



*I*nchmarlo Retirement Village OP2 Masterplan Report



Contents

1. Introduction
2. Location and History
3. Planning History
4. Retirement Living Considerations
5. Site Appraisal
6. Public Consultation
7. Masterplan

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1. Introduction

Established in 1986, Inchmarlo Retirement Village offers a variety of residential options and services to meet the individual requirements of its Homeowners by supporting independent living in the owners' homes, with minimum intervention until additional support is required. Homeowners receive priority entry into the Inchmarlo House Care Home for respite, long term care and day care (subject to availability), and can receive round the clock emergency care and support, if needed.

Inchmarlo Retirement Village is a sociable community of like-minded individuals who live independently in a safe and secure environment with 24/7 security and access to a wide range of activities and social events, either in the South Lodge (provided for Homeowners' sole use to meet, socialise and build friendships with fellow Homeowners), the marquee (located in the beautiful garden in the summer months), or at Inchmarlo House. The combination of comprehensive facilities, elegant surroundings, outstanding natural environment and a wide range of services and activities has attracted many people from across the U.K. to purchase homes at Inchmarlo.

The number of people aged 65 and over in Scotland is projected to grow by nearly a third by mid-2045 (NRS Scotland 2020 Population Projections). It is clear that the challenge of providing a range of options and accommodation types for our ageing population is increasing year by year.

Older people are seeking opportunities to live well and safely in their own homes for as long as they want and are able. Inchmarlo provides continuing care for people susceptible to changing patterns of health, and eases the liabilities of later life, such as increasing dependency, diminishing abilities, loneliness and illness. The combination of comprehensive facilities, elegant surroundings, outstanding natural environment and high quality

nursing care has attracted many people from across the U.K. to purchase homes at Inchmarlo and continues to attract Homeowners for decades after opening.

At Inchmarlo, there is demand to increase the housing options available. Therefore, Skene Enterprises (Aberdeen) Ltd. (the Developer) made a request to Aberdeenshire Council for the allocation of land to allow for expansion of Inchmarlo on part of the former golf course to the northwest of the village. The site, referred to as OP2 in the 2023 Local Development Plan, has now been allocated for housing. Prior to any detailed proposals, a Masterplan for the area is required, and this Masterplan will set the context for future planning applications. The Developer is also the owner of the site and the management company for the retirement village.

The adopted Aberdeenshire Local Development Plan identifies the land to the north-west of

Inchmarlo 'the site' as OP2. The Plan states that "This is a newly allocated site. Development of the site is intended to meet the retirement housing needs in the area. A Masterplan will be required for the site". As the site can comfortably accommodate more than 120 homes, there may be the potential to explore additional housing development on this site. It will be the purpose of the Masterplan process to engage with the Council on this.

This report provides details of public engagement on proposals for development and sets out a Masterplan for future development. For reference: 'Residents' means residents of the care home; 'Homeowners' means people who own homes within Inchmarlo Retirement Village; and neighbouring members of the public means any person living close to the site, but not within the Retirement Village.



2. Location and History



The site identified opposite as OP2 is the site allocated for development within the adopted Aberdeenshire Local Development Plan 2023 and extends to 15ha (37.07 acres).

The site lies on the north side of the Dee valley 1.5 miles west of Banchory, and is an area of gently undulating grassland. Part of this site previously formed part of the golf course, and it contains occasional trees, a pond, and a small old clubhouse. To the west and the north is felled woodland, and to the east there are farm buildings and housing.

There are further existing allocations carried forward from the 2017 Aberdeenshire Local Development Plan at Inchmarlo identified opposite as OP1.

Existing Core Paths, shown in purple, link the Retirement Village to Banchory via Glen O'Dee Hospital.

3.1 Planning History

The OP2 site has been allocated in the 2023 Aberdeenshire Local Development Plan as OP2, Land South East of Glencommon Wood. The site location is outlined and shaded in red. The site outlined in blue is known as OP1 and represents the residential homes within the existing Inchmarlo Retirement Village, comprising nine existing individual residential neighbourhoods.

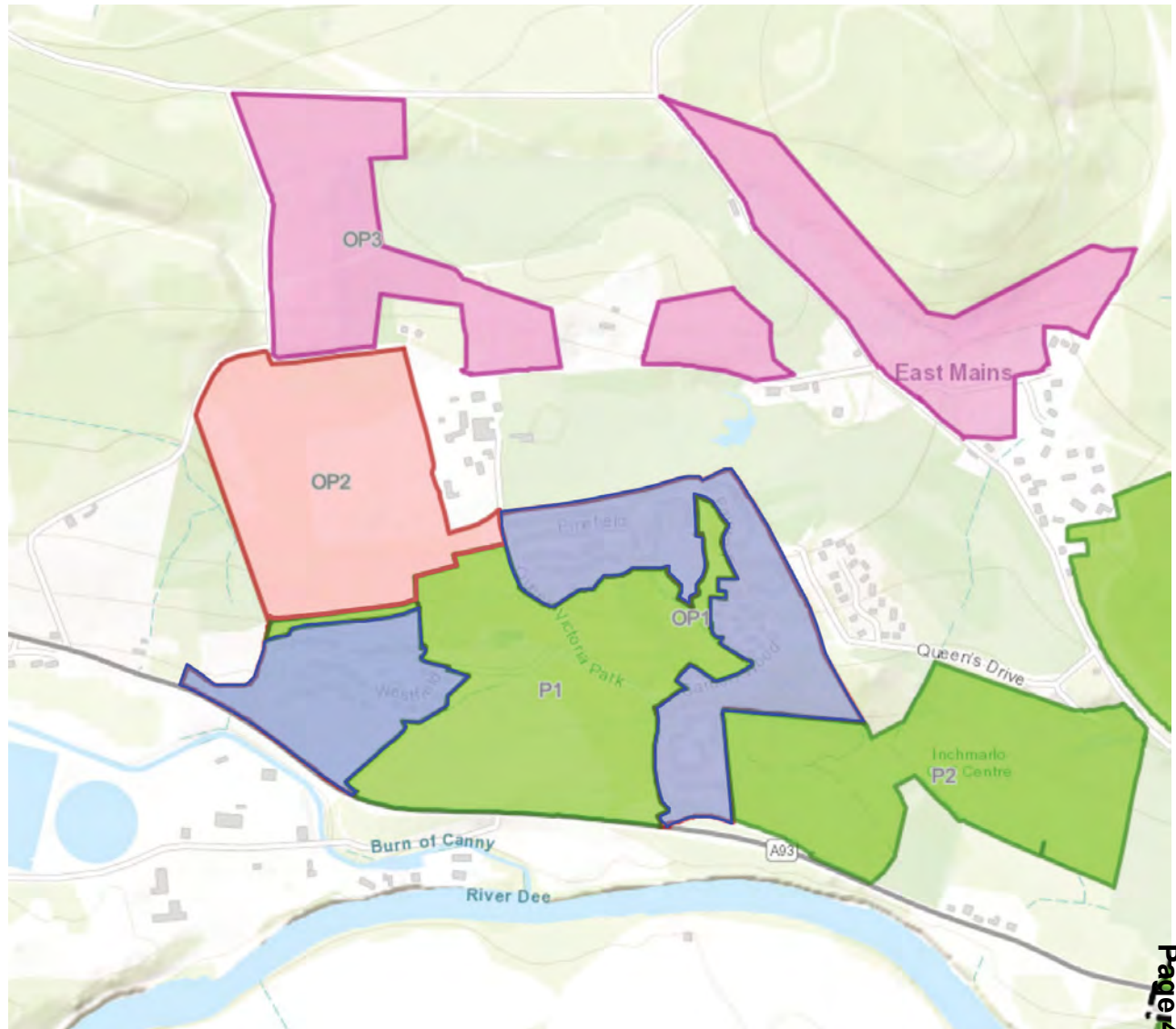
The land rises up from the A93, also known as the North Deeside Road, and the southern parts of the site are steeply sloping with terraces formed by previous use as a golf course. OP2 continues to rise more gently to the north.

Access to OP2 is currently available next to Pinecrest and Pinefield in the south-east corner. The Aberdeenshire Local Development Plan requires a new access to be formed connecting the site to the A93. This new access would connect the site to the A93 along a route to the west of Westfield neighbourhood.

The allocation identifies OP2 for 120 homes and intends this to allow for an expansion of Inchmarlo Retirement Village. The allocation is indicative and the detail is to be prepared and consulted upon as a part of a Masterplan for the site. The appropriate number of homes will vary depending on the type and mix of retirement house types.

OP2 has a number of features remaining associated with the former golf course including a pond feature and tree planting. There are large mature trees outwith the development to the south that form part of a protected area.

There are other allocations for housing and a hotel development to the north, within the site referenced to as OP3, which belongs to other land owners.



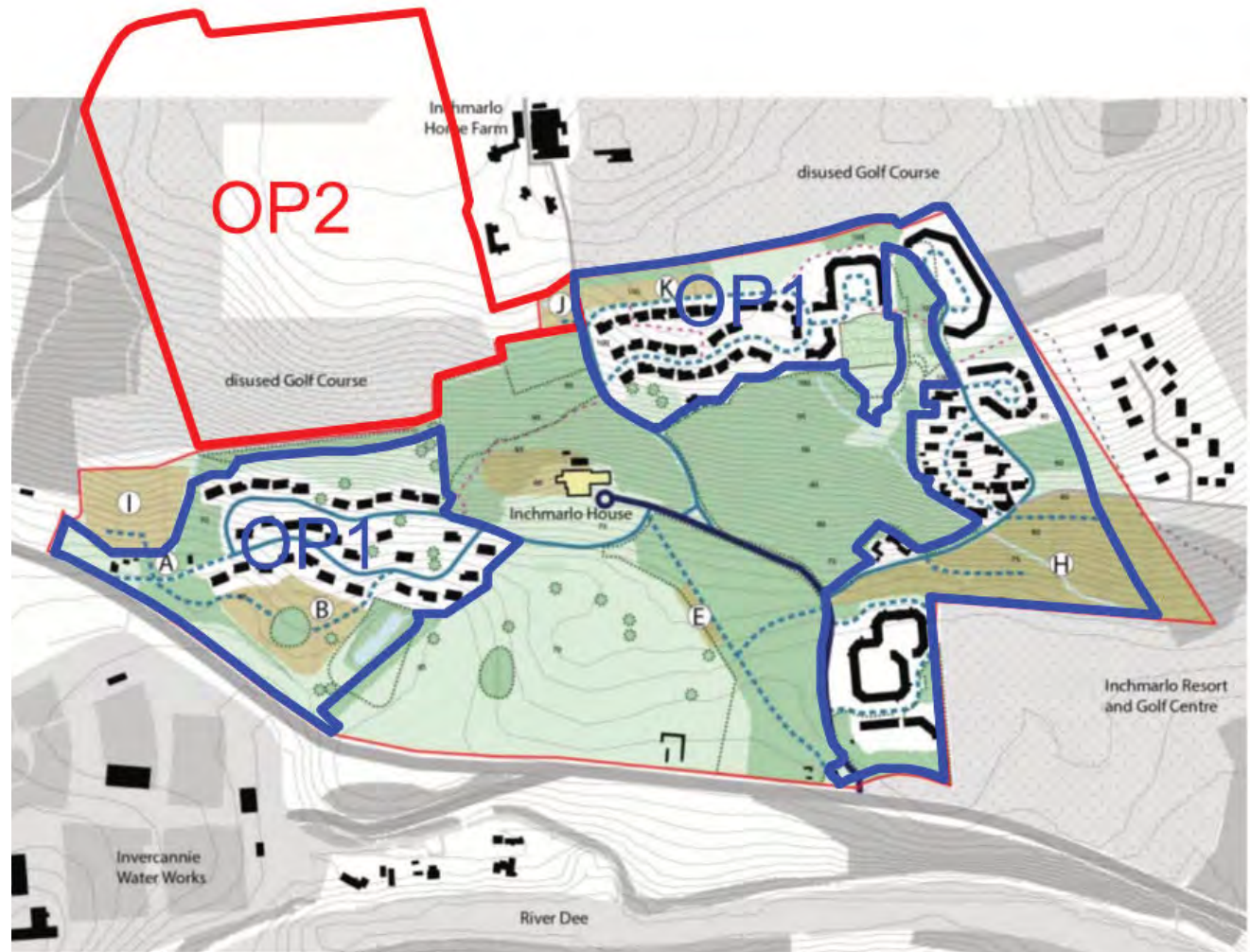
3.2 Planning History

OP2 was historically in agricultural use as shown on historic OS mapping information. In 1994 the Inchmarlo Golf Centre was opened and the golf course wrapped around the south, west and north of OP2 with an area of ground in the centre retained as grazing land. In the formation of the golf course there were earth works to form bunds and greens, which remain visible on site. The golf course ceased to operate in 2013 with no active use of the land since.

There is an existing Masterplan in place for the development of Inchmarlo Retirement Village, agreed with Aberdeenshire Council in March 2015. This 2015 Masterplan sets out how housing allocations will be delivered. The Pinecrest development has now been delivered (Area K). Site I was identified as a potential future development prospect outwith the OP1 allocation. The remaining allocations within OP1 at Inchmarlo are identified by the 2023 Aberdeenshire Local Development Plan as OP1 and are allocated for 60 homes. Following the development of 12 houses at Pinecrest, there is a remaining allocation for 48 houses. These remaining homes include previously proposed developments around Westfield and Garden Wood. The timescale for delivery of these sites is not currently programmed.

The 2015 Masterplan identified opportunities for expansion within Inchmarlo. This included potential for a community centre, an assisted living facility, care home extension and expansion of the continuing retirement community whilst recognising that there is a need to protect and enhance the unique landscape setting of the estate with any development.

There have been challenges to the delivery of the developments within OP1 due to topography, ground conditions and increases in construction costs. These factors, alongside the deliverability of future proposals, are an important part of the masterplanning process and are being carefully considered by the Developer in preparation of the Masterplan for OP2.



4. Retirement Living Considerations

Retirement living at Inchmarlo combines access to shared facilities along with access to care services. The open spaces within the development are maintained providing Homeowners and Residents with freedom and time to enjoy themselves and the environment. The community provides a neighbourhood of like-minded individuals who can enjoy the company of one another. There is a balance in design of housing to provide individual privacy and promote a sense of community.

The type and design of housing within developments is related to its location, place and the specific market circumstances. Retirement living can be located within cities and within rural areas and the design needs to reflect the different situations. People are seeking quality in what will potentially be their final home and want to have a comfortable living environment.

The following spatial considerations have been taken into account.

- Community uses should be located to be accessible to Homeowners and central to the development.
- The network of walking routes should be designed to assist in building sense of community by creating spontaneous interactions.
- The geometry of housing can reduce wind and create more pleasant environments. Aim to avoid long straight roads.
- There should be a good hierarchy of greenspace from public to the private space.

Daylight is important within homes and living areas. It would be of benefit to have multiple aspects to be able to watch the changing of the daylight throughout the day and seasons.

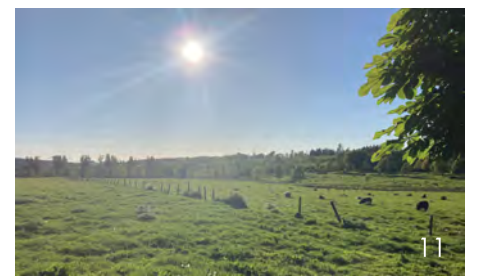
A hierarchy of open space should be considered to identify the types of spaces, public, community, semi private, private etc. to assist in considering the networks of spaces available to Residents and Homeowners.

There is a need to incorporate informal recreational paths that would be created to facilitate an active lifestyle and encourage interaction with crossing and looping routes. These should consider the topography and need for places to stop and rest including benches.



5. Site Appraisal

5.1 Site Photographs



1. View looking west from the South of the site
2. Woodland on south boundary north of Westfield
3. View towards proposed access to east of OP2
4. Woodland on south east boundary
5. Home Farm buildings
6. View from site looking south west towards A93
7. Panorama on south side of site
8. View from north to golf course pond
9. View from site towards Pinefield and Pinecrest
10. Panorama looking north within site
11. View from east Boundary looking north-west
12. View from Glencommon Road on west to site
13. View from Home Farm Road to north to site
14. View from within site looking east to the Home Farm buildings

5.2 Site Considerations



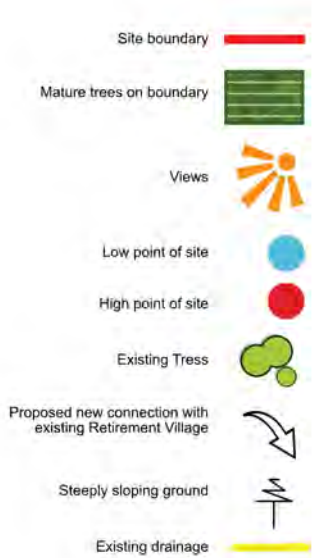
The surrounding landscape rises from the River Dee up and beyond the OP2 site. The site itself has some steeper slopes around the south boundary, which is also bound by mature woodland. There is a flatter part of the site in the centre of the allocation.

There is a development located to the north of the site, which includes a hotel and executive housing. At the time of writing no works have commenced in these areas and these proposals are part of other developer proposals and do not form part of this Masterplan for the development of OP2.

There are scattered trees around the northern part of the site and woodland located to the west outwith the OP2 site.

There remains evidence of the golf course use with a pond feature and fairways cut into the sloping ground.

There are views out towards the hills to the south and west of the site, and development should take advantage of these.



5.3 Ecology and Trees

Baseline

An Ecological survey of the site has been undertaken in accordance with CIEEM (2018) guidance. The habitats found were improved grassland, neutral grassland, an area of tall ruderal vegetation, and some bare ground. Additionally there are linear features including the boundary wall, a defunct species-rich hedge, and lines of trees. Water features present are a man-made pond of eutrophic running water, and body of mesotrophic running water. There are drainage ditches along the east side and part of the south side.

The habitats are suitable for species of birds including birds of prey such as sparrowhawk, red kite, and common buzzard. The open fields have habitat for skylark, pied wagtail, and meadow pipit, and also grazing for wintering geese. The edge woodland habitat is home to chiffchaff, chaffinch and jay, with the jacksnipe, moorhen, mallard, heron, favouring the damper areas in the top end of the site. Barn owls may use the site for hunting as there are records of sightings within a 2km radius.

There was suitable habitat for protected mammals such as otter, water vole, and badger but no signs of any of these species were seen on the survey. It is likely that bats may use the site for foraging, particularly around its edges, and they may use the tree lines as commuting routes. Amphibians were observed using the pond area. The grazed short nature of most of the grassland makes it unsuitable for reptiles, but the boundary walls may provide some cover and basking areas. Red squirrels are unlikely to use the site itself, as most of its trees are isolated and smaller deciduous species. They will most likely favour the tall trees in the formal garden grounds of Inchmarlo House, adjacent to the site. Similarly pine marten could use these nearby woods, which also have reasonable connectivity to larger woods to the north and east.

Mitigation and Enhancement

There will be a requirement to mitigate habitat loss and deliver a biodiversity gain through the proposed development and landscape strategy.

The site is close to the River Dee and any increased surface water runoff as a result of the development could be slowed by the retention and improvement of the existing pond and use of silt barrier within the streams and ditches, which will increase the number of areas of standing water, providing additional habitat.

The surrounds of the south-western approach road could be enhanced by planting of native species of trees and shrubs. This area slopes upwards to the north from the A93, and thus in time the development would be screened. New planting



could be fenced for deer protection, with access gates placed at several points.

Most of the trees on site appear healthy and in good shape but most are relatively small. The majority are birch and as they grow fast and do not take well to transplanting, a number will need to be felled. Trees to the south-east of the site, but outwith the OP2 boundary, are very important to retain and the proposed Masterplan does avoid development within their protection zone.

There is a small area of Ancient Woodland cutting the north-east corner of the site, this may possibly be a mapping error, but no development is proposed as a part of this Masterplan for this area.

The development would also be designed to include the following features:

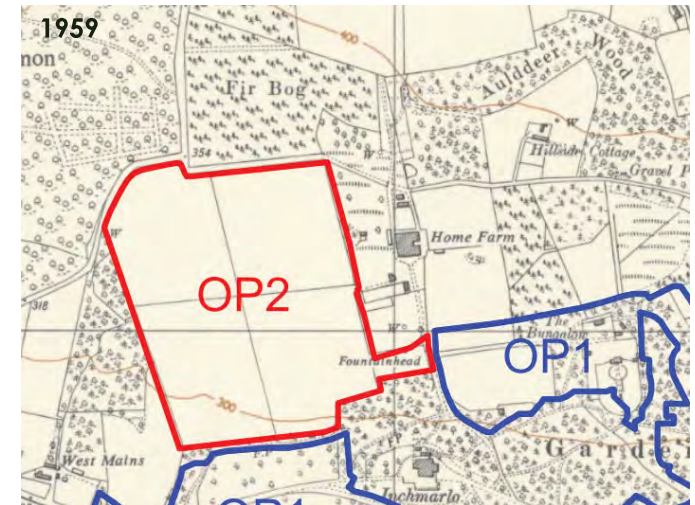
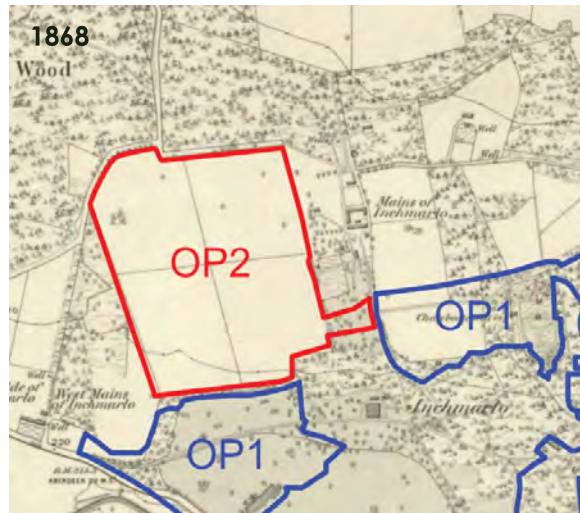
- Nesting boxes for a variety of breeding birds should be included in mitigation plans
- Built-in swift bricks or boxes could be incorporated into plans for the taller buildings
- External bat boxes or built-in models should be placed on the new buildings to increase habitat for these species
- Tree planting to compensate for trees felled
- Hedge restoration
- Incorporation of low-mow zones
- Hedgehog friendly fencing

5.4 Built Environment

Inchmarlo House forms part of the Retirement Village and is used as a Care Home. The building is Category B listed. This property is surrounded by mature woodland to the north and the house remains independent from other development with views out across the grounds to the south. The woodland to the north of the house screen any views to OP2. There are no other designated sites on or around OP2.

OP2 was historically in agricultural use as shown on historic OS mapping information. The surrounding roads are unchanged since first OS mapping in 1868. In 1994 the Inchmarlo Golf Centre was opened and the golf course wrapped around the south, west and north of OP2 with an area of ground in the centre retained as grazing land. In the formation of the golf course there were earth works to form bunds and greens, which remain visible on site. The golf course ceased to operate in 2013 with no active use of the land since.

The surrounding built environment varies from the bungalows that form part of the retirement village and the collection of agricultural buildings both traditional steadings, modern storage buildings and separate residential houses.



Existing Masterplan

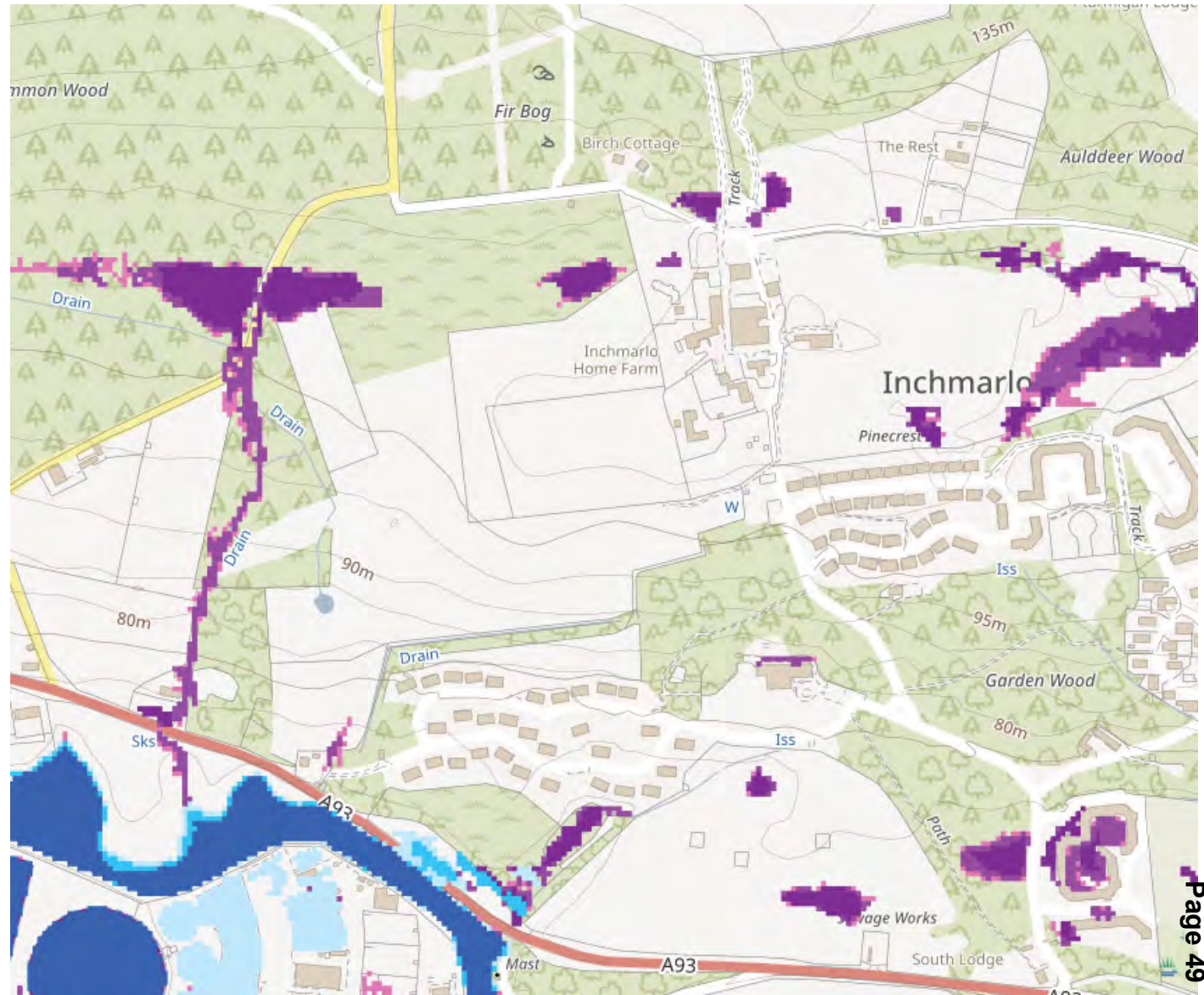


5.5 Drainage and Flood Risk

The image opposite is an extract from SEPA flood maps showing that there are some small areas of surface water flooding and the field drain located to the west of the site. These areas will require to be managed as a part of a surface water drainage design.

It is understood that the pond is fed by a culvert installed as a part of the golf course. It is expected that there will be detailed consideration of the design of this feature in combination with the site wide drainage design. Some work to adjust its shape may be necessary as a part of the surface water management strategy.

The drainage strategy will be to retain to areas of open SUDS to the lower parts of the site. SUDS areas have been identified on the basis of development areas, but the detailed design will require to refine the size and design of these.



5.6 Transportation

The existing Inchmarlo Retirement Village consists of 181 residential dwellings (40 flats and 141 houses). There is also the Care Home on site, Inchmarlo House, which has 48 resident bedrooms.

The existing Retirement Village is accessed via a priority junction with the A93 at the south-eastern corner of the site. The internal road network operates as a shared surface, is subject to a 15mph speed limit, benefits from speed controlling measures in the form of speed humps. The Roads are not adopted and are not built to an adoptable standard. Current standards only permit a maximum of 100 units being accessed from a single access and the existing private network is considered to be at capacity. These private roads cannot be adopted due to substandard gradients. Any expansion of the road network requires Roads Construction Consent and the link to the A93 to be to an adoptable standard.

The Inchmarlo Retirement Village is not a traditional housing development and, as such, results in different travel patterns than would be expected from mainstream housing. The minimum occupancy age is 55, however, the majority of Homeowners are around 80 years old and retired. Therefore, travel demands tend to be off-peak. Furthermore, given the advanced age, many of the Residents and Homeowners' walking and cycling travel options are reduced.

Given the mobility limitations associated with the majority of people, the site offers on-site amenities for Residents and Homeowners, including meals in the dining room or bar, hairdressing, physiotherapy and chiropody. There are also a number of activities available and the Inchmarlo Golf Centre and River Dee are accessible nearby.

The Inchmarlo Retirement Village has two minibus vehicles with wheelchair access for day trips and shopping. These are available for journeys within the estate, including to bus stops for those properties beyond reasonable walking distance.

There is no demand for schooling or access to areas of employment for retirement Homeowners. The elderly community are also less able and unlikely to walk

standard distances to access local amenities and public transport services. Based on the above there appears to be an acceptance that alternative measures are appropriate in terms of sustainable access for this type of housing, such as private bus / dial a bus.

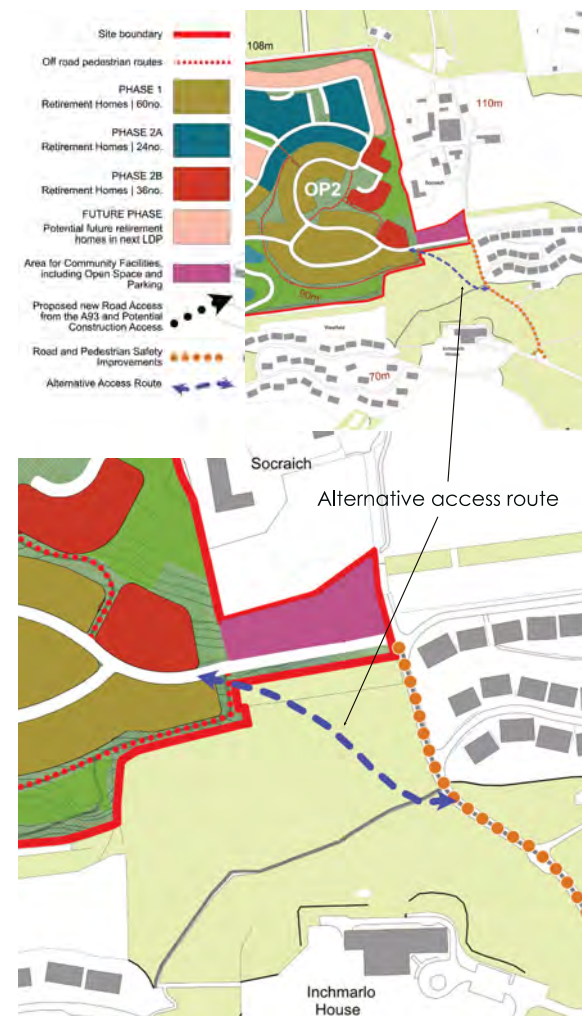
There is a core path present on the eastern boundary of the site which provides a connection to Queen's Drive. Changes would be made along the road between Inchmarlo House and the eastern access in developing OP2 to increase pedestrian safety and decrease traffic speed.

Cycling is not considered to be a prevalent travel mode for Residents and Homeowners. Nevertheless, the site is located within the recommended cycle distance of 30 – 40 minutes to local amenities, as outlined within Transport Assessment Guidance.

The Retirement Village operates as a neighbourhood centre and focus should be given to internal links and connections to amenities. Opportunities exist to introduce a secondary access to the A93. Following discussions with Aberdeenshire Council Roads it is understood that it is necessary that for the scale of expansion proposed there will be a need to deliver a second access point. There has been discussion on the principles for design and a new access has been identified and can be delivered as a part of the Masterplan as required within the Local Development Plan.

As part of the consultation process, an alternative access to the site from the east has been suggested by a Homeowner. This does impact on an area of woodland, but would be an option for detailed consideration with any future planning applications. The route of the access is shown opposite as a blue dashed line opposite.

Aberdeenshire Council has previously discounted reducing the speed limit on the A93 at this location but it is requested that further consideration to the benefits of a reduction is given in response to feedback from Homeowners.

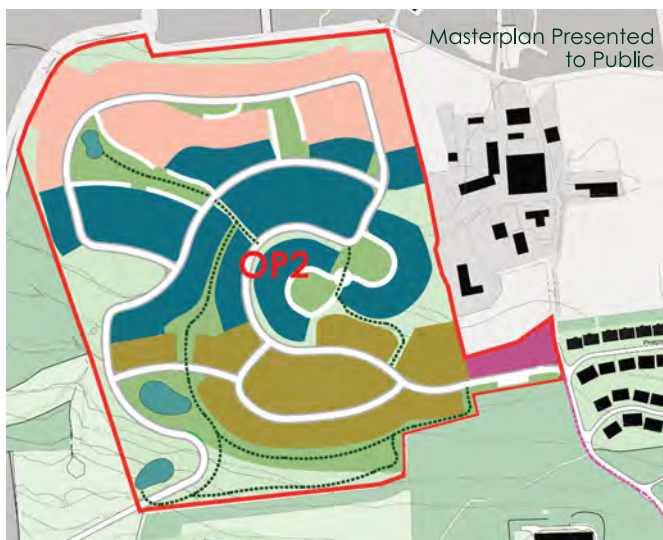


6. Public Consultation

6.1 Public Consultation

A Masterplan Enquiry was submitted to Aberdeenshire Council (ENQ/2023/0106). In response, advice on the site considerations was provided. This requires that the Masterplan is a short and concise document, setting out the general approach to the delivery and phasing of the allocated site. The Planning Authority advised that there is a requirement to undertake Public Consultation as a part of the Masterplan process. This consultation did not form part of a formal Pre-application and the scope of consultation and advertisement was agreed with the Planning Authority.

The Developer wrote to all Homeowners within Inchmarlo Retirement Village, posted flyers to properties within 400m of the site and wrote to both Inchmarlo, Brathens and Glassel and Banchory Community Councils. The public consultation was held on 12 February 2024 and ran from 2pm to 7pm. 36 people signed the guest book for the event and detailed comments were made formally in writing in response to the consultation. Copies of these responses with redacted personal details is provided for reference.



The image opposite shows the Masterplan presented at the event. There were a number of responses about the design and layout from owners within the Home Farm area and further discussion was held with these individuals to understand the concerns. Changes have been made to the Masterplan in response to the consultation. Below is a summary of the main issues that have been raised and responses are provided on a thematic basis.

Demand

Many responses questioned the demand for properties and why the development is progressing. The Council have identified this site as a part of meeting the housing land supply for the region and this allocation will play an important part in meeting these needs. The allocation suggests the housing will be for retirement living.

NPF4 is supportive of meeting the housing needs of older people. Provision of housing for older people help to improve affordability and choice. There is a growing proportion of older people in the population and provision of suitable and attractive properties encourages mobility in the housing market.

Responses highlighted the number of properties available on the market at the time of the consultation. These are, however, generally sold on a quick turnaround. There are some of the flatted properties without lift access that sell more slowly and make up a greater proportion of the available stock. New homes would all be designed to be accessible to older people and attractive to the current market requirements.

Construction Access

There was concern raised about construction access through the existing Inchmarlo Retirement Village. There is no intention of allowing construction access to use the existing road network within Inchmarlo. Consultation plans had identified other alternatives surrounding the site, for

which comment has also been made on. The options for construction include the route of a new access and access from existing roads. The routes identified in consultation was indicative only and does not form part of this Masterplan proposal. The detailed construction phasing and access will require to be established by a main contractor in consultation with appropriate authorities.

Existing Roads

Although it was stated in discussion and on presentation materials that the existing road from the triangular junction on the main drive to Pinecrest and Pinefield would be subject to "Road and Pedestrian Safety Improvements", several Homeowners made comments about the need to improve this road, which is accepted. It is expected these changes and improvements would be a combination of various features in different sections. Detailed design would therefore consider the use of road markings, paths, lighting, zebra crossings, chicanes and / or signage (subject to site constraints). The detailed measures would form a later planning application stage.

Proposed New Road Access from the A93

There was comment on potential access from Westfield housing connecting with a new access and providing a further access point. There is no intention to provide direct access for traffic from this new junction into Westfield but it may be used on a temporary basis for emergency vehicles only in the event the existing main entrance to Inchmarlo is blocked. Although this scenario is highly unlikely, an alternative access would be a good back-up for all Homeowners.

Some responses questioned the timing of the new access to the A93, which is set out in this report. As the proposed new road has to go uphill for a relatively long distance before any houses are built along it, the road will be very expensive to build and fund. This is the reason for proposing that the

6.2 Public Consultation

delivery of this would be complete in advance of Phase 2A to allow the Developer to generate sufficient revenue from the house sales in Phase 1 to fund improvements.

Proposed access to the OP2 site exiting onto a 60mph section of road was raised as concern. This is as per the existing situation and visibility splays can be achieved for the junction location. There have already been discussions between Councillors and the Council about imposing a reduced speed limit past the existing main entrance to Inchmarlo, which was not implemented. Within the Masterplan it has been proposed that this is re-examined. The delivery of this change is outwith the control of this Masterplan.

Some alternative points of access have been suggested by responses including a proposal to provide a new section of road to the north-west starting from a new junction at the bend just below the Pinefield exit junction and continuing up to Phase 1 near the west end of the site for a community facilities. This will remain an option for detailed consideration.

Community Facilities

As stated in the consultation boards at the Homeowners' and Public Consultations:

"...an area for community facilities has been reserved. This could include a community centre and / or local retail provision, with the type and timing of development being subject to requirements, phasing and affordability."

Some Homeowners requested that a community centre is built before any houses in OP2 are occupied. However, the Developer will need the profits generated by house sales to assist in funding the building costs of the community centre, and the service charges paid by additional Homeowners to offset the operating costs of a community centre. As there are uncertainties over

the rate of sales and sales values for each phase, the Developer is unable to commit to timing, so provision of community facilities must be based on commercial factors at the discretion of the Developer.

However, the Developer has advised Homeowners that they will be looking at options for converting and / or expanding the South Lodge to provide additional facilities for Homeowners, before development commences at OP2.

There were questions asked by neighbours not resident of the Inchmarlo Retirement Village about the use and availability of the community facilities for general public. These facilities would be built for the benefit of the Homeowners of the estate and the operation and maintenance will be funded by Homeowners of the estate.

There was request that the community facility is not more than one storey high. In further discussion a meeting with the local residents who live to the north of this location was held to understand the views as they had requested relocation of the community facilities. The location for the community facilities have been adjusted in discussion to minimise visual impact to neighbouring properties. It is, however, seen as important to have the facility close to the existing Homeowners in Inchmarlo Retirement Village and have this in a location that is equally accessible to all Homeowners. The Masterplan is not setting out the detail of the community facilities at this stage, but as a potential central hub within the residential development it is not necessary in the context and type of building to restrict to single storey only. It is anticipated that the building would be two storeys.

Care Home

Homeowners highlighted during discussion that capacity of the current care home is limited. This is not a matter for this Masterplan to address as a design for additional retirement housing on OP2.

However, on average, only around 10% of Residents in the Care Home are current or former Homeowners. There is therefore no need to expand the Care Home to cope with the potential increase in demand from new Homeowners.

Landscape and Visual

The OP2 area has excellent views across to Blackhall Forest and up Deeside, enjoyed by many who use the Inchmarlo Home Farm road for walking, and cycling. There is concern from neighbouring members of the public surrounding the site about the loss of views that would be experienced from development. The design incorporates green routes and through an amended design along the boundary with existing properties introduced additional green corridors to minimise the impact on neighbouring members of the public. The site is allocated for housing development and with views towards surrounding landscape remaining.

Light pollution was raised as a concern for development. Artificial light is essential in our modern society and we all use it for many different things including lighting our streets and roads and helping to prevent road accidents. It has become an accepted feature of day to day living and is clearly something that can be beneficial. Light pollution is the term used to describe the unnecessary brightening of the night sky as a result of upwardly directed light which is then reflected off dust and water droplets in the sky. There will be change to the existing situation brought about by development on this greenfield allocation. The lighting in this case will be efficient and directed towards the roads and paths being lit. The most suitable lighting design will need to be established along with the detailed design for the residential streets and community buildings.

6.3 Public Consultation

Infrastructure

It was asked if consideration has been given to the public health facilities in Banchory. The concern was that further pressure will be applied to these facilities through an additional 120 dwellings exclusively for the elderly. This is a consideration within the Local Development Planning process which is led by the Planning Authority and where there is a need to make financial contributions towards infrastructure then it will be a requirement of development to make a financial contribution.

Respondents wished to ensure that both the new and older areas are maintained and looked after to the same standard and that existing services such as sewerage/waste collection/electricity etc. will be upgraded to ensure correct coverage. Essential waste water, water and drainage connections will be a requirement and will be delivered. It is also the Developer's objective to retain service standards, and the increase in properties will assist in providing a greater contribution to the costs of managing the estate.

Homeowners do not have 'wheely bins' - all refuse is bagged and taken (where able) to community bins located near the main entrance. There was concern that these facilities are not large enough. There will need to be appropriate waste collection and storage provided for and the provision of additional waste storage will need to be considered. There may be potential for an additional collection point with new access to the site.

Transportation

Concern was raised about the connections to public transport from the site. The Retirement Village has two minibus vehicles with wheelchair access for day trips and shopping, and are available for journeys within the estate including to bus stops for those properties beyond reasonable walking distance. This provision can be expanded

to meet requirements to make the development at OP2 fully connected by public transport.

Phasing

It was requested that the phasing considers using the low lying land, further away from Home Farm as part of the initial development. A meeting was held with the owners of the properties at Home Farm, and a revised phasing arrangement was proposed to show the development along this boundary as the final phase of the allocated housing units and part of the future phase of development.

OP1 Allocation

There are two areas marked as "Potential Development Areas within OP1 within the existing Retirement Village". It was suggested that these should be used prior to expansion. OP1 and OP2 are both allocated for development with no phasing on these identified in the Local Development Plan. The OP1 allocations have been made in previous local development plans, but there have been difficulties with each of the sites and these are not currently sufficiently viable. These do remain part of the 2015 Masterplan and if viable, development could proceed.

Density

Comments suggest that density of 5 houses per acre is higher than the existing Inchmarlo Retirement Village. This is a result of the site features of the existing estate, which is set within mature woodland on sloping ground and with a Category B Listed Building at the centre of the site. These features have guided the development parcels. Each parcel of development is built at a similar density to that proposed. The density of 5 houses per acre is less than that achieved in mainstream housing developments, which would be expected to be between 8-12 dwellings per acre depending on type of housing proposed.

Housing Numbers

Questions and concern was raised about exceeding the allocation for 120 homes. The Local Development Plan identifies in Policy H1 capacities of sites are indicative only. It does advise that higher densities would only be considered where any associated negative impacts on infrastructure, open space and amenity can be addressed. It is our opinion that this is the case that is demonstrated by this Masterplan and the proposed development makes the most efficient use of land allocated for residential development. The units beyond 120 are proposed as a future development.

Drainage Infrastructure

A neighbour highlighted that they have a septic tank with a soakaway running to the north-east on land owned by Inchmarlo Estate. This will be a matter to be resolved privately between parties.

Open Space

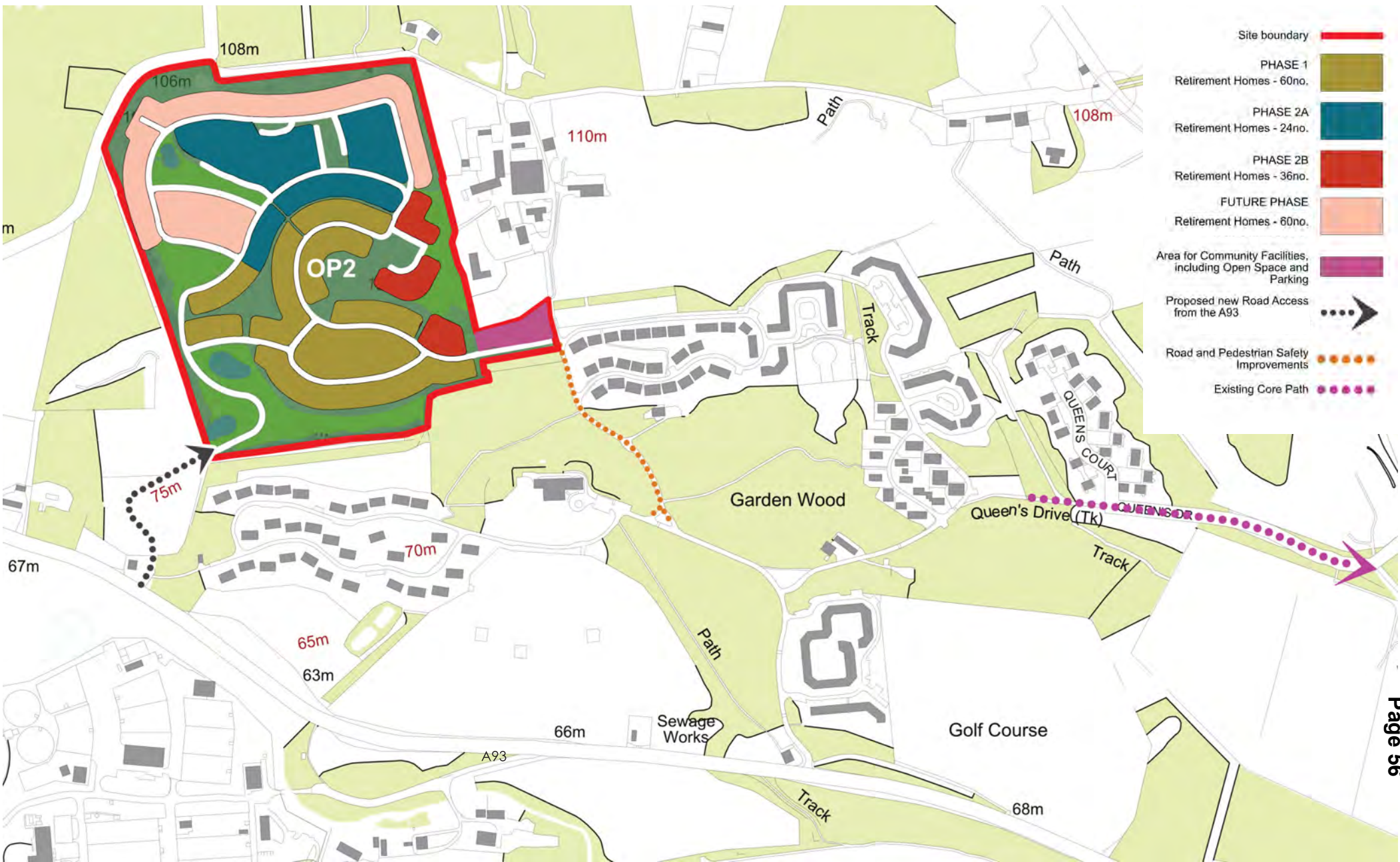
Questions were asked and details sought on the provision on 40% open space on the site. The Masterplan prepared provides additional detail on the delivery of this policy requirement.

Environment

Biodiversity on the site was highlighted and it was asked what considerations and mitigation will be taken into account to protect the environments of this wildlife. A preliminary ecological appraisal has been undertaken and the site has no UKBAP habitats and is common for the area. There are features of value and development of this allocated site will result in some reduction. Therefore, there will be a requirement to mitigate and provide habitat enhancement. The details have been covered within this report.

7. Masterplan

7.1.1 Masterplan Proposal



7.1.2 Masterplan Proposal

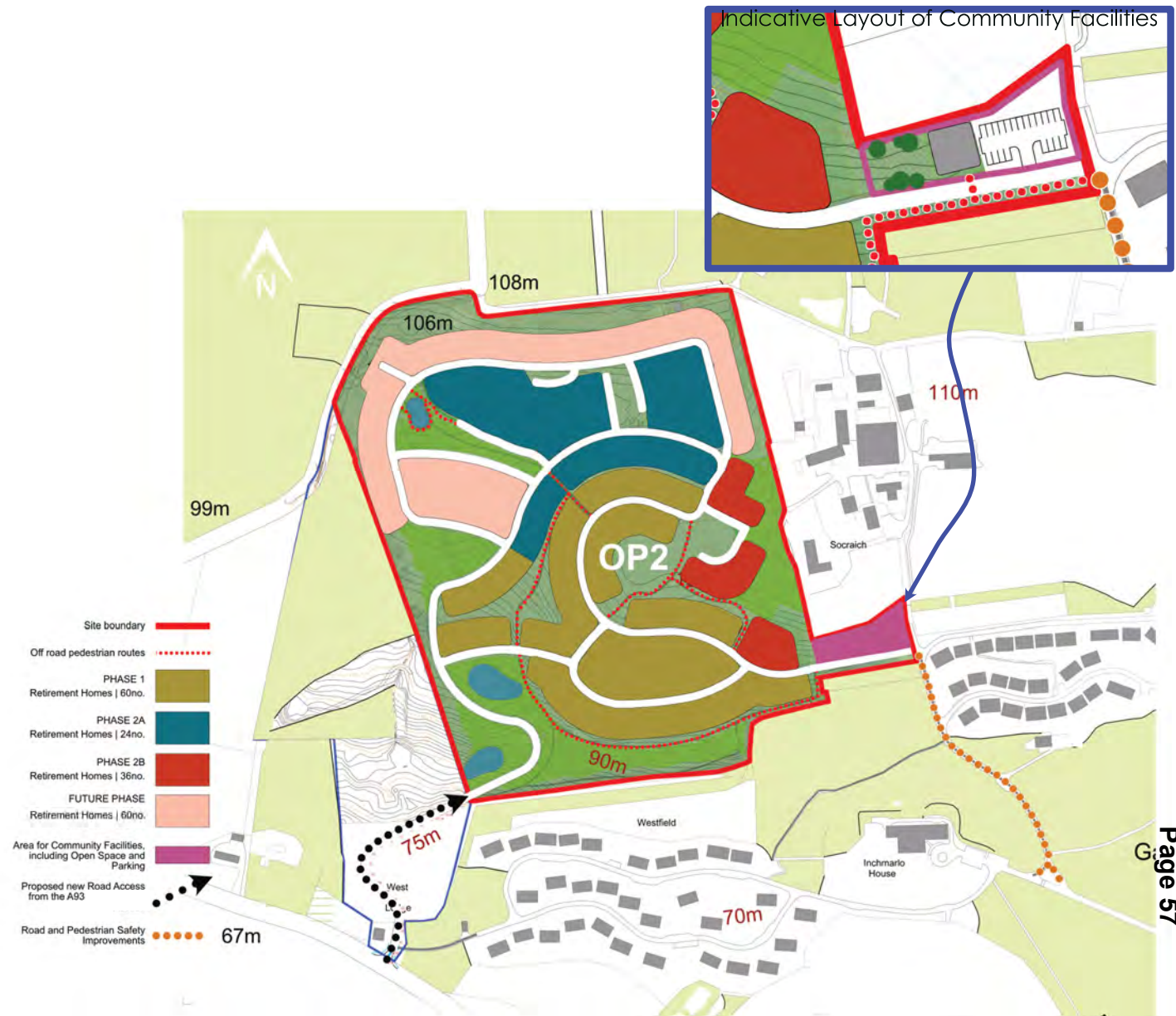
A Masterplan has been prepared setting out the general approach to development of OP2 site and the plan is shown opposite. There are existing proposals contained within the existing Masterplan for Inchmarlo agreed with Aberdeenshire Council in 2015 for context (Site OP1). This Masterplan does not change these previous proposals.

Within Site OP2 there is a mix of housing types and sizes planned to meet a range of demands for apartments, terraced houses, detached bungalows and larger detached bungalows with potential for upper floor expansion. The style of housing is expected to be similar in form and design to the existing housing within Inchmarlo.

Retirement housing and the success of previous developments has related to a sense of community. Properties do not have gardens in the same way as traditional housing and areas between are communal open spaces that allow for social interaction. This allows for all areas to be maintained by the Developer. This is more desirable due to average age and ability of Homeowners.

The arrangement of the housing has been designed to work as much with the site levels as possible. The access road connection required to the A93 is an exception to this and will require to be sinuous to achieve required gradients. Housing has been designed to take advantage of attractive views to the south-west.

To the south-east of the site and in the location identified in the 2015 Masterplan, an area for community facilities has been reserved. This could include a community centre and / or local retail provision, with the type and timing of development being subject to requirements, phasing and affordability. This would be for the use of Homeowners of the retirement homes so building costs would have to be funded from profits of new house sales and management costs would have to be funded through additional service charges.



7.2.1 Open Spaces and Biodiversity

The existing Inchmarlo Retirement Village has well maintained gardens, which provide a very pleasant setting for this type of housing. It is the aspiration that the quality in landscape design is replicated in any future development and provides a sense of place and connection to the whole estate.

The type of housing proposed does not seek play parks, but connected green spaces that provide attractive walking routes and attractive areas of planting for sitting are proposed. These connections of spaces also provide corridors for biodiversity enhancements and connections to enhance the value of the site.

More formal outdoor space is envisaged around the eastern access, close to the existing residential development at Pinecreast. This could be utilised for boules, putting and croquet etc. or other activities.

The Local Development Plan seeks provision of 40% of an allocated site to be reserved for public open space. The plans presented include a total site area (excluding the additional land for access) of 151,614sqm. The open spaces and remote connections for public access total 61,350sqm. This totals 40%.



7.2.2 Open Spaces and Biodiversity



7.3.1 Access and Connectivity (Site)

Vehicular access to the site is taken from two points. To the east the roads will connect to the existing Inchmarlo Retirement Village providing connectivity with existing facilities and connection from the existing estate to any new facilities provided.

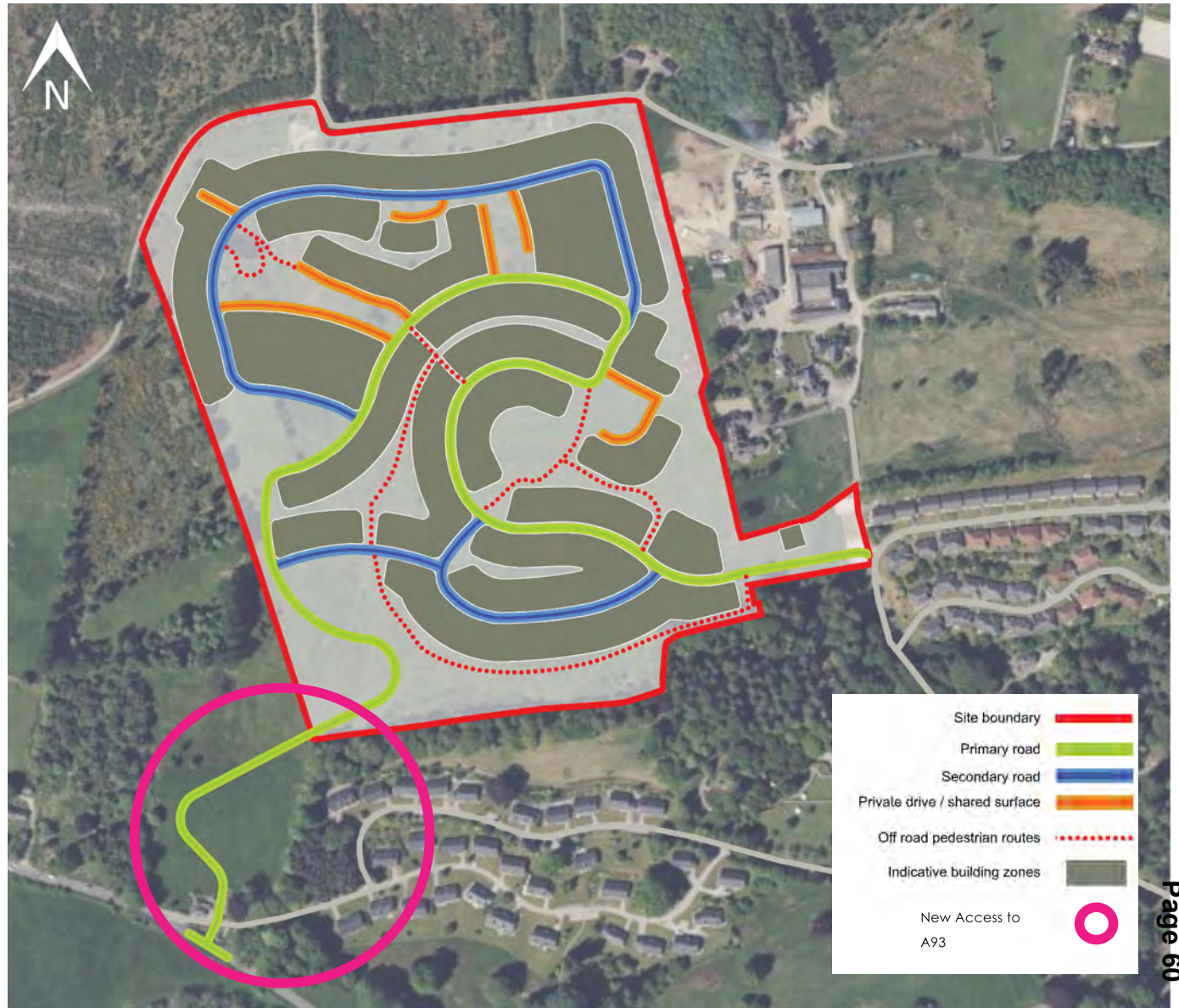
The site will also deliver a new connection to the A93 and this connection would link through land located outwith the OP2 allocation. This is a requirement specified in the Local Development Plan for development. The provision of the new access circled in pink will require to be in place prior to any development being delivered. Roads standards would expect an emergency link to be in place to serve up to 50 properties and it is required that a link to the existing estate roads would be provided for at before completion of the 51st house. For completion of more than 100 units there will require to be a detailed review of the roads and if they are sufficient to constitute a full second access.

This access at an early stage in the development will connect to the existing Retirement Village and will provide an alternative route for access in emergency and during repair works. This will also split the traffic between access points to maintain the quiet nature of the area.

The development forms and expansion of the existing Retirement Village where the roads are all privately owned and managed and it is proposed that this approach will continue with the expansion of OP2.

The roads within the Retirement Village will be traffic calmed to ensure that traffic is slow moving and it is suitable for people to walk safely around the site. The main route connecting the two accesses will be the main link through the site off which secondary loop roads will be provided.

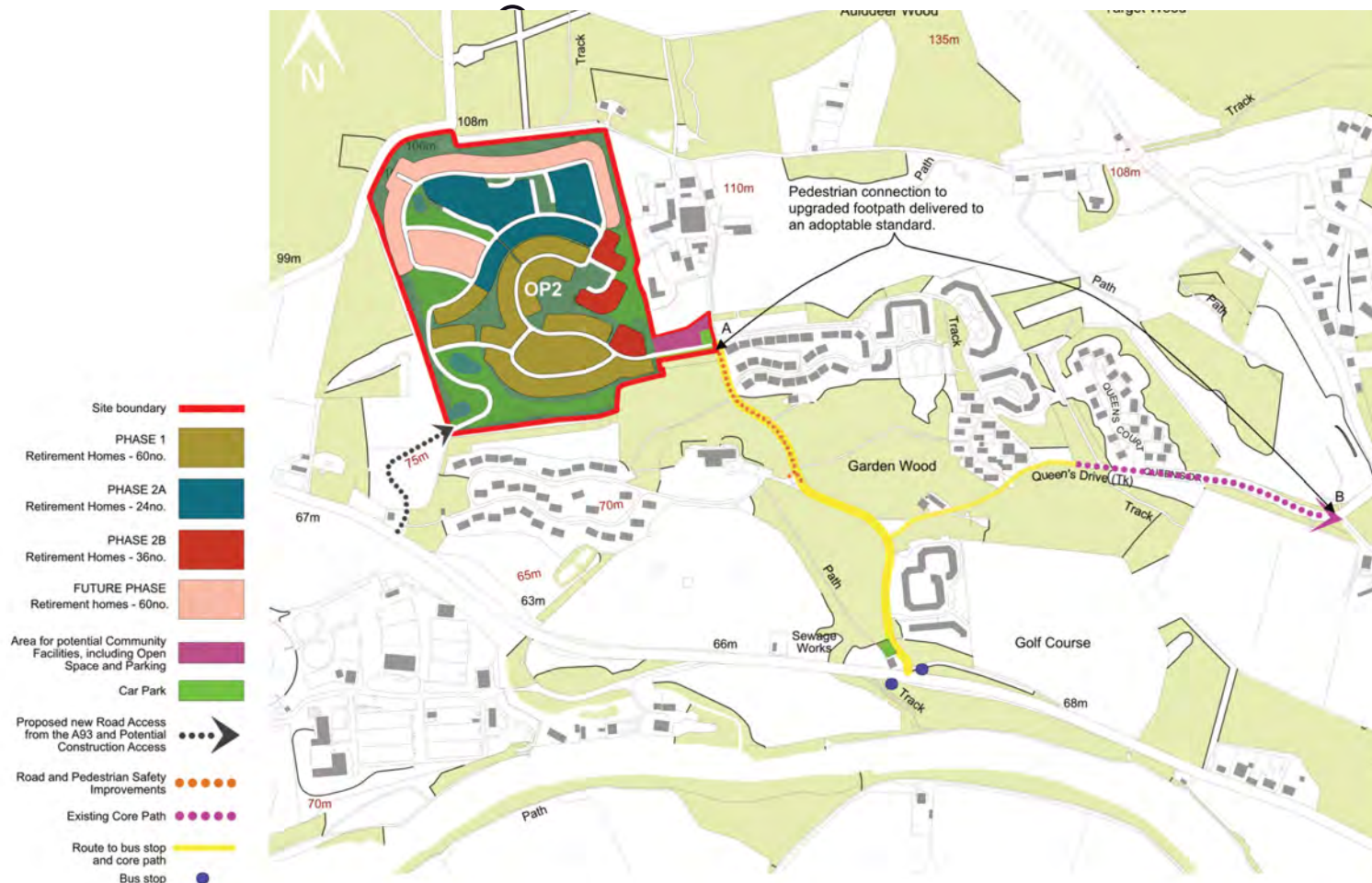
More minor streets providing access to collections of houses will also be provided and these may take the form of shared surfaces without footpaths given the low traffic levels expected.



7.3.2 Access and Connectivity (Inchmarlo)

Inchmarlo is a settlement identified in the Aberdeenshire Local Development Plan. The Vision statement for the settlement states that “**Inchmarlo is a largely self-contained continuing care retirement village situated to the west of Banchory. It is set within the context of the listed Inchmarlo House and its extensive Historic Gardens which provide a very high-quality scenic backdrop to the retirement village making it a unique and attractive place to live. Inchmarlo House acts as the main service point and offers specialist facilities for the community, including respite and medical care. Allocations have been made which will increase the provision of retirement accommodation in the village, to secure its long-term future and viability.**”

There are existing connections to Banchory, which will require some upgrades to meet adoptable standard. This will need to link the site from points A to B where there are current improvement plans to the core path network. The final route of this path is to be determined. Whilst there is a strong connection to Banchory there are local amenities available for the Retirement Village both located on site and on the edge of the Estate. The plan below shows the facilities that are close to the Retirement Village and the walking distance following defined routes. Inchmarlo House is the centre for the Village with a range of activities provided to Homeowners and Residents.



- ① **Inchmarlo House: 200m**
Care Home, Lounges, Bar and Restaurant
- ② **South Lodge - 620m**
Community Hub
- ③ **Inchmarlo Golf Centre: 1,200m**
Driving range, 9 hole golf course pastry academy and coffee Shop
- ④ **Potential Community Facilities**
- ⑤ **Proposed Lucullan Hotel: 250m**
Restaurants, bar, spa and wellness

7.3.3 Access and Connectivity (Inchmarlo)

The existing bus stops located on the A93 both have shelters and are located at the entrance to the Inchmarlo Retirement Village. All roads within the Retirement Village have a 15mph speed limit and have traffic calming. The OP2 Site borders the existing estate and the route highlighted in yellow on the previous page identifies the pedestrian route from the edge of the Site to the bus stop (700m). The bus stops are currently served by the Stagecoach 201 service, which runs roughly hourly between Aberdeen Union Square and Braemar. The route provides stops in between, including to Banchory. Reduced services are provided on Sundays. There is car parking available at the entrance to the estate that could act as a park and ride provision for Homeowners for longer journeys.

As the existing roads within the estate are in private ownership, access within the retirement village is not possible. Therefore, to supplement the public bus service, there is an existing minibus service operated by Inchmarlo, which will be expanded to serve the new housing within OP2.

The Retirement Village has two mini-bus vehicles with wheelchair access for day trips and shopping and are available for journeys within the estate. Homeowners are provided with a shuttle service for events organised by the company within the estate, or booked hospitality in Inchmarlo House. It is also available at certain times during the day for homeowners to use. The list below details which services are provided free of charge, and which are chargeable.

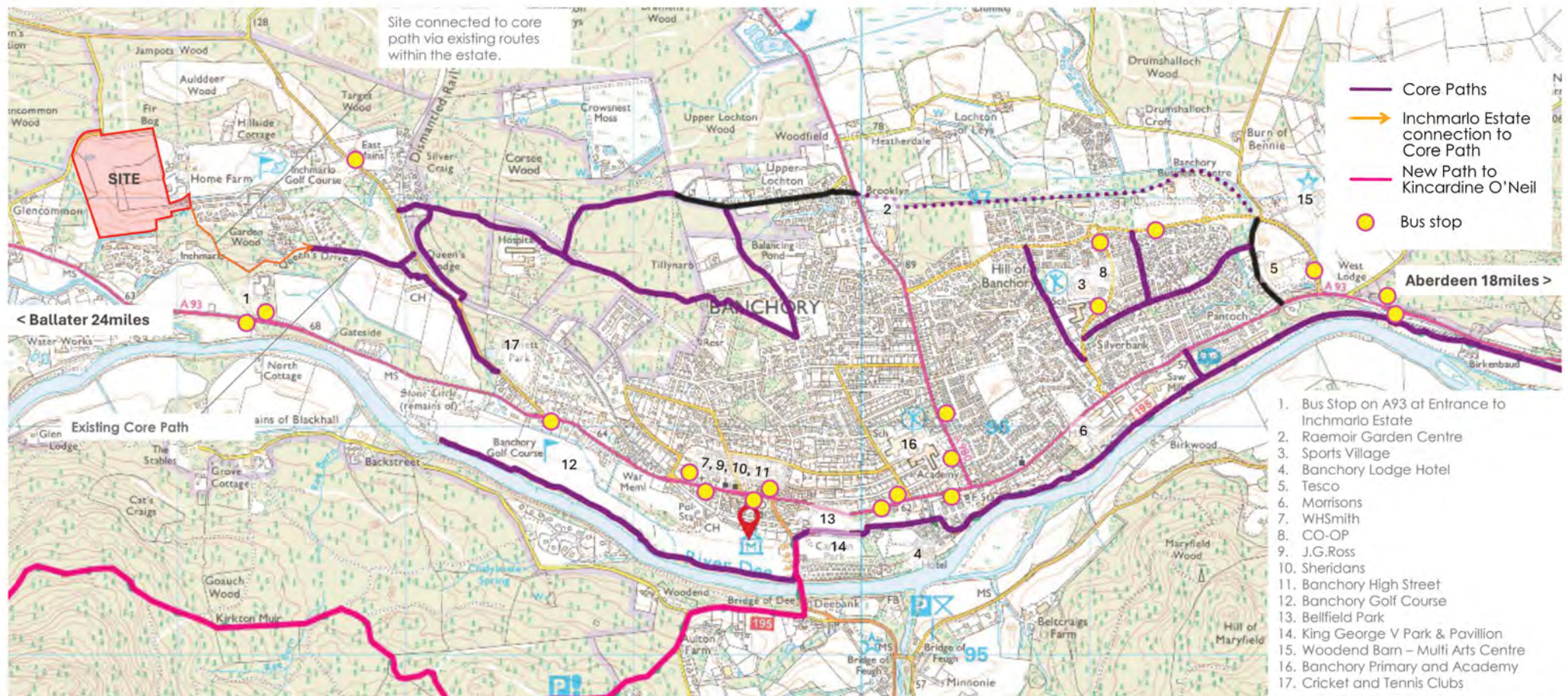
- Subject to availability a free service is provided for Homeowners to collect and return from visiting Inchmarlo House for lunch, Homeowners' meetings and events organised by the Company.
- Transport to and from Banchory is available at certain times on Tuesdays, Thursdays and Fridays, subject to availability, and by prior arrangement. These services are charged. This is a subsidised service.
- Individual requests for transport to and from Inchmarlo House or other areas within Inchmarlo may be arranged, subject to availability, for a charge.



7.3.4 Access and Connectivity (Wider Area)

Inchmarlo Retirement Village is located close to Banchory which is 1.7km away and accessible by walking, private car, bus or company mini-bus. Banchory is a charming country town that boasts a great selection of cafes, bars, restaurants and shops. The Sports Village offers a swimming pool, squash courts, gym sports hall and cafe. Woodend Barn provides an inclusive cultural programme with music, theatre, film, comedy talks, visual art, workshops and more.

There are core paths linking the estate to Banchory, and following defined routes and formal footpaths the town centre is accessible by walking. This route is 2.7km, which is approximately a 45 minute walk. The plan below identifies the connections and the local services and facilities available in Banchory.



7.4.1 Phasing and Housing Numbers

A requirement of the Masterplan is to identify a phased approach to the development to consider how applications for planning permission that are then submitted on an incremental basis. The phasing of the development is intended to start with a connection to the existing Inchmarlo Retirement Village at Pinecrest to the east. This allows for the connection to be formed to extending services into the site. This also ensures that there is connectivity from new Homeowners to existing facilities on-site. The development of Phase 1 will then progress to the north and west towards the new access onto the A93.

The new road access to the A93 is a requirement of the Local Development Plan and will split car movements between the existing estate roads and the new access road. In discussion with the Planning Authority the Council's roads standards would expect that the new road connection to the A93 would be delivered prior to the occupation of any homes within OP2.

The 60 retirement homes in Phase 2 would continue north and east of Phase 1 in Phase 2A and 2B respectively. This phase would complete the 120 retirement homes currently allocated in the Local Development Plan. In discussion with owners of the properties within Home Farm, the Phasing has been amended to develop the areas closest to them at a later phase and amend the design along this mutual boundary.

Although the allocation for Site OP2 in the Local Development Plan is for 120 homes, the site has capacity for a greater number of homes, whilst still achieving appropriate open space and housing density standards. To allow for future planning and connectivity, the plans for OP2 include approximately 60 additional homes in the Future Phase, located to the west, north and east of Phase 2A. In accordance with National Planning Framework 4, this contributes to sustainability objectives as increased density will support local living.

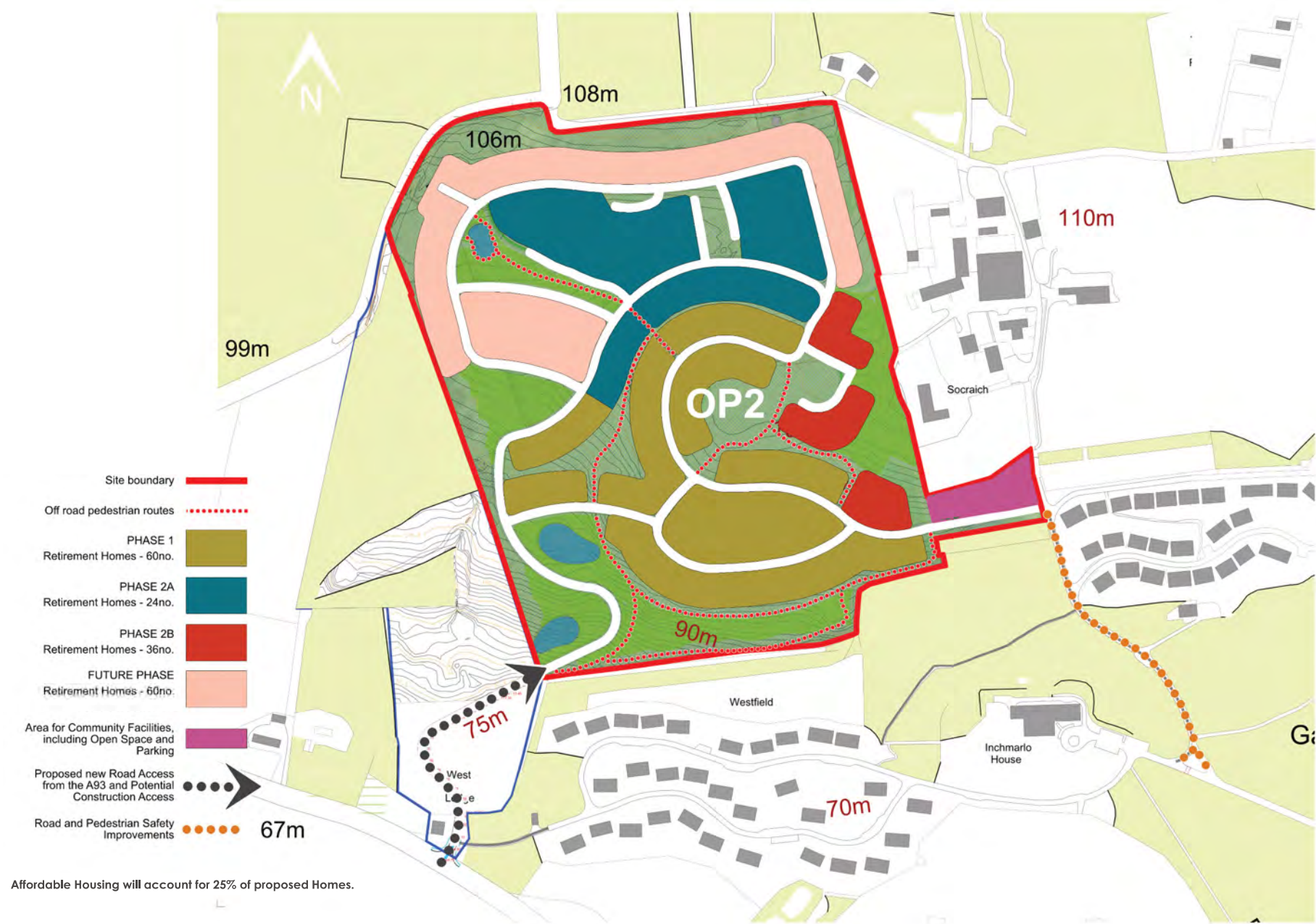
Aberdeenshire Council Policy seeks delivery of 25% of homes to be 'affordable'. It includes social rented housing, subsidised low-cost housing for sale (discounted, shared ownership or shared equity) and low-cost housing without subsidy (entry level housing for sale). Build to Rent and other private rented accommodation available at lower cost than market rents will also be considered within the affordable housing category provided it can be secured as affordable housing in perpetuity in so far as practicable. The delivery of affordable homes would consider all options and would be delivered alongside each phase of the development.

In keeping with the retirement development all homes will be a mix of one and two bedroom wheelchair accessible homes. There has been consultation with Aberdeenshire Council Housing Service on the proposals and at the time of publication the provision for the first 120 homes is expected to be delivered as set out in the table below, and this will be subject to confirmation within future planning applications.

Phase	Total Number of Units in Phase	No. of Affordable units	Affordable Homes to be delivered on completion of Open Market Unit
1	60	15	40th
2A	24	6	14th
2B	36	9	23rd

In discussion with planning the masterplan identifies a Future Development Phase to ensure that the full development of the allocation is planned for and that the most efficient use of the land is considered.

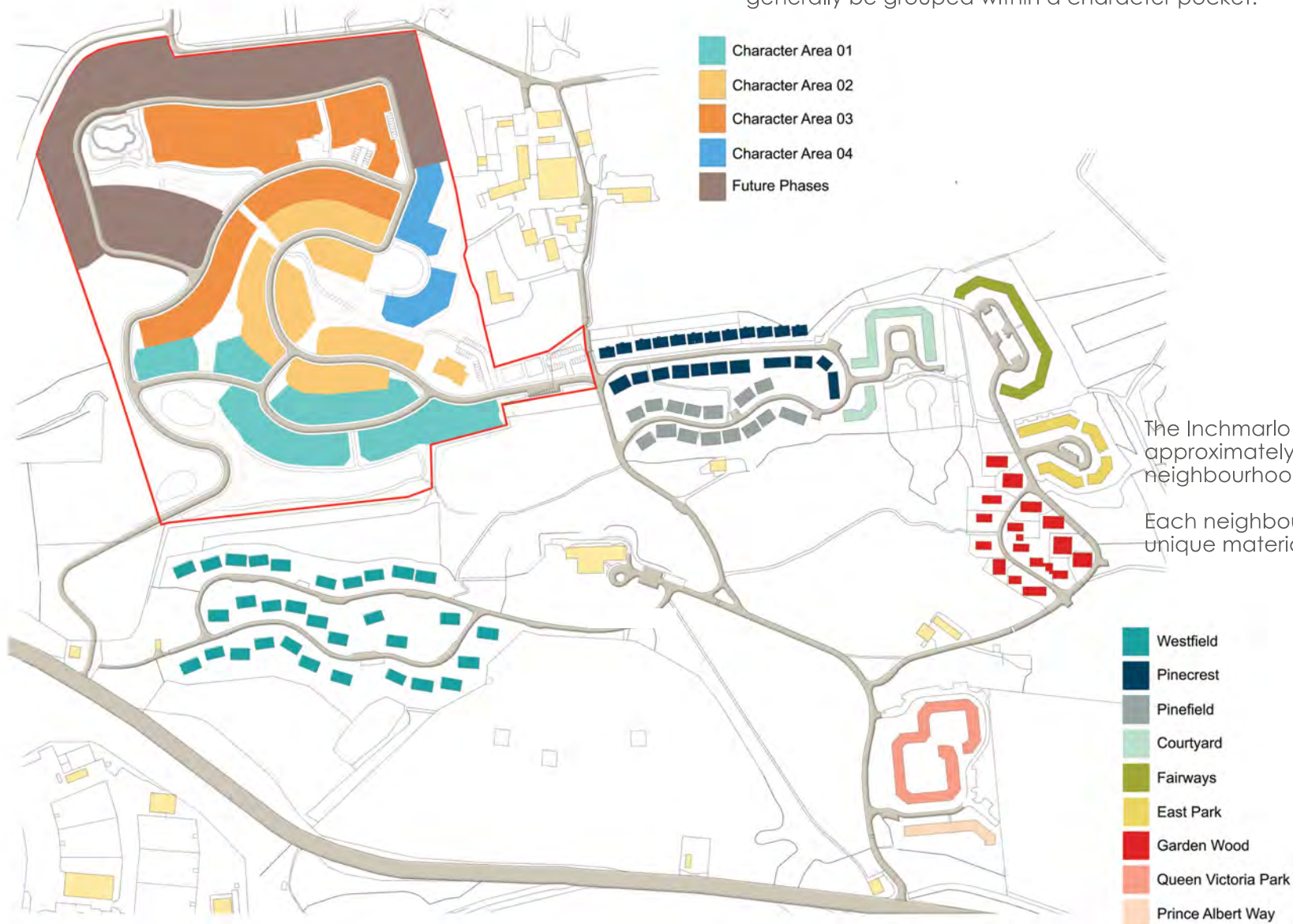
7.4.2 Phasing and Housing Numbers



Affordable Housing will account for 25% of proposed Homes.

7.5.1 Design Consideration

To offer variety and a sense of place and character, the proposed development will be split into several character areas with a carefully selected material palette for each. Different housing typologies will generally be grouped within a character pocket.



The Inchmarlo Estate accommodates approximately 180 homes across 9 neighbourhoods.

Each neighbourhood has a distinct feel and unique material palette.

7.5.2 Design Consideration



Price Albert Way Housing



East Park Housing



Queen Victoria Park Housing



Westfield Housing



Inchmarlo House



Price Albert Way Housing



Pinecrest Housing



Fairways Housing



Westfield Housing



Courtyard Housing



Garden Wood Housing



The images to the left show the variety of accommodation on offer throughout the estate; apartments, bungalows and houses. Porches and chimneys add further design interest to the streets. The material palette across the estate is simple but variety in colour of material, window style and house typology provides differentiation between neighborhoods.

7.5.3 Design Consideration

The future phases will continue to offer this choice in housing typology and be designed as suitable for retirement living and meet needs of users as they age / require care at home. The flats would be bespoke, and bungalow / houses follow the principles within the Pinecrest and Westfield neighborhoods. A variety of (low maintenance) material treatments and finishes will help to establish new neighborhood characters.

The provision of affordable housing would need to reflect the unique setting of a retirement village and provide 1 and 2 bed homes.



Material palette to be developed as part of a detailed application but should include new materials to increase variety and character across the estate.



Coloured front doors and garages could further enhance character areas.

1. Low maintenance fibre cement
2. Roof tile
3. Walling stone
4. Render
5. Windows
6. Example entrance porch
7. Air source heat pump
8. Photovoltaic panels



