

**From:** [REDACTED]  
**To:** [LDP](#)  
**Subject:** Proposed Aberdeenshire Local Development Plan 2020 - Response  
**Date:** 26 July 2020 22:01:04

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Hello

I wish to make the following comments with regards to page 476, Potterton on the proposed development plan.

**Vision:** The plan states that Potterton is a small settlement within the Aberdeen green belt. Yet the two proposed development sites will bring a potential additional 233 houses to the village which I understand will be an increase of over 50% on the existing number of houses. This will change the area from a village to no more than urban sprawl from Aberdeen City. The village currently has little character and needs more facilities rather than more houses.

**Services and infrastructure:** The current Manse Road and C-classified corridor to the Blackdog junction is already unsuitable for the existing traffic. Manse Road to the northeast of the village is a narrow single carriageway with traffic having to slow or even stop when meeting oncoming traffic. It cannot accommodate additional village traffic or the proposed number of access sites to the proposed developments. There are currently two houses with access to this section of road and their access has limited visibility and therefore limited safety. The junction from Manse Road to the C-classified road is perilous at best and improvements are needed. Alternative access to the C-classified road from Manse Road should be considered, without any further development.

There is an infrequent bus service linking Potterton (roughly hourly). There are more frequent/regular buses to/from Aberdeen and the North at Blackdog (the flyover) but there is no safe walking route between Potterton and Blackdog to allow people to access these bus services. The AWPR gives access to many parts of Aberdeen City and to the south, this is accessed via Manse Road and the C-classified road to Blackdog. Additional village traffic will add a large amount of volume of traffic using these roads.

There is no mention in the Plan of safe cycling routes. The environmental push is to reduce car usage and therefore good and safe cycling routes are needed from Potterton to various town and industrial areas. Currently there are no such cycle routes available. Good segregated walking/cycling routes are needed to link Potterton with Aberdeen City.

**Primary Education:** the Plan states that all residential development may be required to contribute towards additional primary school capacity but there is no school within the village with pupils having to be bussed to nearby villages for education. Surely a small school should be considered within the village.

**Community facilities:** Almost all of Potterton's amenities are centred round Balmedie but there are no direct bus services to/from Balmedie.

**Allocated sites:** New allocation on Green Belt land (GB). The GB should be protected.

Many thanks

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Sent from [REDACTED] for Windows 10