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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

Representation on the Marr Settlement Statements

Representation in support of allocation MR040, Banchory.

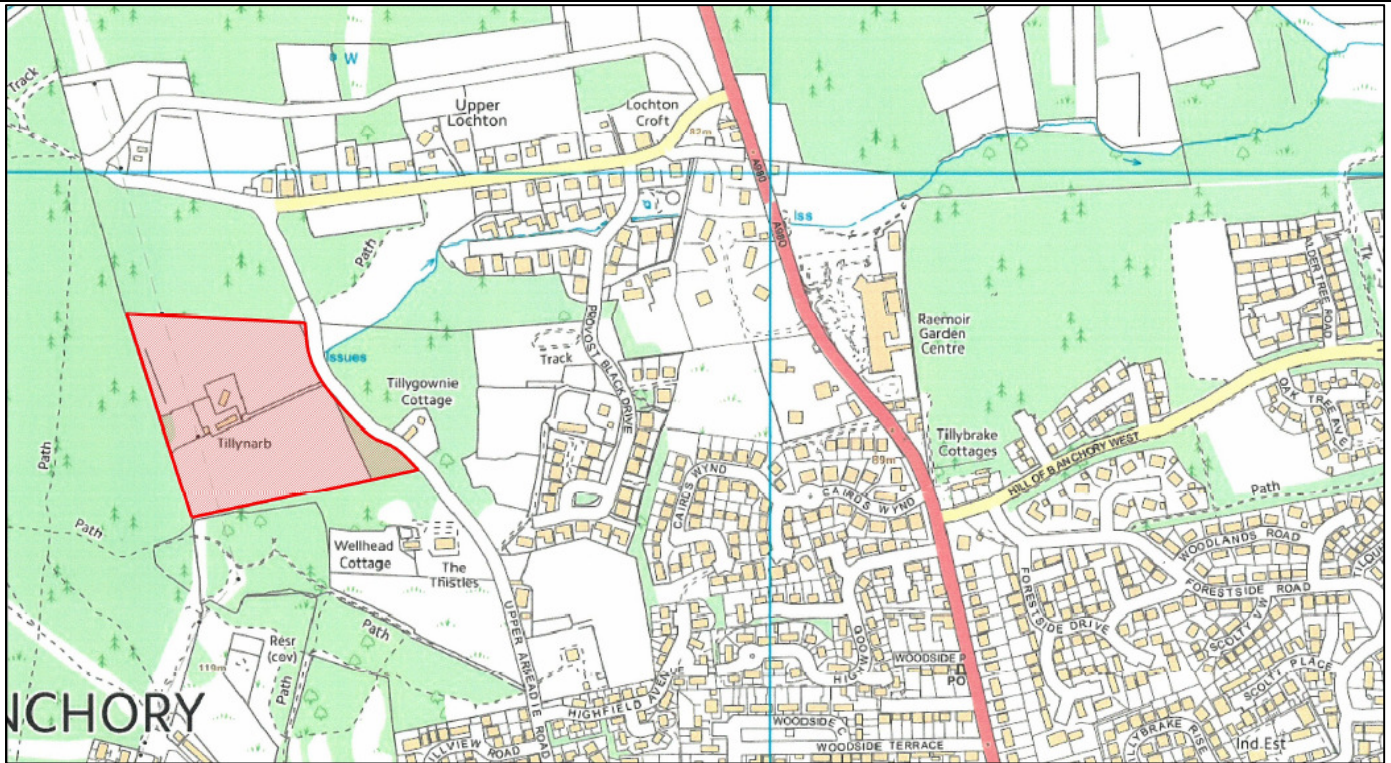
Banchory is a key settlement within the identified Local Growth and Diversification part of the Aberdeen Housing Market Area, and has sustained a good level of housing completions through the poor market conditions of the last decade. The recent and ongoing growth of the employment, commercial and leisure sectors in the town are leading to it becoming a more self-sufficient settlement, as opposed to a commuter town.

Ongoing growth is essential to the continued success of Banchory, and the level of infrastructure delivered as part of the ongoing Hill of Banchory and Lochside of Leys developments demonstrates a clear logic to continuing expansion to the North of the town.

Ongoing upgrade works to the water and drainage network will place Banchory in an even stronger position going forwards to continue to deliver new homes, contributing to the housing requirement set out in the Strategic Development Plan.

Historically, Banchory has sustained more than one housing outlet simultaneously. It is therefore submitted that the release of additional land, as an expansion of recent housing in the Upper Lochton area, will provide an opportunity to deliver more housing, and contribute towards the delivery of the housing requirement set in the Strategic Development Plan.

Numerous allocated sites around Aberdeen City and Shire, and whole settlements, have failed to deliver a fraction of the housing numbers forecast in the housing land audit, and as a result, the housing requirement continues to not be met.



The Tillynarb (MR040) site is bounded on all sides by woodland, and yet is well related to the existing settlement.

Scottish Planning Policy states that development plans shall be produced with a sharp focus on delivery of housing. In order to achieve this, it is imperative that sites that are serviceable, deliverable and marketable are identified for development. The current investment in both drainage and water infrastructure in Banchory puts it in a stronger position to several other settlements to deliver housing units, and this should be utilised in the development planning process.

The Main Issues Report provides reasons why the sites are not recommended for inclusion in the Local Development Plan, but Bancon Homes challenges these directly. For both this site and the adjacent MR041 site, waste water capacity and education constraints are noted – but the school role forecasts for both Banchory Academy and Banchory primary School show adequate capacity going forwards. Similarly, a Growth Project is underway by Scottish Water to provide additional capacity in the Waste Water Treatment Works, which Scottish Water advise will be in place by the time the Local Development Plan was adopted. Assumptions are made, particularly with regard to the Tillynarb (MR040) site that the development would result in the loss or damage to woodland – but the bids submitted stated that development would be accommodated within the woodland, which provides a mature landscaped setting for the two sites. The requirement of the plan to deliver 40% public open space means that the retention and protection of woodland within the promoted landholdings are both necessary and desirable for the successful design of the sites.

The suggestion that the Tillynarb site is isolated is also questioned, as there are a number of properties in the area, and the site is contained by woodland – its development would square off the settlement in this area neatly, and with a defensible boundary.

It is submitted that the Tillynarb site (MR040) is allocated for the delivery of 50 houses, for delivery within the plan period, in addition to the recommended 200 units at Lochside of Leys.