



PP1326

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

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 • MRS
First Name:	DEREK • Nancy
Surname:	MATTHEW
Date:	20/7/2020
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?

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.

# YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

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):

LDP 2021 NN  
THE PROPOSED LDP FOR POTTERTON IS UNACCEPTABLE & I DO NOT WISH FOR THIS TO HAPPEN, ALLOWING FOR OVER 50% INCREASE IN HOUSING OVER 5 YEARS. I OBJECT TO OP1, OP2 & THE DESTRUCTION OF THE GREEN BELT.

Reason for change:

THE AREA SHOULD BE KEPT AS GREENBELT AND PROTECTED FOR THE LOCAL NATURE & LANDSCAPE. I SEE THE SEA FROM MY BACK GARDEN + THIS WOULD BE OBLITERATED BY HOUSING. THE NOISE WOULD BE UNACCEPTABLE IN THIS QUIET VILLAGE, ALONG WITH MY PRIVACY. PREVIOUS BUILDING ON PANMURE GARDENS & GOURDIEBURN HAS A FLOODING ON THE MAIN ROAD. A DRAIN IS PERMANENTLY OVERFLOWING IF ANY HEAVY RAIN. I DO NOT BELIEVE THE AREA WOULD COPE WITH THE PROPOSED DEVELOPMENT, PUTTING HOMES AT RISK. OUR VILLAGE IS SMALL & FRIENDLY, SAFE FOR OUR CHILDREN. WITH MASS HOUSING, THE NATURE OF THE VILLAGE WOULD CHANGE. ROADS ALREADY CANNOT COPE WITH TRUCKS/BUSES WITH MANY SAFETY ISSUES ON THE BACK ADS OUT OF POTTERTON. WITH INCREASED TRAFFIC, THE LOCAL WALKS & CYCLING ROUTES IN THE SURROUNDING AREA BECOME UNSAFE. MORE CARS WOULD BE ON THE ROADS AS THE BUS SERVICE IS INFREQUENT, TERRIBLE & DOES NOT EVEN LINK OUR VILLAGE FREQUENTLY TO BALMEDIE. THE VILLAGE HAS 1 AMAZING SHOP & 1 PUB. THE POST

OFFICE IS IN THE SHOP & A NECESSITY IN THE VILLAGE FOR NON DRIVERS. THIS WOULD HAVE DIFFICULTY SERVING SUCH AN INCREASE IN HOUSING.

## REASON FOR CHANGE CONTINUED

(2)

MY CHILDREN ATTENDED BALMEDIE PRIMARY SCHOOL PRIOR TO BODA. THE PRIMARY SCHOOL DOES NOT HAVE THE CAPACITY FOR SUCH A GROWTH IN POTTERTON. EVEN ADDITIONAL SINGLE HOUSES IN THE CATCHMENT AREA PULL ON THIS RESOURCE AND I HEARD IT PREDICTED THAT IT WILL BE AT 118% CAPACITY IN 5 YEARS, WITHOUT THIS PLAN FOR HOUSING.

I DON'T WANT MY LIVING AREA TO ENLARGEN, I MOVED HERE 19 YEARS AGO TO A HOUSE WITH THE PROPOSED PLAN FOR HOUSING ON THE FIELDS BEHIND OUR HOUSE. I'M WRITING THIS IN MY GARDEN WITH ONLY WIND NOISE, MINOR RD NOISE & A VIEW DOWN THE FIELD TO THE ROAD.

THAT SAID ROAD IS FULL OF HOLES & IS UNEVEN DUE TO TRAFFIC AS IT WAS NOT UPGRADED LIKE THE END OF THE ROAD CONNECTING TO THE BLACKDOG ROUNDABOUT. DEER RUN OVER THAT ROAD & THE FIELDS AND THIS WOULD DECREASE WITH EXTRA HOUSING, OR CAUSE ACCIDENTS DUE TO VOLUME OF TRAFFIC.

IT HAS ALWAYS FELT AMAZING DRIVING 5 MINS OUT OF BRIDGE OF DON, INTO GREEN BELT, AND HOME. THIS DISTANCE HAS STRUNK OVER THE YEARS WITH BYPASS CONSTRUCTION & THE MASS ↑ IN HOUSES IN DUBFORD, SHIELHILL AREAS OF B.O.D.

POTTERTON HAS A HOMELY COMMUNITY, WIDE VARIETY OF AGE GROUPS AND UNTIL THIS PAST COUPLE YEARS, HOUSES FOR SALE SOLD WITHIN WEEKS, SOMETIMES DAYS. THIS HAS CHANGED WITH THE ECONOMY

DOWNTURN SO WHY WOULD WE NEED GROSSLY  
MORE HOUSING BUILT IN THIS AREA? THIS  
AREA IS WORTH SAVING AS A SMALL VILLAGE,  
GREEN BELT AREA WITH HUGE DETRIMENT TO BE  
SEEN IF THIS LOCAL PLAN OCCURS. IT NEEDS  
TO BE STOPPED BEFORE IT RUINS POTTERTON  
FOR ALL OF US - HUMANS, PETS, WILDLIFE, VISITORS.

PLEASE LISTEN TO CONSTITUENTS. THIS HAS  
NOT BEEN CONSULTED ON WIDELY ENOUGH DUE TO  
COVID 19 BUT I THINK THAT ALL WOULD BE IN  
FAVOUR OF MAKING SURE THIS HOUSING DOES NOT  
OCCUR (DESPITE LACK OF CONSULTATION).

Yours



## Aberdeenshire Council Transcription

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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 and Mrs
First Name:	Derek and Nancy
Surname:	Matthew
Date:	20/7/2020
Postal Address:	
Postcode:	
Telephone Number:	
Email:	

Are you happy to receive future correspondence only by email? Yes  No

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# 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):

LDP 2021 NN

The proposed LDP for Potterton is unacceptable and I do not wish for this to happen, allowing for over 50% increase in housing over 5 years. I object to OP1, OP2 and the destruction of the Greenbelt.

## Reason for change:

The area should be kept as Greenbelt and protected for the local nature and landscape. I see the sea from back garden, and this would be obliterated by housing. The noise would be unacceptable in this village, along with my privacy. Previous building on Panmure Gardens and Gourdieburn a drain permanently overflowing in any heavy rain, flooding on the main road. I do not believe the area would cope with the proposed development, putting homes at risk. Our village is small and friendly, safe for our children. With mass housing, the nature of the village would change. Roads already cannot cope with trucks/buses, with many safety issues on the back roads out of Potterton. With increased traffic, the walks and cycling routes in the surrounding area becoming unsafe. More cars would be on the roads as the bus service is infrequent, terrible and does not even link our village frequently to Balmedie. The village has 1 amazing shop and 1 pub. The post office is in the shop and a necessity in the village for non-drivers. This would have difficulty serving such an increase in housing.

My children attended Balmedie Primary School prior to Bridge of Don Academy. The primary school does not have the capacity for such a growth in Potterton. Even additional single houses in catchment area pull on this resource and I heard it predicted that it will be at 118% capacity in 5 years, without this plan for housing.

I don't want my living area to enlargen, I moved here 19 years ago to a house with the proposed plan for housing on the fields behind our house. I'm writing this in my garden with only wind noise, minor road noise and a view down the field to the road. That said road is full of holes and is uneven due to traffic as it was not upgraded like the end of the road connecting to the Blackdog roundabout. Deer run over that road and the fields and this would decrease with extra housing, or cause accidents due to volume of traffic.

It has always felt amazing driving 5 mins out of Bridge of Don, into Greenbelt, and home. This distance has shrunk over the years with bypass construction and the mass in houses in Dubford, Shielhill areas of Bridge of Don.

Potterton has a homely community, wide variety of age groups and until this past couple years, houses for sale sold within weeks, sometimes days. This has changed with the

economy downturn so why would we need grossly more housing built in this area? This area is worth saving as a small village, Greenbelt area with huge detriment to be seen if this local plan occurs. It needs to be stopped before it ruins Potterton for all of us – humans, pets, wildlife, visitors.

Please listen to constituents. This has not been consulted on widely enough due to Covid-19 but I think that all would be in favour of making sure this housing does not occur (despite lack of consultation).