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I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037

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- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

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<b>Which document(s) are you commenting on?</b>	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

## Your comments

This representation has been prepared on behalf of Skene Enterprises (Aberdeen) Ltd to register support towards Aberdeenshire Council's (the Council's) inclusion of site ref: MR050 at 'Land South East of Glencommon Wood, Inchmarlo' as an "Officers' Preference" site within the Aberdeenshire Local Development Plan (LDP) 2021 Main Issues Report (MIR). This is as indicated on page 57 of the Marr Settlements Appendix.

The allocation of this land to enable a future extension to the Inchmarlo Continuing Care Retirement Community will help to address the growing challenge in delivering sufficient numbers of safe, attractive and suitable accommodation for Scotland's increasing number of elderly residents.

Skene Enterprises (Aberdeen) Ltd (hereby referred to as the Respondent) also supports the continued identification of site OP1, which will enable the sustainable delivery of housing programmed for the existing Inchmarlo Continuing Care Retirement Community site.

The continued inclusion of support towards the development of continuing care retirement communities outwith settlements, within Policy H3, is also welcomed. The delivery of new accommodation for the elderly population, particularly where it promotes independent living but with the support of nearby care services, is a vital and ongoing challenge for Scotland and it is welcomed that Aberdeenshire Council is looking to address this.

### Context

The Inchmarlo Continuing Care Retirement Community has been in operation at Inchmarlo since 1986, at which time it was the first full continuing care retirement community to be built in Britain. The retirement village offers a unique, specialised facility within Aberdeenshire that operates to the highest level of standards, combining a settlement that provides housing for varying needs in an attractive setting of the landscaped grounds of the 100 acre Inchmarlo estate. It surrounds the central specialist care facility and services that are located within the Category B listed Inchmarlo House.

Inchmarlo has received numerous awards and accolades from independent organisations over the years, including, 'The Most Outstanding Continuous Care Community in the UK' at the UK Over 50s Housing Awards in 2016. In a Review of Retirement Complexes in the UK by the Sunday Times they said, "the Inchmarlo retirement village one of the first and still one of the best in the UK."

There are currently just under 200 homes across the Inchmarlo estate, spread across nine distinct neighbourhoods. These range from one bedroom apartments to four bedroom detached houses with their own driveway and garage. All properties and facilities are exclusively for the use of the over 55 age group or unless there are medical reasons for admission under the age of 55.

The majority of accommodation at Inchmarlo offers the opportunity for residents to purchase and own their own home, with the care home in Inchmarlo House available for those that need more dedicated care, whether it be temporary or long term. Inchmarlo House keeps a number of rooms available for respite care, which is ideal for short periods of illness, where greater support is required. Many owners have used this service over the years, which has enabled the home owner to return to their own home as soon practicable and enable them to continue to live independently as soon as possible.

Owner-occupied retirement housing represents just 2% of Britain's total housing stock, according to Michael Ball, professor of urban and property economics at Henley Business School. This pales in comparison with the US (17%, according to a 2011 study) or Australia and New Zealand (13%).

In October 2017 the National Records of Scotland published the National Population Projections for Scotland, based on population estimates from 2016. Between 2016 and 2041, the population of pensionable age in Scotland is projected to rise from 1.05 million to 1.32 million, an increase of 25%. The number of people aged 75 and over is projected to increase by 27% over the next ten years and increase by 79% over the next 25 years to 2041.

Further suitable accommodation is desperately needed to support Scotland's aging population and the proposed extension to the Inchmarlo facility can help to provide this demand in Aberdeenshire.

### **Representation to the MIR**

The Respondent supports the Council's Officer Preference for the allocation of an extension to the Inchmarlo Continuing Care Retirement Community at its north western extent, at land to the south east of Glencommon Wood. It is respectfully requested that this is progressed to an allocation for retirement housing within the Proposed LDP 2021 and then continued to a final allocation within the 2021 LDP.

As identified by the Council within the Settlement Statements appendix for Marr, the proposed extension site for 120 homes (ref: MR050), that is supported as an Officer's preference, will help to ensure the long term future and viability of the successful Continuing Care Retirement Community at Inchmarlo. It will also help to meet the area's requirement for much-needed additional, high quality retirement housing options for the region's growing elderly population.

The site is not at high risk of any fluvial flooding and any development of the site can be appropriately designed to ensure that it does not cause any flooding elsewhere. Small, localised areas in the north western and north eastern parts of the site are identified on the SEPA Flood Map as at high risk of surface water / pluvial flooding. Any future masterplans for this extension site will consider flooding, and indeed all constraints (including potential landscape impact), while any planning application proposals will be subject to Flood Risk Assessment and Drainage Impact Assessment that will examine these localised flood risk areas and identify any required mitigation.

There is ongoing investment being used on seeking planning permission for new / enhanced facilities and services at Inchmarlo and there will be remaining investment to deliver retirement housing on the new Inchmarlo extension through the lifetime of the emerging LDP. Inchmarlo has successfully managed its continued growth over the years and the proposed extension will enable its owners to continue this development of a successful continuing care retirement community over the years to come. Initial appraisal of the extension land has not identified any significant constraints that would risk the delivery of the proposed allocation.

We note that the Council has identified the potential capacity of the extension to Inchmarlo as being 120 homes, which is a reduction from the 200 homes that we proposed at the Call for Sites stage. The reason for this was to exclude the woodland to the west. While we consider that the careful application of landscaping planning and urban design principles could deliver a successful development of 200 units that features improved woodland areas, the suggested capacity of 120 units is considered acceptable to the operators of Inchmarlo for the stated phases. As such, we welcome the continued inclusion of the woodland area on the western part of the site, so that the landscaping features of this area can be incorporated and designed into future plans for the area.

We also support the continued identification of site OP1, which will enable the sustainable delivery of housing programmed for the existing Inchmarlo Continuing Care Retirement Community site. The continued inclusion of support towards the development of continuing care retirement communities outwith settlements, within Policy H3, is also welcomed as it will help to address vital and ongoing challenge for Scotland in delivering sufficient, suitable new accommodation for the growing elderly population.