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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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- 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
	Draft Proposed Aberdeenshire Local Development Plan
	Strategic Environmental Assessment Interim Environmental Assessment
	Other



Your comment

The Main Issues Report lists an astonishing number of bids for development in and around Banchory, proposing many hundreds of houses to be built on greenfield sites. Banchory has an over-provision of large houses, and hundreds of houses are still awaiting construction from previous allocations. We would strongly argue that further housing allocation would represent an overdevelopment of the town which would further stretch vital health and education services. The council's own figures suggest that Banchory Academy will be at 99% capacity by 2023, with the existing facilities already being inadequate for the current roll. Furthermore, Banchory is primarily a commuter town and any further housing will cause a significant increase in car use. Any development which **is** permitted should be restricted to brownfield sites, with an emphasis on small units aimed at facilitating down-sizing for older residents and entry to the housing market for younger people. The plans as proposed represent a cynical attack on green space and run counter to any schemes to maintain bio-diversity, reduce car dependence and mitigate against climate change.

MR076

Alexandra Park, together with Burnett Park, is part of an extremely valuable community recreation space which is home to athletics, archery, tennis, cricket and curling clubs. The primary user of Alexandra Park is Banchory Stonehaven Athletics Club (BSAC). BSAC is entirely run by volunteers and has been providing the local community with sporting opportunities for over 40 years.

As a long term coach / committee member for BSAC we **strongly oppose** the proposed relocation of the athletics club to Woodend (MR075). To avoid confusion we would like to clarify a number of inaccurate claims made by the developers in their bid: the park (which is described as brownfield) is a greenfield, grassy site; the running track is in fact level, not sloping; water-logging is not often a significant problem. The lack of changing facilities has never been an issue and there is ample parking at the tennis courts to operate a 'park and stride' system which works well.

Alexandra Park is a sheltered site, which makes it eminently suitable for athletics; in contrast, the proposed site at Woodend is exposed and windy, and any tree planting will not provide shelter for many years. Furthermore, the site on the west side of the town makes it more accessible for members travelling from further up Deeside, and the park links well to existing paths in Corsee Woods.

The facilities in Alexandra Park have recently (2017) benefitted from significant investment from Sports Scotland, Aberdeenshire Council and the local community.

Alex Park should maintain its P1 status to continue to provide a valuable and much loved recreational space in the west of Banchory. BSAC do not see any significant sporting benefit in moving to Woodend and strongly oppose any such move.

MR075

We strongly oppose Banchory Stonehaven Athletics Club being relocated to this site - please see comments above re MR075.

MR068

This is completely unacceptable development being out of town and on green space recreation land. It would significantly increase car use, overload the existing road network and local infrastructure.



MR062

This is a popular recreational area, covered in mature woodland and is totally inappropriate as a site for housing development. Paths within this area are part of the Corsee woodlands path network and are heavily used for recreation. Housing here would significantly increase traffic congestion on the local road network. We strongly oppose any development here.

MR061

I support the development of houses at the old Glen o'Dee hospital, but only on the brownfield part of the site. Houses should focus on smaller or affordable units. I am very concerned that loss of mature woodlands will seriously and detrimentally affect the character of west Banchory, so existing forest should be maintained where possible and good buffer zones of trees must be preserved at boundaries and along the old railway path. A major development here will greatly increase traffic along Corsee Road which should be improved with pedestrian footpaths and cycle paths along its length as this is ideal cycling distance to the village. There will be increased traffic along Burnett Road with drivers avoiding congestion in the High Street. The currently poor provision of pavement on Burnett Road (near Mount street) will need to be improved due to the increased danger to pedestrians.

MR056

Development here would be an inappropriate sprawl of urban Banchory in to an area of wild grasslands, farmland and mature woodland. Half of the site is mature mixed woodland which, if lost, would significantly affect the outlook and feel of the area.

MR053

Retention of this site for a possible new school in the future is essential.

MR050

I support this development as long as units are part of the Inchmarlo retirement community as there is a shortage of retirement homes. However public transport should be improved with the provision of a frequent bus service in to Banchory in order to reduce car use and retain independence and reduce social isolation for non-drivers.

MR040/41

I agree with the planners assessment that any development here will cause significant loss of woodlands and spoil the outlook and amenity of the woodlands around north west Banchory. These woods are adjacent to the heavily used prime recreational area of Corsee woods so any development would be a serious encroachment and an unacceptable sprawl of Banchory.

MR038/39

These developments are unnecessary encroachments into important wildlife habitats, with forest, bog and wetlands. There would be significant loss of natural woodland forming a green buffer to the edge of Banchory. Developments here along with a new 'distributor' road, would encourage car dependency.



MR033

Any ribbon development between Banchory and Inchmarlo should be opposed as it will lead to further urban sprawl and loss of green space.

MR031

All development here should be opposed due the importance of Scolty woods as being the main recreational area. The woodlands are mature and mixed and form a rare wild zone with fantastic biodiversity.

MR029/030

Development near the river Dee and Falls of Feugh should be opposed. It would represent ribbon development and further urban sprawl. If the woodlands here were lost, then the character of Banchory would be lost too.

MR024

This is a very important town centre site. A tourist information hub would be better based around the library / museum at Scott Skinner Square in order to draw visitors up from the car park in to the High street. The site would be better used to develop a new surgery which is in the town centre. Car parking could be maintained by underground / under-building car parks.

MR014

A retail park on the edge of town will further increase car usage and lead to even less footfall in the High Street.

MR077

This reserved site should not be developed due to further loss of woodland at the edge of Banchory and gradually increasing urban sprawl.

MR080

Silverbank playing field is a vital recreational space in a part of town with very limited green space and play areas. It is needed for playground and sports facilities and should not be built upon. There is considerable irony in losing playing fields to build a health centre. The new health centre should be built in the town centre (MR024) where everyone can access it easily.