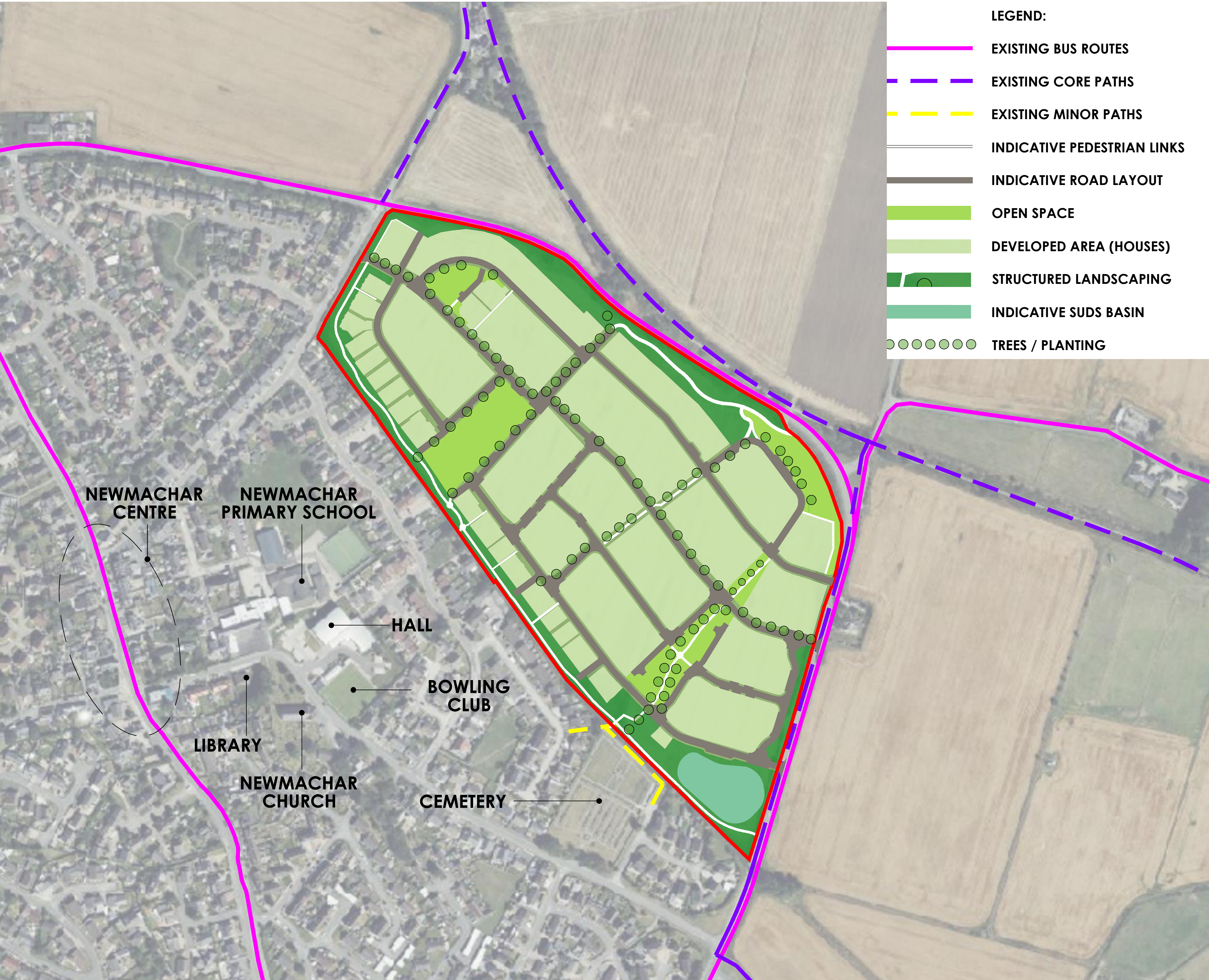


CALA NEWMACHAR LAND AT HILLBRAE WAY



Masterplan Area



SUMMARY

The Development Framework approved in 2012 covered an area larger than the LDP allocation and contained proposals for a future distributor road, and potential future development to the northwest and south east of the allocated site.

An addendum was prepared in October 2014, reducing the site boundary to coincide with the Local Development Plan allocation, but with the provision of a larger area of land for the potential future primary school. Land continued to be safeguarded to the north for a potential distributor road.

The Legal Agreement for the 2012 Planning Permission in Principle had a clause for reserving land for a Primary School, however, Planning Permission (Ref: APP/2021/0572) sought to discharge that requirement. Discussions at that time confirmed that Aberdeenshire Council no longer required land within the development site to be reserved for a new primary school. That application was approved in June 2021.

Given the change in circumstances, and the passage of time since the Masterplan was approved, it has been agreed with Aberdeenshire Council that a Masterplan review will be undertaken. This will take the form of a new Masterplan layout for the entire site, with changes covered in a Design and Access Statement or potentially as part of a Planning Permission in Principle Application.

Building on the established principles and general identification of built form, plot layouts, landscaping, public open space and supporting infrastructure, a revised indicative layout is illustrated above for the entire OP1 site. Naturally, the removal of the land for the primary school, creates the opportunity for further residential development which will respect the established character within in the immediate vicinity.

Cala welcome your feedback on the proposals for the wider site.

