

From: [REDACTED]
To: [LDP](#)
Subject: LDP2021NN
Date: 30 June 2020 12:17:50

Dear Planning Policy Team,

As a resident of Potterton, I am writing to object to the removal of reserved sites from the Green Belt around Potterton and the developments OP1 and OP2.

The question needs to be asked whether so much new housing is actually needed or will be needed for the foreseeable future. Within the 2019 Housing Land Audit there are 7.2 years of land supply availability for Aberdeenshire. This was before pandemic and before the drop in the oil price. The UK's oil and gas industry could lose as many as 30,000 jobs over the next 12-18 months, according to Oil and Gas UK. We can not ignore the impact those job losses will have on our area and the existing housing market. According to Aberdeenshire Council's Monitoring Report, "Local economic performance is intrinsically linked to the performance of the oil and gas industry."

My objections are in part based on reservations contained in the LDP text itself

- The LDP text admits that there is insufficient sewage capacity for all the proposed housing sites
- It also admits that the site suffers from surface water, so the housing would be at risk from flooding
- It suggests that 'improvements' might be required both to the B999 and the C-class road east of the development, a clear admission that this development will generate significant additional traffic.
- Assuming each new household owns at least one car, the development would generate hundreds of additional car journeys at a time when we are supposed to be reducing carbon emissions - the text talks about 'public transport infrastructure', presumably jargon for 'bus stops', but how many new residents would really take the bus into Aberdeen every day?

There are also inaccuracies with the Main Issues Report. It claims that the Church and the Manse have always been the centre of the village. But original Potterton village existed as the shop, four original houses next to it in the row. Manse Road didn't exist, several cottages/farmhouses existed as part of Laingseat Farm and Denhead Farm on that side of the village. Panmure Gardens from 1-9 were the next to be built in 1951/1952. The village was not originally located along Manse Road, and this can't be used to create the "settlement's sense of place" closer to desired sites of OP1 and OP2. Planners don't know their local history.

The site is also of unique historical and archaeological interest. One resident has drawn attention to the unusual slopes and shape of the field behind Denview. The field has Broad Ridge and Furrow, which was a system of ploughing used in the Middle Ages - this site is recorded as dating back to 1100 - 1500AD. It has been preserved due to it being used as grazing land. It's pretty unique, and when the fog lies in the furrows it's particularly stunning! Especially next to the Ancient Woodland that it's sat in situ with for so long.

The variegated wildlife in the area should not be forgotten. There is a clear omission of information with regards to biodiversity. Other sites within the village refer to the negative impacts of Biodiversity as: "Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species." The proximity to these areas of biodiversity is noted throughout the report for proposed sites around Potterton, but has been omitted for sites OP1 and OP2. Both OP1 and OP2 are within the same close proximity to "qualifying sites" and "qualifying species". The Local Authority can not choose to use information for one proposed site but omit it for another, when the sites are all within the same close proximity.

According to one resident, there are bats that swoop down from the woods behind the wooden houses every night around dusk. This has been going on for the past couple of years. Bats are a protected species.

I very much hope you will take these objections on board and refuse to allow the removal of reserved sites from the Green Belt around Potterton and the developments OP1 and OP2.

Yours sincerely,

De Gordon Burgess