

01 Introduction

Welcome to our public consultation for a new Residential Development at Linton Mews, located to the east of Brae Road, Gourdon.

Fotheringham Homes is consulting on a masterplan for the future development of this site and this masterplanning process will inform future detailed designs.

Your comments and feedback will be valuable in preparing these proposals. A questionnaire is available on which we will be gathering your feedback and these can be completed online or at our public event on 7th April 2022.



02 Consultation Feedback

Roads and Drainage

It was requested that in development the 20mph zone is moved closer to the A92. Currently on exit of the A92 the Gourdon Signs reduce the speed to 30mph. To the north end of the existing cemetery the speed is reduced to a 20mph zone. The streets within the development site have been designed to maintain low vehicle speeds and will be a 20mph zone. A change to the speed restrictions on the public road (Brae Road) will be a decision for the Roads Authority to make. This feedback will be communicated with them through discussions on the development.

There was comment made that the drainage infrastructure is not adequate for the development. As a part of the design process we have contacted Scottish Water and carried out a Pre-Development Enquiry in which Scottish Water have confirmed there is both capacity for surface water and foul water drainage for a development of 49 homes as planned.

A respondent highlighted issues of drainage on the old road beside the Latch. This is a historical problem resulting from drainage further upstream, which may possibly be a field drain. The water gathers at this point. The drainage issues are at this point separate to this site and there is no opportunity for the development of this site to resolve this issue. The development site will be draining towards the east and the surface water will all be collected and attenuated to ensure that there is no flooding created by surface water drainage.

Need for housing and Phase 2

It was questioned why there is a need for housing at this time and if there are plans for a second phase of development. Aberdeenshire Council undertakes assessments at a strategic level on the need and demand for housing based on population projections and household trends (i.e. are average household sizes increasing or reducing). This is used to inform the Local Development Plan strategy for development. The allocation for 49 homes identified by the Council forms an important part of this wider strategy and is part of the plans to meet housing need (affordable) and demand (private) for the area. There is no further phase of development identified in the Local Development Plan at Gourdon and the land surrounding the allocation remains protected from development in the Local Development Plan.

Climate and sustainability

The need to respond to the challenges of climate change and sustainability were raised in response. The homes proposed are well connected with the settlement the school and close to public transport connections. Its location to serve a rural population is a sustainable form of development. The houses will be built to high energy efficiency standards and will all have renewable heating (air source and solar panels) options moving away from gas or oil as a fuel source. The site incorporates sustainable urban drainage to ensure the development maintains a greenfield run off rate and provides treatment of all surface water.

It was requested that smart meters are installed and we can confirm that these will be installed in all homes as standard.

Mobile connectivity

Mobile Reception was raised as a concern as some network coverage in the village is poor. Given lines of sight the mobile reception at the top of Gourdon is good.

Cemetery

It was requested that a wider buffer is provided to the cemetery than proposed. The site is located to the north of the existing cemetery and the closest property is plot 7 and the property is more than 16m from the north east corner of the cemetery wall. The boundary is also offset to maintain privacy both for people attending the cemetery and the residents of the home. The site runs along the east side of what is proposed by the Council as a cemetery expansion. A buffer of between 4m and 9m to the rear fences is provided with the properties between 11m and 27m from the boundary of the future cemetery. It is considered that this offers a good level of privacy.

Parking was suggested as a need for the cemetery and this was also commented on by other individuals at the public event. The site retained for cemetery expansion does include space to incorporate car parking. It will be up to the Council in any design to consider how much parking is provided, but we will promote the addition of car parking within the Masterplan with the Planning Authority.

Footpaths

We had proposed wider footpath connections between Boath Park and Inverbervie and there has been positive feedback for this proposal from responses. It was suggested that signage could be provided and some form of wayfinding signs can be provided within the application site along the route.

Open Space Ideas

Our feedback forms sought comment on the use of open space within the site and in particular the use of the large area to the west of the site. We had a lot of good ideas and a summary of the ideas are listed below. It is not possible to provide all, but through discussion with the Community Council and School it is thought that a use that is of benefit to education and also biodiversity would be a valuable addition to Gourdon and the development. We have identified an area for community education garden and the detail of this can evolve, but the thoughts were for a small number of allotment plots, community orchard planting and insect hotels. These combined will all support a wide range of biodiversity and provide a learning and experiences for children.

- Planted laws and trees
- Communal gardens and seating
- Allotments for school use
- Viewing platform
- Play area and seating
- Bike tracks
- Maze
- Gym equipment
- Restore tennis court

Biodiversity

Alongside the comments on the open space there was feedback on the potential for biodiversity enhancement in the development of the site including the challenge to retain and support farmland species. It was noted that the ecological appraisal identified a low value for the site, but the built environment provides many opportunities for habitat retention and creation. Natural features are important to biodiversity and increasing these and providing a better connected network of features provides significant biodiversity benefits. The connectivity and quality of habitat are more important than the total area. The private gardens of properties also provide a significant area and opportunity for biodiversity. The following will form part of the biodiversity and landscape strategy:

- Natural tree line feature to north retained and extended
- Open water SUDS features provided
- Hedges to rear of some property gardens to provide connectivity
- Incorporation of linear features including tree lines and hedges to support birds and many of the more mobile invertebrates.
- Species should be native and of local provenance

School capacity

In response it was suggested that there is insufficient school capacity. The School roll forecasts show that Gourdon Primary school is at 76% capacity and projected to decline to 59% by 2027. We have discussed the proposals with the Head Teacher and it was confirmed that the school roll has been declining. Mackie Academy is closer to capacity, but the impact on 49 houses is negligible and forecasts would indicate that there would be capacity.

Affordable homes

It was asked what the prices of the affordable homes would be. It is anticipated that the Council will be seeking properties for rental and to be operated by a Registered Social Landlord (RSL). These will be rented at a socially affordable rate run by the relevant organisation managing the properties. RSLs are charities and they work within rules on rental levels and increases. Should the Council seek properties for sale then the Council will set the sales prices based on an assessment of lower quartile incomes and affordability criteria.

Design

It was noted that the view from Brae Road appears to be taken from an elevated point not fully representing the design. The view is taken at pedestrian eye level 1.5m on the footpath close to entry to Braeview Gardens. The development is set back in line with the back of the existing cemetery and at a lower level. The first houses on approach have also been shown as single storey to minimise the impact on views towards the sea. The views out over the cemetery also remain and are uninhibited by the development. It was suggested that the development is blended into the landscape like coastal villages in Norway. The site is within an area of raised beach coast and encompasses farmland with little woodland. The sense of space and immense scale provided by sea views is a key characteristic of the area and the planting proposed is to soften the appearance of development but minimise the interruption of these views as trees mature.

03 Draft Masterplan



04 Planning Considerations

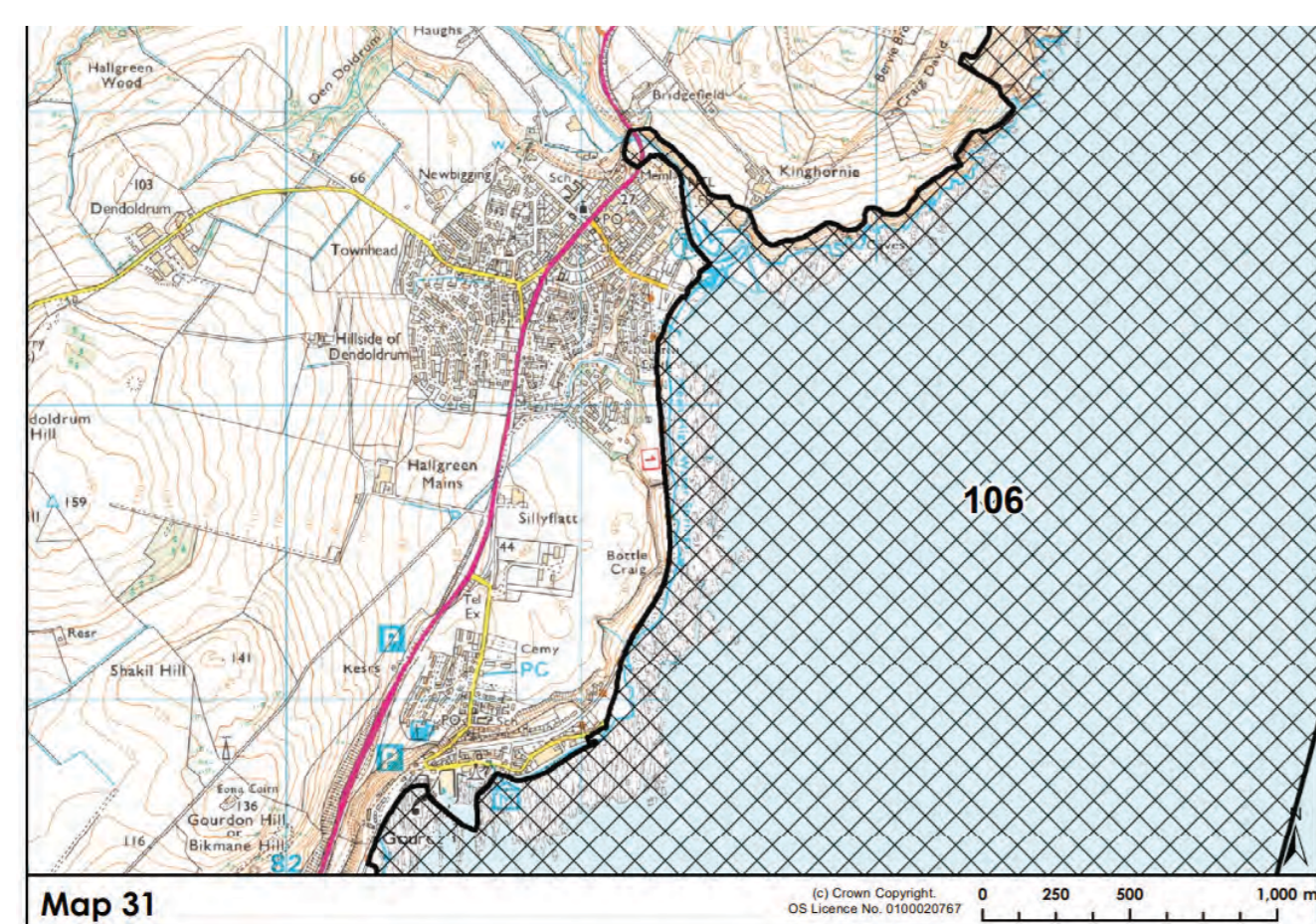
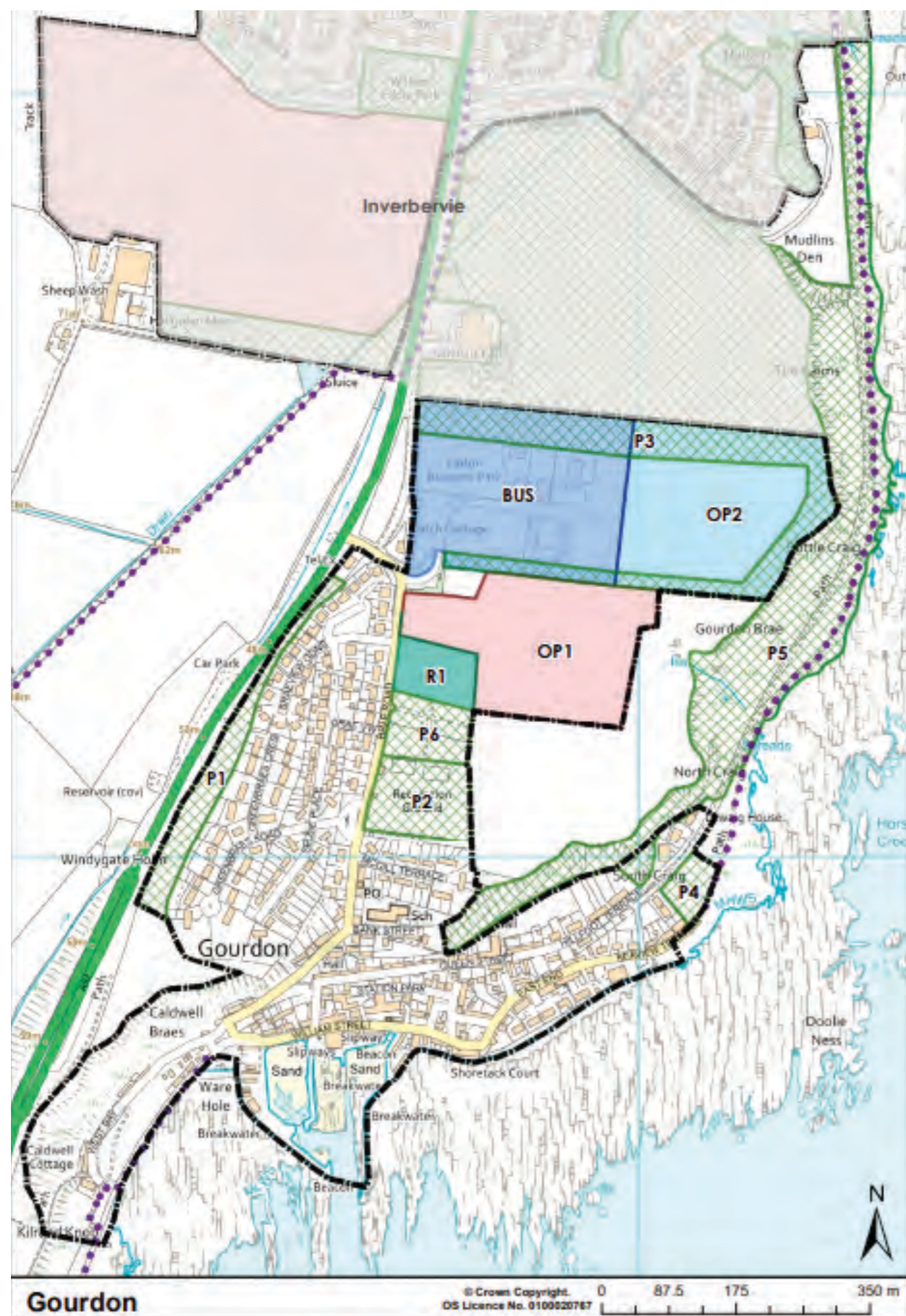
Site is allocated as OP1 in the Proposed Aberdeenshire Local Development Plan. The allocation notes 49 homes and states that:

“This site is located on a prominent location that overlooks the sea, and development should be set back from Brae Road to at least the width of the existing cemetery. The design of the homes should also respect the distinctive character of Gourdon and its setting along the coastline. Due to the visual and landscape sensitivity of this site, a Masterplan will be required”

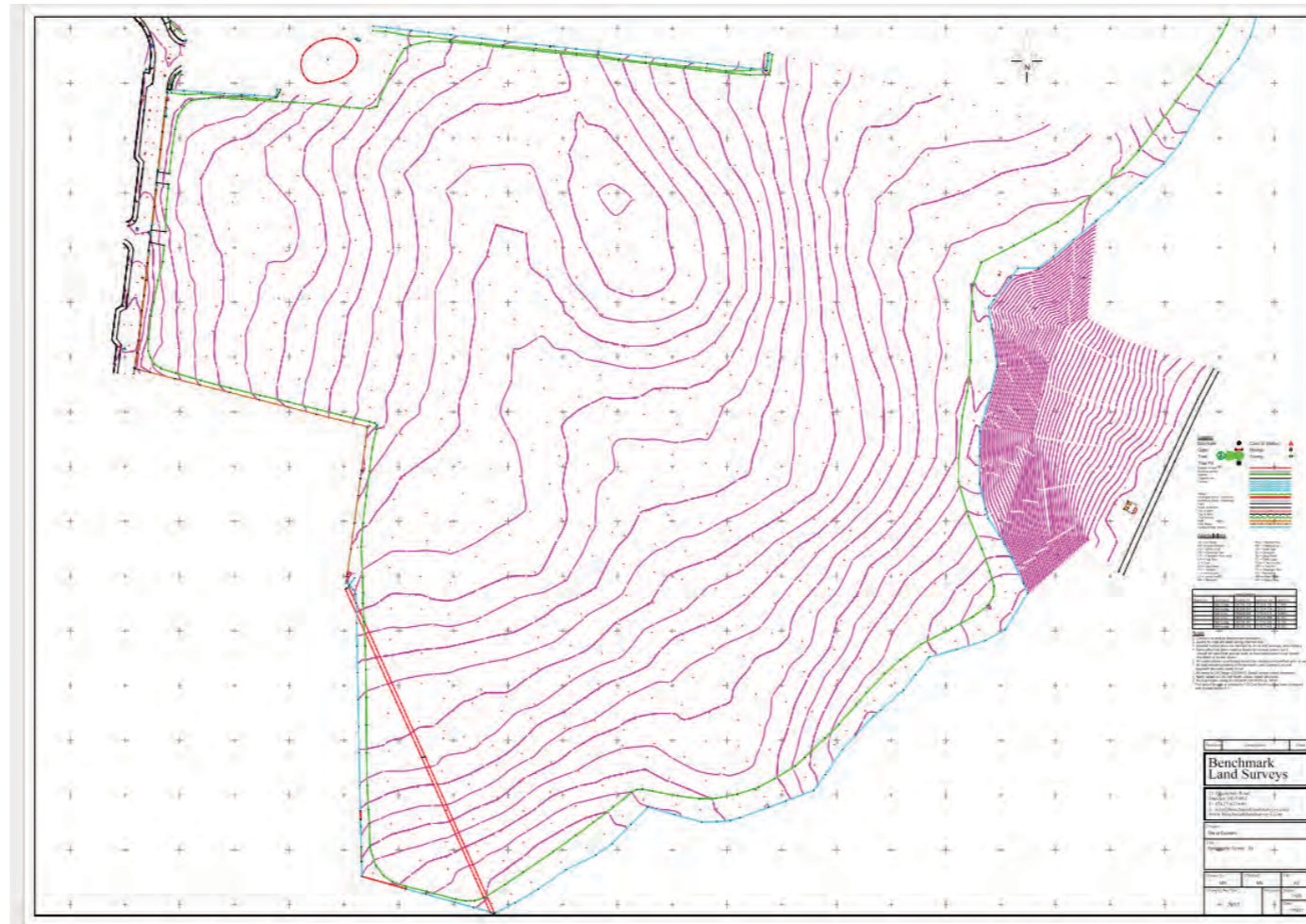
BUS 1 includes a range of commercial uses and is owned by Aberdeenshire Council. There is an allocation for an eastwards expansion.

R1 identifies plans for expansion of the cemetery, which is identified as P6.

The footpath along the coast is a core path and provides access to Inverbervie.



The Local Development Plan expects development to be set back from the LNCS, which covers the land from the coastal footpath out to the North Sea. The site is separated by agricultural land and the steep slope to the coast. An ecological survey has been carried out and as an agricultural field there is low ecological value. Through landscaping and planting there is potential for habitat enhancement.



The site has a gradual slope from Brae Road to the edge of the agricultural land where it then steeply slopes down Gourdon Brae down to Horse Crook Bay. At the bottom of Gourdon Brae is the public coastal footpath. There is an existing tree belt along the northern boundary and vegetation around the SUDS basin to the north west of the site that provide screening from some views to the north and entering the settlement on Brae Road. Development should be designed to work with the contours to minimise earth works or retaining structures on site.



The site is well connected to the existing settlement and there are core paths and the national cycle network that connect Gourdon to other coastal settlements. There are opportunities to add to the recreational paths available.



Existing tree belt along north boundary of the site is relatively dense, but remains lower level. This does screen longer range views to the north, but it provides screening to Linton Business Park. There is an allocation to allow for the expansion of this business park and strategic landscaping is identified as a part of this allocation.



Existing play park and football pitch located to the south of the site should be connected by footpath.



Photograph from Brae Road looking across the site. The design of the site will have an open aspect to maintain a visual link between Brae Road and the sea providing sense of place. Development should be set back to maintain views over the cemetery and also to create views through the development.



Photograph to the east of the cemetery showing grasses providing buffer to boundary.



Houses to the west of the site and fronting Brae Road look over site and footpath is provided to west side of road only. No footpath connection available to west side of Brae Road.

05 Site Evaluation



The development framework shows the key considerations for development of the site following site visits and review of relevant policies and guidance. The framework for development will provide improved access opportunities, increased open space and opportunity to expand the existing cemetery. The site is bound by existing employment allocations and landscaping the northern edge will allow this to mature to screen future development.

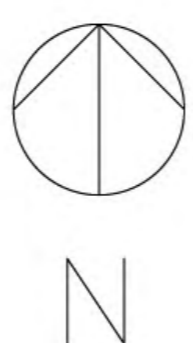
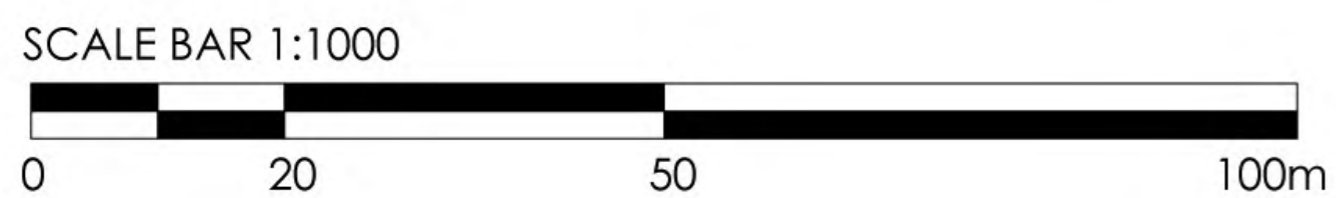
The development is set back from the coast and from the road to minimise visual impact on the setting of Gourdon and the coastal paths.

An indicative model of the site has been prepared to consider views and the image below shows the view from Brae Road. Views to sea would remain over the houses and through a central spine of open space. Careful choice of house types with lower rise bungalows to the west will further assist in retention of views.

Landscape planting including wildflower planting will add to the biodiversity value of the site and will soften the housing development, but planting should be lower level to reflect the coastal location.



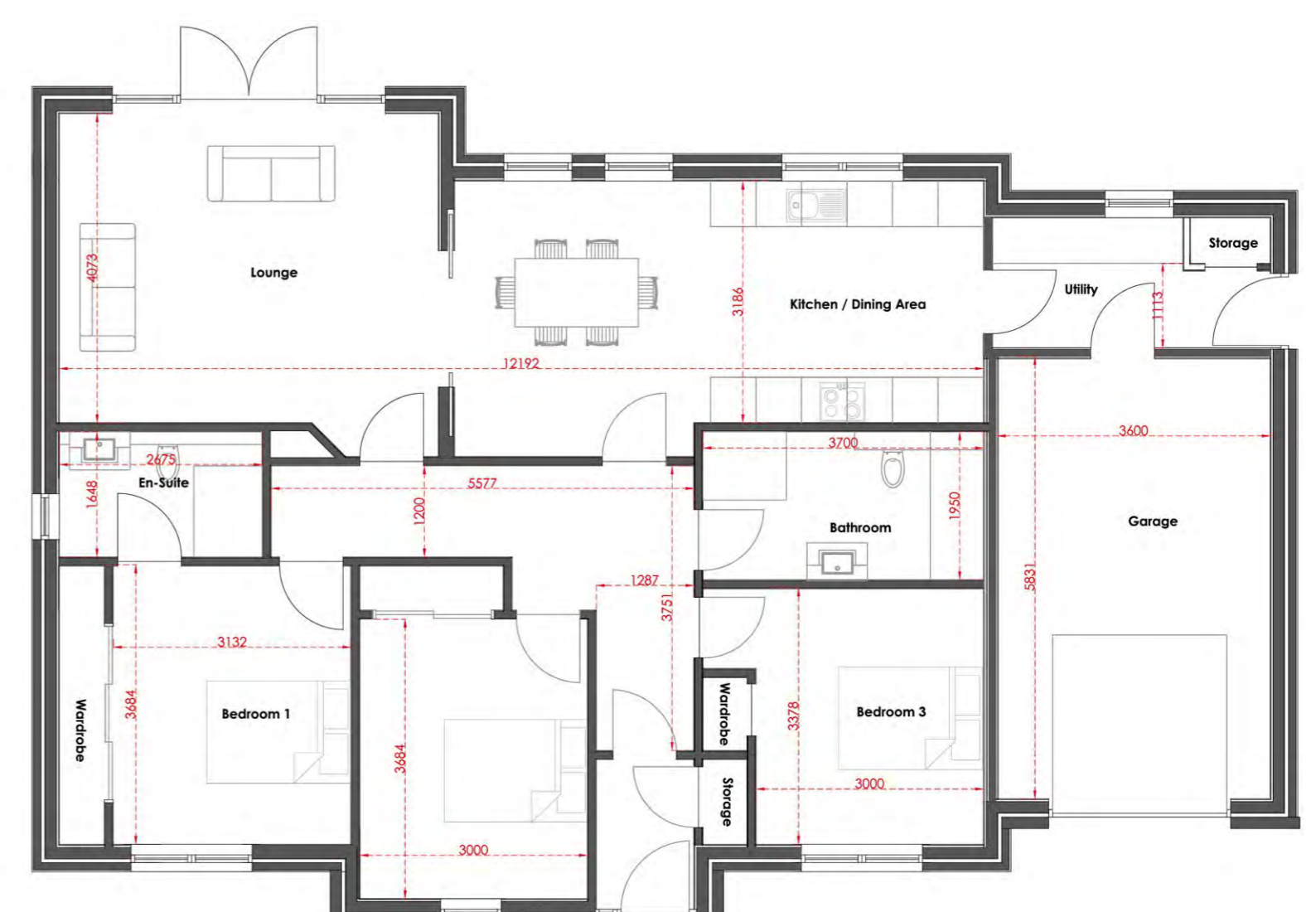
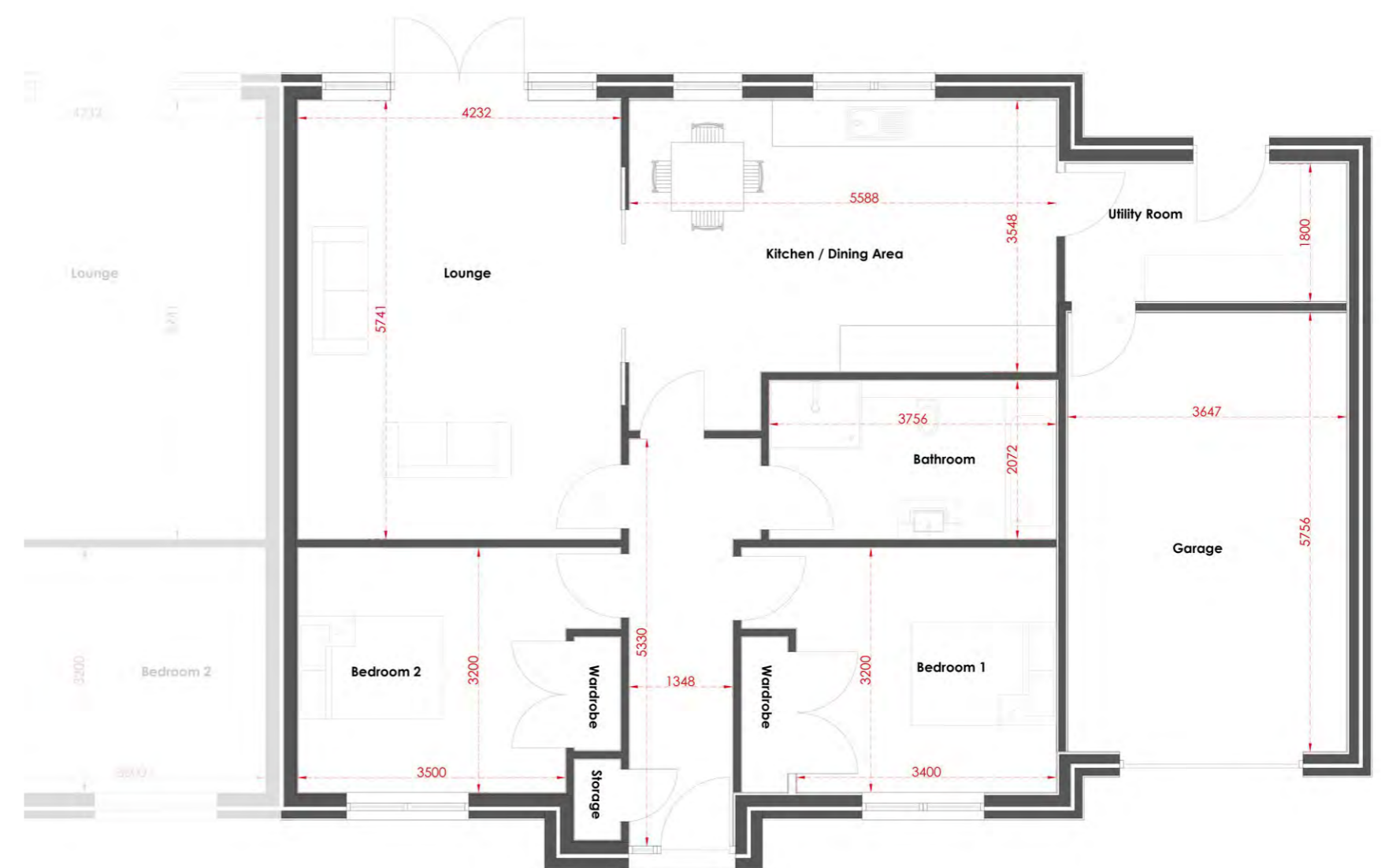
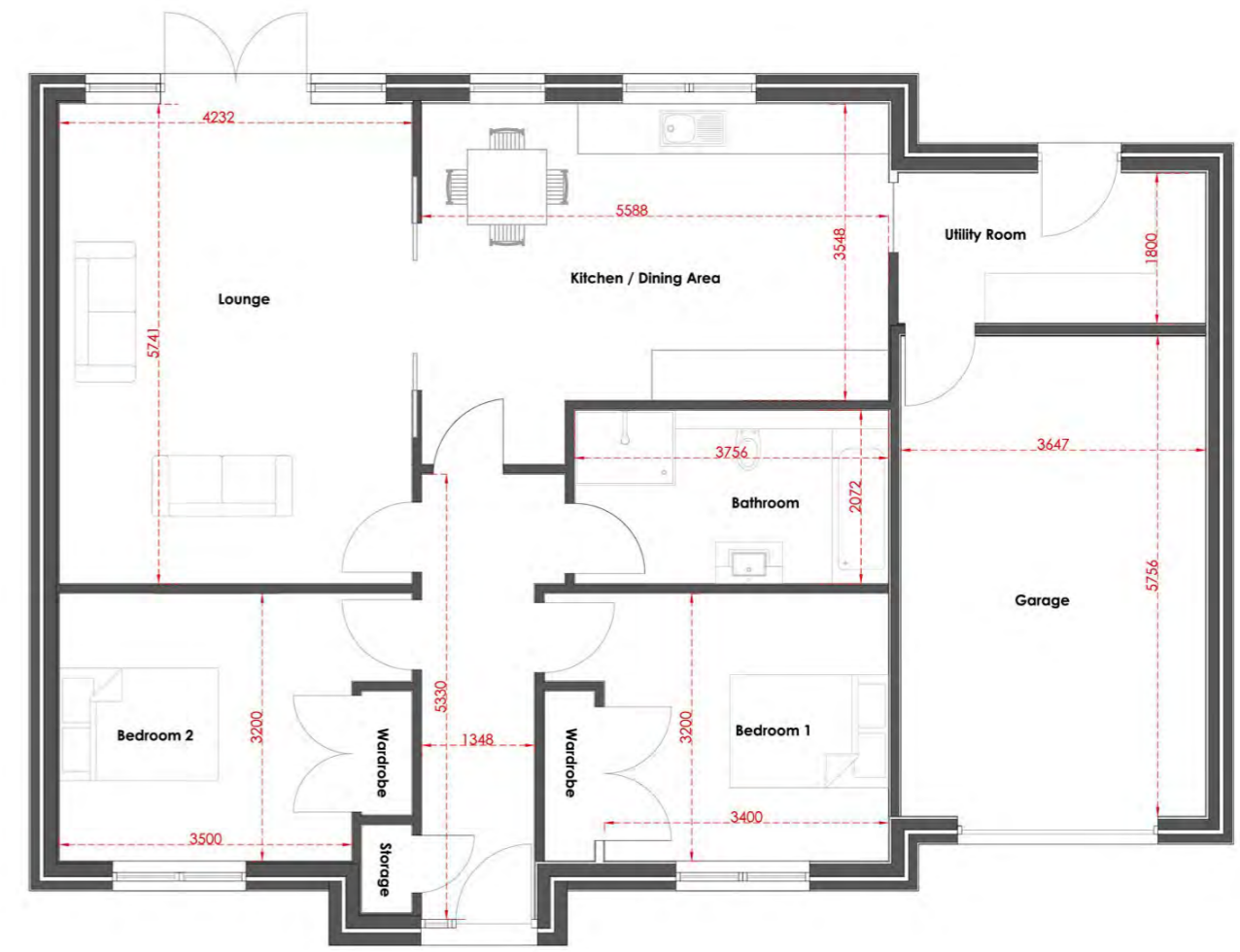
06 Proposed Site Layout



TOTAL	
HOUSETYPE	QUANTITY
0	3
1	3
2a	4
2b	2
3	3
3sr	2
4	4
5	5
5sr	12
6	5
7	6

PLOT NUMBER	HOUSETYPE	BEDROOMS
1	5A	3
2	5	3
3	3	2
4	4	2
5	4	2
6	5A	3
7	7	4
8	7	4
9	5A	3
10	3A	2
11	3A	2
12	5A	3
13	5A	3
14	5A	3
15	5A	3
16	6	3
17	7	4
18	6	3
19	6	3
20	5	3
21	6	3
22	3	2
23	5	3
24	5	3
25	5A	3
26	5A	3
27	7	4
28	7	4
29	7	4
30	4	2
31	4	2
32	6	3
33	5	3
34	3	2
35	5A	3
36	5A	3
37	5A	3
38	1	2
39	1	2
40	1	2
41	2a	3
42	2a	3
43	2a	3
44	2a	3
45	0	1
46	0	1
47	0	1
48	2b	4
49	2b	4

07 House Types

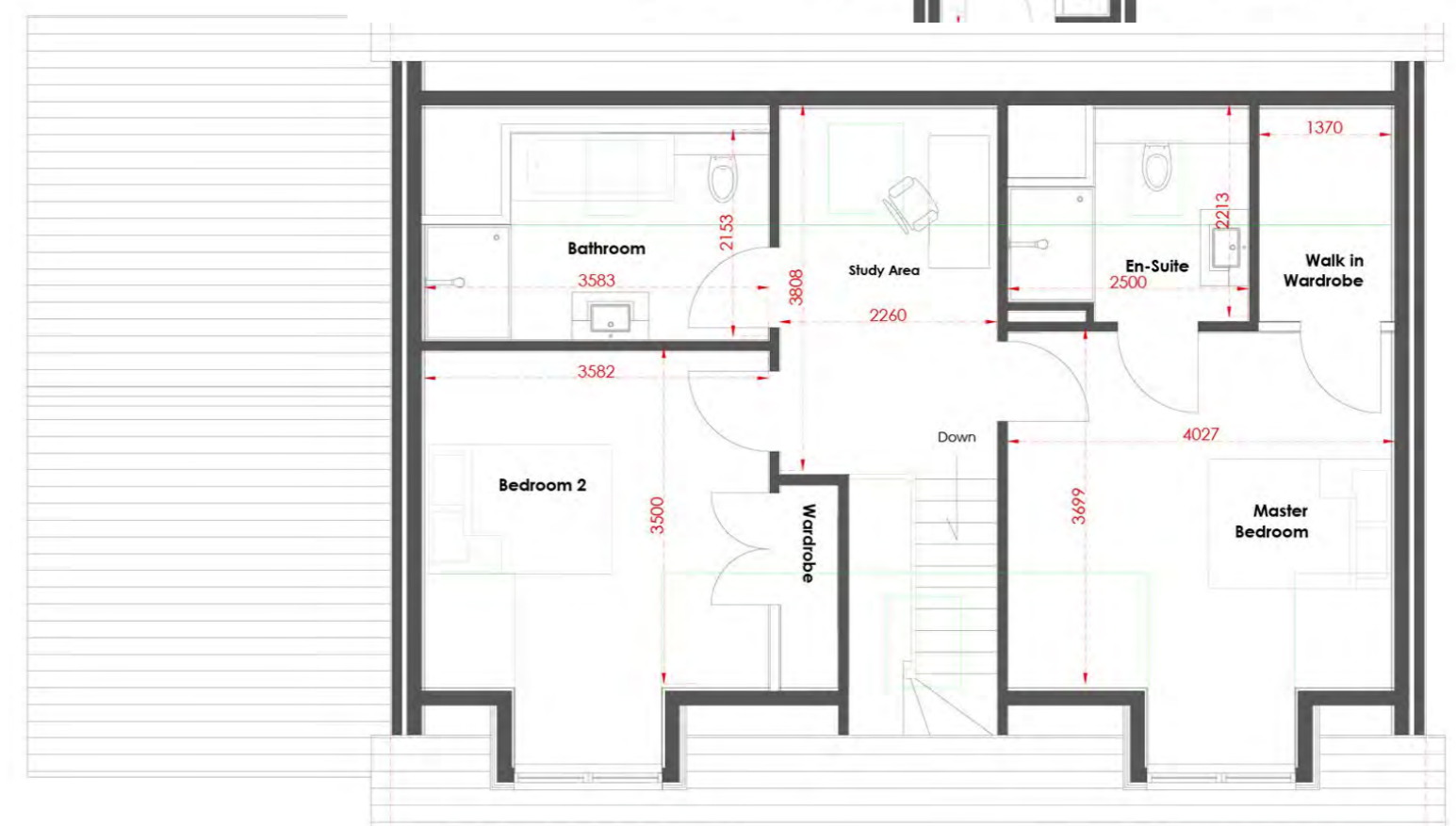
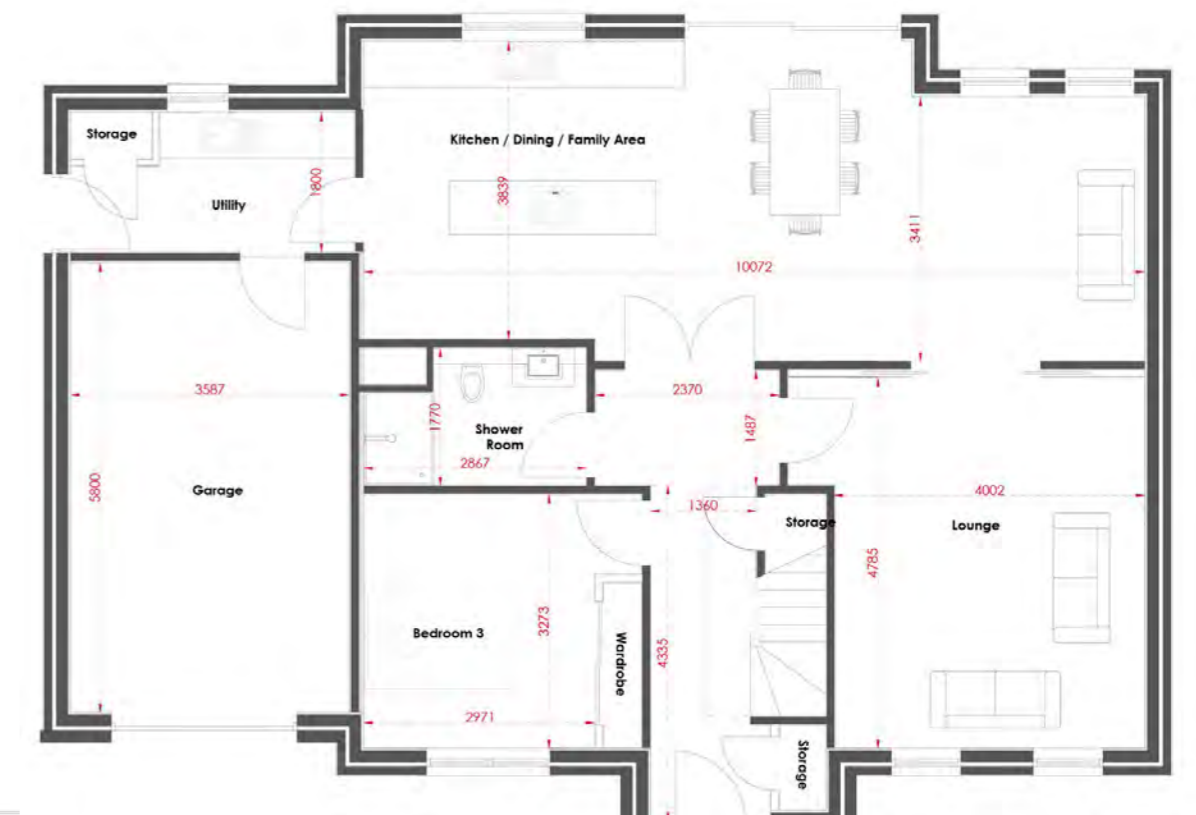


07 House Types

HT5A



HT6



HT7

