

LDP2021NN

10 AUG 2020

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise.**

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mr
First Name:	Christopher
Surname:	Brown
Date:	1/07/2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

Aberdeenshire Council Transcription

LDP 2021 NN

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YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

LDP2021NN

I request that you modify the plan to have the Greenbelt designation reinstated

It does not meet the policy on Greenbelt as set out by the Scottish Government

Planning policy

There is no need to justify the need to release of Greenbelt as a national requirement. Given the downturn in the Northeast we don't feel there is an established need to justify the loss of GREENBELT.

The Planning objective for the settlement is to preserve the amenity of the village, which shall be achieved through the use of protected land designations and through the application of the Greenbelt policy' Reinstatement the Greenbelt Designation on both proposed sites. The proposed sites do not meet the criteria for Effective land it is constrained land and should be removed from the local development plan

I request that you remove Potterton from the Energetical Corridor on Page 19 para 5.14

C class roads would not cope with the increase of traffic adding 400+ cars on them. these roads before the AWPR were signed not suitable for HGV, but since the AWPR this has been removed and they simply can not cope as some places are for a single car only.

I request that in the LDP under the vision of Potterton please remove

I request you remove the desire for a new Community Hall and the Business units

Change the Flood Risk from Small Watercourse to Large Watercourse

Remove Ancient Woodland as a provision for Open Space and remove it as enhancing biodiversity. Remove the "should be in keeping with other nearby residential development" from the housing design. Remove the core path they state is in close proximity. Remove the words "should provide connectivity" to the existing settlement.

I object to both OP1 and OP2 and the destruction of the Greenbelt around Potterton

Page9 para1.4

The local development plan sets out the policies will use for determining planning applications. It sets out exactly where developments is expected to take place over the next five years and beyond, up to 2031. This is shown by way of allocations outlined within Appendix 7, Statements, and outlines the way in which the council would wish to see an allocation to be delivered. Where an appendix is used, they are clearly cross-referenced in the plan

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I strongly objection to the proposed plan of the new housing development in Potterton OP1 & OP2 (FR140 & FR141A)

Potterton should not be included in the Strategic Growth Area and in fact it should be in the Local Growth Area

The role of the Belhelvie Community Council in the process needs to be questioned . They have made no attempt to engage the residents of Potterton for their views to the changes of the LDP and the proposed development . The residents of Potterton are frustrated and angry by the way the BCC have ignored them

The destruction of Greenbelt land to allow housing development at Potterton when there is no proven demand or need for more housing land as with the council policy on the enviroment.. There is an abundance of Brown Field Sites in Formartine suitable for development .

It is unacceptable for the LDP to process to conclude without the views of Potterton residents being taken into consideration. I request to ensure that the residents are taken into account before the LDP is finalised

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.

Potterton does not meet the the criteria for effective land supply

The land is contaminated and should be removed from being an effective land
There are flood risks and direct implications for property and its surrounding area's

I request that the LDP to be moified to "remove" Potterton from the Strategic Growth Area. There is also no sufficient space between the houses at the Milton of Potterton junction to allow a car and a bus to safely pass between the housesand to increase the buses would cause a safety issue.

We have no key links to other business area's. If a bus link was to be added to link into the AWPR the road passing through our residence could not accommodate that safely.

. Our roads would not cope with increase of traffic as they are C Class. Thre road traffic report is

more narrow points, issues with visibility, and a hairpin bend at Milton of Potterton back towards the village

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Reason for change: