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## Fair processing notice

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

### Your Data, Your Rights

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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.

<b>Which document(s) are you committing on?</b>	Main Issues Report	✓
	Draft Proposed Aberdeenshire Local Development Plan Strategic	✓
	Environmental Assessment Interim Environmental Assessment	✓
	Other	

### Your comments

**These comments relate to all the documents above.**

- 1. The LDP and Main Issues report only address the building of houses and (to some extent) offices / workshops. Where in the planning process are other considerations looked at ?**
  - It appears that the council are convinced there is enough capacity in the existing schools. From this it must be concluded that the existing housing (and additional housing) will to an increasing extent be occupied by an aging local population. What provision is being made for this aging population ? As local people know both doctors and dentists in Banchory are stretched beyond breaking point with very long wait times for appointments.
  - The MIR defines Banchory as a thriving community. There are many closed shops / charity shops in the town centre, and occupancy turnover appears high. Is there another plan to support Banchory centre in some way
  - Banchory is primarily a dormitory town with people commuting into Aberdeen for work and for social reasons – I do this. Has the environmental impact of this commuting been looked at ? Another 400 + houses are in the current development plan – that’s another 800 – 1200 cars given the observed car ownership / house ratio. What is the carbon footprint of this and is there a plan for public transport ? The current cost on the existing (sparse) routes is prohibitive for most working people
  - The developers have commendably tried to incorporate local infrastructure (offices etc.) but unfortunately most of us still commute to Aberdeen – what is the impact of this local infrastructure ? Is it significant ?
- 2. There is a large scale housing development in the current plan (OP2) North of the Hill of Banchory. This entails the removal of a mixed habitat of trees and heathland and will have a significant impact on the wetland in the area. This was a significant loss of amenity to, and degradation of the environment for those living on the Hill of Banchory (and indeed to Banchory residents in general). OP2 is destined for about 400 houses in**

all.

3. The MIR identifies MR038/MR039 (Its not clear which is where – this needs clarification some are labelled MR039A/B as well !). This is called Lochside of Leys Banchory)

- MR038 North of the Hill of Banchory (I believe). This is an area of grazing land along the old field boundaries of the old croft. The small fields are bounded by stone walls and hardwood tress in particular Cherry , Rowan and Poplar. In addition, there are outlines of lanes in the landscape. There are some larger stands of trees as well. This is a very particular and valuable landscape that is now rare. Elsewhere field boundaries have been removed for commercial farming resulting in much larger unbounded field structures. MR038 lies next to OP2 and should not be developed providing amenity for the new residents of houses build in OP2.

The Strategic Environmental assessment of bid sites (SEA) raises a number of issues for the biodiversity in MR038 including “the development is likely to have a long-term irreversible impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site....” and “The development may not protect the loss of trees, woodland and hedges” and “The development may not protect biodiversity ....”. As a result of these comments the SEA has zero effect post-mitigation and yet identical issues identified for other sites around Banchory (such as MR062) result in a SEVERE effect post mitigation on Biodiversity. Surely then MR038 will suffer a severe degradation of its biodiversity as well. The landscape section of the SEA for MR038 is also difficult to reconcile.

The best option from a biodiversity, landscape and amenity point of view is no development of MR038. If it is necessary to develop MR038/39 (not sure of your labelling) then it should be done in such a way as to preserve the landscape and the biodiversity in this area, with smaller number of houses and lower housing density. It should be a requirement to protect (and if possible, enhance) the environment of the residents of the recent and on-going development on and around the Hill of Banchory.

4. MR039 should not be developed due to the distance from Banchory Centre (the High Street) and from vital services (doctors, dentists , pharmacy, schools)

5. MR077 should not be developed for the reasons in 4 above.

**Your comments (continued)**

