

Objection to OP1 and OP2 Developments ( LDP2021NN)

I have just become aware of the above mentioned developments being proposed for Potterton and wish to record my objection to such development even being considered.

Reason for Change.

Inappropriate use of Greenbelt Land, this is not an appropriate location for this kind of development and the Green Belt here in Potterton should be protected. The areas around Potterton mentioned in the Local Development Plan are currently Green Belt areas yet this proposal would change these areas to allow housing to be erected and this is totally unacceptable and unjustifiable loss and use of Green Belt land.

Previous Local Development Plans.

In the Submission of the Report of the Examination, dated 19<sup>th</sup> Dec.2016 planning reporters acknowledged that no modification to the Green Belt were recommended in Potterton. Since that report no evidence has been provided to advise what has changed that would allow such growth to be permitted in this village and therefore bid sites for large scale development should not have been included within the Proposed Local Development Plan for Potterton.

I understand that people require housing but NOT on greenbelt land when other sites are available in this local area. This development will not enhance this area without additional infrastructure being included into this plan.

- 1) The road structure around this development is not adequate for the additional road traffic it would bring. The roads North (Manse Road) and the road East connecting to the AWPR require major upgrading and widening even to present local road traffic. if this proposal is to get the go ahead major works would be required on these roads because at present they are very poorly maintained and are narrow.
- 2) The main road into the village ( Panmure Gardens) from the B999 has three (3) areas that have been built out to narrow the road and restrict traffic flow and traffic parks on the main road at the first restriction closest to the B999, which sometime restricts traffic even further. Additional traffic (estimated to be 300 + cars) on these roads in their present condition could be more hazardous than they are now.
- 3) These proposed additional housing developments would increase the total amount of families living in Potterton which have young families with no additional schooling facilities. This could be problematic to say the least.
- 4) The proposal states, that the public transport (bus stop) is 400m from the development, which it is, but it does not state that this bus service is already inadequate and if you have 200+ more families living in this location, the situation would become even worse. Or are you assuming everyone will use private transport on the already inadequate roads.
- 5) These proposals have no provision for increased amenities in its plans for the village. At present we have one village shop which is located at the corner of Panmure Gardens and the B999, which has limited parking (2 cars only) so most cars park on the pavement outside the shop restricting traffic entering the village from the B999, which includes public transport. If the shop is getting deliveries and the deliverer parks their vehicle outside the shop while carrying out their deliveries, this situation increases 10 fold.

- 6) This proposal would double the size of Potterton without giving any thought to where can young people congregate and play. Teenagers require places to go in the evening or they end up gathering in groups which could end up causing disturbances of a kind that Potterton does not have or want. Does Aberdeenshire council consider that additional policing requirements that maybe required by the increase in population in this area.
- 7) Aberdeenshire council do not have a good reputation for looking after the areas under their control. Very little work in these areas is seen to be carried out by the council. We have weeds growing up along the kerb edges in most streets which the residents have taken to clearing themselves. We have poor road surfaces in the village and on the B999, no major road maintenance has been carried out for years, only patch works to fill in surface holes which has not been carried out to a good standard and normally breaks down again within weeks. So the thought of an additional 200+ houses with additional road maintenance by Aberdeenshire council does not bode well.
- 8) There seems to have been a great lack of communication with the public on this matter and due to Covid-19 there has been no public meetings to discuss the changes to be made. The community deserves more engagement than has been made available to them on this matter.

People came to live in Potterton to get a village life and get away from the city and we do not want to lose this very precious character and become a suburb of Aberdeen like Bridge of Don.

Your Faithfully

John Boota,

