



# Framework / Masterplan

s5080 - Masterplan Ury Estate - January 2025

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# Ury Estate

## FRAMEWORK / MASTERPLAN

### 1.0 INTRODUCTION

This document has been prepared in support of a submission for multiple sites forming part of the wider Ury Estate Masterplan in Stonehaven.

The Masterplan is a supporting document preceding an application for planning permission to Aberdeenshire Council in respect of Residential and Ancillary Development including Open Space and Infrastructure.

The promotion of good design is an integral part of the planning process. The main purpose of this Masterplan document is to ensure that the principles of good design are embodied within the future development of the site.

The Masterplan is intended to assist in explaining the main design principles and how they have been developed in response to the site, its wider context and the collected feedback from the community and the Council.

The masterplan / framework document has been produced by Yeoman McAllister Architects on behalf of the landowners Ury Estate Limited.



# Ury Estate

## FRAMEWORK / MASTERPLAN

### 2.0 ABOUT THE TEAM

#### FM GROUP

For over 20 years, the FM Group has proudly built and refurbished some of the most iconic buildings throughout Scotland and beyond.

The FM Group was formed in 1997 by Jonathon Milne with the support of his family. The residential and commercial developer started from small beginnings with the refurbishment of a single apartment in Edinburgh and to date, FM has completed some remarkable projects in a variety of locations around the world.

Over the years, the Scottish based company has received numerous property and business awards

They created thousands of residential homes and millions of square feet of commercial offices, leisure and retail spaces. With a now global portfolio FM has gone on to produce some of the finest developments in the UK and internationally. Over the years, the Scottish based company has received numerous property and business awards

Built on family values and a passion for delivering high quality homes.

It is currently restoring ruined castles and listed buildings, creating new villages, developing resorts and luxury hotels, and Investing in new business ventures. FM also remains committed to agriculture and renewable energy sectors with specific expertise in refurbishing listed buildings, preserving and protecting heritage across Scotland and further afield.



# Ury Estate

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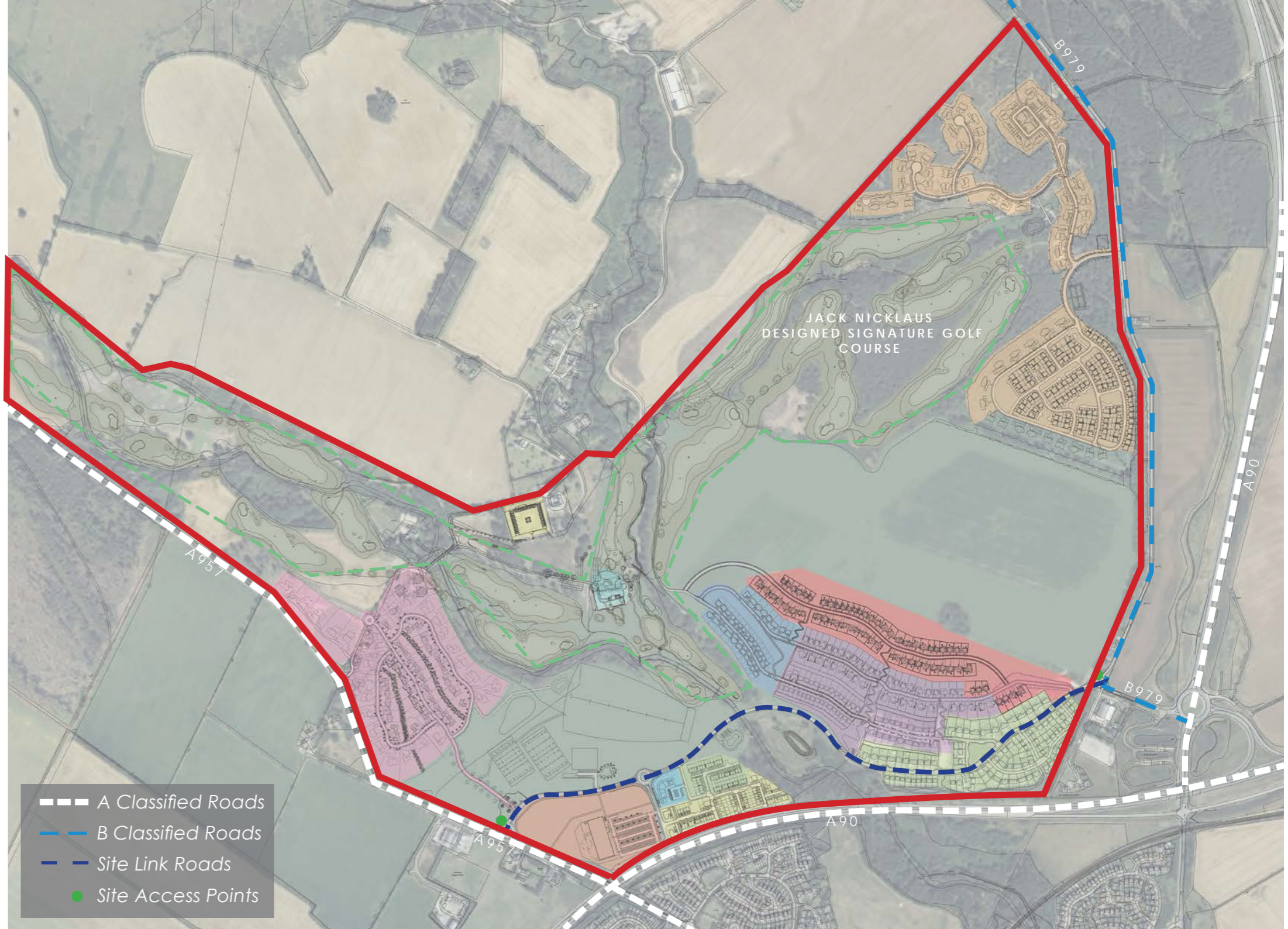
### 3.0 BACKGROUND

The site is located within the Aberdeenshire Council local authority boundary, to the north of Stonehaven and the A90, and forms part of the Ury Estate development comprising of several LDP allocated sites OP2; OP3; OP5 and OP6 together with extant planning approvals that comprise retail development off Slug Road; and golf course and enabling housing to North Lodge.

The site is accessed from the B979 / Netherly Road to the east of the site and the A957 / Slug Road to the west. The site utilising the new link road and junction formation onto the B979.

The site is approximately 1.1 miles from Stonehaven Town Centre and less than 1 mile from Stonehaven Train Station which sits to the south of the site.

There are a number of existing and emerging residential developments within the Ury Estate.



# Ury Estate

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### 4.0 SITE DETAILS AND CURRENT PLANNING CONTEXT

Aberdeen's Local Development Plan has highlighted Ury Estate as an extension of the settlement boundary of Stonehaven, containing multiple opportunity sites.

The site is located close to some of Aberdeenshire Councils core and aspirational paths as identified on the diagram opposite.

The development has the potential to connect into the emerging path network within OP2 masterplan, which is located to the south in the site. This will also create better connections to the area of the wider masterplan designated for retail use, west of OP6.

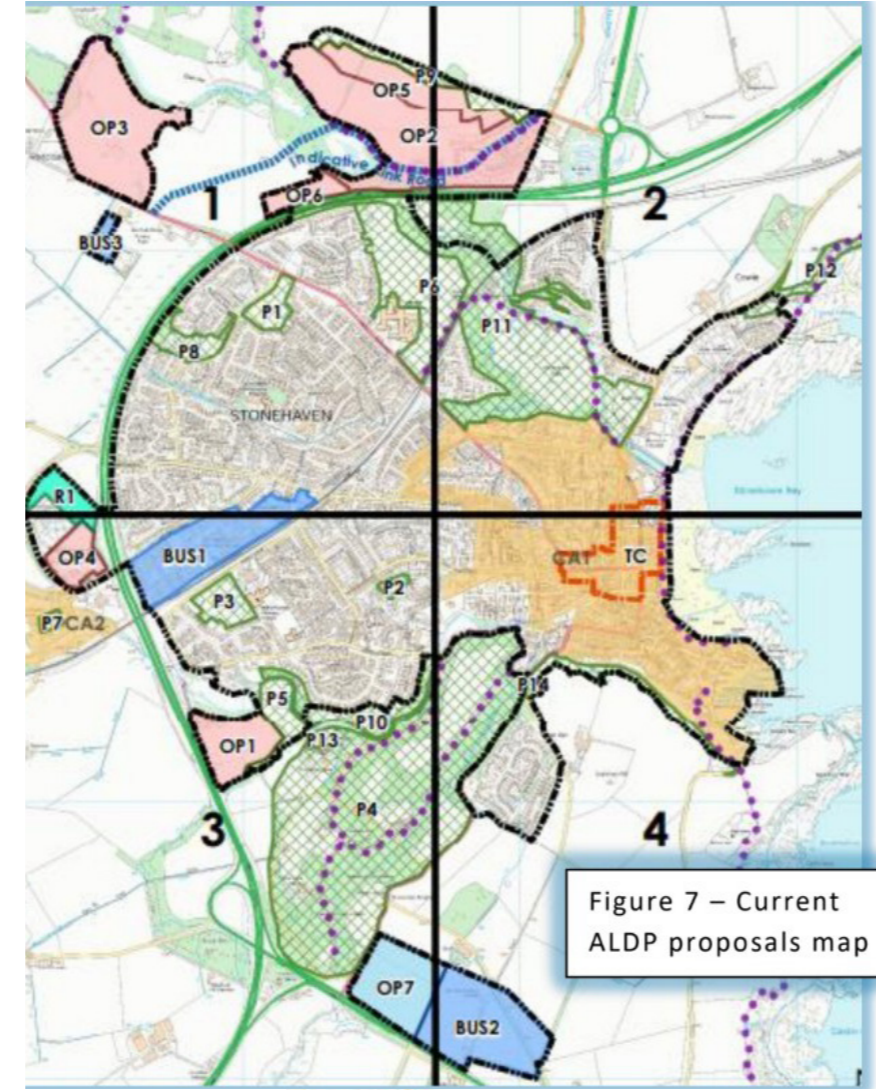
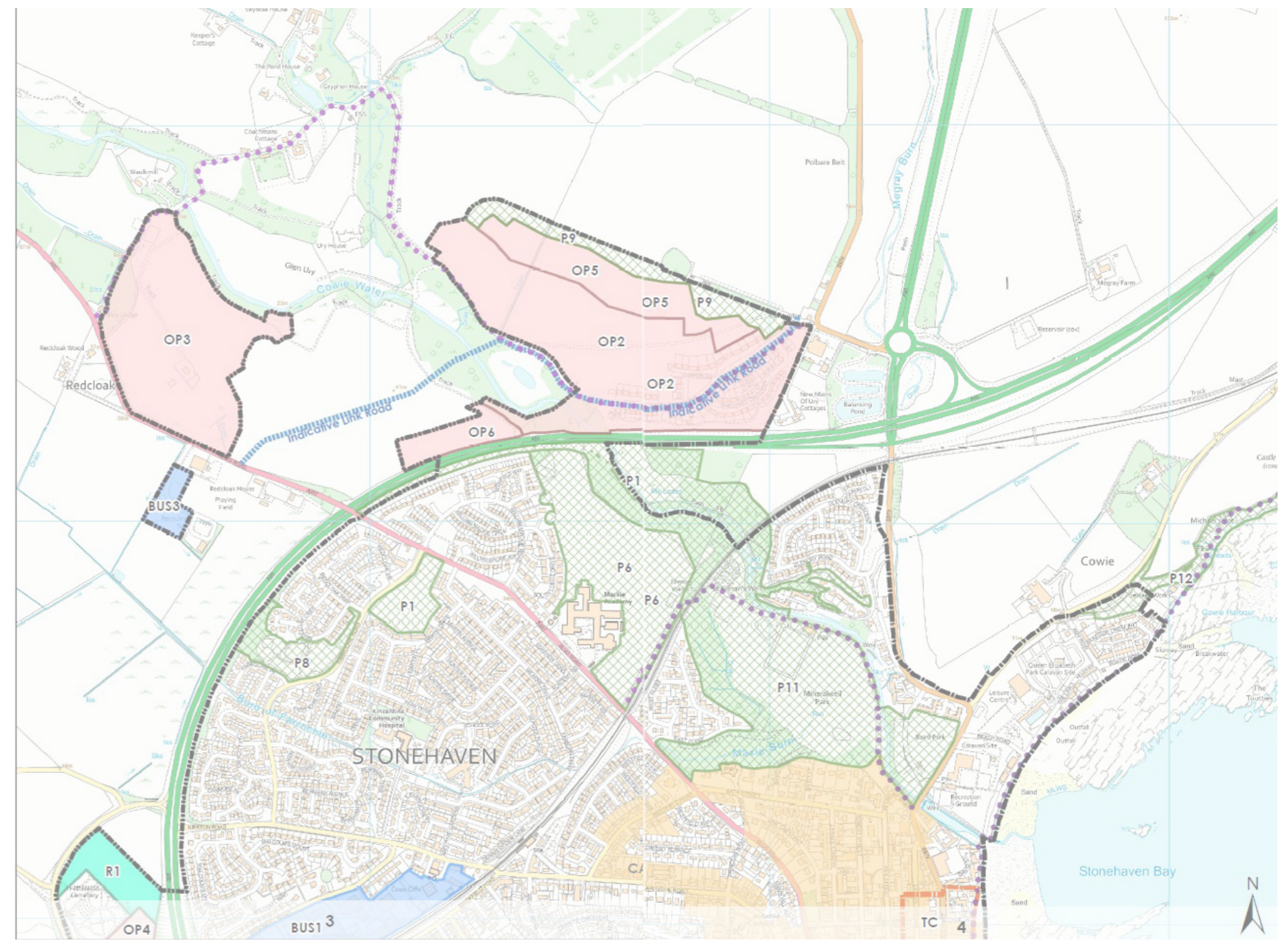


Figure 7 – Current ALDP proposals map

- Legend**
- Existing Proposed Core Paths
  - New Proposed Core Paths
  - On Road Links
  - Water Access Points



# Ury Estate FRAMEWORK / MASTERPLAN

## 5.1 SITE AND AREA ANALYSIS: FLOOD RISK

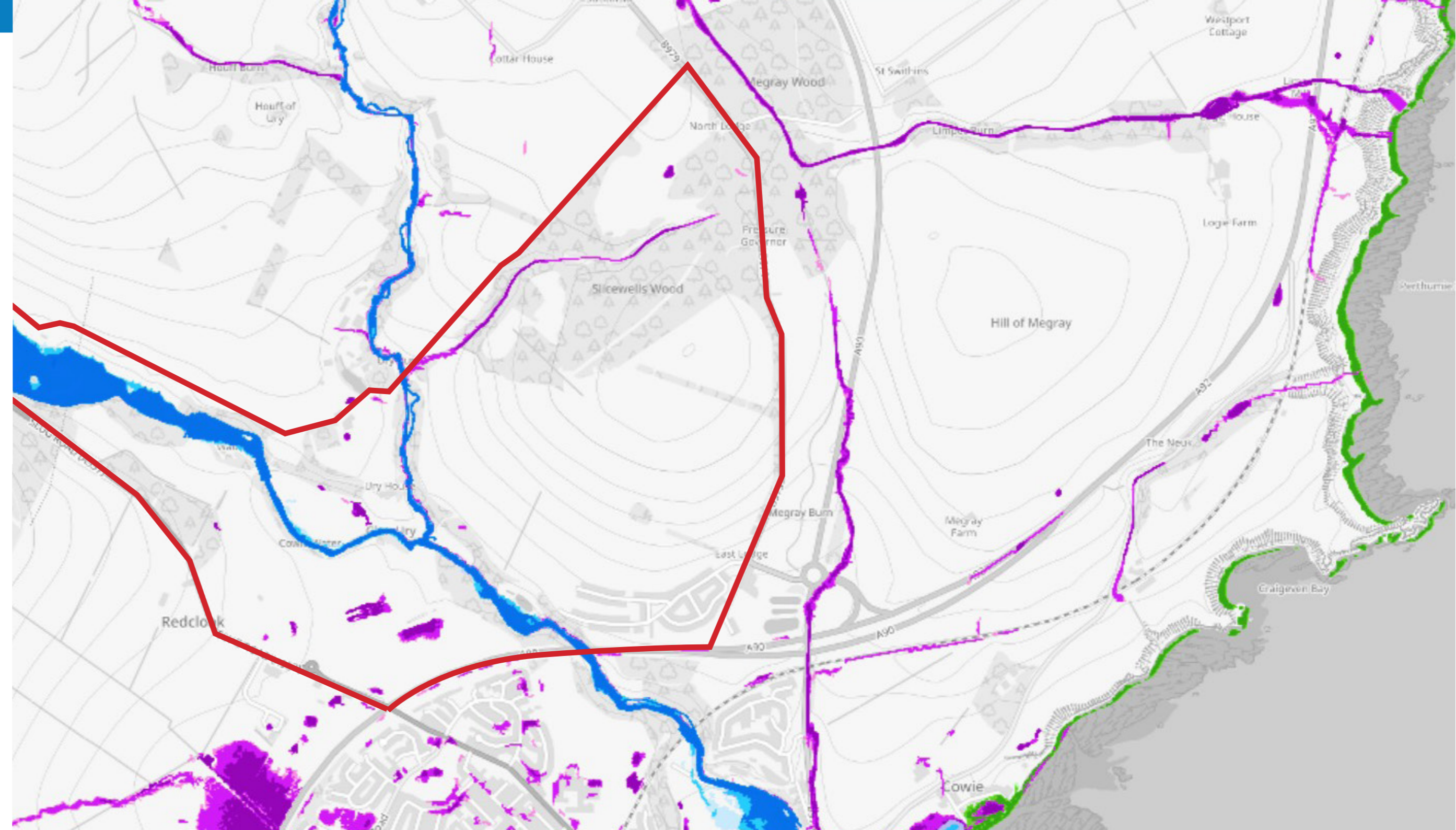
The attached Scottish Environment Protection Agency (SEPA) extract show limited risk of flooding by river and surface water.

These known flooding risks are however managed with the masterplan taking cognisance of same. To mitigate anticipated risk and ensure no impacts further downstream.

### Map Contents

#### Areas that may flood - All Likelihood

- River**
  - High
  - Medium
  - Low
- Surface Water**
  - High
  - Medium
  - Low
- Coastal**
  - High
  - Medium
  - Low
- Potentially Vulnerable Areas
- Local Plan Districts
- Local Authority





5.2 SITE AND AREA ANALYSIS: CONTEXT

The site is located on the Ury Estate, which contains Jack Nicklaus Designed Signature Golf Course and soon to be developed retail area.

The site offers two main pedestrian and vehicular access routes into Stonehaven. Leaving the development to the east, you can utilise the A90 to connect south into the town. Alternatively, the site link road which runs through Ury Estate can be utilised to gain access to Stonehaven via A92 Slug road to the southwest.

South of the site, within the boundaries of the 20-minute neighbourhood, allows pedestrian and vehicular access to Mackie Academy, Kincardine Community Hospital, Stonehaven Railway Station and multiple public parks.



- Site Access to Town
- Site Link Roads
- Site Access Points
- 20 Minute Neighbourhood





5.3 SITE AND AREA ANALYSIS: IDENTITY

Ury Estate has benefited from various applications within the Local Development Plan and is recognised within the Stonehaven Local Place Plan as the preferred location for future development growth within the area due to the constrained nature of the well-defined estate boundaries.

The restoration of Ury Mansion House has reached a milestone stage and the construction of the Nicklaus Signature Golf Course is progressing well, both these element being key components within the estate wide masterplan, further reinforcing the estate regeneration and providing key attractions to Stonehaven and the wider region.

The enabling residential development has been commenced at Blue Lodge, and a number of dwellings are in occupation at East Lodge.

The balance of the residential proposals, both allocated within the Local Development Plan, and those with extant approvals are also progressing and seek to be reinforced within the updated masterplan.

The estate has undertaken significant woodland planting over the past few years as compensatory landscaping and also enhancement of the landscape framework to provide enhanced habitat and biodiversity across the estate.

The approved retail and affordable housing schemes adjacent to the A90 shall link easily to Stonehaven with the internal link road providing connectivity and movement though the estate between Slug Road and Netherley Road.

The masterplan provides a clear vision for a controlled expansion to Stonehaven and negate sporadic development within the wider countryside surrounding the Stonehaven area.





5.4 SITE AND AREA ANALYSIS: CONNECTIONS

The site is well connected to Stonehaven through existing links. However, the introduction of the site link road will further enhance the sites accessibility and connectivity. The site benefits from rural footpaths around and through the estate, providing connectivity to the core path network. Further opportunities to link to the National Cycle routes.



Ury Estate  
 FRAMEWORK / MASTERPLAN



5.5 SITE AND AREA ANALYSIS: PUBLIC TRANSPORT

The site is located close to local public transport links which surround the site.

Travel plans prepared for extant planning approval on the estate shall be implemented with accordance with the findings and recommendations.

To the south of the site is Stonehaven Railway Station which is part of the Scottish North Eastern Railway network. This provides regular connection to Aberdeen in the north and to Dundee in the south, via Montrose.

There is sufficient scope to encourage walking, cycling and bus travel to the site.

In terms of walking a linked and lit network of footways will be provided within the development that will tie into the existing footway on the A957 Slug Road and to the developments at East Lodge and subsequently North Lodge. Additionally, the existing footway along Slug Road between the Slug Road/ Farrochie Road roundabout and the proposed development will be widened where possible with the provision of street lighting. Cycling is well suited to the site due to the permeable nature of the surrounding road network that allows for cycle access from nearby settlements, which are located within a reasonable cycling time according to TAG (2012). This includes the whole of Stonehaven.



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## 5.6 SITE AND AREA ANALYSIS: COMMUNITY INVOLVEMENT & CONSULTATION

Historic public engagement consultation during PAN Process a number of years ago to inform high level principles.

Planned Community Council engagement to present current masterplan proposals for the estate wide development.

Further design development may be forthcoming on receipt of Community Council feedback.



# Ury Estate

## FRAMEWORK / MASTERPLAN

### 6.0 PROPOSED DEVELOPMENT: DESIGN CONCEPT

The site topography and physical constraints of existing woodland, ancient woodland and gas mains pipelines have informed the masterplan principles.

The resultant opportunities to accommodate a range of uses as enabling development to cross fund the principal developments of the Ury Mansion House restoration and the Nicklaus Signature Golf Course, has resulted in the allocation of residential developments within the adopted Local Development Plan. Further enabling development associated with the golf course has been approved and implemented at North Lodge. Further development of a retail store and affordable housing have also been approved and implemented.

The masterplan principles of these developments seek to delivery cohesive and well-connected layouts set within the estate with a central link road through the estate to provide connectivity east to west. The layouts seek to work with the site topography and landscape framework to control urban creep and ensure a controlled expansion to Stonehaven town.



- Dwellings
- Access Road
- Pedestrian Links
- Landscaped
- A Classified Roads
- B Classified Roads
- Site Link Roads
- Site Access Points



# Ury Estate

## FRAMEWORK / MASTERPLAN

### 6.1 PROPOSED DEVELOPMENT: BUILT FORM

Ury Estate has a mix of traditional and modern properties. This proposal introduces a modern development with high-quality materials, varied property types, and distinctive design, aligned with NPF4's six qualities of successful places. While the materials may differ from nearby areas, their modern style will offer a pleasing contrast without concern. The design also allows views through and beyond the site, enhancing its uniqueness.

As a local developer, the proposed housing mix will cater to local demand and the housing partner's needs, including:

- 3-bedroom starter homes
- 3, 4 & 5-bedroom detached homes

All homes will feature high-quality materials that match the local character and ensure low maintenance. The homes will also include carbon conscious technology and smart controls for efficient energy management.









6.2 PROPOSED DEVELOPMENT: MOVEMENT

NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods requires that development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods.

The site offers two main pedestrian and vehicular access routes into Stonehaven. Leaving the development to the east, you can utilise the A90 to connect south into the town. Alternatively, the site link road which runs through Ury Estate can be utilised to gain access to Stonehaven via A92 Slug road to the southwest.

South of the site, within the boundaries of the 20-minute neighbourhood, allows pedestrian and vehicular access to Mackie Academy, Kincardine Community Hospital, Stonehaven Railway Station and multiple public parks.

-  Yellow circle indicates 5 minute walking zone
-  Blue circle indicates 10 minute walking zone
-  Green circle indicates 15 minute walking zone
-  Purple circle indicates 20 minute walking zone



# Ury Estate FRAMEWORK / MASTERPLAN

## 6.3 PROPOSED DEVELOPMENT: LANDSCAPE FRAMEWORK & OPEN SPACE

NPF4 Policy 3 on Biodiversity emphasises that proposals should contribute to biodiversity enhancement, including the restoration of degraded habitats and the strengthening of nature networks and their connections, where applicable. Additionally, proposals should integrate nature-based solutions whenever possible.

The proposed Masterplan includes well-designed open public spaces, all situated within accessible, usable, and biodiversity areas. The development also incorporates strategically placed landscaped footpaths that connect to wider surroundings.

The retention and integration of protected allocated land P9, shall help to improve the biodiversity of the site and provide a defined landscaped buffer.





# Ury Estate FRAMEWORK / MASTERPLAN

## 6.4 PROPOSED DEVELOPMENT: PHASING PLAN

Adjacent site plan and legend set out the development phasing aspirations and time lines



-  Ury Retail 2025 to 2026
-  Jack Nicklaus Signature Golf Course. On-site Bulk Earthworks and Rough shaping Complete June 2025. Completion 2026
-  Proposed neighbourhood retail units, to be promoted through separate applications
-  Nicklaus Village (Blue Lodge) On-site Show Village launch 2025 Complete 2029
-  Ury View (East Lodge) Progress to completion 2025 to 2029. Phase 2 Homes complete 2027
-  Ury View (East Lodge) Progress to completion 2025 to 2029. Phase 2 Homes complete 2027
-  OP5 Residential development, to be promoted through separate applications 2025 to 2027

-  Mackie Village affordable housing, in third party ownership (Hillcrest HA) 2025 to 2027
-  Proposed affordable housing, to be promoted through future applications
-  Nicklaus Retreat (North Lodge) 2025 to 2030
-  Ury View (East Lodge) Phase 1 completed and occupied. Progress to completion 2025 to 2029. Phase 2 Homes complete 2027
-  Walled Garden
-  Ury Castle Wind and Watertight Complete. Phase 1 Club house facility open 2027. Phase 2 Complete 2028
-  Internal Link Road in accordance with extant planning approvals and S75 requirements and Transport Assessment findings



# Ury Estate

## FRAMEWORK / MASTERPLAN

### 7.0 SUMMARY OF COMMITMENTS AND KEY DESIGN PRINCIPLES

This document, in conjunction with the other supporting statements, aims to demonstrate that the proposed development complies with the relevant Development Plan provisions, as well as being supported by other material planning considerations:

**01 - Healthy / Welcoming**  
The layout has been developed in line with the principles of a 20 minute neighbourhood and walk-able neighbourhoods with the street layouts and path networks providing a variety of routes through the site and beyond. Accessibility and inclusion for everyone regardless of gender, age, ability and culture and social connectivity to create a sense of place and belonging / identity with the community has been paramount.

**02 - Pleasant**  
The proposed Masterplan promotes the Designing Streets principle of respecting pedestrians first. The hierarchy of the streets is important and the junctions will be effective in reducing vehicle speeds through their spacing, geometry and widths. The positioning of the homes overlooking the public open space areas provides natural surveillance opportunities. On shared surface streets, pedestrians have priority. The design, through a combination of reducing turning radii, sight lines, forward visibility and different colours/types of surfacing materials, will be effective in reducing vehicles speeds, i.e. reducing forward visibility to slow down drivers and enhance the cycling and pedestrian environment.

**03 - Well Connected**  
The initial two access roads leading into the development extend from the current road hierarchy in a traditional format and will provide footways of sufficient width and drop kerbs to accommodate users in wheelchairs, mobility scooters, pushchairs, etc. The gradients of the new access road and footways also make it easy for mobility impaired users to move around.

**04 - Distinctive**  
The block structure creates character through a combination of house types and streets that follow the topography of the site and is set out on a permeable and desire line based layout.

**05 – Sustainable / Resource Efficient**  
The approach to the design provides a development that embodies the principles of resource efficiency throughout. The homes proposed will feature high-quality materials that match the local character and ensure low maintenance. The homes will also include carbon conscious technology and smart controls for efficient energy management.

**06 - Adaptable**  
It is important to retain the edge of settlement character of the site by linking to the local and wider core path network and keeping current desire lines in their natural environment and, as much as possible, open character as they cross through the site. Parking is generally provided within curtilage but there are also areas provided on the street for additional visitor parking. These areas will incorporate landscaping to lessen the visual impact of the parked vehicles. The design ensures that parking areas are overlooked, close to destinations and easy to find and identify. Vehicle tracking will be undertaken to demonstrate that larger vehicles can access all areas.

**Landscape Framework / Public Open Space**  
The proposed Masterplan provides Public Open Space and defined landscaped framework, all located within accessible, usable and biodiverse areas. The development features strategic landscape fingers running between developments, reducing car dominance and encouraging active travel through the development.



# Ury Estate FRAMEWORK / MASTERPLAN

## 8.0 FUTURE ASPIRATIONAL DEVELOPMENT

The estate masterplan allows capacity for future aspirational development as set out below;

01. Potential future infill residential development - To be promoted at next LDP process. The development of the infill site has the potential to enhance and improve connectivity within the wider site context and the surrounding core path network to Stonehaven and provides much needed future housing allocation to support the growth of Stonehaven.

02. Glen Ury Distillery - Tourism and employment opportunities.

03. Glen Ury Free Range Eggs - Employment opportunities.



## DOCUMENT CONTROL

Issue	Date	Prepared by	Checked by	Approved by
01	17/01/2025	Gary Livingstone	Derek Pirouet	Derek Pirouet
02	03/02/2025	Gary Livingstone	Derek Pirouet	Derek Pirouet
03	10/02/2025	Gary Livingstone	Derek Pirouet	Derek Pirouet

