

Your ref. 130820/130983/130994/131027

24th July 2013

Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam

Site between Countesswells Road, Hazledene Road, Pinewood Countesswells, Aberdeen.

Application No. 130820

Plan Local Authority ref. -000064755-001
Zone H Hazledene Residential development of 48 dwellings with associated roads and landscaping addressing Conditions 4 and 23 of Planning Reference A8/0530 (Construction method statement and access/siting/design and external appearance and landscaping)

Application No. 130983

Plan Local Authority ref. -000067131-001
Approval of matters specified in conditions 9 (landscaping scheme) 11 (provision of open space) and 12 (drystone walls works) of A8/0530 in relation to the proposed residential development.

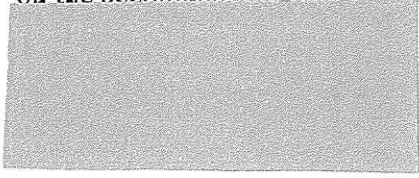
Application Ref.130994.

Local Authority ref. 000066884-001
Zone A Hazledene Residential development of 50 dwellings with associated roads and landscaping addressing condition 23 PA reference A8/0530 access/siting/design and external appearance and landscaping

Application Ref. 131027

Local Authority ref. 000067534-001
Pinewood Residential Development Approval of Conditions 2, 3, 6, 7, 9 and 10 of Planning Application Ref A7/2178

I respond to the invitation to engage and make representation to express my concerns over the above Planning Applications which I oppose on the basis of the following issues detailed on the accompanying pages



COMMENTS

The development proposals submitted above to the City Council and Planning dept., raises concerns on the issues of Security, Privacy, Flooding , Roads, Paths and House locations.

Comments on the these issues are given in the following pages. This is a major development of 50 plus houses, and as such creates long term issues for the householders who live on the boundary of the development site. The following are my concerns.

The plans presented by the developer address many of the key issues for the quality of life and environment for the future dwellers of the development but does little to address, integrate and balance the interests of the existing residents as part of this plan. Little of this is recognized nor reflected in the submissions from the developer.

Roads & Paths

The ADLP provides for 150 houses in Hazledene, and 150 houses in the Pinefield area.

The first stage of the development proposal outlines development for Zone A with 50 houses. This has immediate implications for the existing householders on the site's east boundary where a 'core path' shows on the core path plan approved by the Council (approx. 2008.) Existing householders did not know about this.

There is a generous allocation within the Zone A design for landscaping, roads, the retention basin, and a border for SUDS management at the west/south west of Zone A. the orientation of this layout concentrates the planned properties against the 'core path' line and consequently the existing housing when the site offers greater opportunity to provide a better balance by positioning the plan more to the west where there are no existing residents and where there is a 'no impact' area at the tree & the SUDS shrub belt adjacent to the Hazlehead wooded area . A repositioning of this would relax the impact on the existing residents. Previous design for development have shown a less compressed layout and better allowance for the core path to function as the Scottish Office Planning policies intended.

Extract from Designing Streets – Scotland.gov.uk

“Short culs-de sac may occasionally be required because of topography, boundary or other constraints. **Caution must, however, be exercised when planning for culs-de sac, as they concentrate traffic impact on a small number of dwellings, require turning heads that are wasteful in land terms** and lead to additional vehicle travel and emissions, particularly by service vehicles

Road access from Hazledene

To date the Council has opposed road widening (ref. Dobbies) and any site access from Hazledene Road. Possibly due to the network of underground water springs which cause regular

flooding to the area particularly at the point which appears as the proposed entry to the site at Zone A from Hazledene Road. Even more so from the underground water sources approx. 150 yards to the west of the proposed site entry.

Proposed Footpath

The Plan shows the footpath on the submitted plan to run against the line of the existing properties compromising the security and privacy levels which exist today. While I appreciate this is identified as a 'Core Path' within the local core path plan, previous planning submissions have allowed greater degrees of space to the path than is showing on the plan design for Zone A. When is a core path not a core path? When it becomes a confined back alleyway which in real life terms will be significantly restricted and 'confined', proving suitable for unsocial activities.

In no way can this be regarded as safe & secure adequately serviced by 'passive surveillance' nor as a **"wide, well lit and well overlooked with active frontages"**. with the higher style housing in the new development, and the existing tree boundaries of the site. More space is needed for the core path route to allow a more open and secure environment.

Extract from Designing Streets – Scotland.gov.uk

Through connections for pedestrians and cyclists should be provided where possible but **should be wide, well lit and well overlooked with active frontages"**

"The public realm is defined by height as well as width or, more accurately, the ratio of height to width. It is therefore recommended that the height of buildings (or mature trees where present in wider streets) is in proportion to the width of the intervening public space to achieve the level of enclosure appropriate to the character and function of the street. Where building height is increased, it is important to avoid creating spaces with an oppressive or claustrophobic nature

House locations adjacent to Core Path

The most concerning of the locations is the proximity of the large houses numbered as units 14 (in particular), & to a slightly lesser extent 13 & 15 all of which are being "pushed back" to accommodate a turning loop containing a shrubbed island, and also to accommodate the very large garden of the larger(est) house No. 4 adjacent to the drainage basin in the North East corner of Zone A. The design layout impacts on the core path functionality and consequently the security & existing privacy of the houses along the east boundary line. [REDACTED] will be less than 15 metres from the conservatory of house unit No. 14. This distance includes the 1.8 metres width of the channelled core path. This compression of space contributes to a loss of amenity, significant reduction of privacy, and creation of an oppressive and claustrophobic alley way.

Extract from Designing Streets – Scotland.gov.uk

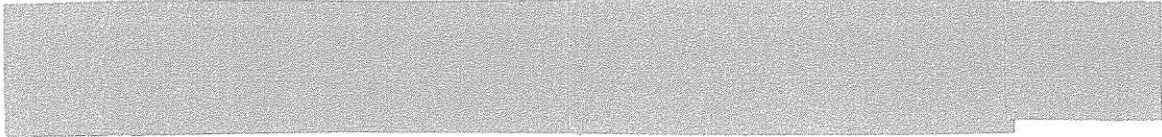
"Short culs-de sac may occasionally be required because of topography, boundary or other constraints. **Caution must, however, be exercised when planning for culs-de sac, as they concentrate traffic**

impact on a small number of dwellings, require turning heads that are wasteful in land terms and lead to additional vehicle travel and emissions, particularly by service vehicles.

Security of existing properties

Basis of security concerns:

To date even with the current light pedestrian traffic we as a group of neighbours resident on the boundary pathway have had to endure stone throwing at our doors and windows by passing groups of youths in the evenings.



Noise pollution

Already we hear the noise of bikes & scooters at the log pile some 100 yds from our rear boundaries, and we have real concerns that the upgraded tarmac paving of this path will encourage unsocial traffic along this route. The fencing at the rear of the properties have prevented intrusions by dogs into our garden, and I really cannot see that it would be fair to the existing householders to impose a narrow lane along this route.

Loss of amenity and privacy

Many of the current properties are occupied by older people who are very vulnerable and will feel even more insecure with the environment which the path in its current proposed form will create. These security issues will also result in further loss of privacy and security for the existing residents.

Ref. Extract from *Designing Streets* – Scotland.gov.uk

“the need for crime prevention, including the provision of defensible private and communal space, and active, overlooked streets (An appropriate mix of uses can often encourage activity and movement at all times.)”;

“Development proposal shall include measures to design out crime and design in safety”.

Ref. P185 – ALDP

External lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky

Dandara state in their plans that further landscape planting of shrubs will occur “to deter intrusion into existing properties”. If the “growth planned” can be quantified in time terms , as to

what longer term steps are being taken to ensure the existing gardens are not to be even more vulnerable in the short term, or in the longer term where the growth planned fails.

Flooding

The water management and the consequential feed into existing drains and culverts will be based on the original capacities considered when the existing systems were designed and constructed.

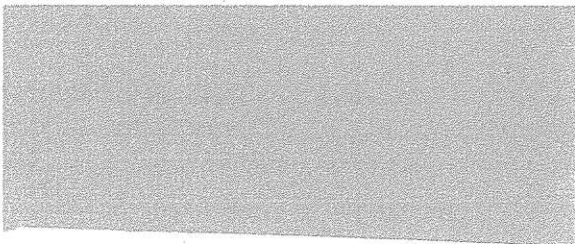
Given the amount of marshy land in this area and the network of underground springs, along with the excesses of water which prevail along the Hazledene roadways and paths it remains questionable whether enough research into the impact of the water throughout this site is fully understood in terms of what effect the development will have not only on its own proposed housing programme, but also on the existing housing adjacent to the site.

I understand from neighbours who have been in occupation since the building of the existing properties that there was a considerable accumulation of water in the foundations of the existing houses when they were first built, and that draining of the foundations of those properties took 2 – 3 weeks.

Assurances are needed from the Council (& SEPA?) that the SUDS systems can cope with the current levels of flooding and rainfall which the current day climate changes now deliver to this area.

I ask that the issues and concerns highlighted in this letter be reflected in the final plan and that the planning department includes the enhancement and modifications necessary to respect the position of the existing householders on the security and privacy, and amenity issues. to fully reflect the Council's own approved ALDP and Aberdeen City's position in the NPF2 for Scotland. i.e." protecting and enhancing the quality of natural and built environments, and the building of safer communities".

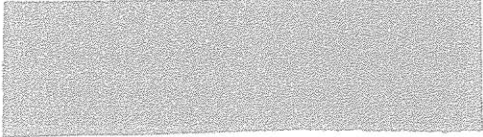
Improvement of the quality of life in such a development seeking to align with the Local Plan, applies to existing householders as well as to the new development of homes proposed.



PI

From: webmaster@aberdeencity.gov.uk
Sent: 06 August 2013 11:19
To: PI
Subject: Planning Comment for 131027

Comment for Planning Application 131027



Telephone :

Email : 

type :
Comment : I would like to comment on the removal of the trees 86-116 as per existing tree layout diagram. I feel that this is an excessive amount of trees to be removed 24 for what amounts to 2 houses. It is also not clear from the diagram which of the trees in the whole diagram have protection status and which of those are being proposed to be eliminated. Rather what we have is the amount to be retained.

131027

Robert Vickers

From: [REDACTED]
Sent: 30 July 2013 14:31
To: PI
Subject: Hazledene and Pinewood Development Site

Ref : Dandara Development Site plan dated May 13

It would appear that the construction site access is via Countesswells Avenue, the access to the other zones is by roundabout from Countesswells Road. Surely Planning will insist that this access road is constructed prior to proceeding with any building development, similar to the works carried out at Portlethen for the Stewart Milne site. This would insure that all construction equipment and materials can access the site without any inconvenience to the existing residents.

Can we assume that Countesswells Road will require to be widened up to the new roundabout. If road widening is planned would this mean compulsory purchase of ground from residential gardens on Countesswells Road?

view of the large number of houses planned for this development it is obvious that once again there is no consideration given to the impact of the traffic increase.

We await your response.

[REDACTED]
Sent from my iPad

Gavin Evans

From: Gavin Evans
Sent: 01 August 2013 15:14
To: [REDACTED]
Subject: Hazledene and Pinewood development site

Dear Sir/Madam,

Thank you for your recent email regarding the development proposed at Pinewood and Hazledene. You may be aware that there are a number of current applications relating to these sites, covering various parts of the respective sites and various different issues. I note that your email does not specify a planning application reference number or particular details which might identify a specific application. If your comments are intended to relate to a specific application, I would be grateful if you could advise accordingly in order that we may best direct your representation.

Many thanks,

Gavin Evans

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. With this in mind we would appreciate it if you could take a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team). Many thanks.

Gavin Evans
Senior Planner
(Development Management)

Planning and Infrastructure
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Email Gevans@aberdeencity.gov.uk
Direct Dial 01224 522871
Switchboard 08456 08 09 10

From: webmaster@aberdeencity.gov.uk
Sent: 29 July 2013 22:30
To: PI
Subject: Planning Comment for 131027

Comment for Planning Application 131027

[REDACTED]

[REDACTED]

type :

Comment : 1) This is a designated green belt site.

2) No survey appears to have been completed on the wildlife that uses the designated building area.

3) Previous applications included large water basins that now appear to be not required, will this cause flooding issues in future??? Who will be responsible if this occurs?

Unlikely brand new primary schools at both Hazlehead & Airyhall will cope with the influx. What plans have the council to ease this congestion?

5) Increased road congestion on a road that is already not fit for purpose.....Countesswells Road heading out from Aberdeen is no more than a country lane and would require upgrading.

Also increased traffic past Airyhall Primary School.

6) Conflict of interest for the council as they were main land owner for the plot.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 29 July 2013 11:10
To: PI
Subject: Planning Comment for 131027

Comment for Planning Application 131027

Telephone :

Comment : I wish to object to this application, not only are there too many houses being proposed, but this estate will have a serious impact on existing roads and amenities, there is already severe traffic delays and disruption on the main road, Countesswells Road, traffic regularly backed up to the avenue from Springfield road, and this site was always an open belt.

The proposed access road, of Countesswells Avenue was created and designed (circa 1960) only for the houses it already serves, more houses will increase traffic on this avenue, causing more noise and safety issues. Originally the only new road was to open from this site onto Countesswells road, at a new roundabout, yet this seems to have been ignored by the developers, hopefully the city council will hold firm against the developers but if this application goes ahead there should only be access via the new road to Countesswells road.

Countesswells Avenue already feeds approx 182 houses and I feel it is unfair that existing residents should be exposed to even more traffic and noise, I hope the city council ensures the developer adheres to the original access road, fit for 2013, but as often happens developers seem to get change things to their own way. The existing bus terminus would easily serve these new houses if they unfortunately go ahead without the need to open Countesswells Avenue to traffic.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 16 July 2013 12:45
To: PI
Subject: Planning Comment for 131027

Comment for Planning Application 131027

Telephone :

Email

type :

Comment : I have just been made aware of the change to the original application by Dandara for access to the new Pinewood development.

Assurances have always been given that there would be no access from Hazledene Road and I object to the new scheme as it will substantially increase traffic flow as well as remove an area of green parkland which is used by me and large numbers of other people for recreational purposes.

In addition, Craigiebucker Avenue and Woodburn Gardens will also be used as quick access to the development and become a rat run. This is particularly worrying as Walker Dam Wildlife Preservation area is at the bottom of our street and cars already drive too fast and endanger the ducks and other wildlife.

Finally, with the agreement to build a waste re-cycling centre close by which in itself will greatly increase traffic at Hazlehead roundabout and down Queens Road, a further development for more vehicles will only add to the congestion in what is already a very busy route.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 15 July 2013 16:29
To: PI
Subject: Planning Comment for 131027

Comment for Planning Application 131027

[Redacted]

[Redacted]

Type:

Comment : In zone a there is access to hazel dense road This is not on the planning application,planning officers have assured us,insisted in fact that this will not be allowed .

Any change to the original site should require a resubmission of site to tender Dandara had surveyed this road before they purchased the site,I spoke to someone in planning at the time and they said it would cost to much. If they have to widen the road will a site plan and purchase of any extra land they require be forthcoming?

What is the legal departments view on this change of the site plan?

PI

From: webmaster@aberdeencity.gov.uk
Sent: 25 July 2013 13:33
To: PI
Subject: Planning Comment for 131027

Comment for Planning Application 131027

[Redacted]

[Redacted]

type :

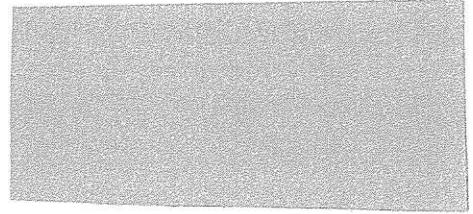
Comment : Zone F proposes buildings to be situated very close to existing beech trees outwith their site. There is no safety corridor! Our house is 30m from these same trees and regularly gets hit with twigs. Branches fall in our garden and a few years ago the top boughs of a whole tree landed in our garden. If the development is approved in this form these trees will be subject to ruthless tree surgery by the worried owners of the new properties who will cut first and ask later once tree is disfigured.

The application gives no indication of how it satisfies Controlled Activity Regulations of Waterframework Directive in zone F. It shows a building over the wetland which forms the catchment for the Buckler Burn. This feeds a pond in the James Hutton Institute grounds and another in Johnston Gardens.

* 130963 130820

130994

131027



Development Management
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

29th July 2013

Dear Sirs

Hazledene and Pinewood Development at Hazlehead.

Further to your Notices^y on the above development I wish to express my objection to the pathway proposed at the rear boundary wall to my property.

I am an elderly retired woman living on my own, and I am presently suffering ill health. You will understand that my awareness of my vulnerability is increased all the more with this proposed development, and I am anxious that you heed my request that the authorities ensure my privacy and security are maintained.

As my Council you can do this by accepting I do not wish for a path with lighting constantly shining into my house, nor do I wish you to encourage the motor cycles, and aggressive youngsters to come to my house. Matters are bad enough with the existing night time noise from groups congregating at Hazledene Road near the proposed entrance to the above development.

I am very concerned that the properties are being built close to my own, and feel that myself and my neighbours are entitled to have more space between the existing houses and the new development and I would express my concerns that too many houses are being built on the fields which I believed were protected as green belt. We need some security from the intrusion and noise which will come with this development.

I also have a concern of flooding from the development having experienced this first hand when my family and I took occupancy of my present property, and water from the site of the current proposed development flooded the house. We were unable to gain entry for 6 weeks.

Yours faithfully

