

PP1146

From: [REDACTED]
To: [LDP](#)
Subject: Objection to Proposed Aberdeenshire Local Development Plan for Potterton LDP2021NN
Date: 31 July 2020 11:41:14

31/7/2020

My details: Mr Findlay Moore, [REDACTED]
[REDACTED]

Proposed Aberdeenshire Local Development Plan for Potterton LDP2021NN

Modification that I wish to see:

I object to the removal of land from the green belt and to any developments OP1 and OP2. This proposition opens our village up to mass development and I do not want this to happen to our village of Potterton, allowing for over a 50% increase in housing over the next five years.

Reason for Change:

The green belt here in Potterton should be protected. This plan would bring destruction of this area in the green belt, removing land for wildlife and turning our village into a building site.

My family live on the outskirts of the village and has amazing views of green land and over to the coast. This would be devastated if this building plan occurs, filling the landscape with houses, changing the environment that we live in. Five years of building works would affect all of us in the village due to polluted dust from building and excessive noise. This is a quiet village which is absolutely why we chose to move here 19 years ago. We would also lose our privacy as we would have houses far too close to the back of our house.

The roads surrounding us are not fit for increased traffic, especially truck and construction equipment. Pot holes, warped tarmac and narrow width are all a concern. These roads are used at speed too which already has issues for safety when driving, cycling and walking. An extra 200+ homes would add probably 2 cars per house as this isn't an area well served by public transport. This is a huge change in the volume of traffic in the area.

Buses are infrequent, most don't go to Balmedie which is the closest larger area which also has the primary school. There are no larger shops until you drive to bridge of don at the closest. We have a fabulous village shop, but again, this is small to fit our community and

not for this level of change.

The primary school was pretty much at capacity when my kids were there, now they are at Bridge of Don academy, which is a very large academy already serving the wider area. Both of these schools do not have the ability to take such a growth in this area. The primary school is already predicted to be at 118% capacity in the next five years so why on earth would this be an area to build in and ruin green belt land.

The drains in the village have already been affected by the building works previously at Gourdiepark and on Panmure Gardens. There are drains which overflow each rainfall and stream down the main road. With the burn at the back of these houses, it is known that the grassland left is prone to waterlogging and potential for flooding. This would be impacted by building anywhere in the village. The back road already becomes waterlogged when heavy rain happens, adding to safety concerns on an already narrow road.

Woodland and the wildlife in the area would be changed drastically by building in the area. Deer cross the roads where OP1 and OP2 are planned and already can be a safety issue when driving and cycling with our current residency. We have birds of prey in the area and this is an amazing area to explore, because it is green belt. We can walk through fields for miles, exploring in safety and enjoy this enhancement to our physical and mental well being. We can cycle for miles on roads which are not too busy (at times) and enjoy a landscape of hills, valleys, farmland and woodland. This diversity would change with this vast increase with this plan, and not for the better.

Houses in Potterton do not sell as quickly as they did prior. Up until 4/5 years ago, houses would be on the market for days, weeks before selling. There are now houses which have taken months to sell (even prior to the COVID period). I do not see why more housing is needed in this area.

This is a great, small village to live in and grow up in which our residents take pride in living here. The majority of people we know have lived here for years and there is not a high turnover of residents. I oppose the local plans to save my village from this not needed building of homes as this area is on green belt, and it is large enough as it is.