

CALA NEWMACHAR LAND AT HILLBRAE WAY



Phase 1 - Detailed Proposals



SUMMARY

In tandem with any PPIP/Masterplan review, the first phase of the entire allocation will be submitted under a more detailed Full Planning Application. This Phase 1 site proposes approximately 158 homes, of which 25% will be delivered as affordable, open space and landscaping.

The indicative layout above demonstrates how this site will be delivered and how it would fit into the wider Masterplan, including consideration of landscape strategy, public open space, housing and access. Working with existing topography and established natural landscape features, the proposed layout is broadly similar to those approved under APP/2022/1636, with some differences in terms of access, house types and siting, given the new housebuilder that is taking the development forward.

Access would be taken from Hillbrae Way to the east at two points, with a network of streets and spaces across the site. SUDs will be located in the south east corner of the site, with open space to the west of the site, in addition to a central area of open space running north to south, with a network of footpaths linking the site to the existing built up area to the south.

Cala would welcome your feedback on the proposals, which will help shape the evolving designs for the site. Feedback forms are provided and will be accepted up to Tuesday 21st October 2025.

NEXT STEPS

A second exhibition will be held here at The Newmachar Hotel on Wednesday 12th November 2025 3pm-7pm, when we will respond to the feedback that we have received. We will also be able to provide more information on the proposed development, as the ongoing survey and design work will be at a more advanced stage. In the meantime, if you have any questions or would like copies of the exhibition materials, please contact Ryden or visit the consultation website using the details provided at the foot of the board.

