

1 Welcome

Background

Aberdeenshire based Kirkwood Homes is one of the longest established independently owned housebuilders in Scotland. Established in 1985, Kirkwood Homes has a strong track record for building luxury family homes in North and East Scotland, and is pleased to be bringing forward these proposals for Inchmarlo.

Kirkwood is a strong advocate of open and transparent public consultation, and will ensure that this is adhered to as part of the planning application at Inchmarlo. All feedback received at this event and throughout the consultation process is welcomed and will help inform the final proposals.

Proposal

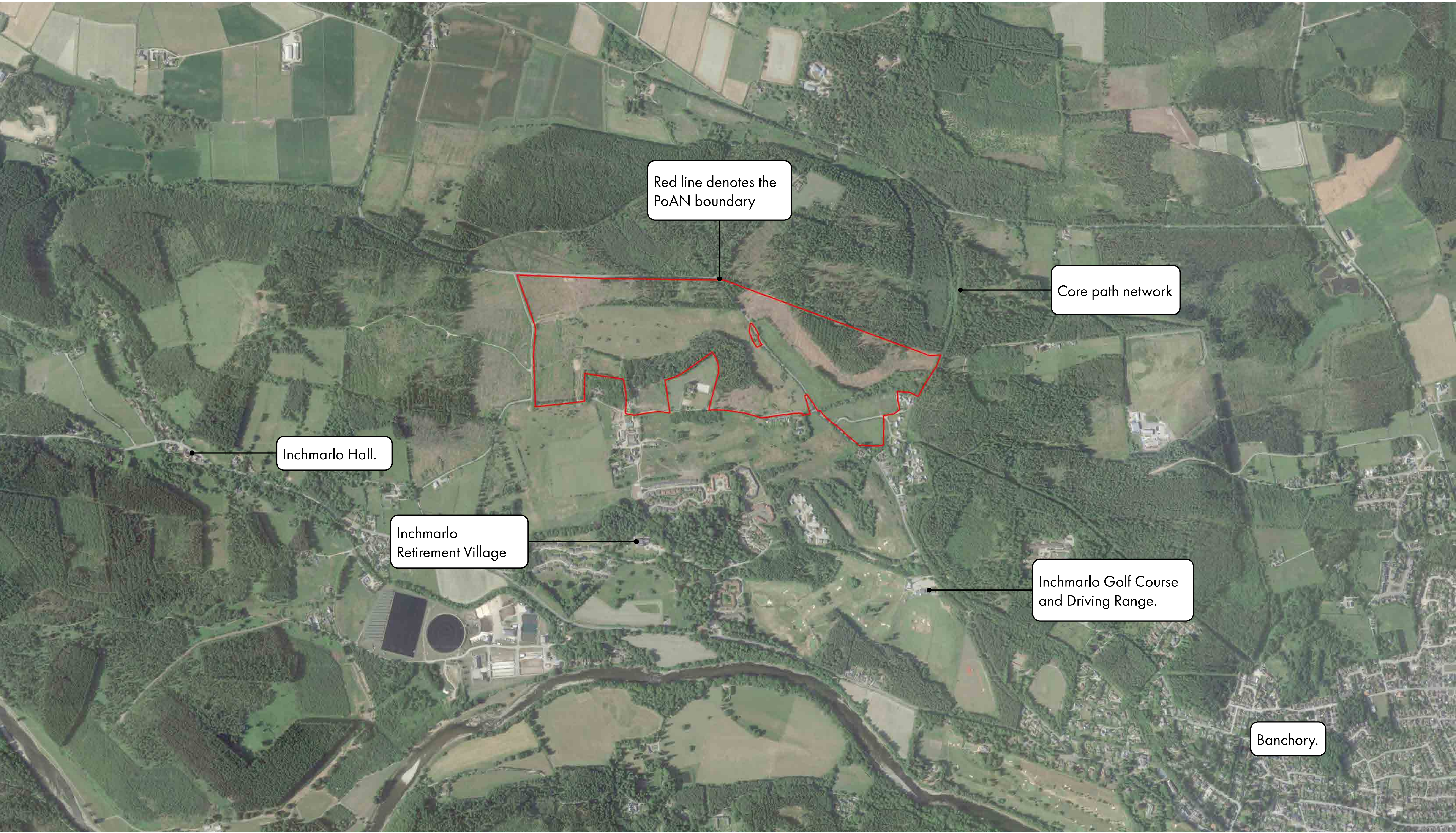
This pre-application consultation event relates to an intended application for planning permission by Kirkwood Homes for Tourism & Leisure Hotel (class 7) and Residential Development of up to 100 houses (amendments to previously approved development granted under PPP APP/2011/2402 and subsequent MSC consents APP/2015/2262; MSC APP/2015/2350; APP/2015/2351; & APP/2015/2355) on land at Inchmarlo, Banchory, Aberdeenshire.

To facilitate the intended application, a Proposal of Application Notice (PoAN) was submitted to Aberdeenshire Council on 6th February 2020 (PoAN Ref: ENQ/2020/0176). Notification was also sent to Aberdeenshire Council, Banchory Community Council, Fueghdee West Community Council, Aberdeen Chamber of Commerce, Banchory Business Association, VisitScotland and various other third parties. A statutory advert was placed in the Press & Journal and the Desside Piper, a Facebook event was also created.

The purpose of this public event is to seek views on the proposals prior to the submission of an application for planning permission.



2 Site Context



Red line denotes the PoAN boundary

Core path network

Inchmarlo Hall.

Inchmarlo Retirement Village

Inchmarlo Golf Course and Driving Range.

Banchory.

3 Site Proposal and Planning



The Site

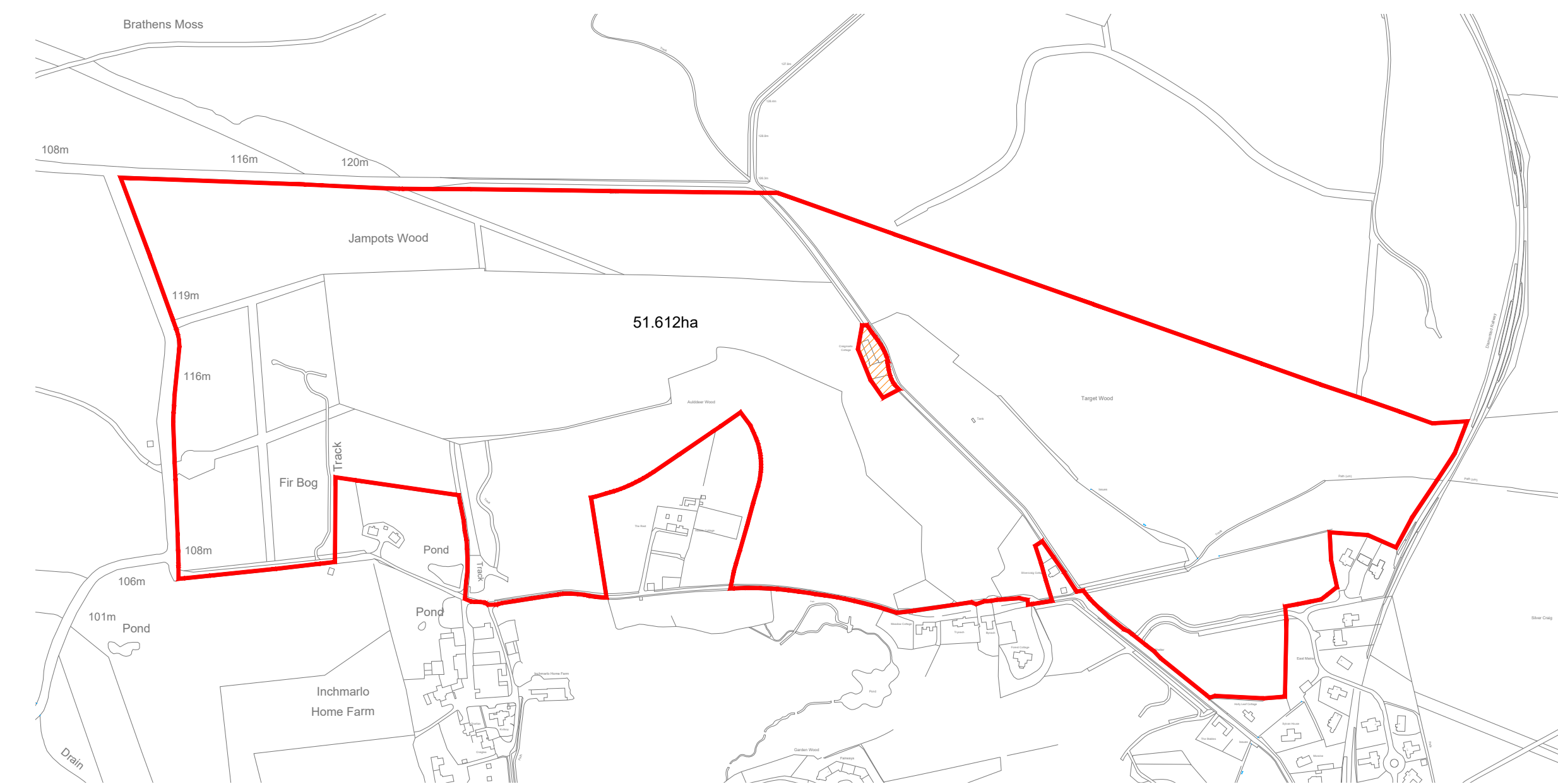
This exhibition seeks to present the background information relating to the original development and its origins, i.e. the Tourism, Leisure, Business and Residential consent granted in 2011, with subsequent Masterplan approved in 2015 and these new proposed changes.

Planning

Whilst these new proposals by Kirkwood will not seek to change any part of the proposals for the Hotel or leisure facilities, it will importantly seek a variation in the planning conditions, which would allow occupation of new family

homes prior to the hotel being built. This would additionally provide an opportunity for new affordable homes to come forward for the site, which would sit alongside a mix of mainstream homes.

Funding from the housing, if approved, would importantly allow Inchmarlo Farms Ltd to continue progressing with the development of their hotel and associated facilities in a form that is deliverable in current market conditions.



4 Hotel and Lodges



5 Auldeer Wood Housing



6 East Mains Housing



7 East Mains Housing



8 Next Steps

Step 1: Provide feedback on the proposals

- Thank you for attending this consultation event. Before you leave, please fill out a feedback form and leave it at the consultation or take a form away with you to complete and post back to us.
- ▼ Alternatively, please write by letter or email to give your views on the proposed development.

Step 2: Consideration of comments received and alterations made to the proposals as appropriate.



Step 3: Applicant prepares supporting documentation, including a Pre-Application Consultation Report, and submits application for Planning Permission

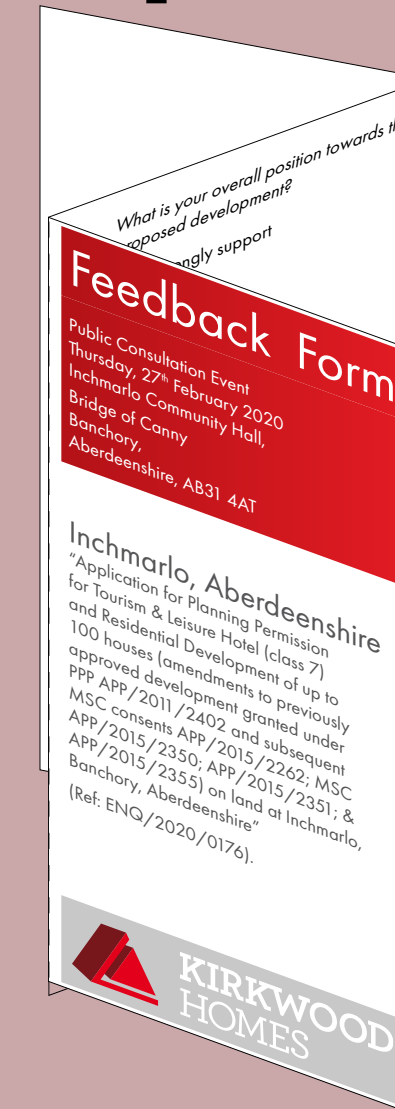


Step 4: Aberdeenshire Council assess the planning application following statutory consultation.

For more information
If you would like to be kept updated on progress of the development, please leave your contact details in the Visitors Register, or visit our web site at:

www.kirkwoodhomes.co.uk

Option 1: Respond by Feedback Form



Complete and return to the pre-printed address

Option 2: Respond by Letter or Email



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Please note that all written representations on the pre-application consultation must be sent to the above address and NOT to Aberdeenshire Council. Comments made to the prospective applicant are not representations to the Planning Authority. If the prospective applicant submits an application there will be an opportunity to make representations on that application to the Planning Authority.

**Deadline for Pre-Application Comments:
Friday, 13th March 2020**