



MGA ARCHITECTURE

CROMLEYBANK, ELLON

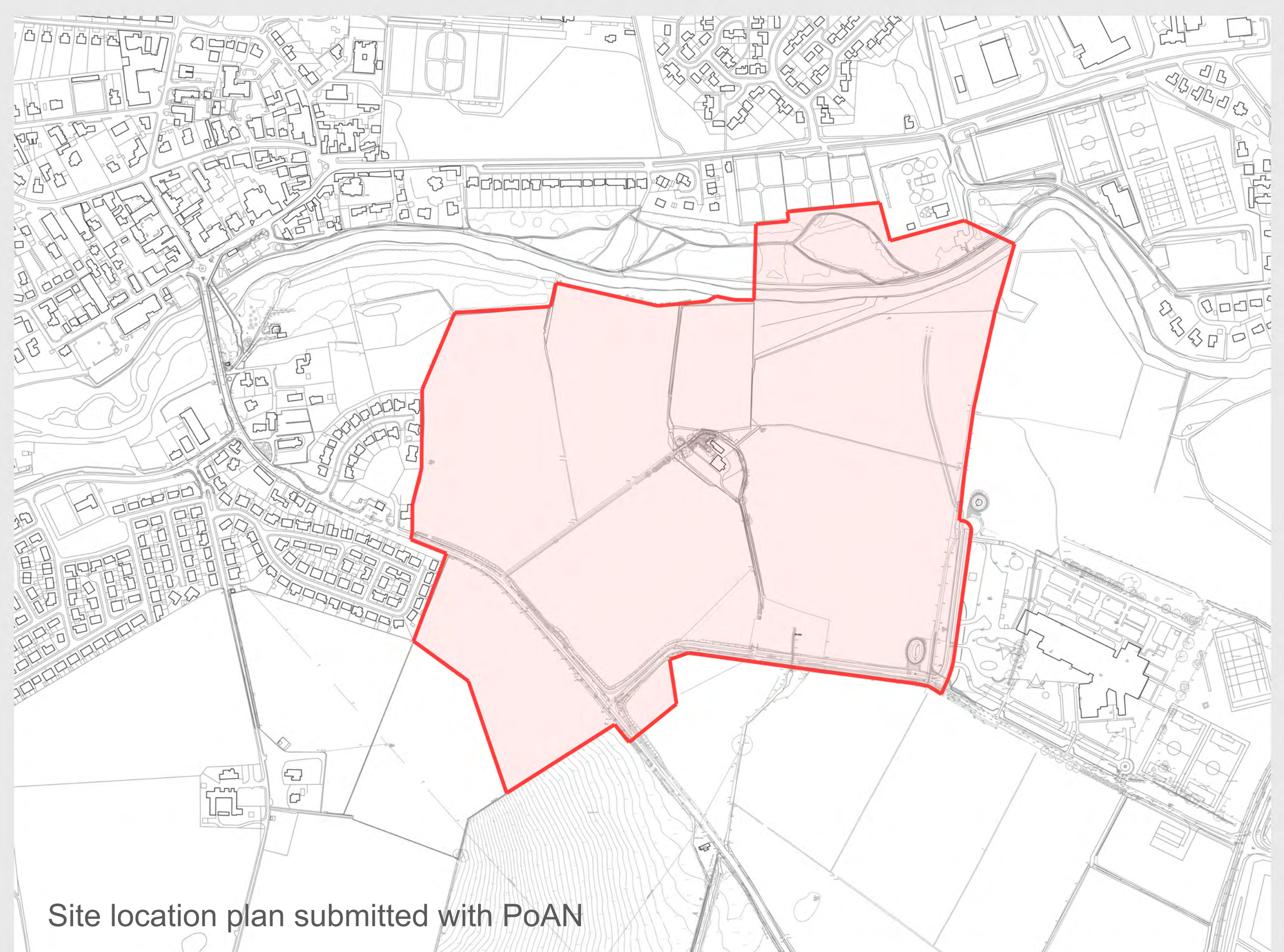
Proposed mixed use development, associated infrastructure, open space and landscaping.
Land at Cromleybank Farm, South Road, Ellon

WELCOME

Scotia Homes are delighted to be bringing forward proposals for a mixed use development incorporating, associated infrastructure, open space and landscaping at Cromleybank Farm, South Road, Ellon.

A Proposal of Application Notice (PoAN) for ‘Residential Development Incorporating Mixed Use, Associated Infrastructure and Open Space’ was submitted to Aberdeenshire Council and validated on the 4th April 2025. We are keen to hear the views of local people before we consider submitting a planning application. Your comments are very important to us and will be reported to Aberdeenshire Council as part of the planning application process. We will also summarise any comments received and set this out in a Pre-Application Consultation Report. An Application for Planning Permission for the proposed development will then be submitted and you will then have another opportunity to make comments directly to Aberdeenshire Council.

This exhibition will provide more information about our proposals, including proposed access points, pedestrian and cycle route opportunities, local connectivity, landscaping, drainage and conceptual layout for the first phase of new homes. The proposal is also being carefully considered in the context of the adjacent residential neighbourhoods, to ensure that the new homes and proposed public open space offer an appropriate landscaped setting for the local area.



Chapelark, Aberdeenshire



Hazelwood, Blairgowrie



Highwood Croy, Inverness

Scotia Homes

Established in 1990, Scotia Homes is a multi-award-winning residential property developer headquartered in Ellon, Aberdeenshire, with a smaller regional office in Kingsmuir, Forfar. Scotia has been building homes across the north of Scotland for over 30 years, setting itself apart by adopting a flexible approach to its developments, having the ability to create both suburban and innovative urban placemaking style developments.

Equipped with an enviable track record of delivering high quality homes, within highly desirable neighbourhoods, Scotia’s flexible approach to development involved a transition from housebuilding to townbuilding, and has gained favourable support from the Scottish Government, Local Authorities, customers and stakeholders.

We focus on quality and style, building the type of homes and creating new neighbourhoods within which people wish to live and make their home.

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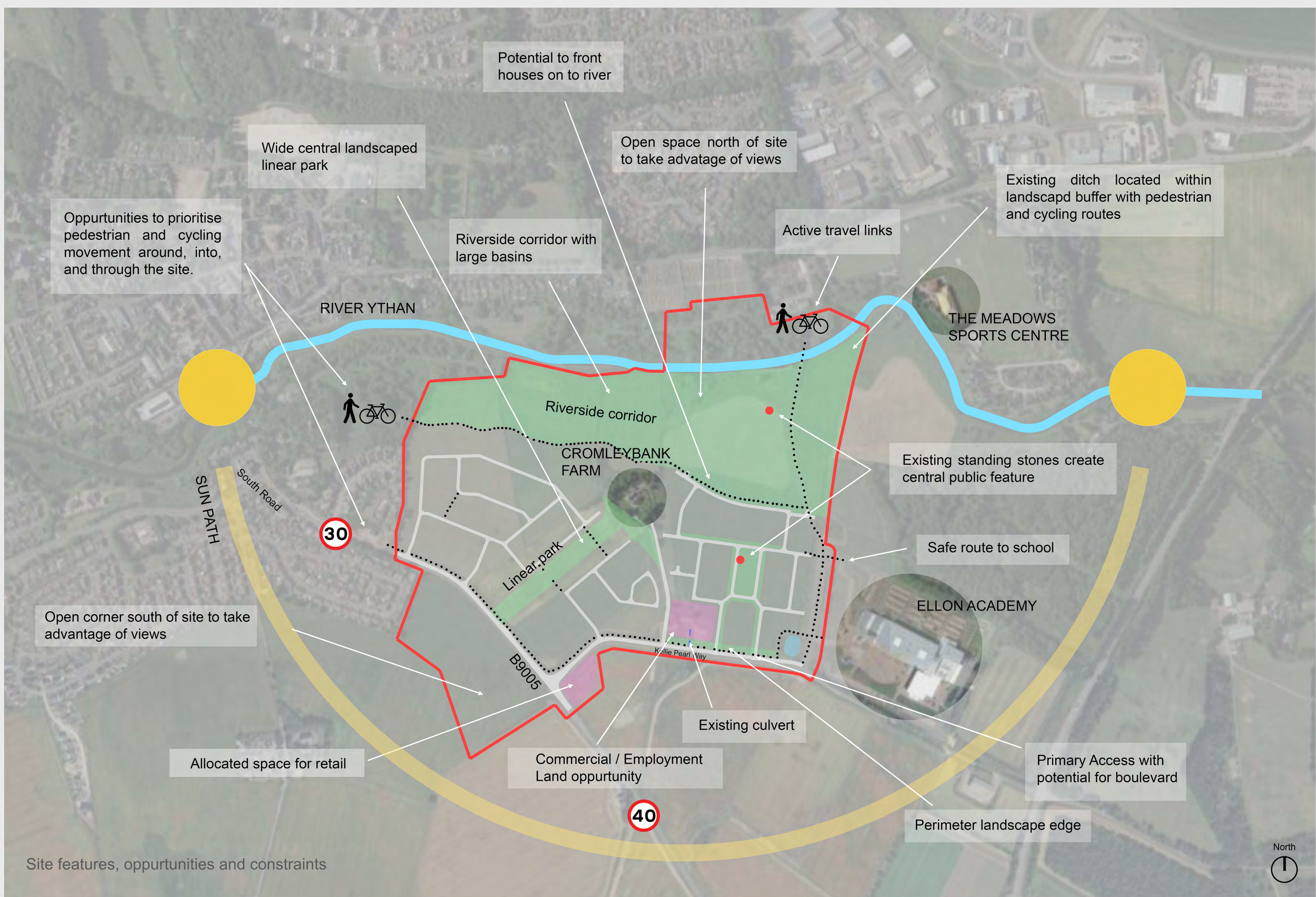
BACKGROUND AND CONTEXT



LOCAL DEVELOPMENT PLAN

OP1: Cromleybank

The site is allocated in the LDP 2023 and remains one of the largest single allocations in the Aberdeen to Peterhead Strategic Growth Corridor for the provision of new housing. Allocated for 'Mixed Use Types', the site looks to incorporate 980 homes, a new primary school and associated facilities, and 2ha employment land. Phase 1 will include the first 141 homes of the development.



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PHASE 1



EXISTING CONNECTIVITY TO SITE



AFFORDABLE HOUSING PROVISION

Currently, Policy H2 requires 25% of housing provided in each phase to be affordable housing to provide a mix of house types and sizes to meet local need. The exact number provided will have to be confirmed by Aberdeenshire Council, including the housing for particular needs.

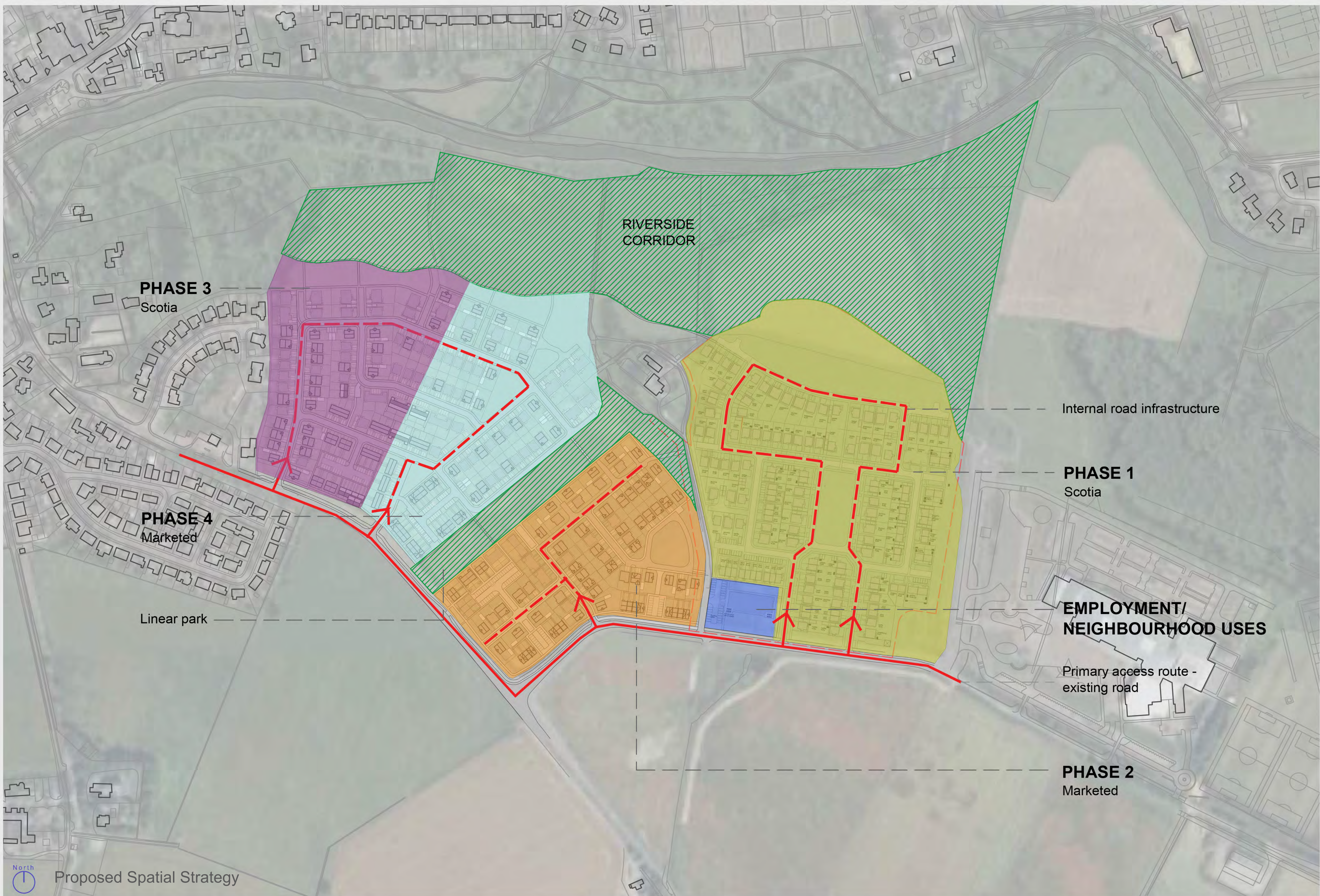
 Affordable Housing Units



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MASTERPLAN



VISION AND PRINCIPLES

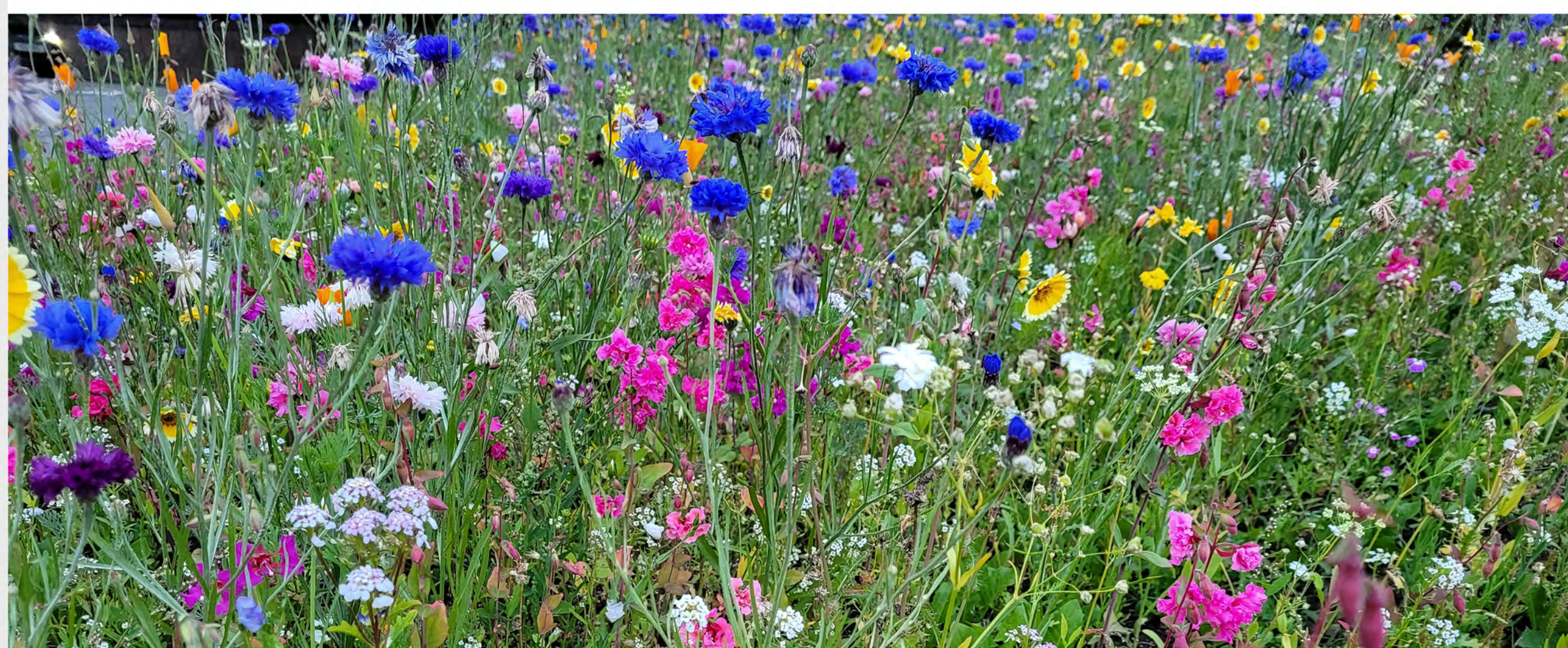
The aim of the masterplanning process is to encourage positive place-making and ensure future developments are designed to the highest standard, encompassing the social, environmental, and economic requirements for a successful sustainable community. A strong masterplan sets out a clear vision for the future and demonstrates a unified approach to site planning, sustainable transport, community facilities, design, ecology and landscaping.

FUTURE PHASES

Future phases 2, 3 and 4 of the development will be encompassed in a seperate ‘Planning in Principle’ application, providing a vision for the site’s long term growth. The proposal will outline the indended distribution of land, access points, open space provision and supporting infastructure. Each phase will deliver a balanced mix of housing, supported by sustainable design principles, green networks and community amenities. The phased approach ensures a co-ordinated delivery, minimises disruption and allows flexibility to respond to evolving local needs and market conditions while maintaining overall design coherence.

BIODIVERSITY

We will look at the biodiversity of the site and ideally seek to achieve a Biodiversity Net gain in our developments, whereby measurable improvements in the natural environment are achieved. We seek to achieve this through a variety of measures, including provision of shelter, considered lighting, flowering mixes and wildlife corridors.



HOUSETYPES

‘The Collection’ - A new Scotia Homes range of housetypes will be used across the site.

The Collection range is modern in appearance featuring smooth white render, dark grey windows and doors, and feature panels of timber or brick. Examples of each are shown above.

NEXT STEPS

Please let us know your feedback on the proposals by using one of the following:

A feedback form can be completed and submitted at www.scotia-homes.co.uk/consultation-planning.

Email: planning@scotia-homes.co.uk

In writing: Scotia Homes Ltd, Caledonia House, Ellon, Aberdeenshire, AB41 9RF

DEADLINE FOR COMMENT IS 30TH OCTOBER 2025.

Please note: Comments made at this stage are not representations to the Planning Authority in respect of a Planning Application. On submission of a Planning Application there will be an opportunity to make formal representations to the Planning Authority at that time. Paper copies of this presentation can be obtained by contacting Scotia Homes via the contact details set out above.