

10 JUL 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](mailto:ldp@aberdeenshire.gov.uk)

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## YOUR DETAILS

Title:	Mrs
First Name:	Phyllis
Surname:	Mathers
Date:	28 <sup>th</sup> July 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?

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**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):

I would like to object to the proposed local development for the changes in Potterton because of social exclusion due to lack of access to technology.

**Reason for change:**

The Covid19 pandemic has made the information impossible to reach for some people who have no access to technology. These people should be taken into consideration as they are part of Potterton.

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**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):

I would like to object to the proposed local development for the changes in Potterton because of Sewage / lack of infrastructure.

**Reason for change:**

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

Regards Strategic Environmental Assessment the report for Formartine states that there would be localised impacts on watercourses during development, which is a concern when the sites are bordering Ancient Woodlands and the protected species which live in the Woodlands and existing homes.

Scottish Water are very aware that there is high water table at Potterton. There is ongoing issues with the drainage and run off, the pumping station cannot cope with this now so additional development would not be suitable in the sites mentioned in the Proposed Local Development Plan.

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

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**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):

I would like to object to the proposed local development for the changes in Potterton because of the roads and the lack of infrastructure.

**Reason for change:**

There will be an uncontrolled amount of traffic and noise, and a greater risk to all road users long term. The trunk roads are unsuitable for an additional number of houses. The trunk roads that connect to AWPR roads 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 roads. I myself was walking on them a couple of days ago and I was nearly knocked down a few times. It is entirely thoughtless to increase traffic on these roads, during the building development and ongoing through a surge of new occupancy.

The transportation note within the Main Issues Report was completed by RPS Limited on behalf of the developer of OP1 and OP2. Based on their findings, Potterton has an average of 1.7 cars per house. Knowing this, it would be another 396 + cars. However, within the transportation note, they consider there would no effect on the village from the increased traffic, or construction traffic without additional pressure on the roads surrounding Potterton.

Within the transportation note, it states that Potterton has a frequent bus service, this is not true as according to Local Bus Service Policy Potterton has a timetabled service. (Frequent is less than 15 minutes intervals).

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

The AWPR has been a great benefit linking to all major business parks in Westhill, Altens and Dyce are highlighted, Potterton does not have a bus directly to any of these places. Most of Potterton's amenities are centred around Balmedie.

The scale of this development will result in traffic loading due to the lack of public will have to drive infrastructure in public bus services as all residents will have to walk or drive to access services. The Main Issues Report (on why bid site FR123, the old Wester Hatton tip was undevelopable) recognized that a lot more 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 traffic jam to the Blackdog AWPR junction. The benefits of the Blackdog AWPR will have declined by the development at Potterton.

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**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):

Please remove Potterton from the Strategic Growth Area.

**Reason for change:**

Please remove Potterton from the Strategic Growth Area as Potterton is in a Local Growth Area. There are also no housing allocations as part of the Energetica Corridor to support the statement that Potterton should be included for housing to support the corridor, so it should be removed. See spatial strategy map in the LDP - Potterton is not in the Strategic Growth Area it has been excluded.



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I would like to object to the proposed local development for the changes in Potterton as it is the inappropriate use of Greenbelt

**Reason for change:**

The areas around Potterton identified in the local development plan are currently Greenbelt and are to be changed into areas suitable for housing. There is absolutely no reason why this should happen. There is 7.2 years of available within the Aberdeen land area that was established by the Land Audit. There is also no requirement for additional housing in Potterton as there are other available areas outwith the Greenbelt areas.

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I would like to object to the proposed local development for the changes in Potterton Previous Local Development Plans.

**Reason for change:**

On the 19<sup>th</sup> December 2016 the report of the examination was submitted. Planning reporters acknowledge that no modifications to the Greenbelt were recommended in Potterton. Under Settlement Features, "Paragraph 49 of the Scottish Planning Policy identifies that a Greenbelt should support the Spatial Strategy by directing development to the most appropriate locations, protecting and enhancing character, landscap setting and identity of a settlement and provide access to open space. It is appropriate to maintain the Greenbelt around Potterton to support the vision for the settlement". Potterton was erased 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." Nothing has changed that should allow any growth to be permitted in Potterton or in the Belhelvie area. Bid sites for large scale developments should not have been included in the Proposed Local Development Plan for Potterton.

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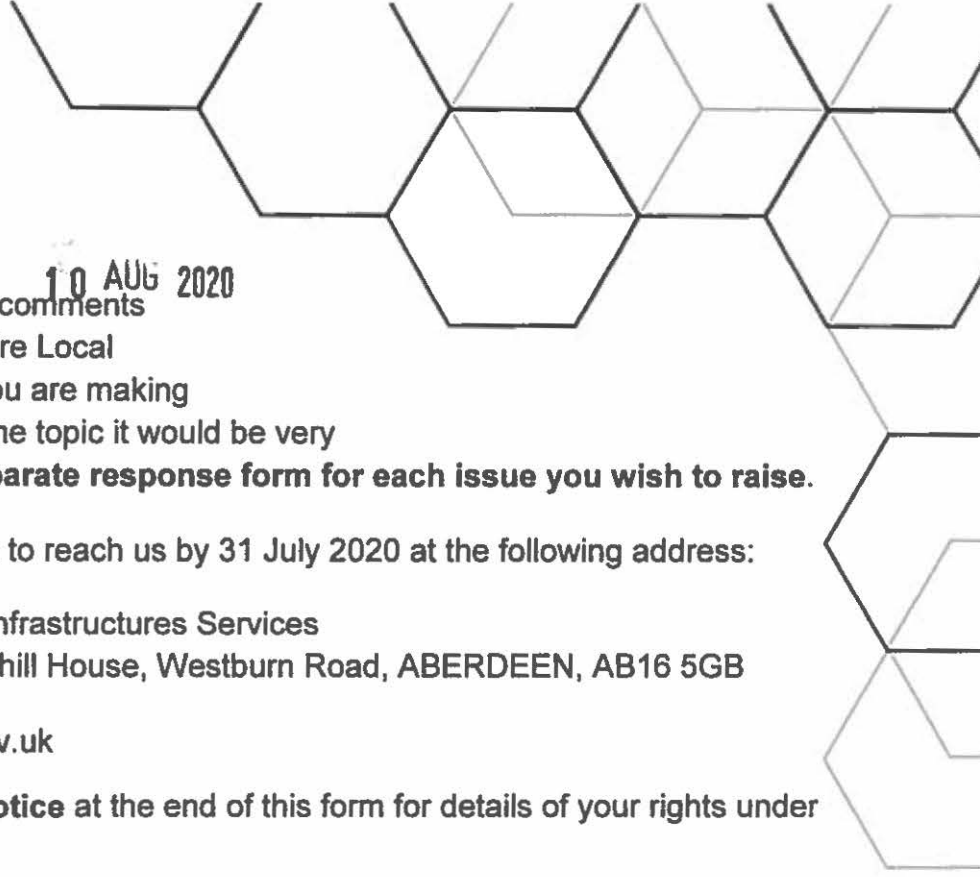
**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Please remove the word contemporary from the vision statement.

**Reason for change:**

Reason for the removal of the word contemporary is because Potterton is all 1 or 1 ½ storie houses and the proposed development do not fit in with the existing houses. The proposed site is at a higher level than my existing home.

I am in a bungalow it is not acceptable to put a 2 storie house next to a bungalow. As per planning technical advice note.



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**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):

Please remove the need for Business Land.

**Reason for change:**

Because no employmet land allocation identified in Potterton.



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**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):

Please remove the desire for a new Community Hall.

**Reason for change:**

The community has not asked for a Community Hall so this should be removed.

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**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):

Please reinstate the Green Belt designation.

**Reason for change:**

The housing land supply has been met.

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I would like to object to the proposed local development for the changes in Potterton as "the village was originally located along Manse Road" is not correct.

**Reason for change:**

That is not correct, which is stated inside the Main Issues Report. The village was not originally along Manse Road, so this cannot be used to create the "Settlement's sense of place" closer to the sites of OP1 and OP2. It looks like from the statement that the proposed Local Development Plan wants to recommend that side of the village as a central point which would allow for mass development.

Planning documents state that there is no "sense of place" and "Lack of identity" in Potterton. This diminishes the experience of living here whilst also appearing to market the Green Belt for development. I have only been living in Potterton for 1 year and the community spirit is fantastic and residence value it and take pride in it as I do now.

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I would like to object to the Proposal Local Development Plan for the changes in Potterton.

**Reason for change:**

As it would open Potterton up to unnecessary development and I do not want this to happen. If it is allowed to go ahead it could lead to the village tripling in size if this plan goes ahead. I specifically bought my house that backs onto OP1 for the open space and appreciation of the farmland.



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I would like to object to the proposed local development for the changes in Potterton because of the lack of Community Engagement.

**Reason for change:**

Due to Covid19 pandemic, there has not been a public meeting with regards to the changes to be made to the village, however the community should be allowed / able to voice their opinions as they would be at a public meeting. Proposal for a Webcam or similar to allow some form of verbal communication to allow discussion of the shift in land development plan.

10 AUG 2020

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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](mailto: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:	Mrs
First Name:	Phyllis
Surname:	Mathers
Date:	28 <sup>th</sup> July 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?

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

# YOUR COMMENTS

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**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):

I would like to object to the proposed local development for the changes in Potterton because of lack of Education.

**Reason for change:**

There are ongoing concerns from the Local Community Council which has been continued to be noted in their meetings. 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" (pLPD) – 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 118% capacity within 5 years. This needs to be looked at before any new development should be considered within the entirety of the Balmedie Primary catchment area.

10 AUG 2020

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Surname:	Mathers
Date:	28 <sup>th</sup> July 2020
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**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):

I would like to object to the proposed local development for the changes in Potterton as In light of Covid19, Brexit and the housing market's over-reliance on oil and gas.

**Reason for change:**

We do not know what is going to happen in the future with our economy after the Covid19 pandemic. The reporting within the Proposed Local Development Plan will not be able to include the damage created by Covid19 in terms of human tragedy and the social economy impact on Aberdeenshire. The reports are never going to be wholly current, and are based on establishing the requirement for housing in the future. It is important for Aberdeenshire Council to realise that these reports are very out of date for the current economic climate. There are 7.2 years of land supply availability for Aberdeenshire within the 2019 Land Audit. This was before the Covid19 and the drop in the UK's Oil and Gas Industry with the loss of 30,000 jobs over the next 12-18 months according to the Oil & Gas UK. We cannot ignore the head –on affect those job losses on Potterton and the exciting housing market. We cannot justify building anymore houses relying on the oil and gas industry.

(Aberdeenshire Council's Monitoring Report Nov 2019)

Until 2015 Aberdeenshire's Housing Market had accomplished a long term of growth, with high demand and house prices rising steadily which resulted in a steady supply of new houses. House prices have fallen and house building has declined since the decline of the oil price in 2014. The challenge now is to ensure that land allocations in the LDP continue to come forward in a less certain market to maintain an adequate housing land supply", "(Monitoring Report. Aberdeenshire Council Nov 2019).

High demand for housing and increasing house price before 2015 is no longer relevant to the current economic climate, especially in relation to economic recovery following Covid19, the low oil price and Brexit. There is also an adequate housing land supply already, as shown in the 2019 Land Audit. The maintenance of an adequate supply should not include the destruction of Greenbelt.

10 AUG 2020

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## YOUR DETAILS

Title:	MRS
First Name:	PHYLLIS
Surname:	MATHERS
Date:	28th JULY 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?

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## Aberdeenshire Council Transcription

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 17 July 2020 at the following address:

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## YOUR DETAILS

Title:	Mrs
First Name:	Phyllis
Surname:	Mathers
Date:	28 <sup>th</sup> July 2020
Postal Address:	
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Telephone Number:	
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**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):

I would like to object to the proposed local development for the changes in Potterton as Biodiversity.

**Reason for change:**

In the supporting documents (Strategic, Environmental Assessment of New Allocated Sites and Alternative Bids-Formartine) there is missing information with regards to biodiversity. Other sites in the village refer to the adverse impacts of Biodiversity as "Ythan Estuary, Sands of Forvie, Sands of Forvie SAC and Meikle Loch SPA are set to the north. This site is very close to the qualifying sites and likely to have an impact on the qualifying species. The closeness to these areas of biodiversity is noted throughout the report for proposed sites around Potterton, which has been excluded for sites OP1 and OP2 are within the close proximity to the qualifying sites and likely to have an effect on the qualifying species. The proximity to these areas of biodiversity is mentioned all through the report for proposed sites around Potterton. This has been excluded for sites OP1 and OP2. They are both within the same close proximity to "qualifying sites" and "qualified species". The Local Authority cannot choose to use this information for one site but exclude it for another, when the sites are within the same close proximity.

10 AUG 2020

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**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):

I would like to object to the proposed local development for the changes in Potterton as it has Ancient Woodland and Protected Species.

**Reason for change:**

There are historical interest, such as Cairns and Standing Stones. There are protected species in the area and ancient woodland. These should be protected from development.