

From: [REDACTED]
To: [LDP](#)
Subject: LDP2021NN
Date: 15 July 2020 20:36:33

Ref planning application LDP2021NN

Dear Sir/ Madam,

I would like to object to the Proposed Local Development Plan for the changes in Potterton. The Proposed Local Development Plan would open up the area to mass development and I do not wish for this to happen to the village of Potterton, allowing for over 50% increase in housing over 5 years, as well as potential for the village to triple in size if this onslaught of building were to continue. I object to OP1, OP2 and the destruction of the green belt around the village of Potterton.

There are several reasons for my objection as noted below:

Inappropriate use of Greenbelt

This is not an appropriate location for this kind of development, and the 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. This is an unjustifiable loss of Green Belt.

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 were relatively unaware that this mass development is in the pipeline.

Roads and Lack of Infrastructure

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 Local Development Plan. These are C class country roads, including single tracks, passing places, blind summits and narrow bends. It is entirely irresponsible to increase traffic on these roads, during building development and ongoing through a surge of new occupancy.

The transportation note within the Main Issues Report was completed by RPS Ltd on behalf of the developer of OP1 and OP2. Based on their findings, Potterton has an average of 1.7 cars per household. On that assumption, it would be an additional 396+ cars. However, within the transportation note, they consider no impact on the village from increased traffic, or increased construction traffic.

Within this transportation note, it accounts for Potterton having a 'frequent' bus service, however this needs to be corrected, as according to Local Bus Service Policy, Potterton has a timetabled service. (Frequent is less than 15 minutes intervals.)

Road safety is already a massive concern, without additional pressure on the roads surrounding Potterton. The transportation note lacks credibility as it does not accurately depict roads and transportation around the current settlement.

Whilst the benefits of the AWPR linking to all major business parks in Dyce, Westhill & Altens are highlighted, Potterton has no direct bus services to any of these destinations.

Also, almost all of Potterton's amenities are centred around Balmedie, and again, there are no direct bus services to Balmedie.

The scale of this development WILL result in traffic loading due to lack of public infrastructure in bus services, as all residents will have to drive to access services. The Main Issues Report (on why bid site FR123, the old Wester Hatton tip was undevelopable) recognized that additional traffic loading onto the AWPR at this junction was not to be taken lightly. The Main Issues Report on bid site FR123, also identified concerns of forecasted traffic growth and a potential bottleneck to the Blackdog AWPR junction. The benefits of the AWPR will be diminished by development at Potterton.

"Arguments that it will contribute to forecast traffic growth at this location are not to be taken lightly if the function of the AWPR as a transport corridor, and not a development corridor, is to be delivered." (Main Issues Report)

Education

Ongoing concerns from the local community council have continued to be noted in their meetings, and yet the proposed LDP does not raise education provision as an overwhelming constraint.

"All residential development may be required to contribute towards additional primary school capacity." (pLDP) - It is not appropriate to accept developers contributions as part of housing development and then address educational provision after the fact. Balmedie Primary is already predicted to be at 118% capacity within 5 years. This needs addressed before any new development should be considered within the entirety of the Balmedie Primary catchment area.

Ancient Woodland and Protected Species

There are historical interests, such as cairns and standing stones. There are protected species in the area and ancient woodland. These should be protected from development.

Landscape Value

Within the Landscape Character Assessment of Aberdeen (Nicol, I et al, 1996), Potterton is acknowledged as a Landscape Character area and also states that *"Large scale development would not fit in with the existing pattern"* and should *"allow existing areas of greenbelt to have some permanence."*

Lack of Community Engagement

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 Local Development Plan for our area could be made to irrevocably change the future of this village.

In a recent LDP email update from Aberdeenshire Council, it was noted that there was an opportunity for an Officer from the Policy Team to attend a Community Council meeting virtually, however this has not been made available to the residents in Potterton.

Social Exclusion due to lack of access to technology

The COVID-19 pandemic has made the information completely inaccessible to many members of the community who have no access to appropriate technology. This is not apathy towards planning and development, but a lack of access to information.

Sewage/Lack of infrastructure

It is concerning to note that OP1 and OP2 lie within SEPA's 1 in 200 year Flood Risk Area.

It is noted in the Strategic Environment Assessment report for Formartine that there would

be localised impacts on watercourses during development, which is concerning when the sites border existing homes, Ancient Woodland and the protected species which live in the woodland.

There is insufficient capacity at Balmedie Waste Water Treatment Works for all the development in Potterton, Belhelvie, Balmedie and Newburgh included in the Proposed Local Development Plan.

Scottish Water are aware that there is a high water table at Potterton, with ongoing issues with drainage and run off, which the pumping station can not cope with. Additional development would not be suitable in the sites noted in the Proposed Local Development Plan.

"The village was originally located along Manse Road"

This is factually incorrect within the Main Issues Report. 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. It appears from this statement that the proposed Local Development Plan wants to favour that side of the village as a central point or hub, which in turn would allow for mass development.

Planning documents claim that there's no "sense of place" and "lack of identity" in our village, but this diminishes the experience of living here whilst equally appearing to market the Green Belt for development. Potterton has always been a community and the resident's value it and take pride in it.

Previous Local Development Plans

In the Submission of the Report of the Examination, dated 19th Dec 2016, planning reporters acknowledged that no modifications to the Green Belt were recommended in Potterton. Under Settlement Features, " *Paragraph 49 of Scottish Planning Policy identifies that a Green Belt should support the Spatial Strategy by directing development to the most appropriate locations, protecting and enhancing character, landscape setting and identity of a settlement and provide access to open space. It is appropriate to maintain the Green Belt around Potterton to support the vision for the settlement*". Potterton was excluded from Strategic Growth Area at this time.

"No evidence has been provided to substantiate the concern that the long-term viability of existing services may be threatened unless growth is permitted. Even if this were the case, this would not be an adequate basis for permitting the large-scale growth being sought."

In this time, nothing has changed that should allow such growth to be permitted in this village or within the Belhelvie area, therefore bid sites for large scale development should not have been included within the Proposed Local Development Plan for Potterton.

As you will see from the above there are several very valid reasons why the housing application should not go ahead.

Yours sincerely,

Fiona McWilliam


Sent from my iPhone