

Land at Cuddyhouse Road, Kingseat

SK04b

Illustrative Masterplan

Legend

-  Site boundary
-  Proposed development compartments with indicative buildings shown
-  Primary roads
-  Secondary roads / shared surfaces
-  Courtyards / parking areas
-  Paths / cycleways
-  Structure planting / trees, including community woodland
-  Public Open Space (POS) including amenity open space and wildflower meadows
-  Play area
-  Secure dog exercise area
-  Potential location for community growing area / allotments
-  SUDS basin (indicative layout)
-  Public viewpoint on 'ridge walk'

Existing Core Path link to Loch Fitty and land art project

Existing woodland (identified as a key part of the green network) extended along the north eastern settlement edge as a 'community woodland' with waymarked woodland walks / cycleways

New Core Path link offering alternative route connecting Loch Fitty environment to the Hill of Beath via the new 'ridge walk'

Development set back from north east corner to respect the existing building line and settlement edge (formed by the cottage at Craigencaat)

Indicative location for new 30mph speed limit signage (subject to agreement)

New roundabout junction with central dry stone wall 'gateway feature' on Cuddyhouse Road

Existing 'Kings Seat' site incorporated into an extended area of public open space and accessed via an extended path / cycleway network. This will improve the setting to the historic site and link it to the wider cultural and recreational destinations including Hill of Beath, Loch Fitty and the St Ninians Land Art site.

The POS will be accessible to both the existing and new community; is centrally located; and will help to address the existing shortfall in POS within Kingseat

Potential location for community growing area / allotments

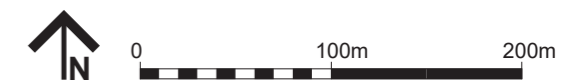
New structure planting located along the eastern edge of the proposed development will soften and filter views towards the proposed development and the existing, visually exposed settlement edge

Path links onto the existing Core Path route to Hill of Beath

A new 'ridge walk' and viewpoint will offer views across the Forth valley and will be connected via the extended path network which also provides access to the 'King's Seat', Hill of Beath, Loch Fitty and the St Ninians Land Art site.

Potential for future Green Network path link connecting 'Ridge Walk', Hill of Beath, to the Core Path network to the west of Kingseat.

Core Path link to Hill of Beath



Scale: NTS @ A3

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Based upon Google Earth Pro mapping.