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Please tick to confirm your agreement to the following statements:

 Y

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

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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If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

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

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

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

Your comments

Within the Main Issues Report, Banchory is described as "...a thriving town... with a range of shops." and the aim is "To protect and enhance the role and attractiveness of the Town'. This could not be further from the truth. The number of retail units on the high street (and in central Banchory), which are unused continues to rise each year. With 3 units closing from the end of Feb to end of March. Unless of course, the word 'thriving' is being associated with housing developments and Tesco in Banchory.

Additionally, over the last few months it has been brought to my attention that one of our local councillors and MSP, Mr Alexander Burnett, is a local land owner and developer for the company responsible for the development of most, if not all, of the Hill of Banchory. I am confused that this is permitted, and that it is not considered a conflict of interest.

The aim of the council should be to regenerate the town centre.

I wish to make the following comments:

Protected land: All conservation areas and protected land to remain so.

Development bid sites: MR065(100-150 homes) MR050(200 homes)

The application does not show the already approved development on adjacent land at Jampots wood, Target wood and Fir Bog. Trees have already been felled on the land associated with app/ 2015/2350 (hotel and 85 homes). This is a completely inappropriate site for a development on this scale. The area is currently semi rural with no street lighting, beautiful star lit skies and views of the northern lights.

Roads would need to be upgraded and pavements incorporated to allow to safely walk into Banchory from Brathens.

Urban sprawl would see banchory merging with Inchmarlo, and reducing the rural green space.

Promotes increased car dependency. With a retail outlet in the LDP situated at the east side of the town.

Adds to pressure on education and healthcare facilities. The forecast school role (based on the 2017 LDP)the academy will reach 99% role capacity in 2023. cont...

Your comments (continued)

This is excluding any further developments proposed. A new academy would be needed as a matter of urgency. Additionally, the area is within the zone for qualifying for free school transport which again, its means increased traffic and further pressure on the council to provide free school transport.

Light pollution. This open green space, which was formerly a golf course with few, sprawled houses, would become a urban area

Sewerage. This area is not currently serviced by mains sewerage and would require to be upgraded to main sewerage.

MR014 retail site (class 1) Hill of Banchory.

Large retail units attract high rental and rates, which are only going to attract larger national/ multi national corporations with the ability to operate on a lower profit margin than small local businesses. Additionally, the provision of a retail development site will simply encourage locals to shop out-with the town centre, due to no parking charges. The effect on the high street will be devastating.

MR024 Royal Deeside Visitor Centre.

There is no need for a visitor centre in the centre of banchory. The town centre has limited locally owned shops, and the car parking charges are a deterrent to attract any prospective business or visitors.

MR080 Site R4, A93, Health care use.

this will see a reduction in the open areas within Banchory. Again, this is encouraging locals to withdraw from using the town high street shops. If this development was to gain approval, i would encourage the council to refuse any application with an on site pharmacy, which would ultimately result in the closure of the 2, locally owned, currently on the high street.

There is adequate space to extend the GP and health centre in Bellfield, and it is in close proximity to the locally owned pharmacies.

MR053 (100 homes) Land East of Reamoir Garden centre. Currently designated R3. for a new academy.

Under the 2017 LDP and approved developments projections, in less than 4 years Banchory academy will be 99% capacity. This site must be left for educational development.