



REF No LDP2021NN

Stephen Fletcher



22-7-2020

Email



Dear Sir / Madam

I am writing to you to object to the above reference number planning application. I would like you to take all of my points into consideration even though they are all on one objection letter, I have been assured that I can raise more than one objective point in my letter and it won't be discarded. Could you let me know if this is the case well before the deadline of objection? Email me asap please if I'm wrong in my assumption.

I've lived at this address for around 35 years, longer than most other residents here so you will understand I know this area better than most. My first concern is why I was never notified of these plans far earlier? If it hadn't been for a neighbour that informed me four weeks ago I wouldn't have had a clue what was going on.

Why wasn't anyone in the village told there was a meeting we could attend? I believe only the planners and local council were at this meeting with no representatives from the villagers invited or even aware of the meeting, I certainly wasn't informed, it wasn't posted inside the public notice boards around the village or in Belhelvie Banter magazine either because I read them both regularly, nothing came through the post either, is this actually legal? My next concern and a massive problem I can see is the C class road that runs past The Stead Inn. I'm a keen cyclist, according to the Strava app for cyclists, I've cycled over 6000 kms in the past 5 years, I use this road regularly, it is basically a single track road that cannot be widened near the Y junction at Potterton House end as the two house boundaries on the C Road are up to the roadside edge, it is also a blind corner and it is a very dangerous part of the road and already becomes a bottleneck here when vehicles pass by each other. People walk here regularly, its narrow, its width restricted, its a national speed limit (60mph) and there are no paths. it is already dangerous trying to decide which side of the road is safest to walk on, more traffic will make this road extremely dangerous especially in between these two houses on this corner. There are no footpaths at all from The Stead inn walking North, absolutely none for miles around in this Northerly direction even though we are encouraged to walk more. There are no markings to protect cyclists along here, in fact Potterton has no cyclist road markings anywhere, its a dangerous place to cycle, I take my life in my hands getting to Murcar roundabout where my nearest cycle path is, notice its in the Aberdeen council run area, not Aberdeenshire, but we are being encouraged by you to cycle and walk more. Nothing is considered in these proposals as far as cycling or walking is concerned especially our safety. Cyclist numbers are up 57.1% this year, official figures from Halfords, whilst 87% of British people aim to

maintain or increase their spending in bike shops, official figures from [www.bikebiz.com](http://www.bikebiz.com)

So why encourage us to cycle more on one hand, but also plan to build more houses behind Denview road (FR140) (FR141a), then put two more road exits onto a Class C1 road with a blind summit in the middle of it that is regularly used by many cyclists and pedestrians daily. I stood upright in the dip last week and it was impossible to see a large transit van on the other side of the summit, please go and look for yourself, the transit was 50 metres away from me, I was standing upright, Im almost 6ft tall, the transit was completely hidden behind the blind summit on the road and its a 60mph speed limit too. How can this possibly be allowed to have two more exits onto it? No footpaths and no cycle lane protection markings, who decides on these dangerous conditions? I dont even believe its been looked at yet.

If the next development goes ahead on the other side of the road FR141b there will then be three exits onto this small stretch of C road. What are you even thinking about? 3 exits onto a C Class road within 200 metres with a blind summit on it?

If each household has 1.5 cars on average which they will have, then we are talking about 250 cars within just the first developments FR140 and FR141a. If you add on Delivery vans, Works vans, Refuse lorries, Royal Mail, Mobile Library Lorry Fish delivery vans all using this narrow C road someone will get killed. Please consider this safety aspect.

I'm also aware that this is Green belt land, in fact I think apart from Potterton am I correct in saying only Hatton of Fintray is the only other greenbelt land around here? So why destroy a Green belt area when we are encouraged by yourselves and government to be greener and any building on greenbelt land is meant to be discouraged. Why so much contradiction? Be greener but destroy Green belt land, what is it to be?

My 3rd point is we regularly get a Red Squirrel in our gardens, Its an illusive little thing but he/she makes an appearance in my garden. It has been lodged by myself on the website [www.scottishsquirrels.org](http://www.scottishsquirrels.org). These are a protective species as you know. I believe it comes either from Potterton house or the protective woodland next to the house, Im not sure but it runs away in that direction across the field if I stumble across it in the garden. I very much doubt it would come across a housing estate if it was faced with this in its path in future, or with the large amounts of building works that will need to be carried out to wherever its local habitat be. Also, every warm summer evening, we are treated to a display by our local bat colony flying through our trees feeding on the moths, this happens regularly throughout the summer months. Again I know that bats are another protected species but I fear that if more houses are built here and the bats dont have a field access to all the trees along our gardens then they will be driven away from here also .

I really hope these two protective species will continue and thrive here using the green belt land to access our gardens for many years to come.

Thank you for reading my letter, I hope everything will be considered fairly on each of my valid safety and wildlife concerns.

Yours Faithfully Mr S Fletcher

