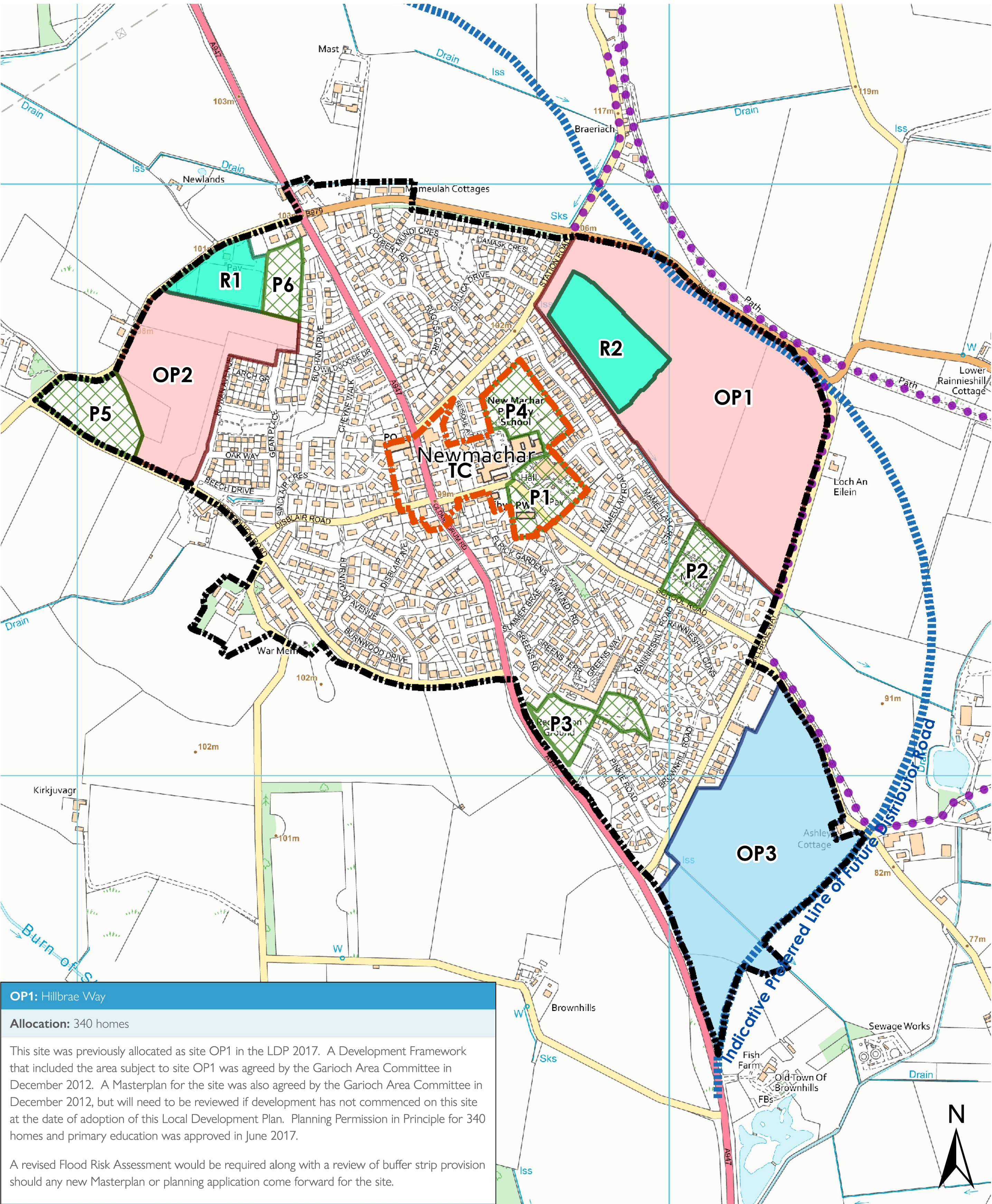


CALA NEWMACHAR LAND AT HILLBRAE WAY



Planning Process and Context



SUMMARY OF THE MAJOR APPLICATION PROCESS

As a major development, planning legislation requires public consultation is carried out in advance of any related planning application for the development. Cala are hosting two public events here at the Newmachar Hotel and following all statutory consultation requirements.

A Proposal of Application Notice (PoAN) was submitted to Aberdeenshire Council on 10th September 2025, including details of the consultation strategy. Copies were sent to the local Community Councils and Ward Members. Prior to the consultation event, invitations were sent to approximately 200 neighbouring properties. Posters were also distributed to local businesses and public buildings in Newmachar.

This initial event will be used to gather your feedback and identify key issues to be considered by Cala and their design team as part of ongoing design process. Feedback forms are available and can be completed and returned today via the box provided. Alternatively, completed feedback forms and other comments can be emailed or posted to Ryden using the contact details provided at the bottom of this board.

Digital copies of the consultation materials and feedback form are also available to download on the consultation website - www.cala.co.uk/Hillbrae. Feedback will be accepted until Tuesday 21st October 2025.

A second drop-in exhibition will take place at the Newmachar Hotel on Wednesday 12th November 2025 3pm-7pm where further details on the emerging design will be presented, as well a response to the feedback received to the initial consultation event.

Please note that, at this stage, comments are being provided to the applicant (Cala) and not the planning authority (Aberdeenshire Council). You will have the opportunity to submit formal representations to Aberdeenshire Council for consideration following the submission of the subsequent planning application.

THE SITE

The wider site comprises an area of approximately 15.05ha, situated to the west of Hillbrae Way, Newmachar. It lies to the north of existing development in Newmachar at Mameulah Crescent, Mameulah Road, Blackbraes Way and Newmachar Cemetery. Kingseat Road (B979) bounds the site to the north, which becomes Hillbrae Way to the east. Station Road and residential development beyond bounds the site to the west.

The site is currently an agricultural field, with a slight upwards slope from the south east to the north west. The Pinkie Burn bounds the site to the south west. The Formartine & Buchan Way pedestrian and cycle route, touches the northern part of and wraps around the east of the settlement along Hillbrae Way.

PLANNING CONTEXT AND HISTORY

The site is identified as OP1 for 340 homes in the 2023 Aberdeenshire Local Development Plan. That site also contains site R2 for the development of a Primary School.

A Development Framework was approved by the Garioch Area Committee in December 2012. It provided an indicative layout including character zones intended to inform planning applications for the site going forward. An Addendum Masterplan was prepared and approved in October 2014

Planning Permission in Principle was approved on the site on 20th November 2015 for a residential development comprising 298 homes, primary education provision and associated infrastructure including roads and drainage (Ref: APP/2012/3943).

A further Planning Permission in Principle was approved under application Ref: APP/2016/2794 for residential development, primary education provision and associated infrastructure, not complying with Condition 3 of Application Ref: APP/2012/3943. A number of MSC applications have been submitted for the site, the most recent of which was progressed by Scotia (Ref: APP/2022/1636) and a lawful site start has been made.

Due to changes in the housebuilder, and the removal of the need for primary school provision for the wider OP1 site under APP/2021/0572, new proposals are to be submitted for the site. This will likely take the form of a Planning Permission in Principle (PPiP) Application and Masterplan review for the entire site and a more detailed Full Planning Application for Phase 1. Cala welcome your feedback on the Phase 1 proposals.

