

From: [REDACTED]
To: [REDACTED]
Cc: [LDP](#); [REDACTED]
Subject: Proposed Housing Development at Potterton
Date: 21 June 2020 16:51:21
Attachments: [APP_2020_0479-PLANNING_SUPPORT_STATEMENT - APPENDIX 1-8907395.pdf](#)

Ladies and Gentlemen,

We write to ask for your support.

It has come to our attention that the Proposed Local Development Plan for 2021 involves the removal of Greenbelt designation from two areas of land either side of Manse Road to the North East of Potterton and, furthermore, that Barratt Developments Plc have submitted an application for the building of between 150 and 175 houses on this land which is currently utilised as farmland. Attached is a copy of the application submitted by Barratt Developments. (this document is part of APP/2020/0479 relating to a proposed development at the Stead Inn, Potterton)

As residents of Potterton, we must object in the strongest possible terms to what is, we believe, a totally unnecessary change to the use of this land and list the reasons for our objection below:

1. The Barratt's application carries the wording "*The land is rolling countryside with no particular special features. While the site is Greenbelt the area to the north of Potterton would not appear to require a Greenbelt designation as the south side is more important to protect from a settlement setting point of view.*" **Where is the justification for this?**
2. Given the downturn in the Northeast, we do not feel there is any "established need" to justify the loss of this Greenbelt area. Other sites are available in the local area which are not Greenbelt designated should the need be felt for more housing to be provided.
3. The housing market itself is seriously depressed so how can there be a demand for extra housing? We ourselves have a flat in a desirable part of the city which we have been trying to sell for close to two years without any success. Our estate agents tell us that there are currently more than 2000 such properties on the market with very little interest from buyers and it is quite possible the same applies not only to flats but also to houses in Aberdeen area.
4. This plan carries no provision for increased amenities within the village.
5. Current schools and infrastructure could not support such a development. Indeed, Barratt's application acknowledges that Balmedie school is near or at capacity and whilst there are bus services which pass close to the proposed development, they are nowhere near capable of providing adequate commuter links to local industry or to the city centre without significant increases to the timetables.
6. The C class roads to the North East of Potterton could not cope with the increased capacity. Manse Road, as it passes the Stead Inn is narrow and has two blind rises where it is quite usual to meet traffic travelling at speed in the middle of the road.

The road between Milton of Potterton and Blackdog Junction is also narrow with a poor surface, potholed in places, and several dangerous bends where, again, it is not unusual to encounter oncoming traffic in the middle of the road. This road has been the scene, in the past, of several accidents fortunately mostly minor but nonetheless undesirable and the potential for more serious occurrences can only increase with a higher volume of traffic. Point 5 above discusses the need for increased bus timetables and these would also serve to heighten the risk to road users in the vicinity of the development.

7. The Barratt's application contains the question "*Will the site provide the opportunity to enhance the green network?*" - the answer given is "Yes"Potterton residents have become accustomed to their surrounding green space over a period of many, many years so where is the opportunity in this development to enhance it?. This development will remove a significant part of this green space and the damage it will cause to the local environment poses a threat to wildlife.
8. One of the many benefits of living in Potterton is that it is a safe rural setting which benefits from a very low crime rate. How is this likely to change with such a tremendous increase in housing?

We believe that the removal of Greenbelt designation of these areas can only serve to remove the identity and character of our village and open the floodgates to further developments with the eventual result that Potterton becomes no more than an extension of Aberdeen city the thought of which fills us with horror.

We sincerely hope you will agree with us that the above reasons offer the strongest possible justification to oppose this aspect of the Local Development Plan and that you will do everything in your power to ensure that the change in Greenbelt boundaries together with the ensuing application by Barratt Developments is not accepted.

We look forward to your support.

Thanks, and best regards

Tom & Sheila Powell



4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Land at Denhead Croft, Potterton
Site address	Denhead Croft, Potterton.
OS grid reference (if available)	
Site area/size	25 Acres
Current land use	Farmland
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Joint owner
Is the site under option to a developer?	Yes
Is the site being marketed?	No If yes, please give details

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
	N/A
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	N/A

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	Yes
	Informal discussions with [redacted] [redacted] with regards location and size of potential development in this location. Initial feedback was positive.
Previous planning applications	N/A
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Fm065. Although ultimately not allocated, the site did receive favourable feedback from the Reporter.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? Yes Change from Greenbelt to residential.

8. Proposed Use

Proposed use	Housing
Housing	Approx. no of units 150 - 175

	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: TBC dependant on market demand. • Semi-detached: TBC dependant on market demand. • Flats: TBC dependant on market demand. • Terrace: TBC dependant on market demand. • Other (e.g. Bungalows): TBC dependant on market demand.
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: TBC dependant on market demand. • 2 bedroom homes: TBC dependant on market demand. • 3 bedroom homes: TBC dependant on market demand. • 4 or more bedroom homes: TBC dependant on market demand.
	Tenure (Delete as appropriate)	Private with potential for low cost home ownership for affordable element.
	Affordable housing proportion	25%
Employment	Business and offices	N/A
	General industrial	N/A
	Storage and distribution	N/A
	Do you have a specific occupier for the site?	N/A
Other	Proposed use (please specify) and floor space	N/A
	Do you have a specific occupier for the site?	N/A
Is the area of each proposed use noted in the OS site plan?		Yes

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	██████ are funded centrally and have the resources to deliver development sites within the timescale stated, without the requirement for external finance.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	N/A	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	NO
	Special Area of Conservation	NO
	Special Protection Area	NO
	Priority habitat (Annex I)	NO
	European Protected Species	NO
	Other protected species	NO
	Site of Special Scientific Interest	NO
	National Nature Reserve	NO
	Ancient Woodland	NO
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	YES - Adjacent
	Priority habitat (UK or Local Biodiversity Action Plan)	NO
	Local Nature Conservation Site	NO
	Local Nature Reserve	NO
Identified trees adjacent will be protected by condition.		
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	NO
	Habitat creation in public open space	YES
	Avoids fragmentation or isolation of habitats	YES
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	YES
	Native tree planting	YES
	Drystone wall	YES
	Living roofs	YES (if appropriate)
	Ponds and soakaways	YES
	Habitat walls/fences	YES (if appropriate)
	Wildflowers in verges	YES (if appropriate)
	Use of nectar rich plant species	YES (if appropriate)
	Buffer strips along watercourses	YES (if appropriate)
	Show home demonstration area	YES (if appropriate)
	Other (please state):	YES
If yes, please provide details: the development will provide a new village green		

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No	
	N/A	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> • http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d • http://portal.historicenvironment.scot/ • https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	NO
	Locally important archaeological site held on the Sites and Monuments Record	NO
	Listed Building and/or their setting	NO
	Conservation Area (e.g. will it result in the demolition of any buildings)	NO
	Inventory Gardens and Designed Landscapes	NO
	Inventory Historic Battlefields	NO
		N/A

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No N/A
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> • SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment • SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf • SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	The land is rolling countryside with no particular or special features. While the site is Greenbelt the area to the north of Potterton would not appear to require a Greenbelt designation as the south side is more important to protect from a settlement setting point of view. The site is bounded to the east and west by other natural landscape features which will help give the site its setting

13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	No
	N/A
Could development on the site result in additional flood risk elsewhere?	No
	N/A
Could development of the site help alleviate any existing flooding problems in the area?	Yes
	Further FRA investigations to confirm.

14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	TBC – SW will require WIA to confirm
	Waste water	TBC – SW will require WIA to confirm
Has contact been made with Scottish Water?	Yes If yes, please give details of outcome: Response awaited.	
Will your SUDS scheme include rain gardens? http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens	Yes Please specify: To be confirmed at the detailed design stage and based on compliance with prevailing technical standards and Scottish Water adoption requirements.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Balmedie School is near or at capacity. The final mix will have a bearing on capacity so discussions required with Council at the appropriate time in terms of mitigation.	
Has contact been made with the Local Authority's Education Department?	No	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	Yes Direct access will be available to the AWPR junction at Blackdog once that opens.	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No	

v.uk	
Public transport	Bus route 290 from Aberdeen. Local bus services 67 + 49 within walking distance.
Active travel (i.e. internal connectivity and links externally)	Intend connectivity shown on masterplan. Links shown to the rest of the village and wide countryside. The semi- rural nature of the site means it is easier and safer to travel by walking and cycling in this area.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: No
	Electricity: No
	Heat: No Unsure what this refers to.
	Broadband: Yes If yes, please give details of outcome(s): Services available locally
Have any feasibility studies been undertaken to understand and inform capacity issues?	Yes Please specify: Initial service enquiries have been submitted. Responses awaited
Is there capacity within the existing network(s) and a viable connection to the network(s)?	TBC Please specify: Mains service connection points are available locally. Initial service enquiries have been submitted. Responses awaited.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Yes If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): This will be dependent on the technology and standards at the time.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes Public Open Space will be provided in line with the Council's policies. In addition, linkages to existing POS will be put in place.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire	Yes To be confirmed at detailed design stage.

Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	N/A
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No

15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	Yes
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No
	N/A

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16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m
	Community facilities (e.g. school, public hall)	400m
	Sports facilities (e.g. playing fields)	400m
	Employment areas	400m – 1 km
	Residential areas	400m
	Bus stop or bus route	400m 40
	Train station	>1 km
	Other, e.g. dentist, pub (please specify)	400m (pub)

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not yet
	N/A
	If the site is preferred at MIR stage, then we anticipate meeting the local Community Council to discuss our proposals. If the site is allocated we will engage with the local community as necessary.

18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable: Please tick: <input checked="" type="checkbox"/>
Site viability has been checked using local knowledge and evidence of the house products that sell successfully in this area. The site is viable based on our assumptions and the high level analysis carried out including market conditions.	

19. Other information

Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

Please refer to planning summary and masterplan provided as part of this submission. We will continue to progress our work in support of this development proposal and shall provide updates when available. We would also be more than happy to discuss details with you to assist your consideration.

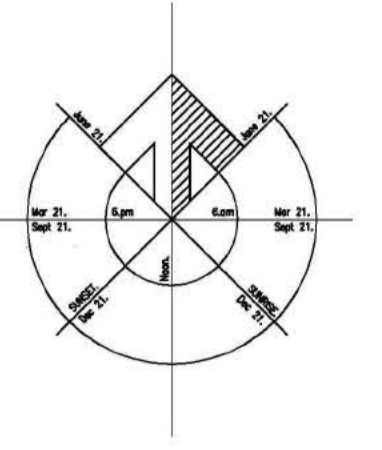
Please tick to confirm your agreement to the following statement:



By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.

REVISIONS

FR141



PROJECT DETAILS

RESIDENTIAL DEVELOP.
AT POTTERTON

MASTERPLAN

Scale: 1:1000 @ A1
Date: 21.03.18
Drawn: [Redacted]

CHECK	INITIALS	DATE
planning:		
warrant:		
tender:		



4 St James Place, Inverurie,
Aberdeenshire, AB51 3UB
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25 Albany Place, Aberdeen, AB10 1YL
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The site extends to 25 acres and the proposed development will comprise 150 to 175 dwellinghouses including 25% affordable homes. Access can be taken either side of the B977 with a further access shown on the minor road to the east. Meaningful areas of open space and landscaping are included with integral SUDS. In terms of accessibility, the completion of the AWPR will make Potterton a far more accessible and desirable area. Pedestrian connectivity is shown throughout the site with links into the existing network. The allocation of housing in this area would tie the 'two sides' of Potterton together where they are currently quite detached from one another and the site also neatly sits between two existing treed areas. Potterton has seen very limited growth and investment as a settlement but is fortunate to have facilities such as the local shop and pub. The lack of housing, however, including much needed affordable housing, has prevented young people from staying in or moving to the village. Potterton would benefit substantially from development which can benefit the local community, bringing together a more cohesive settlement pattern. As part of the development a village green would be created within the scheme with key linkages to the wider settlement providing a focal point for the local community.

The masterplan which has been prepared to support the bid provides more than just a red line around the site, it shows how the site can be designed and that a desirable mix of homes can be delivered. The breakdown of the housing mix is wholly dependent on market conditions at the time but generally would be in the region of 50% detached, 25% semi-detached and 25% terraced. The success [REDACTED] has had across their developments in the Aberdeen Housing Market Area, even in recent challenging market conditions, demonstrates their ability to deliver development and provide a successful and sustainable mix of new homes. This will continue to include the successful delivery of much needed affordable housing.

Potterton is an attractive location for homes buyers but has been protected from development in previous Local Development Plans (LDP's), the attraction of the settlement will increase further with the improved accessibility and the proposed site represents the logical direction of growth which will help address future housing need in the area. Whilst Potterton does not lie within a Strategic Growth Area (SGA), despite its originally proposed inclusion, and lies just outwith it and the Energetica Corridor. Its potential strategic role is however emerging and could play an important role in the future prosperity of the Formartine

Area and wider Aberdeenshire. The close proximity to Aberdeen City is also important in considering this as a viable location for new development.

It is understood that the Council will be reviewing boundaries such as the Green Belt, Aberdeen Housing Market Area and Rural Housing Market Area. It is therefore an opportune time to review the Green Belt allocation around Potterton and appropriate identify suitable development opportunities. We propose that this site would be the most ideal option for future growth of the settlement. One of the reasons for allocating Green Belts is to manage the growth of a town or city in the long term. Development of the proposed site would fit within the landscape and provide opportunities for greater accessibility around the settlement and an open space network which would enhance the character, landscape setting and identity of Potterton particularly on its north side, where the settlement currently has a very hard edge This was highlighted by the LDP Reporters report which stated:

“The site relates well to existing development, and it is visually contained by the surrounding topography and the woodland to the east. The roads surrounding the site would provide a clear boundary. The site also maintains a degree of separation from Mill of Potterton, which has its own distinct character.”

It is clear that in terms of delivery of the previous 2012 LDP that while the economic climate had an impact, the strategy has not delivered as planned over the lifetime of that plan. The 2017 LDP did not alter this spatial strategy relying on under delivering sites to increase their output which has not happened. This needs to be addressed urgently with new development opportunities identified in desirable settlements where there are no current allocations, otherwise there is a high risk that the housing requirement will not be delivered. The strategy for delivering growth across Aberdeenshire must change. The Strategic Growth corridor will remain important, but delivery of large sites in these corridors has been challenging and has impacted dramatically on the supply of new homes in recent years. The large allocations at Peterhead, Blackdog and Ellon in the main appear to have had delivery problems with the main influencing factors being the ownership and size of the sites and that all allocated development is in the one location. Cromleybank at Ellon in particular is still not showing signs of development.

The strategy moving forward into the next LDP must be to look at these larger sites and while they may still be allocated, perhaps in phases over periods of time, there is a need to look at realistic, smaller, deliverable sites nearby to supplement housing delivery. The site at Potterton is of a modest size in a sustainable location close to facilities and within commuting distance of Aberdeen and also to the north.

The lack of delivery of sites has also affected the delivery of much needed affordable housing. It is clear from other sites that [REDACTED] has developed across the Aberdeen Housing Market Area are that they are ideally placed to deliver the required development. Clearly, their track record in delivery of both open market and affordable housing is an important consideration.

In conclusion, it is clear that the lack of range of development opportunities across locations in Aberdeenshire are concerns and do not help achieve the vision of Scottish Planning Policy. While there will be large allocated sites for development in this area, there has been a change in circumstances in the last few years whereby the expected development has not been achieved. Development needs to happen to support the growth and prosperity of Potterton and the surrounding area. The site at Denhead Croft, Potterton is a realistic and deliverable allocation and it can be delivered in the plan period 2021 – 2031.