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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: BARTON WILLMORE	Date: OCTOBER 2008
Postal Address: FOR THE SKENE GROUP 12 ALVA STREET EDINBURGH EH2 4QG	

N2	Name of landowner (if known) 
	Postal address of landowner
<small>To comply with the data protection Act 1998 this information will not be made public</small>	

### The site and your proposals

S1	Under what name would you like the site to be identified? INCHMARLO CONTINUING CARE RETIREMENT COMMUNITY
	Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : www.inchmarlo-retirement.co.uk
	<small>The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)</small>

S2	Have you provided a map showing the exact boundaries of the site you would like considered?	Please provide the National Grid reference of the site NO673 965
S3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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84 What is the current use of the site?  
GREENFIELD, FORMERLY AGRICULTURE AND FORESTATION

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  
N/A *Statement attached*

85 What use(s) do you propose for your site?  
RETIREMENT HOUSING AS PART OF INCHMARLO CONTINUING CARE RETIREMENT COMMUNITY

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

86 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.

APPROXIMATELY 15 DWELLINGS PER ANNUM

87 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).

MIXTURE OF DETACHED, TERRACED RETIREMENT HOMES AND FLATS

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

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

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.

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S9

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

N/A

Please continue on additional sheets as required.

**The wider area**

A1

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?)

PLEASE SEE ATTACHED CAPACITY STUDY AND ADDENDUM

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*

A2

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

A3

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

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**

A4

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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C2 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   
N/A

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

COMMUNITY, HEALTHCARE AND ECONOMIC BENEFITS ARE DISCUSSED IN THE ATTACHED STUDY STATEMENTS BY THE FRASER OF ALLANDER INSTITUTE AT STRATHCLYDE UNIVERSITY.

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)

C4 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
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

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**

C5 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 type="checkbox"/>	NA <input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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)

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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

PLEASE SEE ATTACHED STATEMENT

**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)

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By completing and submitting this form, you are consenting to the above processing.

## 1.0 INTRODUCTION

- 1.1 Since it was established in 1986, the Inchmarlo Continuing Care Retirement Community has been the subject of further phased development within the grounds of Inchmarlo House and, currently, provides 148 dwellings.
- 1.2 In the context of the Aberdeenshire Local Plan, the bespoke community at Inchmarlo has been acknowledged as "unique in Aberdeenshire". It is identified accordingly on the Local Plan Proposals Map and any future houses do not require to be set against Structure Plan targets.
- 1.3 Whilst the original concept for the provision of some 200 dwellings at Inchmarlo has not yet been achieved, an increasing requirement for the provision of accommodation and care for the elderly in Aberdeenshire has been acknowledged in "**Ageing with Confidence: A Joint Strategy for Older People in Grampian**" prepared by the Joint Steering Group comprising Grampian Health Board, Aberdeenshire Council, social, hospital and healthcare trusts.
- 1.4 Research carried out by Sir Derek Wanless on behalf of the Kings Fund, finds that the number of people aged 85 and over will increase by two-thirds over the next 20 years, while the figure for sick pensioners will rise even more steeply. The **Wanless Social Care Review**, published in April 2006, explores and advises of the benefits of the provision of care for the elderly within their own homes.
- 1.5 Also in April 2006, the **Joseph Rowntree Foundation** published research on retirement villages, confirming their popularity with older people as places to live and finding that they help health and social care providers to deliver health and community services more efficiently. On-site care and support in relevant villages can lead to fewer hospital admissions and promote earlier discharge, generating cost savings for acute hospital trusts.
- 1.6 It is vital, therefore, to ensure that Inchmarlo will achieve its optimum capacity, in order to assist in meeting the increasing need for homes for the elderly in Aberdeenshire and to ensure the continued viability of the community as a whole.
- 1.7 Accordingly, an assessment of the capacity of the present Inchmarlo estate and adjacent land, that was part of the original, greater Inchmarlo estate, to accommodate further

housing was undertaken by the Barton Willmore Partnership in 2006, on behalf of Skene Enterprises (Aberdeen) Ltd.

- 1.8 The Inchmarlo Capacity Study report (April 2006), together with its Addendum (October 2006), has been agreed with Aberdeenshire Council to identify the location and scope for the provision of future retirement housing and facilities at the Inchmarlo Continuing Care Retirement Community and will inform future applications as a material consideration.
- 1.9 Land suitable for further built development and location within the Inchmarlo retirement Community boundary, as identified in the adopted Aberdeenshire Local Plan, is limited. Consequently, additional land requires to be annexed to allow the further and continued phased development of the community.
- 1.10 This statement identifies and supports the allocation in the proposed Aberdeenshire Local Development Plan 2009 of additional areas considered suitable for retirement housing. The statement accompanies the completed Council response forms. The Inchmarlo Capacity Study and its Addendum are also submitted as background information.
- 1.11 Barton Willmore would welcome the opportunity to discuss these submissions with Aberdeenshire Council in order to ensure that all necessary information is available upon which to ensure the appropriate allocation of additional land at Inchmarlo.

## 2.0 INCHMARLO CONTINUING CARE RETIREMENT COMMUNITY

### **Inchmarlo: Concept and Facilities**

- 2.1 As a consequence of the changing age profile of the population of the United Kingdom, an increasing number of retirement communities/villages have been established in recent years.
- 2.2 Following completion of conversion work at Inchmarlo House and the initial phase of new building, the first owner took possession of her house at Queen Victoria Park on 22 October 1986 and the first resident moved into Inchmarlo House Nursing Home on 6 July 1987. The official opening of **Inchmarlo Continuing Care Retirement Community** by the Right Honourable Malcolm Rifkind M.P., Q.C., Secretary of State for Scotland on 29 September 1987 pioneered a new way of living in Scotland.
- 2.3 Inchmarlo received a (1987/88) European Year of the Environment Conservation Award for the restoration of Inchmarlo House and a Design Award for its Queen Victoria Park housing. Queen Victoria Park, Inchmarlo has also received an RTPI Architecture Award (1989).
- 2.4 As people live longer, increasing numbers wish to retire or to prepare for retirement with security and peace of mind. Retirement itself can create anxieties about maintaining a way of life, physical well being, financial and personal security and being a burden on the family.
- 2.5 The underlying principle of Continuing Care is to enable residents to live in their own homes as long as they wish with the support of the optional care service and, when required, admission to Inchmarlo Care Home on a temporary or permanent basis. Inchmarlo has a range of apartments and houses with 24 hour security and includes a Care Home within Inchmarlo House with lounges, dining room and licensed bar. The House is the centre of the social programme which is open to the owners of all houses within the Community.
- 2.6 Inchmarlo offers a variety of options and services to meet individual requirements by supporting independent living in the owners' own homes, with minimum intervention until additional support is required. In the event of short term illness, nursing care can be given in the owners' home, or the owner can be accommodated temporarily in the nursing home. The Community 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.

- 2.7 The unique combination of comprehensive facilities, elegant surroundings, outstanding environment and high quality nursing care has attracted people to purchase homes at Inchmarlo.
- 2.8 The original concept of Inchmarlo Continuing Care Retirement Community was carefully based upon the balanced provision and maintenance of facilities and services for a community accommodated in Inchmarlo House and 200 proposed additional residential units.
- 2.9 Accordingly, the capacity of infrastructure services e.g. sewerage and drainage was planned to facilitate the provision of 200 new units. The road system was also designed to accommodate traffic generated by Inchmarlo House and 200 additional units.

#### **Inchmarlo Planning History**

- 2.10 In summary, the various planning permissions have allowed the phased development of the Inchmarlo Continuing Care Retirement Community as follows:
- Phase 1: 41 flats and bungalows with some garages;
  - Phase 2: conversion of Inchmarlo House to Day and Nursing Care Centre;
  - Phase 3: 16 houses with garages
  - Phase 4: 17 linked houses and 30 dwellinghouses with garages and formal garden; and
  - Phase 5: 31 dwellinghouses and garages
  - Phase 6: 13 dwellings (full permission) (25 dwellinghouses outline permission)
  - Total: 148 dwellings and Inchmarlo House Day and Nursing Care Centre (plus outline permission for a further 12 dwellinghouses)
- 2.11 The relevant planning history of the Inchmarlo Continuing Care Retirement Community can be described as follows:
- **Planning permission reference number 517/1984 confirms that the Continuing Care Retirement Community would provide for the phased development of 200 residential units within the application site;**

- **Clause Three of the original Section 50 Agreement (1984) has been amended four times in order to facilitate/reflect the changing phasing proposals.**

- 2.12 The total of 148 units provided by the first six phases of development is 52 units less than the 200 units specified in the context of the original planning permission (517/1984).
- 2.13 The Aberdeenshire Local Plan acknowledges the "**bespoke**" Inchmarlo Continuing Care Retirement Community as a unique case in Aberdeenshire that does not fall within the scope of a Rural Service Centre and **should not be subject to restriction on phasing or numbers**. Accordingly, future residential development at Inchmarlo will not require to be set against Structure Plan targets.

#### **Requirement for Retirement Homes**

- 2.14 An increasing requirement for the provision of accommodation and care for the elderly in Aberdeenshire has been acknowledged in "**Ageing with Confidence: A Joint Strategy for Older People in Grampian**" prepared by the Joint Steering Group comprising Grampian Health Board, Aberdeenshire Council, social, hospital and healthcare trusts.
- 2.15 The strategy sets out a joint approach between all agencies in Grampian involved in caring for older people. Information on expected population changes forecast an increase of 10.25% in the number of people over 65 by 2010, with just under 18% growth in the number of people over the age of 85 for Scotland but 23% across Grampian. Aberdeenshire and Moray show the greatest increases over 85, at 31% and 27% respectively.
- 2.16 Integral to the strategy is the continued expansion of care housing with appropriate health and social care to support people at home and, generally, "**to enable people to continue to live at home or in homely settings**".
- 2.17 Within the care home sector, the strategy seeks greater provision for people with dementia and fundamental mental illness. While consideration is to be given to securing equitable provision dependent upon local needs, alternatives to institutional care for this group should continue to be explored. Consequently:  
**"As alternatives are created in the community, the number of NHS continuing care beds should continue to reduce and the money released should be re-invested in a more flexible way".**

- 2.18 Research carried out by Sir Derek Wanless on behalf of the Kings Fund, published in April 2006, finds that the number of people aged 85 and over will increase by two-thirds over the next 20 years, while the figure for sick pensioners will rise even more steeply. The **Wanless Social Care Review**, published in April 2006, identifies the changing expectations of those approaching retirement, who are insisting a greater choice and quality, and it explores and advises of the benefits of the provision of care for the elderly within their own homes.
- 2.19 The Review finds, among other things, that improved outcomes result from supplying more hours of home care to a larger number of people. It also recommends extra care housing, providing self-contained homes with round-the-clock care and support.
- 2.20 Also in April 2006, the **Joseph Rowntree Foundation** published research by **Karen Croucher** on retirement villages, confirming their popularity with older people as places to live and finding that they help health and social care providers to deliver health and community services more efficiently.
- 2.21 This research finds, among other things, that:
- evidence shows clearly that older people see retirement villages as a positive choice and are particularly attracted by the combination of independence and security, and opportunities for social engagement and an active life;
  - the size of retirement villages allows certain economies of scale and the development of facilities and care services that would not be viable in smaller developments;
  - retirement villages can help address the current shortage of homes suitable for later life, by developing housing that is purposefully designed to meet the current and future housing needs of older people, as well as releasing significant numbers of under-occupied properties for use by the wider community;
  - retirement villages play an important role in promoting and providing, more efficiently and effectively, health and well-being among older people – on-site care and support can lead to fewer hospital admissions and promote earlier discharge, generating cost savings for acute hospital trusts through intermediate care;
  - retirement villages also provide employment opportunities for the wider community, and increase the viability of local services and facilities.

- 2.22 It is vital, therefore, to ensure that Inchmarlo will achieve its optimum capacity, in order to assist in meeting the increasing need for homes for the elderly in Aberdeenshire; to ensure the continued viability of the retirement community as a whole, and to optimise its contribution to the wider community.

### **Inchmarlo Contribution to the Local Economy**

- 2.23 Retirement villages are acknowledged (Joseph Rowntree Foundation, Karen Croucher, April 2006) to have a stimulating effect on local economies and a significant beneficial impact on local labour markets, from the initial development and construction throughout their operation.
- 2.24 Employment opportunities are generated through staff engaged in caring activities, catering and property and estate management and maintenance.
- 2.25 As people get older, they are less likely to make long journeys to access facilities. Levels of car ownership also decrease among older people compared with younger age groups (Office for National Statistics 2004), increasing the tendency for older people to use local services.
- 2.26 Retirement communities, such as Inchmarlo, create sizeable pools of regular customers and clients which increase the viability and sustainability of local services, including retail outlets, pharmacies, local transport, libraries and other leisure and education services (Joseph Rowntree Foundation, Karen Croucher, April 2006).
- 2.27 A study (McLaren and Hakim, 2004) of a retirement village of 45 units with 55 residents estimated that an annual additional spend of approximately £600,000 on local services was generated. This equates to approximately £13,333 annual additional local expenditure per residential unit.
- 2.28 An economic impact/study of the Inchmarlo Continuing Care Retirement Community has been carried out by the **Fraser of Allander Institute for Research on the Scottish Economy**.
- 2.29 The study report complements the Barton Willmore Inchmarlo Capacity Study. It was lodged with the Aberdeenshire Council's Director of Planning and Environmental Services in September 2006.

- 2.30 The study assesses the total yearly economic impact of the Inchmarlo retirement community on the local economy of Royal Deeside. It estimates two key local impacts: the amount of employment and wages generated both by the care home and the retirement community elements of Inchmarlo.
- 2.31 Together, the care home and the retirement community currently create a total of £1.4M in wages per annum on Royal Deeside and contribute the equivalent of 85.7 full time equivalent jobs (FTE). This information indicates that the Inchmarlo Continuing Care Retirement Community is the second largest business in terms of its contribution to Royal Deeside.
- 2.32 Increasing the number of homes in the retirement community to 200 will increase the annual wage income of the retirement homes element supported on Royal Deeside from £206,844 to £371,017 and the number of jobs from 12.9 FTE to 22.6 jobs.
- 2.33 The figures in the Fraser of Allander Report take no account of the total economic activity created by capital expenditure at the Inchmarlo Retirement Community, which has been considerable as homes have developed over time. The Skene Group estimates that the total capital expenditure since opening the community is around £18.3M at 2007 prices.
- 2.34 Community and healthcare facilities, including day care provision, are made available for residents of the Inchmarlo Community at Inchmarlo House, as required to suit the needs of the individual.
- 2.35 In respect of lifetime occupancy and varying needs provision, the anticipated needs of all existing and potential residents are accommodated in the design and standards applied to all dwellings at Inchmarlo.
- 2.36 To date, within the Inchmarlo Continuing Care Retirement Community as a whole, adaptations or special requirements have been carried out, where necessary, either by the owner of the individual property or by the proprietors of the community.
- 2.37 A number of home owners have modified bathroom facilities to meet specific healthcare requirements and the proprietors have, for example, installed 3 Stannah Lifts in Queen Victoria Park, to meet the requirements of residents, without increased service charges.
- 2.38 No adaptations within the Inchmarlo Community have been required to be carried out by the Council, since its inception. It is unlikely that any possible future requirement for the

specific adaptation of any dwelling will require any action or expenditure on the part of the Council.

2.39 The fundamental principle of the Inchmarlo Continuing Care Retirement Community is to help the elderly to stay in their own homes for longer than elsewhere. The following beneficial financial implications apply to each individual who stays in their own home at Inchmarlo one year longer than would otherwise be the case:

- Where a person has insufficient funds of their own, so that they would have become "care managed", the Council does not have to pay the £523 per week, an annual saving to the Council of £27,214 pa.
- If a person has funds, as would apply to almost everyone at Inchmarlo, the Council saves the cost of personal and nursing care, i.e. £11,232 per annum or, if the home owner requires only personal care, the Council saves £7,748 per annum.

2.40 Consequently, the system of care at Inchmarlo saves the Council between £7,748 and £27,214 per person per annum.

2.41 The saving to the privately funded home owner, as against moving into the Inchmarlo Care House, or any other care home, is approximately £28,000 plus per annum.

### 3.0 INCHMARLO FUTURE DEVELOPMENT LAND

- 3.1 The Inchmarlo Capacity Study (April 2006) and its Addendum (October 2006) consider an area comprising the current Inchmarlo estate together with adjacent land that was formerly part of the Inchmarlo estate. Inchmarlo and Greater Inchmarlo are described separately in the study report (Paragraphs 3.2 – 3.10 and 3.11 – 3.15 respectively) and appraised in landscape, visual and capacity terms.
- 3.2 The Study demonstrates that there is land within the boundary of the Inchmarlo community, as shown on the Aberdeenshire Local Plan Proposals Map, which is suitable for development to provide further retirement housing. However, suitable land within the boundary is strictly limited and extension beyond the present defined boundary will be necessary in order to include additional land sufficient to achieve the optimum capacity and ensure the continued viability of the community as a whole.
- 3.3 Certain areas located outwith the Inchmarlo Community boundary, and which are assessed in the Capacity Study, are now proposed for inclusion within the Inchmarlo Community boundary. These areas are identified on the appended plan (Drawing 05) and until 1984, formed part of the Greater Inchmarlo Estate.
- 3.4 **Area H** (South Garden Wood) is located south east of the Inchmarlo staff house and garage. Existing coniferous plantation is not subject to TPO. This area forms a natural and appropriate extension to the area of South Garden Wood which is located within the Inchmarlo boundary and would facilitate rounding off development at the eastern edge of Inchmarlo.
- 3.5 **Area I** (North West Lodge) is south facing, sloping land extending to some 112 x 90 metres in area. It is located directly north of West Lodge. The only constraint in landscape and visual terms is the incline of the slope (approximately 1:10-1:5) and the views obtained from the A93.
- 3.6 It is considered that development of 1-1<sup>1</sup>/<sub>2</sub> storey houses, flats or "assisted living" flats in the Westfield style is possible in this area. Dwellings should be sited sensitively, in alignment with the natural contours, due to the sloping nature of this area. Access into this area could extend westwards to the south of the existing road to No. 22a Westfield. However, there is already an access area off the A93 which could potentially be used for construction access.

- 3.7 **Area J** (North Plantation) is located north of TPO Area A6 and west of Pinefield. Craiglee and Home Farm are located to the north. The gradient of the land is between approximately 1:10 - 1:20.
- 3.8 There are no landscape constraints to development in Area J. Limited visual constraint from the properties on the western end of Pinefield and the path to the golf course could be appropriately addressed by boundary mitigation measures.
- 3.9 **Areas L and M** (Home Farm and West/South West of Home Farm) comprise Inchmarlo Home Farm agricultural land and include the old steading buildings, many of which are in a poor state of repair. These areas are bounded by the golf course to the east and west. There are no landscape constraints but the areas can be seen from the path to the golf course in the vicinity of Pinefield and from the golf course itself. There are no other public views onto this land.
- 3.10 Development here would be required to ensure that its scale, location or design would not detract from the quality or character of the landscape, either in part or as a whole, and must comply with the Council's building and landscape design criteria.
- 3.11 It is submitted that the boundary of Inchmarlo Continuing Care Retirement Community to be shown in the Aberdeenshire Local Development Plan 2009 should be drawn to enclose these identified areas.