

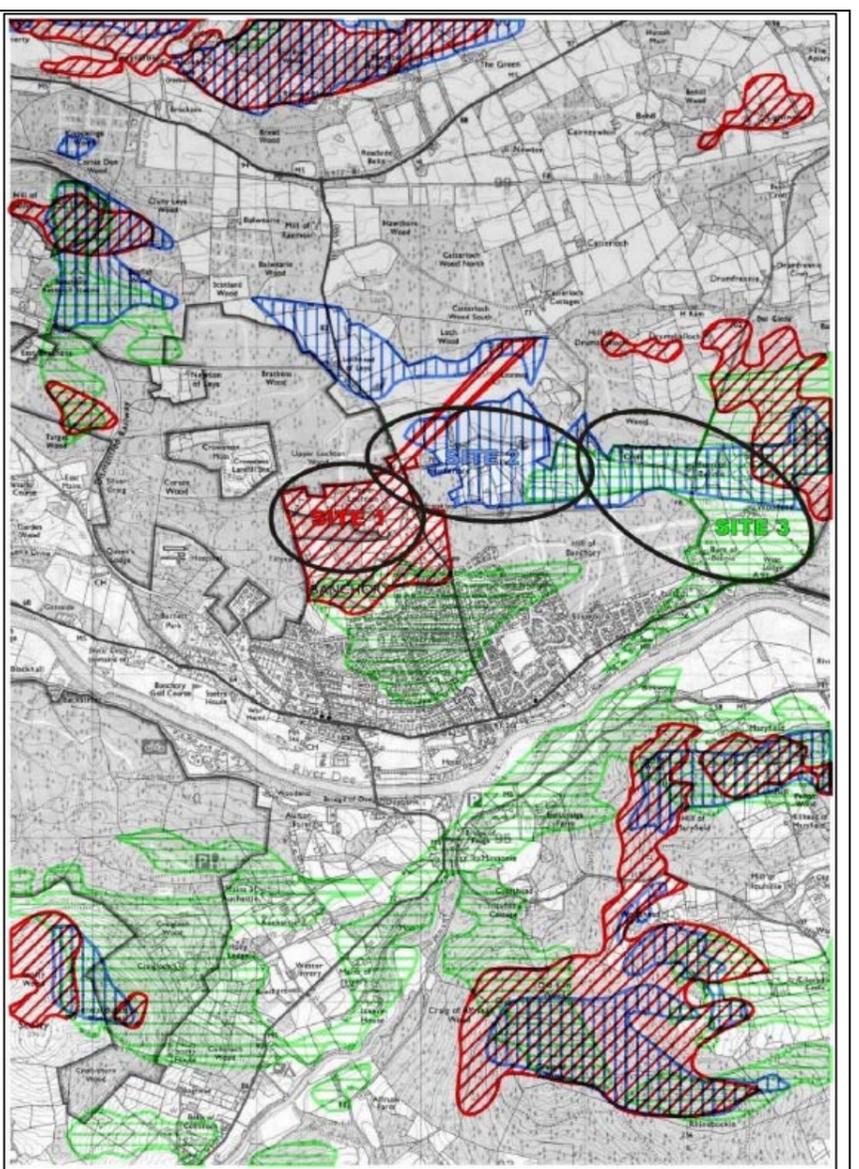


# EXHIBITION FEEDBACK

North Banchory Company Ltd

ISSUE	COMMENT	RESPONSE FROM NBC
<p>Mix of Land Uses</p>	<p>Facilities must be delivered as part of the development – not just houses. Including – doctors surgery, care home, secondary school, leisure centre, post office (most responses raised this as the principle concern)</p> <p>The provision of the Swimming Pool and Leisure Centre in 2016 is far too long to wait.</p>	<p>Facilities are often, unfortunately, delivered towards the end of developments. It is difficult to attract investment in business, commercial and community facilities without the population base to make them a viable opportunity. It is also difficult to provide such sites as fully serviced land ahead of delivering at least some of the associated housing development.</p> <p>Hill of Banchory included 10 hectares of land for community/commercial uses, and further 10 hectares of business land, but it has taken some years to attract investment. Nevertheless, there has already been delivered a primary school, dance centre, energy centre, builder's yard, children's nursery, commercial/nest units and two business centres.</p> <p>NBC worked with Aberdeenshire Council over an extended period, to facilitate the delivery of a leisure centre on the community site, but it was not possible to agree a partnership arrangement. Aberdeenshire Council have now agreed to provide the leisure centre (scaled to their requirements) on the site, subject to ratification by the full Council in January. This will be scheduled for 2016. It is unfortunate that it has taken so long, but it is hoped that once the full council commit to the project, the delivery process can be speeded up, and that it can provide the catalyst for investment in the remainder of the community/commercial site. NBC have maintained their position to provide the land for the development and have acted positively to facilitate the delivery of the Leisure Centre at all times.</p> <p>A site was offered to NHS Grampian for the relocation of the Doctor's surgery on the site, but was declined in preference of the status quo.</p> <p>Permission was sought for a care home on the western edge of the business park in 2010, but this application was refused by Aberdeenshire Council (the location pursued was on business land and not the neighbourhood centre site – the latter would be more appropriate in terms of land use. A site within the neighbourhood centre was not suitable for the prospective operator at that time). This would have seen the relocation of the Bellfield Care Home on Dee Street. The failure to secure planning permission resulted in the relocation being abandoned, and a reduced scale of investment being made in the existing site instead.</p> <p>The provision of a post office would require investment from Royal Mail, in a climate where they are pursuing the closure of many offices. The retention of the small post office on Raemoir Road is more probable.</p> <p>The remainder of the site, along with the business park, is being marketed at present by FG Burnett, as shown below. (images from FG Burnett website)</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="705 1659 1341 2220"> <p><b>Commercial Development Site</b> Hill of Banchory West, Hill of Banchory, Banchory, AB31 5ZU For sale / To let 3 Hectares (7.4 Acres)</p> </div> <div data-bbox="1362 1659 1980 2220"> <p><b>Commercial Development Sites</b> Banchory Business Park, Banchory, AB31 5ZU For sale / To let 4.1 Acres (1.7 Hectares)</p> </div> </div> <p>With regard to the secondary school, land has been reserved in the Local Development Plan for its relocation to a new extended campus. The masterplan reflects this. No funding is committed to the provision of a new school, and it is likely to be a longer term development. Nevertheless, it is important to have land for it in the right place.</p> <p>The recent school roll forecasts predict a falling school roll over the next few years, (with the development of this masterplan factored in) so it is likely that pressure to provide a new school on capacity grounds will be reduced. However, the site should be reserved for the longer term.</p>
<p>Transport</p>	<p>Traffic impact has been underestimated, particularly where the Hill of Banchory East road meets the A93 at Tesco. Requires a roundabout.</p> <p>We need the park and ride facility (1 response)</p>	<p>A detailed Transport Assessment has been carried out already, and takes account of the housing numbers sought in our Local Development Plan bid, which was around 200 more than were zoned by Aberdeenshire Council. Although Tesco has created an increase in traffic, this will not necessarily be compounded by additional residential development, as the travel patterns for retail and residential uses are not the same. The Transport Assessment is a detailed and robust assessment of the existing and proposed scenarios, and will be fully assessed by Aberdeenshire Council as part of a planning application. It is our intention to seek Planning Permission in Principle for the whole masterplan site in the first instance, so matters of traffic impact will be addressed as a whole, rather than in a piecemeal fashion. This will hopefully allay any concerns.</p>

	<p>The park and ride is proposed in the wrong place or is not necessary (4 comments)</p>	<p>Much discussion took place regarding the Park and Ride proposals. There was some verbal support for it, but considerable verbal objection to it in principle, and to the location of it. The visual impact of such a development – which will mark the eastern approach to the town – has been highlighted as a concern. Landscaping will provide some screening, but the park and ride will ultimately be visible from some points. One response mentioned the necessary lighting for such a facility.</p> <p>NBC have sought to associate a park and ride facility with a gateway hub – ideally an attraction for tourists, that can be designed to fit the setting more appropriately. This will soften the impact of the development compared to a stand-alone park and ride facility.</p>
	<p>Vehicle Access to Woodend substandard and dangerous.</p>	<p>Access to the Woodend area is proposed to be improved by the provision of a new roundabout linking the new distributor road, Hill of Banchory East and the Woodend access road. This is currently proposed as part of phase 2 of the North Banchory development, to be delivered in approximately 2016-2017.</p>
	<p>Pedestrian access – footpaths throughout the site and the surrounding area must be provided up front.</p> <p>Paths should be bitmac, 2.5-3m wide and well connected to encourage cycling in line with national targets. Cycle parking should be prominent, and covered.</p> <p>Existing paths in Hill of Banchory have deteriorated and should be improved.</p> <p>Main core paths should be routed through minimum 30m wide corridors of green space. A path from Woodend to the Harestone Road should also be implemented at an early stage of the development. A Banchory circular path is dependent on the delivery of the main core path from Woodend to Raemoir Road.</p>	<p>The masterplan is well placed to enhance and utilise the principle core path network. The priority will be the path identified on the Council's Core Paths Plan which runs from east to west along the southern boundary of the new development. It has always been a concern of NBC to prioritise pedestrian and cycle movements, as well as access to the countryside around the town. The core paths will indeed be provided early in the development, but given that they will potentially be adopted and maintained by Aberdeenshire Council, the delivery must be discussed with them also. NBC will undertake further discussions on this matter with Aberdeenshire Council, with a view to providing clarity as part of the Planning Permission in Principle.</p> <p>The main existing paths within the Hill of Banchory are the responsibility of Aberdeenshire Council, as they have adopted all of the relevant green space. However, the Council propose to limit what is adopted in the future, with maintenance of open space to remain with the developer or a third party factoring arrangement. The provision of and long term maintenance of paths for the new development area will therefore be explored in detail as part of the Planning Permission in Principle application.</p> <p>Cycle parking provision for individual developments is a matter for detailed planning applications, however, a prioritisation of cycle parking over vehicle parking could be integrated into the revised design guide that will be prepared for the Banchory North development.</p> <p>The adoption of the Designing Streets approach to housing layouts will remove the current segregation between vehicle, cycle and pedestrian routes. Outwith the main distributor road, and the road connecting it to Hill of Banchory, all streets will adopt the Designing Streets principles. These are explained in the masterplan report and in the exhibition productions.</p> <p>NBC will continue to liaise with the Banchory Paths Association with a view to ensuring that path provision as part of the development of both sites is both constructive and complimentary to their plans. Principle paths will be routed through woodland belts, as has been done in Hill of Banchory, with specific widths of these belts a matter for the detailed planning applications. However, it is noted that a considerable tree belt is to be retained between Hill of Banchory and the new development. This tree belt is protected in the Local Development Plan.</p>
Environment and Landscape	<p>Visual impact of development a concern. Particular reference to the Park and Ride facility. One comment raises the visual impact of development from the south side of the valley of the River Dee. A further comment mentions that the development is just a loss of countryside.</p> <p>Light pollution is also raised as a potential issue.</p> <p>Proposed chalets on the Banchory East site will interrupt the views from Buchanan's Bistro, which are a major part of its appeal. This is an important hub for the Woodend area, and should not be compromised.</p>	<p>The visual impact of potential development sites was assessed by NBC prior to making Local Development Plan bids. A detailed Landscape Capacity Study was carried out by David Wilson Associates, Landscape Architects. The plan on the right shows the zones of visual influence from the three identified sites. This shows that whilst the M1 site (Banchory East) is relatively visible, sites M2 and H2 (Banchory North) have a much lesser visibility.</p> <p>The location of the Park and Ride facility is limited, as Aberdeenshire Council require visibility from the A93 for it to be a viable project. As discussed above, landscaping will soften the impact, but it requires careful design to ensure it does not undermine the first impression of the town.</p> <p>Light pollution is a relevant issue, and one that should be looked at as part of detailed planning applications for elements. The matter could be addressed in the proposed Design Guide as an issue, to avoid it being overlooked on specific sites.</p>

		<p>With regard to the chalets on the Banchory East site, there would indeed appear to be a slight intrusion into the valuable views from the Bistro, and the design brief will be amended to ensure this element of the development is moved clear from this view.</p>	
Housing Mix	<p>Comment has been made about the level of affordability.</p>	<p>As explained in the masterplan report, Hill of Banchory includes considerable affordable housing, which was provided early in the development as a response to an acute need. Because of the rezoning of part of Hill of Banchory (phases 12b and 13) as a reserved site for a new secondary school, there remain 56 houses to be built before an affordable contribution is required. However, there is a requirement for new development areas to contribute 40% affordable housing instead of the 25% in the previous plan.</p> <p>Given the constraints on funding for housing for social rent, it is likely that affordable housing will be provided through a range of methods, including Low Cost Home Ownership, Mid-Market Rent and Shared Equity schemes.</p>	
Other comments	<p>The layout of the Banchory East site must ensure the continued rural and environmentally friendly character.</p>	<p>This is central to the whole concept of the Design Brief for the area.</p>	
	<p>Is sufficient parking provided for the rugby pitches and allotments</p>	<p>Parking has already been provided for the allotments, Woodend Barn, Buchanan's Bistro and the rugby pitches in accordance with Aberdeenshire Council's parking standards. Any expansion of the facilities will require similar compliance.</p>	
	<p>Foul drainage pumping stations and pipelines need to be sited and routed appropriately to minimise impacts on trees, habitats and residential amenity – the plans indicate pipes running past phase 11 in Hill of Banchory.</p>	<p>The position of pumping stations and routing of pipes is shown indicatively on the plans in the masterplan – purely to indicate the infrastructure that is likely to be required and the general routes to be followed to serve the development areas. Detailed positions and routing will be part of detailed planning and construction consent applications. However, these concerns will be taken on board in the detailed design.</p>	
	<p>Some of the landscaping in Hill of Banchory is very poor – roundabout adjacent to phase 11.</p>	<p>This will be addressed by NBC once localised drainage issues are resolved (ongoing work)</p>	
	<p>The M1 site is in the Crathes, Drumoak and Durris Community Council area.</p>	<p>Both the Crathes, Drumoak and Durris Community Council and Banchory Community Council have been consulted on both projects, as the boundary runs between the two sites. NBC have offered to make a presentation to both Community Council's to report the outcomes of the exhibition. We will visit the Banchory Community Council on the 10<sup>th</sup> December.</p>	