

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

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:	McNAB.
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?

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):

SETTLEMENT ENVELOPE FOR BANCHORY ADJUSTED IN VICINITY OF
COWSHED RESTAURANT AS SHOWN ON PLAN ATTACHED.

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? Various landowners.

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

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YOUR COMMENTS

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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):

Settlement envelope for Banchory adjusted in vicinity of Cowshed Restaurant as shown on plan attached.

Reason for change:

See attached statement.

LDP 2022

OBJECTION IN RELATION TO LAND AT THE COW SHED RESTAURANT, BANCHORY.

INTRODUCTION

The land surrounding the Cowshed Restaurant and the house at Woodfield, on Raemoir Road Banchory was the subject of an objection to the 2017 LDP. The objection was to recognise the planning consents which had been granted for the sites, and incorporate them within the Banchory settlement envelope.

In response at that time, the Reporter recognised the development potential of the land, and indicated that it would be appropriate to include them within the settlement envelope when other planned developments in the area (particularly proposals OP2 and OP3) were progressing. Those sites are now in course of development, yet the Council have chosen not to include the objection sites within the settlement.

OBJECTION

In relation to OP2 and OP3, the Council have approved a combined Masterplan for both sites, and planning consent in principle was granted under ref APP/2014/1973. Detailed planning consents have subsequently been granted and the sites are agreed as 'effective' in the 2019 HLA. Development of the area is now well underway, with circa 56 units now built in Phase 1, and a further 105 units about to start in Phase 2. Detailed planning consents are under consideration for Phase 3, including an application for Upper Lochton. The agreed HLA sees the Upper Lochton Site being built out by 2022.

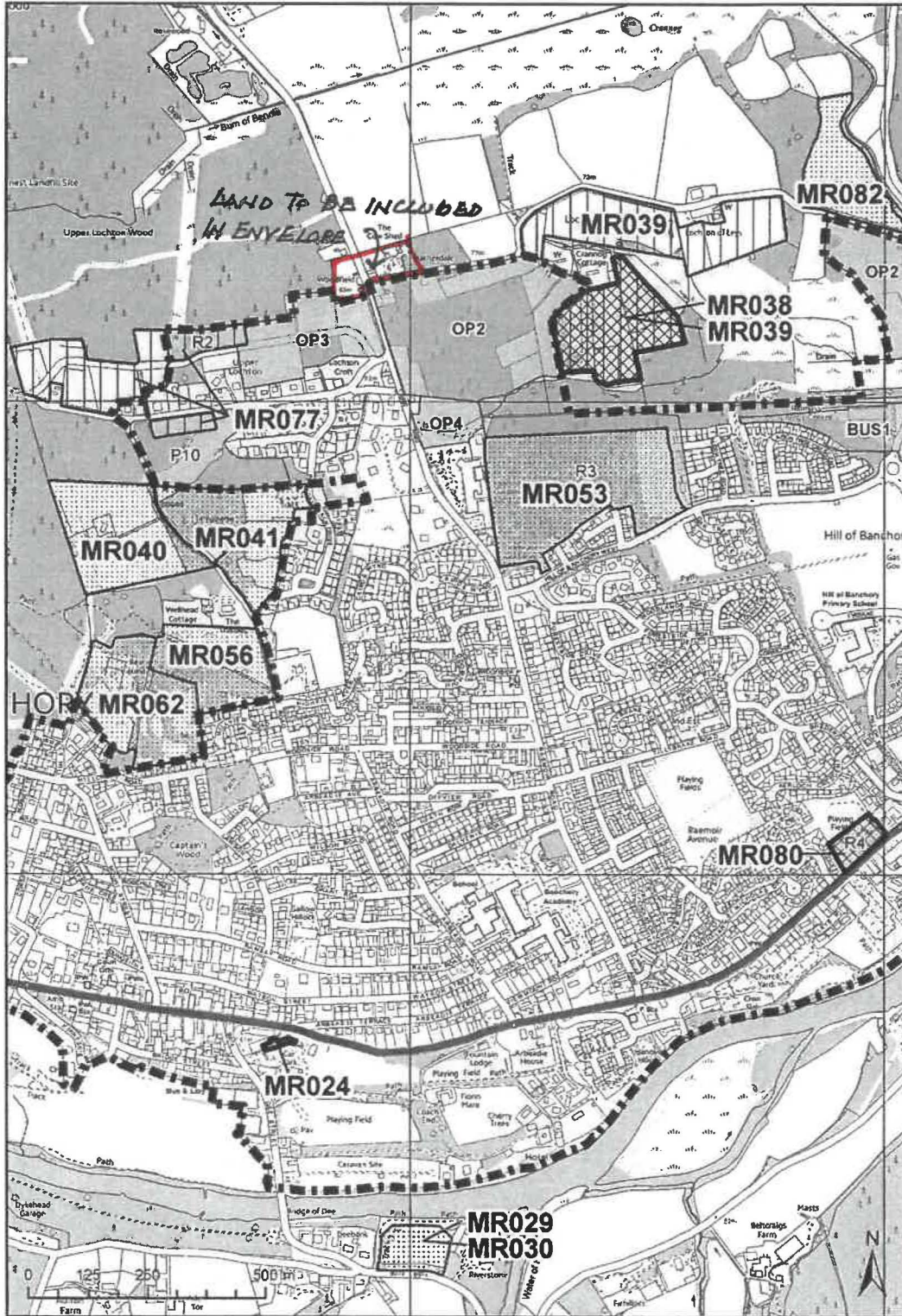
The area of OP3, to the south of and adjoining Woodfield, is accordingly anticipated to be complete by the end of the 2017 LDP plan period. This seems to correspond with the timeline which the Reporter envisaged the Cowshed / Woodfield land being appropriately incorporated within the settlement envelope – allowing for them to be serviced and developed along with OP3.

It seems nevertheless that the Council is perhaps looking at the extent of development achieved currently, rather than looking at what is planned over the next 2 years, and looking ahead to 2032 and to what the Proposed Plan needs to provide for in that longer timescale.

Accordingly the land owners object to the Proposed Plan, and request that the settlement envelope is expanded to include both sites as shown on Plan 1 herewith.

OBJECTION TO LDP 2022

LAND AT THE COWSHED.



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PLAN 1.

OBJECTION TO LDP 2022

APPROVED
Housing Land Audit 2019.

Aberdeenshire part of Aberdeen HMA

Site Ref	Location	Main Developer	Status	Type																								
M/BN/H/051	East Banchory/ Woodend Eco Village	North Banchory Company	Allocated	G																								
Year Ent.	2013	Total Capacity	30	Post 5 Year Effective	0																							
Curr. LDP	OP1	Remaining Capacity (1st Jan)	30	Constrained	0																							
Prev. LDP	M1	5 Year Effective	30	Constraints																								
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2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2026 +																	
0	0	0	0	5	10	10	5	0	0	0	0																	
M/BN/H/052	Lochside of Leys East	Bancon Homes	Approval of Matters Specified	G																								
Year Ent.	2012	Total Capacity	56	Post 5 Year Effective	0																							
Curr. LDP	OP2	Remaining Capacity (1st Jan)	56	Constrained	0																							
Prev. LDP	M2	5 Year Effective	56	Constraints																								
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M/BN/H/053	Lochside of Leys East Ph 1b	Bancon Homes	Planning Permission in Principle	G																								
Year Ent.	2012	Total Capacity	144	Post 5 Year Effective	50																							
Curr. LDP	OP2	Remaining Capacity (1st Jan)	144	Constrained	0																							
Prev. LDP	M2	5 Year Effective	94	Constraints																								
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2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2026 +																	
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M/BN/H/054	Lochside of Leys West Phase 2c	Bancon Homes	Planning Permission in Principle	G																								
Year Ent.	2014	Total Capacity	50	Post 5 Year Effective	0																							
Curr. LDP	OP3	Remaining Capacity (1st Jan)	50	Constrained	0																							
Prev. LDP	H2	5 Year Effective	50	Constraints																								
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0	0	0	0	8	12	30	0	0	0	0	0																	
M/BN/H/055	Lochside of Leys West	Bancon Homes	Planning Permission in Principle	G																								
Year Ent.	2014	Total Capacity	140	Post 5 Year Effective	140																							
Curr. LDP	OP2	Remaining Capacity (1st Jan)	140	Constrained	0																							