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# Aberdeenshire Local Development Plan 2008

## Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

Name of proposer:

Date: 25.10.08

Postal Address: Frank Burnett Ltd, Inchmarlo Home Farm, Banchory AB31 4BT

Name of landowner (if known) [REDACTED]

Postal address of landowner Banchory AB31 4BQ. [REDACTED]

To comply with the data protection Act1998 this information will not be made public

### The site and your proposals

Under what name would you like the site to be identified? Inchmarlo Home Farm Resort and Golf Club

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : no information on the internet

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

Have you provided a map showing the exact boundaries of the site you would like considered? Yes  No

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Please provide the National Grid reference of the site

NO 6705 9715

What is the current use of the site? The Business of Frank Burnett Ltd,  
Inchmarlo Home Farm - steading and land including large areas of Commercial  
Forest,  
Inchmarlo Resort and Golf Club

Has the land been built upon before (Brownfield Land)? Yes  No   
Is there any suspicion that the land is contaminated? Yes  No   
If yes Please provide a statement of the nature and extent of the contamination suspected  
Statement attached

What use(s) do you propose for your site? and on the site plan See the mix in Appendix A

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

Are you proposing to phase your development? Yes  No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when. The scheme is shown phased, but all parts compliment each other. The Development period is a long term strategy, and being developed slowly these phase periods would overlap:

(the dates are indicationary)

2009, Phase 1- commence Holiday Accommodation and Nick Nairn Cook School, Sewage, Roads etc.:

2010, Phase 2 commence the Leisure Core, Zone 1 Housing, Staff Housing, and the Biomass heating programme:

2013, Phase 3 commence Zone 3 housing,:

2015, Phase 4 commence Zone 2 Housing and Relocation of Business

If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

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**Potentially:**

Zone 1: 10 Bungalows, 34 large low density Luxury Homes and 32 Affordable Homes

Zone 2: 26 large low density Luxury Homes

Zone 3: 11 large low density Luxury Homes and,  
unzoned area for 8 Affordable Homes as Staff Accommodation

If you have a design statement or other details about what you would like to see on the site, please include it.

If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes  No

Please make sure the area of land proposed for business use shown on the site plan.

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

**Potentially:**

A Leisure/Spa Hotel with swimming pool, spa, steam rooms, saunas, fitness, relaxation and beautician areas. Restaurant with golf course viewing and an Open Air covered refreshment area also for golf viewing.

Country Fare Shopping area with Courtyard within the steading conversion

Community Hall Facility and Community Amenity Areas for new and existing residents

Please continue on additional sheets as required.

**The wider area**

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)  
See the attached Appendix B

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If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

Have you applied principles of sustainable siting and design to your site? Yes   
No

*SEE APPENDIX C ATTACHED.*

If you have undertaken a site assessment please provide details

*Statement attached*

The Code for Sustainable homes or [www.index21.org.uk](http://www.index21.org.uk) provides guidance on this issue

### Effect on the community

Has there been any opportunity for local people to influence what you propose through local engagement? Yes   
No   
Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

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At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More   
25% or Less

What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

A sustainable community with a Community Hall and Community Amenities where all can participate.

The introduction of Biomass produced energy for low running costs.

Affordable Homes provided as part of the mix for the area.

The proposal will enhance the provisions of the Banchory area

The Proposal meets an identified need for Leisure and Tourism Facilities in the Deeside Area

Long term employment created

Additional recognised bus stop for the Glassel Road bus route

Upgrade the Home Farm road which would create a circular link between the existing Public Roads

Woodland paths would link up the Glen o Dee and Brathens woodlands

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
	Please tick appropriate box		
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Schools			

If you propose to provide any of these as a component of the development itself then please answer 'yes'. NA=Not Applicable

**Servicing the site**

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Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Traffic Impact Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Drainage Impact Assessment	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :  
[http://www.scottishwater.co.uk/portal/page/portal/SWE\\_PGP\\_CONNECTIONS/SWE\\_CORP\\_CONNECTIONS/ASSET\\_CAPACITY\\_SEARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)

What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes  No

**Other information**

What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

Through the integrated development of both Leisure facilities and Residential areas, the proposal will promote tourism and create local employment, and combined simultaneously with the availability of affordable and luxury housing, it will create a diverse area in which the full finery of our locality can be appreciated by all.

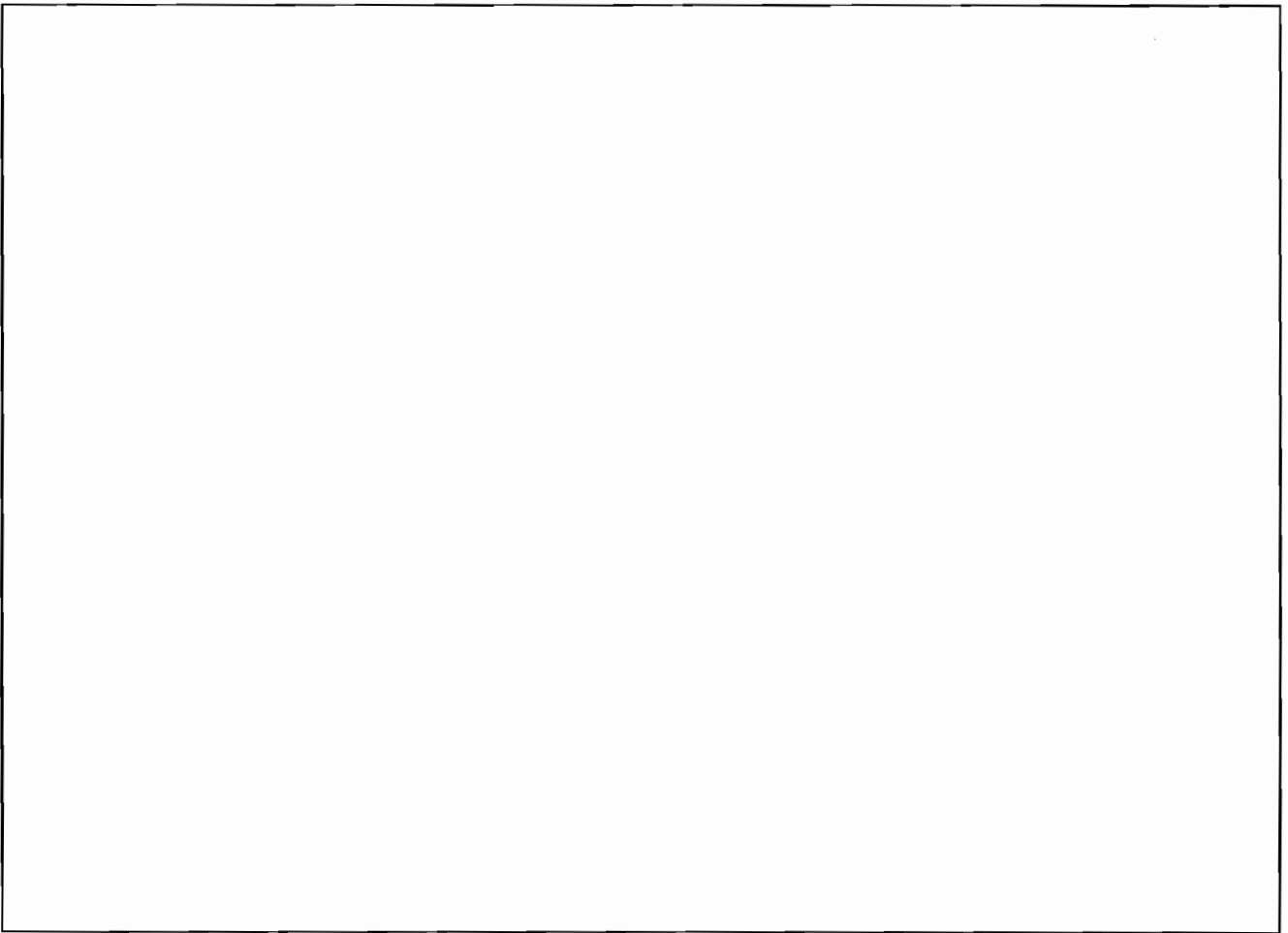
With the provision of a Community Hall and community spaces in and around the core leisure and employment areas this will strengthen the community spirit by providing opportunities for local residents to organise and participate in functions.

Alongside encouraging tourism and community spirit, the proposal will also serve friends and family of the golfing community as an area where they can fulfil their day with alternative activities and attractions

This will be achieved without compromise of the natural surroundings, visually, culturally and in regard to the flora and fauna. The slow build strategy prevents clear felling and allows commenced development phases to blend in. The proposal aims to maintain, care and improve the habitat by introducing native trees and hedgerows, replacing commercial forest, encouraging wildlife to remain and flourish together with the community, recreation and employment.

Further, the proposed biomass and segregated waste management of the site together with the absolute care and enhancement of the unique natural surroundings and sunlit, low carbon emission homes will be an exemplar, promoting the vision - and providing the opportunity - of a positive future for us all.

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**Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk).**

**Fair Processing Notice**

- The Data Controller for this information is Aberdeenshire Council.
  - The data will be used for the following purposes:
    - 1) to inform a public debate on the merits of the different sites being proposed,
    - 2) to evaluate submitted bids
  - This data will potentially be disclosed worldwide (via publication on Internet)
- By completing and submitting this form, you are consenting to the above processing.

**INCHMARLO HOME FARM, RESORT AND GOLF CLUB****PROPOSED ZONING/FACILITIES – DESIGN STRATEGY****BRIEF**

The various parts of the master plan strategy provide a considered and integrated design response within which all the elements will be exemplars in design. The strategy will be informed by the relevant elements of the local plan and national planning policy guidance.

The approach will provide a scheme that can become a local and national benchmark for sustainability in design and construction techniques providing new housing and leisure facilities, all with very low carbon emission footprints.

The proposals within the master plan is as follows:-

- The Leisure centre area incorporates, swimming, spa, restaurant, beauty and therapy, community gathering spaces, amenity areas and “Country Fare” retail outlets, and along with the existing golf course to become the focal area of the development.
- Low density large single private homes and smaller bungalows, in 3 housing zones, to the commercial woodland areas, due for felling, and open areas.
- Affordable housing to the east of the Golf Course serviced by the local transport link to Torphins and Banchory.
- A Biomass Scheme with Recycling and Segregated waste facilities to be provided to serve the whole proposed development.
- Holiday accommodation associated and located in the proximity of the leisure and community centres along with the proposed Nick Nairn Cook School. This school is due to start in 2009.
- A proposed new sewage treatment works for the developments west of the Glassel Road, with the existing sewage disposal capable of handling the development to the East of the Glassel Road.
- New and improved road, pedestrian and cycle network within the site all to link with the surrounding existing networks.

## ZONING LAYOUT – THE WIDER AREA

The proposed zoning within the master plan will meet the following strategic statements looking at the wider area:

- The proposed development of leisure facilities and residential accommodation will respect the natural contours of the site and location within the Deeside valley.
- By providing high quality design solutions to each building type the scheme will be laid out to fit successfully into the character and amenity of the surrounding area.
- These same principles, as per Appendix 1 of the local plan, will provide an appropriate scale, massing and density to the proposal, displaying a high standard of design, materials, textures and colours that are sensitive to the surrounding.
- The proposals will respect existing natural and built features on or about the site which are worthy of retention and will enhance these with an integrated landscaping solution respecting and being informed by the natural characteristics of the locality.
- The scheme will respond to strategic views across the valley by providing considered views from the site, but also ensuring that the scheme sits into the landscape and does not provide an intrusive solution to scale and massing that will detract from the area.

**ZONING LAYOUT – SUSTAINABLE SITING AND DESIGN**

- Each zone will have an environmentally friendly layout, orientated to the sun path, consider prevailing winds and utilising sustainable design to deliver maximum energy efficiency. The specification of the buildings will provide a total lifelong low running cost solution for all building types and minimising the impact on the environment.
- The scheme, through the mix of leisure and community facilities, holiday accommodation, high-end residential and affordable housing provides a genuine mixed use development enhancing the local provisions of the Banchory area. In all it integrates the existing Retirement Home Community, the Residential Communities and Leisure Facilities all together.
- Native tree and hedgerow species will be used to form screening throughout the proposals and especially within and around the large housing plots, all for the encouragement of wildlife.
- By providing high quality design solutions to each building type the scheme will be laid out to fit successfully into the character and amenity of the surrounding area
- These same principles, as per Appendix 1 of the local plan, will provide an appropriate scale, massing and density to the proposal, displaying a high standard of design, materials, textures and colours that are sensitive to the surrounding.
- The proposals will respect existing natural and built features on or about the site which are worthy of retention and will enhance these with an integrated landscaping solution respecting and being informed by the natural characteristics of the locality. Besides the contours and landscape this includes the golf course, existing residential, the Home Farm steading and the many drystone walls.
- Summing up, under the Code for Sustainable Homes (as Index 21 guidelines) these proposals would rank in the 80% - 90% category.
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