

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services  
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

## YOUR DETAILS

Title:	Mr
First Name:	HARRY
Surname:	MENAB
Date:	JULY 2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes  No

Are you responding on behalf of another person? Yes  No

If yes who are you representing?

NORTH BANCHORY Coy.

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

# YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

*Objection to Proposals Map 1 Banchory as it affects land at Burnett Terrace, Banchory.  
Location of Settlement Boundary  
See attached Statement.*

**Reason for change:**

*See attached Statement.*

## Aberdeenshire Council Transcription

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## YOUR DETAILS

Title:	Mr.
First Name:	Harry
Surname:	McNab
Date:	
Postal Address:	
Postcode:	
Telephone Number:	
Email:	

Are you happy to receive future correspondence only by email? Yes  No

Are you responding on behalf of another person? Yes  No

If yes who are you representing? North Banchory Coy.

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**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Objection to proposals Map 1 Banchory as it affects land at Burnett Terrace, Banchory.

Location of settlement boundary.

See attached statement.

**Reason for change:**

See attached statement.

# **OBJECTION TO LDP 2022**

## **LAND AT BURNETT TERRACE BANCHORY**

### **INTRODUCTION**

This Objection relates to the boundary of the settlement envelope for Banchory, as drawn on Proposals Map 1 for Banchory. The area involved lies to the west of Burnett Terrace, as shown located on the attached plan.

The attached plan shows in blue the boundary between the woodland owned by Forestry Commission Scotland (FCS), and the residential land owned by the Leys Estate. To the north of the blue line is plantation woodland, while to the south the land is developed. Within the southern area are a series of garages built in association with the houses on Burnett Terrace and Burnett Road, along with a children's play area, which is maintained by Aberdeenshire Council.

Because of the small scale of the plan it is not quite clear, but it looks as though the western part of the area of garaging is within the settlement envelope, and is covered by the designation P2 as 'protected woodland'. The eastern area of garaging appears to be 'white land'. The children's play area is said to be woodland, and is covered by the P2 designation, but within the 'countryside' rather than the settlement envelope.

### **OBJECTION**

There is no clear reason why some of the garages are covered by the P2 designation, while others are classed as 'white land'. Equally, it is not understood why the children's play area associated with the houses is classed as woodland and excluded from the settlement envelope.

A more logical and defensible settlement boundary would be the ownership boundary – between the woodland owned by FCS and the Leys Estate land. It is submitted that all the land to the south of the blue line should be re-allocated as 'white land' within the settlement envelope. While only the FCS woodland to the north should be protected by the P2 designation and a 'countryside' allocation.

If you would like to discuss the terms of this Objection, please contact :

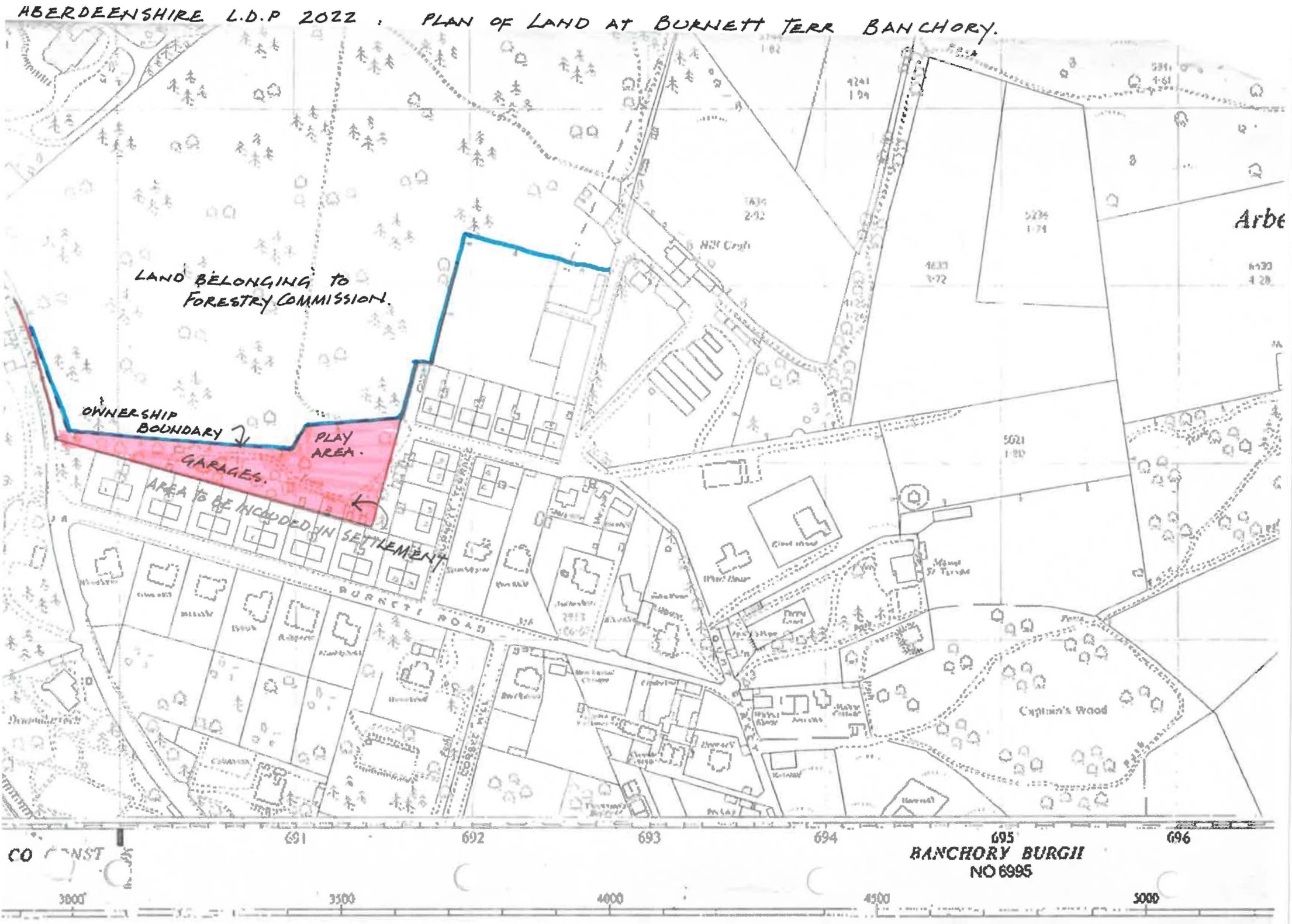
**Harry McNab**

**Director**

**The North Banchory Company.**



ABERDEENSHIRE L.D.P 2022 . PLAN OF LAND AT BURNETT TERR BANCHORY.



Arbe

LAND BELONGING TO FORESTRY COMMISSION.

OWNERSHIP BOUNDARY

PLAY AREA

GARAGES.

AREA TO BE INCLUDED IN SETTLEMENT

←

BURNETT ROAD

Captain's Wood

BANCHORY BURGH  
NO 6995

CO NST

3000

3500

4000

4500

5000