
From: [REDACTED]@gmail.com>
Sent: 14 March 2019 09:29
To: LDP
Subject: Site MR056
Attachments: IMG_2836.JPG; IMG_2852.JPG; IMG_2850 (1).JPG

I refer to site **MR056** in the Main Issues Report. I should like to support fully the Council's conclusion that this is not a preferred site for development for the reasons summarised on page Marr 23 of the Main Issues Report. This conclusion is supported heavily on pages 32 and 33 of the Marr section of the Council's Strategic Environment Assessment. This indicates that there would be a 'significant negative effect' on biodiversity if the area were developed. It also identifies infrastructure constraints, namely poor road access, WWTW capacity and education provision. At present the area contains a network of long-established paths which are heavily used for recreational purposes by people from all over Banchory and beyond.

Despite this area being designated 'not preferred', there have been worrying levels of activity on the site in recent weeks. In response to vigilant neighbours who spotted men with clipboards and high-vis jackets on the land, officials from the Council's Planning Dept and the Forestry Commission have visited the site and agreed that it has significant environmental value. In order to protect it, the Council issued a TPO (AC TPO 108 (2019)). The reasons the Council gave for making the order were: 'An area of native woodland which contains some significant veteran trees, the woodland is of high amenity value due to its visual prominence and location adjacent to public paths, roads and proximity to residential properties. Due to the size of the trees and character of the woodland it is considered that normal felling licence controls would not adequately prevent the piecemeal removal of the woodland to the detriment of its long term viability. Therefore to ensure the trees are afforded proper consideration it is felt a TPO is necessary.'

It is likely that this TPO was issued just in time, because on 20 Feb contractors from a company called Landform Ltd appeared on the land. When asked what they were doing there, they responded that they were 'clearing bracken for the developer'. I attach photos of their activities. It is very worrying that an attempt would seem to be being made to downgrade land which has environmental value in order to make development more likely, despite it being designated as 'not favoured' by the Council.

I ask the Council to stick by the conclusions of the Main Issues Report and Strategic Environment Assessment and reject development of site MR056.







