



Masterplan Document

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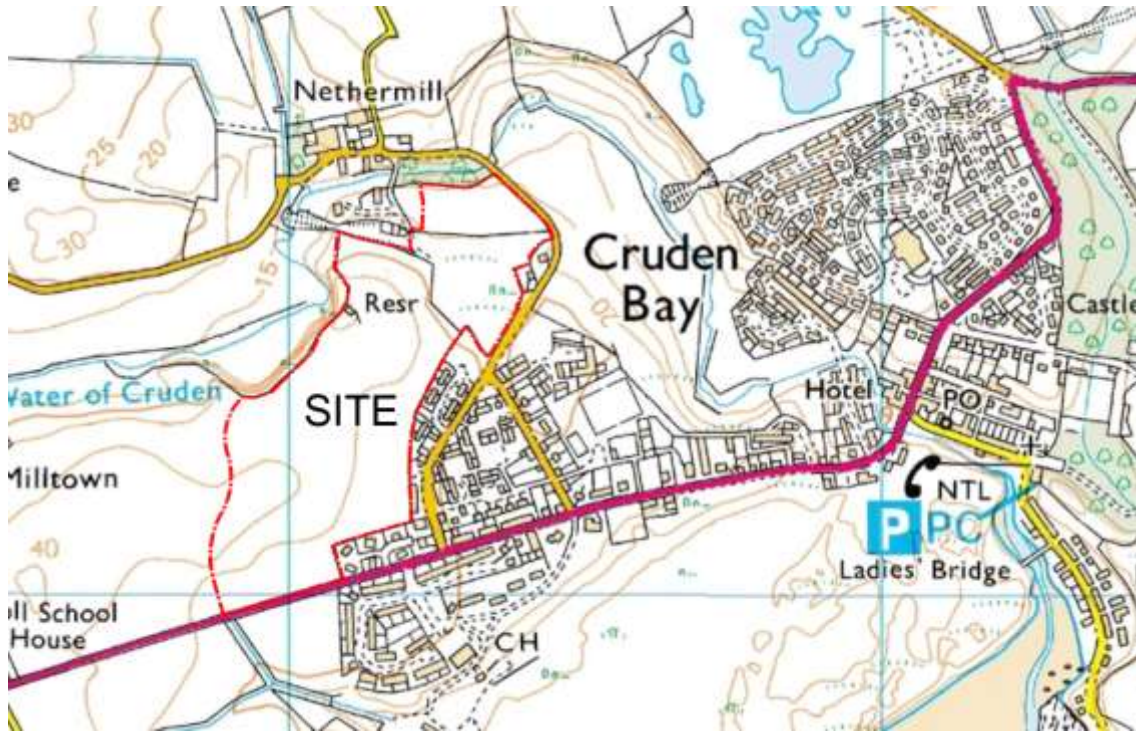
Cruden Bay M1/OP1 Site

Claymore Homes Ltd

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introduction

Baxter Design have been appointed by Claymore Homes Ltd to prepare a Masterplan for the area of land on Cruden Bay's western periphery. This area of land is currently allocated within the Local Development Plan (M1 site in the current 2012 local plan; OP1 in the proposed 2016 local plan) for up to 200 houses and employment land to be delivered in 2 phases.



Location Plan – OS Map

Baxter Design Company has been involved with this particular site since the local plan bid back in 2007. This document sets out the aims and processes undertaken in order to create a masterplan which not only provides the requirements as specified in the local plan, but one which can enhance the community of Cruden Bay.

As part of the development of this masterplan we have referred to the following policy guidance:

- Scottish Planning Policy at both National & Local scales
- Designing Places and Designing Streets
- Planning Advice Note 83 – Masterplanning

National Planning Framework 3 (2014)

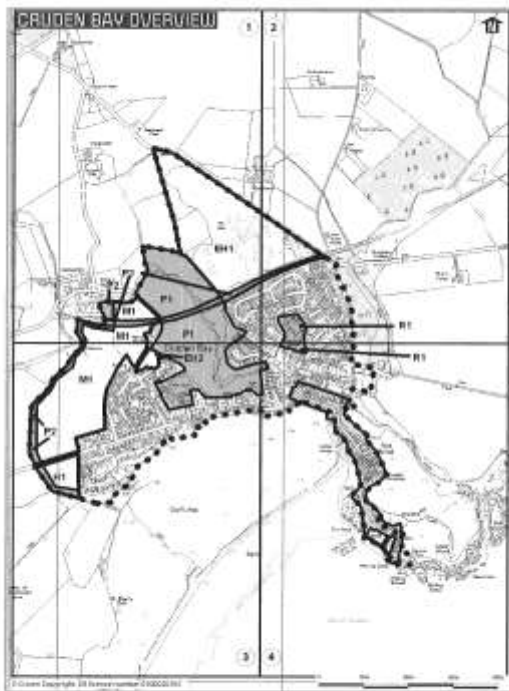
The National Planning Framework is a long term strategy for Scotland. This document states that “there are particular opportunities in the Energetica corridor from Aberdeen northwards towards Peterhead, where a key hub for energy infrastructure and related development is envisaged. There will be benefits to taking a co-ordinated approach to planning for this and related development in the wider Peterhead area.” Cruden Bay is situated just to the south of the A90 within the Energetica corridor and as such has a vital role to play. The introduction of employment land as well as new housing in the area will help grow the North East and meet the needs of the area.

Aberdeenshire Local Plan (2012)

The land at Cruden Bay is designated in the 2012 Local Plan as M1 for up to 200 houses in two phases, with a first phase for up to 100 houses, including 2 hectares of employment land and community facilities. This local plan notes that there are known flooding issues impacting on Aulton Road which will have to be addressed. A proposed SUDS system is to be located in this general area so the flooding will be taken into account when this system is being designed at detailed planning stage. The local plan also designates protected land (P2) along the western periphery of the site which we have shown in the masterplan as strategic landscaping with pedestrian/cycle links.

Aberdeenshire Local Plan (2016)

The land at Cruden Bay is designated in the 2016 Local Plan as OP1. The figures of 200 homes and 2 hectares of employment land and community facilities remains the same however more details are provided as to the housing. It states that new housing should be sympathetic to the style of existing houses which neighbour the development site, including the recently development EH2 site. Opportunities should also be taken to ensure connectivity between the development site and the existing settlement, including vehicle and pedestrian routes. It is expected that 50 affordable homes be provided. The local plan also notes that proportionate development contributions towards education, healthcare, transport and open space will be required, as well as indicate that a flood risk assessment may be required to address the flooding issues at Aulton Road.



Site investigation should be undertaken by the developer to identify whether remediation of contaminated land will be required. Vehicular access to the site should be taken via the retained road which forms the north eastern site boundary and the junction should be upgraded to a suitable standard. Pedestrian connections with protected area P1, safeguarded for pedestrian/cycleway, and existing footpath to the south should be ensured. Future development of the site should respect the existing vernacular of the settlement and 5 affordable homes should be provided to meet local need.



Cruden Settlement Statements

Pages from 2012 & 2016 Local Plan

Aberdeen City & Shire Strategic Development Plan (SDP) 2014

Cruden Bay is within the Local Growth and Diversification Area designated within the Aberdeen City & Shire Structure Plan. It also falls within the rural housing market areas whereby 4,000 new homes are needed between 2017 and 2023. The structure plan states that levels of growth should relate to the local need and there should be a mix of housing opportunities for everyone with a focus on providing a significant amount of affordable housing in mixed use developments which respect the character of the landscape and local identity. The masterplan for Cruden Bay will help deliver the affordable housing requirement with areas shown as per Aberdeenshire Council's recommendation. The development at Cruden Bay can also be well served by public transport and all village facilities are within walking distance.

Aberdeenshire Local Development Plan Supplementary Guidance

Supplementary Guidance Policy Housing 1 states that Aberdeenshire Council will approve new housing, subject to other policies, on land allocated for immediate housing (2007-2016). The housing at Cruden Bay is proposed to be 200 units to be delivered within both 2016 and the period between 2017-2023.

Supplementary Guidance Policy Affordable Housing 1 states that 25% affordable housing should be provided unless otherwise specified. During initial

consultations with Aberdeenshire Council, it has been agreed to provide land allocations for use as affordable housing. The total area provided within the proposed masterplan is 4 acres, 1.5 of which is located in phase 1 and the remaining 2.5 acres is located in phase 2. This is proportionate to the amount of land allocated for the proposed masterplan.

Supplementary Guidance policy LSD1 (Masterplanning) states that Aberdeenshire Council will approve new development on sites allocated in the Local Development Plan, subject to other policies, if in the case of individual large-scale development sites, the application has submitted a masterplan and it has been agreed by the Local Area Committee. It must be demonstrated that the design of the development accords with the agreed masterplan, as appropriate and that adequate steps have been taken explicitly to consider the relationship with the existing village or town, and to engage the local community in a manner that is in proportion to the scale and type of development proposed. This document and the master plan layout are intended to satisfy this policy. In addition, the local community were engaged in 2009 as part of a consultation process. In preparation of submitting this master plan discussions were had with Aberdeenshire Council and the Delivery Team indicated that if the masterplan has not deviated from the former layout too significantly then a new community consultation would not be required. Please see 'Implementation' section for more details.

Supplementary Guidance policy LSD2 (Layout, Siting and Design) states that new development will be approved, subject to other policies, if it conforms to an agreed masterplan and successfully combines and demonstrates responses to the following design issues:

- A) Optimising its response to the site's context, including consideration of
 - a. The local climate (it's response to cold winds, rain, snow and solar gain); and
 - b. Respect for its setting (its relationship to the existing landscape, townscape and neighbouring features); and
- B) Optimising the resource-efficiency and appropriate use of materials, including consideration of embodied energy, reuse of construction materials, compactness of built form, and how well the materials relate to each other; and
- C) Ensuring it performs the functions expected of it, including consideration of:
 - a. Its basic functions (provision of privacy, amenity, security, warmth, homeliness etc.); and
 - b. Support systems (sustainability of heating, lighting, water and waste systems over the design's lifetime, including the use of water saving technology); and
 - c. Connectivity (practicality and environment-friendliness of its access and servicing arrangements); and

- d. Flexibility to adapt to the changing circumstances of its occupants; and
- D) The creation of local identity, including consideration of:
 - a. The balance of the development (mixture of house types and other building types and land-uses); and
 - b. The creation of a sense of place (the quality of urban and landscape design, incorporation of public art or craftwork, biodiversity etc.); and
 - c. Aesthetics (the unity and rhythm of all the design elements and features); and
 - d. Visual appeal (the design's "feel good" quality, style etc.).

The layout of the masterplan takes the above into account as far as possible at this stage. Further development of the masterplan will generate more detail to address the above fully.

Supplementary Guidance policy LSD5 (Public Open Space) states that Aberdeenshire Council will approve new development, subject to other policies, if the provision of open space reflects the hierarchy and standards set out in the Aberdeenshire Parks and Open Spaces Strategy. The masterplan proposes woodland areas, as well as parks for recreational, amenity and ecological benefit. The overall masterplan area provides open space at a rate of 40% of the total site area in accordance with the LSD5 policy.

Supplementary Guidance policy LSD6 (Public Access) states that Aberdeenshire Council will approve new development, subject to other policies, if it is accompanied by an access plan that shows the existing non-motorised public access footpaths and cycle ways, together with the proposed public access during and after construction. The masterplan layout has been designed with a view to further extending the existing pedestrian and cycle routes found within Cruden Bay, as well as encourage the possible reinstatement of the Buchan & Formartine Way. Please refer to the connectivity plan which conveys this fully.

Supplementary Guidance policy DC1 (Developer Contributions) states that Aberdeenshire Council will approve development, subject to other policies, if the developer makes a fair and reasonable contribution towards the cost of public services, facilities and infrastructure and the mitigation of adverse environmental impacts that relate to the development and make it acceptable in planning terms. The 2016 Local Plan indicates that contributions for this site will be sought for education, healthcare, transport and open space. Detailed discussions for this have yet to take place.

Supplementary Guidance policy DC2 (Access to New Developments) states that Aberdeenshire Council will approve new development, subject to other policies, if:

- 1) It is well related to existing settlements, and does not create an impermeable barrier to further development; and
- 2) It is close to existing public transport services, where available, or delivers major improvements to public transport services in scale with the development; and
- 3) Where required, a Transport Assessment shows that the development and any mitigation measures proposed will not have significant transport impacts on existing transport infrastructure or services; and
- 4) It can be safely and conveniently accessed by service, delivery and other goods vehicles, as appropriate to the development; and
- 5) Where it requires the formation of new accesses, these are designed to an agreed standard, and to be resource-efficient, safe, convenient for pedestrians, cyclists and public transport, and to cause minimal impact on the character of the site and the surrounding area; and
- 6) Provisions is included for access by wheelchair users, people with sensory disabilities, the elderly, those accompanied by small children and other less mobile groups; and
- 7) Satisfactory arrangements are made for subsequent maintenance of the access facilities constructed.

The proposed masterplan is well connected into the existing settlement of Cruden Bay. Please refer to the master plan section for further details.

Supplementary Guidance policy DC3 details with water supply, waste water treatment, public drainage infrastructure, and surface water drainage. We have indicated areas for SUDS drainage within the master plan. All drainage will be fully designed by appropriate engineers at planning application submission stage.

Supplementary Guidance policy DC4 requires developers to agree a Site Waste Management Plan with Aberdeenshire Council detailing how waste will be disposed of. This will be dealt with as part of the detailed planning stage. Adequate space has been reserved within the masterplan area for handling domestic space.

community consultation

A community consultation was held by Knight Frank on Wednesday 3rd June 2009 at the Port Erroll Public Hall to discuss a master plan for the M1/OP1 site. The consultation was a drop in session running from 2pm to 8pm to ensure as many people as possible could attend the event. A total of 30 people attended. The event had previously been advertised in the Press & Journal and Buchan Observer local newspapers, as well as on posters which were distributed within the village itself.

This community consultation was based on the below masterplan, which you will note does not differ too significantly from the current proposals.



Masterplan Layout June 2009

There was some support for the proposals and also concerns over the scale of the development proposed and the impact this would have on local services, especially primary education and medical provision. This was coupled with the fact that the brick and tile works site were also proposing 200 homes. The brick and tile works site currently has planning consent for 216 homes (APP/2011/0360). The local plan 2016 states however that should this consent lapse, any future development on this site would be on a reduced scale of up to 20 homes.

There were also a number of specific questions to do with construction traffic, height of proposed buildings, loss of agricultural land, loss of amenity, traffic safety, use of planning gain, reductions in broadband speed etc.

Support was expressed for the traffic calming measures proposed via the new roundabout into Cruden Bay.

As previously mentioned, following discussions with Aberdeenshire Council prior to submitting this masterplan, we were advised by the Delivery Team that if the proposals did not deviate too significantly from the original proposals then a new community consultation would not be required, hence we are referring back to the 2009 event.

site analysis

Cruden Bay is a coastal village within the Buchan area. It is located to the south of the A90 Ellon to Peterhead road and is on the A975 Newburgh to Bullers of Buchan coastal road. The town is approximately 8 miles to the south west of Peterhead and is approximately 10 miles to the north east of Newburgh. Cruden Bay is well placed to cater for the surrounding rural communities between these settlements having a primary school, library, post office, newsagent, medical practice, pharmacy, golf course, bed and breakfasts, two hotels, village halls, church, public house, Chinese take-away and gift shop.

The master plan site has an area of 17.1 hectares or 42.2 acres and is along Cruden Bay's western periphery.



Aerial photograph with site indicated

The site is bounded to the west by agricultural fields and the steep fall to the Water of Cruden. It is bounded by residential homes to the north as well as woodland (where there is a Tree Protection Order) and the minor road to the A90. The Water of Cruden continues round to the north of the site being 18m from the site boundary providing the 12m buffer strip as recommended by

SEPA. The site is bounded by residential properties, police station and minor road to the east. Existing properties and the A975 road bound the final southern boundary.

The Water of Cruden which is out-with the red line boundary is anticipated to be home to otters. The gorse land to the north-west of the site may be home to badgers. Aside from the gorse land, the site is currently used for agricultural purposes and has quite an undulating slope generally falling from the centre west of the site down to both the north east and south west areas of the site.



View from Aulton Road looking north east

Within the site is a redundant water reservoir. This is confirmed by Scottish Water as no longer being in use. The building structure is still intact however the pipework is confirmed as being redundant and also no longer in use.



View from Redundant reservoir looking north east



View from Redundant reservoir looking south west with Water of Cruden

There is an existing 3” water mains pipe running across the site from the North West corner towards the police station which our client is aware of. Similarly there is an overhead electricity cable running from east to west across the latter half of the site. Flexibility for this has been maintained with open space networks being located beneath should these remain rather than be altered.

Running across the site in the northern half is the old Boddam Branch of the Great North of Scotland Railway which the masterplan has left sufficient space for should it be re-established in the future. In addition to the Great North of Scotland Railway, the corridor also accommodated the Cruden Bay Hotel Tramway which shuttled passengers from Cruden Bay Train Station to the Cruden Bay Hotel. From our desktop study it would appear that the railway line and tramway route are located within Phase 2. We acknowledge that a site investigation local to these areas may be required at the relevant stage. Proposed street names, furniture and signage can also take precedent from the former railway and tram line.



Great North of Scotland Railway & Cruden Bay Hotel Tram

Following a comprehensive desktop study, the site can be easily serviced by electricity, gas, telephone, water and public drainage. As previously mentioned, appropriate SUDS will be designed at the detailed design stage. SEPA have indicated that a flood risk assessment may be required at the small area of land which floods at Aulton Road. Again, this will be further investigated at detailed design stage.

No scheduled ancient monuments and no listed buildings or buildings of historical interest have been identified within the site area. There are also no gardens and designated historic landscapes within the site. Some boundary stones have been found on site; as a result a 5% evaluation of the Phase 1 site will be done prior to construction. Depending on findings, this may extend to the southern half of Phase 2 (south of the redundant reservoir).



View from north east part of site

The site is very close to the centre of Cruden Bay with most facilities being within the 400m distance and the remaining facilities including the primary school being within the 1000m distance as shown on the isochrome drawing below.



Isochrome drawing

Cruden Bay is made up of largely single to two storey developments however some 2.5 storey development can be found near the centre, e.g. Kilmarnock Arms Hotel.

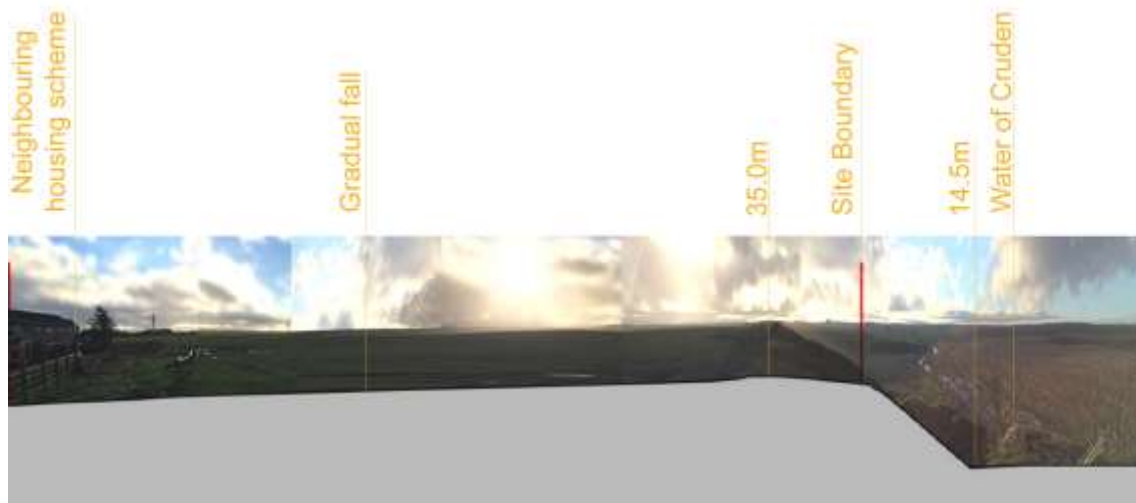


View from central axis of site looking north west

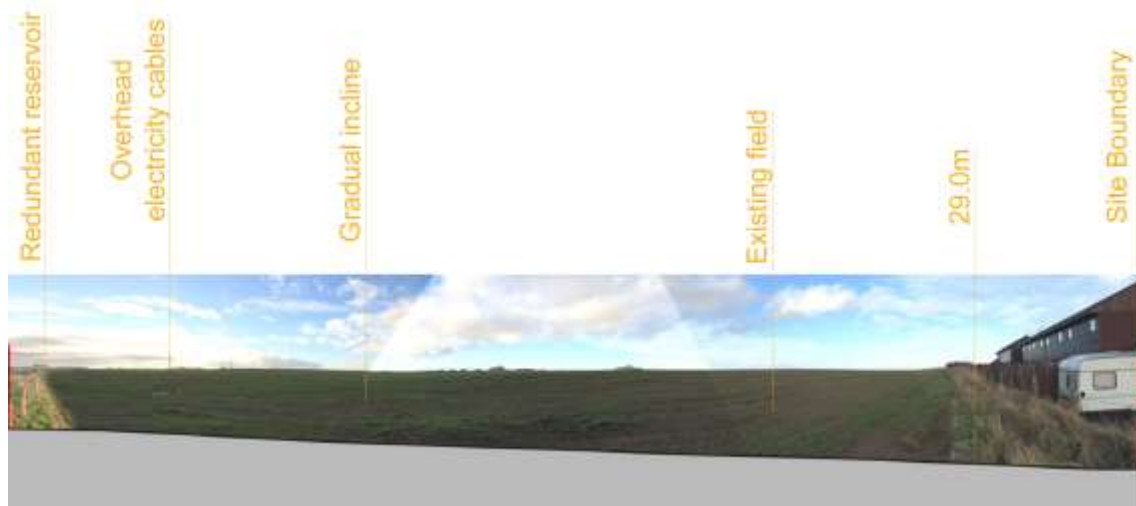


Site Analysis Plan

The SEPA flood line as shown on the above site analysis plan is local to the Water of Cruden area. The Water of Cruden is some 19m below the master plan site so we do not foresee this causing the development any issues. It has been highlighted that there is some surface run-off from this site to back gardens of properties on Golf Road – please refer to the masterplan section to see how this can be alleviated. The site can capitalise on views south towards the golf course and out to the west to the dramatic landscape of the Water of Cruden. Proposed housing will be located to take advantage of these views which are unique to the site. The east of the site is naturally buffered by the existing residential properties. The new community woodland to the west will provide sufficient buffering to the west side from potential cold winds.



Existing Site Section A-A looking south showing drop in level down to the Water of Cruden



Existing Site Section B-B looking north showing gradual incline from east to west



Existing Site Section C-C looking east showing development along Golf Road



Existing Site Section D-D looking west showing drop down to Water of Cruden to the north

This masterplan aims to create a high quality mixed use development within an attractive, landscaped designed setting. The masterplan is not viewed solely as a stand-alone development; instead best endeavours have been used to ensure the masterplan is fully connected into the village of Cruden Bay via pedestrian and cycle linkages, open space networks, and the existing local transport routes currently available – please see connectivity plan below.



Connectivity Plan

The proposed footpath & cycle links ensure existing residents of Cruden Bay have adequate points in which to join the new woodland routes. In addition, footpaths have been located to ensure new residents have as direct access to the local bus routes and bus stops as possible. The proposed road network would be capable of accommodating a bus route should this be preferred however.

New housing is set within blocks broken up by the road network and / or open space network. The roads are separated into feeder roads, e.g. through roads where most vehicular traffic will be found, and shared access roads which are

designed with careful landscaping and street furniture to ensure low traffic speeds are maintained.



Road Hierarchy Plan



View along a shared access road whereby differing road surfaces are used to delineate shared surface between pedestrians, bicycles and cars. On street car parking can be found, as well as small landscaped pockets and street furniture. Minimum road width of 5m is maintained at narrowed points.



View along a feeder road through an area of medium density housing. Whilst a feeder road, 1m wide strips of landscaping are still used to maintain reduced traffic speeds.

Access from the south of the site, the A975, will be via a new roundabout which will reduce traffic speeds coming into Cruden Bay by its nature.



View along Aulton road looking towards new development. Houses along Aulton Road will have double frontages to address both the proposed development and Aulton road. In addition, the boundary treatments will be carefully considered to ensure a welcoming approach is maintained rather than rear boundary fences.



View looking towards Entrance to Cruden Bay from Aulton Road. A possible sculptural artwork can be placed here to mark entrance to development and Cruden Bay itself. This area will also have the SUDS. Properties along here capitalise on the views to Cruden Bay Golf Course.

A new access to the minor road at the north of the site has previously been agreed, being able to accommodate the required visibility splays etc. There is also potential for two emergency access points through car parks maintained by Roads Department as indicated on the road hierarchy plan. Kerbs can be lowered in these locations for ease. A transport assessment will be carried out at detailed planning stage to ascertain any impact the proposed development will have.

The open space network provides a well balanced mix of community woodland, local parks and other open spaces such as play parks and landscaped areas. With the nearby playing fields, Cruden Bay Golf Course and pitches at the Primary School, we do not anticipate that sports and recreation areas are required. Instead various parks, community play areas and open space links ensure functional spaces are provided for both existing and future residents. We have indicated 2 large areas where it is anticipated SUDS systems will be located. The locations of both the SUDS systems will be appropriately designed to alleviate flooding issues at Aulton Road as well as the surface runoff to back gardens of properties on Golf Road. All open space areas will be properly designed and agreed with Aberdeenshire Council at detailed planning stage.

A series of informal and formal open space will ensure appropriate variety through the masterplan, as well as ensure an abundance of local wildlife. This will be particularly apparent at the community woodland area to the west of the site where it is hoped this will become home to various wildlife, especially with the Water of Cruden being so close, albeit down a significant slope. Proposed SUDS will support varieties of wetland plants attracting birds and insects. The

green corridors provided throughout the masterplan will also aid movement of wildlife.



Open space is found throughout the development for all to enjoy. Uses for these can be agreed at detailed planning stage.



Open Space Network Plan

As per neighbouring Cruden Bay, the proposed housing will be a mix of scales and sizes to cater for the market demand, as well as provide sufficient variety within the development itself. These will range from 2 bedroomed semi-detached properties through to 5 bedroomed detached properties.



There will be a variety of styles and scale to suit the market demand.

The masterplan indicates medium density housing on areas backing onto the existing 2 storey wooden development within Cruden Bay with the majority of the remaining areas being low density in nature.



View of medium density development with 1m wide landscaped strips

It is proposed that the housing will be modern in nature with clean lines and sharp contrasts. The materials used will take precedent from the surrounding area of Cruden Bay as well as other coastal villages such as Newburgh and the EH2 site. The materials will consist of grey roof tiles; grey or buff forticrete; Tuscany Beige, Nordic Spar or Nordic Champagne roughcast; and grey, white or oak windows.



Development will be modern in nature

The slope of the site will enable housing of differing heights to work well, achieving solar gains and views to the properties without impeding on privacy.



View of medium density development



Proposed Master plan

The resulting master plan is one which has thoughtfully been arrived at. It is hoped that Aberdeenshire Council and Consultees will see the potential and positive attributes this site offers and be supportive of the master plan.

implementation

A phasing strategy has already been formed with two clear phases being required of 80 houses each plus the land allocation for affordable housing. On the basis that 1 acre can provide up to 12 affordable units (as informed by the Affordable Housing Development Officer), Phase 1 can provide up to 18 affordable units and Phase 2 can provide up to 30 affordable units. Phase 1 includes the employment land to the north as well as the new roundabout along the A975.

The proposed employment land to the north of the site will also provide additional local economy to the village and it is hoped local businesses take up these opportunities. It is expected that 'light commercial units' will be located here as opposed to heavy industrial, i.e. Use Class 2 Financial, Professional & Other Services or Use Class 4 Business.

As part of each phase the land-shaping and woodland planting should be done at the earliest convenience to get the landscaped background setting established as quickly as possible.



Phasing Plan

Prior to any works commencing on site, a Construction Environmental Management Plan (CEMP) will be prepared. This document will indicate the mitigation involved for noise and dust control during construction as well as indicate the proposed short term solution for waste management control, i.e. to avoid refuse vehicles entering a building site should they be unhappy to do so, temporary collection points will be established near the site entrances.

Summary

In summary, we trust this document outlines the development of the M1 Cruden Bay master plan and how the current layout has been derived at. It is hoped that Aberdeenshire Council and Consultees will see the potential and positive attributes the site offers and be supportive of the master plan.



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