

From: [REDACTED]
To: [LDP](#)
Subject: Potterton Development Plan
Date: 10 July 2020 18:14:05

Hello,

I am writing to you with regards to the proposed development plans in Aberdeenshire, around Potterton.

Reference: LDP2021NN

I have a few major concerns about the plans, with incorrect information and information not yet verified, or unaccounted for.

Road Traffic

The first problem concerns the road traffic increase. Potterton is a small village, where people commute to Aberdeen, Ellon, and surrounding areas. Ellon may also be the closest school choice for many parents, despite being over 10 miles away. There are approximately 400 houses in Potterton, each with 2 or 3 cars from what I've observed. So we have at least 800 cars as it is, more for families with children over 17 who drive their own car to work or other. The bus service is inadequate, with hourly intervals. This was not mentioned on the report. The price of the buses also result in it being cheaper to drive to Aberdeen directly to a place of work. As I write this, at 5pm on a weekday, the next bus is in 45 minutes, then 2 hours after that. It is then a 2 hourly service on weekends. This is clearly not adequate for a population increase of 50-60%.

The roads are already at a high capacity, with many tight bends are already problematic during peak times of day. We also have multiple cyclists and local dog walkers who walk on these unmarked roads with no pavement, who would be at substantial risk not only during the 5+ year development of site traffic, but for after too, with 200 houses producing an estimated 400 new cars, all in a concentrated area on one unmarked, single track road.

The report for the development plans does not account for the C road at the development sites OP1 and OP2, where Manse road (single track, no pavement) joins onto the unnamed road going to Belhelvie. This has a very tight hairpin bend where two cars cannot fit around it. This is also a current bottleneck for two cars passing near the houses at the junction, and causes a complete standstill when a bus approaches. This however cannot be modified as the land either side of the road here belongs to the houses there. There absolutely must be a new road network constructed in the area, as this is the only route from Potterton to the bypass, which was highlighted as a benefit for the site. Likewise when tractors, buses, or HGVs come along this road, traffic is at a standstill till one or more people drive into the banks or into driveways to let the other vehicles pass. This is also again a road where people

walk their dogs to access nearby nature areas. The road would absolutely require development before the houses are constructed, to avoid potential accidents to other road users, or pedestrians. Large goods vehicles wouldn't fit round most of the roads here.

The other route out of Potterton is via Manse road to the B999. The junction at Manse Road and Panmure Gardens is a blind corner, where two cars again struggle to fit around. I've almost been hit on my motorbike here twice, and this poses a serious risk if 400 more cars are going through the junction. Construction traffic would not fit through this junction, as large deliveries I've had before have had to take an alternative route. This would really again have to be modified to make it more suitable for the increase in traffic.

Environmental

Aberdeenshire Council aims to support the environment and health, being "Committed to increasing levels of walking, cycling, use of public transport, and car sharing". Building another 200+ houses in a small town with an irregular and expensive bus service, no train line, and no cycle paths or pavements to Aberdeen, directly competes with the goals of this statement. Car sharing is of course still a possibility, but Potterton is a town people move to as it is between Aberdeen and the greater Aberdeenshire, where people work all over in different areas. Car sharing for this town is as such, currently unrealistic. Building more houses in a small town with poor public transport facilities will only worsen our environmental impact. I used to walk or take a bus to work, but moved here as my partner works all over Aberdeenshire, and as such have had to drive into Aberdeen for work now, since the morning bus service takes x3 as long and costs x4 as much.

The loss of a historical green space site is also clear evidence of environmental factors being ignored. Toads, frogs, newts, birds, and many different types of bees are just some of the wildlife that live in the north field of Denvie Road (proposed site 1). The report said that the local forest will be preserved as green space for the area, but for how long? The fields are green space too.

Drainage

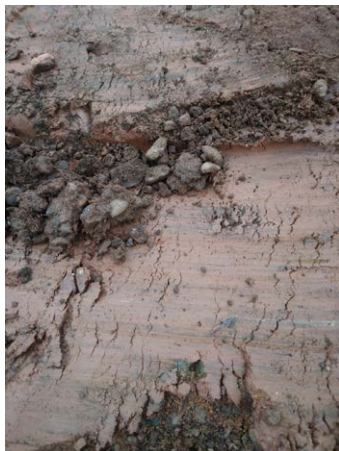
Another substantial issue is the drainage in Potterton. This has always been an issue since the current village was developed. The water supply, sewerage, and drainage system were built too small, and the developers actually had to stop building early as they were all at full capacity. Since then I'm told that the water systems were upgraded, but continue to block up and cause risks for environmental damage. Local drainage points such as the burns currently almost overflow during moderate to heavy rainfall, so I don't see how there will be capacity for another 200 houses and loss of natural drainage at the development sites highlighted.

The houses on Denvie Road, Denvie Crescent, and Denhead Crescent, and some of manse road, are all angled so that the natural

drainage is towards the fields at the back of Denview Road. These are the same fields that have been highlighted for the best opportunities for development. If this area is to be flattened and raised, the site drainage will then form a flooding risk at the border of the houses of Denview Road and the new development.

For evidence of the drainage issues I face right now, I've attached an image (IMG1) of the surface 10cm below the turf level on my property. It is solid clay throughout, hence why we have so many problems with spongy, marshy turf, and houses on this street have had to install their own additional drains to help with the problem and route more of the water during heavy rain, downstream towards the fields (where the development site is planned).

As all these houses are built for drainage to carry onto the proposed development area, the loss of the natural drainage could result in significant and currently unknown effects in the surrounding area. During heavy rain, the area floods slightly. We really need to see a detailed solid plan on how flooding will be prevented, so damage won't be an issue in the future.



Right to privacy

The most recent plan I've seen (PLAN1.jpg) has houses facing the properties on Denview Road. This is a real and unaccounted for problem for people's right to privacy. All houses on Denview Road have gardens that slope downwards to the proposed development site, with a height difference of a few meters. This means that any house built with windows facing the properties on Denview Road, will have views over the entire back gardens of multiple houses, so all privacy there will be entirely lost. It is an absolute must that if houses are to overlook these properties, that they do not have windows overlooking any property, on that side of the house. The problem arises again when considering the rear gardens of the new properties, where people will clearly be able to look up and through the rear windows of anyone's on Denview Road, since they are substantially higher and cannot be privatised via maximum fence heights of 2m. The right to privacy is even mentioned in the Human Rights Act 1998. At the very least, consideration should

be made into making the border a green space, given the loss of a large historical green space area Potterton will be facing.



Housing Market Decline

There is currently a substantial surplus of properties available for sale and rent both in Aberdeen and greater Aberdeenshire. I only recently moved here from Dundee, and was very surprised how many were for sale and for rent, due to the market still trying to recover from the last oil crisis and slump in property sales. The housing market moves very slowly here, with our current property being on the market for almost a year before we bought it, and that was at a substantially lower price than what the previous owner paid for it, due to the market still slowing down and failing to recover. The area has a large number of properties for sale with no buyers, compared to Edinburgh for example where properties are selling within days because there is such a high demand due to a lower surplus.

I have no doubt the current pandemic slump will recover, but we have now been faced yet again with another oil crisis, and facing potentially more redundancies than last time. I myself am too unfortunately being made redundant, as is half of the workforce of my employer in Aberdeen. Friends in other companies are at risk of redundancy, including large names. This is not a feasible time to begin the mass construction of houses in green spaces, as there all it will do is worsen the surplus of houses for sale, and prevent the market from recovering. I fear there will be not only short and medium term damage, but long term too, as people move out of oil and move city, and the number of houses for sale grows, the prices lower, and future developments become economically unsustainable.

Thank you for considering my concerns and allowing me the opportunity to raise them,

Kind Regards,

Colin Morrison



Date: 10/07/2020