

[REDACTED]

From: [REDACTED]
Sent: 27 August 2020 15:03
To: [REDACTED]
Subject: Fw: Propose Changes to Local Development Plan LDP 2021 NN

From: Jack McGregor [REDACTED]
Sent: 30 July 2020 22:04
To: LDP <ldp@aberdeenshire.gov.uk>
Subject: Propose Changes to Local Development Plan LDP 2021 NN

Ref No: LDP 2021 NN

Mr Jack McGregor

30 July 2020

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[REDACTED]

I am happy to receive future correspondence only by email.
I am not responding on the behalf of another person.

Below are my reasons for change to the Local Development Plan:

Potterton is situated within Green Belt designated land around Aberdeen making this an inappropriate place the development proposed in the Local Development. The areas stated in the plan around Potterton are part of the Green Belt, this cannot be accepted as a justified destruction of the Green Belt for many reasons which will be stated here. There are other sites available for development which are not part of the Green Belt, so why choose Potterton? Potterton is valued for its green space, there is a significant amount of wildlife that lives in and around the village, a large scale development such as this one will push the wildlife away and we could lose our important biodiversity. There have been previous Local Development Plans but these were dismissed as it was concluded that Potterton was unsuitable for large development plans according to the Submission of the Report of the Examination (19th December 2016), "It is appropriate to maintain the Green Belt around Potterton to support the vision for the settlement", "long-term viability of existing services may be threatened ... this would not be an adequate basis for permitting the large-scale growth being sought". Since the previous Local Development Plan did not consider these plots appropriate for development and there has been no change to Potterton why should these plots now be used for housing?

The roads in and around Potterton are C class country roads, this will cause many issues once the number of cars in the village increase especially during peak traffic times which will be very difficult for the

residents especially when you consider that buses already struggle to squeeze past other oncoming vehicles. The green areas around Potterton also attract hikers and dog-walkers but often this requires them to walk on the roads, this would cause a safety risk for them with the increased traffic because there is little room to move out and let traffic pass as these roads include single tracks with some passing places, sharp narrow bends and blind summits. Considering the length of time it will take to build these houses, this means that there will be an increased amount of large construction vehicles in addition to the already existing farming vehicles on the road, this will cause great issues for other road users, especially buses. The transportation note in the Main Issues Report completed on behalf the developer of the OP1 and OP2 finds that, on average, Potterton has 1.7 cars per household so considering these figures for the planned development it would mean an extra 396 cars, if not more, but the note does not consider the effect on the village from the increase in traffic or construction traffic. The transportation note also mentions that Potterton has a 'frequent' bus service, however this is not true, by the Local Bus Service Policy Potterton has a 'timetable service' because for it to be 'frequent' buses would have to run every 15 minutes or less. The proposed developments will cause an overload in traffic as many residents will have to drive to access amenities in Balmedie and business parks in Dyce, Westhill and Altens as there are no direct bus routes to these.

Another point to make is that Potterton is not contemporary and the rural character of it should be protected. There are around 400 houses in Potterton but with these additional proposed sites the number of houses in Potterton would increase by 60% which would ultimately damage the rural character of the village. The residents of Potterton want to live in a quiet, safe rural area where there is very little crime, many of us are concerned that this could easily change when housing increases by such a drastic amount. Potterton is known for its large green areas, as mentioned above, it is even acknowledged as a Landscape Character area by the Landscape Character Assessment of Aberdeen (Nicol, I et al, 1996), "Large scale development would not fit in with the existing pattern" and should "allow existing areas of greenbelt to have some permanence". The proposed housing development plans would completely transform Potterton and destroy its treasured rural character.

The lack of infrastructure in regards to sewage is another issue that must be raised. With the addition of these 233 houses, the sewage and drainage systems will not be able to cope and could cause serious damage to the environment and housing around it. Firstly, OP1 and OP2 are worryingly situated on SEPA's 1 in 200 years Flood Risk Area. The Strategic Environment Assessment report for Formartine states that watercourses will be affected during development, these sites are right next to current housing and ancient woodland which has protected species living in it. The Balmedie Waste Water Treatment Works does not have the capacity to support the proposed Local Development Plan for Potterton. Belhelvie, Balmedie and Newbrugh. There is a high water table in Potterton and there are continuous problems with drainage and run off which the pumping station can not deal with. The proposed sites for the new housing development would simply be unsuitable due to the great risk of damage involved.

Due to the current COVID-19 pandemic many members of the Potterton community have been excluded from these possible developments as they have no access to the required technology to gain information about them, whether they would support them or not. Because of the situation there have been no public meetings to discuss the Local Development Plan which can forever change the village. The Potterton community deserve more involvement than this.

Education is another issue that needs to be addressed, yet the Local Development Plan does not highlight it as important enough. Balmedie Primary School has been projected to have 118% capacity within just 5 years. Increasing housing within the Balmedie Primary catchment area will put further strain on the school, the issue needs to be addressed before any more housing development is planned.

Thank you for taking the time to take my views into consideration.

Kind regards,

Jack McGregor

