

12th June 2020

Planning Policy Team,
Infrastructure Services,
Aberdeenshire Council,
Woodhill House,
Westburn Road,
Aberdeen,
AB16 5GB

Objection to the Proposed Local Development Plan 2021 for Potterton
Reference: LDP2021NN

I would like to object to the proposed Local Development Plan for the changes in the village of Potterton.

I object to hearing consistent reports from interested parties that this is a "done deal", as though our Green Belt, Ancient Woodland and our sense of community has already been decided upon prior to this stage of consultation. I appreciate that due to the Covid19 pandemic, there has not been a public meeting with regards to the changes to be made to the village, but nevertheless, the community deserves more engagement than has been made accessible to them. Especially when this massive shift in the LDP for our area could be made to irrevocably change the future of this village.

Green Belt is supposed to be protected and should not be for [REDACTED] the purpose of housing development. The purpose of a Green Belt, as outlined in the Scottish Planning Policy (Scottish Government 2010) is "to direct planned growth to the most appropriate locations and support regeneration and to protect and enhance the quality, character, landscape setting and identity." This is not an appropriate location for this kind of development, and I believe our Green Belt here at Potterton should be protected. The areas around Potterton mentioned in the Local Development Plan are currently Green Belt areas, yet are to be changed into areas suitable for housing and this is unacceptable.

The village has come together during the pandemic and has appreciated the green open spaces more than ever. The community is in danger of losing the character and identity of a fantastic village. We will lose our green spaces. Our environment and wildlife will suffer the impact of woodland being destroyed.

The proposed area is classed as Green Belt and other sites are available in the local area which are not classified as Green Belt, such as the pre-approved site at Blackdog. Blackdog lies 1 mile to the east of Potterton, which has already been established as a site suitable for 600 houses and has the roads infrastructure in place already to cope with the extra road use. It could be argued that there are 600 houses planned for the site at Blackdog currently, within a mile of our village. Is there any need for an excess of housing in addition to this?

As established by the Land Audit, there is currently 7.2 years of available housing within the Aberdeen Land area. This housing is not needed here. The changes to the Local Development Plan do not accurately depict the wishes of the community, who are relatively unaware that this mass development is in the pipeline.

There will be excessive traffic and noise, and an increased risk to all road users long term. The roads are not suitable for an additional number of houses. The trunk roads which connect to the AWPR were not upgraded, and are not set to be upgraded as per the Proposed LDP. The traffic risk assessments within the LDP are completely inadequate and do not portray a real account of the rural roads around the village.

There is no investment planned for upgrading roads, schools or support facilities to cater for the increased population, especially the 25% of affordable housing allocation which is to include a large amount of social housing via a housing association. This is irresponsible, as there is a lack of infrastructure to support those with additional needs requiring local amenities to be available in the immediate vicinity of their homes. There is not an adequate bus service to support those most at need to reach services, such as pharmacies, doctor surgeries and local authority offices.

Our local primary education at Balmedie Primary School is already struggling with over capacity and whilst Potterton is based in Aberdeenshire, children are transported to Bridge of Don Academy in Aberdeen City rather than remain within the local authority for secondary education. There is currently no provision made for children within Potterton to be transported to our local authority secondary school at Ellon Academy, therefore how can the local authority adequately support the education of more children within this area?

We will suffer from overcrowding of the village – roads, schools and infrastructure do not support becoming an Aberdeen 'suburb' and it could be argued that people chose to live and remain here because they liked living in a rural quiet village as opposed to a sprawling town space such as Bridge of Don.

Please consider this a representation of my objection of the Proposed Local Development Plan 2021.

Yours Sincerely,


Kenneth Gibson

For the attention of Midformartine Elected Representatives:


Mailing Address: Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.


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