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Please tick to confirm your agreement to the following statements:

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 commenting on?	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

Our comments are specifically focused on the Marr Settlements concerning Banchory

Having reviewed Planning Objectives we have the following comments:

To protect and enhance the role and attractiveness of the town. The existing housing development sites which would provide a total of 445 houses in our opinion do very little to enhance the attractiveness of the town but would do a lot to detract from the feel that Banchory has of being a town nestled in between woodlands, as the plans would require many of these woodlands to be removed. The woodlands that are accessible to the majority of the residents of Banchory are in our opinion what make this town so attractive to residents and visitors, the local wildlife will be threatened as more land is cleared.

To support community services and facilities. While the plan does mention a new NHS medical center (MR080) and possible land for a replacement for the existing Academy (MR053), it is not clear if these are getting the priority that they should be to ensure that the services exist to support the town as it grows. While the land that is currently occupied by the existing NHS medical practice is listed for redevelopment as a Visitor Center (MR024), it would seem sensible that if a new Academy is built that the land the current Academy occupies could be re-used for additional housing rather than having to expand in to the surrounding forest and fields of the town.

As stated in MR053 "The key constraint for development is the loss of woodland which will not normally be permitted unless there are significant public benefits." It is our opinion that the area OP2 – West (North of Raemoir Garden Center) should also hold this caveat as the area is primarily woodland.

MR038 & MR039 - should be reconsidered or put on hold until the proposed road upgrades as outlined in the masterplan for Lochside of Leys which shows a new distributor road from the Woodend Barn junction, around the north of the new development, to Raemoir Road South of the Cowshed Restaurant are completed, as there is no obvious way to connect this development to the primary distributor roads.

While it is not listed on the Marr Settlements document we would like to take this opportunity to object to the proposed changes that the North Banchory Company are considering putting forward to move the distributor road plan so that it runs from the main central roundabout in Hill of Banchory, and then passes to the North of existing housing (Larch Tree and Alder Tree), through the proposed Lochside of Leys phase 2 development site. As this again goes against the previously mentioned constrain for development, as it would require that a large section of woodland is removed to make way for the road rather than reusing the existing route.

Your comments (continued)

