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**From:** [REDACTED]  
**Sent:** 26 August 2020 16:44  
**To:** [REDACTED]  
**Subject:** Fw: Dispute of Proposed Aberdeenshire Local Development Plans 2020 for Potterton

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**From:** Paul and Kelly Buchan [REDACTED]  
**Sent:** 30 July 2020 16:27  
**To:** LDP <ldp@aberdeenshire.gov.uk>  
**Subject:** Dispute of Proposed Aberdeenshire Local Development Plans 2020 for Potterton

Kelly and Paul Buchan  
30th July 2020

[REDACTED]

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I am not responding on behalf of another person  
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We are writing to dispute the plans Aberdeenshire propose to build more houses in Potterton Paul Buchan has lived in the village for 42 years and Kelly Buchan has lived here for 15years. Our children were born here (aged 12 and 9) and their grandmother and uncle live in the village aswell. They always say they want to continue to live in Potterton when they are adults.

We think it is disgusting how little consideration has been given and little consultation has been discussed with the residents of Potterton. The Greenbelt land that surrounds us is why we have moved here, it is a safe environment to bring up children and our children get so much more freedom to go out and play themselves and go to the shops etc... because of the size of our village and the fact that the roads are safe. If more houses are built this will not be able to happen - the number of cars on the road will increase dramatically, the roads are not built to have this amount of cars on them or the amount of buses/HGV during building of these roads - the road in particular that bottle necks is the road out of the village past the stead inn towards the belhelvie turn off - many a time theres been a near miss with cars vs buses/HGVs. The roads just arent capable of being a building site for years to come and then the additional cars that will come with additional houses.

I believe that some of the additional houses will be for housing association, we disagree with this - Potterton does not have the infrastructure to support the types of people who need housing association -

pharmacy, good bus systems and other amenities - we think it is unfair to put them here in Potterton and also unfair on the residents [REDACTED].

I believe when Panmure Gardens was being proposed it was proposed for a larger amount of houses that were actually allowed to be built, the sewer system could not cope with this amount of houses initially proposed - I believe that the sewer system has not changed so therefore how is the system going to cope with these new houses proposed. It is well documented with Scottish water that we have a high water table in Potterton with ongoing issues with drainage and run off which the pumping station can not cope with.

Reading minutes and reports from Aberdeenshire council it says that extensive consultation has been done with the residents of Potterton - this has not happened - the residents of Potterton have not been consulted. I find contacting BCC and not the actual residents of the community morally wrong. There are many lies in these minutes that are circulating - saying various members of the community were invited and didnt turn up to meetings (they were not invited therefore didnt just simply not turn up). No public meeting was held.

They held a meeting in Balmedie in Feb 2019 but nothing in Potterton for the Potterton residents - we are not on a bus route to Balmedie therefore many residents who do not drive would not have managed over. Having it in Balmedie gives the impression it is about Balmedie and therefore no reason for Potterton residents to go - if you are talking about Potterton the meeting should be IN Potterton to give ALL residents an equal chance of attending.

There is no mention in the main issues report or the proposed plan that they have changed Pottertons greenbelt status - why not??

We believe that the Belhelvie Community Council have documented its main aims, 2 of them are: to promote the well being of the community and to provide a point of contact for local residents to voice their opinions and to hold meetings - did they do any of this?? No they are not promoting the well being of the community and No they did not organise a meeting for local residents to voice their opinion - instead they spoke on our behalf. This is wrong of them.

Barratts the builder have been reported in the Evening Express as having written to 12,000 premises there are only 350-400 premises in Potterton so who have Barratt been writing to as it wasnt any Potterton residents that we know of (including us).

Who is responsible for organising these letters?

Who is responsible for identifying who requires a letter for new builds within a village?

Is it the Community Council or Aberdeenshire Council planning department or the builders themselves?

We have 2 children at Balmedie School and its already nearing capacity - reports show that even without these new houses that its going to be bursting at the seams within 5years (118% capacity) - how do you propose that the new children of Potterton will be educated in an already jammed school.

Pauls family moved here when it was a new development and was promised a school within Potterton - 42years on they are still waiting. Blackdogs new development was promised a school but that was dropped once houses went up and the catchment split between Scotstown Primary in BOD and Balmedie in the shire. How can 1 department within the council organisation promise a school based on plans being approved and another department within the same council organisation take that promise away - we have no faith that any promises will be kept if these houses go ahead.

During lockdown with 2 small children the woodland and greenbelt area surrounding Potterton was invaluable it allowed us to stay safe and still get outside and enjoy our time as a family. We used it every day as we have a dog and like ive said before the children love having wooded areas surrounding us so they can play in nature and not be on their computer games. We were under the impression that greenbelt land was protected - if it is so easy to take away this status why is there such a thing in the first

place. Greenbelt status is given for a reason it should NOT be taken away in order to build new houses for someones profit. The amount of wildlife that will suffer because of this development, we have bats, squirrels, badgers, deer, hedgehogs to name a few - it was given greenbelt status for a reason so it was protected from developers.

We do not see why new houses need to be built - there is not a demand currently with the house price, oil price, Covid-19 and Brexit its a very uncertain time. The UK oil and gas industry are predicting as many as 30,000 job loses over the next 12-18months. Surely there are other areas of land that could be built on first before Potterton, the area where the AECC and GE offices once stood?

In Summary and questions we would like answered:

- We object to OP1 and OP2 and greenbelt being ruined and destroyed.
- The roads surrounding Potterton can not cope with the existing HGV/Buses they will NOT cope with additional
- Why isnt other land being used for building houses - AECC/GE Offices?
- Is Greenbelt land not protected? can this status be taken away with no regard to its status in the first place?
- Can another department within Aberdeenshire council take away the promises the planning department within Aberdeenshire council make to get these plans through?? Like what happened in Blackdog?
- Does education director at Aberdeenshire Council know that Balmedie school thats already at capacity within 5years is going to be even more over capacity due to more houses being built - theres no way of extending Balmedie Primary school either?
- Who is responsible for organising these letters?
- Who is responsible for identifying who requires a letter for new builds within a village?
- Is it the Community Council or Aberdeenshire Council planning department or the builders themselves?
- Why wasnt a public meeting held IN Potterton?

We look forward to hearing a response from you in this regard,

Kelly and Paul Buchan