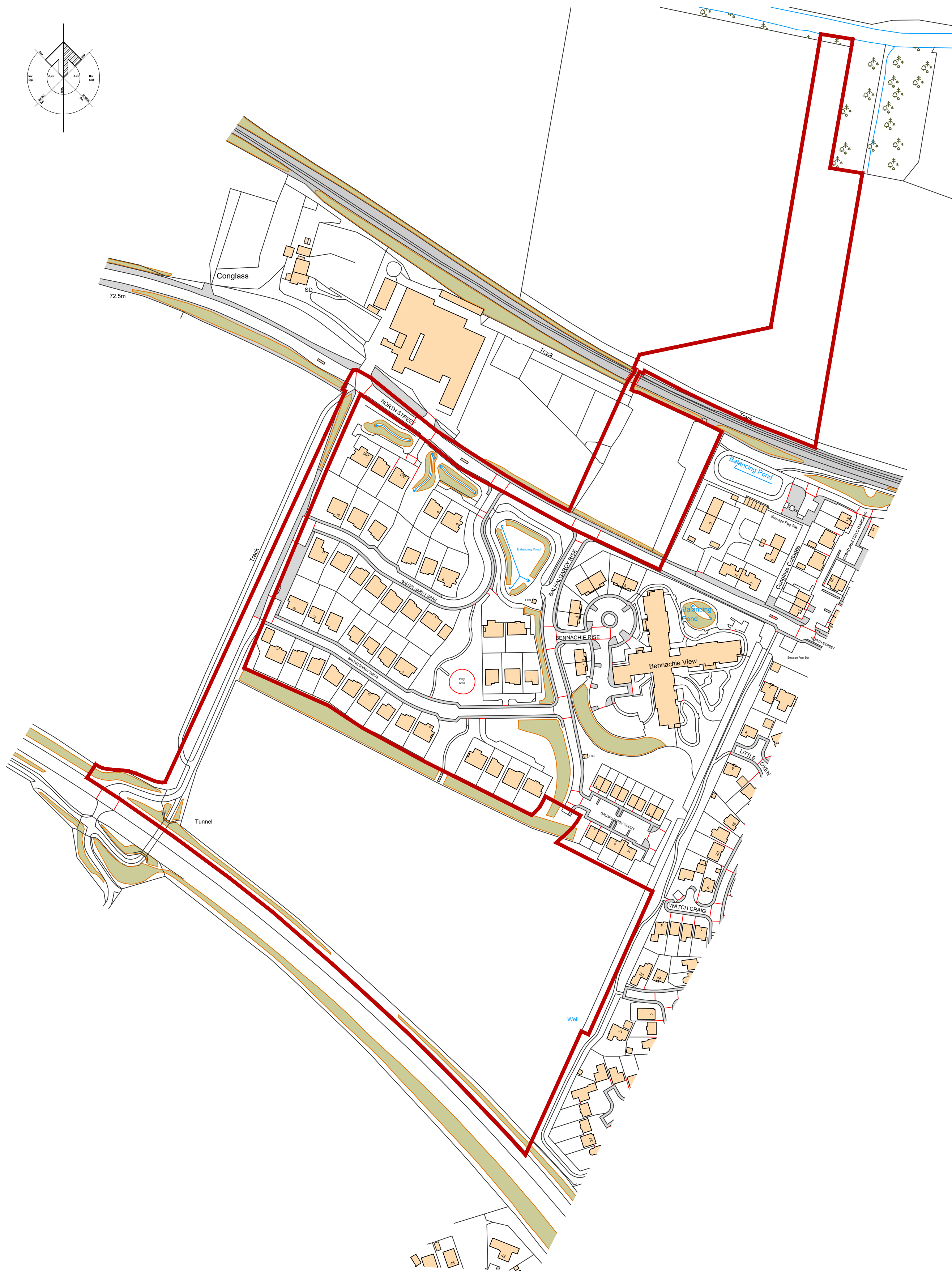
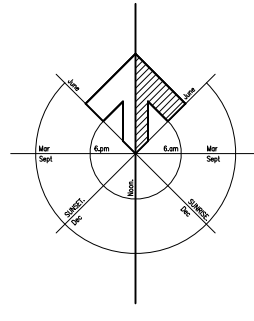


# CONGLASS



## Welcome To Our Consultation On Behalf of Cala Homes North



### Welcome

This consultation is being carried out on behalf of Cala for a proposal to provide high quality homes at Conglass, Inverurie.

Cala controls approximately 11 hectares of land at Conglass, which is allocated for housing in the Aberdeenshire Local Development Plan 2023 (the LDP) as Opportunity Site OP15 Inverurie. A small portion of additional land is included to accommodate access and drainage infrastructure. The site adjoins the previous phase of housing at Conglass undertaken by Cala, which was completed in 2022.

Your views are sought to influence the design of the proposed development as part of a forthcoming major planning application and an associated masterplan. Cala welcomes this opportunity to engage with the local community and relevant stakeholders, to provide a suitable development scheme for the site.

Key issues to be considered are:

- The scale and density of the proposed development;
- Compatibility and integration with the surrounding area;
- The layout of the proposed development;
- How local services could accommodate the proposed development;
- How the development would be accessed, including by means other than private cars (such as integration with existing public transport and path links);
- How to protect and enhance the local landscape setting and biodiversity;
- The type of landscaping that should be provided in and around the site, including new usable open space, footpaths and amenity space within built-up areas to improve the local streetscape.



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### Summary of Masterplan Process

Policy P1: Layout, Siting and Design in the LDP requires that all major housing developments are supported by a masterplan which has been subject to public consultation. In response to this, in September 2023, Aberdeenshire Council adopted new planning guidance which sets out a standard process for the preparation and adoption of masterplans.

The process is set out in the annotated extract from the guidance document below. We are currently at the end of Stage 1. After this event, we will proceed with the preparation of a draft masterplan, taking all feedback into account.

Following submission of the draft masterplan to the Council, a further public exhibition of the proposal will take place on 14th March. The draft masterplan will be subject to review by the Planning Service and relevant stakeholders, which may lead to further refinements before a final version is submitted to Aberdeenshire Council, to be considered by Garioch Area Committee. Should the masterplan be approved by the Council, the related planning application for the site will need to comply with requirements that are set out in the masterplan.

	STAGE 1	STAGE 2				
	ENQUIRY / INITIAL CONTACT	PRE SCREENING PACK	DRAFT MASTERPLAN REVIEW	DESIGN QUALITY AUDIT DESIGN REVIEW	MASTERPLAN	COMMITTEE
DEVELOPER	<ul style="list-style-type: none"> <li>Make contact at earliest opportunity</li> <li>Identify site / share opportunities and constraints</li> </ul>	<ul style="list-style-type: none"> <li>Submit Proposal of Application Notice</li> </ul>	<ul style="list-style-type: none"> <li>Developer shares draft masterplan</li> <li>Submit Proposal of Application Notice if not already done</li> </ul>	IF REQUIRED	<ul style="list-style-type: none"> <li>Developer submits finalised masterplan</li> </ul>	
ABERDEENSHIRE	<ul style="list-style-type: none"> <li>Name lead officer</li> <li>Start preparing pre screening pack</li> <li>Log, register and designate ENQ number</li> </ul>	<ul style="list-style-type: none"> <li>Lead officer shares pre-screening pack</li> <li>Arrange meeting if required</li> </ul>	<ul style="list-style-type: none"> <li>Lead officer reviews draft masterplan and provides feedback</li> <li>Further meetings with developer / consultees as required</li> <li>Internal review with masterplan working group</li> </ul>	IF REQUIRED	<ul style="list-style-type: none"> <li>Lead officer prepares final report</li> <li>More detailed and specific pre-application discussions can now progress with lead officer and relevant consultees.</li> </ul>	<ul style="list-style-type: none"> <li>Masterplan taken to committee for agreement</li> <li>If masterplan agreed it will be placed on Aberdeenshire Council website</li> </ul>
CONSULTEES	<ul style="list-style-type: none"> <li>Lead officer makes contact as appropriate</li> <li>Prepare relevant information for pre screening pack</li> </ul>	<ul style="list-style-type: none"> <li>Provide relevant information as part of pre-screening pack</li> <li>Arrange initial meeting if required</li> </ul>	<ul style="list-style-type: none"> <li>Reviews draft masterplan and provides feedback</li> </ul>	IF REQUIRED		<ul style="list-style-type: none"> <li>Continuation of detailed discussions as part of ongoing pre-application discussion</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>Lead officer makes contact with area office / community planning</li> </ul>	<ul style="list-style-type: none"> <li>Initial community engagement event, as agreed with lead officer</li> </ul>	<ul style="list-style-type: none"> <li>Further community engagement event on draft masterplan, as agreed with lead officer</li> </ul>			<ul style="list-style-type: none"> <li>Agreed masterplan and committee report available on Aberdeenshire Council website</li> </ul>

WE ARE HERE

### Consultation Approach

This consultation follows Aberdeenshire Council's standard procedures for the preparation of masterplans and the statutory pre-application requirements that apply to all major developments (in the case of housing, that's more than 50 homes and/or sites that are 2ha or more in size).

The masterplanning process commenced with the submission of an enquiry to Aberdeenshire Council on 22nd December 2023 (reference ENQ/2023/1746). The statutory pre-application process commenced with the submission of a Proposal of Application Notice on 15th January 2024 (reference ENQ/2024/0056). In response to both, Aberdeenshire Council has approved the format of this consultation.

This consultation gives the public an opportunity to comment on the draft proposals. Cala will follow the pre-application procedures set out in The Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021 by hosting two events.

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 the emerging proposal for the site. Feedback forms are available and can be completed before you leave. Alternatively, completed feedback forms and other comments can be emailed to [conglassconsultation@ryden.co.uk](mailto:conglassconsultation@ryden.co.uk) or sent by post to Conglass Consultation, Ryden, The Capitol, 431 Union Street, Aberdeen, AB11 6DA.

If you would like hard copies of the consultation materials, please contact Ryden using the details provided, and these shall be posted out to you. Digital copies are also available at [www.cala.co.uk/conglass](http://www.cala.co.uk/conglass). Feedback will be accepted until **Tuesday 5th March 2024**.

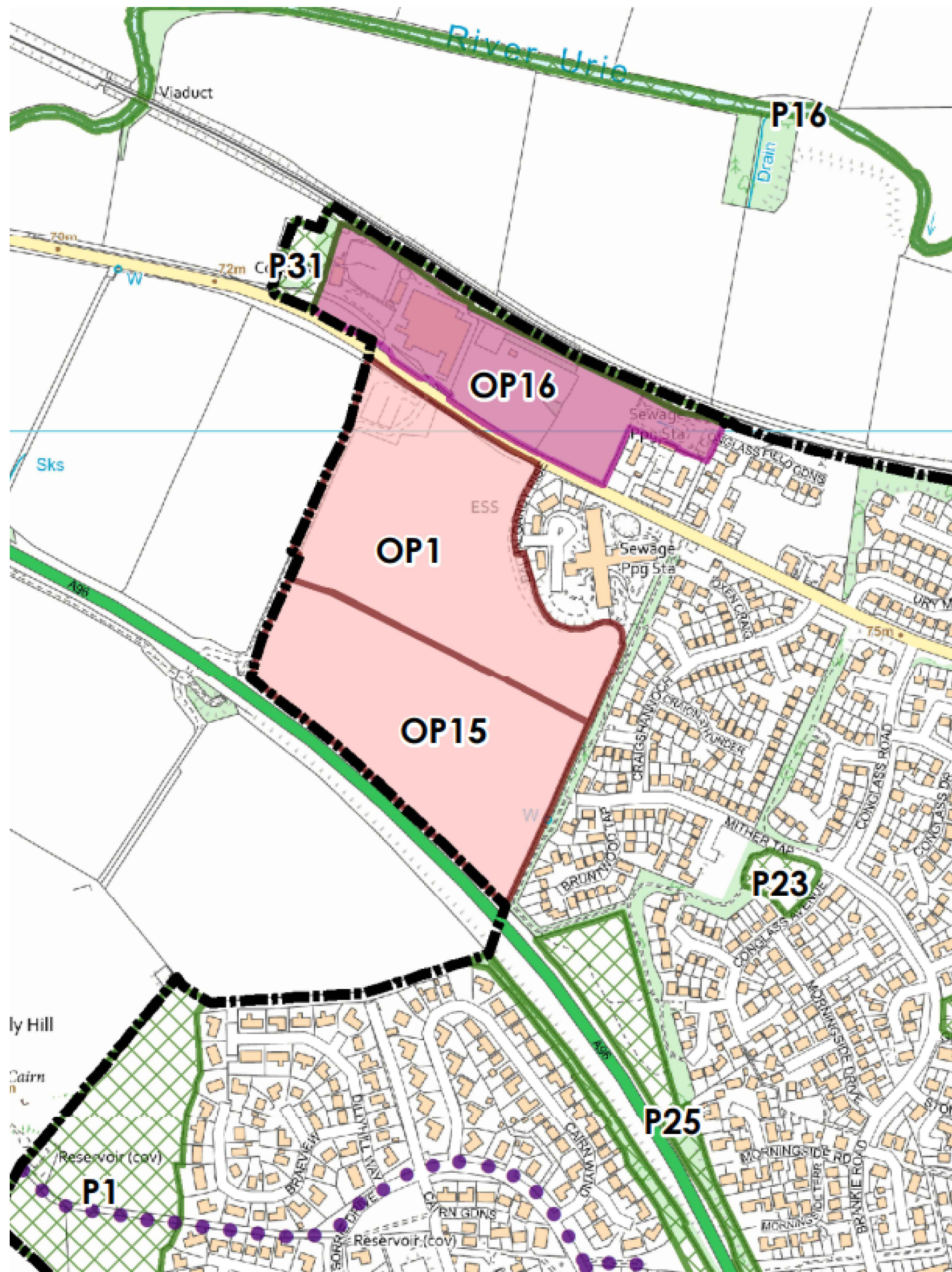
We will then be hosting a second event here at Harlaw Park on **Thursday 14th March 2024 3pm-7pm**. This will provide further detail on the design of the proposed development, as well a response to the feedback received to the initial consultation.

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



# CONGLASS

## Site Context



### OP15: Land West of Bennachie View Care Home

Allocation: 130 homes

This is a newly allocated site. Development should be designed to continue the characteristics of the wider Conglass developments in recent years. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sites to meet local need. A landscape buffer is required along the western boundary to soften the visual impact of development. Access and connectivity should be integrated with site OP1. Footway links require to include a crossing on Burghmuir Drive. Bus stop infrastructure should be provided. Impacts on the strategic road network, including at Blackhall, Port Elphinstone and Thainstone roundabouts require to be quantified through a Transport Assessment. A cumulative appraisal is to be undertaken to determine any potential impact to the A96(T) and identify if any mitigation is required to deliver the site. Provision for active travel is required.

### Site Characteristics

When taking forward a development, it is important to analyse a site and its setting in order to create an effective design.

The site comprises a raised field which slopes gradually downwards from the A96 at its South towards the previous phase of development at its North. The West is bound by a neighbouring field and the East is bound by an existing residential area. At present, the site is not in active agricultural use but has been used informally for recreation, despite being fenced off. Proposed development in this part of the site will need to be mindful of potential noise coming from use of the A96 and to avoid overlooking homes in the previous phase of development, given the steep difference in ground levels between the two areas. However, there are significant opportunities for integration with the previous phase of development, where footpaths and roads have been designed with opportunities for expansion in mind.

More broadly, the site benefits from close proximity to established roads, bus stops, public sewer network, public water supply network and range of amenities found in Inverurie.

### Planning History

The site is located to the North-West of Inverurie, to the South of a previous phase of housing development that was completed by Cala in 2022.

As shown in the diagram to the left, the previous phase of development is Opportunity Site OP1 Inverurie in the LDP. The current proposal concerns Opportunity Site OP15 Inverurie, with part of Opportunity Site OP16 required to provide drainage infrastructure.

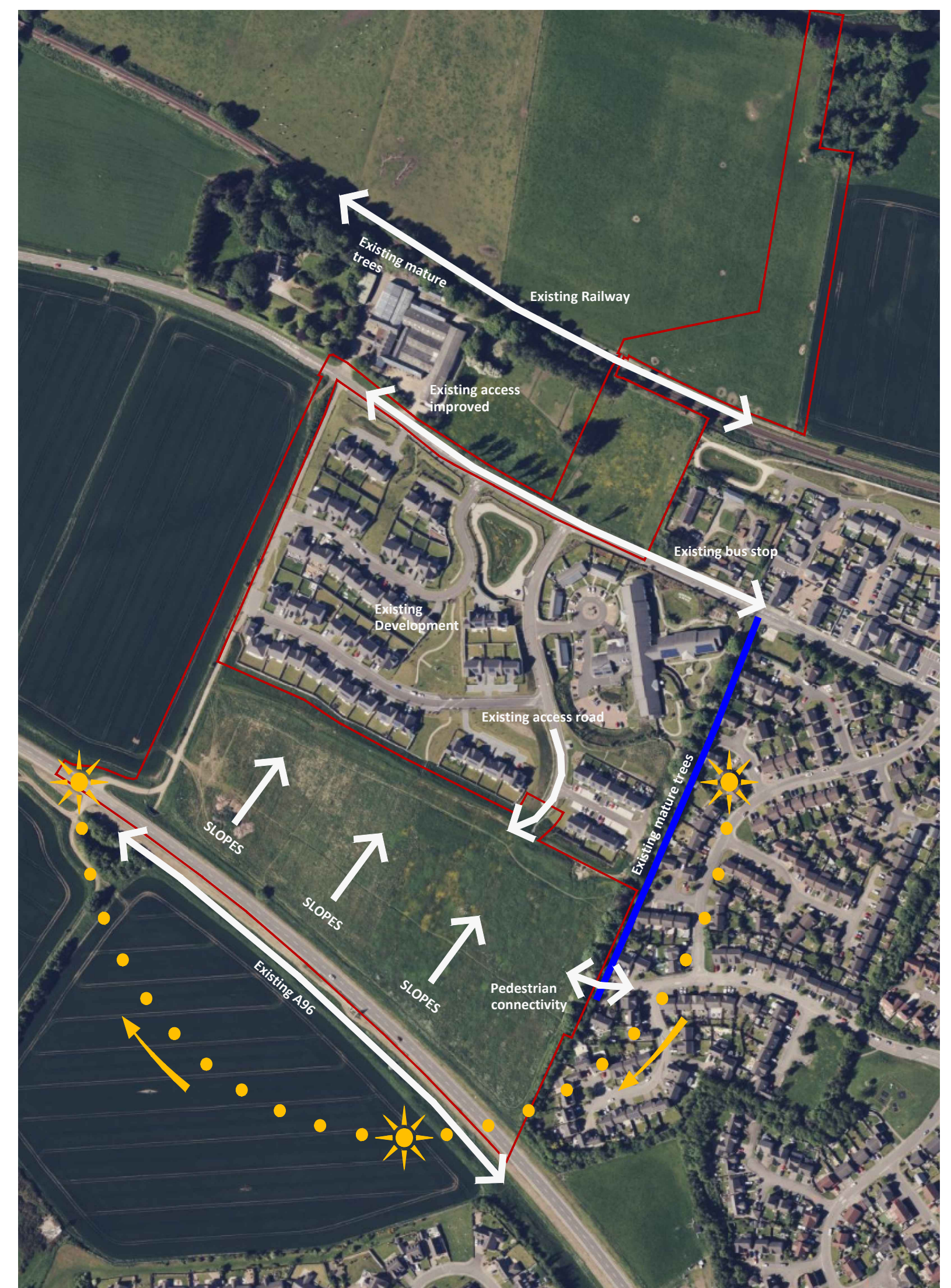
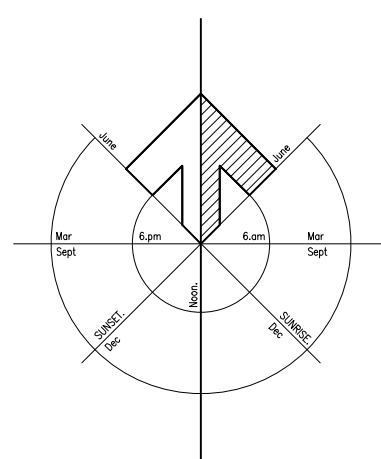
The previous phase of development on OP1 was granted Full Planning Permission by Aberdeenshire Council on 30th August 2018, subject to application APP/2017/3188.

Further phases of development at Conglass have been successfully promoted through a previous review of the LDP. This has resulted in the inclusion of two new allocations in the 2023 LDP which include OP15 and OP16 sites as identified in the LDP extract shown to the left. The principle of housing development on the site is therefore supported.

In December 2022 Cala submitted a planning application for additional phases of development at Conglass under Planning Ref: APP/2022/2642. This included 145 houses, 12 flats, commercial units, landscaping, open space, roads and other infrastructure across both the OP15 and OP16 sites. Following discussions with Aberdeenshire Council, that application was ultimately withdrawn on 30th August 2023, to enable Cala to review a number of design considerations and address the requirement for a formal masterplan following the adoption of the new LDP in January 2023.

Since the withdrawal of application APP/2022/2642, Cala has reconsidered plans for Conglass. This has included pre-application discussions with the Planning Service on a revised proposal, to be informed by a suitable masterplan.

The current proposal will be focussed on Opportunity Site OP15 Inverurie called "Land to the West of Bennachie View Care Home" which is allocated in the LDP for the development of around 130 homes.



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# CONGLASS

## Indicative Site Layout for Masterplan & Application



### Proposal Summary

The proposal is a major residential development of around 92 homes with associated open space, landscaping and infrastructure.

As shown in the indicative layout to the left, housing would be contained within site OP15. The means of access into OP15 from Phase 1 is largely dictated by the road layout of Phase 1 and the steep slope between the two areas, which means the access road must curve to slope more gently up towards the proposed homes. The homes would be set face onto an internal loop road, with some homes set within small cul-de-sacs. Areas of open space would be proposed in different locations within OP15 between the proposed homes, including a large area of amenity open space along the south boundary to provide a buffer from the A96. The proposed homes would also benefit from linkages to the open space and play park that has already been provided in Phase 1.

A small part of Site OP16 to the North of North Street would be used to provide a SUDS basin and drainage outfall further North. Land along the western boundary is also contained to include a footpath and landscaping forming an attractive boundary to both the completed and proposed development at Conglass. The existing path between North Street and the A96 in that location would be retained and made more accessible.

Cala propose a broad mix of various housetypes throughout the site, including provision for affordable homes. A complementary palette of finishes would be proposed and the designs would ultimately tie this proposal in with the completed homes of Phase 1.

### Current Proposal

#### Changes from Previous Proposal

- o Reduction in site extent to remove OP16, excluding an area required for drainage.
- o Commercial development not proposed, as the current site does not fully cover OP16. Cala is in the process of marketing the commercial land in OP16 to gauge interest.
- o Affordable housing will be proposed within OP15, in response to feedback from Aberdeenshire Council on the previous application.
- o Review of open space provision, in response to feedback from Aberdeenshire Council on the previous application.
- o Preparation of a site masterplan in accordance with Aberdeenshire Council's new masterplanning process.

#### Next Steps

A second exhibition will be held here at Harlaw Park Thursday 14th March 2024 3pm-7pm, when we will respond to the feedback that we have received and provide more information on the proposed development.

In the meantime, we will begin preparing a draft site masterplan with reference to your feedback, following the standard process set out by Aberdeenshire Council.

If you have any questions or would like copies of the exhibition materials, please contact Ryden using the details provided below.



### Previous Proposal

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