

038

24th February 2019

Dear [REDACTED]

I am writing with regard to the Main Issues Report for the Local Development Plan 2021. I write particularly with my concerns for MRO56 and MRO62 (the Sunset Seat and Upper Arbeddie area in Banchoory). I was pleased that in the MIR they are not preferred areas for development. However, in the last few days men have been clearing the wooded area north of Hillview road (MRO56). Thankfully the council have taken action and placed a TPO on the site to stop their plan to fell trees.

This area is natural deciduous woodland, criss-crossed by paths used by many people, as it is accessible from the town by foot. It is a haven for wildlife including red squirrels and also deer, bats, owls, badgers etc.

The access roads are totally unsuitable for an increase in traffic, being narrow with sharp corners and cars parked in the road.

Finally there are 172 houses for sale in Banchory at the moment (not including new-builds) some have been for sale for a very long time.

Scottish Planning Policy states 'the planning system plays an important role in protecting, enhancing and promoting access to our key environmental resources.'

This is a very special area and I trust that the TPO currently in place will lead to a permanent protection status for this whole area. I enclose some photographs of MR056 (upper Arbroadie) in the Spring.

Yours Faithfully



