

Development Management & Building Standards



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10 September 2014
ENQ/2014/2025

Aberdeenshire Council

Scale - 1:4000



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Miss M Singleton

Land adjacent to Mercury Lone, St. Cyrus, Aberdeenshire Masterplan

HarrisonStevens
landscape architecture & urban design

July 2014

FINAL

Ryden

HarrisonStevens

landscape architecture & urban design

The logo for Waterman, featuring a stylized blue 'W' inside a square followed by the word 'waterman' in a lowercase, blue, sans-serif font.The logo for Landcare NorthEast, featuring the text 'Landcare NorthEast' in green, followed by a green icon of a tree on a hill with wavy lines representing water below.

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Masterplanning and Landscape

**Engineering - Infrastructure,
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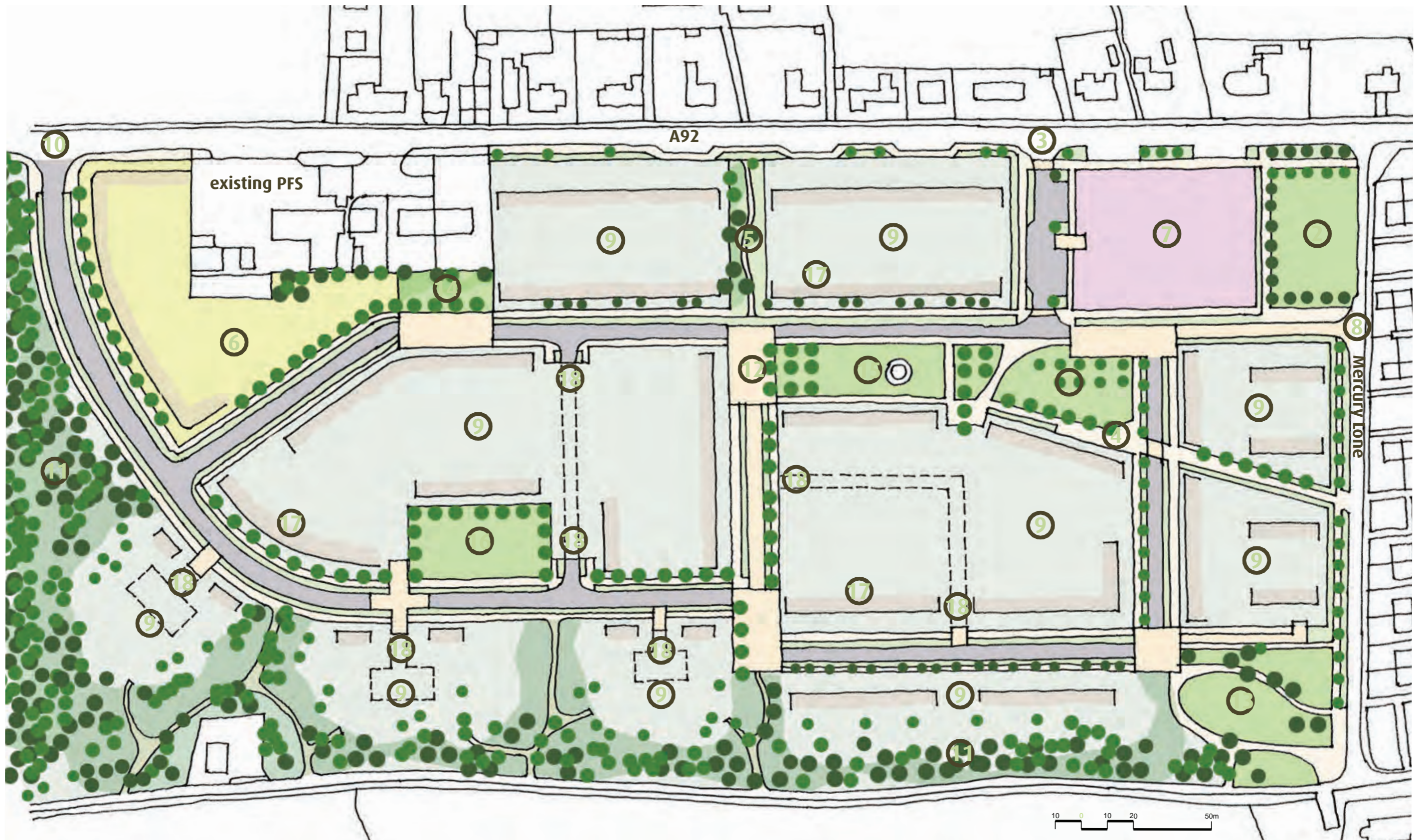
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- | | | |
|---|---|---|
| 1. Central community park | 7. Mixed use (retail/health/resi/community) | 13. Neighbourhood park link to village |
| 2. Village park/SUDs facility | 8. Secondary entrance off Mercury Lone | 14. Planted buffer to existing housing |
| 3. Entrance off A92 | 9. Development plot | 15. Dowry brides of St.Cyrus sculpture |
| 4. Key masterplan axis (viewing corridor) | 10. Secondary entrance off A92 | 16. Neighbourhood park |
| 5. Landscape greenways | 11. Structure landscape woodland/buffer | 17. Building frontage (design guidance) |
| 6. Business/workshop units | 12. Shared surface | 18. Plot access (design guidance) |

Executive Summary

0.1 - Appraisal Summary

The primary contextual issues including the built and natural environment, climate, transport, ecology and the infrastructure have each informed the development of the Masterplan. Through this analysis the **opportunities** the character of the site offer can be summarised as

- The site is identified as an area for extension of the existing settlement in the Aberdeenshire Local Development Plan;
- Views south to the coast;
- Key views to the village;
- Frontage onto A92;
- Potential for connections into the village and adjacent cycle/walking routes;
- Enhanced pedestrian and cycle links;
- Access to a landscape resource providing open and wooded spaces within a scenic setting;
- Opportunities to provide a new heart of the village to the north east of the site;
- Creation of a new community park to the centre of the development closely linked to the redefined village heart;
- Working with the established landscape to integrate the new development.

Design Requirements

- Up to 125 houses over two phases;
- Approximately 25% of the site for employment and retail uses;
- Affordable housing allocation in line with the ALDP requirement for 20%;
- 40% of the site to comprise functional and amenity open space and landscaping;
- Natural green space and wildlife corridors.

0.2 - Technical Recommendations

Environmental

- An intrusive Site Investigation to build upon desk study information and to better understand the extent of contamination within the soils and groundwater at the Site;
- Assessment of potential risks to future structures and utilities at the Site;
- Using the results of intrusive Site Investigation, prepare a Generic Environmental Risk Assessment to assess the risk and characterise any ground contamination.

Infrastructure

- The drainage system should be designed in accordance with Sewers for Scotland guidance;
- External site levels should be designed so any potential flooding resulting from a 1 in 200 year event is directed away from buildings and infrastructure;
- SUDS should be incorporated into the proposed development to provide treatment and attenuation of surface runoff prior to discharge into the surface water drainage network;
- Foul sewerage should be collected and conveyed in a gravity system and discharged at a suitable location to Scottish Water network;
- Further correspondence with Scottish Water should be made regarding the capacity assessment;
- Regular maintenance of drains, gutters and other drainage features on and within the vicinity of the site should be carried out.

Transport

With the introduction of measures to promote sustainable travel, the development will be accessible and integrate fully within the existing transport network. In addition, the site can be accessed safely from the adjacent road network by private vehicles without compromising the safety or efficiency of existing road users. On this basis, this report demonstrates that the Masterplan will successfully deliver safe and appropriate connectivity with the surrounding village, provide sustainable travel opportunities in accordance with local and national policy.

0.3 - Proposals Summary

The Masterplan sets out a sustainable community of up to 125 new homes, employment and retail opportunities and high quality streetscape and open spaces. The new development at St Cyrus responds to the unique character and setting of the village. The development offers the village a new focus and centre. It is a sensitive approach fully integrated into the fabric of the village.

The concept approach for the development is to provide a focus to the community, offering a new civic heart. A central community green located on the area provides a focus for the new development. Blue/Green corridors provide recreation routes through the development breaking up the housing into smaller scale clusters more in keeping with the scale of the existing village housing areas. The three key principles of the Masterplan concept are; connectivity; landscape structure; and a new focus.

There are ten key objectives which this Masterplan seeks to deliver for St Cyrus:

- A sensitive development;
- Offer connections through the development in which wildlife and flora are encouraged into the heart of the development;
- Design a community which responds to the guidelines and design concepts;
- Produce a development which is deliverable and adaptable in variable economic conditions;
- Provide high quality public spaces to benefit not just the new development but the village as a whole;
- Create new frontage of an appropriate scale at existing roads;
- Provide opportunities for work/live through a designated employment opportunity;
- Integrate surface water systems into the landscape and create new amenity through considerate design;
- Offer a variety of house types to encourage a varied community;
- Provide a landscape structure of native trees and woodland to define open spaces and streetscapes.

The development framework indicates the following uses and zones:

1. Residential areas - creating streets and small neighbourhood clusters;
2. Mixed use - including retail and possible community facility and opportunities for sheltered housing /care home (which would provide employment as well as a chance for elderly residents to stay on in their community). These will all depend on demand;
3. Courtyard development - these are linked clusters, plots could be sold off for self build interest. This does not preclude other sites in the development being sold as self build should there be a demand;
4. Employment area - there is provision for an area of workshop/business. Subject to demand;
5. Structure planting - to the south and west extend the existing planting to the back of the Croftlands development;
6. Green Corridors - landscape networks through the site;
7. Open spaces - a hierarchy of open spaces through the development to meet the council standards;
8. Road access - provided at two points off the A92 and a single point of access off Mercury Lone to the north end;
9. Road hierarchy - a single loop principle access road, smaller secondary access roads and shared surface streets;
10. Pedestrian routes - a network of pedestrian and cycle routes through the development provide a connection to the village and the wider countryside via adjacent National Cycle Route 1 and nearby Core Path networks;
11. Community focus - a multi use space at the west end of the village which provides a civic space and focus for the community.

The development is of a sensitive scale and form which enhances the character of the village. The Masterplan establishes a deliverable vision which is unique to the village, respects the character of the local area and identifies infrastructure requirements and mitigation to allow for phased development of the site.

Wide aerial overview with site indicated with red boundary - local context





Introduction

Chapter 1 - Introduction

1.1 - Site Location

The village of St Cyrus lies midway between Inverbervie and Montrose on the A92, approximately 18 miles from Stonehaven, 7 miles from Inverberive and 5 miles from Montrose. The current population is 1,071 from the 2011 Census.

The Masterplan site comprises approximately 10.1 ha (25 acres) of land in agricultural use and adjoins Mercury Loan to the south-west of St Cyrus. The A92 runs along the northern site boundary, land uses to the north include residential dwelling houses, to the south of the A92 a disused petrol filling station and active garage and scattered residential dwelling houses lie along this boundary of the Masterplan site; a 20mph access road defines the north-eastern boundary, with housing at Davidson Place and Croft Place beyond this; Croft Road defines the southern boundary, this minor road forms part of the National Cycle Network between Edinburgh to Aberdeen; beyond Croft Road the land comprises fields, with a southerly aspect towards the north sea; a path and group of dwelling houses at Scotston Cottages lies beyond the south-western boundary of the site, within agricultural land beyond.

The site lies less than 500m to St Cyrus Primary School, with a local convenience store and post office within 40m of the site. The recreation ground and pavilion at Ecclesgreig Road are approximately 170m by public road.

1.2 - Land Ownership and Control

The land is owned and controlled by Mary Singleton and will be developed in phases by or in conjunction with a developer(s).

1.3 - Vision Statement

New development in St Cyrus responds to the unique character of the village, of the landscape and

the cultural setting. The vision is to create a new neighbourhood which:

- Is proud to be part of the community;
- Is fully integrated into the fabric of the village;
- Is successful, sustainable and balanced;
- Offers the village a new focus;
- Encourages a working and living community to thrive within the context of the adjacent residents.

Open spaces throughout the development will serve a purpose and form an integral part of the overall layout. They will be of high quality and provide a real focus for the new and existing residents. The street design will be based on principles that will ensure that they become places of real character and that not one user takes priority over another.

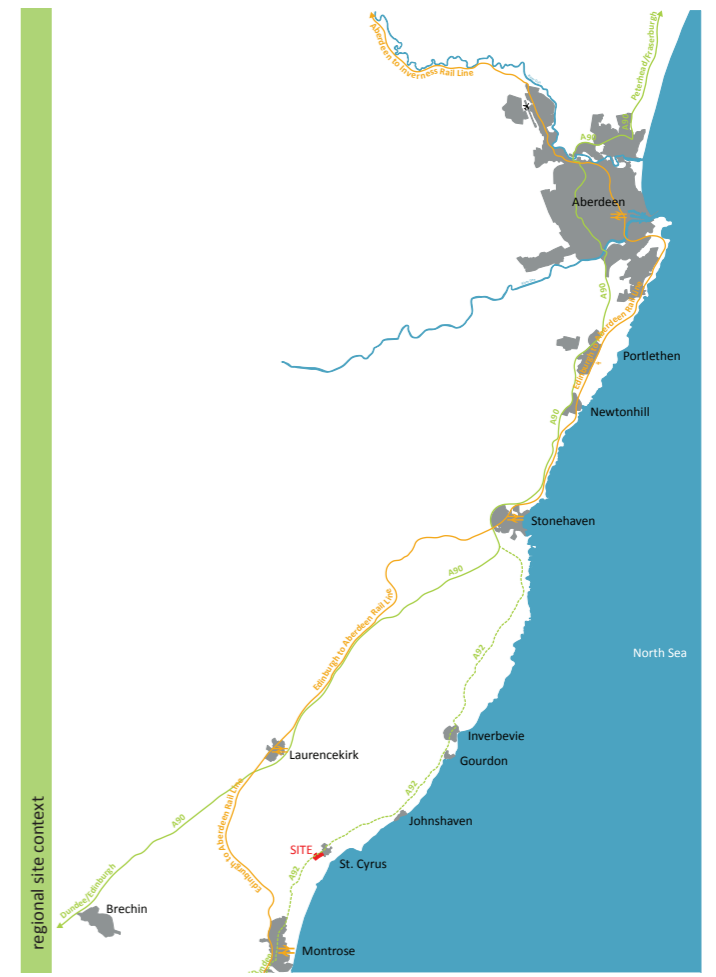
This will be a development of sensitive scale and form which enhances the character of the village.

1.4 - Masterplan Process

This Masterplan sets the vision, context and principles for the development of the land to the south-west of Mercury Lone and will ensure that each phase of development contributes to the overall vision for the wider area. Once adopted the Masterplan will form the basis for planning applications to be determined against The preparation of a Masterplan is a collaborative process.

The Masterplan aims to achieve the following:

- A high quality residential environment that meets a variety of housing needs, whilst giving due consideration to the infrastructure and safety issues;
- Successful integration of the site with the surrounding area, ensuring new development fits well in the landscape as well as providing links from the site to the wider area;
- An attractive open space and opportunities for public recreation on the site;
- Provision of a well-managed landscaped edge to the village boundary through strategic landscaping;
- Enhanced pedestrian and cycle links throughout the site;
- Provide a network of high quality, usable green spaces throughout the site.



1.5 - Planning Context

Site M1 is identified in the Aberdeenshire Local Development Plan (2012) (ALDP) for mixed use development, comprising up to 125 houses, employment land and retail uses, open space, landscaping and associated infrastructure.

In accordance with that plan, this Masterplan has been prepared to provide a vision and guidelines for future development. The Masterplan incorporates designated site P4, to ensure that the landscape buffer in this part of the site is designed in conjunction with the landscaping scheme for the wider area.

National Planning Context

This Masterplan complies with national planning policy and guidance, with specific reference to:

- Scottish Planning Policy (SPP) (2014);
- Creating Places (2013);
- Designing Streets (2010);
- Planning Advice Note (PAN) 3/2010 Community Engagement;
- PAN 83 Masterplanning;
- PAN 75 Planning for Transport.

Local Planning Context

Within the Aberdeen City & Shire Strategic Development Plan (SDP), approved in March 2014, St Cyrus is designated within the 'local growth and diversification area' by the spatial strategy. Local growth targets within the Rural Housing Market Area (RHMA) aim to provide 12,200 new houses in the region up to 2035.

The settlement statement for St Cyrus provides supplementary guidance to the ALDP and identifies that the key planning objectives for St Cyrus are to:

- Meet local housing need;
- Sustain existing services and provide opportunity for new services;
- Provide opportunity for employment.

The site which is the subject of this Masterplan comprises land allocations M1 and P4. Site M1 is allocated for a mixed use proposal of up to 125 houses up to 2023, split into two phases: 65 houses in the first phase (2007 – 2016) and 60 houses in the second phase (2017 – 2023); the plan seeks 25% of

the site to be developed for employment and retail uses. Site P4 is identified to ensure a landscape buffer is provided along the south of the site.

The Masterplan interprets policy from ALDP and its supplementary guidance, which provides the context for the development of site M1; subject-specific policies include:

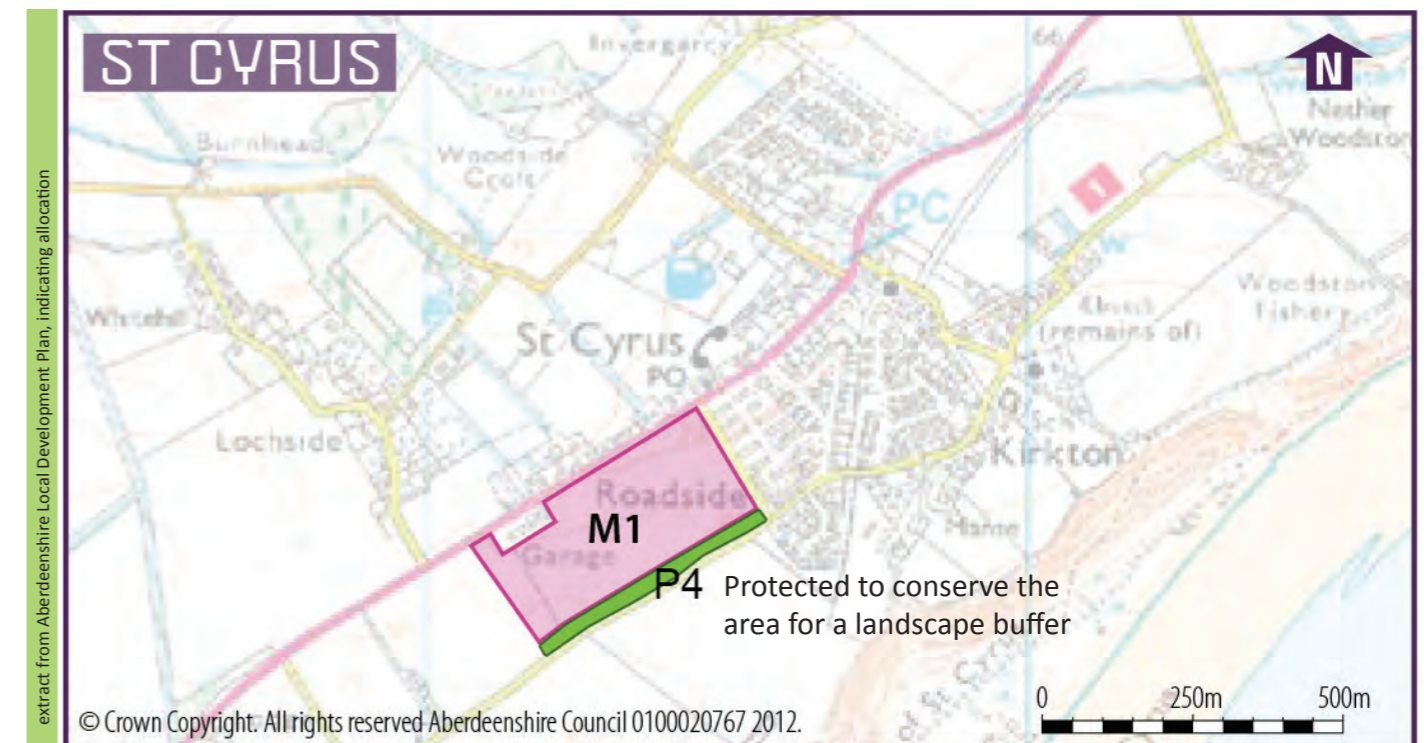
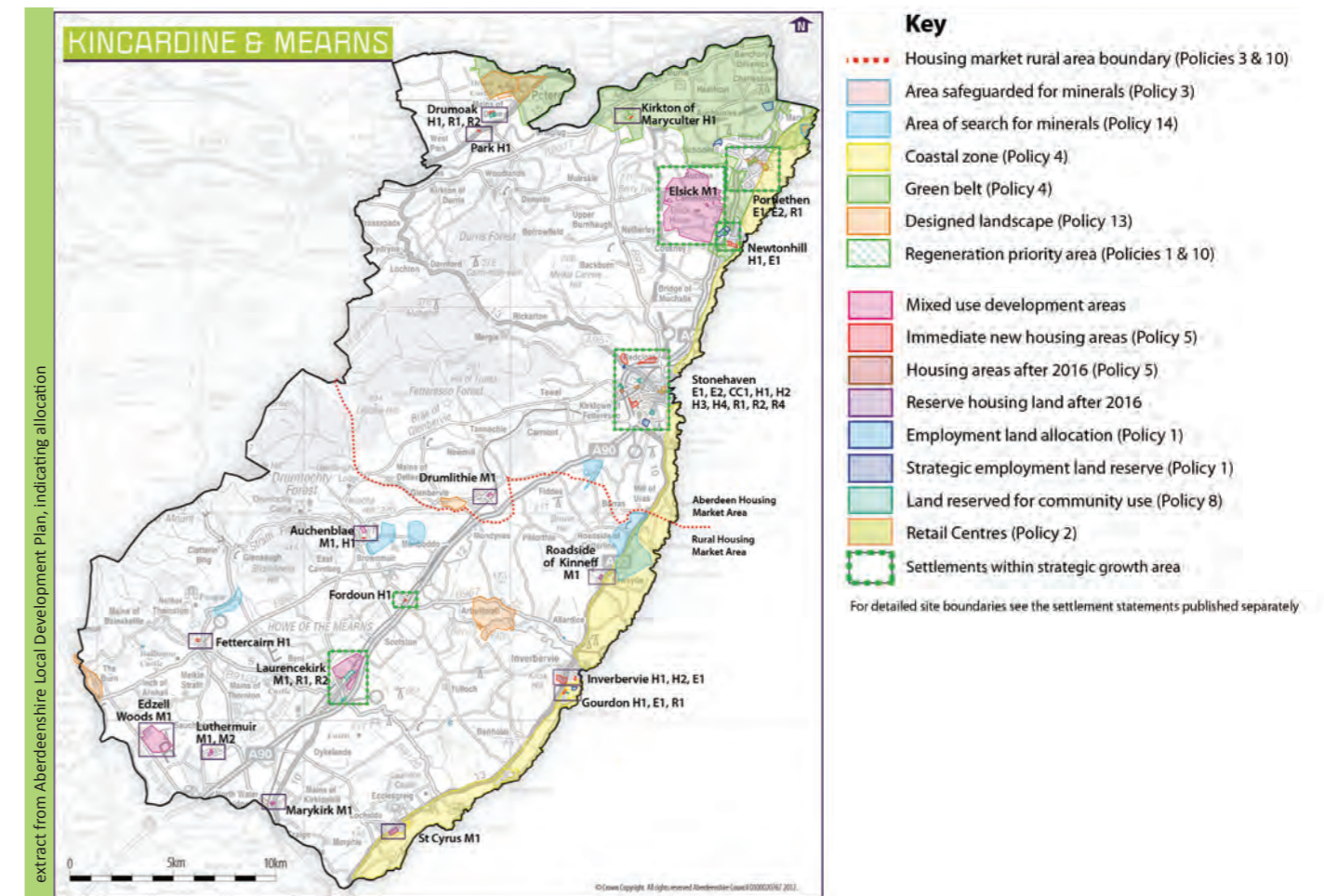
- Policy 5 Housing Land Supply and SG Housing 1: Housing land allocations 2007 – 2016;
- Policy 6 and SG Affordable Housing 1: Affordable Housing and Schedule 4 Affordable Housing Targets;
- Policy 8 and SG LSD2: Layout, Siting and Design of New Development;
- SG LSD5: Public Open Space;
- Policy 9 and SG Developer Contributions1: Developer Contributions;
- SG LSD1: Masterplanning;
- SG LSD8: Flooding and Erosion;
- SG LSD11: Carbon Neutrality in New Developments;
- PA 6/2012 and 7/2012 Implementation of Policy.

Meetings with Aberdeenshire Council

Prior to embarking on the preparation of the Masterplan the development was discussed at a formal Major Application meeting, with relevant Aberdeenshire Council Development services and Statutory Consultees on 13 December 2012. Following that meeting the design team have engaged with consultees regarding the development of the site to inform the content of the document.

Masterplan Meeting

The draft Masterplan document was critiqued through Aberdeenshire Council's formal Masterplan process at their meeting of 17 October 2013. Revisions were made to this draft document and agreed with consultees prior to reporting to the Kincardine and Mearns Area Committee for formal approval.



site location on local context aerial image





Site Analysis

Chapter 2 - Site Analysis

2.1 - The Area

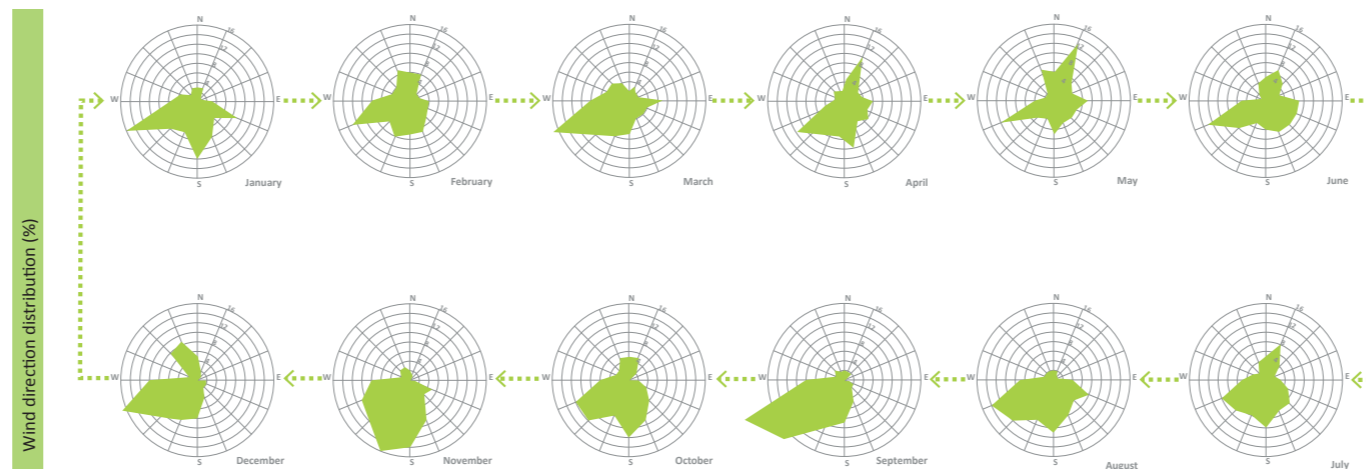
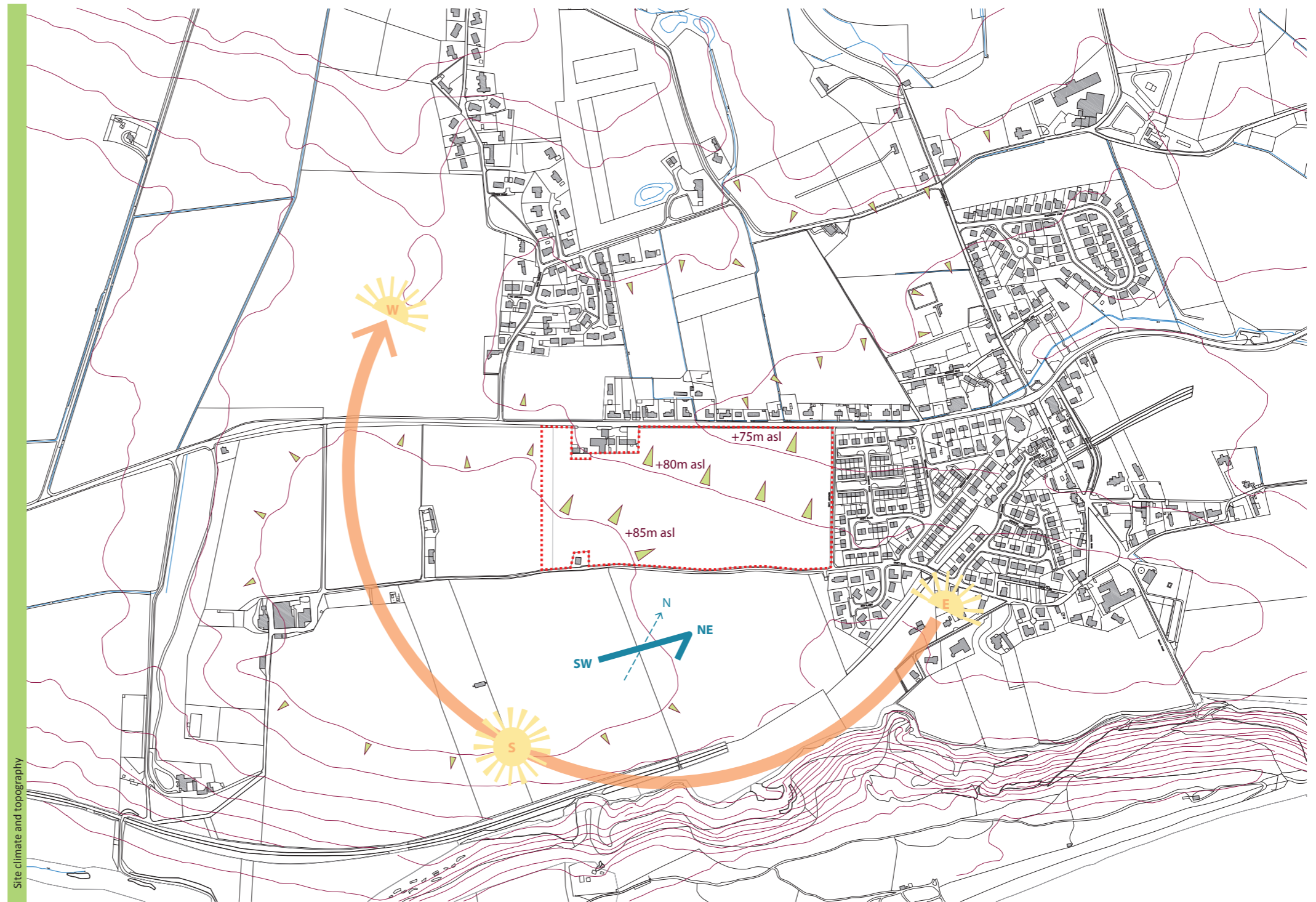
The 10.1ha, 25acres site lies to the west of the village. The A92 defines the northern boundary, with an existing petrol filling station, engineering garage and four dwellings to the north west. Existing dwellings a plot deep from the A92 provide an enclosure to the site from the north. Mercury Lone and the gable ends of the Davidson Place properties define the east boundary. To the south views to the sea are afforded with a single timber post and wire fence providing a boundary to the single track road which forms part of the National Cycle Network Route 1. The western boundary is not defined other than by the ALDP, offering a weak edge to the extent of the village.







The area is characterised by open agricultural fields, crops and livestock, with isolated farm steadings and small to moderate sized hamlets and villages hugging the main roads through the rural countryside. St Cyrus lies within commuting distance of both Dundee and Aberdeen, with Aberdeen the more common of the two destinations for current residents. The setting next to the dramatic coastline is a big attraction to the area.

2.2 - Climate and Topography

The site has a gentle fall from south west to north east, diagonally across the site. The south edge of the site is approximately 85m above sea level and falls to 75m along the A92 to the north, a 5% fall at the steepest point. This makes it suitable for residential development. The site falling to the north east corner results in a low point at the junction between Mercury Lone and the A92. This is a key issue for the Masterplan proposals with regards to drainage.

The wind prevails from the south west which will influence the micro climate in the consideration of the Masterplan. The Kincardine coast benefits from the warming influence of the sea, and has a climate more characteristic of the north east coast of England. The rainfall at St Cyrus is relatively low, and there are long periods of spring and summer sunshine. Severe frosts and snow are uncommon.



-  Prevailing wind direction
-  North direction
-  Sun path route
-  Site boundary
-  Slope direction
-  Groundlines

Site climate and topography

Wind direction distribution (%)

2.3 - Landscape

The site sits to the north west of the Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) at the sands of St Cyrus.

St Cyrus NNR nestles directly beneath the village. The setting, with a spectacular wind-sculpted beach, towering volcanic cliffs, and dune pasture carpeted with fragrant wildflowers, is breathtaking.

Spectacular views are afforded from this elevated position across the Montrose Bay and over the North Sea. There are significant areas of structured and natural woodland defining the surrounding, rolling arable farmland.

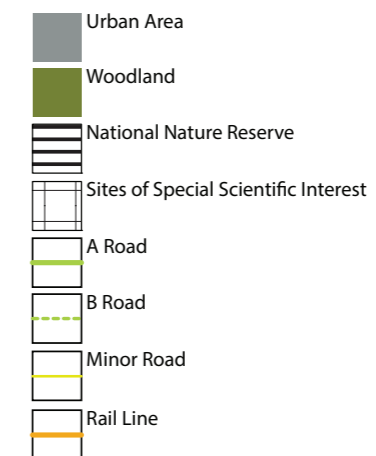
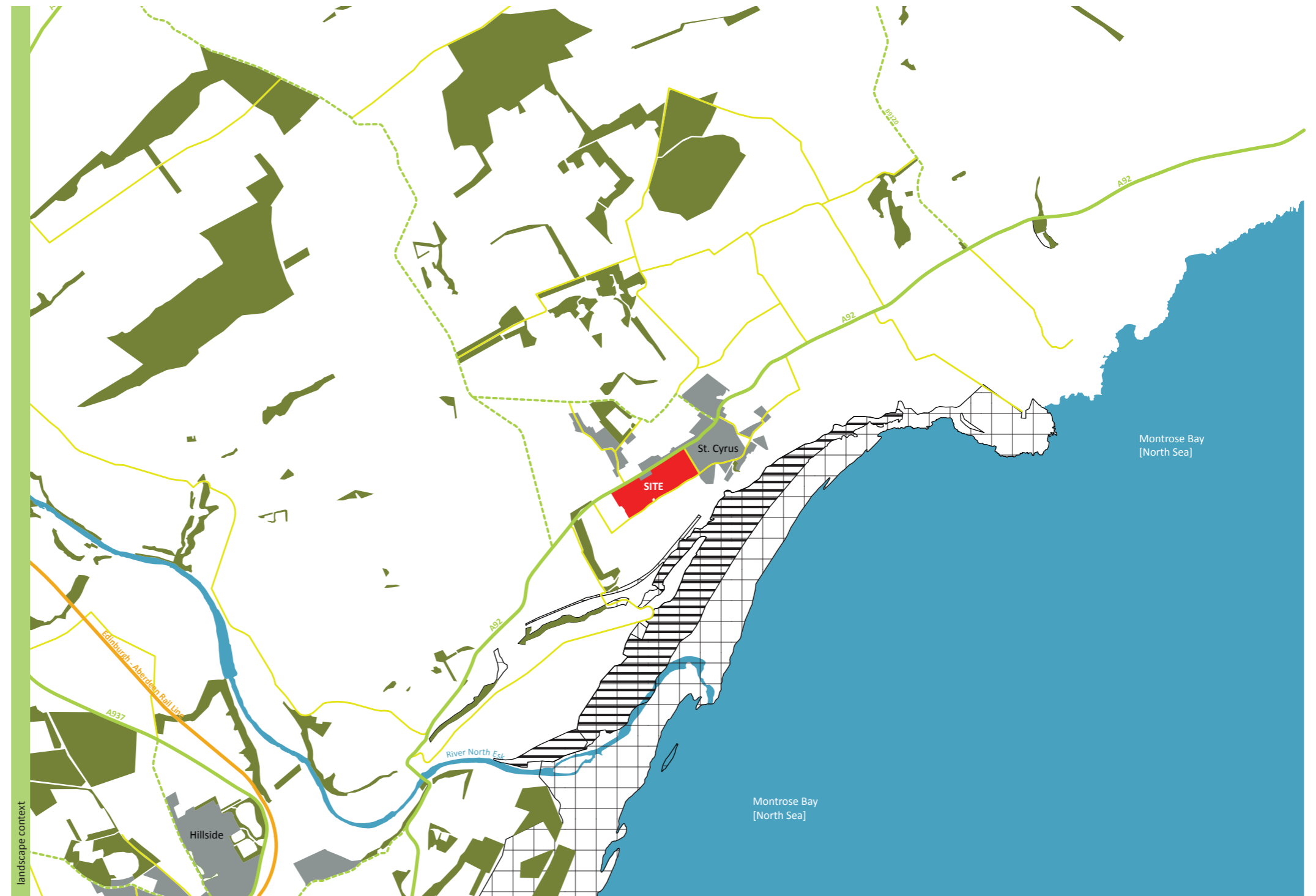
Scottish Natural Heritage's South and Central Aberdeenshire Landscape Character Assessment identifies site M1 and its surrounding area as being in the 'Coastal Strip', landscape character type 'Kincardine Links'. Which is characterised by sparse or low vegetation with some wooded areas.

The site is poorly defined to the west and would benefit from structural landscaping which should reflect the scale and mix of the adjacent shelter belt, policy and native woodlands.

The site is visible from elevated parts of the village to the north, between houses and along roads which are bordered by open fields moving towards the site. From a western approach the site comes into view at the turn off for the Scotston of Kirkside. The village buildings screen views of the site from the eastern approach. Immediate local views from residents around the site are obvious.

As the site lies on a gentle sloping north-easterly facing gradient, approximately 400m from the nearby cliff edge, there will be no detrimental impact on the nature and character of the beach, with development concealed beyond a landscape buffer to negate any possible sky lining effects when viewed from a southerly aspect.

The development site itself, as well as the majority of open land around it, is intensively managed for arable crops and so will be of limited benefit to wildlife. Unimproved and semi-improved habitats are sparse and fragmented in the landscape, with small areas of rough grassland and scrub offering limited opportunities for farmland species.





Local character



Local character



Local character



Local character



Looking North towards St. Cyrus



Looking South over the site



Sands of St. Cyrus

2.4 - Historic Context

St Cyrus has developed organically from the 1700s to the present day village of circa 1000 residents. The adjacent historic maps illustrate the organic growth through 1742, 1885, 1897, 1926 and to 1961.

St Cyrus has a rich history, and over the centuries various lairds (landowners) have claimed rights to land. Circa 200 years ago the land around St Cyrus was uncultivated. In the 18th century farming started to escalate. Weavers were also plying their trade and what came off a sheep's back ended up on farm workers or their children. Quarrying in and around St Cyrus produced both a red stone (locally called freestone) and white sandstone used in building.

Most of the early houses in St Cyrus would have been fish workers' cottages, each within their own small parish. In addition to farming, salmon fishing was a major activity for the area. It still is to this day, however at a lesser extent to that of the 18th century when the fishermen packed and salted in barrels and exported from Montrose. Salmon fishing at St Cyrus in its heyday employed between fifty and sixty men.

The building of the bridges at Marykirk and Kinnaber over the river North Esk, opened around 1775. Prior to their construction the only means of crossing the river was by ferry, or if the water was very low upstream, by fording. The various parishes, in what was to become St Cyrus, grew in the years following the opening of the Lower Northwater Bridge.

In 1840 poverty affected St Cyrus badly. The village's growth was at a plateau through the 1900s with a railway having briefly serving the area, only for this to be closed by Lord Beeching in the late 1960s. The village hall, 101 years old, has undergone a number of renovations. It still provides a valuable focal point for the village. St Cyrus School was originally built in 1867 and has had various extensions and alterations since. Most recently the addition of a Nursery annexe in 2000.

At present the majority of residents work elsewhere. With the advent of the internet, people now have the ability to work from home. Local agriculture still thrives, mainly arable, but to a lesser extent than previously.



historic mapping from 1700s to 1960s



St Cyrus Old Parish Church



Churchgate Cottage



St Cyrus Church Hall



St Cyrus Primary School



listed buildings and historic references in the local environs

Croftlands



Long Row



A92 properties



local building materials - fishing huts



Davidson Place



Old Station Square



Invergarry Park



Lochside



Over the playing fields/park to properties on Ecclescreig Road



Back of Lochside



Looking South towards St Cyrus from Lower Craighill



2.5 - Built Context

The village has developed and grown over a number of centuries. The individual buildings which were present in the 1700s still exist today for example the Church Gate Cottage. However the development of the 'high street' along the A92 was the first indication of village formation. The style of architecture varies from single to double storey, built from locally sourced stone, evident in a number of houses throughout the village with a strong linear pattern adopted.

As St Cyrus developed the A92 became a focus for establishing pattern and density of dwellings as well as house styles and plot size. Long Row for example offers a high density living example where the terrace of cottages have their gardens located onto the other side of the lane.

The listed buildings in the village provide a vernacular of stone built, crows stepped gables and dressed quoin stones. This is exemplified by the existing church and village hall.

Housing developments in the 50s and 60s brought bland estates with poor spatial definition and linear form. Generally these estates are two storey with pitched roof and pebble dashed render. There are communal stairways, back alleys and shared open space to which there is no sense of ownership. These are in close proximity to the site to the east at Davidson and Croft Place.

In the 90s and into the early 2000s more successful developments occurred in small developments such as Croftlands, a housing cluster of circa 15 homes to the east of the proposed development. Invergarry Park offers a similar style and quality of streetscape, with open front gardens and relatively low density development.

There are new developments at Lochside, north west of the site which are predominantly 1980s/90s two storey rendered pitched roof housing with generous open space and set out in a series of cul-de-sacs.

The village struggles to define a centre and heart.

The variety of scale and style in the village provides a number of influences which have informed the mixed density of the proposed development.



2.6 - Amenity

St Cyrus benefits from a number of amenities and facilities.

St Cyrus has a primary school with a Nursery Class and P1 to P7 classes.

The village has an active Scout Group, with a Beaver Colony (ages 6-8), a Cub Pack (ages 8-10½) and a Scout Troop (ages 10½-14). Beavers and Cubs meet on a Monday night and Scouts meet on a Wednesday night at the Scout Hall, off of Beach Road.

St Cyrus has one convenience shop located on the main road, which also serves as the Post Office. Opposite the store there is a public phone box. The village has two coffee shops along the main road. One of which has recently reopened.

There is a public convenience on the junction of the A92 and Ecclesgreig Road at the north of the village. There is a garage at the south end of the village which, until 2013, had a petrol station.

St Cyrus has a public hall located not far from the shop on the A92. It is used for meetings of the local community council and a range of community based activities, pre school nursery, badminton, gym, yoga, tai chi, whist and friendship club to name a few as well as the annual flower show. There is a sports pavilion at the local park, with an all-weather pitch and bowling green.

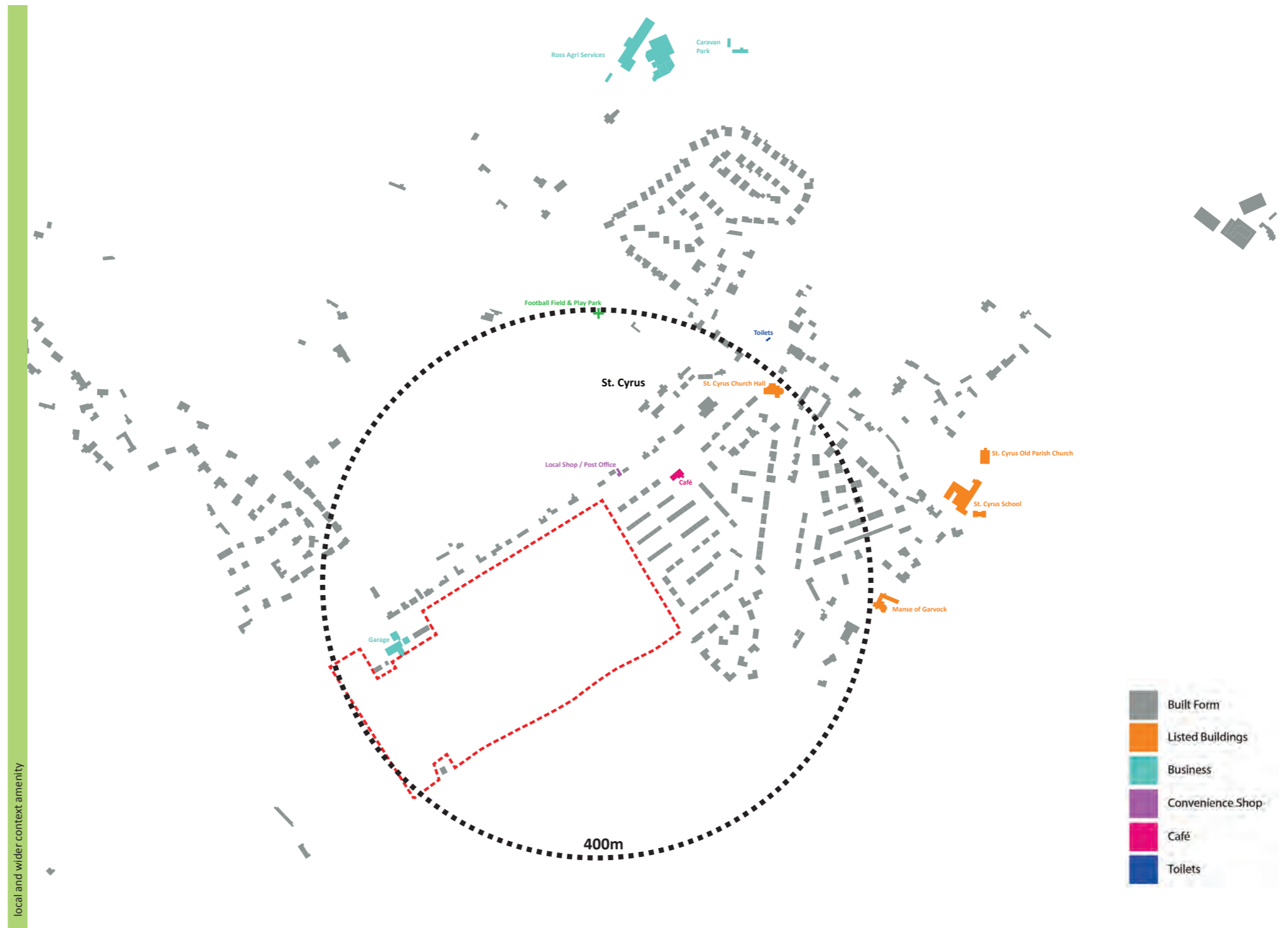
The Mearns Leader is the local newspaper, which is supplemented by a local community radio station, Mearns FM, that broadcasts from nearby Stonehaven.

There is also a community newsletter, published every two months.

A caravan site to the north up Ecclesgreig Road and another further north east along the A92 provides holiday accommodation. There are also opportunities at the local hotel and the old fishing station on the beach for overnight accommodation.

There is a bar at the St Cyrus Hotel.

All the amenities within the village are within a comfortable walk and in compliance with PAN75.



2.7 - Accessibility/Connectivity

In line with PAN 75, when assessing a development site it is good practice to set maximum travel distances for walking and cycling, as well as, establishing how far people should be expected to walk to access public transport. The acceptable walking distances to public transport interchanges and local facilities are as follows:-

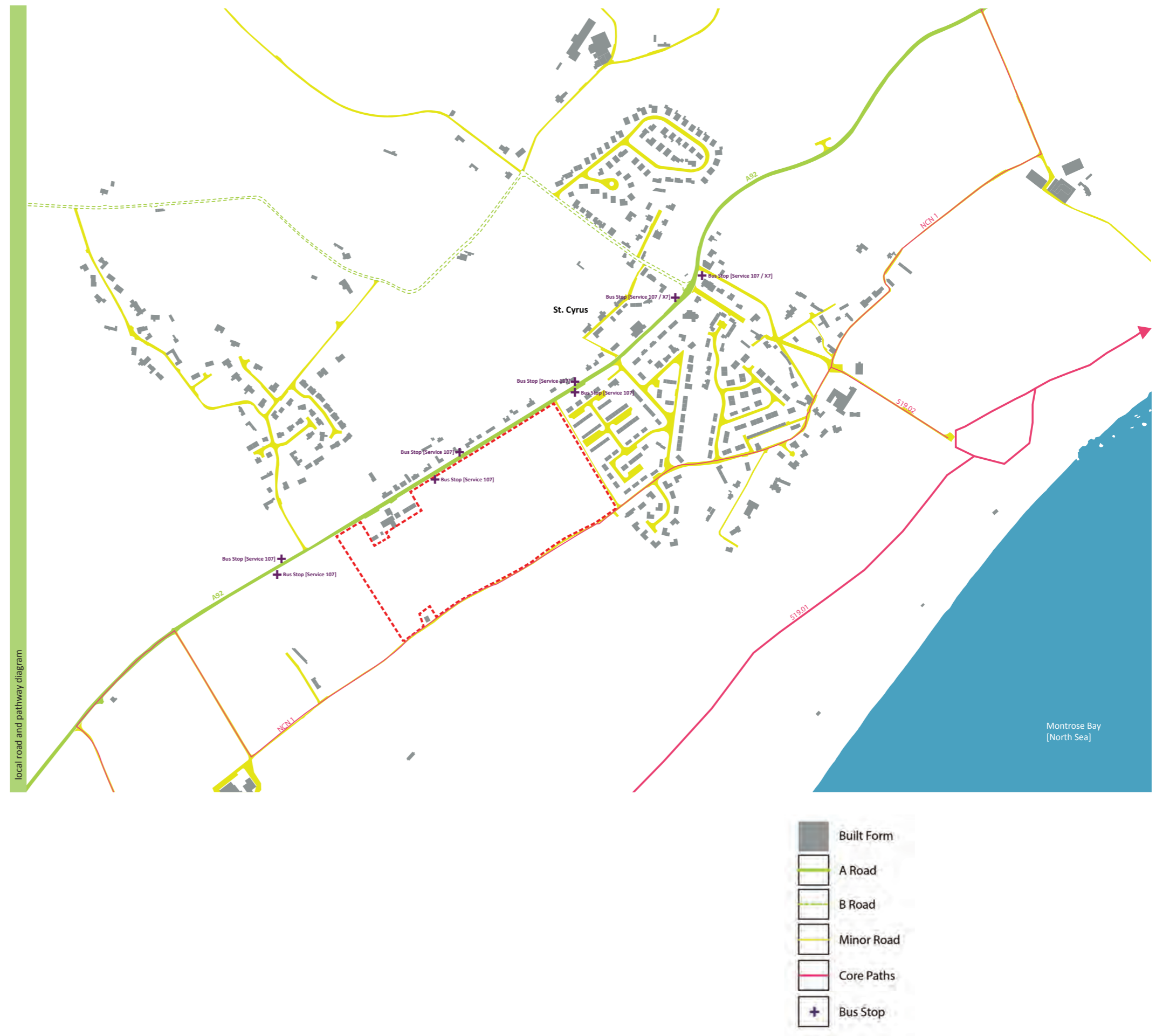
- 400m to bus services;
- 800m to rail services; and
- 1,600m to local facilities / amenities.

2.7.1 - Public Transport

At present, there are 3 services provided by Stagecoach that operate on the A92 linking the site to surrounding areas, such as Stonehaven, Montrose and Aberdeen, which will be likely employment destinations for future residents. Whilst all of the local amenities within St Cyrus are considered to be within a reasonable walking distance, these services provide links to the facilities within St Cyrus village.

All three services operate on the A92, on the northern boundary of the site. There are 2 northbound and 2 southbound bus stops located within 400m of the centre of the development site, demonstrating the site's accessibility by public transport, as per recommended walking distances detailed within PAN75. These stops are located within the 30mph zone of the A92, host timetable information and dropped kerbs, with the western northbound stop benefiting from a shelter.

The nearest railway station to the development site is Montrose Rail Station located adjacent to the A92, approximately 5 miles south of the development site. Regular services operate from this station which provides connections to the major employment centres in Scotland such as Dundee, Edinburgh, Stirling, Aberdeen and further afield, Glasgow. Whilst Montrose Rail Station is the closest rail option for the proposed development, there are also stations at Laurencekirk and Stonehaven, which provide direct linkage to Aberdeen and Inverurie.



2.7.2 - Walking

A network of core paths, local reference 519.01 and 519.02, are located to the south and east of the development site and accessed via Croft Road to the Beach and St Cyrus National Nature Reserve. This enables access to the beach and St Cyrus Nature Reserve, which is an attraction for current residents as well as future ones.

The area to the north and east of the development site is predominately residential in nature. As would be expected within an established residential built-up area, footway links are of good standard and present on the northern side of the carriageway of the A92.

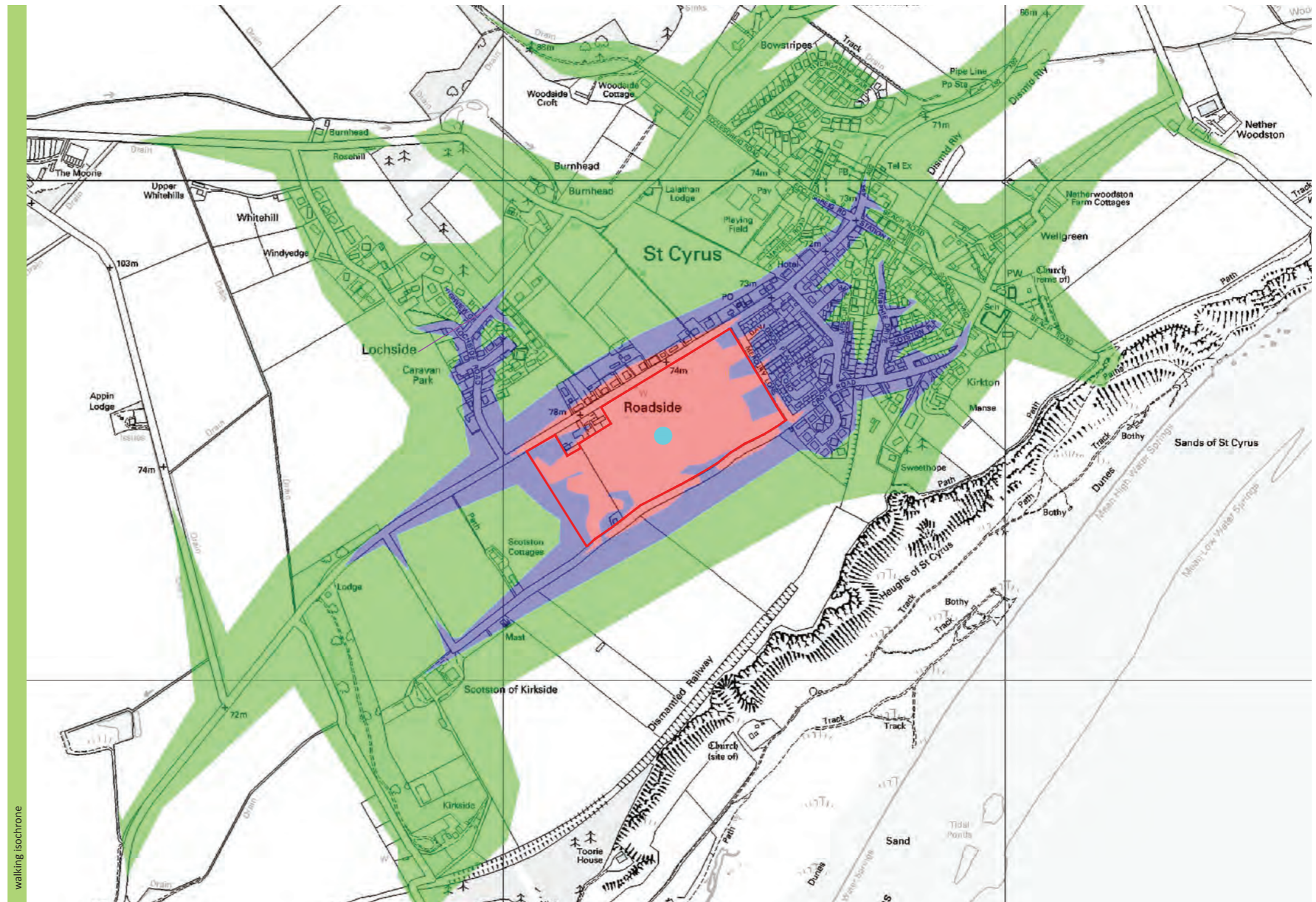
The A92 to the north of the development site hosts a circa 2m footway on the northern side adjacent to the site and benefits from dropped kerbs at various locations and street lighting. The footway provides direct links into the centre of St Cyrus village. Beyond the development site frontage, east toward the centre of the village, footway provision is available on either side of the A92, as development is present on both sides of the carriageway.

Mercury Lone, which forms the eastern boundary of the site, is a single track road. Whilst no pedestrian provision is available on either side of the carriageway, the road is lightly trafficked and often used by pedestrians to access the village centre and for recreational purposes.

Croft Road, which forms the southern boundary of the site and is also part of National Cycle Route 1, is a popular pedestrian route.

Given the nature of the routes detailed above, lightly trafficked with low vehicle speeds, Mercury Lone and Croft Road will be promoted under the Safe Routes to School (SRTS) initiative. Details of a SRTS design proposal, and the phasing of its introduction will be discussed and agreed with Aberdeenshire Council through future planning applications for the development site.

In recognition of PAN 75, Drawing CIV14490/SA/95/501 contained in Appendix D highlights various walking isochrones relative to the centre of the site and demonstrates the areas that can potentially be reached on foot in relation to 5, 10 and 20 minute walk times, e.g. 400m to bus stops,



walking isochrone

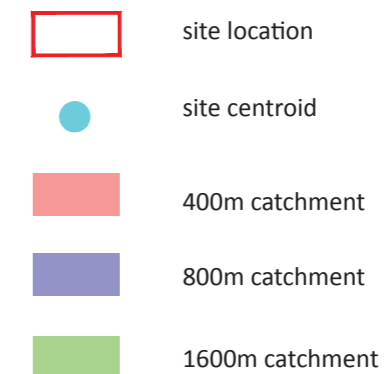
800m to rail facilities and 1,600m to local amenities, respectively.

Pedestrian facilities in the vicinity of the site are of a good standard to support local walking trips with footways providing links to bus stops, recreational uses and local amenities. The existing amenities in the village of St Cyrus are within a 1,600m walking distance from the site.

2.7.3 - Cycling

The key cycle destinations to and from the site are likely to be in relation to other residential areas within St Cyrus.

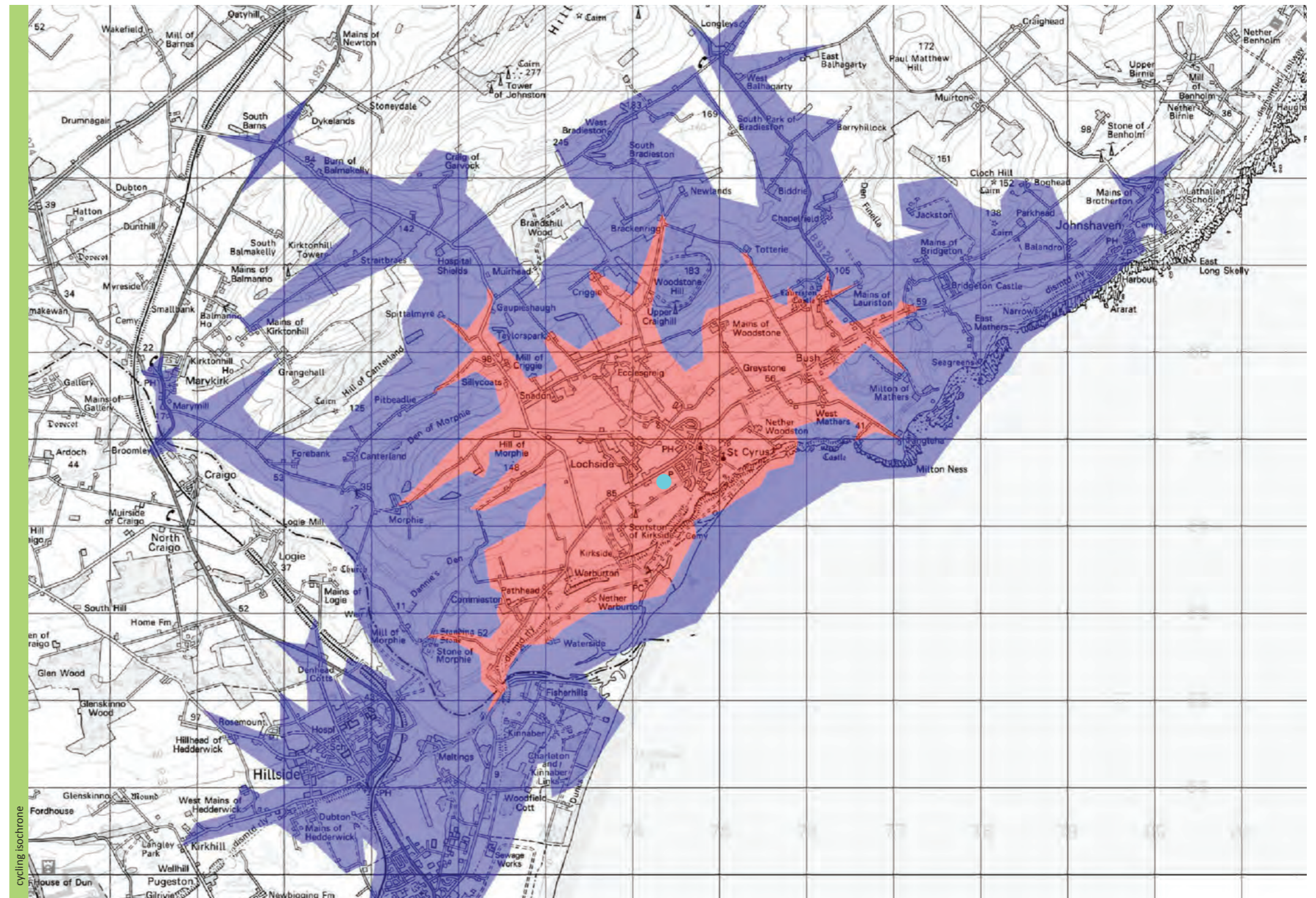
Croft Road, which forms the southern boundary of the site, forms part of the National Cycle Network (Route 1, Dover to Shetland Islands), providing connections to the centre of Montrose in the south and Aberdeen to the north. Particularly within the village of St Cyrus, the existing roads are of residential nature, lightly trafficked and host



speed restrictions of 20mph and 30mph which are conducive to cycling.

The drawing adjacent indicates typical cycle isochrones from the site of 4km and 8km equating to 15 and 30 minute travel / commuting times, respectively, encompass the village of St Cyrus and indicates the surrounding area that are considered accessible by cyclists. This indicates that cycling is attractive mode for commuting to / from the development site.

Based on the existing cycle opportunities, nature of the local road network and proximity of key destinations, it is considered that the current provision in the area is sufficient to accommodate the expected peak uplift in cyclists.



cycling isochrone

- site location
- 4km catchment
- 8km catchment

2.8 - Ecology

An ecological walkover survey was conducted on the site, comprising three agricultural fields on the outskirts of St Cyrus, on 24 April 2013.

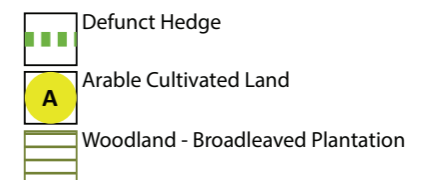
The survey was requested in order to inform potential development plans for these fields. An extended Phase I habitat survey was undertaken, consisting of the recording and mapping of habitat types with particular attention given to assessment of habitat suitability for the small blue butterfly *Cupido minimus*.

The site was also surveyed for signs of otter (*Lutra lutra*), badger (*Meles meles*), red squirrel (*Sciurus vulgaris*), water vole (*Arvicola amphibius*) on the site and assessing bat foraging habitat suitability and bird presence (actual & potential).

- No notable plant species were recorded;
- There is little resting habitat for the small blue butterfly and no evidence of the preferred food plant, kidney vetch *Anthyllis vulneraria*, present over the survey area;
- No evidence of badger, otter, red squirrel or water vole was noted on the site;
- There are no bat roosting opportunities within the proposed development site itself, although potential bat roosting opportunities exist within dwelling houses adjacent to (but outwith) the development site. Bat foraging opportunities are limited;
- 17 bird species were recorded utilising the site. Three of these are NELBAP priority species and red listed as species of conservation concern in a UK context, although widespread throughout north-east Scotland;
- Survey area is of low ecological importance overall. The site comprises intensively managed arable ground and will be of limited benefit to wildlife. Field margins and road verges offer some botanical diversity but are narrow and fragmented;
- It is not anticipated that the proposal would result in a significant direct loss of important bird habitat (nesting or foraging) and further detailed bird surveys are not deemed to be necessary;
- No significant impact upon local natural/semi-natural habitats or protected mammal species is anticipated from this proposal.



No further detailed surveys are considered necessary.



2.9 - Infrastructure

2.9.1 - Drainage

The proposed development comprises the construction of a mixed-use development of up to 125 residential units, associated roads and infrastructure, and landscaping. The construction will be phased over several years up to 2023. The ALDP allocates up to 25% of the site for mixed use.

Drainage for the site will comprise separate foul and surface water sewer systems. The surface water runoff from the site will be attenuated and treated using sustainable urban drainage systems (SUDS), prior to discharge into the local surface water drainage system. Two levels of treatment of the runoff from both roofs and paved areas will be provided to comply with SEPA (Regulatory Method WAT-RM-08, 2012). In compliance with Aberdeenshire Council flooding policies and guidance, attenuation on site will be provided to ensure that there is no risk of flooding from a 1 in 200 year return period event; and no increased risk out with the site as a result of its development.

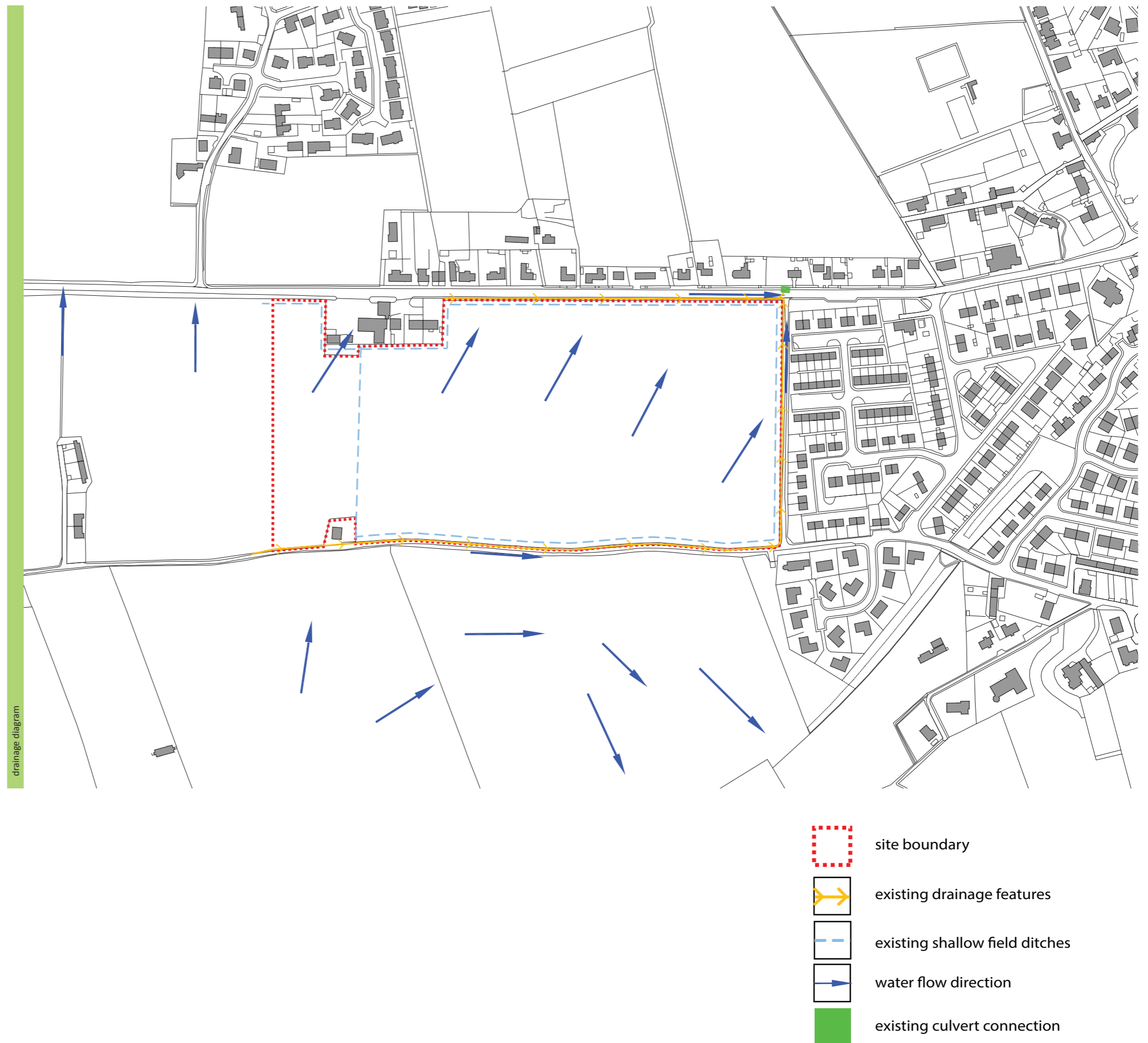
Surface water discharging from the site will be restricted to an equivalent greenfield runoff rate.

Levels throughout the site will be designed so that overland flows are routed away from buildings and towards vegetated areas and drainage outlets.

It is assumed that due to the size of the site a full Drainage Impact Assessment (DIA) is likely to be required by Scottish Water.

Foul flows will be conveyed in a gravity system to a suitable connection point on the existing Scottish Water sewer, assumed to be located along the A92. The estimated flow discharging from the fully developed site is 5.8l/s, based on the Sewers for Scotland 2nd Edition guidance of 4000l/unit/day, for up to 125 housing units.

A Development Impact Assessment application was submitted to Scottish Water, who have stated that further detailed modelling will be required to determine the impact of the development on the existing infrastructure.



2.9.2 - Flooding

A thorough desktop search of local press articles and council information on flooding events in and around St Cyrus was carried out. An issue of a local newsletter published in March 2013 indicates that a significant flood event occurred in December of 2012 with approximately 20 properties being flooded, and threatening St Cyrus Hotel, located approximately 150m northeast of the site along the A92. Council reports also indicated flooding on the A92 in 2009. Anecdotal evidence from local residents has also been noted. The open channel at the hotel within the town is reported to have overtopped, flooding the hotel among other properties.

The unnamed watercourse to the north of A92 is not included in SEPA's indicative flood map as the contributing upstream catchment is considered too small, there is therefore no indicative flood extent available for the watercourse. Based on the surrounding topography and scale of the watercourse, it is likely that any out of channel flow from the watercourse would be routed northeast, along the A92. This is consistent with historical reports of flooding in the area.

Furthermore, the topography either side of the watercourse adjacent to the site shows the northern side of the A92 to be lower than the site. If flooding were to occur alongside the site, it is likely it would be to the north.

Based on this initial analysis, it is therefore concluded that the proposed development is at low risk of flooding from fluvial sources.

2.9.3 - Contaminated Land

Given the potential sources of contamination identified at the site from the desk-based assessment, together with the proposed end uses following the redevelopment of the site, the overall risk rating of the site is assessed as Low-Medium. Consequently, in the absence of mitigation, the following potential pollutant linkages have been identified for the site:

- Dermal contact, inhalation and / or ingestion between future site users and any exposed soils;
- Dermal contact, inhalation and/ or ingestion between construction workers and potentially

contaminated shallow soils and/ or groundwater;

- Potential for on site migration of ground gas from recorded landfill;
- Direct contact between potentially contaminated soils/ groundwater and future structures and utilities on the site; and
- Potential pathway between on site contamination and the underlying Dundee Flagstone Formation bedrock.

2.9.4 - Scottish Water

A Development Impact Assessment application was submitted to Scottish Water to determine whether the local water supply and wastewater networks have sufficient capacity to serve the proposed development. Scottish Water has responded, stating that the local Waste Water Treatment Works is currently at capacity, and that a full DIA will therefore be required. Scottish Water's response can be seen in Waterman's report.

Scottish Water's response states that for a growth capex to be promoted, 5 criteria should be fulfilled, which are outlined in Waterman's report 'Preliminary Flood Risk and Drainage Impact Report, 26th July 2013'.

Scottish Water Plans for the surrounding area were requested and are available for review in Waterman's report. The plans show no existing adopted drainage infrastructure within the site boundary.

An open channel is noted to flow along the north edge of the A92. A 150mm diameter foul sewer pipe is shown on the plan to serve the residential development to the north which flows along the A92 from the centre of the site. The pipe size increases as it flows towards the village. The residential areas to the east of the site are served by a network of separate foul and surface water sewers.

2.9.5 - Drainage Strategy

In compliance with SPP, SEPA and Aberdeenshire Council guidance, the surface water runoff from the site will be attenuated and treated using SUDS, prior to discharge to the local watercourses or surface water sewer. The surface water runoff will

be attenuated to equivalent Greenfield runoff rates, which will ensure that the runoff from the site will not result in flooding of the site or increase flooding elsewhere.

The SUDS system will be designed in compliance with CIRIA C697 – The SUDS Manual, providing two levels of treatment for road and paved runoff, and one level of treatment for roof runoff.

In order to comply with Council policy, provide adequate storage for site runoff, and ensure no increase in flood risk within the town, the indicative SUDS proposals will be designed to provide storage for a 1 in 200 year return period. At the detailed design stage, any flooding resulting from a 1 in 200 year event will be retained on site but routed away from buildings and critical infrastructure, back into the drainage system or landscaped areas.

No intrusive investigations to determine the permeability of the soil have been carried out on the site at this time. Until intrusive investigations are carried out it is assumed that soil is not suitable for infiltration systems. It is therefore recommended that attenuation and treatment structures should be lined and all surface water runoff should be discharged to local watercourses or the surface water sewer network.

Foul flows will be collected and conveyed in a pipe network prior to discharge to the existing Scottish Water sewer, at a location agreed with Scottish Water.



Local watercourse



Local watercourse



Local ditch



Local ditch

2.10 - Technical/Design Guidance and Requirements

2.10.1 - Sustainability

The aims of the proposed Masterplan are:

- To conserve and enhance the natural and cultural heritage of the area;
- To promote sustainable use of the natural resources of the area;
- To promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public and landscape stewardship;
- To promote sustainable economic and social development of St Cyrus community;
- It is the aim to minimise this effect in the construction of the buildings in a practical and holistic manner by the careful use of local materials in all forms;
- promote sustainable forms of transport, waste management and living dynamics.

2.10.2 - Energy

New development is required to achieve at least a Bronze Active rating under section 7 of the Building Standards Technical Handbook.

Several key principles:

- Maximise use of local materials, minimising use of energy in construction and in use of the development;
- Layout - maximise solar gain, and daylight;
- Heating - passive solar gain, suitable glazing, renewable supplies;
- Landscape - provide shelter and shade;
- Building materials - renewable timbers, stone, minimise use of concrete;
- High levels of insulation and well controlled ventilation;
- Reduction in carbon emissions;
- Harvesting - rainwater will be collected and used.

2.10.3 - Design Requirements

Key planning Objectives

- Meet local housing need;
- Sustain existing services and provide opportunity for new services;
- Provide opportunity for employment;
- The Local Development Plan seeks development in the settlement to contribute to an extension of Inverbervie Health Centre and identifies that there is limited capacity at Nether Knox Waste Water Treatment Works.

The ALDP proposes the following for the M1 site:

- Up to 125 houses over two phases;
- Approximately 25% of the site for employment and retail uses;
- A range of house types to meet local market demand;
- Affordable housing allocation in line with the ALDP requirement for 20% affordable housing.

Open Space and Landscaping

- 40% of the site to comprise functional and amenity open space and landscaping;
- Natural green space and wildlife corridors.

Accessibility

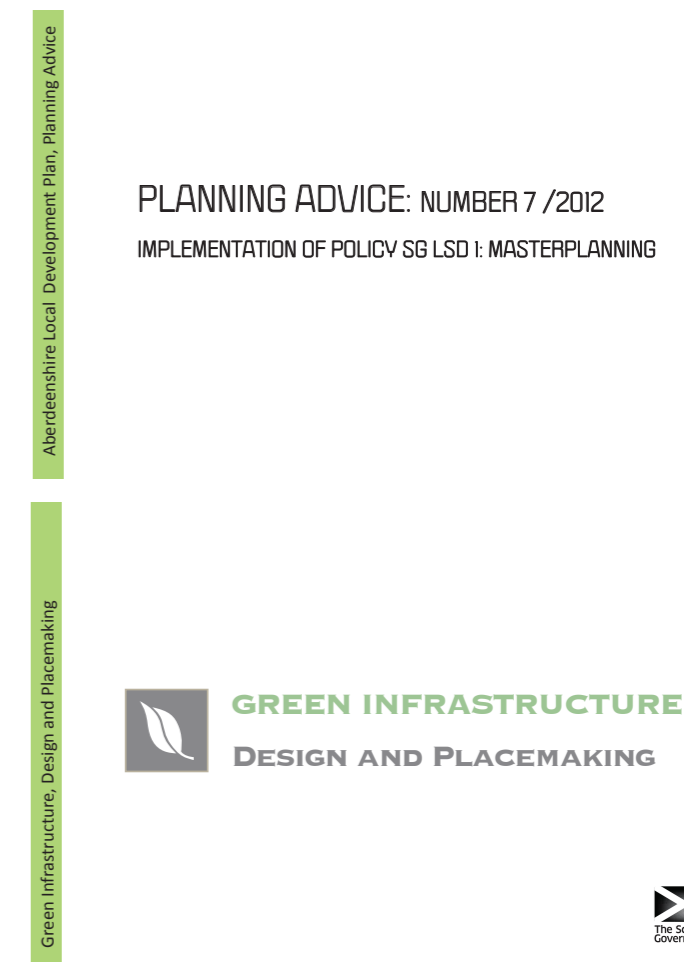
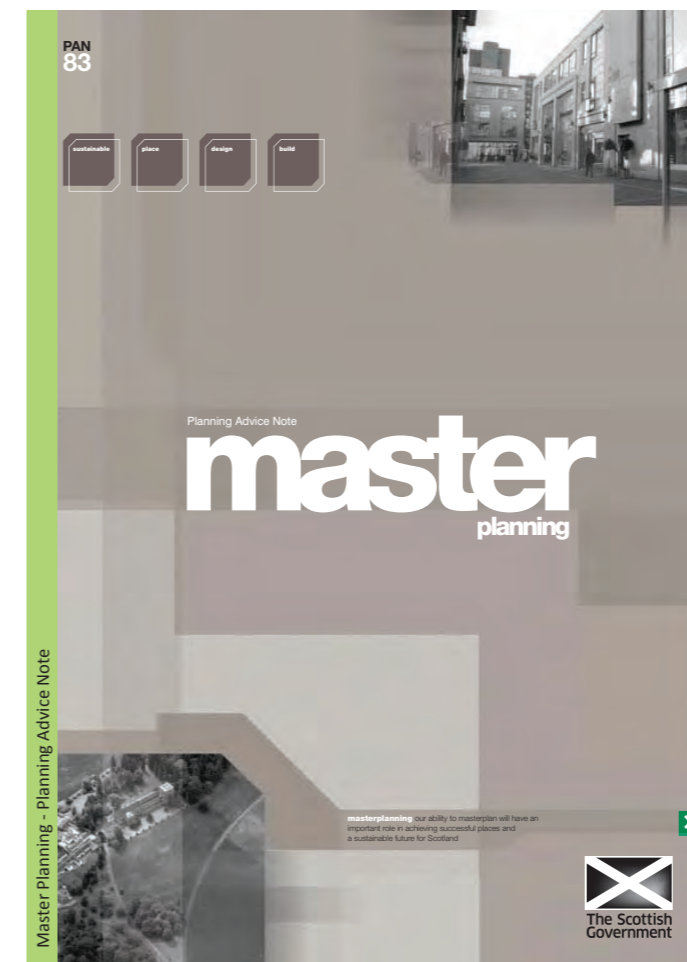
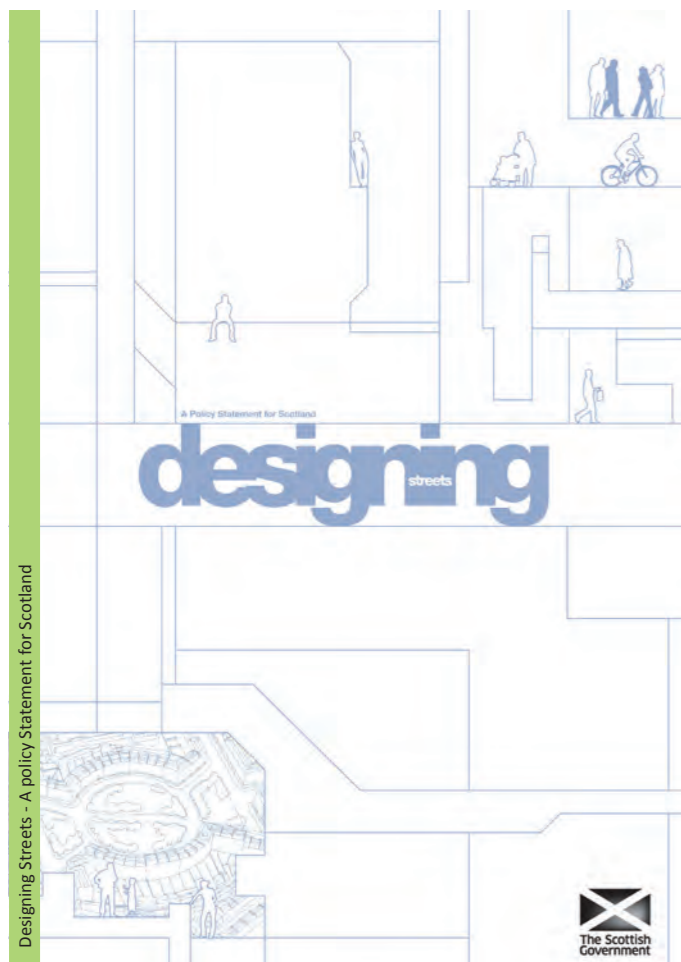
- 2 points of vehicular access into the site;
- Pedestrian/ Cycle Priority - connect to Core Path Network;
- Connectivity with the Primary School.

Infrastructure

- Sustainable Urban Drainage Systems;
- Connect to public sewer/ water.

Planning Guidance

The documents below illustrate a few of the guidance documents used in the formation of this Masterplan.



2.11 - Opportunities and Constraints

The site has very little in the way of physical constraints. The success of the development will materialise through a design which successfully integrates the new development to the south west of the village with the existing community. Pedestrian and cycle routes exist along the north east and the southern boundaries, providing opportunities to link to the village and to the countryside beyond.

The site will redefine the southern gateway into St Cyrus and presents a key opportunity to accommodate a creatively designed development which accommodates settlement growth catering for the existing and new population through prudently planned mixed use development.

Through the previous chapter the qualities of the site and the existing context have been considered. From these studies the key **strengths** of the site are:

- The proximity to the village and existing community;
- Connections and access to public transport;
- Gentle sloping site;
- Location and setting in a scenic environment;
- Adjacent cycle and pedestrian routes accessible to the south of the site;
- Proximity to built form allowing the development to be knitted into the existing built fabric.

The site **weaknesses** are:

- Infrastructure capacities which are not able to be influenced by the development, but are in hand and within local budget to improve;
- Lack of facilities in the village - though this is hope to improve driven by larger population;
- Constraints of the ALDP regarding employment land, when there is no demonstrated demand;
- Constraints of existing drainage system;
- Existing roads will require upgrading with lighting, paths, widening and drainage;
- Speeding vehicles on the A92 and Mercury Lone.

The **opportunities** the character of the site offers which will inform the Masterplan proposals are:

- The site is identified as an area for extension of the existing settlement in the Aberdeenshire Local Development Plan;
- Views south to the coast;
- Key views to the village;
- Frontage onto A92 and Mercury Lone;
- Potential for connections into the village and adjacent cycle/walking routes;
- Enhanced pedestrian and cycle links improve integration;
- Access to a landscape resource providing open and wooded spaces within a scenic setting;
- Opportunities to provide a new heart of the village to the north east of the site;
- Creation of a new community park to the centre of the development closely linked to the redefined village heart;
- Working with the established landscape to integrate the new development.

The risk or **threats** to the development may be considered as follows:

- Community reaction to the development proposals based around their village;
- Infrastructure capacity (though these are being addressed).

In developing the proposals consideration has been given to:

- The creation of a frontage to A92 in a effort to create a sense of village scale further west and therefore reduce traffic speeds;
- Activity to the streets;
- Sensitive relationship of new development backing onto the existing back gardens;
- Partial closure of Mercury Lone;
- Safe routes to school.



view to the church spire
















view south to the sea

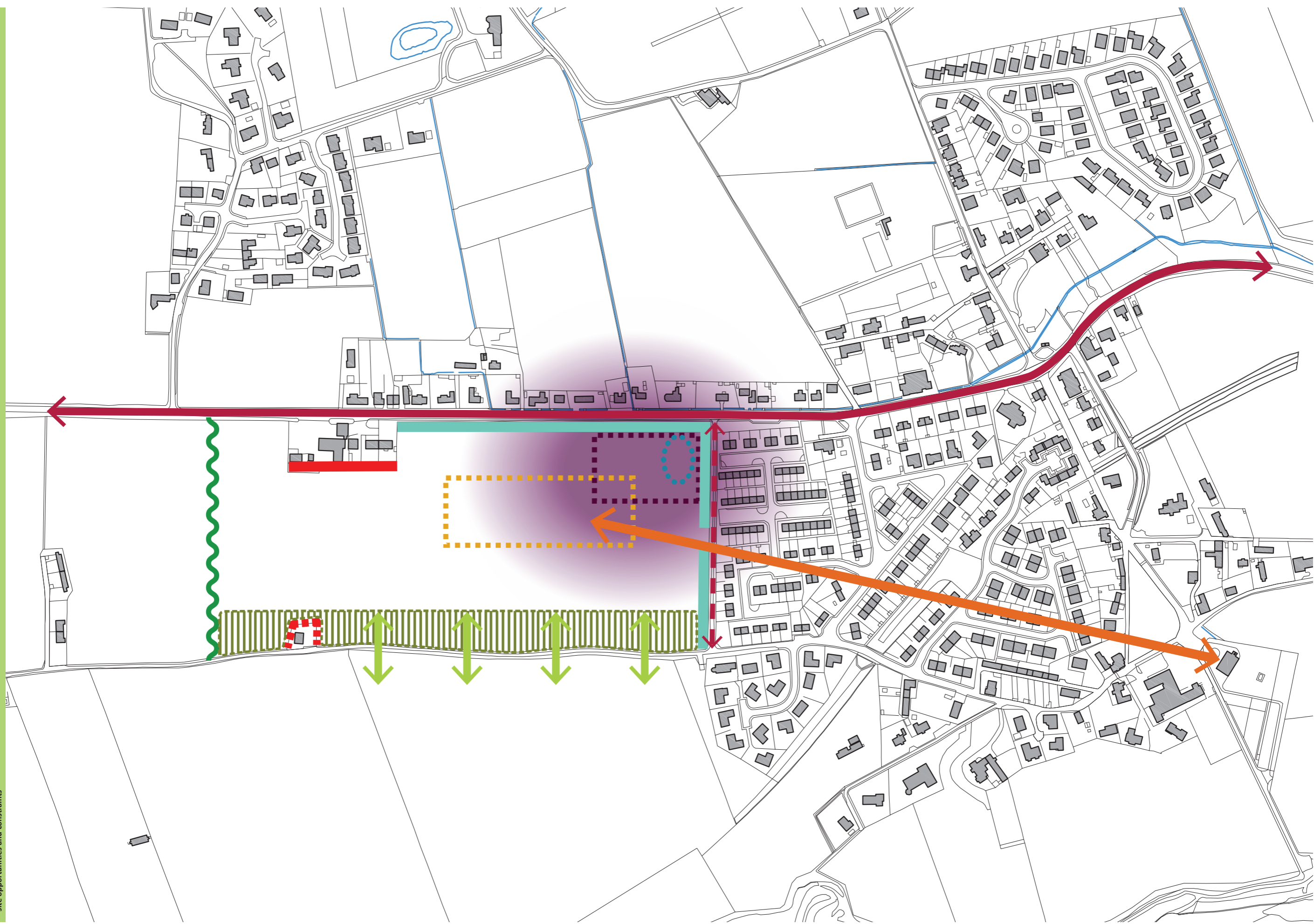


narrow Mercury Lone



speeding A92

-  Open boundary to be reinforced
-  Boundary buffer planting
-  Views south to the coast
-  Key views to the village
-  Central space
-  Civic Area
-  Village focus
-  SUDs
-  Frontage
-  Large business use private boundary
-  Private boundary
-  Speeding vehicle on A92
-  Narrow country lane







**Community
Consultation**

Chapter 3 - Community Consultation

3.1 - Community Engagement Strategy

Engagement with the local community is valuable in terms of understanding a local context and the issues and local knowledge that can be encompassed into a Masterplan at an early stage.

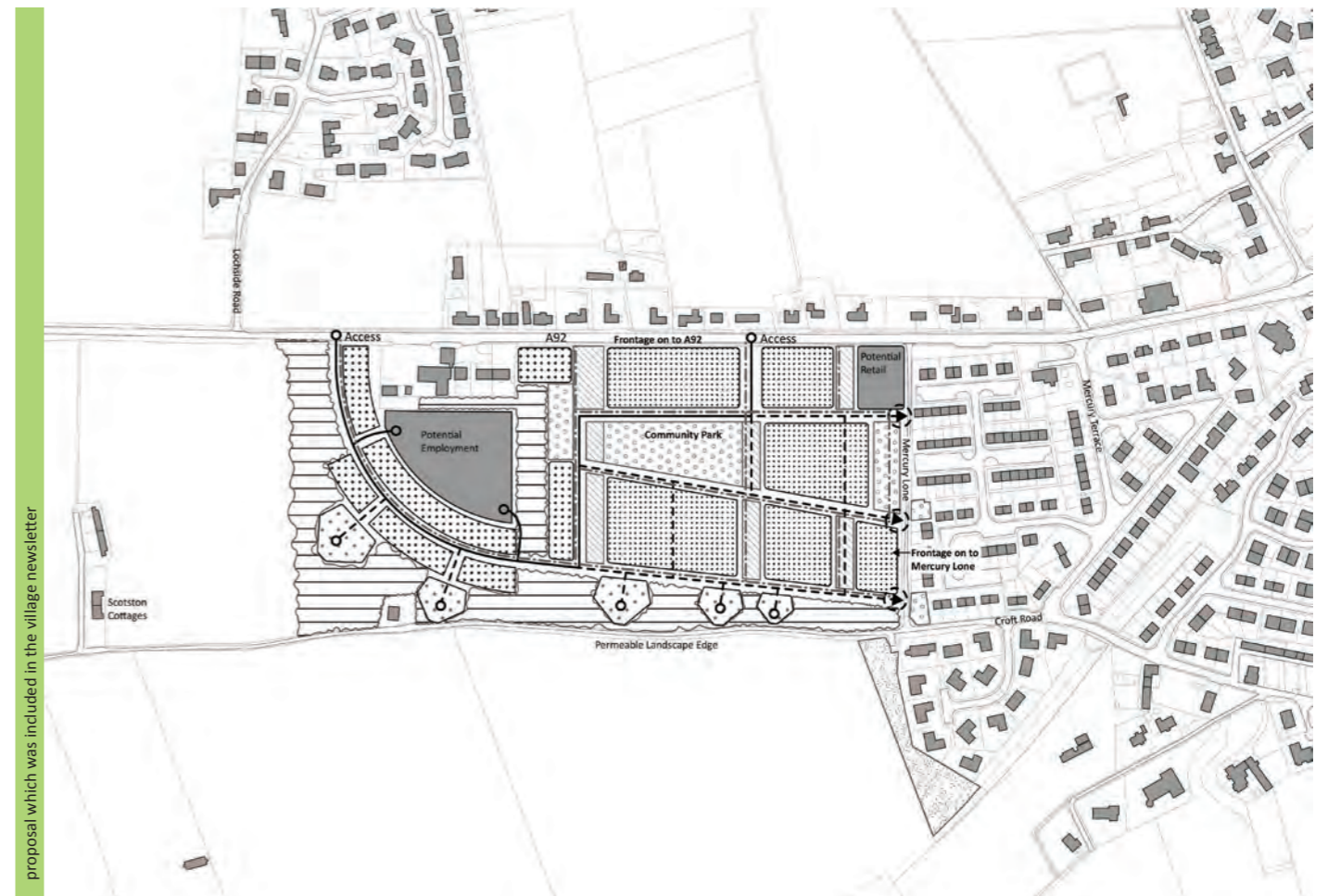
The Planning Advice Note 3/2010 Community Engagement provides best practice guidance and outlines that:

- Community Engagement must be meaningful and proportionate;
- Community Engagement must happen at an early stage to influence the shape of plans and proposals;
- It is essential for people or interest groups to get involved in the preparation of development plans as this is where decisions on the strategy, for growth or protection, are made.

3.2 - Community Council Meetings and Newsletter

As statutory consultees and community representatives, dialogue with St Cyrus Community Council (SCCC) has helped to raise awareness and understanding of the development at an early stage. As landowner, Mary Singleton attended the May 2013 meeting of SCCC to outline the Masterplan process in relation to the site, the public consultation strategy for the Masterplan and to invite SCCC members to a briefing session in advance of the public consultation exhibition on 30 May 2013, from 2-3pm.

Initial issues highlighted concerned the location of a construction access, localised flooding along the A92, a crossing point on the A92, traffic on Mercury Lone, and sewage.



public notice of first exhibition - May 2013

Public Consultation

Land at Mercury Loan, St Cyrus

Exploring the future development of the area

Ryden LLP invite you to attend a public consultation event outlining aspirations for the masterplanning and development of this site which is allocated to accommodate mixed use development in the Aberdeenshire Local Development Plan (2012).

All welcome to this event which will seek the thoughts and ideas of both the local community and interested parties.

Thursday 30th May 2013
3pm - 8pm
St Cyrus Public Hall,
Main Road, St Cyrus, DD10 0BA

Public Consultation

Land at Mercury Loan, St Cyrus

Exploring the future development of the area

If you require further information, please contact Catherine Thornhill on 01224 588866 or stcyrus@ryden.co.uk

Ryden invite you to attend a public consultation event to outline and discuss the draft Masterplan proposals for the mixed use development of the land to the south-west of Mercury Loan, St Cyrus. The land is allocated as site M1 in the Aberdeenshire Local Development Plan (2012) for mixed use development. Everyone welcome.

public notice of second exhibition - September 2013
Tuesday 10th September 2013
12.00noon - 6.30pm
St Cyrus Public Hall,
Main Road, St Cyrus, DD10 0BA

If you require any further information, please contact Catherine Thornhill on 01224 588866 or stcyrus@ryden.co.uk

questionnaire from May exhibition



Land at Mercury Loan St Cyrus (site M1) Masterplan

30th May 2013 Public Consultation 1 Feedback Sheet



Ryden HarrisonStevens Waterman

Land at Mercury Loan St Cyrus (site M1) Masterplan
30th May 2013 Public Consultation 1 Feedback Sheet

We encourage you to complete this feedback form, comments will inform the production of the draft Masterplan and development proposals.

Name: _____
Address: _____
E-mail: _____

Your personal details will NOT be disclosed, and are collected in order that we may validate your comments. Anonymous feedback forms cannot be considered.

Q1. What do you consider to be positive about St Cyrus and its surroundings? Should local character influence development on site?

Q2. How and where can the new development connect and integrate into the existing settlement? I.e. footpaths, cycle paths

Q3. Do you have any views on the mix and type of development for the site?

Q4. What are the key landscape characteristics of the area and environmental qualities that can be enhanced/made accessible through development?

Q5. Do you have any other comments?

Please return by Thursday 13th June 2013 to:-

St Cyrus Consultation, Catherine Thornhill, Ryden, 25 Albyn Place, Aberdeen, AB10 1YL

alternatively please email scanned comment forms to stcyrus@ryden.co.uk

Disclaimer
Please note that this questionnaire does not affect your right to comment on the planning application once lodged with Aberdeenshire Council.
Your comments will be passed on to Aberdeenshire Council as part of the reporting of consultation of the development framework, who will consider the document once formally submitted in due course. Under the Data Protection Act 1998 we have a duty to protect any personal information we collect from you. We will only use personal information you provide for as long as necessary to fulfil that purpose. We will not disclose your information to any other party unless this is made clear to you at the time you supplied it.

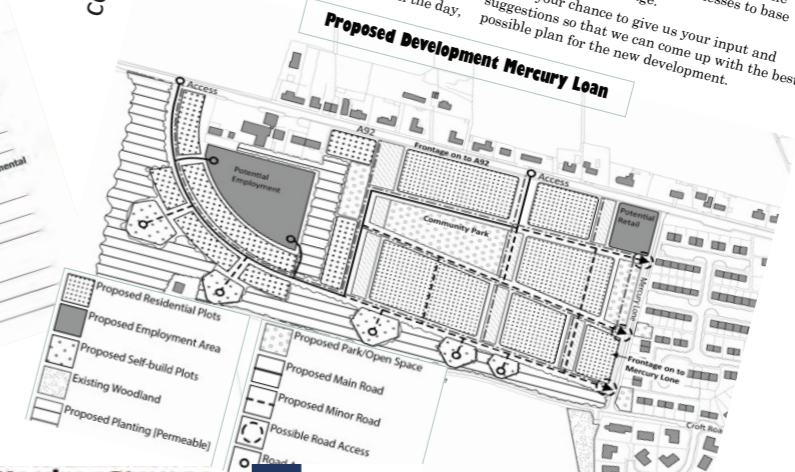
Issue 1
Page 7
St Cyrus newletter

Consultation has begun on a Masterplan to take forward Site M1/PA as allocated in the Aberdeenshire Local Plan 2012. This site was designated for 125 houses (20% of which affordable) over a phased development determined by the market. 40% of the area is to be open space, hopefully dual purpose, and 25% recommended for employment land (e.g. workshops, storage units or office space).

The first draft, after preliminary site visits and searches, was shown to members of the Community Council and the public at an exhibition in the small hall on 30th May 2013. A good number of locals turned up to view the display boards and ask questions about their concerns and some good new ideas came forward. All constructive comments are welcome and the draft map (below) has already been modified due to a request for screening from a nearby resident. On it you can also see suggested areas designated for housing interspersed with paths and landscaped areas making a pleasant neighbourhood to live in.

Sadly, with the school forced to close on the day, many young parents in particular couldn't manage to take part in the process. We have asked that the Community Council will let us give another short presentation at the beginning of their meeting of 11th June for the benefit of those who were unable to come or missed the posters publicizing the event and there is a dedicated email address, stcyrus@ryden.co.uk for comments which is open for mid June. The Masterplan will continue to develop over the next couple of months and a second public event will be held in late summer - advertised as before and in the next Newsletter (sorry we missed the deadline last time).

This is a Development which we hope will strengthen and enhance the St Cyrus Village community, providing a range of attractive homes from first time buyers to downsizers and the opportunity for small local businesses to base themselves in the village. This is your chance to give us your input and suggestions so that we can come up with the best possible plan for the new development.



Land at Mercury Loan St Cyrus (site M1) Masterplan

10th September 2013 Public Consultation 2 Public Comment Form

Ryden HarrisonStevens Waterman

Land at Mercury Loan St Cyrus (site M1) Masterplan
10th September 2013 Public Consultation 2 Feedback Sheet

We encourage you to complete this feedback form, comments will inform the production of the draft Masterplan and development proposals.

Name: _____
Address: _____
E-mail: _____

Your personal details will NOT be disclosed, and are collected in order that we may validate your comments. Anonymous feedback forms cannot be considered.

Please use the below form to provide comment on today's proposals.

Please return by Friday 11 October 2013 to:-
St Cyrus Consultation, Catherine Thornhill, Ryden, 25 Albyn Place, Aberdeen, AB10 1YL

alternatively please email scanned comment forms to stcyrus@ryden.co.uk

Disclaimer
Please note that this questionnaire does not affect your right to comment on the planning application once lodged with Aberdeenshire Council.
Your comments will be passed on to Aberdeenshire Council as part of the reporting of consultation of the development framework, who will

questionnaire from September exhibition

PROPERTY

Public Notices

Chiropractic Podiatry

THE BAGGINS

DEADLINE 3

FOR ALL OTHER TYPES OF ADVERT

APARTMENTS TO LET

NEIGHAVEN FARMERS PRODUCE MARKET

3.3 - First Community Consultation Event - May

The drop in exhibition at St Cyrus Village Hall on 30 May 2013 ran from 3-8pm, with members of the design team on-hand to discuss the proposals. The event was advertised in the St Cyrus Newsletter in advance and posters were distributed to local community facilities and shops.

The event showcased development aspirations for the site and a concept Masterplan framework for discussion. Attendance was steady with 24 registered attendees and many more unregistered in attendance. Six people provided written feedback either via the forms provided, email or by letter.

As it was noted that some people couldn't attend who had wished to due to unforeseen circumstances, a presentation was given at the 11 June 2013 SCCC meeting and the display boards were available for discussion.

The results of feedback generated from this initial public event informed discussions with key stakeholders regarding the development of the site, which along with further surveys informed the refinement of the Masterplan.

The images adjacent illustrate an example of the six boards which were presented at the community council and the public exhibition at the village hall.

Following the consultation in May and feedback from the questionnaire forms we can summarise the main issues and comments raised.

Character

- Concerns that development will be detrimental to the character of the village;
- Development should respond to the natural and built environment;
- No desire for an estate style of development;
- St Cyrus has a unique character;
- Small commuter village –scale is at threat.

Connections and Integration

- Mercury Lone traffic free;
- Widening of Mercury Lone;
- Connections to cycle routes desirable;
- Concerns over housing fronting onto the A92;
- Concerns regarding the boundaries of the development and the desire for a fenced community;
- Addressing speeding motorists.

Mix and Type of Development

- Concerns that the style of housing will not be in keeping with the village;
- Size of housing on the A92;
- Where will affordable housing be located?;
- Is the shop unit required?;
- Desire for the provision of GP, health centre;
- What will the business units look like?

Landscape Characteristics

- Size of central park was considered too large;
- Location of housing opposite existing;
- Loss of farm land and environmental concern;
- Energy efficiency;
- Just another development site.

Other Issues

- Safe routes to school;
- Infrastructure capacity issues;
- Drainage issues and capacity;
- Traffic noise;
- School capacity – both primary and high schools.

The revised proposals seek to address these concerns and comments. We address each of the significant concerns noted above in the text below and illustrate these in the revised and annotated development framework diagram.

The development framework developed into an indicative Masterplan which is described in the following chapter. The proposals have been informed by the community comments.

Following the consultation a proposal to Aberdeenshire Council for the approval of the Masterplan will be made in summer 2014.

St. Cyrus Masterplan Public Exhibition - May 2013

Introduction

The St. Cyrus Masterplan is being prepared to provide a vision and guidelines for future development. The masterplan incorporates the site to the south east (Site P1) to ensure that the landscape buffer to this part of the site is designed in accordance with the landscaping scheme for the wider area.

As part of the masterplan process, the design team has undertaken a landscape assessment of the site, its connectivity with the surrounding area, the current land use in the area, the topography and hydrology and any landscape features, to establish the character of the local area.

We are here today to discuss the results of this initial analysis and to gather feedback from the local community which will inform the masterplan.

Development Requirements

- Meet local housing need
 - Sustain existing services and provide opportunity for new services
 - Provide opportunity for employment
- The Local Development Plan seeks development in the settlement to contribute to an extension of Inverurie Health Centre and identifies that there is limited capacity at Nether House Waste Water Treatment Works.

Site Vision and Landscaping

- 40% of the site to comprise functional and amenity open space and landscaping
- Natural green space and wildlife corridors
- 2 points of vehicular access into the site
- Residential Cycle Priority - connect to Core Path Network
- Connectivity with the Primary School

Infrastructure

- Sustainable Urban Drainage Systems
- Connect to public sewer/water

Landscaper: Miss M. Singleton

Planner: Ryden

Masterplanning and Landscaping: HarrisonStevens

Infrastructure, Transport and Urbanisation: Waterman

Introduction

St. Cyrus Masterplan Public Exhibition - May 2013

Masterplan-Framework 01



Context Views

The St. Cyrus Parish Church spire is the most prominent landmark in the village and can be clearly picked out across the proposed development site. This and the panoramic views from the south sea will influence the orientation of built form, providing a sense of place to the development and ensuring the site's integration in to the village context.

Active Frontage

Proposed built form frontage, both internally and along the site perimeter, will engage with the existing village. Built form along the southern boundary will have direct access to the A92, ensuring the ending properties on the opposite side of the road. This would define the street of the village and slow vehicle speeds.

Landscape Structure

The existing landscape structure of wooded shelter belts and earthed hedgerows informs our approach to integrating landscape elements in to the site. Proposed landscape spaces within the development should be functional and overlooked by adjacent residences.

Native tree species for all aspects of the landscape will be our priority.

The Vision and Concept



Masterplan

- In the coming weeks we will develop a draft masterplan using our site analysis and the feedback gathered from this consultation as a basis.
- The masterplan will provide a strategy for the detailed development of the site and outline the context for future development.
- We value local knowledge and encourage you to complete the accompanying feedback form. Your comments will inform the preparation of the masterplan and subsequent detailed proposals for development.

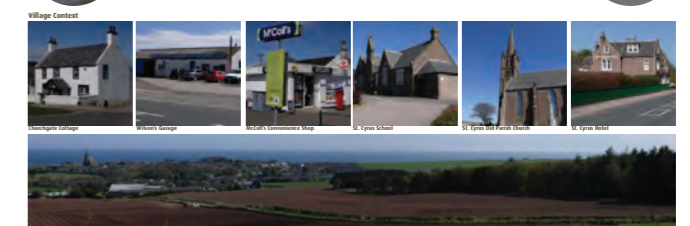
The Masterplan will identify a clear vision for the site which will be compatible with Scottish Planning Policy, the approved Structure Plan, and The Local Development Plan (LDP).

The vision for the site is to create a successful, sustainable, integrated and balanced community where people can live, work and socialise creating development that will accommodate the organic growth of the village and provide a mixed-use development which will complement and enhance the existing community. The development will be accessible by foot, cycle, and public transport and will integrate successfully with its surrounding natural environment.

Masterplan

St. Cyrus Masterplan Public Exhibition - May 2013

Context



Images: Keith Marshall, St. Cyrus Village Website Copyright

Context

St. Cyrus Masterplan Public Exhibition - May 2013

Masterplan-Framework 02

Connectivity

- Network of footpaths and cycleways through the site and linking into existing networks within the village
- Direct connections to the village 'Main Road' and open countryside
- Hierarchy of roads through the site
- Connections into the existing road network are proposed onto the A92 and options along Mercury Lone
- Safe Routes to School - routes link to the north east along Croft Road to the primary school and proposals to ensure safe access to the high school bus are included.
- Active frontage to the streets and open space
- Proposals to Mercury Lone will require design solutions to reduce speed and provide passing places
- Proposed residential offer to the north corner would provide decent car parking and cycle
- Visual connections to the village landmarks provide orientation points.

Landscape Network

- A landscape strategy provides a structure to the development.
- Native planting throughout the site improves biodiversity
- Surface water runoff from roads, roofs and garden areas are directed into a network of shallow ditches leading to Swales integrate into the landscape structure
- Landscape permeability increases permeability through the development
- Greenways become linear parkways
- A permeable planted edge would link the proposed soft built clusters maintain views towards the coast while establishing an edge to the development being onto open fields
- Open space throughout the development are designed as an integrated element of the masterplan
- Open spaces have a purpose, they are centrally located and overlooked by adjacent houses
- Throughout the development a hierarchy of open space offers opportunities for varied activities, passive and active
- Existing open space adjoining the proposed soft built clusters will be part of the site landscape strategy connecting the new proposals with the existing buildings

Character and Placemaking

St.Cyrus - a sense of place

The proposed framework seeks to deliver a sustainable development following established best practice master planning design principles. It addresses landscape, transport and open space requirements through implementation of rigorous design exercises, planning, and professional collaboration with Design Places, a policy statement for Scotland. Through landscape positioning and design, the proposed development will respond to the context in terms of built and land form.

Throughout there will be a mix of tenures, housing densities and house types across the site but the housing layout, road hierarchy and different groups of houses will be coordinated to ensure a successful development.

The layout of the housing will be focused around open space and courtyards and will integrate with the surrounding landscape. Good design and layout will ensure that public spaces will be determined by the layout of new buildings and by roads. Building layout and orientation will ensure public space is well defined from private and that a sense of place and welcome is created.

Making Comments

All comments will be passed to Aberdeenshire Council as part of the reporting of the pre-application consultation process for Local Area Development and will be taken into consideration in formulating proposals for development of the land.

Further Consultation

Following consultation of the draft masterplan with key stakeholders and the community, the proposals will be refined and presented to the community in a second public exhibition, where we will demonstrate how the proposal changed.

Framework

3.4 - Second Community Consultation Event - September

A second public event was held from 12-6.30pm on 10 September 2013, using the same format as the previous drop-in exhibition and advertised in the Mearns Leader, community facilities and shops. An article in the June-July 2013 edition of the St Cyrus Newsletter also discussed the first exhibition and was accompanied by a graphic of the initial Masterplan framework; the article also advertised the second event details of the September event. The event was well-attended with 35 registered attendees and no new issues were raised.

The display remained open to the public until 7pm when the SCCC meeting commenced. The SCCC meeting had 35 attendees; members of the project team discussed progress since the last consultation, presented the more detailed Masterplan proposals and answered questions from SCCC members and members of the public. The indicative proposals included the following for discussion:

Character

- The proposals are of a suitable scale and proportion in response to the village;
- Our proposals respond to landscape and the character of the village;
- We too have no desire for an 'estate'; we believe the proposals are complementary and sympathetic to the village;
- Our proposals respond to this unique character;
- New employment opportunities on the site seek to encourage residents to work in the village which will have a positive impact on the sense of community and encourage greater community diversity.

Connections and Integration

- Mercury Lone will be widened with improved drainage to accommodate development;
- Cycle routes through the proposals will encourage links to the wider cycle network;
- We believe that a greater village impact will be afforded by housing fronting onto the A92; the positive impact of this proposal will be to reduce vehicle speed, increase passive surveillance, and create a village entrance to the community;
- It is not good design practice nor desirable to have a gated exclusive fenced off development, we wish to integrate this development into the village and for this reason we are proposing frontage onto the A92, active frontage onto the A92 will have an impact on vehicle speed.

Mix and Type of Development

- The design guides will ensure that the style of housing is appropriate to the village;
- There will be a range of scales to the houses throughout to encourage greater integration with the village and minimise appearance as an 'estate';
- 20% affordable housing, 20% of overall site numbers. A mix of unit sizes will be provided to the satisfaction of Aberdeenshire Council;
- If a retail unit is desirable it is best located to the north east focusing on the village and new public park;
- The retail block could also accommodate a GP or health centre if required;
- The business units will be small workshop units for local trade companies. Inclusion of work/live units might encourage more village based working.

Landscape Characteristics

- We have reduced the scale of the central space;
- We have where possible located the housing offset from the existing dwellings. The main access is also relocated to avoid housing opposite;
- The site is designated as housing in the Local Development Plan and we are providing greater biodiversity throughout our proposals. We believe the proposals have a positive impact on the environment;
- All housing and employment will be designed to include the current energy efficiency requirements;
- We do not desire this to be just another development site and have attempted to integrate this into the existing village sympathetically.

Other Issues

- This is very much a village focused proposal;
- We have considered and designed in safe routes to school;
- We have ensured that at this stage in the development that the entire infrastructure has either capacity or can be amended to accommodate;
- We understand the drainage issues and our proposals will resolve the issues apparent on the south side of the A92;
- During construction noise will be minimised and working hours will be controlled. The impact of the increased traffic onto the A92 caused by the development once complete is marginal;
- We understand that at present the primary and high schools have capacity.

St. Cyrus Masterplan Public Exhibition - September 2013 Consultation Response

Previous Masterplan - MAY 2013

Following the consultation in May and the questionnaire forms we can summarise the main issues and comments raised:

Concerns

- Concerns that development will be detrimental to the character of the village
- Development should respond to the natural and built environment
- No desire for an estate style of development
- St. Cyrus has a unique character
- Small commuter village - scale is at threat

Comments and suggestions

- Mercury Lone traffic free
- Connections to cycle routes desirable
- Concern over housing fronting onto the A92
- Concerns regarding the boundaries of the development and the desire for a broad community
- Addressing speeding motorists

Mix and Type of Development

- Concerns that the style of housing will not be in keeping with the village
- Size of housing on the A92
- Where will affordable housing be located?
- Is the shop and required to be located?
- Is there the provision of GP/health centre
- What will the business units look like?

Comments and suggestions

- Size of central park was considered too large
- Location of housing opposite existing dwellings
- Loss of farm land and environmental concern
- Village efficiency
- Is there another development site

Other Issues

- Access of proposals - developer or village
- Safe routes to school
- Affordable housing issues
- Drainage issues and capacity
- School capacity - both primary and high schools

New Masterplan - SEPTEMBER 2013

These revised proposals aim to address these concerns and comments. We address each of the significant concerns noted above in the text below and illustrated in the above development framework diagram.

Concerns

- The proposals respond to the character of the village and the natural environment
- Comments and suggestions
- We propose active frontage on A92 and Mercury Lone
- Scale fits the countryside
- No fence boundaries fully integrated

Mix and Type of Development

- The design guides will ensure that the style of housing is appropriate to the village
- Affordable housing, 20 units, will be located throughout the proposal but in small clusters, a range of house types will be offered
- Health centre will be offered
- Health centre if there is demand

Landscape Characteristics

- We do not desire this to be another development site and have attempted to integrate this into the existing village sympathetically
- We have ensured that at this stage in the development that the entire infrastructure has either capacity or can be amended to accommodate
- We understand the drainage issues and our proposals will resolve the issues apparent on the south side of the A92

Other Issues

- Access of proposals - developer or village
- Safe routes to school
- Affordable housing issues
- Drainage issues and capacity
- School capacity - both primary and high schools

The development framework developed into an indicative masterplan which is described in the following pages. The proposals have been informed by your comments and we encourage you to continue to raise your concerns and comments to further inform the process. Following this consultation we will submit a proposal to Aberdeenshire Council for the approval of the masterplan.

Comments and suggestions

- Size of central park was considered too large
- Location of housing opposite existing dwellings
- Loss of farm land and environmental concern
- Village efficiency
- Is there another development site

Other Issues

- Access of proposals - developer or village
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Other Issues

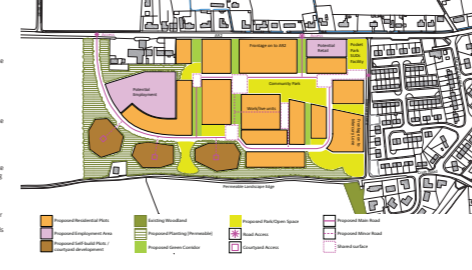
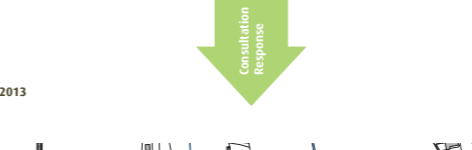
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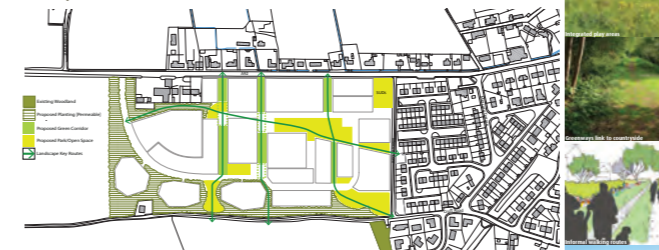
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Response

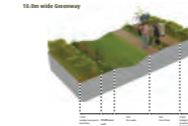
St. Cyrus Masterplan Public Exhibition - September 2013 Landscape Proposals

Landscape Structure

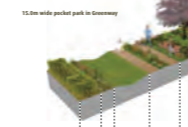


Street Study Sections

10m wide Greenway



15m wide pocket park in Greenway



20m wide road corridor



Landscape Network

- A landscape strategy provides a structure to the development:
- Active planting throughout the site improves biodiversity
- Surface water runoff from roofs, roads and garden areas are directed into a network of drainage ditches (swales)
- Swales integrate into the landscape structure
- Landscape greenways increase permeability through the development
- Greenways become linear parkways
- A permeable planted edge runs into the proposed self build/courtyard clusters maintain views towards the coast while establishing an edge to the development facing onto open fields
- Open space throughout the development are designed as an integrated element of the masterplan
- The open spaces have a purpose and function, they are centrally located and identified to adjacent houses
- Throughout the development a hierarchy of open space offers opportunities for varied activities, passive and active
- Existing open spaces adjoining the properties off Davidson Place will be part of the site landscape strategy connecting the new proposals with the existing buildings and village

SUDS Park

There is a requirement for a dry pond as part of the sustainable urban drainage strategy for the site. The best location is in series of levels and proximity to the existing infrastructure in the north east corner of the parcel with Mercury Lone and the A92. The open space strategy for the site incorporates this dry pond into the series of landscaped open spaces. This corner will be a community park with multiple terraces on the south/west side of the space. In the 200 year flood event the space will be underwater, most of the time will be dry and function as a park. The beach planting and working history of the area can be reflected in the playful design integrating natural play and formal seating.

Landscape

St. Cyrus Masterplan Public Exhibition - September 2013 Masterplan - Sketch Option

Proposals

- central community park
- village park/NUIS facility
- entrance off A92
- workable shared space development
- landscape greenways
- business/workshop units
- residential/community houses
- possible entrance off Mercury Lone
- courtyard housing
- secondary entrance off A92
- structure landscape woodland/buffer
- central square
- vegetation/hood park link to village
- planted buffer to existing housing



The Masterplan

- in the coming weeks we will develop a masterplan report using our site analyses and the feedback gathered from this consultation as a base
- The masterplan will provide a strategy for the detailed development of the site and outline the context for future development
- We value local knowledge and encourage you to contribute the accompanying feedback forms. Your comments will inform the preparation of the masterplan report and the subsequent detailed proposals for development
- The masterplan identifies a clear vision for the site which will be compatible with Scottish Planning Policy, the approved Structure Plan, and the Local Development Plan 2013
- The vision for the site is to create a successful, sustainable, integrated and balanced community where people can live, work and socialise creating development that will accommodate the organic growth of the village and provide a mixed use development which will complement and enhance the existing community
- The development will be accessible by foot, cycle, and public transport and will integrate successfully with its surrounding natural environment.

Visual link to village and physical connection to the existing park through landscape proposals

Objectives

The Scottish Government policy statement Designing Places published in 2012 sets out principles for good design and the science of creating a unique place in all new developments. This was followed in 2013 by the Designing Streets statement which focuses on the street and how new developments should approach street design, in turn creating a unique sense of place. The proposed development should respond to its village context and in so doing become integrated with a clear character and sense of place.

The masterplan provides a framework for development to take place. It is a story of the village and how the development will integrate with the village and provide a mixed use development which will complement and enhance the existing community.

There are ten key objectives which this masterplan seeks to deliver for St. Cyrus:

- A sensitive development
- offer connections through the development in which wildlife and flora are encouraged into the heart of the development

offer a variety of house types to encourage a varied community

provide opportunities for workforce through domestic scale units within housing plots and a designated employment opportunity

integrate surface water systems into the landscape and create an amenity through considerate design

offer a variety of house types to encourage a varied community

provide a landscape structure of native trees and woodland to define open spaces and streetscapes

offer connections through the development in which wildlife and flora are encouraged into the heart of the development

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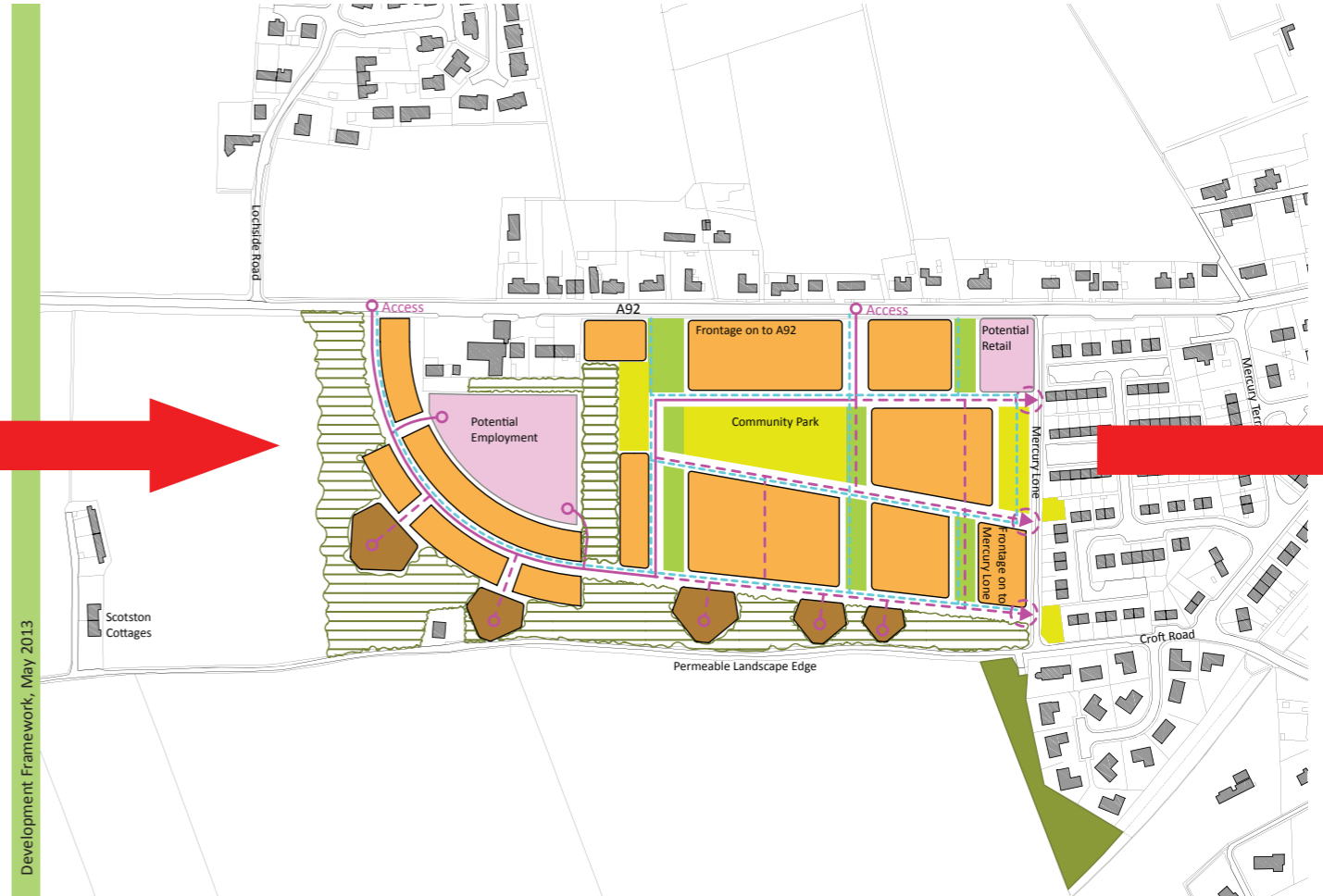
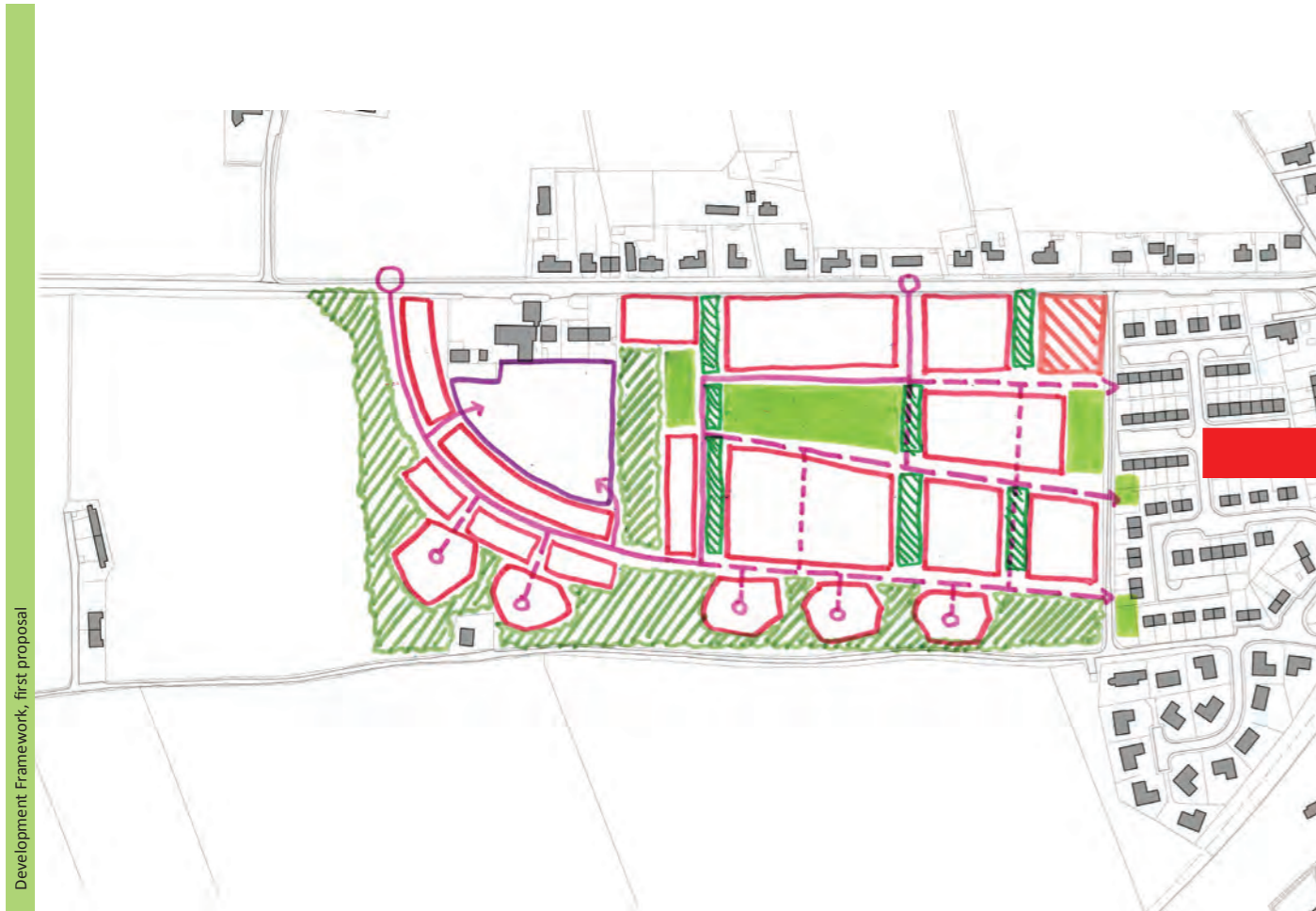
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offer a variety of house types to encourage a varied community

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offer connections through



Key Principles at this stage:

- Visual focus to the village;
- Two points of access onto A92;
- Self build plots in the P4 landscape strip to south;
- Well defined building blocks;
- Street frontage;
- Landscape corridors as structure;

- Central green space;
- Interaction with the existing green spaces to the east;
- Screening of the employment area behind landscape or housing;
- Community facility to the north east corner.

Key Principles at this stage:

- Buffer planting to existing dwellings;
- Village visual axis;
- Integrated drainage network;
- Pedestrian routes through landscape corridors;
- Street frontage;
- Proposal of several access points along Mercury Lone, for community comment/preference;

- Central green space;
- Interaction with the existing green spaces to the east;
- Screening of the employment area behind landscape or housing with two points of access;
- Community/retail facility to the north east corner;
- Permeable landscape approach to the south boundary.

Commissioned April 2013

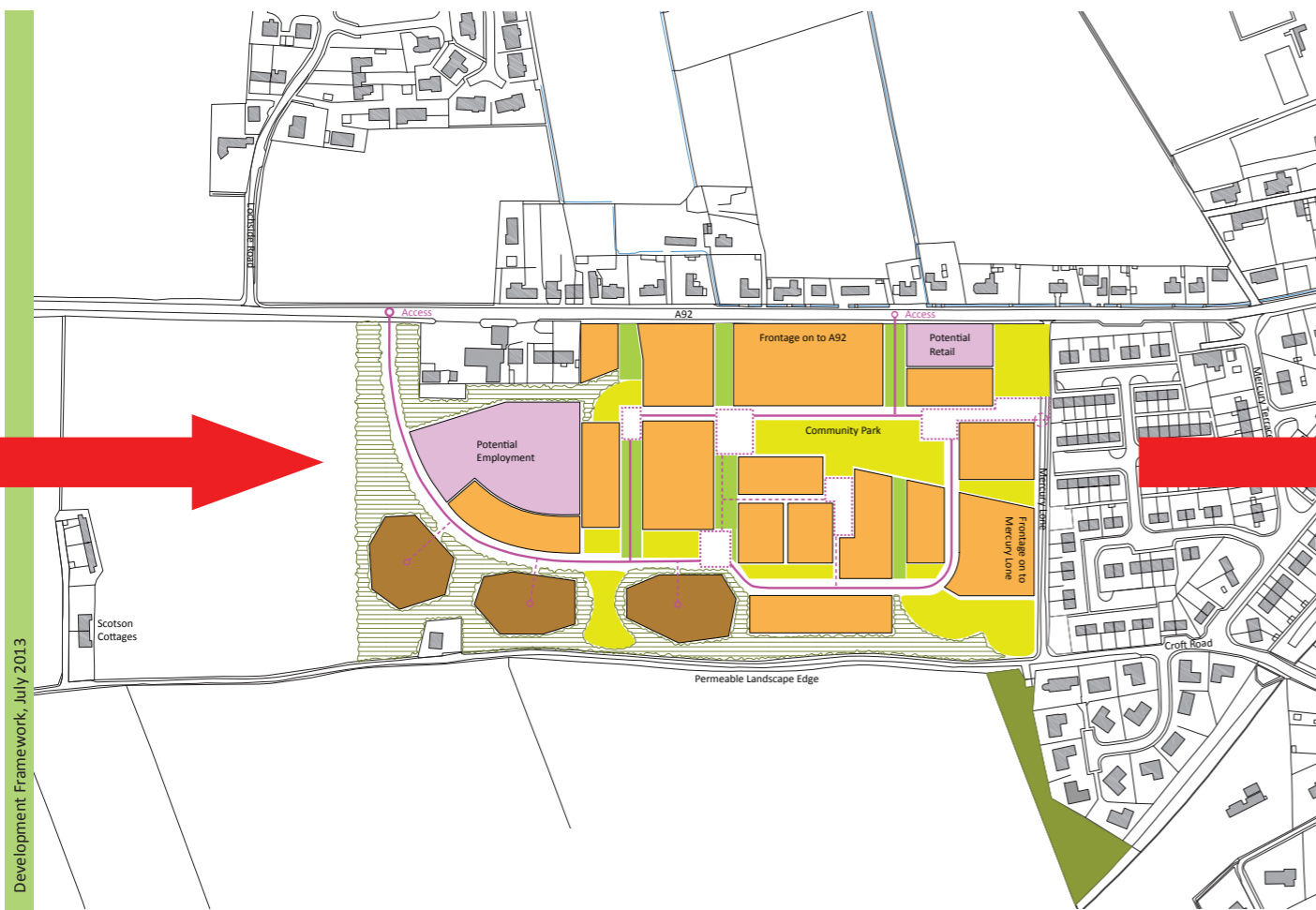


Design Development



**1st Consultation
May 2013**

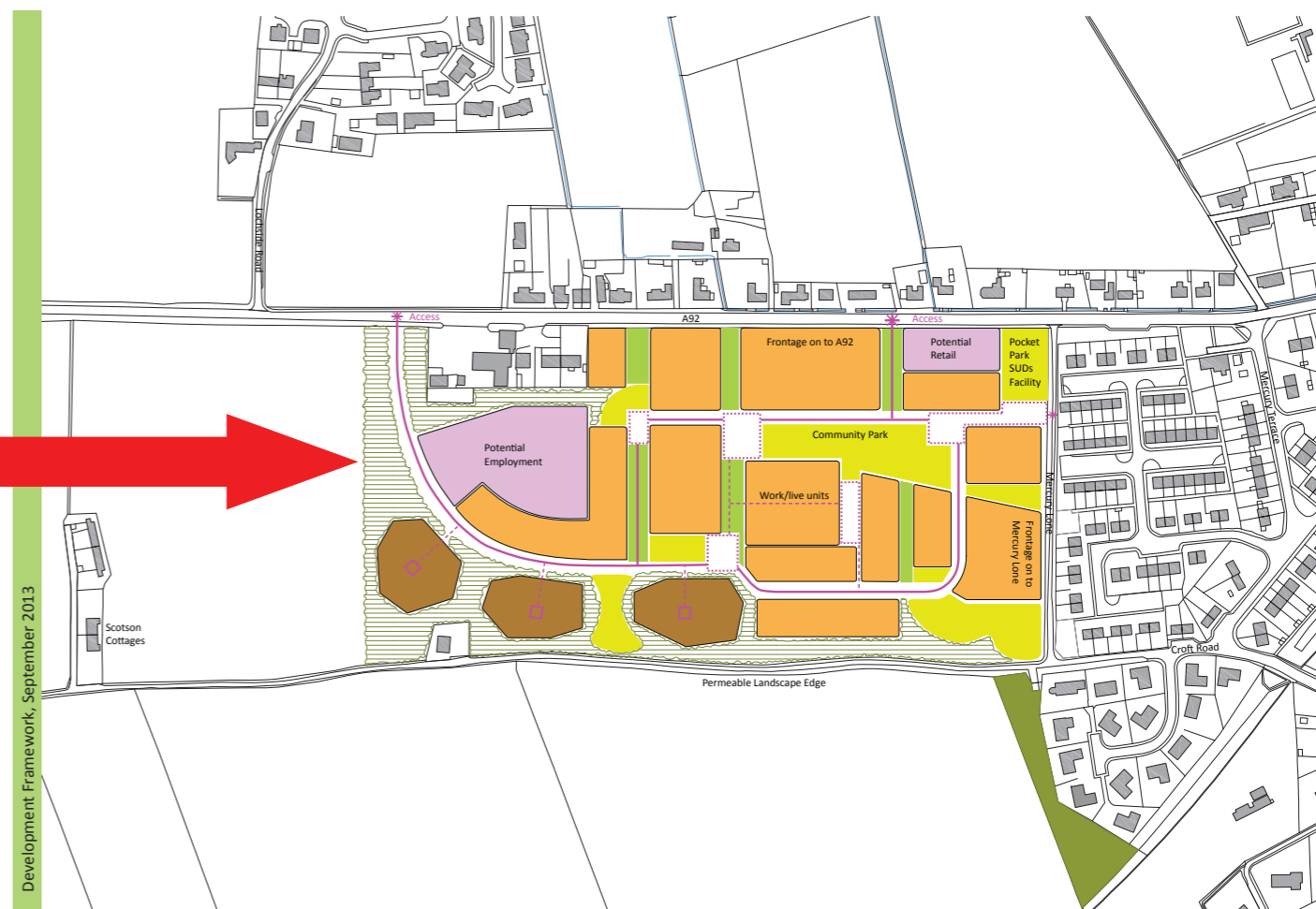




Key Principles at this stage:

- Visual focus to the village through one main axis;
- Relocated two points of access onto A92, to avoid clash with existing dwellings;
- Courtyard development on south given more space;
- One single street loop in main part of development;

- Reduced site strictly in line with the ALDP;
- Landscape corridors as structure;
- Shared space principles at junctions and through heart of development;
- SUDS pond introduced to north east corner;
- Parkland to the south east corner;
- More frontage onto Mercury Lane;
- Street frontage for the employment land.



Key Principles at this stage:

- Central work/live units revised to provide greater street frontage to the south part of the central loop road;
- Retail area moved to locate a SUDS dry pond;
- Single point of access onto Mercury Lane;
- Proposal to close off the Lone;
- Ensure that existing dwellings have appropriate

degree of buffer planting between new development - min 10m of woodland.







The Masterplan

Chapter 4 - The Masterplan

4.1 - Evolving the Masterplan

4.1.1 - Summary of Analysis and Requirements

The primary contextual issues including the built and natural environment, climate, transport, ecology and the infrastructure have all informed the development of the Masterplan. Through this analysis the **opportunities** the character of the site offer can be summarised as:

- The site is identified as an area for extension of the existing settlement in the Aberdeenshire Local Development Plan;
- Views south to the coast;
- Key views to the village;
- Frontage onto A92 and Mercury Lone;
- Potential for connections into the village and adjacent cycle/walking routes;
- Enhanced pedestrian and cycle links;
- Access to a landscape resource providing open and wooded spaces within a scenic setting;
- Opportunities to provide a new heart of the village to the north east of the site;
- Creation of a new community park to the centre of the development closely linked to the redefined village heart;
- Working with the established landscape to integrate the new development.

Design Requirements

key principles

- Up to 125 houses over two phases;
- Approximately 25% of the site for employment and retail uses;
- Affordable housing allocation in line with the ALDP requirement for 20%;
- 40% of the site to comprise functional and amenity open space and landscaping;
- Natural green space and wildlife corridors.

4.1.2 - Consultation Summary

The main issues arising from the consultation and addressed by the proposals are:

Character

- Concerns that development will be detrimental to the character of the village;
- Development should respond to the natural and built environment.

Connections and Integration

- Mercury Lone traffic free;
- Widening of Mercury Lone;
- Connections to cycle routes desirable;
- Addressing speeding motorists.

Mix and Type of Development

- Concerns that the style of housing will not be in keeping with the village;
- Size of housing on the A92;
- Where will affordable housing be located?;
- Desire for the provision of healthcare facilities.

Landscape Characteristics

- Location of housing opposite existing;
- Loss of farm land and environmental concern;
- Energy efficiency.

Other Issues

- Safe routes to school;
- Infrastructure capacity issues;
- Drainage/local flooding issues and capacity;
- School capacity – both primary and high schools.

4.1.3 - Concept and Vision

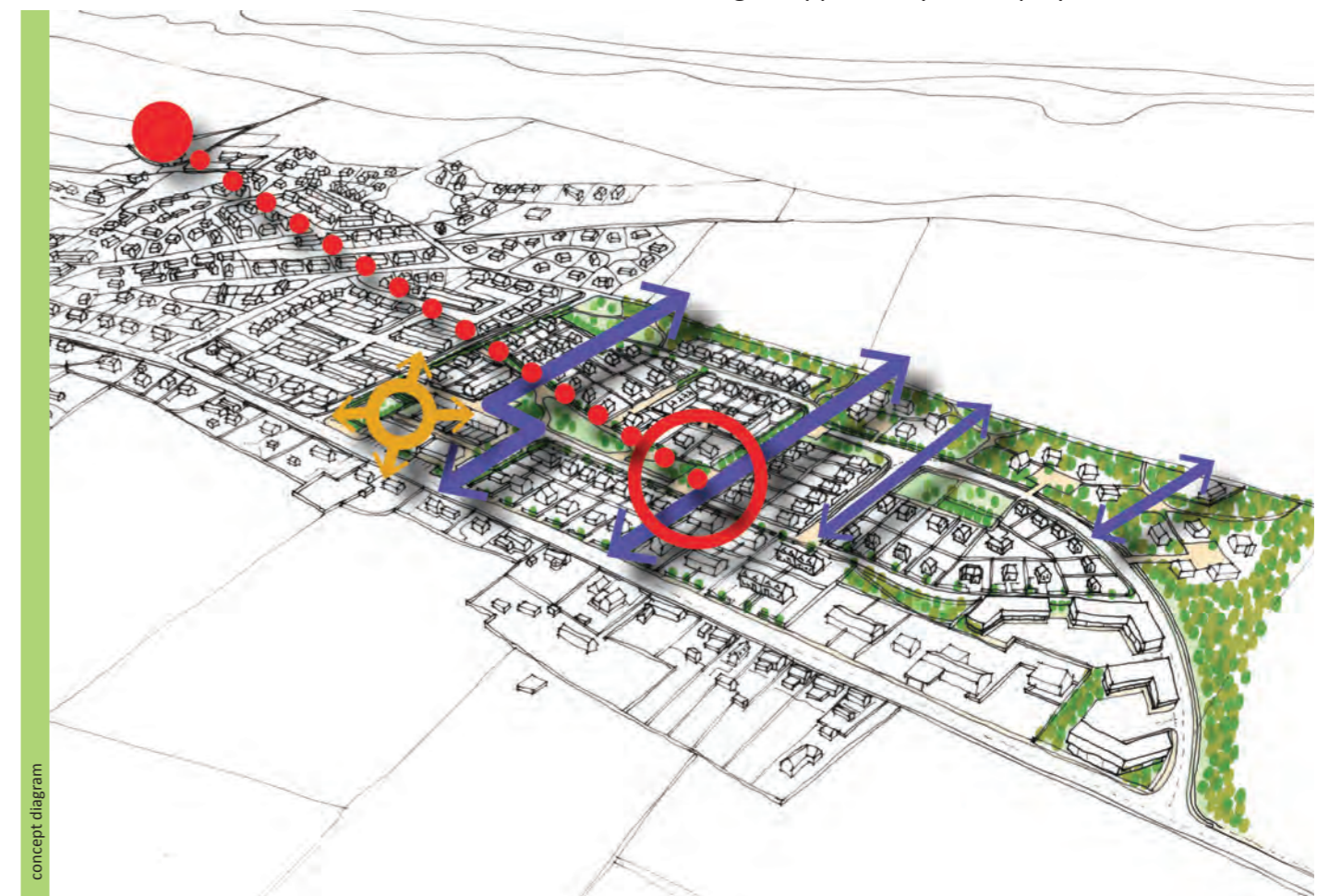
The concept model for the development provides a focus to the community, offering the a new civic heart. A central community green located on the area provides a focus for the new development. This is bordered on all sides by housing or community facilities. Located away from the A92 it is a safe place to gather and play. Feeding into central green are green arteries which are built up from the proposed landscape framework. These landscape corridors provide recreation routes through the development breaking up the housing into smaller scale clusters more in keeping with the scale of the existing village housing areas. They also integrate a sustainable drainage system for the site through swales and dry ponds.

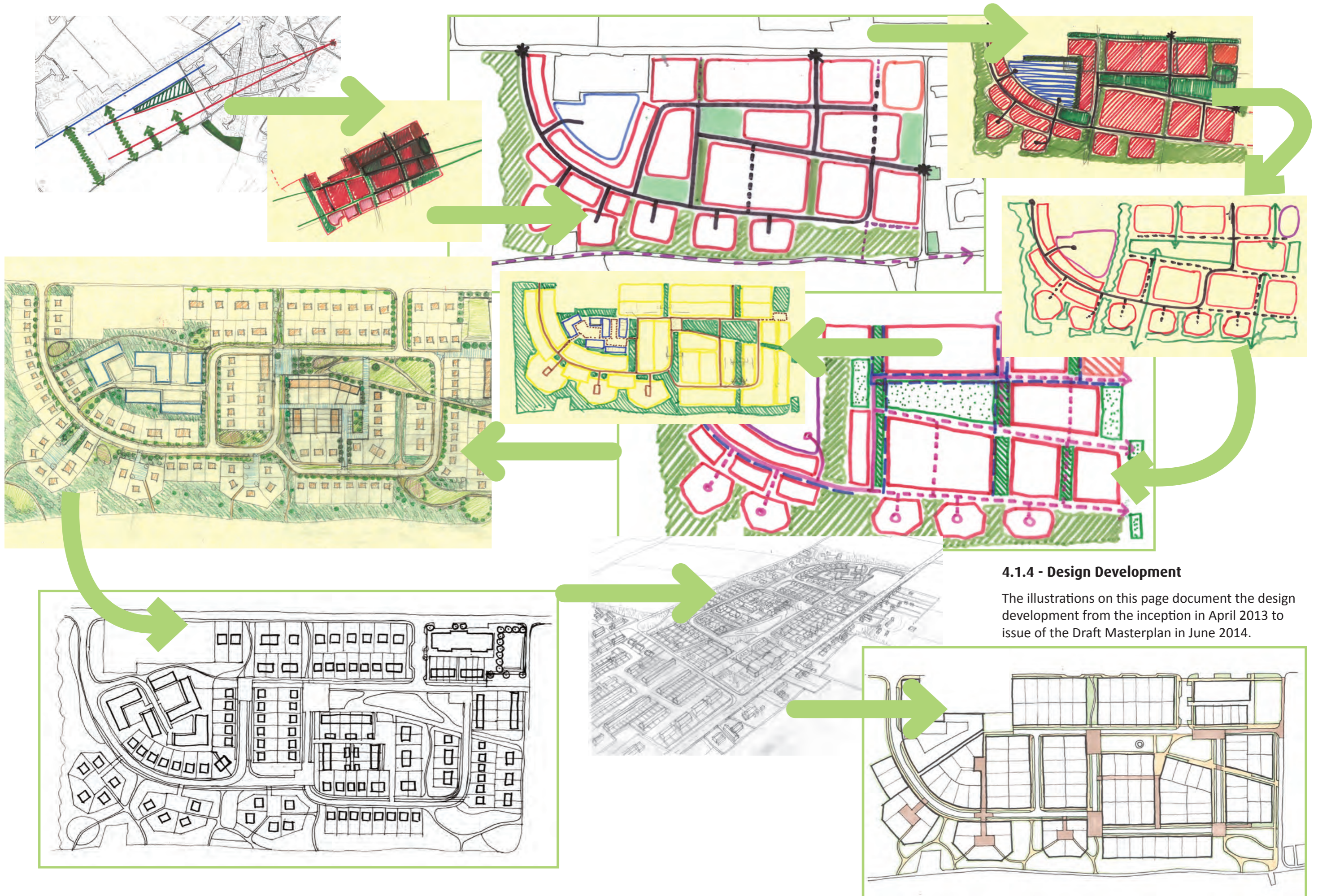
The diagram below highlights the three key principles of the concept:

1. connectivity
2. landscape structure
3. new focus

The vision for the proposals is to:

- Create a place of unique character informed by the local built and landscape context through visual and physical links/connections;
- Provide a new focus to St Cyrus, creating a village civic space;
- Provide links/connectivity between the village and the new development;
- Encourage greater use of the outdoors as a recreation resource;
- Embellish the existing natural woodland with new landscape planting spreading into the site;
- Extend the value of the adjacent landscape into the development to reinforce the connections and help to structure the framework;
- Take on board the current drainage issues through improved network facilities;
- Create a sustainable community focusing on the qualities of the existing village;
- Ensure that links to bus services are provided throughout the development;
- Provide a variety of housing styles, sizes and tenure within distinct character areas;
- give opportunity for employment and work/live.





4.1.4 - Design Development

The illustrations on this page document the design development from the inception in April 2013 to issue of the Draft Masterplan in June 2014.

4.2 - Development Framework

The Scottish Government policy statement Creating Places published in 2013 sets out principles for good design and the essence of creating a unique place in all new developments. Designing Streets (2010) which focuses on the street and how new developments should approach street design, in turn creating a unique sense of place. The proposed development should respond to its village context and in so doing become integrated with a clear character and sense of place.

The Masterplan provides a framework for development to take place. It is a story of the analysis carried out, the desire to create a development which ties into the village and promotes sustainable living through environment, social and economic concerns.

There are ten key objectives which this Masterplan seeks to deliver for St Cyrus:

- A sensitive development;
- Offer connections through the development in which wildlife and flora are encouraged into the heart of the development;
- Design a community which responds to current guidelines and design concepts;
- Produce a development which is deliverable and adaptable in variable economic conditions;
- Provide high quality public spaces to benefit not just the new development but the village as a whole;
- Create new frontage of an appropriate scale to existing roads;
- Provide opportunities for work/live through a designated employment opportunity;
- Integrate surface water systems into the landscape and create new amenity through considerate design;
- Offer a variety of house types to encourage a varied community;
- Provide a landscape structure of native trees and woodland to define open space and streetscape.

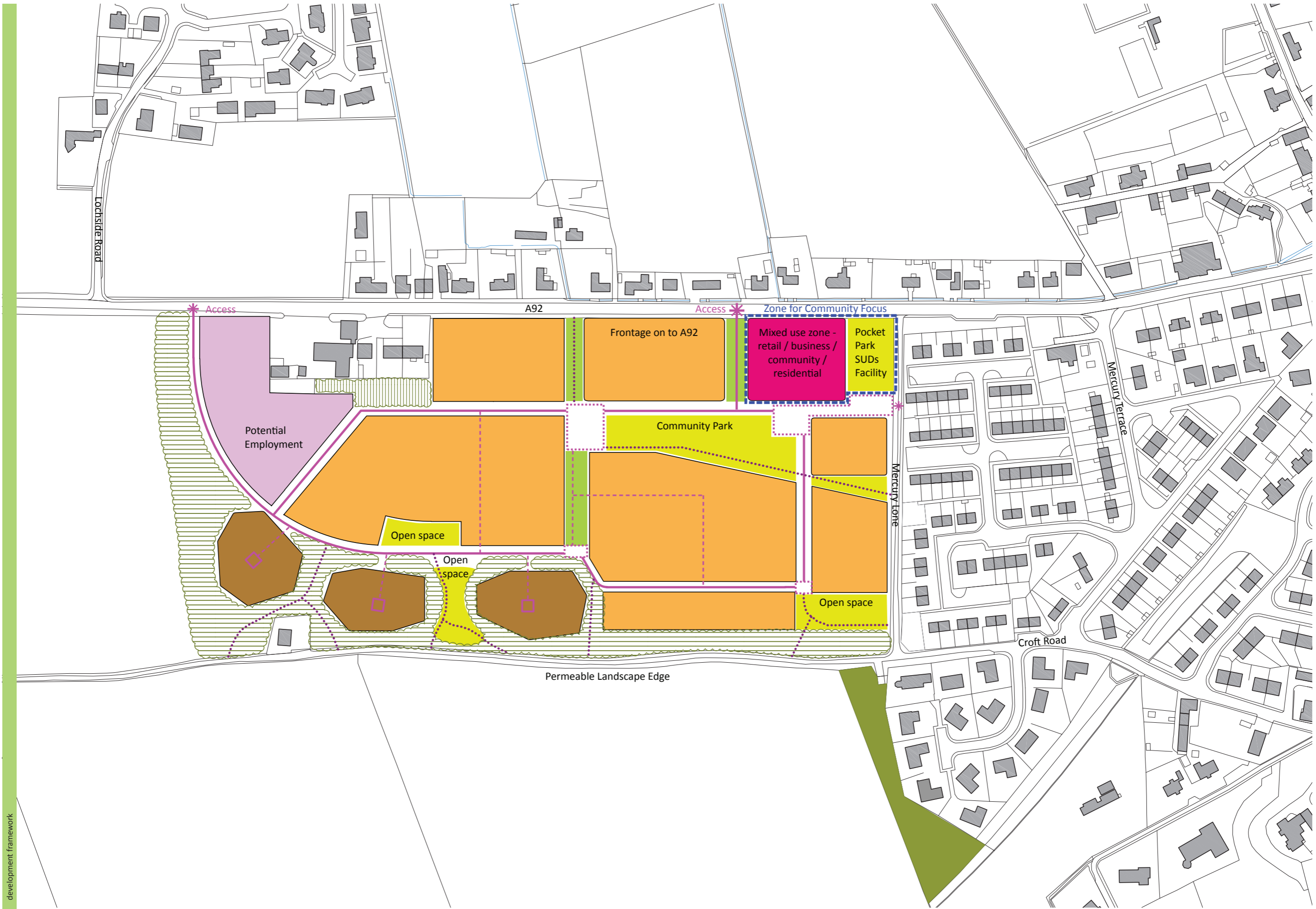
The objectives derived from the analysis ensure that the resultant Masterplan strives to establish a deliverable vision which is unique to the town, respects the character of the local area and identifies infrastructure requirements and mitigation to allow for phased development of the site.

The development framework sets out the following uses and zones:

1. Residential plots - creating streets and small neighbourhood clusters;
2. Mixed use - including retail and possible community facility and opportunities for sheltered housing /care home (which would provide employment as well as a chance for elderly residents to stay on in their community). These will all depend on demand;
3. Courtyard development - these are linked clusters, plots could be sold off for self build interest This does not preclude other sites in the development being sold as self build should there be a demand;
4. Employment area - there is provision for an area of workshop/business. Subject to demand;
5. Structure planting - to the south and west extend the existing planting to the back of the Croftlands development;
6. Green Corridors - landscape networks through the site;
7. Open spaces - a hierarchy of open spaces through the development to meet the council standards;
8. Road access - provided at two points off the A92 and a single point of access off Mercury Lone to the north end;
9. Road hierarchy - a single loop principle access road, smaller secondary access roads and shared surface streets;
10. Pedestrian routes - a network of pedestrian and cycle routes through the development connect to the village and to the wider countryside;
11. Community focus - a multi use space at the west end of the existing village which provides a civic space and focus for the community.

Legend

	Proposed Residential Plots
	Proposed Mixed Use
	Proposed Self-build Plots / courtyard development
	Proposed Employment Area
	Existing Woodland
	Proposed Structure Planting [Permeable]
	Proposed Green Corridor
	Proposed Park/Open Space
	Road Access
	Courtyard Access
	Proposed Main Road
	Proposed Minor Road
	Pedestrian Routes
	Shared surface
	Community Focus



4.3 - Creating a Sense of Place

4.3.1 - Response to Landscape Setting

The village has few areas of open space and is quite a concentrated/dense village. Therefore the requirement for 40% open space through the development may be viewed as being out of context compared to the existing landscape. From a wider perspective there is a character of linear shelter belt forms, buffer planting and large policy estate planting. These themes are extended into the proposals. Adjacent native woodland to the east is also extended into the site to the south boundary.

The main areas of open space within the development do follow the principles of hierarchy in the existing village:

- Large community park - rec ground;
- Small neighbourhood spaces - green on School Wynd;
- And the smaller pocket park spaces - Mercury Place.

4.3.2 - Open Space

Open space is defined in the Aberdeenshire Parks and Open Spaces Strategy as:

'Any space which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect, within and around urban area. It includes greenspace and hard landscaped areas with a civic function, as well as aquatic open spaces'

The open spaces created through the site can be characterised as follows:

- Community Park - 3,700m²
- Neighbourhood Garden Space - 6,200m²
- Structural Landscaping - 17,850m²
- Blue/Greenways - 1,500m²
- Neighbourhood Street - 8,250m²
- Shared Surfaces - 6,000m²
- Civic Space - 2,800m²
- Total - 46,300m² - 4.63Ha

Collectively they exceed the 40% of the site.



views, aspect and topography influence the proposals



Looking Southwest towards St. Cyrus from B9120

Community Park

A formal open space and play area. Equipped with provision for children and teenagers. Some informal areas for passive recreation.



Neighbourhood Garden Space

Informal amenity, green corridors, nature areas and small pocket spaces providing places for small scale play and most suitably natural/informal play area for young children.



Blue/Greenways

Corridors through developments which have several functions; blue - transfer of surface water to out falls or ponds, an integrated surface water strategy; green - a landscape route with informal paths and native planting. These corridors provide an essential element of the biodiversity offering wildlife routes to the centre of the development.



Shared Surfaces

The dutch term of 'woonerf' literally living street. A street which is truly for all users which does not priorities one user over the other. Encourage play on the street.



Production Gardens

Community food growing areas such as allotments or orchards. This will be included throughout the development but mostly concentrated to the east corner.



Structural Landscaping

Providing woodland access for all ages, and abilities. Especially to enhance biodiversity.



Neighbourhood Street

Spaces which enhance visual and biodiversity interest and value to the street. Designed for pedestrian use with minimum on street parking. Street trees should be included to enhance visual value.



Civic Space

A predominantly hard surfaced space which has urban/civic qualities. Offering seating and trees for shelter and screening. Often associated with a civic function - shopping, town hall, village hall, church, GP/health centre.



4.3.3 - Response to Built Context

Context Views

The St Cyrus Parish Church spire is the most prominent landmark in the village and can be clearly picked out across the proposed development site. This and the panoramic views of the North Sea to the south will influence the orientation of built form, providing a sense of place to the development and ensuring the site's integration in to the village context.

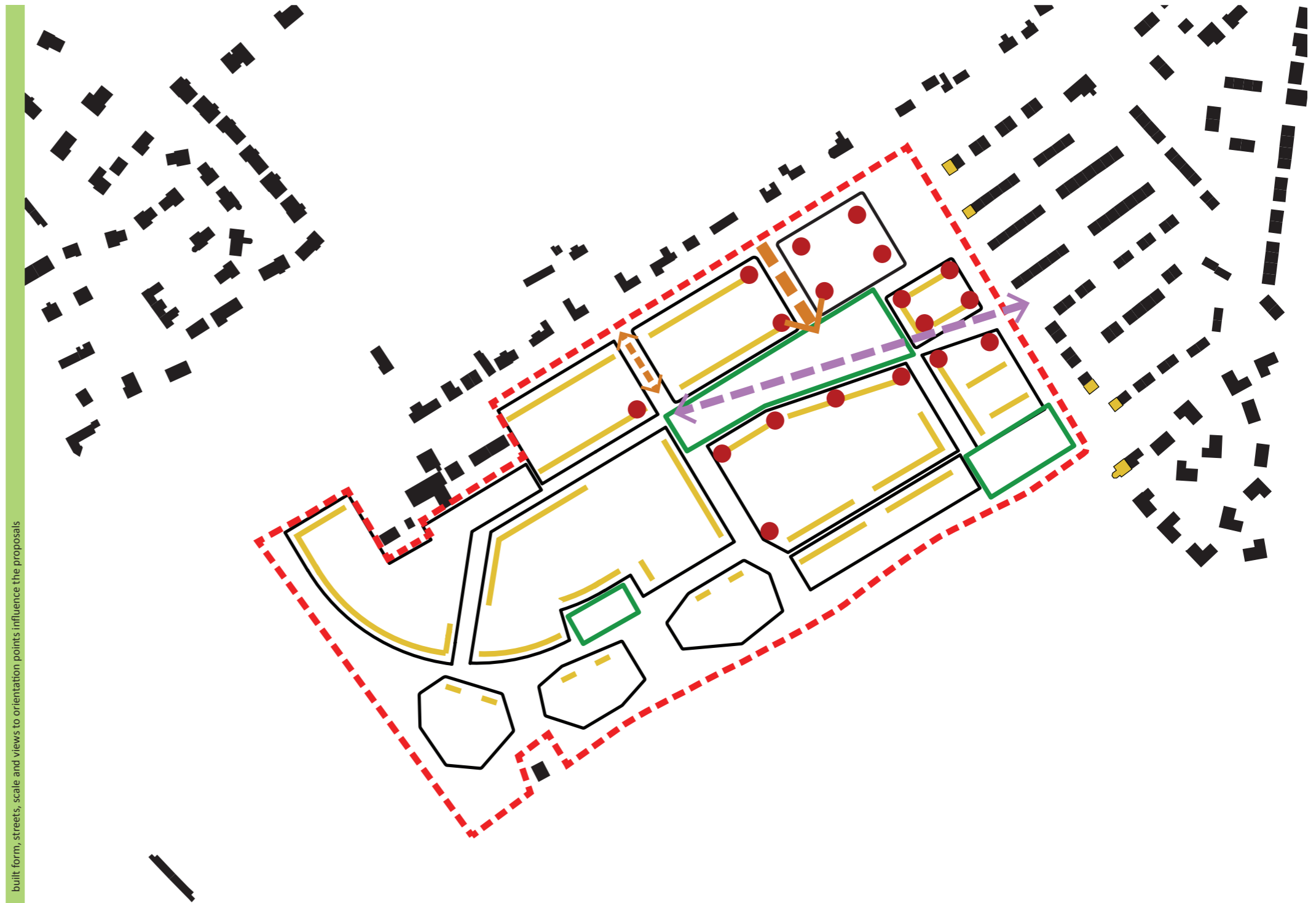
Active Frontage

Proposed built form frontage, both internally and along the site perimeter, will engage with the existing village. Built form along the northern boundary will have direct access to the A92, mirroring the existing properties lying opposite side of the road. This would define the extent of the village and serve to reduce slow vehicle speeds.

Internal frontages will provide activity to landscape areas and define visual axis.

The diagram adjacent illustrates how key axis and points of orientation will be highlighted in the architectural language. Higher buildings will be located at corners as visual reference points, with higher density at open spaces. Buildings front onto open spaces. Gable ends are to be animated with windows to encourage passive surveillance.

Each open space has surrounding buildings which occupy and overlook that space.



built form, streets, scale and views to orientation points influence the proposals

- Key focal buildings - height/mass
- Activated building frontage - engaging with views, openspace and routes
- Key views
- Key axis
- Key open space/squares



Housing fronting onto central green

4.4 - Masterplan

The Masterplan will provide a strategy for the detailed development of the site and outline the context for future development.

The Masterplan identifies a clear vision for the site which will be compatible with Scottish Planning Policy, the approved Strategic Development Plan and the Local Development Plan (ALDP).

The vision for the site is to create a successful, sustainable, integrated and balanced community where people can live, work and socialise; creating development that will accommodate the organic growth of the village and provide a mixed-use context which will complement and enhance the existing community through effective integration.

The development will be accessible by foot, cycle, and public transport and will integrate successfully with its surrounding natural environment.

Character and Placemaking

St Cyrus – a sense of place

The proposed framework seeks to deliver a sustainable development following established best practice master planning design principles. It addresses landscape, transport and open space requirements through implementation of rigorous design exercises, planning, and professional collaboration, as outlined in *Creating Places*, a policy statement on architecture and place for Scotland. Through sensitive positioning and design, the proposed development responds to the context in terms of built and land form.

Throughout the site there will be a mix of tenures, housing densities and house types across the site but the housing layouts, road hierarchy and different groups of houses will be coordinated to ensure an overall unified development.

The layout of the housing will be focused around open space and courtyards, creating small village clusters with interconnecting shared surface streets. Most of these streets will be designed as shared spaces, people friendly streets and encouraging the use of the street as an outdoor space for interaction. All streets will be connected to allow multiple route options. Good design and layout will



sketch view of indicative Masterplan - looking towards the village from the west

ensure that public spaces will be determined by the layout of new buildings and not by roads. Building layout and orientation will ensure public space is well defined from private and that a sense of place and welcome is created.

We have used the results of the site appraisal to produce a Masterplan unique to the village. We have considered climate, connectivity, land-use, infrastructure, street layout, servicing, existing features, open spaces, landscape structure, security, adaptability, design code and materials. Many of these are covered in the following pages and have

been illustrated in the appraisal section of the report.

We have also undertaken a community engagement process which has provided valuable influence on the final Masterplan proposals.



- | | | |
|---|---|---|
| 1. Central community park | 7. Mixed use (retail/health/resi/community) | 13. Neighbourhood park link to village |
| 2. Village park/SUDs facility | 8. Secondary entrance off Mercury Lane | 14. Planted buffer to existing housing |
| 3. Entrance off A92 | 9. Development plot | 15. Dowry brides of St.Cyrus sculpture |
| 4. Key masterplan axis (viewing corridor) | 10. Secondary entrance off A92 | 16. Neighbourhood park |
| 5. Landscape greenways | 11. Structure landscape woodland/buffer | 17. Building frontage (design guidance) |
| 6. Business/workshop units | 12. Shared surface | 18. Plot access (design guidance) |

4.5 - Landscape Framework

4.5.1 - Landscape Principles

- A landscape strategy provides a structure to the development;
- Native planting throughout the site improves biodiversity;
- Surface water runoff from roads, roofs and garden areas is proposed to be directed into a network of shallow ditches (swales);
- Indicative swales integrate into the landscape structure;
- Landscape greenways increase permeability through the development;
- Greenways become linear parkways;
- A permeable planted edge mixed into the proposed self build /courtyard clusters maintain views towards the coast while establishing an edge to the development facing onto open fields;
- Open space throughout the development are designed as an integrated element of the Masterplan;
- The open spaces have a purpose and function, they are centrally located and overlooked by adjacent houses;
- Throughout the development a hierarchy of open space offers opportunities for varied activities, passive and active;
- Existing open spaces adjoining the properties off Davidson Place will be part of the site landscape strategy connecting the new proposals with the existing buildings and village.

The overall **vision** of the Landscape Strategy is to:

“provide high quality multi-functional open space that is easily accessible, safe, welcoming, rich in biodiversity and sustainably managed for the future; which encourages a sense of belonging, and enhances the quality of life of those people who live, work in and visit St Cyrus”.

Strategic Aims

- To ensure that networks of green and open spaces are well located, designed, and managed, as well as being adaptable, appropriate and sustainable;
- To improve policies and procedures in relation to the management and delivery of open space;
- To encourage healthy lifestyles and wellbeing;
- To promote community identity and cohesion;
- To improve the landscaping and visual appearance of communities;
- To conserve, manage and enhance opportunities for biodiversity/wildlife;
- To promote integration between the location and management of Sustainable Urban Drainage Systems (SUDS) and the open space resource;
- To develop the resources and structures required to implement the Landscape Strategy.

Maintenance

It is expected that the streets will be adopted by the local authority which should include the swales and verge landscape. Therefore these areas will be maintained by the council. This is an option, it may be considered preferable to keep these areas in private ownership and ensure that maintenance is managed through a factoring arrangement.

- The open spaces will be maintained through a factoring arrangement;
- The local authority has no duty to take over the maintenance of greenspace in new development.

Landscape and Habitat Management Plan

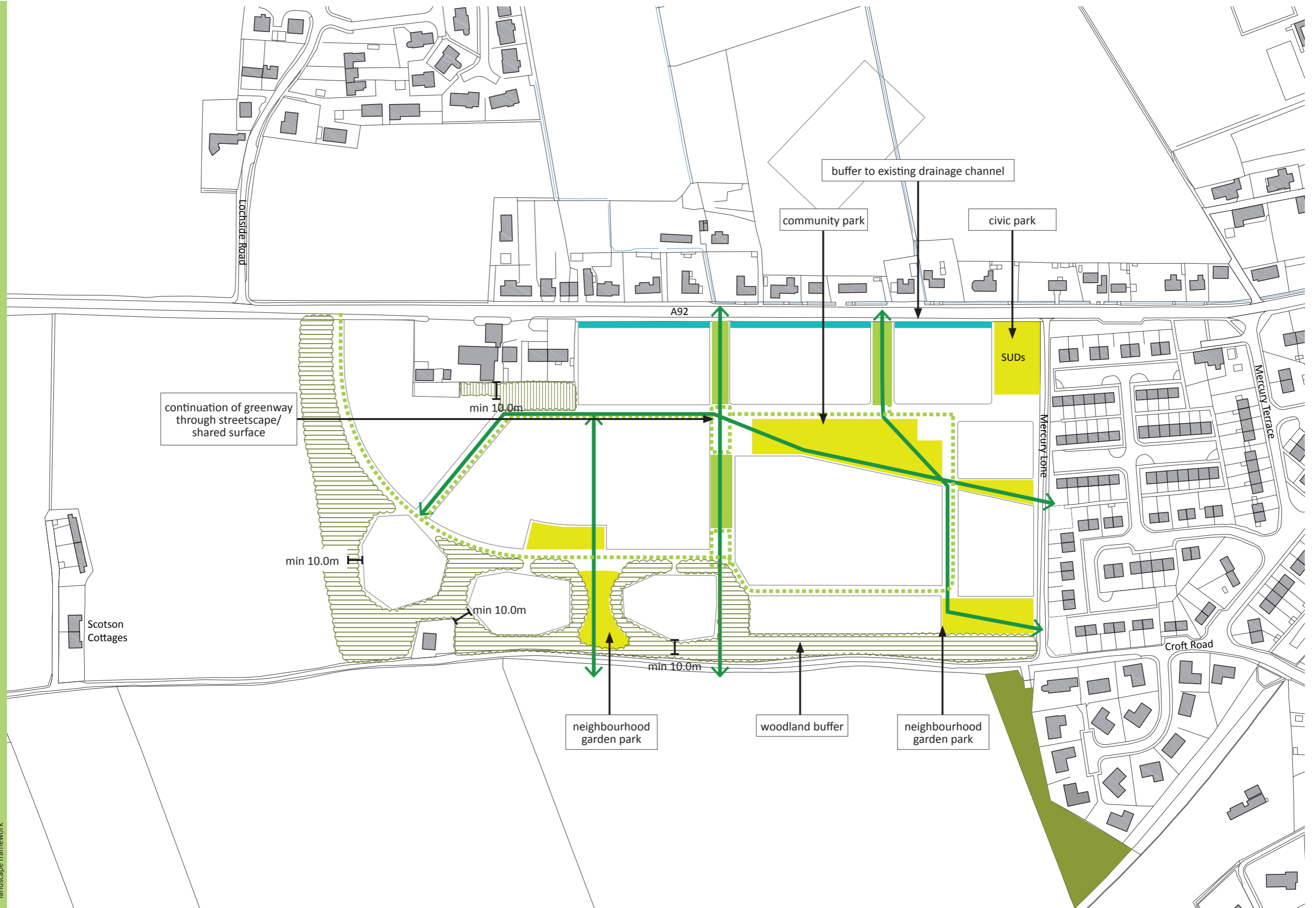
It is recommended that a landscape and habitat management plan is produced for the site to ensure the long term establishment of the landscape principles, SUDS and open space and ensure that the biodiversity aspirations for the site are fulfilled.

The landscape structure should, where possible, be implemented at the same time to establish an even structure.



Legend

- Existing Woodland
- Proposed Planting [Permeable]
- Proposed Green Corridor
- Proposed Park/Open Space
- Tree Lined Avenues
- Landscape Key Routes
- Buffer to existing drainage channel



4.5.2 - SUDS Park

There is a requirement for a dry pond as part of the sustainable urban drainage strategy for the site. The best location in terms of levels and proximity to the existing infrastructure is the north east corner at the junction with Mercury Lane and the A92. The open space strategy for the site incorporates this dry pond into the series of interlinked open spaces. This corner will form a community park, potentially with retail/cafe frontage on the south/west side of the space. In the 200 year flood event the space will be underwater, most of the time it will be dry and function as a park.

The beach geology and working history of the area can be reflected in the playful design integrating natural play and formal seating.

The indicative SUDS proposals will be sized to provide attenuation for a 1 in 200 year return period storm with the discharge restricted to equivalent greenfield runoff rates.

The runoff from the proposed impermeable areas for the entire site was determined based on an assumed maximum impermeable developed area of approximately 40%, which equates to an area of approximately 4.4ha.

The Wallingford Procedure was used to determine the rainfall depths for a 1 in 200 year return period storm for a range of durations in order to identify the maximum storage required.

The storage required to retain a 1 in 200 year flow was calculated to be approximately 1600m³. In order to make an allowance for climate change, a 20% increase in storage is recommended. This equates to 1950m³.

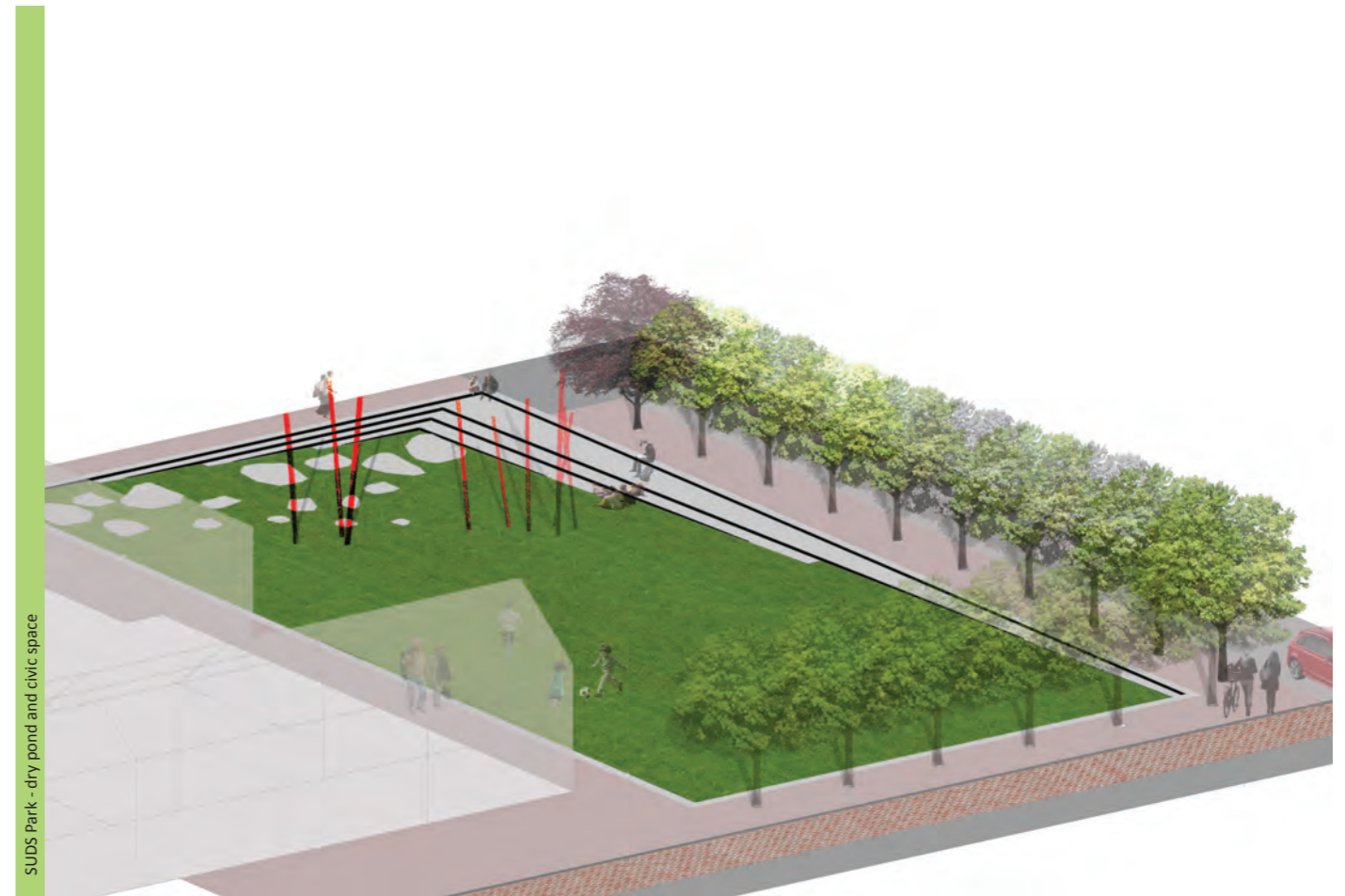
It is likely that the development will be constructed over a number of separate phases, therefore the total volume can be split across a number of storage areas to suit the location and scale of individual development as required.

4.5.3 - Blue/Green Corridors

The 3D sections on the next page illustrate a series of studies for proposed blue/green corridors through the site. There are essentially three scenarios:

- 10m section - a simple greenway which incorporates hedges, informal paths and a central swale. This is a scenario between house plots;
- 15m section - some of the linear runs may widen out to provide seating pockets or larger areas of planting, with trees and shrub planting. The location of these areas will be developed in more detailed stages of the development;
- 20m section - these incorporate the streets. The street runs through with a verge swale and increased buffer to adjacent housing to establish a substantial green corridor through the site.

These together would create a cohesive and integrated landscape and drainage structure to the site running north to south through the site.



SUDS Park - dry pond and civic space



Fishing poles design inspiration



beach boulders design inspiration

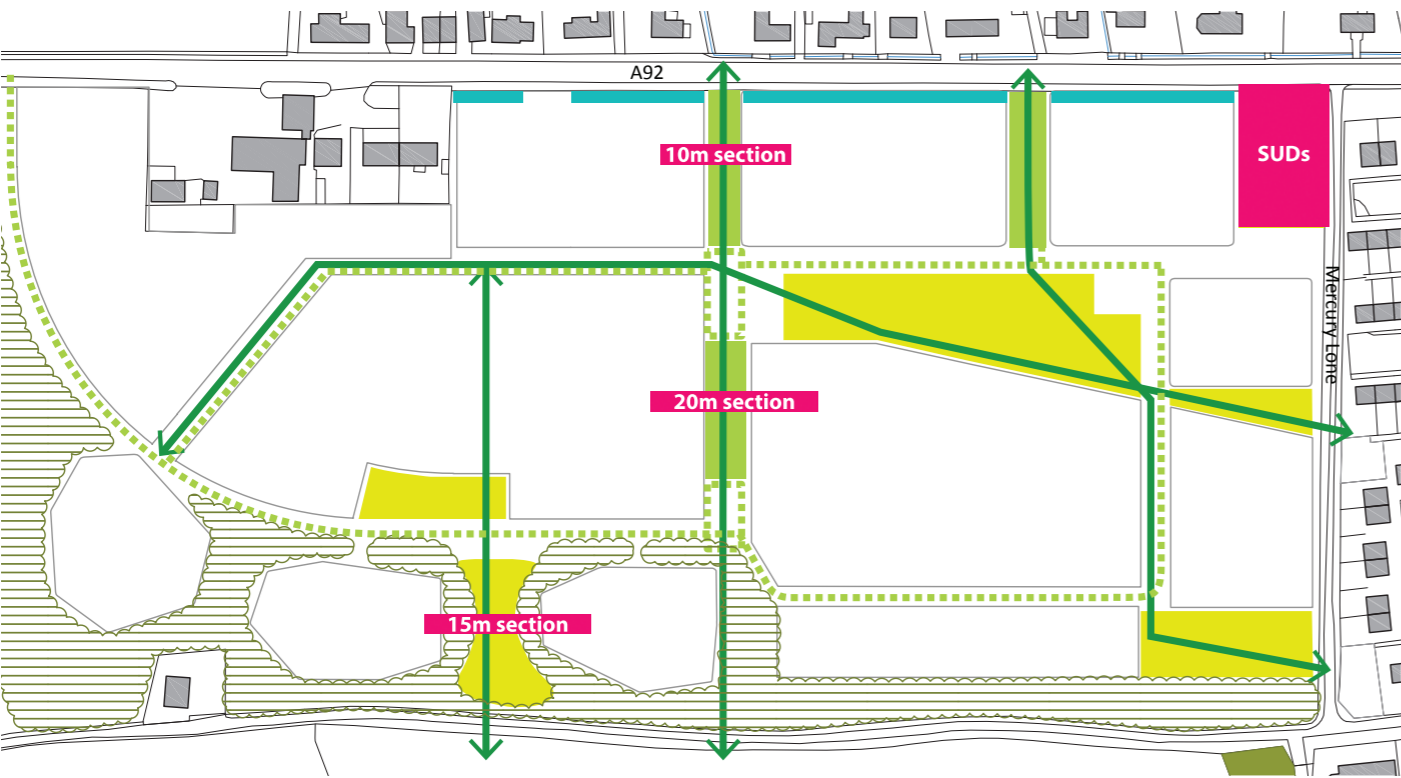
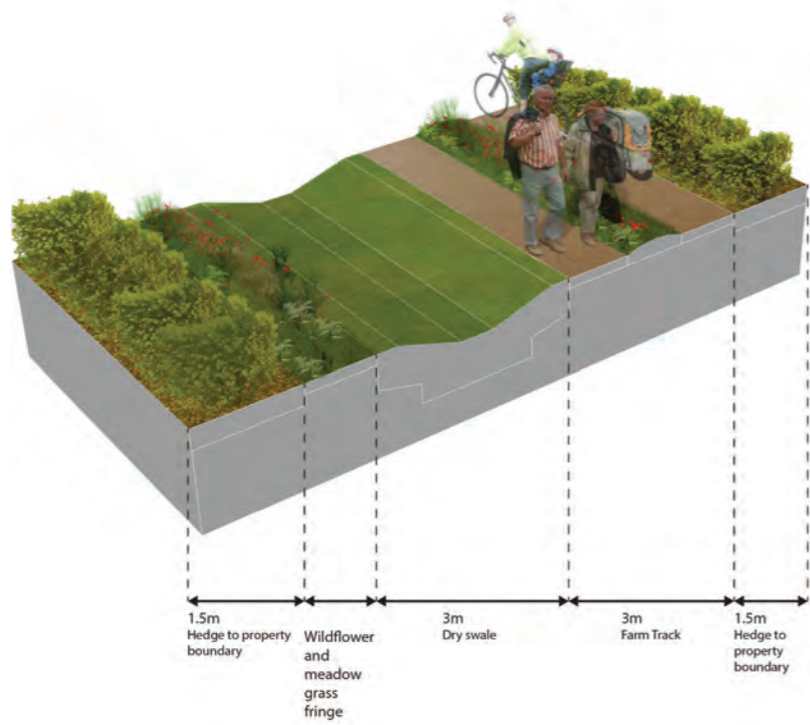


landscape topography to create playful spaces



natural play with use of timber posts and ropes

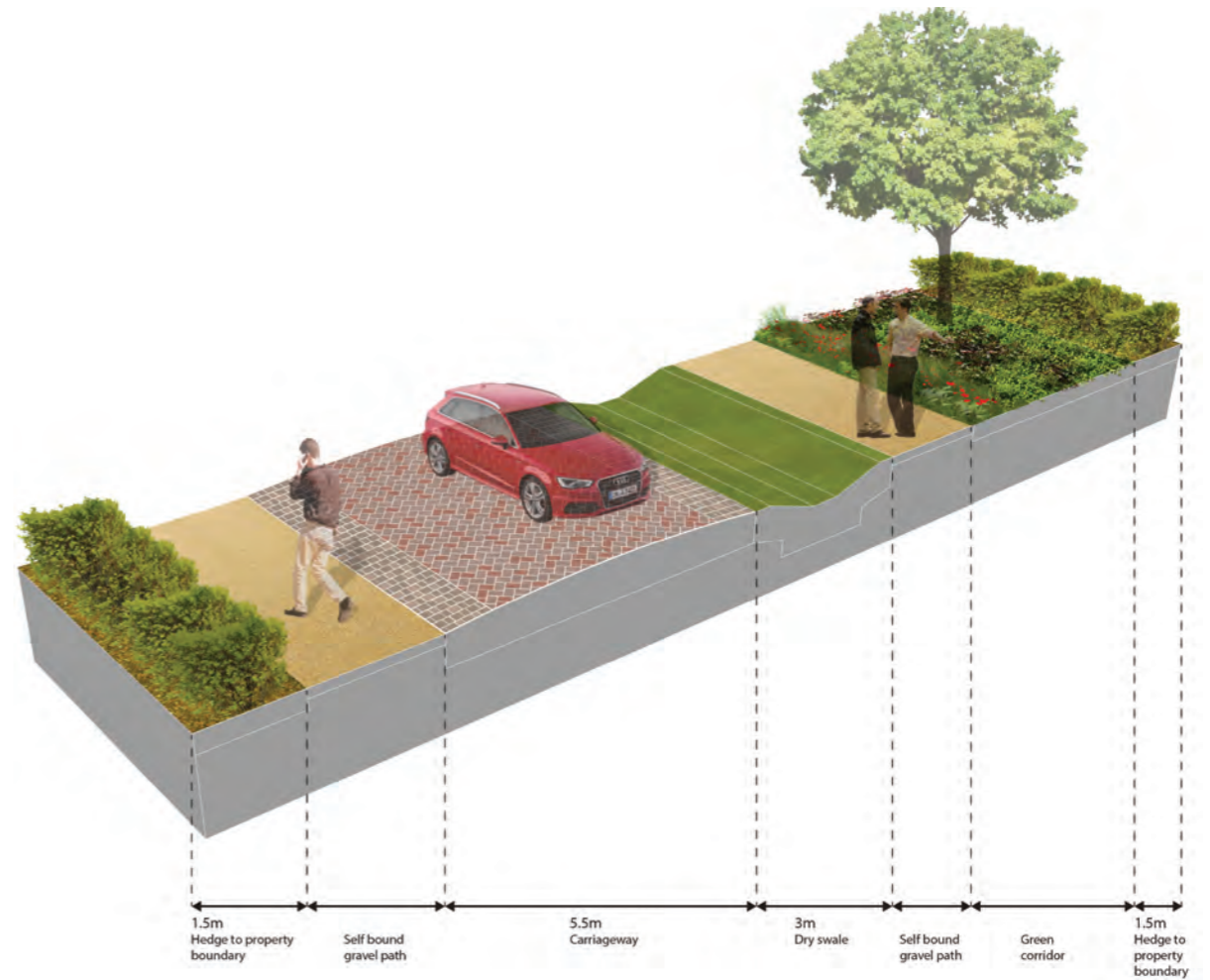
Indicative Section study: 10m wide Greenway



Indicative Section study: 15m wide pocket park in Greenway



Indicative Section study: 20m wide road corridor



4.6 - Drainage Strategy

- Inclusion of an integrated network of swales would reinforce the streetscape and landscape structure;
- The proposed greenways include swales which become linear parks in dry periods;
- SUDS dry pond to the north east corner becomes a community park;
- New connections into the existing network;
- Improved crossing under the A92 which will resolve significant drainage issues at this point;
- Open swales throughout the project will reduce the requirement for the pond to the north east;
- The proposal for housing fronting onto Mercury Lone will require new drainage solutions;
- Permeable paving within shared surfaces and for private driveways are proposed.

It is assumed that surface water runoff from the site will discharge to the existing culvert below the A92. Precise details of the culvert are currently unknown; however it is assumed that this pipe has a relatively small diameter, with a high invert level. To allow a gravity drainage system to be implemented across the site, surface SUDS facilities should be utilised to reduce the depth of the surface water drainage network.

The gently sloped nature of the site permits the potential for a range of SUDS facilities. It is proposed to implement source control measures across the site, which will minimise the need for large downstream storage devices and provide one level of treatment. For residential development a second level of treatment should be provided by attenuation facilities, reducing peak flows prior to discharge to Scottish Water Sewers.

The driveways of individual properties should be constructed of porous paving to provide a level of treatment. The roof runoff from individual properties should be collected and conveyed in a conventional downpipe system and discharged into the driveway porous paving structure. Where this is not possible, roof runoff should be conveyed either through filter drains or swales to a suitable discharge point.

It is proposed that the second level of treatment should be provided through a combination of swales, filter drains and detention areas.

Runoff from the access roads is proposed to be collected in a network of swales and filter drains, and conveyed to attenuation facilities.

It may also be possible to integrate bioretention areas into the landscaping where the ground conditions allow, and provide systems for rainwater harvesting.

Pollution Prevention

There is a requirement for pollution prevention and environmental management during the construction phase to be addressed by the applicant of any future planning applications. Details of the specific issues that SEPA expect to be addressed are available on the SEPA website under the Pollution Prevention and Environmental Management section.

Site Waste Management Plan

As part of any planning submission the applicant should produce a site waste management plan which details how waste will be managed, minimised and reused at the construction stage, demonstrating that waste on the site is managed in a sustainable manner. Refer to page 61 for an outline high level strategy. Wherever possible the waste hierarchy of reduce, reuse and recycle should be encouraged. All waste streams associated with the works should be identified along with the appropriate means of disposal.

Conclusions

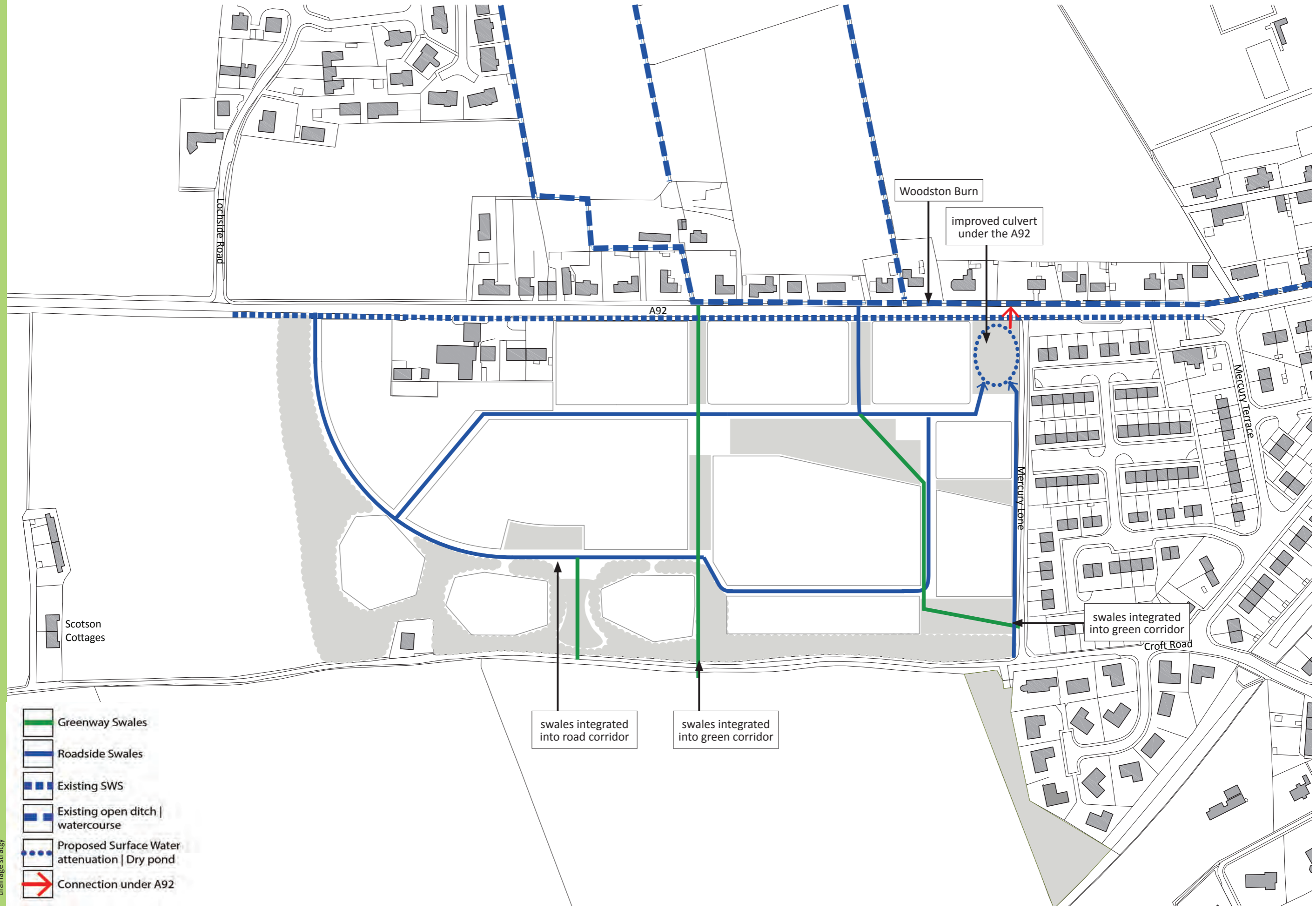
Analysis of the St Cyrus site has been carried out to assess the potential risk of flooding. It is concluded that the site is at low or no risk of flooding from fluvial, pluvial, and coastal flooding and that the site is likely to be at low risk from groundwater and infrastructure flooding but that further investigation would be required to confirm this.

Although the site is not considered to be at risk of flooding, records indicate that significant overland flows have been observed flowing from the site on the surrounding land. The implementation of SUDS and careful level design within the development site will reduce the risk of flooding downstream.

A Preliminary Drainage Impact study and Indicative SUDS proposals have been developed to comply with SEPA, Aberdeenshire Council and Scottish Water policies and guidelines. Roof runoff will undergo one level of treatment and road runoff will undergo two levels of treatment to comply with SEPA guidance. The maximum estimated attenuation storage required to restrict flows from the development to equivalent Greenfield runoff rates is 1950m³. The SUDS proposals should be incorporated into the Masterplan layout, with the location and size of each SUDS facility developed at the detailed design stage.

A full Drainage Impact Assessment is required by Scottish Water.





- Greenway Swales
- Roadside Swales
- Existing SWS
- Existing open ditch | watercourse
- Proposed Surface Water attenuation | Dry pond
- Connection under A92

swales integrated into road corridor

swales integrated into green corridor

swales integrated into green corridor

Woodston Burn

improved culvert under the A92

Scotson Cottages

4.7 - Transport Strategy

4.7.1 - The Site

- Network of footpaths and cycleways through the site and linking into existing networks within the village;
- Direct connections to the village 'Main Road' and open countryside;
- Hierarchy of roads through the site;
- Connections onto the existing road network are proposed onto the A92 with options along Mercury Lone and Croft Road;
- Safe Routes to School – routes link to the east along Croft Road to the primary school and proposals to ensure safe access to the high school bus are included;
- Active frontage to the streets and open space;
- Proposals to Mercury Lone will require design solutions to reduce speed and provide passing places;
- Proposed retail offer to the north corner would provide adequate car parking and lay-bys;
- Visual connections to the village landmarks provide orientation points.

Walking

Based on 2001 Scottish census 'Journey to Work' data the proposed development is likely to generate the following trips on foot during the AM and PM peak.

	Model Split	PM Peak	AM Peak
Residential	3.6%	14	4
Employment	17.7%	14	13
Retail	-	15	146

Table 1. Pedestrian travel Characteristics, Extract from Transport Assessment, dated 26/09/13

It is expected that the main pedestrian desire lines will be to the east of the development site, given the location of the village centre, public transport facilities and educational facilities.

As part of the development, three connections to the A92, three connections to Mercury Lone and five connections to Croft Road are proposed to link the site with the external network.

As part of the proposals a 30mph speed limit along the extent of Croft Road bordering the development is sought.

The proposals will include a footway along the site frontage on Mercury Lone, with dropped kerbs to support frontage access, consideration will be given to stopping up vehicular access to Mercury Lone from the A92 as part of the proposed development phasing.

Pedestrian provision will be given priority within the development site layout with the creation of shared surfaced streets and links to strengthen connectivity with the surrounding infrastructure. It is also expected that additional footpath connections will be provided to Mercury Lone and Croft Road, which are currently field access points, with the aim of providing recreational opportunities and improving health / fitness for future residents. These will also improve access to the east of the village and link into the existing Core Path network.

As part of the proposals, measures to link the site with the footway network in the vicinity of the A92 will be promoted. Furthermore, the mixed use nature of the development will generate linked walking trips between land uses which will be supported by internal shared surfaces and footpath provision. It is expected that the development with the suggested external footway connections and improvements will promote journeys on foot, support a safe connection to the local primary school from the site and accommodate the expected uplift in pedestrian activity.

Cycling

The proposed development is also expected to increase the number of cycling trips using the local on / off road cycle routes in the area with up to 5 (two-way) trips expected during the PM peak period. These additional trips are estimated to be related with the retail element of the site.

Additional cycle trips may be generated to educational facilities from the residential element of the site.

As part of the internal development layout, cycle provision will also be a key requirement and opportunities to link the site with the national on / off road cycle network will be considered. Through the Residential Travel Pack, cycling measures will be considered to encourage children to school, such as a bike club and cycling proficiency. Paths connect to the National Cycle Route 1 to the south of the site, integrating with the village and wider countryside.

Cycle provision for the employment and retail elements of the proposals will be provided in the form of Sheffield Cycle Stands adjacent to the entrance to the building, and be provided at a minimum of 4% of the total parking.

Public Transport









It is expected that there will be a demand for travelling by public transport from the development site, in particular, bus related journeys during the peak commuting periods, with approximately 25 and 27 (two-way) trips during the AM and PM peaks, respectively, based on the aforementioned census data. Rail will also be a travel demand with 2 two-way trips expected during both respective peak periods.

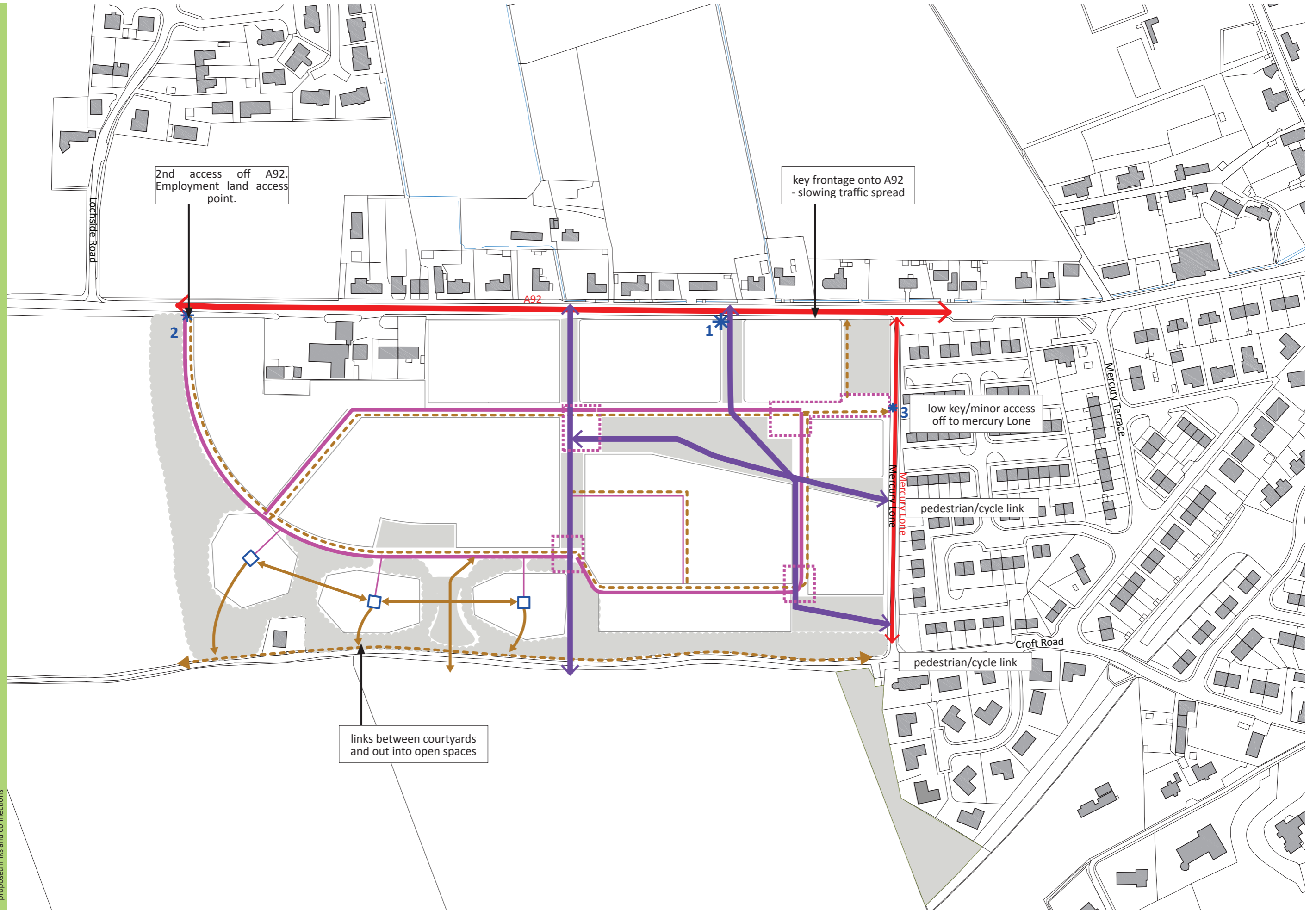
The additional patronage generated by the development proposals would be attractive to local bus operators and possibility of increasing or extending these services may be an option. Further investigation should be undertaken with local bus operators and Aberdeenshire Council at a future stage to discuss the feasibility of such proposals.

Although Montrose Rail Station is located outwith the desirable walking distance, as defined within PAN 75, the station provides a range of facilities which would make this mode of travel an attractive multi-modal opportunity for commuters residing at the development site. The facilities include a 50 space car park, vehicle drop off point, bus connections which provide a direct link from the development site, a taxi rank and cycle storage / parking facilities.

It is considered that the uplift in rail trips generated from the development could easily be accommodated given the local rail facilities available.

Legend

-  Existing roads
-  Key routes (Pedestrian, cycle, vehicle)
-  Proposed roads
-  Shared surfaces
-  Road Access
-  Courtyard Access
-  Pedestrian/Cycle Route
-  Pedestrian/Cycle Route [Landscape Priority]



4.7.2 - Streets

In order for the proposed development at St Cyrus to sufficiently integrate within its surroundings and enable residents to move through the site with ease, internal routes are designed for maximum connectivity and permeability. The aim is to create:

- Continuous street frontage;
- Pedestrian and cycle routes;
- Shared Surfaces;
- Active frontage to all streets;
- Safe and convenient access;
- Integrated and sensitive placement of parking;
- Roads designed to control speeds.

The site will be accessed from the A92 at two locations. A single distributor link from the A92 runs throughout the site. From this link road the residential connectors branch to access smaller pockets of housing. These internal roads will be set out as shared surfaces. To the south of the single link road a series of residential courtyards provide semi-private space. These courtyards are connected by cycle and pedestrian routes.

Shared Surface principles

A 'Living Street' - a space for play, pedestrians, cyclists and vehicles.

The design intent is the space between the buildings becomes shared, that pedestrians, cyclists and vehicles are integrated. This is achieved through the geometry of the roads being far removed from a traditional approach. A predominantly rectilinear form and narrowing of through routes dis-orientate the driver and take them out of their comfort zone, consequently reducing their speed.

The streets shall become part of the community; there is an element of shared ownership and incorporation into the neighbourhood. This is an important principle as one of the problems perceived regarding the open space and public realm in housing developments is the lack of ownership of the surrounding landscape to the buildings, and as a consequence the lack of respect to the adjacent properties.

Designing Streets

This document is the first policy statement in Scotland for street design and sits alongside Creating Places, setting out government aspirations for design and the role of the planning system in delivering these. Together, they are the Scottish Government's two key policy statements on design and place making. Both documents are national planning policy and are supported by a range of design-based Planning Advice Notes (PANs).

The key policies to be considered are as follows:

- Street design must consider place before movement;
- Street design guidance, as set out in this document, can be a material consideration in determining planning applications and appeals;
- Street design should meet the six qualities of successful places, as set out in Creating Places;
- Street design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.

4.7.3 - Mercury Lone Options

There have been several options presented to the community for the treatment to Mercury Lone. At the May consultation event we presented three possible access points from the development onto Mercury Lone. It was evident that a number of residents and the Community Council were considering the option of stopping up the Lone.

In the September consultation we proposed to have one access point from the Lone and to close the road off from vehicles at the north end at the junctions with the A92. This has the advantage of better access to the civic park at the north east corner for pedestrians and cyclists.

The new housing present gables to the Lone, rather than turning their backs to the village. New street lighting and drainage improvements will be required, with a strong landscape edge. This proposal was well received by both the Roads Department and the St Cyrus residents.



Shared surface street



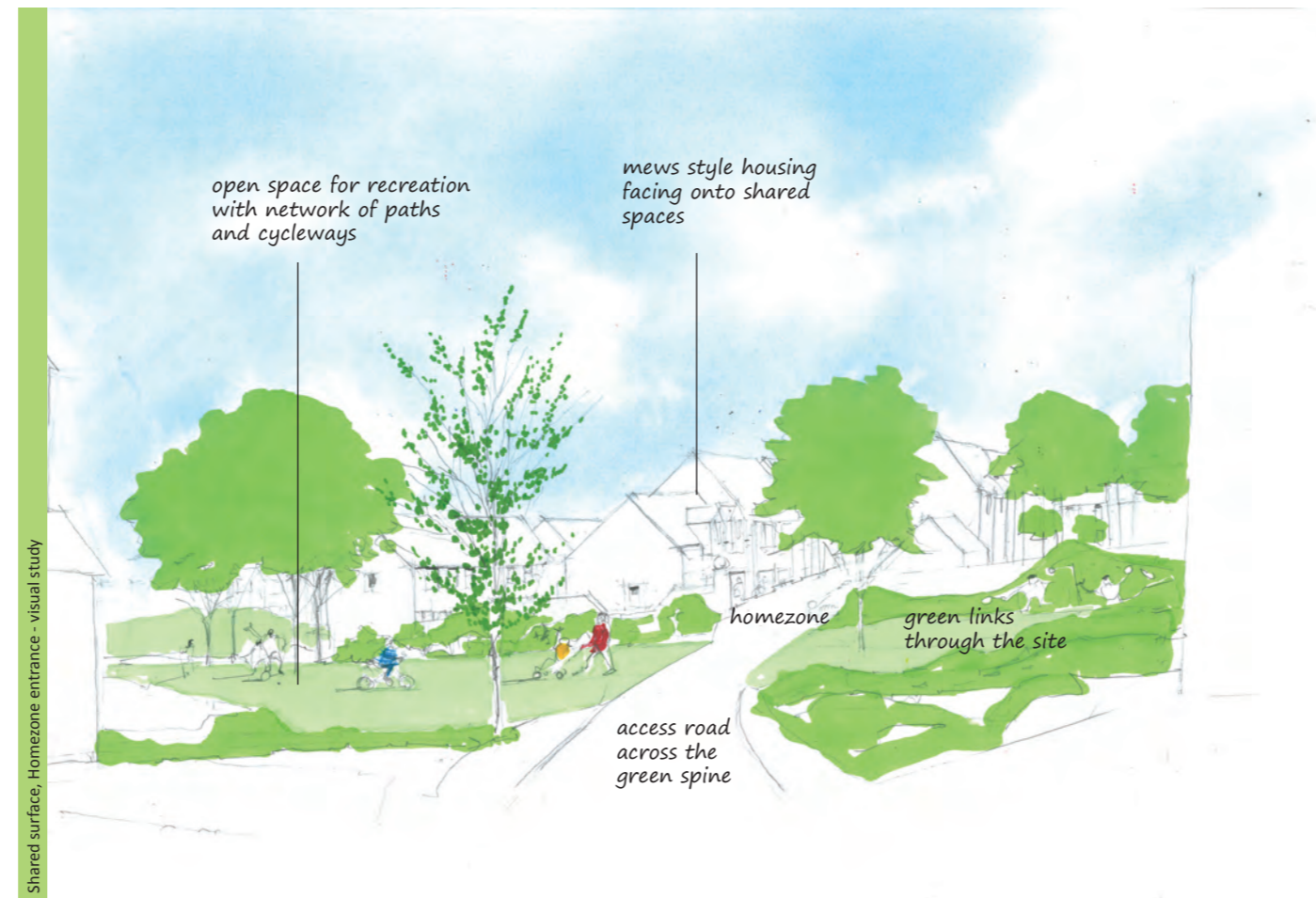
Integrated landscape in streetscape



Alternatives to street materials



Shared surface



Shared surface, Homezone entrance - visual study

4.8 - Housing Character Areas

4.8.1 - A92 Frontage

The A92 is a major trunk road which runs from Dunfermline to Stonehaven, through St Cyrus. It is used by heavy goods vehicles which trundle through the village. Vehicles stopping to access the shop and post office can cause minor interruptions to traffic flow and have the advantage of slowing vehicles through the village.

Our proposals to create an active frontage onto the A92 responds to these concerns in a number of ways:

- Creates a sense of 'village' earlier when approaching from the west - slowing traffic;
- Will offer direct resident access off the A92 to individual dwellings - slowing traffic;
- There will be layby parking along the A92 - slowing traffic, but also managing the issue of short term drop off and collection from shop and post office;
- New drainage proposals along the road to facilitate the new development will improve the

- current drainage provision along the road;
- Bus stops presently provide traffic calming as vehicles slow down and back up behind stopping buses - this is a practice the proposals maintain, but will be subject to review from the local authority.

The main approach is to create frontage to the A92 and in so doing create an active streetscape, providing a sense of 'village' and built form. It is important therefore that the housing provided is of an appropriate scale and style which complements the existing dwellings on the north side of the road.

The civic space to the north end of Mercury Lone is also a key component of this streetscape providing an entrance to the new development from the existing village and offering a new community space focused around new retail opportunity. The housing and retail around will have active frontage.



4.8.2 - Central Green

The main conceptual approach to the layout was set out from the main focal link to the central community space. This view is focused onto the spire of St Cyrus Parish Church.

St Cyrus Dowries

In the mid 1800s a unusual bequest by John Orr, the Laird of Bridgeton is called the St Cyrus Dowries. One day John Orr saw a young couple struggling through snow drifts, and he decided to establish a dowry valued at £1,000 with the interest to be divided into five equal parts. One was to be spent on the needs of old people, but the remaining interest was to go to the youngest, oldest, tallest and shortest brides of the year. The minister could tell from records who were the oldest and youngest, but he had to measure the brides for height under a special gauge. This tradition still exists to this day and is unique to St Cyrus.

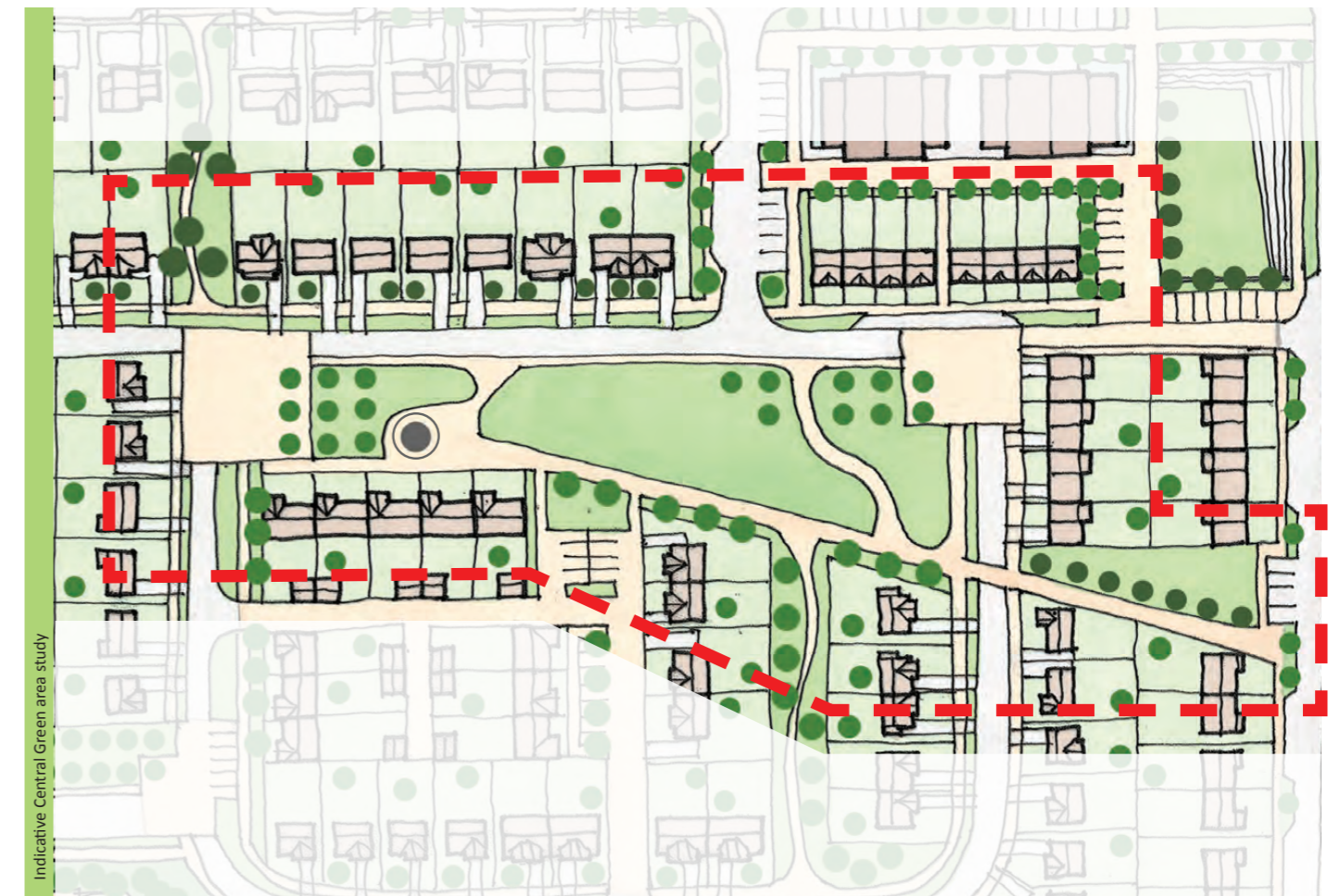
This unique practice is the focus of the proposed central community park. It is fitting that the park which is formed from the view towards the

church where these weddings take place offers an interpretation of the story.

The park comprises formal, open green space and formal square providing a space for passive and active recreation. The housing surrounding the park all have active frontages with gable ends also animated. There are several key views into the park, most of these are pedestrian points of access. The main entrance into the development arrives at the central space with the tree lined avenue and axis leading the eye to the central feature. There are a number of house styles which face into the park which provides an attractive form of enclosure to the space.

The park will include;

- A formal play space;
- Provision for children and teenagers;
- Attractive seating;
- Focal sculpture;
- A square at the west end;
- Green open spaces for active games;
- Smaller more intimate spaces for passive recreation;
- Trees which define views and the routes.



4.8.3 - Shared Surfaces

Shared surface areas are indicated at junctions and corners of the outer link road. This style of street could permit increased density through small, narrow plots.

New houses could front directly onto the street, or have a small front garden. There would be a front door to the street, which might be recessed or have a porch or veranda attached, as well as back door access to the back garden.

A plot could be accessible from the rear, via a mews-type lane, and here there would be the possibility for parking on a permeable surface, carport, garage or outbuilding.

Outbuildings can offer a space for work, a studio, office or workshop, from which the owner can work and live in a modern convenient way.

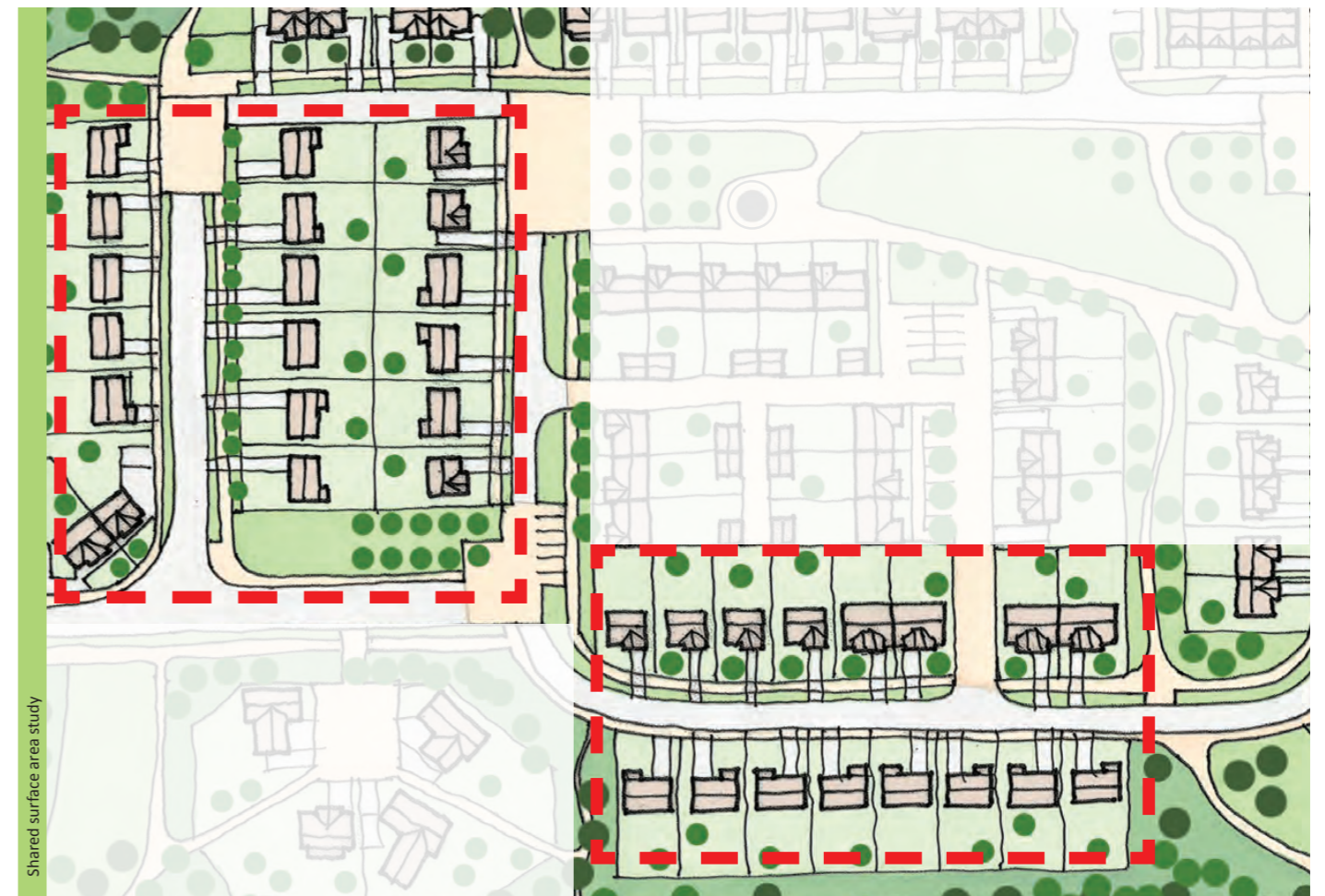
The concentrated focus of the indicative development would be relieved by the adjacency of the community park.

Tight street geometry has the effect of reducing the vehicle speeds and provides safe and accessible

space for the residents to walk through, to cycle upon and to play within. A sense of neighbourhood is envisaged in the heart of this new development. We can find similar existing scenarios in the village, for example at Long Row where the terrace housing fronts directly onto the road and has the gardens to the other side of the road.

It is envisaged there could be considerable variation in this house typology.

At junctions between traditional roads shared surface tables are proposed to raise the road to the same level as the footpaths and offering a pedestrian space to reduce vehicle speeds. Housing around these small squares/junctions provide enclosure and have active frontage onto the spaces.



4.8.4 - Detached Family Homes - medium density

The medium density areas which set out semi-detached or detached family homes on active neighbourhood streets offer homes with gardens with the advantageous location close to the main focus of community activity.

Houses would generally be sited near the edge of their plots to maximise privacy and animation to the street.

They would generally be 1½-2 storeys high, with restrictions on width to preserve scale, plot widths would vary depending on variety of house types.

Grouping of family housing to streets helps to nurture a sense of community and identity. The red outlines on the diagram above illustrate the streets or neighbourhoods which can be created through these proposals. The suggestion of streets and neighbourhoods may begin to express ideas of how to develop the Masterplan.

There will be a variety of house styles within the medium density scale which will be determined

by the method of procurement and development. However in principle it is important to ensure that height, massing and materials are directed by this Masterplan to ensure a comfortable scale to the built form and the streetscape.

20% of these homes will be affordable. Affordable housing will provide a mix of 1 to 4 bed homes. This mix will be determined through discussion with Aberdeenshire Council's Housing team.



4.8.5 - Private Courtyard Clusters - low density

To the south of the site an area has been allocated in the ALDP as P4, a landscape buffer. It is a strip which runs for the full length of the site, approximately 400m. This is included in the 40% of the open space allocation for the development. The proposals seek to implement a wooded/planted edge to the site and to work within it to offer clusters of housing development. Therefore we are extending the depth of the planting buffer but inserting housing nestled into the woodland. It is also intended that this buffer is not a solid edge but can be permeable to allow views south to the sea to be enjoyed from within the site.

Initially these housing clusters were considered for self build plots. However it has been more practicable to refer to the three groupings as courtyard developments within large private plots. The courtyards are accessed from the main residential drive which leads into a paved shared courtyard enclosed by the houses and the proposed woodland planting. Each courtyard is connected to the others through footpaths and cycleways. These routes lead onto the wider countryside and national cycleways.

There are several attractions to courtyard living:

- An opportunity for bespoke architecture;
- Close knit community;
- Outlook over the sea and through woodland;
- Private and secure spaces;
- Interlinked with wider access routes.

The proposals for this edge help to provide an attractive buffer to the adjacent existing dwellings. There is sufficient distance between the courtyards which will be planted and offers a good degree of screening.

These larger low density housing plots do offer an opportunity to develop self build housing but would require investment in infrastructure to facilitate development. It may therefore be more suitable in the short term for self build plots to come forward along the A92 where there is less requirement for up front infrastructure costs. These courtyards will therefore more likely be developed as part of the wider housing development.



4.9 - Employment Use

As an important part of the Council brief includes local employment, a wide range of possibilities for incorporating workplaces has been considered, including work/live opportunities. The majority of the provision is likely to be 'barn' or small scale workshop/storage units. These allow specialised businesses, local skilled tradesmen may be looking for workshop or storage units, possibly including some manufacturing. These could contain large internal volumes, while in massing terms would not be out of scale with surrounding domestic architecture. Outbuildings behind houses could provide an opportunity to accommodate offices, studios or workshops. Large sheds of timber build and tin roofs, reminiscent of barns and buildings typical of Scottish towns hold potential to be used economically. The scale is appropriate to domestic surroundings, as they have a low eaves height despite containing a large volume inside. These buildings could accommodate open-plan office space, light manufacturing, or larger retail.

The economy and employment would be central to the quality of life, 'place-making' and the sustainability of the village while minimising the settlement's physical and carbon footprint. Creating a sustainable settlement would require many elements, including providing the maximum number of local jobs, opportunities to live and work from home, reduction of travel to and from work, ensuring premium energy efficiency and encouraging high value economic activities and investment, with the lowest carbon footprint via the latest environmental technology – developing a 'green and clean economy'. It is hoped that the high quality of life in St Cyrus would attract the self-employed and entrepreneurs looking for an excellent environment in which to 'work, live and play'.

There is a planning requirement for a percentage or area of land to be allocated as employment land, 25% or 2Ha. The proposed Masterplan provides circa 1.0Ha of land which offers approximately 1200m² of workshop/small business unit space and 2000m² of retail/community space. These are located behind the existing garage buildings to the west side of the development, with the retail/community offer to the north east corner.

The size of these individual units will vary, there may be approximately 15 workshop units.

The extent of the employment land can be increased to 2Ha to meet the planning requirements should there be a demand in excess of that currently provided. This will compromise housing numbers. We have introduced a landscape buffer to the western boundary which is outside our allocated 10.1Ha site in order to maximise the extent of well designed employment/community land. If there is a market which drives an increase in employment land the Masterplan can be amended to reduce housing to the south. There is currently no demonstrated demand for workshops at present in the village.

The secondary access into the development off the A92 is widened to 7.3m to provide access for large vehicles which are directed to the workshop/business units. Beyond the entrance into the employment land the residential road narrow to 5.5m.

Workshop units will offer a presence onto the road and will be seen from the A92 to attract commerce. Therefore the corner plot is significant in terms of the appearance and massing onto the street. Then site will be open and accessible throughout the day with woodland walks around the northern perimeter connecting across to the central community spaces.



4.10 - Mixed Use Option

As part of the employment allocation on the site there is an area allocated for retail/community use. This could provide circa 2000m² of space, once areas for parking, servicing, landscape and civic frontage are considered. It is possible that this could be taken up by one sole occupier, however this will depend on the market demand.

With the increase in the village population it is anticipated that more retail amenity will be required, whether this is in the form of smaller businesses such as hair dressers and bakers, or larger units, such as is not yet determined. The location of the new retail offer to the north east corner of the site addresses both the existing village and the new development, creating an ideal location for the hub and heart of this new development within the village. Provision of a civic frontage onto the A92 with adequate parking spaces and public realm will create an attractive place. The building will address all aspects of the public realm including the SUDS pond/park to the east.

The scale of the development is to be carefully considered as it will front onto the street and central green, and should have sufficient mass to demonstrate purpose and attraction yet not too large to suppress the housing opposite. To this end it is set back from the road. It is likely that the units would be smaller than the full 2000m² indicated which suggests that the scale of the building can be further reduced by creating two or three smaller buildings through broken multi pitched roof line or change in elevation.



4.11 - Design Code

4.11.1 - Scale, Massing and Density

The diagram opposite illustrates the inclusion of the proposed built form into the existing figure ground of St Cyrus.

The following key principles are fundamental for the development:

- Massing to be sympathetic to the adjacent residences and developments;
- A comparable and appropriate scale to the site context;
- A range of house types and appropriate mix which would respond to the current market depending on developer led options;
- Family homes with private garden, within easy reach of amenities and public transport;
- A provision for affordable homes which meet the standard (20% allocation). Affordable homes can mean shared equity, social rent and mid-term rent. All housing should meet New Build Target Standards (formerly Housing for Varying needs) and DESH. A percentage of the homes should be wheelchair accessible and should be suitable for older people.

Building Massing

The development should include a mix of house style and heights. The housing can range from single storey to 2.5 storey with half storey additions to express corners, frame views and continue an appropriate height relationship along street frontages.

A coherent street frontage is generally formed with 2 storey detached or semi detached houses. Additional height is used to provide clear orientation and to highlight corners for wayfinding through the site.

Terraces and mews should be terminated with feature buildings addressing the residential street.



1. High density residential
2. Medium density residential
3. Low density residential
4. Business/workshop units
5. Mixed use (retail/health/residential/community)

Housing Density

Housing scale will vary across the site with two and single storey housing. House type will also vary between terrace housing to face onto green spaces and streets and semi-detached or detached housing throughout. Building materials will be traditional within the context of the village vernacular, with render, stone, and slate roof. The use of timber will be selected in key areas where appropriate.

There are several areas within the Masterplan which can be matched back to existing house styles, densities and massing.

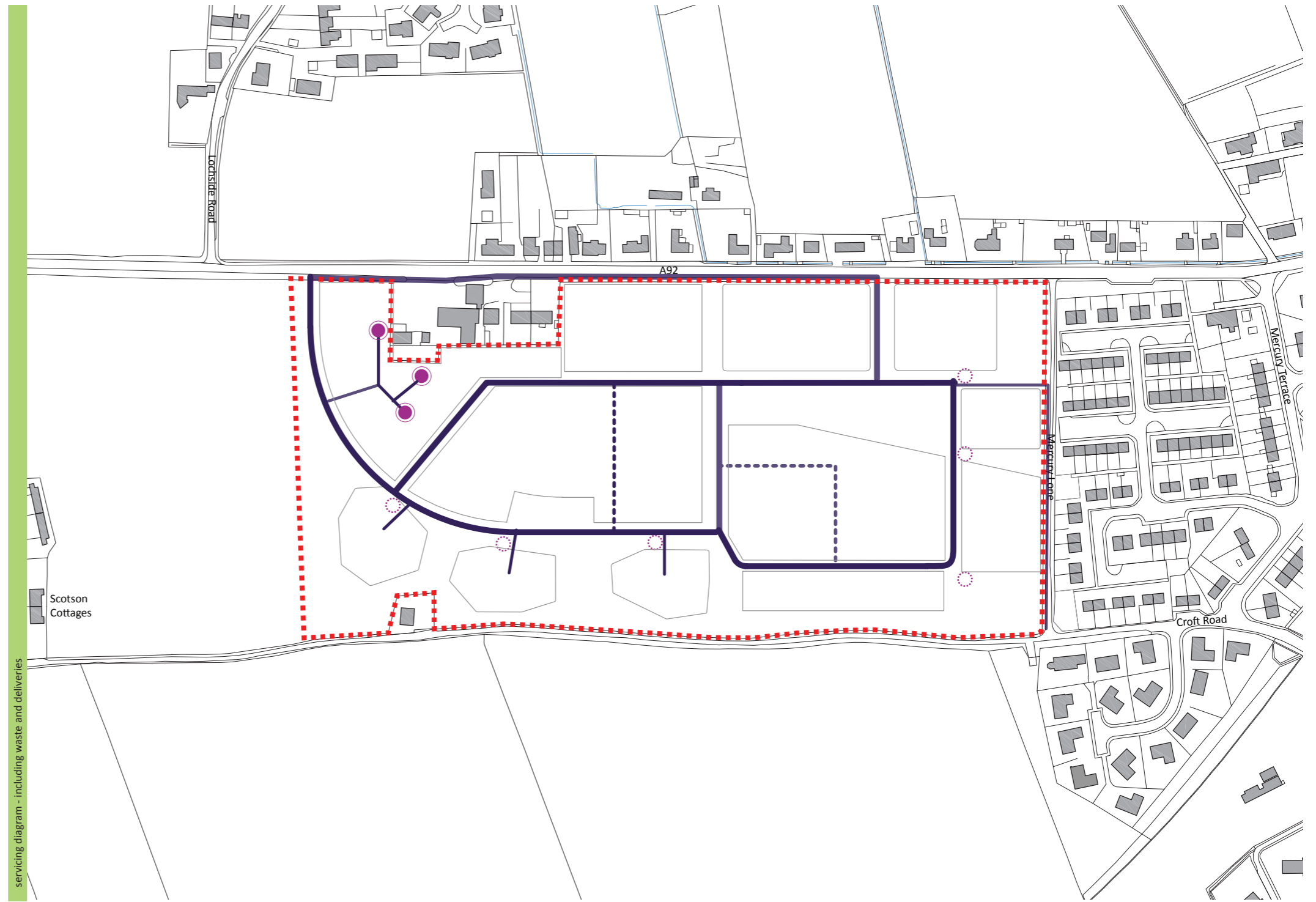
4.11.2 - Site Waste Management

The diagram opposite demonstrates the servicing, maintenance, delivery and emergency vehicle access strategy.





The majority of the site will be accessible to a refuse lorry which can circulate around the streets and collect private waste from each individual house. Bins will be presented onto the street outside each property.

It is unlikely that the shared surface/mews developments will be adopted and therefore will not be directly accessed by the refuse vehicle. Therefore a number of presentation points will be provided where the individual bins will be taken to and collected from.

The same can be stated for the courtyard developments where presentation points on the main residential road should be provided.



servicing diagram - including waste and deliveries

-  Possible Street Alignment
-  Refuse vehicle collection route
-  Wheelie bin collection point
-  Turning head

4.11.3 - Frontage

The proposals illustrate up to 125 new homes, dependent on the mix of type of development, house types and open space requirements. A broad range of house styles would ensure a visually diverse, attractive place with unique character. The house types proposed could include:

- Detached Housing;
- Semi Detached Housing;
- Terraced Housing;
- Self build options;
- Work/Live.

A strategy to ensure the streets are activated with frontage of buildings addressing the streets is a key principle of the development.

Houses at street corners should be designed to ensure that the front elevation and the gable end hold the corner with an active frontage, including doors and windows.

Public open spaces will be overlooked by housing to encourage passive security.

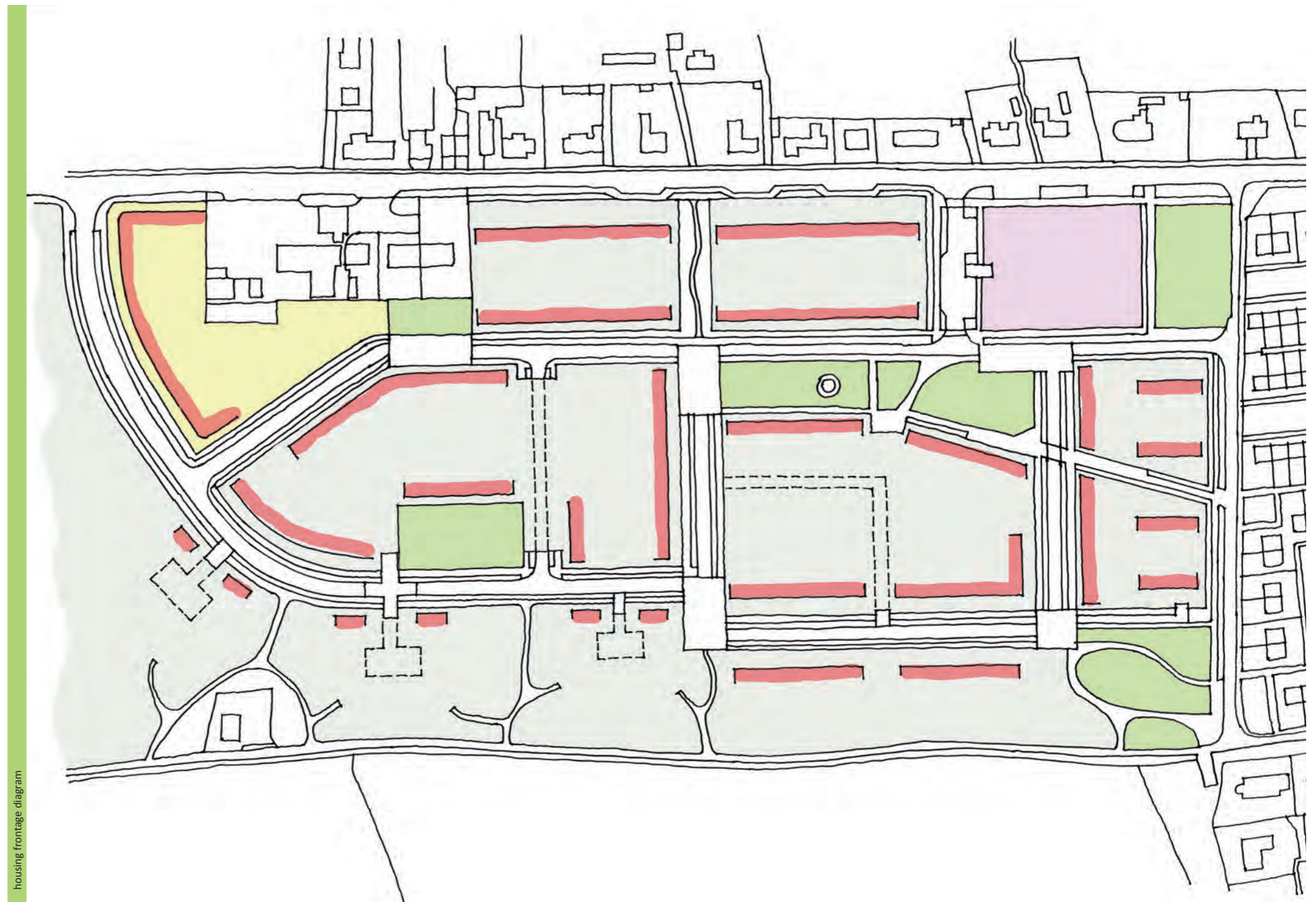
The properties which physically turn the corner provide a gateway feature into the development.

Housing Styles

The palette of materials in the proposals is informed by the stone built and rendered housing surrounding the site and within the existing village. Buildings have pitched roofs typically orientated north-east to south-west

Dwellings within the shared spaces are located close to the street with a strong sense of front and back, and this is typical of housing through some aspects of the village.

The homes should be influenced by the built context such as; strong gable ends and the use of stone, render and pitched roofs. The houses are bespoke with elevation adaptations, reflecting the quality of the setting.



housing frontage diagram

4.11.4 - Public/Private Boundaries

The design of open space has been carefully developed to ensure a clear definition of private and public space. The overall landscape strategy ensures that the public realm, open spaces, and private gardens are designed to contribute to the cohesion of the area and the sense of place that will result.

Public Space

Public spaces of varying sizes and types are provided within the scheme to provide open amenity for residents. To highlight the connection between these zones of public space it is proposed that a consistent surface treatment is used in varied formal arrangements.

Neighbourhood Courtyards - public

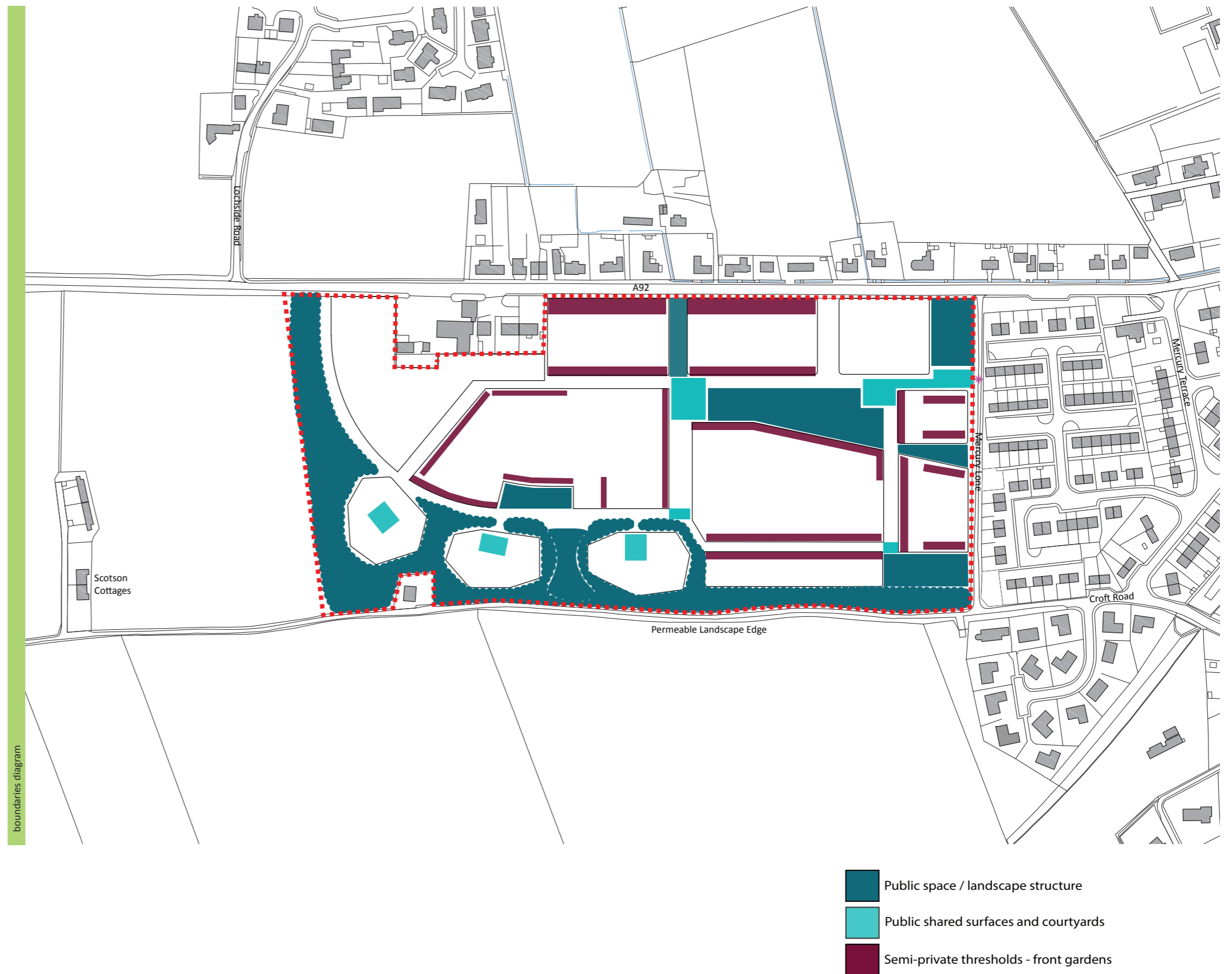
Central courtyards provide valued outdoor amenity for residents. A balance between the demands of the vehicle, parking standards, pedestrian circulation and enjoyment of the space for leisure should be sought to ensure these spaces are designed for all street users.

Thresholds - semi private

Thresholds between streets and dwellings are proposed to ensure privacy and intimacy for residents. These thresholds take the form of front gardens or privacy strips.

Private Gardens

Private gardens are provided for all family homes. All these gardens provide valued private outdoor amenity and varying levels of intimacy. They are generally back to back with housing opposite and secure on all sides. When fronting onto public space a wall/hedge or well designed fence should define the secure boundary.



4.11.5 - Materials - Building

The choice and use of materials would be considered in detail after Masterplan has been adopted by Aberdeenshire Council, but sustainability will be an important starting point as this would place an emphasis on local materials. The 'native' materials of the site, which historically would have come from within 400m, are granite, river borne boulders, pebbles, gravel and sand soil, turf, grass and native trees and plants and what can be produced from these. To sustain contemporary life, other materials and products would also be required, for example glass, metal roofing, solar collectors, etc. How the materials are used, with good design and workmanship, is important for durability as well as aesthetic satisfaction. The scales and textures that can be obtained vary greatly and need careful consideration.

In nature, colour does not normally last long, soon changing or fading with the power of the sun, wind and rain. However, decorative coatings prolong the durability of well designed structures, as well as providing richness, meaning and interest. Colour is one of the easiest ways of providing distinctive identity. Colour can also help make a place fit into, or stand out from, its setting. In places, especially in the residential areas, it is sensible to limit the variety of colour to bring cohesion and order, whereas in other places, such as commercial shop fronts etc., some lively chaos of personal expression may be best encouraged.

Roofs are likely to be the most prominent feature of the buildings from nearby elevated views and would be designed to help minimise their impact on the surroundings.

Pride in public fixtures and fittings is a sign of a community that cares. In the open spaces, creative design, robust materials and sound workmanship add value in just the same way. Individual detail is best provided at eye level and at the very least would include special numbers, carvings and/or glass. 'Bolt-on' features would generally be avoided.

Building materials will be traditional within the context of the village vernacular, with render, stone, and slate roof. The use of timber will be selected in key areas where appropriate. Windows should be articulated with stone/precast lintels. Roofs pitched with flat elements acceptable to the rear.

Employment workplace designs can be economically designed with metal roofs and block walls with a degree of cladding on key elevations.

Buildings should also reflect the history or culture of the village where extracts of village stories can be used to create pattern or form on the elevations. A good example of this is at the John Knox Street award winning workshop units in Clydebank. Clydebank's heritage as the home of the Singer factory making sewing machines is reflected into the building elevation cladding with a series of large 'stitch' motifs. An image is provided below. Examples of contextual references to St Cyrus would be the Dowrie Brides and the fishing profession.

The Masterplan has been set out to reflect the scale and character of the existing village. It is therefore important to ensure that the detail design of the houses and buildings take this approach into consideration through the style and materials.



natural slate roof tiles



selective use of timber cladding



natural stone elements



painted or rendered elevations



stone or precast lintels, eaves and mullions



stone walling



cladding materials for the business/workshops



cladding to reflect local history

4.11.6 - Materials - Landscape

For a settlement based on walking and cycling enhancing creativity to the existing village it is particularly important that there is sufficient detail at eye and hand level, to help make walking an easy and pleasurable experience for all, old and young, able and less able. Such detail needs to be deliberately and carefully designed, in ways that successfully express character or usefulness. Whilst walking, the texture of the paving is significant and it should not be monotonous, but help mark crossings and important places. In some special places it might be completely different, or arranged to assist particular activities such as marking out a court or pitch.

Plant material and paving materials are robust and functional to minimise on going maintenance requirements. Key principles for the hard landscape materials are as follows:

- Define routes, priorities, uses and functions;
- Provide a clear edge and threshold to buildings;
- Quality/robust rational palette;
- Porous paving bays to assist the SUDS;
- Sympathetic to the building materials;
- Long-term maintenance considered;
- Not pattern making but functional and in response to the built form;
- High quality materials to define the central spaces.

Planting

Use of the spaces will change in tune with the seasons. Seasons are illustrated through careful plant selection to create interest all year round and to highlight particular times of the year. All planting will be native to Scotland and chosen to enhance the biodiversity of the site.

Key Principles for the soft landscape materials are as follows:

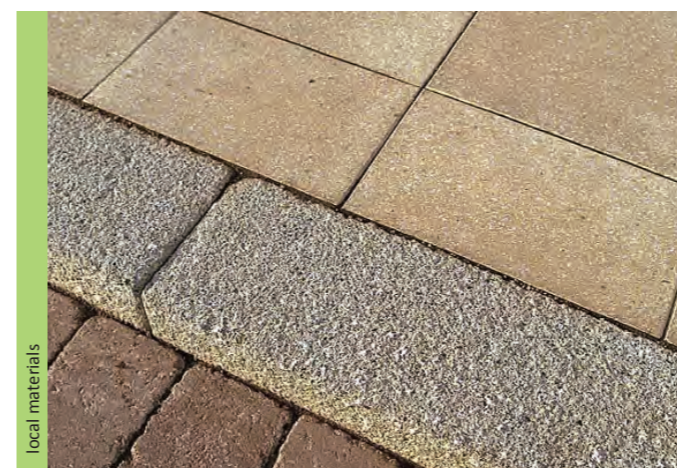
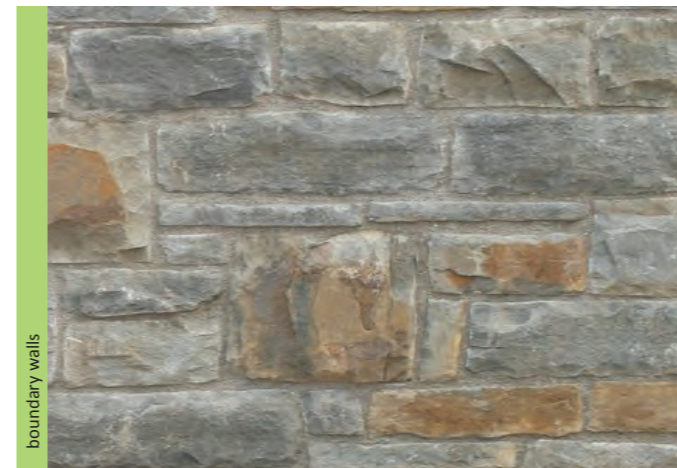
- Seasonal variation;
- Locally Native species and biodiversity;
- Enhances views and routes;
- Define use and function;
- Creation of enclosed and secure spaces;
- Define privacy/private gardens;
- Provides shelter, screening, structure and space;
- Defines boundaries and intimate spaces;
- Provide clarity to the design.

Street Furniture

Whilst sitting, observing and conversing, not only are the visual surroundings important, but more important is the amount of activity, as well as the comfort of a seat or bench.

Key Principles for the street furniture materials are as follows:

- Robust;
- Uncluttered/Rational;
- A family of furniture to reduce visual clutter;
- Minimise maintenance;
- Informal and formal seating to provide a variety of uses;
- Aspect is considered;
- Pleasant and attractive, encouraging use;
- Private and intimate spaces created;
- Occasional sitting / gathering encouraged.





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Phasing and Delivery

Chapter 5 - Phasing and Delivery

5.1 - Phasing

The Local Development Plan designates the development of the site over two ALDP phases.

It is anticipated that development of the residential areas will commence from the north-eastern end of the site, adjacent to the A92 and Mercury Lone where service connections are already available, however this may vary dependent on the final layout and developer of the site. Commencement of development and rate of build will be dependent on market demand. Construction traffic access and egress is intended from the A92 and a construction management plan will be submitted to the Council for approval prior to commencement of any development in order to ensure construction drainage and traffic do not cause detriment to the existing infrastructure.

The diagram opposite illustrates a potential phasing option. Phase 1 delivers approximately 50% units concentrating on the frontage to the A92 and adjacent to Mercury Lone subsequently moving into the centre of the site and the establishment of the circular street route.

The landscape structure to the rear of the existing garage and residential properties and to the south and west of the proposed development should be implemented together as a cohesive boundary and buffer. This way the landscape will mature at the same rate.

The second phase will deliver the remaining housing and the employment provision by 2023, should there be sufficient demand. The proposed employment and mixed use areas will come forward as demand dictates. There is sufficient flexibility in 'Phase 2' to expand the identified employment area if there is a requirement to do so. This would reduce the number of houses and corresponding open space within the development.

Infrastructure

In accordance with the Masterplan, where mitigation is required to the existing infrastructure network in order to accommodate each phase of the Masterplan, development will be carried out in agreement with the Council.

Drainage infrastructure will be required at an early stage in the development

Planning applications for each part of the Masterplan development will require to be accompanied by a DIA to detail how the foul and surface water drainage for the proposed development will be accommodated.

5.2 - Delivery Options

This Masterplan sets out the concept for mixed use development to the south west of St Cyrus to be delivered in individual phases, which contribute to a long term vision for the development of the site. As established through the design code, certain aspects of the design are fixed, but the Masterplan approach provides flexibility to accommodate unforeseen and changing requirements as a result of market demand.

5.3 - Developer Contributions

Developer contributions will also be required to mitigate any adverse and cumulative impacts upon infrastructure, including education provision, health facilities, community facilities, sports and recreation facilities. All 'developer obligations' should only be sought where they meet all of the following:

- Are necessary to make the proposed development acceptable in planning terms;
- Serve a planning purpose;
- Where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- Relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area;
- Fairly and reasonably relate in scale and kind to the proposed development;
- Be reasonable in all other respects.

Education

The current roll for St Cyrus Primary School is in the range 121 to 145; it is anticipated that the roll for session 2014/15 is predicted to be 148 pupils, with possible fluctuation. For session 2013/2014, St Cyrus is piloting an enhanced management provision involving a part-time Depute Head post and associated increased teaching staff allocations to support this.

The replacement Mearns Academy will have capacity for 640 pupils in 2014 and is forecast to operate at 95% capacity in its opening year.

Health

The ALDP requires development in the settlement to contribute to an extension of Inverbervie Health Centre. Public consultation suggested that an outpost in St Cyrus rather than an extension in Inverbervie would be welcomed by the community.

Drainage

There is limited capacity at Nether Knox WWTW, Scottish Water have allocated funds within their Capital Expenditure programme to accommodate the development of this site.

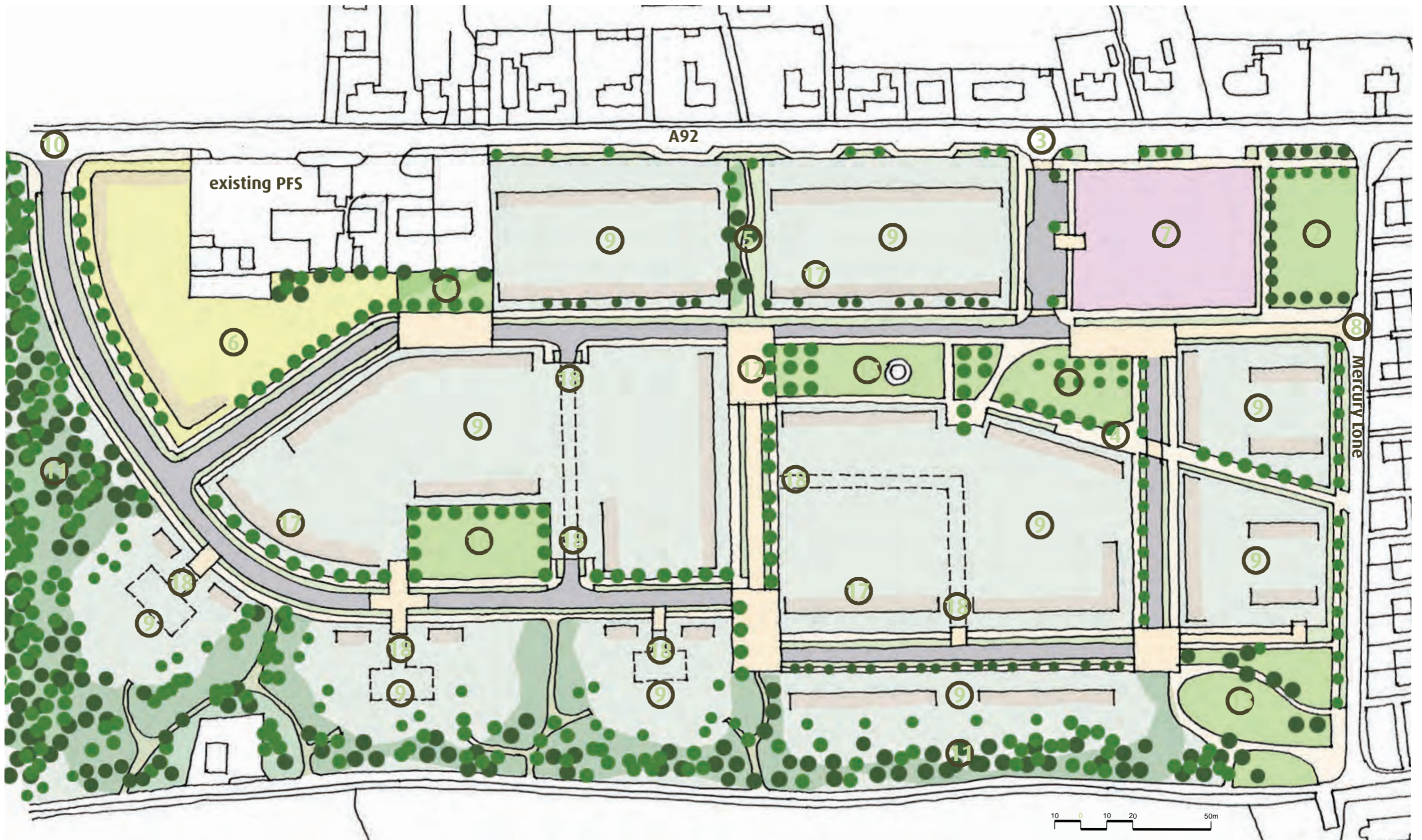


indicative sketch Masterplan view from village to the south



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Summary



- | | | |
|---|---|---|
| 1. Central community park | 7. Mixed use (retail/health/resi/community) | 13. Neighbourhood park link to village |
| 2. Village park/SUDs facility | 8. Secondary entrance off Mercury Lone | 14. Planted buffer to existing housing |
| 3. Entrance off A92 | 9. Development plot | 15. Dowry brides of St.Cyrus sculpture |
| 4. Key masterplan axis (viewing corridor) | 10. Secondary entrance off A92 | 16. Neighbourhood park |
| 5. Landscape greenways | 11. Structure landscape woodland/buffer | 17. Building frontage (design guidance) |
| 6. Business/workshop units | 12. Shared surface | 18. Plot access (design guidance) |

Chapter 6 - Summary

6.1 - Appraisal Summary

The primary contextual issues including the built and natural environment, climate, transport, ecology and the infrastructure have each informed the development of the Masterplan. Through this analysis the **opportunities** the character of the site offer can be summarised as:

- The site is identified as an area for extension of the existing settlement in the Aberdeenshire Local Development Plan;
- Views south to the coast;
- Key views to the village;
- Frontage onto A92;
- Potential for connections into the village and adjacent cycle/walking routes;
- Enhanced pedestrian and cycle links;
- Access to a landscape resource providing open and wooded spaces within a scenic setting;
- Opportunities to provide a new heart of the village to the north east of the site;
- Creation of a new community park to the centre of the development closely linked to the redefined village heart;
- Working with the established landscape to integrate the new development.

Design Requirements

- Up to 125 houses over two phases;
- Approximately 25% of the site for employment and retail uses;
- Affordable housing allocation in line with the ALDP requirement for 20%;
- 40% of the site to comprise functional and amenity open space and landscaping;
- Natural green space and wildlife corridors.

6.2 - Technical Recommendations

Environmental

- An intrusive Site Investigation to build upon desk study information and to better understand the extent of contamination within the soils and groundwater at the Site;
- Assessment of potential risks to future structures and utilities at the Site;
- Using the results of intrusive Site Investigation, prepare a Generic Environmental Risk Assessment to assess the risk and characterise any ground contamination.

Infrastructure

- The drainage system should be designed in accordance with Sewers for Scotland regulations;
- External site levels should be designed so any potential flooding resulting from a 1 in 200 year event is directed away from buildings and infrastructure;
- SUDS should be incorporated into the proposed development to provide treatment and attenuation of surface runoff prior to discharge into the surface water drainage network;
- Foul sewerage should be collected and conveyed in a gravity system and discharged at a suitable location to Scottish Water network;
- Further correspondence with Scottish Water should be made regarding the capacity assessment;
- Regular maintenance of drains, gutters and other drainage features on and within the vicinity of the site should be carried out.

Transport

With the introduction of measures to promote sustainable travel, the development will be accessible and integrate fully within the existing transport network. In addition, the site can be accessed safely from the adjacent road network by private vehicles without compromising the safety or efficiency of existing road users. On this basis, this report demonstrates that the Masterplan will successfully deliver safe and appropriate connectivity with the surrounding village, provide sustainable travel opportunities in accordance with local and national policy.

6.3 - Proposals Summary

The Masterplan sets out a sustainable community of up to 125 new homes, employment and retail opportunities and high quality streetscape and open spaces. The new development at St Cyrus responds to the unique character and setting of the village. The development offers the village a new focus and centre. It is a sensitive approach fully integrated into the fabric of the village.

The concept approach for the development is to provide a focus to the community, offering a new civic heart. A central community green located on the area provides a focus for the new development. Blue/Green corridors provide recreation routes through the development breaking up the housing into smaller scale clusters more in keeping with the scale of the existing village housing areas. The three key principles of the Masterplan concept are: connectivity; landscape structure; and a new focus.

There are ten key objectives which this Masterplan seeks to deliver for St Cyrus:

- A sensitive development;
- Offer connections through the development in which wildlife and flora are encouraged into the heart of the development;
- Design a community which responds to the guidelines and design concepts;
- Produce a development which is deliverable and adaptable in variable economic conditions;
- Provide high quality public spaces to benefit not just the new development but the village as a whole;
- Create new frontage of an appropriate scale at existing roads;
- Provide opportunities for work/live through a designated employment opportunity;
- Integrate surface water systems into the landscape and create new amenity through considerate design;
- Offer a variety of house types to encourage a varied community;
- Provide a landscape structure of native trees and woodland to define open spaces and streetscapes.

The development framework indicates the following uses and zones:

1. Residential areas - creating streets and small neighbourhood clusters;
2. Mixed use - including retail and possible community facility and opportunities for sheltered housing /care home (which would provide employment as well as a chance for elderly residents to stay on in their community). These will all depend on demand;
3. Courtyard development - these are linked clusters, plots could be sold off for self build interest. This does not preclude other sites in the development being sold as self build should there be a demand;
4. Employment area - there is provision for an area of workshop/business. Subject to demand;
5. Structure planting - to the south and west extend the existing planting to the back of the Croftlands development;
6. Green Corridors - landscape networks through the site;
7. Open spaces - a hierarchy of open spaces through the development to meet the council standards;
8. Road access - provided at two points off the A92 and a single point of access off Mercury Lone to the north end;
9. Road hierarchy - a single loop principle access road, smaller secondary access roads and shared surface streets;
10. Pedestrian routes - a network of pedestrian and cycle routes through the development provide a connection to the village and the wider countryside via adjacent National Cycle Route 1 and nearby Core Path networks;
11. Community focus - a multi use space at the west end of the village which provides a civic space and focus for the community.

The development is of a sensitive scale and form which enhances the character of the village. The Masterplan establishes a deliverable vision which is unique to the village, respects the character of the local area and identifies infrastructure requirements and mitigation to allow for phased development of the site.

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