

Dear Sir/Madam

I wish to **register my objection to the proposed changes in Potterton Aberdeenshire;**

OP1 and OP2 on the Proposed Local Development Plan 2020.

This proposed Local Development would only lead to further requests for development and completely engulf Potterton as a village and thus have it become a suburb of Bridge of Don. We moved here 36 years ago to live in a village not a suburb, knowing that we had to look to Aberdeen or Balmedie for amenities and schooling.

Potterton is not an appropriate location for this type of development. We are a Green Belt area and this is backed by your own planners: Report of Examination 19/12/2016 which stated that 'Planning reporters acknowledged that no modifications to the green belt were recommended in Potterton' and this is supported under Settlement Features, Paragraph 49 of Scottish Planning Policy. Potterton was excluded from the Strategic Growth Area at this time.

On previous development applications it was noted: '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 sought'.

OP1 & OP2 are fields which have been purchased by the Developer speculatively, in the full knowledge they were in Green Belt Areas. Neither the Council nor the Residents of Potterton should feel under any obligation to the Developers or Landowners.

This Green Belt should be protected, not developed. The Local Development Plan shows these areas around Potterton as Green Belt Areas; filled with rich biodiversity, protected species, cairns and standing stones and ancient woodlands, and it is therefore unacceptable for a Developer to request this be changed to [REDACTED] and to the detriment of the village, the people and surrounding areas.

The road infrastructure is yet another reason this development should not be allowed. The B999 is the main direct route into Aberdeen City for many people and the only main road served by timetabled public transport. This is an hourly service at best either coming directly along the B999 or coming from the Belhelvie direction on the C class road to the B999. For those unable to access the bus stop on the B999, the bus service becomes 2 hourly. This is **not** the 'frequent' bus services as reported in the Main Issues Report completed by [REDACTED] on behalf of the Developer. A 'frequent' bus service is less than 15 minutes.

All other roads surrounding Potterton are C class: even the route to the new junction for the AWPR is a C class road with numerous bends and blind corners, often resulting in meeting oncoming vehicles in the middle of the road. It should be noted even with all the signage,

there have already been accidents at the junctions leading to and from the AWPR in its short lifespan.

■■■■■ estimate 1.7 cars per household. With a request to build 230 houses though only 180 are shown on plan, this constitutes a significant increase in traffic volume, noise and pollution along these small roads. The Main Issues Report on why the old Wester Hatton tip was undevelopable, recognised that additional loading of traffic onto the AWPR was not to be taken lightly and that it also identified concerns of forecasted traffic growth and potential bottleneck at 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'.

The C class roads are not suitable for the prolonged use by the heavy building lorries or equipment required for the building of this development: the B999 suffered verge damage during the building of the AWPR with the increased use of heavy lorries. They are not suitable for the increased number of cars that the new development will encourage both during and after development, given the lack of public transport: workmen arriving on site, (where will they park?) and once occupied.

As a result of the Covid 19 restrictions, there have been numerous changes to the ways people work and have access to information. I am concerned that this plan has been proposed at a time when the Local Community cannot engage in a public meeting and when, with our poor Broadband coverage, access to online resources can be limited. This has not been a truly democratic process as I know several people do not have access to technology and are reliant upon others to provide them with information. Can this not be put on hold until a proper public consultation can be held?

I am also concerned that the plan only shows 180 houses of the proposed 230. What is the reason for the omission and what type of houses are they holding in abeyance?

The proposed site will also impact local watercourses during development. The land is prone to waterlogging and flooding due to the high water table at Potterton. This could affect existing homes if development starts.

It is my understanding there is insufficient capacity at Balmedie Waste Water Treatment Works for all the developments proposed in the Local Development Plan for Formartine. The Developer does not mention this in their proposal.

Also as a result of Covid-19, ■■■■■ redundancies within the Oil, Hospitality and retail sectors have occurred and adding in the continued fall in the Oil price, economic recovery is at the least unpredictable. These jobs will not return in the near future.

The Local Plan will not have been able to take account of these substantive changes or the recent socioeconomic impact **and the reports are based upon previous estimations of high demand and high house prices indicating a requirement for the future.** It is important that the **Council take into account that these reports are now outdated and do not reflect the current and probable future situation.** There are already developments within Aberdeen, Aberdeenshire and on the Boundaries of Aberdeen/Aberdeenshire in the process of being built or already approved. I find it difficult to understand the justification for more houses given the impact of the pre and post Covid downturn of the oil industry and the current economic situation impacting everyone.

There is no need to add a further development which will have such a significant impact upon the surrounding area and residents, the Educational establishments and Medical Provision. GP surgeries are overstretched and unable to recruit as it is.

I trust you will forward this letter of objection to the appropriate committee for consideration.

Yours Faithfully

Mrs Christiane Taylor.

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