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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.

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- 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 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

I am a resident of Hill of Banchory and as such have benefited from new housing developments here and therefore support the continued investment in Banchory. As much as my children use the surrounding woodlands they will also use and will greatly benefit from the new sports center and future retail park developments. The area will also benefit from extra sheltered accommodation and affordable homes to support the need of a growing town and community. However I am concerned about the balance between the growth and the protection of woodland and local amenity, therefore I would like to raise some queries, objection and support in relation to the following items from the LDP2021.

- P7 & P9 Protected Areas
- MR038
- MR039
- MR040
- MR041
- MR053
- MR056
- MR061
- MR080

P7 & P9 Protected Area -

Could you please confirm if P7 and P9 are still considered a protected area on the LDP2021, as they were on LDP2017. It doesn't seem to be shown as protected on the map included with LDP2021. I believe that these protected sites should be maintained. If they are no longer protected, are you able to confirm why this has changed?

I wish to add my support for maintaining these protected landscape buffers P7 and P9. Area's P7 and P9 provide a home to much variety of wildlife including owls, red squirrels, bats, woodpeckers and deer. The P7 and P9 buffers also continue the 'squirrel runs' of trees that feature throughout the Hill of Banchory area and is in keeping with the area. In addition, they provide a valuable visual amenity space for local residents as a recreational area. These are used, not only by dog walkers, the young and the older generations of Banchory but also businesses, like local nurseries to provide outdoor learning education to young children.

MR038 and MR039 -

I strongly object to bid MR038 and MR039 (OP5) extension of approved housing plans on OP2 and therefore disagree with the planners assessment in LDP2021. This extension would include 100 eastern homes and 200 extra western homes. Loch of Leys LNCS borders the proposed development sites to the west and east, with approved development sites already in place to the west, north and south. This would completely surround all borders of LNCS with housing developments and roads. The LNCS and surrounding areas support a diverse variety of breeding and roosting birds, along with red squirrels, bats and deer. Approving an extension to plans in this area (specifically, MR038 and MR039) would have a direct negative impact on the Local Nature Conservation Site (LNCS) due to the close proximity of consistent housing developments.

Please see continued page for queries, objections and support of other bids.

Your comments (continued)

Another query I have on MR039 is the alternative road to south of site, which I note hasn't been approved, as noted in the LDP2021 as follows: 'North of site would be connected to new distributor road, however submission shows an alternative road to south of site, not yet approved'

A planner I spoke to at the Town Hall meeting on 7th March insisted this was an existing country road, but not the northern approved road. I can't seem to find any existing country roads that could match any southern road on the proposed site. I request details of the southern road route that was submitted by the develop and assessed as part of the bid in LDP2021.

MR040, MR041 and MR056 -

I would also like to query the planners on how they decided that bids MR038 and MR039 were 'officers preferences' as opposed to bids MR040, MR041 and MR056 ('Officers not preferred')

I note that the MR038 and MR039 site surrounds the protected LNCS while it appears that there are no protected areas in the vicinity of the proposed development areas of MR040, 41 and 56

It seems the planners are against encouraging 'unwelcome ribbon development' in certain areas of Banchory while appear to be supportive of this in Hill of Banchory despite this being to the detriment of protected local nature conservation sites, in particular the Loch of Leys.

MR053 -

I object to bid MR053 and therefore agree with the planners assessment on this. The forest woodland adjacent to Alder Tree shouldn't be used for another housing development site with 100 houses. These areas form part of the landscape in the Banchory and are an important local amenity area that will become even more important as more and more development continues surrounding the Loch of Leys nature area.

In my opinion the only justifiable cause for the loss this of amenity would be for educational purposes as this may have net benefit to the local community. The significant loss of ancient woodland, when already so much has been developed, wouldn't have a benefit to the local and likewise, the non-local community.

MR075 -

I also object to bid MR075 (the land adjacent to The Barn, Arts Centre, Rugby Pitch and Allotments). A housing development of 35 houses in this area would change the landscape of Banchory, upon entering and should be kept for sports facilities only. The Allotments, Arts Centre and surrounding areas are a huge community amenity and should be kept so.

I have some queries regarding the basis of the park and ride facility. What is the primary reason for this? A once a year firework display? I cannot see that a park and ride facility is sufficient justification for destroying this local amenity. If the Doctors surgery is moving from current site in Banchory Town Centre to MR080, shouldn't there be ample parking?

MR061 -

I do agree with planners on bid MR061, Glen of Dee Hospital 50 homes on unlisted building due to fire damage.

MR080 -

I agree with planners on bid MR080. The land opposite Morrison's supermarket should be a reserved site for NHS Healthcare center.

Thank you
