

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](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:	MR
First Name:	ERIC
Surname:	STANLEY
Date:	28-07-2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	
Email:	

*NO LETTERS PLEASE.*

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

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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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:	Mr
First Name:	Eric
Surname:	Stanley
Date:	28-07-2020
Postal Address:	
Postcode:	
Telephone Number:	
Email:	No letters please.

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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28<sup>th</sup> July 2020

Reference: LDP2021NN

Modifications:

Please remove Potterton from the Strategic Growth Area and from promoting growth in the Energetica Corridor on Page 19 para 5.14.

Please remove the Community Hall, the Business Units and the word "Contemporary" to describe the settlement from the Potterton vision statement. Change the Flood Risk from Small Watercourse to Large Watercourse.

In the Potterton vision remove the word "contribute to" preserving the amenity and change back to "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."

Reinstate 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.

Remove the 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, OP2 and the destruction of the green belt around Potterton. I would like to object to the Proposed Local Development Plan for the changes in Potterton. The Proposed Local Development Plan would open the village up to mass development and I do not wish for this to happen; this would allow for over 50% increase in housing in a small rural settlement over 5 years, as well as potential for the village to triple in size if this onslaught of building were to continue. This will destroy the character of the village.

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Landscape

Potterton House and its designed landscape, which the ancient woodland, Woodside Cottage and Jasmine Cottage formed part of, along with the ridge and furrow present in the adjacent field, which is being proposed for development forms a significant feature of the local landscape, which should be

protected. All of these monuments have sat in situ since the early 1500's looking up to the Kirk in the village of Potterton before any housing estates were present, this is a sensitive area of landscape, which represents a historical reference to our past, protecting this is vital in preserving our sense of the place. It would be inappropriate to build contemporary housing up to our boundary, which does not fit with the pattern of our community in Milton of Potterton. All of the Potterton House policies can be found on Canmore. I object to the loss of this history, our identify as a unique community in our own right and the loss of our sense of character by speculative developers. Contemporary development is not appropriate in this landscape siting.

[https://canmore.org.uk/search/site?SIMPLE\\_KEYWORD=Potterton%20House%20Policies](https://canmore.org.uk/search/site?SIMPLE_KEYWORD=Potterton%20House%20Policies)

#### Drainage/Flood risk

The proposed developments will be built on bedrock of the Belhelvie troctolite basic intrusion which is impermeable to water, overlain by the glacial Hatton Till Formation which will also be considerably less permeable than the Kippet Hills Gravels found to the north of the sites. This makes the drainage poor and causes huge amounts of water to run off from the fields down towards Potterton House. The trees which form part of the designed landscape of Potterton House were planted to help alleviate and prevent flooding of the grounds and monument-status buildings on the property. The development will only exacerbate this issue further with the addition of impermeable tarmac and concrete surfaces, and therefore poses a huge risk to the surrounding properties and their foundations as the current drains are already all too often overwhelmed just by the quantities of rainfall the area receives.

#### Ancient Woodland

Remove the Ancient woodland as a provision of open space within the development. This is private land which does not belong to the developer and should be removed. There is scant provision for the protection of the woods and the development risks its preservation.

#### Business Units/Energetica Corridor

Remove the identified preference for business units as they've had nothing provided to demonstrate this nor has it been put through any public consultation. It cannot be used to promote the Energetica Corridor. There is no employment land allocation in Potterton so it should be removed. Potterton does not show on the Energetica corridor for Housing either so this also needs removed. There are already business units available on the West of the settlement at Gourdieburn.

#### Roads Farm Traffic

Due to the Potterton being surrounded by prime agricultural land including the proposed development sites, we have to accommodate a large volume of farm traffic on our already challenging roads. The proposed sites which are currently put to good use as grazing land are directly adjacent to where heavy farm machinery exits fields for crops for food production. It is unsafe to develop on mass scale next to sites where we have continued seasonal farming traffic.

#### Vision for Potterton

I wish to see a change to the wording of Potterton's Vision as I feel this is inaccurate and does not reflect the character of Potterton or the community's wishes. The wording should be changed to similar wording from the previous LDP as follows: Potterton is a small village set in gently rolling

farmland and located in the Aberdeen Housing Market and the Aberdeen Green Belt. Potterton is out with the Aberdeen to Peterhead Strategic Growth Area. The village is dominated by two large housing estates, one comprising wooden bungalows and the other simple mid 20th century bungalows. A small number of traditional granite style cottages are located along the Main Street, along with a traditional granite church and manse house. All housing in 1 – 1 ½ story. The current settlement is surrounded by green belt, while a large protected area, including playing fields is located within the settlement. The settlement has a limited number of services typical of a small community, including a local shop/post office, a community hall, a pub, a football pitch, tennis court and pavilion, play parks, a seasonal strawberry farm and business units located in the west of the settlement.

"The community have a desire for a new community hall in the settlement to supplement the Forsyth Hall's Men Shed. There is no Forsyth Hall's Men Shed. As this is false information, this needs to be removed.

### Community Hall

The community has not been consulted or engaged publicly about this development and it has passed through the Main Issues stage with no public scrutiny, allowing it to get into the Proposed development plan. There has been no consultation about the desire for a new community centre and we already have a community hall. Please have this removed from the vision statement and it's a false statement.

### Previous Local Development Plans

"If further allocations are appropriate in future, Potterton is not suitable for allocations as the settlement is currently constrained by a lack of educational, roads and water infrastructure." (Aberdeenshire Council's Local Development Plan, 2013, Formartine Settlement Appendix)

Potterton still has the same constraints relating to education, roads and water infrastructure. The construction of the AWPR was to improve connectivity as a transport corridor, not a development corridor. The AWPR is the only change to the infrastructure here. The C1 classification roads immediately surrounding the village remain unchanged. Potterton is not suitable for allocations.

### Roads

The roads around Potterton are not suitable for additional traffic, as a result of development - construction traffic, cars or any additional volume of buses to route through the village or towards the AWPR. The roads including the various pinch points at Milton of Potterton are a constraint which cannot be overcome to accommodate a bus and vehicle passing at the same time.

The creation of a rat run between Manse Road and the Den Road can not remove the roads constraint. The various pinch points on the Den Road and the road towards Milton of Potterton can not be widened as there are existing homes, such as my own, along these routes.

The Den road out to the AWPR is also not suitable for new bus routes or additional traffic, as it would have safety implications for the existing residents, and again, contains more narrow points, issues with visibility, and a hairpin bend at Milton of Potterton back towards the village. There is signage in place relating to oncoming traffic on the wrong side of the road.

**Pandemic, Brexit and the downturn of the oil and gas industry – the impact on Aberdeen and Aberdeenshire’s Housing Market**

“Until 2015 Aberdeenshire’s housing market had experienced a long period of growth, with high demand and steadily increasing house prices, resulting in a steady supply of new housing being delivered annually. Since the fall in oil price in 2014 and the resulting economic downturn, house prices have also fallen and the rate of housebuilding has decreased. 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)

The UK’s oil and gas industry could lose as many as 30,000 jobs over the next 12 -18 months, according to Oil and Gas UK. We can not ignore the impact those job losses will have on our area and the existing housing market.

“Local economic performance is intrinsically linked to the performance of the oil and gas industry.” (Aberdeenshire Council’s Monitoring Report)

“Local economy’s reliance on the oil and gas industry.” (Aberdeenshire Council’s Monitoring Report)

The high demand and increasing house prices before 2015 is no longer relevant to the current economic climate, especially in relation to economic recovery following covid-19, the low oil price and Brexit. It could also be argued that there is 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 green belt.

