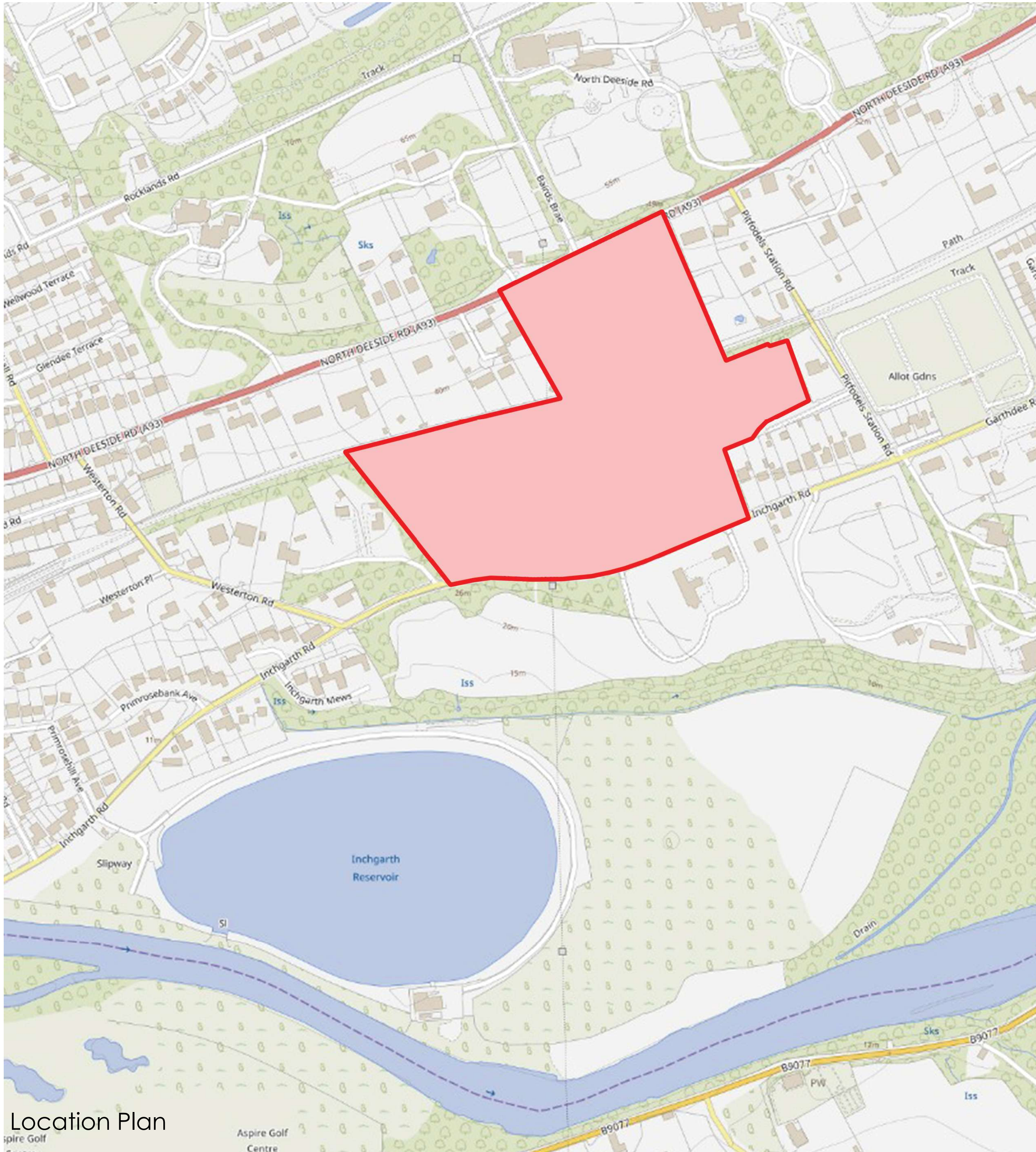


# CALA PITFODELS LAND AT INCHGARTH ROAD WELCOME



## INTRODUCTION AND BACKGROUND

This consultation is being carried out on behalf of Cala Homes for a proposal to provide new homes with associated works and supporting infrastructure at Pitfodels, including a new link road connecting Inchgarth Road and North Deeside Road.

Cala, established as the City of Aberdeen Land Association in 1875, has a long-standing history in shaping the growth of Aberdeen. From the company's foundational land management and leasing schemes in the Rubislaw, Fountainhall and Morningside estates, Cala has had a particular role in shaping the westward growth of the city and this has carried through to the present day with developments like 22 King's Gate, Oldfold Village in Milltimber and Friarsfield in Cults.

As Cala celebrate its 150th anniversary, the company hopes to continue its legacy in the west of Aberdeen with the delivery of new homes at Pitfodels, coupled with significant new infrastructure. The proposal demonstrates Cala's continued commitment to Aberdeen by creating a vibrant, sustainable neighbourhood with much needed new homes and important road improvements, while supporting more than 300 construction jobs.

The site benefits from an existing and live Planning Permission in Principle for a residential development including housing for over 55's, a care home, retail/ community space and the link road. This was approved on 24th March 2023 (ref: 181224/PPP). The existing permission generally gained widespread public support, however efforts to deliver the scheme as it stands were not viable given changes in care home requirements, availability of skilled care professionals and a lack of commercial demand amongst other changes in the local market. Cala are proposing an alternative, viable, residential development for market and affordable homes as a means to delivering important roads infrastructure that will help to ease pressure on the two historic bridges at Pitfodels Station Road and Westerton Road.

Your views are sought to influence the design of the proposed development as part of a forthcoming major planning application. Cala welcomes this opportunity to engage with the local community and encourages all feedback.



The site - view south from North Deeside Road

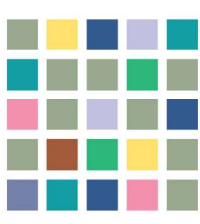
## KEY ISSUES TO BE CONSIDERED

- The scale and density of the proposed development in comparison with the existing permission;
- Integration with the surrounding area;
- How local services could accommodate the proposed development;
- The appropriate route for the proposed link road, including preferred junction points with Inchgarth Road and North Deeside Road, and design of the Deeside Way crossing;
- How the development would be accessed by means other than private cars such as integration with existing public transport and path links, including but not limited to the Deeside Way;
- Environmental and biodiversity enhancement considerations;
- 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 and help integrate the development into the wider landscape.

Scan the QR codes to learn more about the team



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Ryden



Pitfodels, Inchgarth Road



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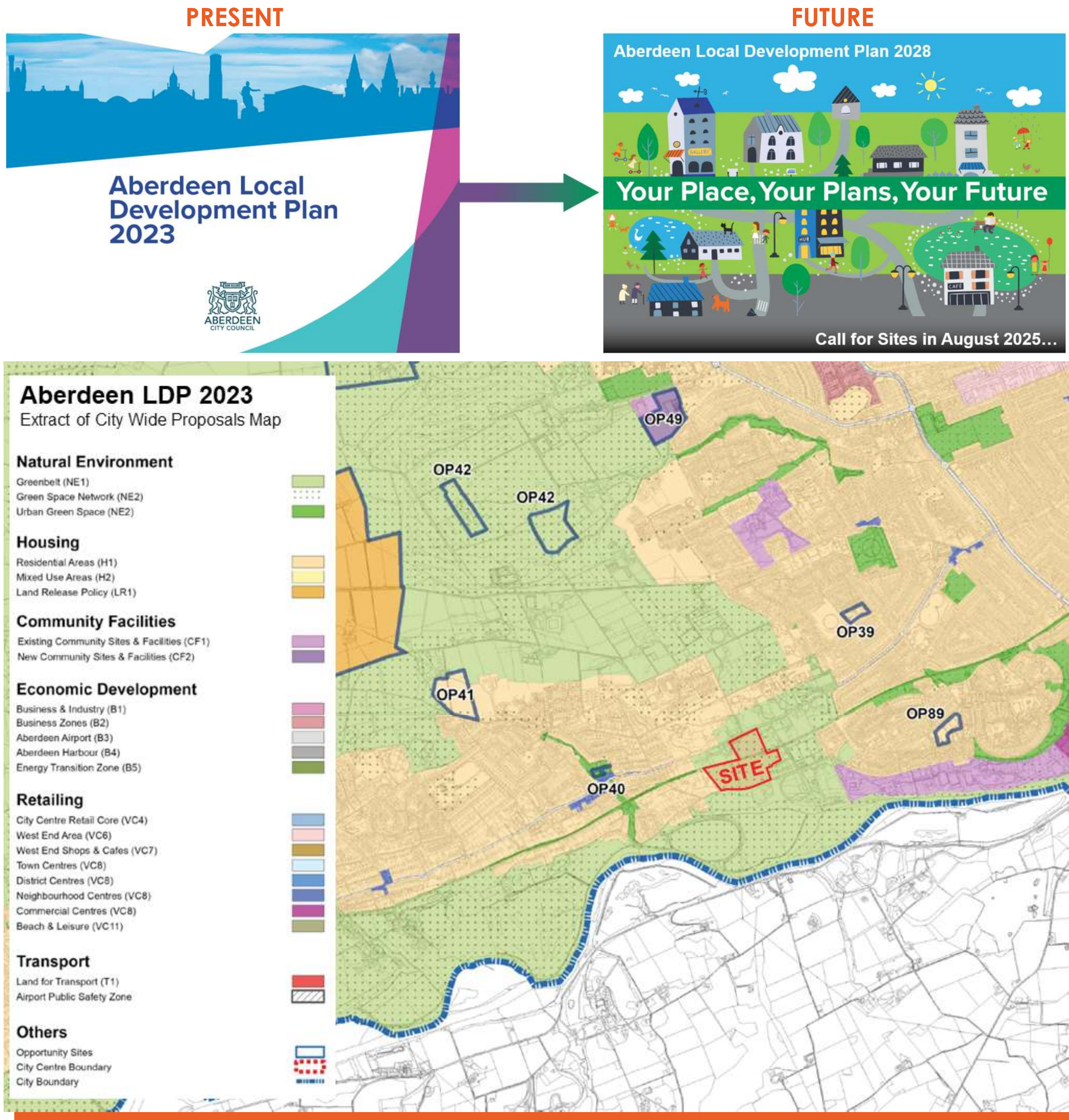


www.cala.co.uk/pitfodels



01224 588866

# CALA PITFODELS LAND AT INCHGARTH ROAD PLANNING PROCESS & CONTEXT



## SUMMARY OF 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 Marcliffe and following all statutory consultation requirements.

A Proposal of Application Notice (PoAN) was submitted to Aberdeen City Council on 7th July, 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 and key stakeholders. Posters and leaflets were also distributed to local businesses and public buildings as agreed with the Council's Planning Service.

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/pitfodels](http://www.cala.co.uk/pitfodels)

Feedback will be accepted until **Monday 25th August**.

A second drop-in exhibition will take place at the Marcliffe on **Monday 1st September 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 (Aberdeen City Council). You will have the opportunity to submit formal representations to Aberdeen City Council for consideration following the submission of the subsequent planning application.

LDP 2023 proposal map extract

## THE SITE

The site comprises an area of approximately 10.4ha set in Pitfodels, with Cults to the west and Garthdee to the east. North Deeside Road runs along the northern site boundary and Inchgarth Road runs along the southern boundary.

The site is largely overgrown to form a mixed grassland and scrubland and is not in productive use. The Deeside Way cuts east-west across the middle of the site, occupying the route of the former railway line. There are also pylons running north-south in the western half of the site which have been factored into the layout through appropriate stand-offs.

The Deeside Way is a designated Nature Conservation Site, part of the Core Path Network and also National Cycle Route 195 and therefore forms a key opportunity for the proposed layout and active travel attributes of the site, with opportunities to link new paths and pavements to the Deeside Way. Careful consideration of existing site designations will be made in relation to assessing and mitigating potential environmental impacts.

The site presents a significant opportunity to deliver a link road connecting North Deeside Road and Inchgarth Road, acting as an alternative to the use of Westerton Road and Pitfodels Station Road, which rely on historic single track railway bridges to cross over the Deeside Way without footpath connections. The link road is a fundamental part of the existing planning permission for the site and Cala are committed to delivering its benefits, alleviating pressure on the existing road network and creating a new active travel and public transport connection.

The site lies within the Pitfodels Conservation Area with a number of listed buildings nearby, including Inchgarth House to the south and the former Pitfodels Station on the Deeside Way to the east of the site. Whilst the existing permission was not deemed to create any significant impacts on the character of the conservation area, careful consideration of the character of the conservation area and setting of nearby listed buildings will be taken into consideration, in addition to the general visual and amenity impact of development.

A key consideration will be how the current proposal compares, in terms of overall form and scale, with the previously approved proposal for the site.

## PLANNING CONTEXT AND HISTORY

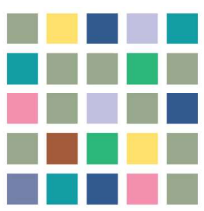
The site is currently identified as Green Belt and Green Space Network within the adopted Aberdeen Local Development Plan 2023. Whilst the related policy implications of these designations will be considered as part of the assessment of a related planning application, the site also benefits from an existing planning permission for a residential-led retirement development, granted by Aberdeen City Council on 25th March 2023.

The existing permission was granted for a period of 5 years and therefore remains capable of implementation, however the associated over -55s legal restriction has presented implications for its delivery. This revised proposal by Cala therefore aims to progress with much needed family and affordable homes and deliver the associated link road.

Aberdeen City Council are also in the early stages of reviewing their Local Development Plan and have just recently launched their Call for Sites inviting landowners and developers to submit bids for sites to potentially be included in the next Plan due for adoption in 2028. Cala will be preparing a bid for the site in parallel with any forthcoming planning application.

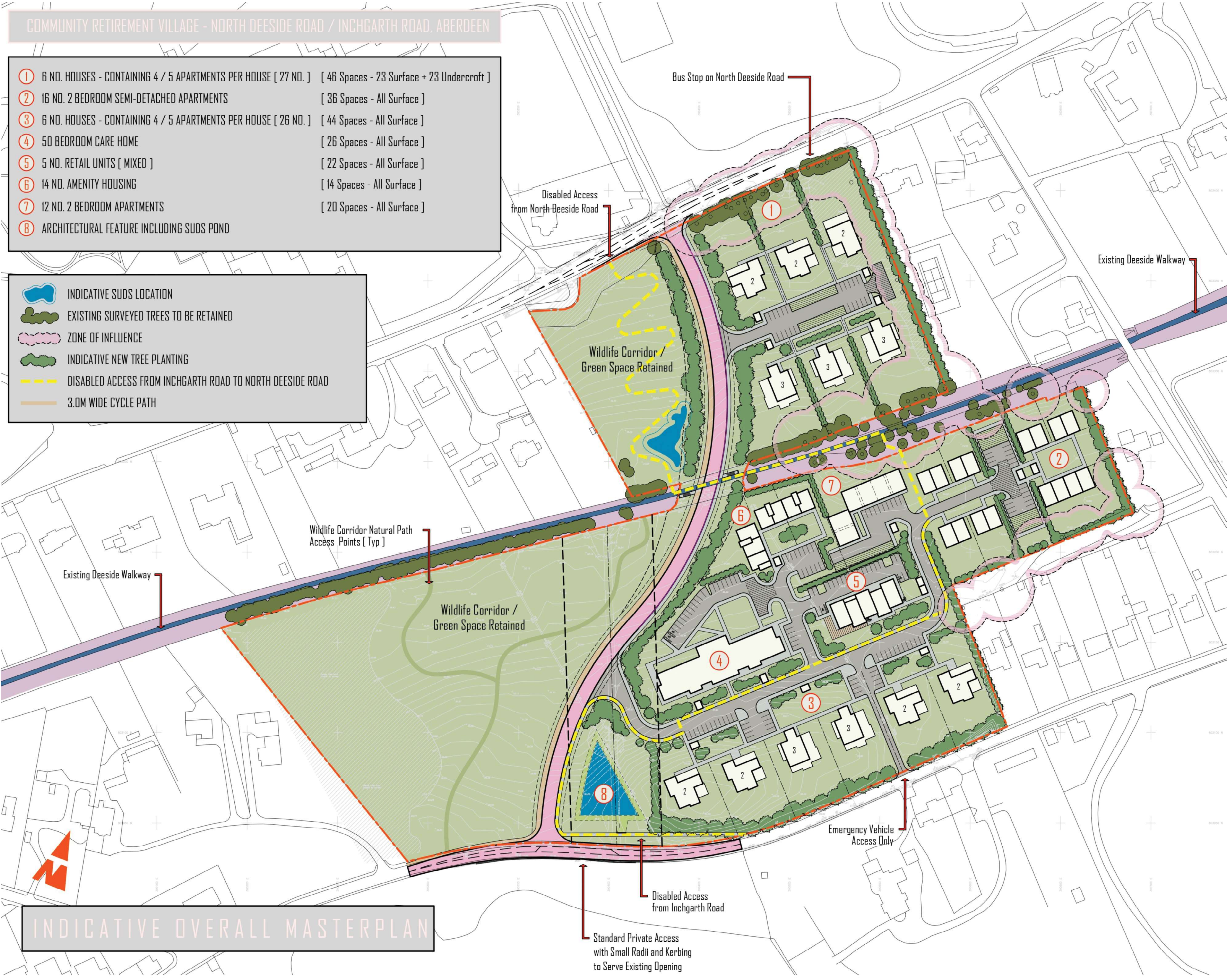


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# CALA PITFODELS LAND AT INCHGARTH ROAD PREVIOUSLY APPROVED DEVELOPMENT



Approved site masterplan

LVIA photomontages

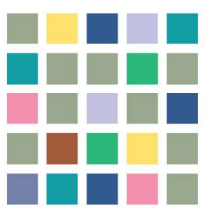


## THE PREVIOUSLY APPROVED DEVELOPMENT

The approved indicative masterplan and visualisation for the existing permission are shown above. The existing permission and associated masterplan allows for around 95 homes; a 50-bedroom care home; 5 mixed retail units with 500sqm of floor space; and associated infrastructure including a link road between North Deeside Road and Inchgarth Road. Occupancy of residential properties under the current permission is restricted to over 55's.



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# CALA PITFODELS LAND AT INCHGARTH ROAD PROPOSED DEVELOPMENT



CGI image of proposed development



Indicative house types

## THE PROPOSED DEVELOPMENT

Cala has undertaken a review of the previous masterplan to inform an evolved viable proposal for the site. Building on the established principles and general identification of built form, plot layouts, landscaping and supporting infrastructure, a revised indicative masterplan is illustrated above. This allows for approximately 115 homes, of which 25% will be delivered as affordable, open space and provision of the link road.

Working with existing topography and established natural landscape features, a broadly similar approach has been carried forward in relation to the siting of the residential elements of the layout, taking cognisance of the distinctive characteristics of the northern and southern parts of the site, intersected by the Deeside way. Housing within the northern extent of the site closest to North Deeside Road is of a slightly lower density and occupies generous plots, with a slightly denser mix of housing identified within the plots to the southern part of the site toward Inchgarth Road.

The proposed layout will follow similar principles to those established through the existing permission and masterplan, with development focussed to the east of the proposed route of the new link road.

A large swathe of public open space is identified along the link road corridor and to the west of it, with provision for SUDs identified in this area.

Naturally, the removal of some elements of the previous masterplan including the care home, commercial area and apartment blocks, creates the opportunity for a more organic layout, respecting the established character and plot layouts within the immediate locale.

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 **Monday 25th August**.

**NEXT STEPS**

A second exhibition will be held here at the Marcliffe on **Monday 1st September 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.



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