facility in Kingseat. It is unlikely that such a facility would be commercially viable. However the possibility of a small community-owned and volunteer-run shop-cum-café will be explored.



Dereliction.



The soakaway.



Winter supplies.



The old Admin Block.



Leafy Kingseat.



Dog bin.

Community Safety

Fly Tipping

The derelict buildings attract unlawful tipping of waste. The owner of one of these where the tipping is an eyesore has been served with a compliance order by the Council. Residents have been asked to report any fly tipping activity as soon as they are aware it is taking place.

Road Safety, Sleeping Policemen And Barriers

There are some concerns about speeding in the village which have been raised through Newmachar Community Council. The developers have been asked to provide some extra barriers to make it more difficult for children to run onto the road.

Dog Fouling

Unfortunately Kingseat, like many Aberdeenshire communities has some dog owners that do not clean up after their pet. The community association will take advice and look at ways of dealing with this anti-social behaviour.

Neighbourhood Watch

There have been a number of thefts recently with some members of the community becoming victims of acquisitive crime. The association plans to explore setting up a neighbourhood watch scheme.

Health And Wellbeing

Access To Medical Services

Some residents expressed a desire for some more localised services. It is unlikely that these could be provided in Kingseat. It is hoped that the new community centre in Newmachar will become host to some of these.

A Strong Vibrant Community

Community Profile

The members of the steering group, now the community association, believe that a community profile would assist them in prioritising this plan, and give some statistical information to inform future actions. The local community planning group should be able to assist in the production of this document.

Sense Of Community

The lack of community facilities has inhibited community members from coming together. Despite this, there is a strong sense of community in the settlement, in terms of its history as a separate community. KCA wishes to foster this and make Kingseat an even better place to live and work.

Community Activities

There was some support during the consultation events for organised community events in order to strengthen the community. KCA is exploring the suggestion of a family fun day/street party in summer 2014. This could be linked in to the actions under leisure mentioned above.

Community Composting

A suggestion has been made to look at setting up a community composting scheme in the village. Negotiations will need to take place with the developer as to an appropriate site. Contact will be made with other communities where such a scheme has been successfully established.

The Future Of The Kingseat Hall

The hall of the former hospital is currently owned by Bett Homes, and will be handed over to Aberdeenshire Council at the end of the development as part of the Section 75 (planning gain) conditions. This was agreed many years ago after public consultation and before the decision to build the community centre at Newmachar. It is unlikely that Aberdeenshire Council will take on the building and it may be offered to the community in Kingseat as an asset transfer. In the meantime Bett Homes is bound to keep it secure, and wind and water tight. The community will need to decide if it wishes to look at this option should the opportunity arise.

A summarised Action Plan follows:



Edge of the village.



The old Hall.



Future development.

How will this be taken forward?				By When?
Issue/Action	Independent Community Group/Private Initiative	Partnership	Outside Agencies	
To establish a playpark in Kingseat		Kingseat Community Association (KCA), Aberdeenshire Council, Bett Homes		summer 2015
Community use of the football pitches		KCA, Kingseat Lewis United Youth Football		summer 2015
Activities for children and young people		KCA, Aberdeenshire Council CLD and Sport & Leisure		summer 2014
Improved Public Transport		KCA, Aberdeenshire Council, Garioch Bus Forum		December 2013, review 2014
Derelict buildings	Bett Homes, other developers	KCA, Bett Homes, Aberdeenshire Council		an initial meeting with Bett Homes took place November 2013, ongoing dialogue
Factoring		KCA, Bett Homes, Hacking & Patterson (current factors)		summer 2014
Roads verges and trees			Factor, Bett Homes, Aberdeenshire Council	summer 2015
Drainage			Factor, Bett Homes, Aberdeenshire Council, Housing Associations	end 2014
Post box			Post Office	early 2014
Recycling		KCA, Aberdeenshire Council Waste Management		end 2014
Gritting			Aberdeenshire Council on behalf of Bett Homes	winter 2013 onwards

How will this be taken forward?					By When?
Issue/Action	Independent Community Group/Private Initiative	Partnership	Outside Agencies		
Shop/café		KCA			2016
Fly tipping			Aberdeenshire Council		ongoing
Road safety		KCA, Newmachar Community Council, Police Scotland, Aberdeenshire Council, Bett Homes			summer 2014
Dog fouling		KCA, Aberdeenshire Council Dog Warden			ongoing
Neighbourhood watch scheme		KCA, Police Scotland, Aberdeenshire Council Community Safety			spring 2015
Access to medical services			NHS Grampian		
Community profile		KCA, Garioch Local Community Planning Group			end 2014
Sense of community		KCA			ongoing, first event summer 2014
Community activities		KCA			ongoing
Community Composting		KCA, Bett Homes			summer 2016
The Hall		KCA, Aberdeenshire Council, Bett Homes			review end 2014

This booklet is one of a series produced by the Local Rural Partnerships for a number of communities in Aberdeenshire.

This initiative is sponsored by Aberdeenshire Community Planning Partnership and run by Aberdeenshire Local Rural Partnerships. The aim is to provide community action plans in an attractive, easy to read, professionally printed format.

This information can now guide the community and Community Planning Partners in drawing up detailed action plans to implement the top priorities as well as addressing the other issues which have been identified. For each priority or issue this will involve agreeing who should be involved, what resources will be needed and target dates for completion. It is hoped that this process will be driven by representatives of the community with support - moral, technical and financial - from the relevant Partners.

It is important that this booklet is seen by all concerned as an account of the community's views at the time of the latest consultation, and that it will have to be regularly updated. As some projects are completed, other issues will arise and take their place in future versions of the community plan.

It is recommended that this plan has a maximum life of five years

The Kingseat Matters steering group would like to thank

- the community of Kingseat for its enthusiastic participation in this project
- the three Ward 12 Councillors for their encouragement
- Newmachar Business Centre and Flowerpots Childcare for practical support with venues
- The Garioch Partnership, Grampian Housing Association and Central Aberdeenshire CVS for their direction and encouragement

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