

Response from Kingswells Community Council

Planning Application 130288

Proposed Construction Of 10 Detached Units,

28 Semi-Detached Units and 11 Terrace Houses

with associated access roads, drainage and SUDS basin

1. Enterprise, Planning and Infrastructure Committee decision

The masterplan for this development went to Environment, Planning and Infrastructure Committee on the 6th November 2012. The committee decision was taken to try and resolve some of the contentious issues prior to a planning application. The Enterprise, Planning and Infrastructure Committee resolved:-

to approve the recommendation, subject to the following revisions:-

- "(i) allow for the possibility of two exits to be made onto Fairley Road as a possible alternative to exiting onto the old Lang Stracht;*
- (ii) instruct officers to look at a range of options for affordable housing rather than restrict this to any one type; and*
- (iii) phase the site development in conjunction with advice from the Education, Culture and Sport Service."*

It is with real dissatisfaction and frustration that KCC have had no feedback on these issues, from developers or planning officials, since then. It appears that this decision has been ignored by the developers and their justifications for this planning application has been accepted and left unchallenged by ACC planners.

2. Application for 49 houses

This application is part of a Masterplan for a 120 home development and as such must contribute to the planning process as if it were a major planning application,

5.9 When considering the development of sites Aberdeen Local Development Plan Policy 11 – Infrastructure Delivery and Developer Contributions indicates that development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Developer contributions will be the subject of negotiation at the time any planning application is made. In this context, the cumulative effects of development of each site on the local community should also be considered.

Consequently, the development must contribute to Aberdeen's stock of affordable housing and any other liabilities based on a proportion of the Master planned development.

3. Contravening the masterplan principles - Phasing of development

It is stated in the masterplan 9.0 *Phasing and delivery* that development should be phased as staggered building is crucial for adequate education provision. KCC suggested a phased plan which would see all children accommodated at Kingswells Primary School.

There is no acknowledgement of phasing in this application and, within the site; another separate planning application from Stewart Milne Group is still to be presented. It would be gross negligence if ACC allowed both developers to build simultaneously without constricts of a phased agreement.

4. Developer Gain will not resolve the problem of education provision

It is absolutely clear that Kingswells Primary School can only accommodate more children if house building at West Huxterstone is delayed until 2016 and is phased as demonstrated in our Masterplan response. We are now in a situation where normal methods to mitigate overcrowding will no longer work at Kingswells as the primary school building has now been extended into the original playground and there is no land available for further short-term or permanent extension. At Kingswells, future overcrowding cannot be simply solved through asking for developer contribution. Further house building at this time in Kingswells will severely compromise the quality of education for children in an already very large, constricted primary school.

5. Sewer

There is a sewer running parallel to Fairley Road. The development should take due account of the sewer.

6. Contravening the masterplan principles - open spaces

This planning application does not comply with the Masterplan - 4. Guidance Principles. There are no "series of green spaces which will be linked by a network of landscaping / Landscaping and open space requirements will be accommodated in the overall layout, within which the general philosophy will be to create "streets" and "places" rather than "roads"."

7. Gateway Opportunity

The Master plan calls for the entrance from Fairley Road to incorporate a Gateway Opportunity. The current application makes no allowance.

The site is split further into character areas, as shown on Figure 18. The opportunity for 'gateway features' over and above those found on standard plots exist at a number of important corners/thresholds in the development. The masterplan indicates generic house footprints either side of these threshold-junctions which are generally symmetrical. The masterplan also indicates a variation in ground scape and the use of shared surfaces at these points. The perspectives which are positioned to indicate such locations, indicate these attributes (symmetry and groundscape), and also indicate that the low level front garden boundary treatment is continued around the corner to the rear garden and that windows in adjoining public rooms are shown on these corner elevations. All of these steps have been taken to both 'turn corners' and create a focus at these points as part of the syntax of the overall development. Each gateway will be formed by a paired symmetrical grouping of housetypes. They will be rendered in a contrasting finish and will have different contrasting roof and door colours at each location to emphasis them as a focal point within the setting of the overall development

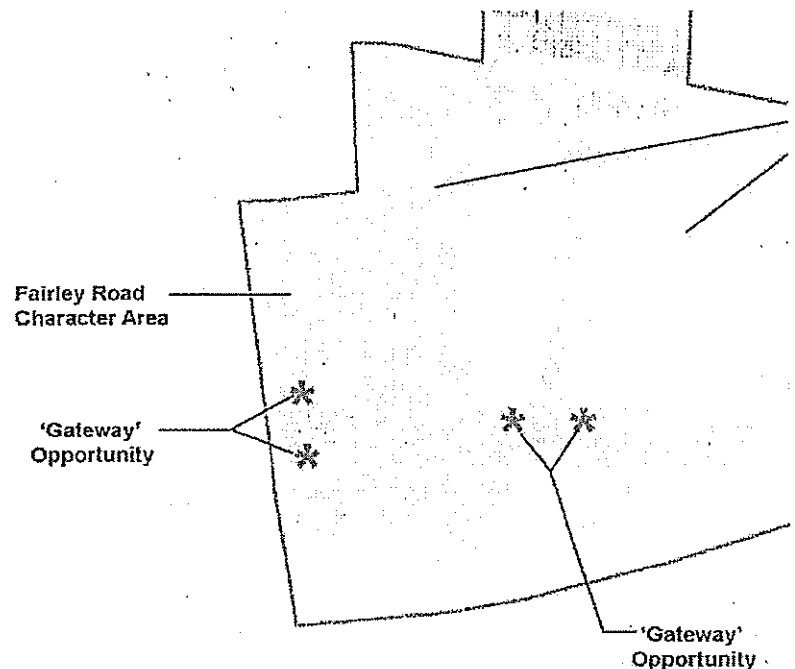


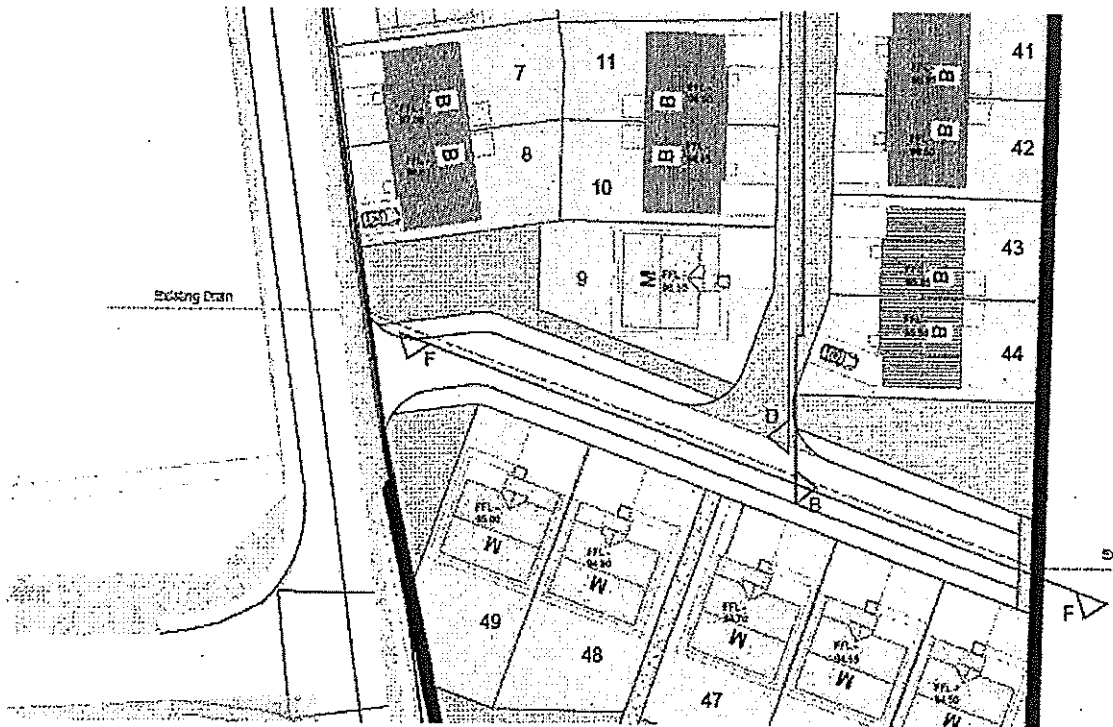
Figure 18: Character Areas

8. Home Zones

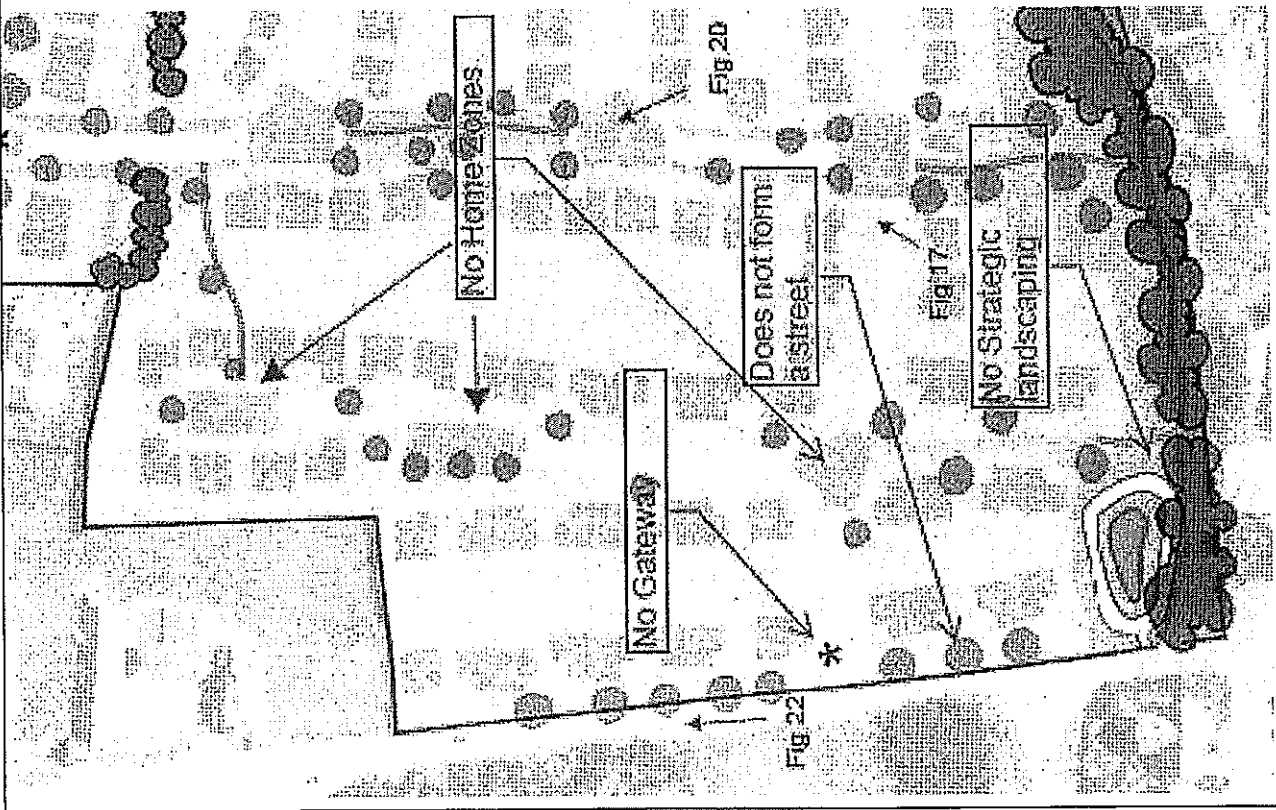
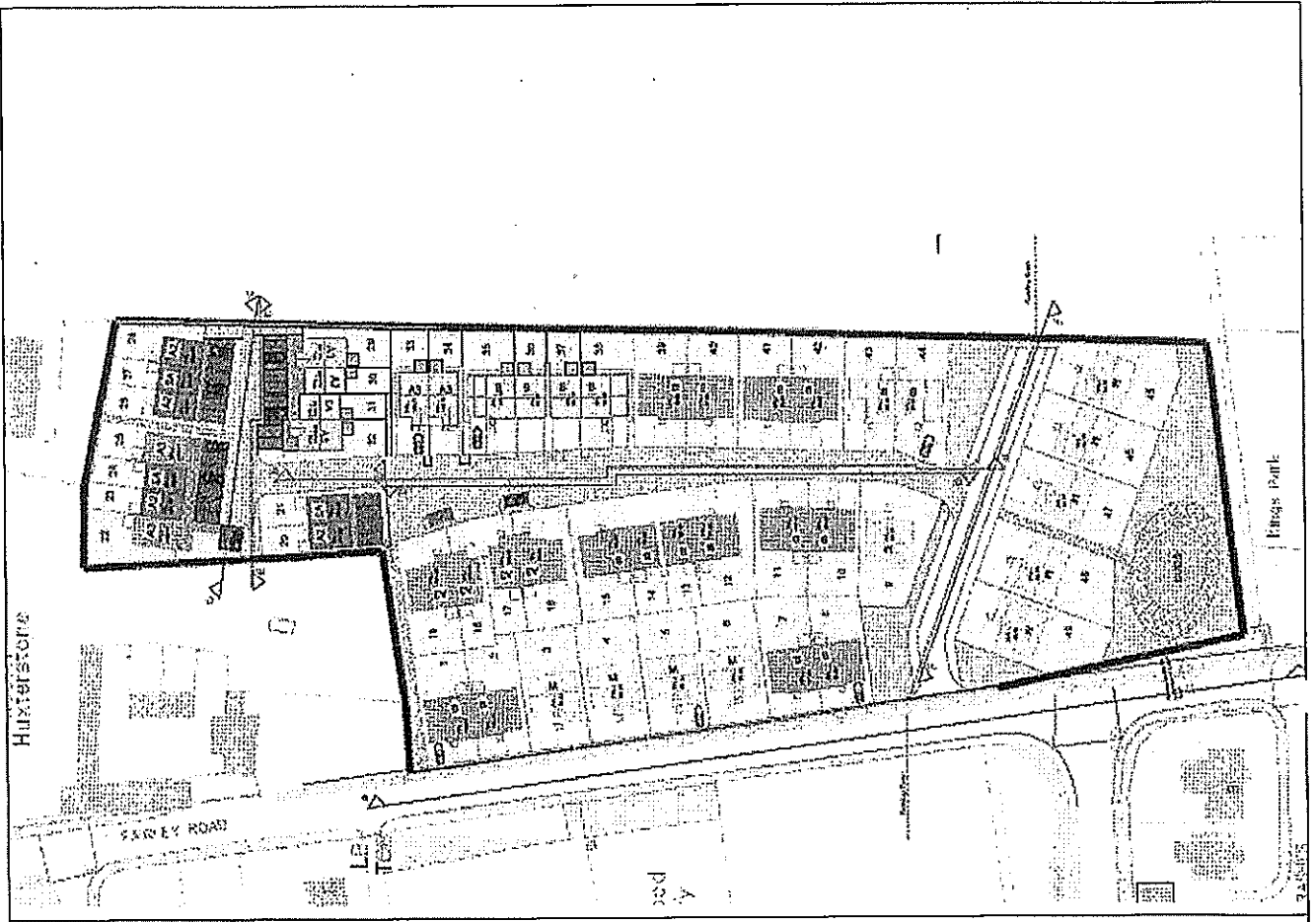
The Master plan calls for the roads within the development to incorporate home zones. The current application makes no allowance.

Fairley Road Character Area

The houses facing Fairley Road will be of a similar typology of those found elsewhere along the street as demonstrated in Figure 22. They will formally face the street and will utilise a simple palette of materials and detailing complemented, where practical, by rebuilt drystone dykes and formal tree planting forming their front gardens. The houses either side of this area's entrance will be selected to respond to the 'gateway' opportunity.



The home zones utilise areas of shared surfaces bounded by hedging. These areas in turn are defined by a series of terraced blocks which are arranged to formally demarcate a square. The house types entering these areas are laid out to be symmetrical and to frame that threshold. Such arrangements are illustrated on the indicative perspective of the eastern square and is an indication of the approach which will have to be adopted for these spaces.



9. Other aspects of the Master Plan that have been ignored

4.1 Guiding Principles

Through the site analysis and public consultation, proposals have developed and these are described in the following sections. The following principles have guided this Masterplan:

- Traditional villages are successful due to their use of both green and "urban" spaces. Such spaces assist the legibility of their community due to the association of streets with a sense of place.
- The development of the site will be based on a series of green spaces which will be linked by a network of landscaping. The southern edge of the site will enjoy clusters or strands of trees to create a more open "parkland" environment, whilst denser shelter belt planting will be utilised around the eastern perimeter of the site.
- Landscaping and open space requirements will be accommodated in the overall layout, within which the general philosophy will be to create "streets" and "places" rather than "roads".
- The "streets" and "places" created will be aligned with groups of housing. Building lines are an important consideration in the design of successful development and will ensure the creation of a "street".

4.2 First Thoughts

The initial analytical proposals for the site which were considered important to achieve the masterplan vision include the following and are demonstrated below and on page 11:

- Retention of the Den Burn and the Green Space Network along it to avoid the risk of flooding, to create and benefit from an attractive area and the creation of a landscaped SUDs basin towards the lower part of the site.
- Creation of a new shelter belt to the east of the site to provide appropriate screening of the development and to soften the development in terms of long distance views from the Lang Stracht and the A944.
- Enhancement of the buffers to the east of the site.
- Provision of an appropriate density of housing whilst retaining quality public green space.
- Creation of a series of linked public spaces lined with trees to allow green space to flow through the heart of the site.
- Creation of an easily accessible public green space to the south of the site.
- Principal vehicular access to the site to be provided from Fairley Road with a secondary vehicular access point from the Lang Stracht. Alternatively, consideration may be given to two access points from Fairley Road. Pedestrian and cycle access to be provided alongside vehicular accesses and through the landscaped area to the south of the site.
- Integration of the development within the context of Kingswells village by reinforcing the building lines with the surrounding developments along the Lang Stracht. The development should face outwards at these points.
- Reinforcement of the rural character of these interfaces by means of street side planting, front garden enclosures and in selected locations, hedges and stone dykes.
- The landscape framework will be supported by appropriately scaled and designed house types, which will be created using the established pattern of field boundaries, reflecting the character of Kingswells.

10. Conclusion

The planning application does not comply with the Masterplan. The application demonstrates how 49 homes can be squeezed into the space available without any regard to provide any community green space. This is a case of building houses – not communities.

The planning application does not adequately take account of the requirements of Environment, Planning and Infrastructure Committee on the 6th November 2012.

The comments made by KCC on the assessment of the second access from Fairly Road must be considered, and a fully independent assessment must be made. If the only reason for not proceeding with this option is that there will be less housing achievable then this is not adequate justification.

Kingswells Community Council request that this application is refused at this time.

Appendix 1

KCC comments on Fairhurst Access Statement

KCC comments are shown in red.

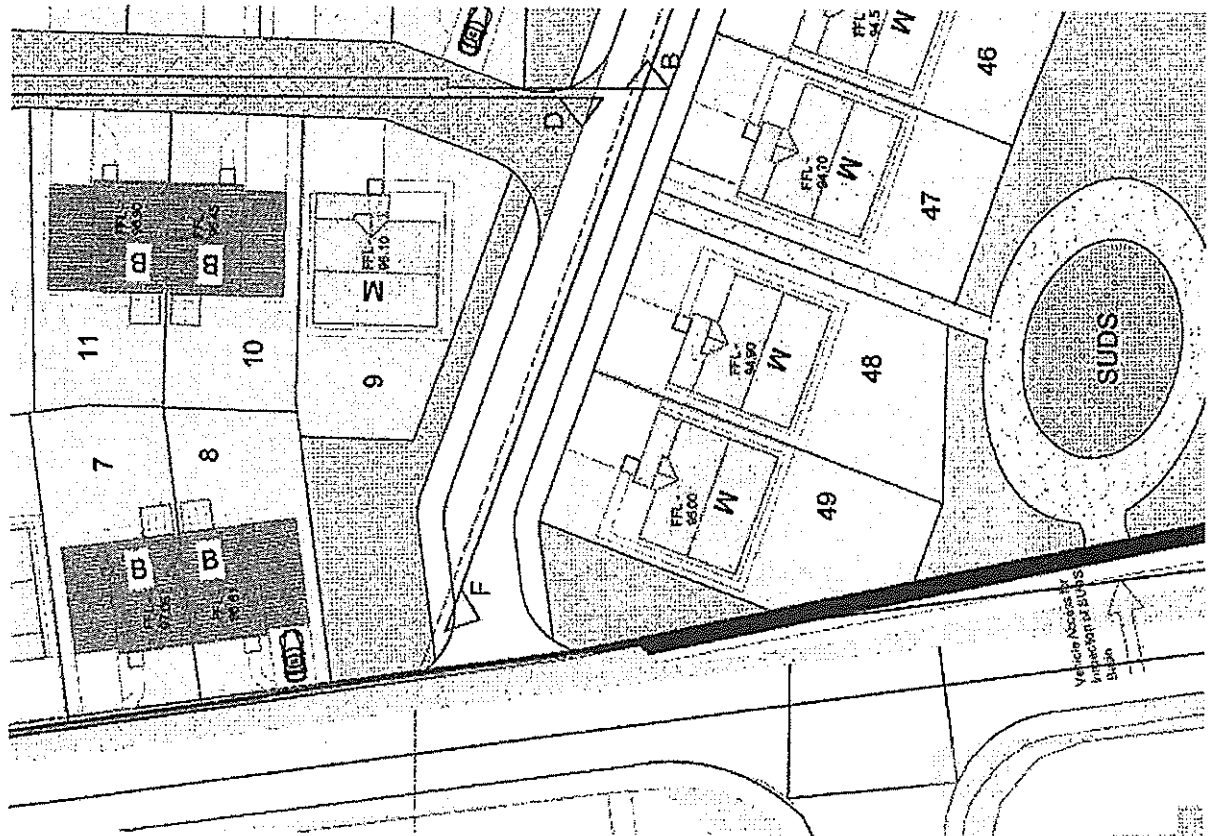
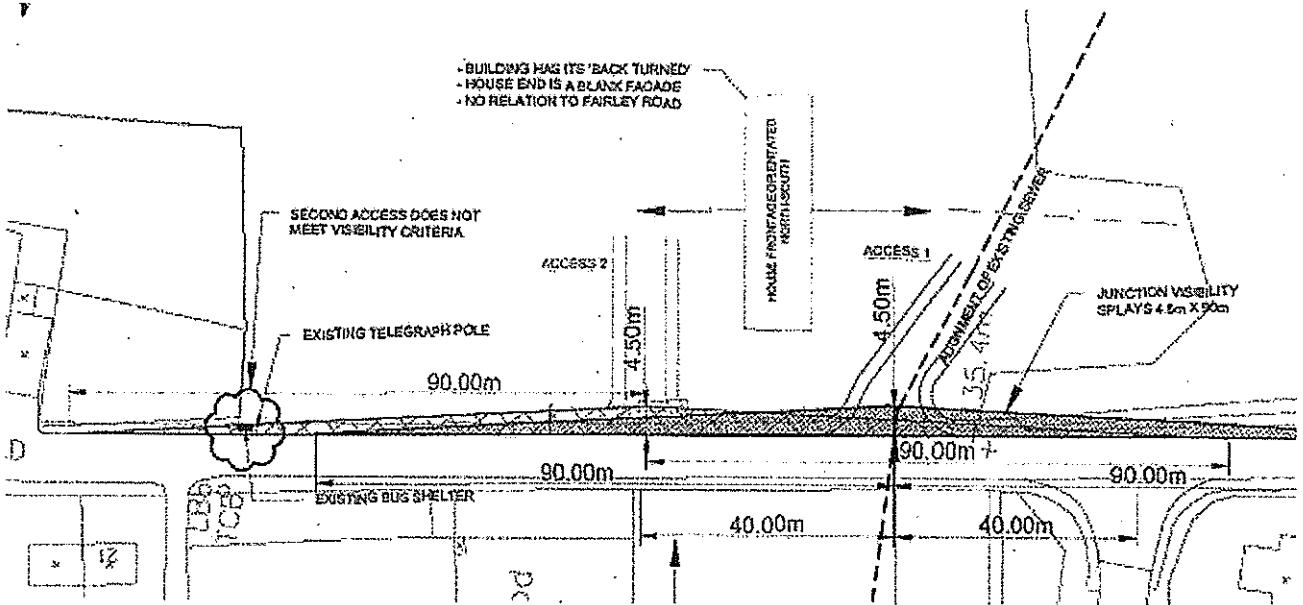
94412: West Huxterstone, Kingswells**Access Statement****1.1. Introduction**

- 1.1.1. This Access Statement has been prepared to summarise investigations into the feasibility of provision of two vehicular accesses to the West Huxterstone development site from Fairley Road.
- 1.1.2. The West Huxterstone site is identified in the Aberdeen Local Development Plan 2012 for the development of up to 120 houses.
- 1.1.3. Aberdeen City Council (ACC) Road Design Standards require a second point of vehicular access to be provided to a housing development if the total number of dwellings exceeds 100.

1.2. Vehicular Access from Fairley Road

- 1.2.1. ACC identifies a Road Hierarchy within guidance, which is designed to classify roads according to their principal purpose. Different classifications of road types identify differing standards applicable to key elements of road and access junction design. The principal matters requiring consideration when identifying suitable locations for the provision of development accesses are Junction Spacing and Visibility.
- 1.2.2. Fairley Road is identified as of Local Distributor Road status. A Local Distributor Road requires a minimum spacing between junctions of 40m, and a Visibility Splay of 90m by 4.5m. A Visibility Splay of 90m by 4.5m requires a driver to have uninterrupted view 90m to left and right from a point 4.5m back from the Give Way/Stop line at the junction.
- 1.2.3. ACC have a 'general presumption' against the provision of crossroads junctions which therefore precludes the provision of an access directly opposite to the connection from Fairley Road to C89 Kingswells Distributor Road. (This is not actually true. KCC have spoken to Roads Dept officials who have indicated that they have no problem with crossroads if they are engineered properly) The consequence of this is that the furthest south a junction can be located is at a point 40m north of the connector road. This junction location and indicative design is shown in blue on the Fairhurst Drawing 94412/8004 Revision A appended to this Access Statement. This location allows the provision of a junction which is compliant with design guidelines.

1.2.4. The location of the access junction 40m to the north of the existing Fairley Road/C89 connector road allows the access road to follow the alignment of the existing sewer, in accord with best practice in design. The sewer alignment is identified on the drawing.



(It is noted that the junction provided is less than 40m off the existing junction and has been re-orientated to provide a more advantageous design. The current speed limit in Fairley Road is 20mph and this is enforced using speed bumps. Consequently, the sight line requirements are less than stated by Fairhurst – this has been confirmed by ACC roads officials.)

- 1.2.5. In order to identify whether a second access could be provided, a point 40m north of the 'blue' junction has been identified, and Visibility Splays for this access have been identified and are shown in red on Drawing 94412/8004 RevA. The Visibility Splays cannot be provided as there is a visibility constraint to the north at the boundary wall of West Huxterstone Farm which cannot be mitigated. (KCC have verified that the sight line can be achieved see Appendix 2, and by reducing the site line requirement to suit 20mph speed limit would make it even more achievable.)
- 1.2.6. Drawing 94412/8004 Rev A identifies the implications of the provision of two access points from Fairley Road in terms of the orientation of housing which would result. Housing between the access points would require to face either north or south towards the access roads rather than west towards Fairley Road. Current National Policy contained in Designing Streets seeks to provide a 'street' feel, with the agreed Development Masterplan identifying housing facing out towards Fairley Road. (There is no requirement to change the orientation of any of the proposed homes. With the available house styles there are various options available to fill the space between access roads and comply with the requirements of the National Policy. If the relaxation on site distance is incorporated then this becomes easier. Referring to the excerpt from the proposed application – the application includes Plots 48 and 49 side on to Fairley Road and Plot 9 with its back to Fairley Road. This is in contravention of the National Policy)
- 1.2.7. The provision of a second access from Fairley Road would result in a very unattractive street scene which would not be in accord with Policy or the agreed Masterplan, with the sides of houses facing Fairley Road rather than house fronts. (See the comments on 1.2.6 – this is not the case. The application includes Plots 48 and 49 side onto Fairley Road – this is against National Policy)
- 1.2.8. The provision of two accesses to the West Huxterstone development from Fairley Road compliant with National Policy and Road Design Standards cannot be achieved. (This statement is not true. The preparation of this report has been half-hearted, with its primary aim to prove the option unviable [at any cost]. It employs double standards. In reality, it shows that if the same criteria were to be applied to the current application it would not be compliant with National Policy.)

Appendix 2

KCC Assessment of 2nd Entrance From Fairley Road

Current application

This site has historically been in the ownership of two joint developers; Graham Homes and Stewart Milne Homes Ltd (SMG).

To date, the original Masterplanning has been lead by Stewart Milne Homes Ltd on behalf of these two developers.

It appears that the west most 40% of the site has been sold on from Graham Homes to Danrara Development Group.

Given that change of ownership, evidence should be given that Dandara has accepted the conditions agreed in the Masterplanning process.

Planning submission

Dandara has now submitted an application for planning permission in respect of their share of the OP 42 development site; application 130288.

That submission shows 49 houses and relies on a WA Fairhurst Road Report.

The layout site plan shows one access to comply with 49 houses

Dandara submitted further reporting from WA Fairhurst such that there is no second access available to Fairley Road in terms of roads provision to comply with National Policy and Aberdeen City Council (ACC) Roads Design Standards.

Responses by Kingswells Community Council

The original site contains conditions identified by a Scottish Office Reporter;-

- No design of OP 42 such that access is made to the two further eastmost fields
- 120 houses maximum

Given that Kingswells has been identified as a village with substantial historic sites that evidence the area was carved out by the last ice age and that the Denburn forms topography that impacts into, and down through the City, the valley and Denburn must be preserved as seen now to continue and enhance the character and culture of Aberdeen.

OP 42 is a full development site of 120 maximum houses and must be treated on that basis despite two developers.

The developers are in partnership; they will share the assess/egress roads on the site albeit programmed and submitted at differing dates.

The WA Fairhurst 3 page Access Statement and accompanying drawing has been inspected and is herewith replied to in detailed terms. The general terms within that statement advise that a second access on site at Fairley Road is unachievable.

- Aberdeen City Council (ACC), Property & Technical Services Department, produced "Guidelines and Specifications for Roads within Residential and Industrial Developments" dated September 1998.

- That document is current and is referred to by WA Fairhurst in 1.1.3.
- ACC no longer holds that document as cast in stone; it is a reference only for basic layouts; lengths, areas, sight lines etc are to be assessed on individual circumstances.
- The drawing 94412/8004 A supplied by WA Fairhurst is inaccurate as follows and is referred to
 1. A cross over junction is possible and could be acceptable in certain circumstances. However in this case the main Westhill to Aberdeen sewer would preclude this on practical terms.
 2. The 40-metre distance from the centre line of the un-named road to the trunk sewer manhole is actually 37 metres. That would move the proposed access road south by 3 metres.
 3. The 40 metre length between the proposed access road and the "access 2" shown is not a definite requirement; it is a guideline measurement only in terms of the ACC document, and can be changed if circumstances dictate.
 4. The visibility splay shown towards the north from the "access 2" at 4.5 x 90 metres is again a guideline only. In this case measurements were taken from the centreline of "access 2" shown on the drawing north wise. A 90 metre point was established on the kerb going north, and a line established for a 4.5 x 90metre splay. It missed the dyke forming the feu at the north end by 300mm at the north side of the bus shelter. That line extending north did not also consider that the "access 2" shown could be moved 3 metres south given the trunk manhole sewer point already identified as incorrect.
 5. In terms of Fairley Road per say; assessment of the road is as it is found at the date of application; in this case the road incorporates a number of tarred and "permanent" traffic calming pillows. Further, while not a legally binding statement, there is 20 mile an hour numbers laid down within circles that advise that the road speed is now 20 miles per hour.
 6. In terms of the Guideline document and Table 6, the sight line splays are therefore capable of reduction.
 7. Given that, the road splays would be changed to 4.5 x 60 metres and accepted by ACC.

The result is, a second assess to Fairley Road is capable of being incorporated within the development of both the initial 45-house application and ultimately the 120-house development forming the OP Site 42.

That would negate the need to provide an access to the Lang Stracht and to preserve the east fields within the glacial valley again identified by the Reporter as of Historic importance.

Other matters

The Dandara site drawing APL_205 shows at the south end of the site, five houses in a somewhat constricted area.

That area is currently a natural wetland and course for the Denburn and that has to be preserved despite the SUDS pond shown on the drawing.

Planning Objection/Representation from Mr & Mrs McGrath, Morven, Kingswells, ABERDEEN

Proposed Development by Dandara Group at Fairley Road, Kingswells, Aberdeen

Application Number 130288

Planning & Sustainable Development	
Mail ID	29183
RECEIVED	07 MAY 2013
REPLY	/ /
Section	DM
Officer	TOH

Executive Summary

We object to the above application on the basis that it does not fully comply with the adopted Aberdeen Local Development Plan, undermines Aberdeen City Council's strategic intent to have balanced communities and will be detrimental in terms of amenity to the community and to the individual houses already within OP Site 42.

Our objections and concerns are listed in summary form here and grounds for our concerns are detailed in the following paper:-

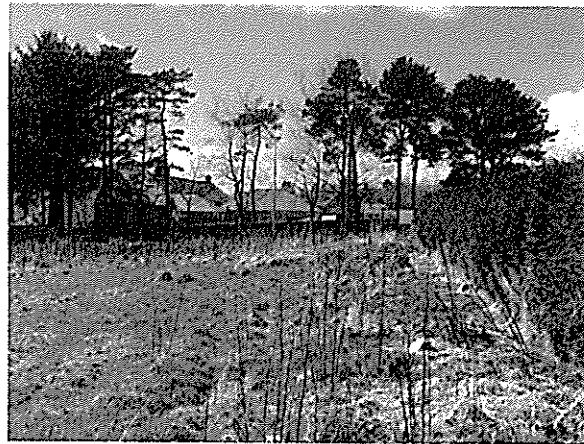
1. The proposed development of two storey housing is outwith the character and previous planning guidance for housing within this area.
2. The plans fail to contain elevation documents that show the existing housing on the site, leading to insufficient information on the impact on the existing properties to enable planning officers and elected members to make a fully informed judgement.
3. Insufficient consideration is given to the sewage and surface water drainage systems of the existing properties resulting in unquantifiable risk and request that planning permission is withheld until this is fully resolved.
4. No information is given on how our rights to access to maintain our property (as documented in title deeds) will be provided, nor detail of lighting placement can be shared to give compliance with building regulations regarding heights and placement of street lighting relative to bedroom windows.
5. The plans do not contribute to the strategic planning intent of Aberdeen City Council to create balanced communities.
6. The plans will have an adverse impact on the ability of the school to adequately cope with an increased number of children.
7. There is a disproportionate density of housing relative to the total intended housing density for the whole OP Site 42 as described in the adopted Local Development Plan.
8. The plans fail to provide safe and attractive open spaces to encourage children to follow an active outdoor life.

We respectively request that members of the Planning Authority and elected members on the Committee give consideration to the following concerns.

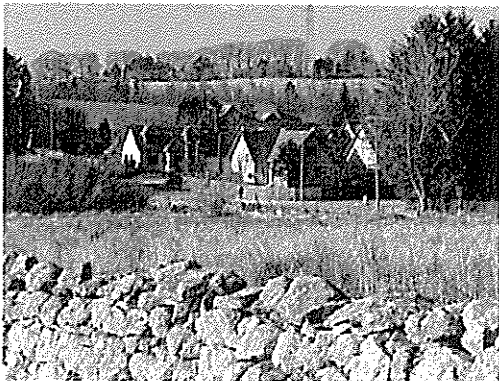
1. The Site Character-

The design statement clearly identifies the existing housing within the site as a 1½ storey traditional farmhouse and a bungalow (Morven).

It then draws attention to the two storey semi-detached properties on Fairley Road. These are to the north west of the site and at no point in a direct line with the site (as can be seen in the following photographs which are taken along the line of the hedge to the front of Wester Huxterstone).



The document fails to describe the houses to the south of the site which are the houses most visible to this development. To the south west is the small development of Whiterashes, and to the south



of the site the houses in John Arthur Court (off Old Skene Road) and more recently the very new houses built on Old Skene Road - all of which are 1½ storey cottage style houses.

Finally the houses to the North East of the site (The Manse, Burnside and the East Huxterstone Steadings) are also a combination of bungalows and 1½ storey buildings

During the masterplanning exercise the design team discussed the development as being of 1½ storey housing, and the final version of two storey houses was surprising.



We wish to object to the proposed development of two storey housing as being outwith the character and previous planning guidance for housing within this area.

2. The Proposed Site Layout (including Impact on the Existing Properties)

Lack of Information on Impact on properties already on the site - The Site Section Drawings A-A and C-C fail to show the existing houses of Wester Huxterstone and Morven. This makes it very difficult to fully comprehend the impact the new development will have on the amenity of the pre-existing houses. As the taller two storey houses are being built in front of the smaller single storey and 1½ storey houses it would seem essential to be aware of the relative heights to judge the impact on privacy, day light and the sky line when viewed from the Westhill Road. Should the plans proceed unamended, Morven will face directly onto the rear of the row of seven two-storey terraced houses. The bedroom windows of these houses could be level with the lounge, master bedroom and second bedroom windows of Morven. The south facing lounge window of Morven is in effect a glass wall. It is impossible without having elevation drawings that show the relative heights to know if we shall be forced to live with curtains drawn to achieve a degree of privacy. We request the plans be refused until detailed information on the impact on the existing properties is fully described to enable planning officers and elected members to make a fully informed judgement.

The sewer and surface water drainage for Wester Huxterstone and Morven run directly through the field and connect to the existing main sewer identified within the plans. To ensure these pipes can be repaired the house titles include irredeemable rights of access across the field for the purpose of maintenance and repair. Despite having sent this information to Ryden's to allow this to be considered within the planning proposals there is nothing within the document to indicate that these pipes will be protected, or included within the scheme. The present layout suggests that if the drainage for these two properties is not included within the scheme it will be impossible to repair any damage as the pipes will be below housing and our irredeemable rights of access will be meaningless. We object to the plans on the basis of risk to the sewage and surface water drainage systems of the existing properties and request that planning permission is withheld until

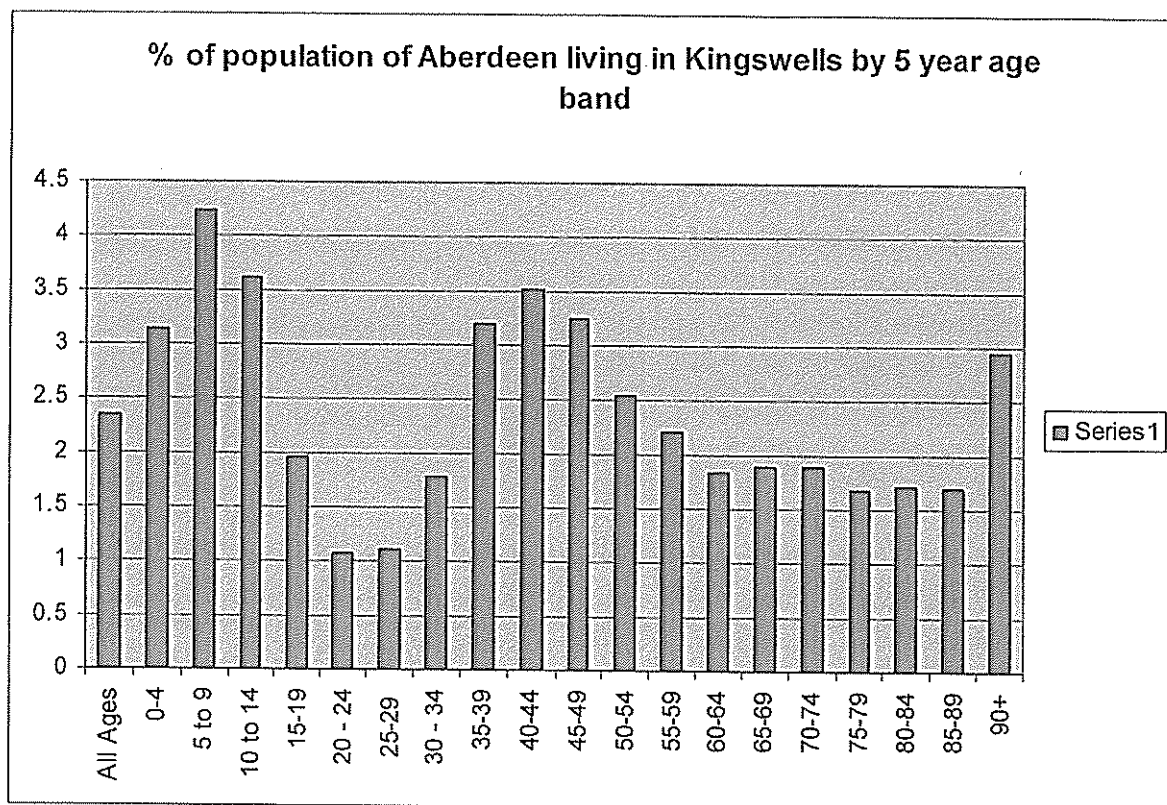
this is fully resolved. There is a secondary risk that our properties will not be able to be sold due to the impact on our property title deeds.

Water Supply – Subsequent to the development at Whiterashes there were difficulties with our water supply resulting in multiple failures of electric showers. Scottish Water investigated the situation and explained that as our water supply flows uphill from Wester Huxterstone there was insufficient water volume to maintain water pressure at peak times. This resulted in us having to invest in alternative showering facilities. The water volume to the house remains low and will deteriorate further unless new water supplies are brought to the area. We are aware that the Business Park has invested in additional piping to bring water to the area, but these plans seem to indicate an intention to use the existing water supply without increasing the infrastructure required to bring additional water capacity to Kingswells.

Property maintenance our present title also gives irredeemable rights of access to maintain our boundary fence, etc. This may be facilitated to an extent by the path shown between plots 25 and 26, but this path does not extend to the full length of our boundary. In the interest of preventing neighbour disputes over the maintenance of the long established cyprus hedging this path should be extended along the entire expanse of the hedge. We also note the police comments about this being a security risk and that the path should be protected by a secure gate. We would seek assurance that this would not obstruct us from maintaining the boundary hedge. In addition, we would be concerned if there was to be street lighting on the path as this would shine into the two south facing bedroom windows. We request that planning officers and elected members object to the plans until detailed information is provided on how access to maintain our property will be provided, and the detail of lighting placement can be shared to give compliance with building regulations regarding heights and placement of street lighting relative to bedroom windows.

Housing Mix – We object to the plans on the basis that they do not contribute to the strategic planning intent of Aberdeen City Council to create balanced communities.

Various planning documents issued by Aberdeen City and most recently the Aberdeen City and Shire Strategic Development Plan highlights the need to “create sustainable mixed communities and the associated infrastructure, which will meet the highest standards of urban and rural design for the needs of the whole population”. The 75+ population in Aberdeen City is expected to increase by 69% increase over the next 25 years (*General Register Office for Scotland Population Projections 2011*). Kingswells as a community is very underserved by housing suitable for the over 75 population. Aberdeen City Council website population estimates show the percentage of the Aberdeen Population living in Kingswells by age group to be above the average for all ages in the age groups 0-14 and 35 – 54, indicating that the community is well served with family housing. [The relatively high age 90+ population is due to the presence of a large nursing home.]



Many households face the choice of remaining in their 3-4 bedroomed family home, or leaving Kingswells to find appropriate pre-retirement/retirement housing elsewhere in the City. If this development is allowed to proceed on the basis of yet more family housing it is perpetuating this situation. Failure to encourage people to relocate to suitable accommodation to support their older years will result in continued dependency on care services rather than the strategy described in the Councils Joint Strategic Commissioning Plan of encouraging people to be able to remain safe, independent and self caring within their own homes. If private developers are not encouraged to contribute to the development of housing for all age groups and all levels of physical ability, the burden to provide such housing will fall on the Council and the cost of care on the Council and NHS.

There are people far more competent than ourselves to comment on the style of housing, but there is much to be learned from the existing Kingswells housing. Streets include a mixture of single, 1½ storey and two storey housing, set at different distances from the street, with a range of styles and sizes, enabling people of all ages to co-exist within a street. This development (like the most recent one on Old Skene Road) is by contrast very uniform and boring. We admit we are not experts, but were very surprised to see toilet accommodation being directly accessed off the cooking area of the kitchens.

Public Services – Schooling. One benefit to the City of encouraging this development to more closely reflect the need for a balanced community within Kingswells would be that it would reduce the constant upward pressure within Kingwells on pre-school and primary schooling, thus allowing

the present school to continue to meet the needs of all such children within the community. Should the school fail to accommodate additional children the Council will be faced with two high cost options i) conveying children to pre-school and primary school establishments elsewhere in the city, ii) building a new school. The first option not only brings significant recurring costs but as potentially it would affect children as young as 3 it seems inappropriate and would affect the ability of the children to be part of the village community and socialise with other children in Kingswells. Enabling relocation within Kingswells from pre-existing family housing to pre-retirement housing would vacate houses within the community for new families to move in to. These existing houses would be closer to the school and village centre facilities and reduce the traffic within the village as it would facilitate walking to school etc. We object to the plans on the basis of the impact they will have on the ability of the school to adequately cope with an increased number of children.

Public Amenity – Open Space and the health and safety of children. The total area of Opportunity Site 42 West Huxterstone was 6 hectares and the adopted Aberdeen Local Development Plan (February 2012) identified this as suitable for 120 houses. This site is 1.576 hectares of the total 6 hectares (26%) and the proposed plans are for 49 houses (41% of the 120 houses). This would indicate a degree of overcrowding relative to the spacing of the second phase, or a determination by the developers to exceed the 120 houses agreed within the Aberdeen Local Development Plan. This increased density has resulted in very small gardens for many of the houses, combined with a lack of play areas and open spaces other than the SUDS and small open space area around the Den burn. This end of Kingswells has very few accessible areas for children. The open space adjacent to Adventure Aberdeen (the previous primary school) is frequently flooded and unsuitable for play, it is also often used for dog exercise classes and by Adventure Aberdeen for classes. If allowed to proceed this will be the third family housing development within the community with no consequential investment in leisure or recreation spaces. We would like to raise an objection to the plans on the grounds of failing to provide sufficient open space (for what is intended as family housing) which may lead to children choosing to play around the SUDS and the burn with associated risk of harm or drowning. Another reason why the site should perhaps be targeted for an older age group. We object to the plans on the basis that there is a disproportionate density of housing relative to the total intended housing density for the whole OP Site 42 as described in the adopted Local Development Plan, and also due to the failure of the plans to create safe and attractive open spaces to encourage children to follow an active outdoor life.

We would wish to thank the officers and elected members of the planning authority for considering these concerns.

from: Jim Hepburn [REDACTED]
to: <pi@aberdeencity.gov.uk>
date: 20/04/2013 23:08
attachments: DSC_1670.JPG; DSC_1674.JPG; DSC_1680.JPG; DSC_1685.JPG; DSC_1676.JPG

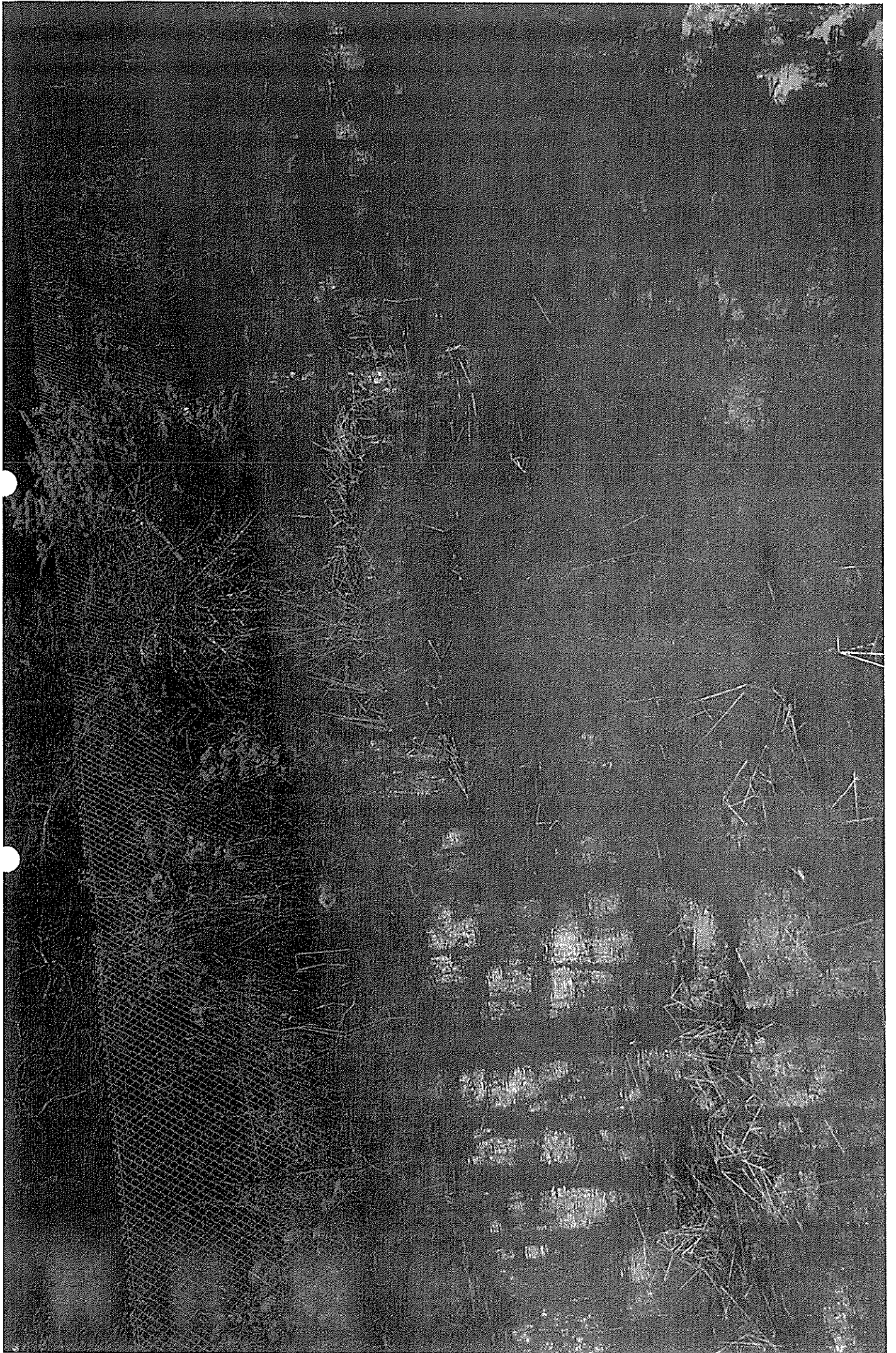
9 Whiterashes
Kingswells
AB15 8QE

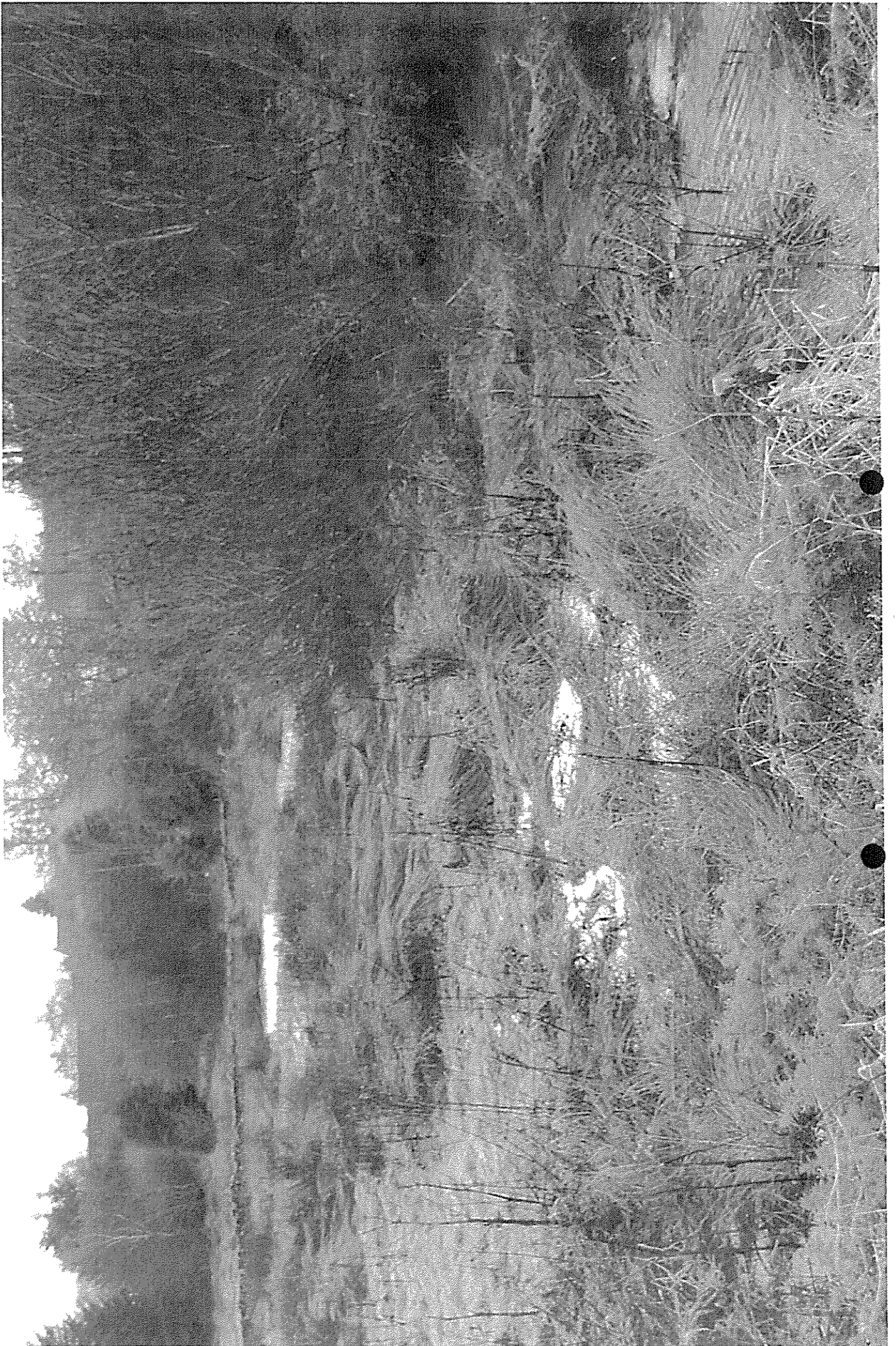
Dear Sir / Madam,

Having received the Neighbour Notification Notice regarding Application Number 130288 for the development in Kingswells, I would like to draw your attention to the conditions we observe on a regular basis. The attached pictures were taken after heavy rainfall had passed and the water level had actually fallen a few inches. My concerns are for the condition of the proposed development site as, over the years, the lower end of the proposed site has been permanently waterlogged, so I am amazed to hear that this area is to be developed. A more personal concern is the effects development could have on my property. At the moment the land surrounding my property, although saturated, can just cope with the draining of rainwater. However, changes to the surrounding terrain may tip this delicate balance, therefore any changes or development will be monitored closely and those responsible will be held accountable.

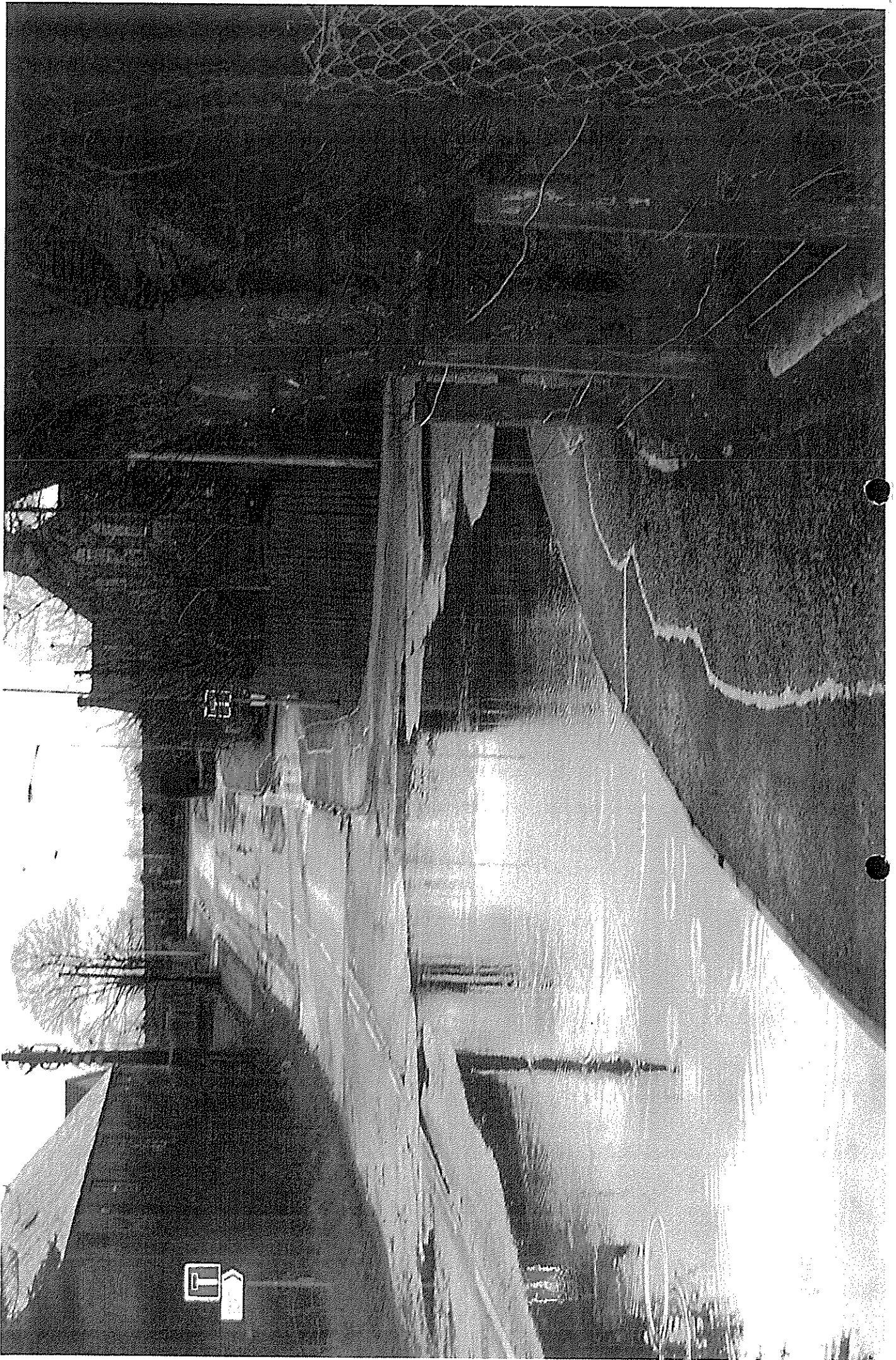
J Hepburn











PI - Fwd: Re: West Huxterstone - Dandara

From: Tommy Hart
To: PI
Date: 19/04/2013 10:45
Subject: Fwd: Re: West Huxterstone - Dandara

Please log this as an objection for application 130288

ta

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. We would very much appreciate you taking 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 in advance.

Tommy Hart
 Senior Planner (Development Management)

Planning and Sustainable Development | Enterprise, Planning and Infrastructure | Aberdeen City Council | Business Hub 4 |
 Ground Floor North | Marischal College | Aberdeen | AB10 1AB |
 Direct Dial: 01224 523126 | Fax: 01224 523180 | Switchboard: 08456 08 09 10
 Email: tomhart@aberdeencity.gov.uk | Website: www.aberdeencity.gov.uk/planningapplications

>>> Marianne McGowan [REDACTED] 19/04/2013 09:22 >>>
 Tommy

Can you treat as an objection meantime. Hopefully I can withdraw once the cul de sac has been amended.

Marianne

Marianne McGowan BA(Hons) MSc MRTPI
 Area Director - Strategic Land
 Stewart Milne Group

On 19 Apr 2013, at 08:54, "Tommy Hart" <TomHart@aberdeencity.gov.uk<<mailto:TomHart@aberdeencity.gov.uk>>>> wrote:

Marianne

Thanks for that. Have I to take this as an objection or just comments?

Tommy

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. We would very much appreciate you taking 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 in advance.

Tommy Hart
 Senior Planner (Development Management)

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www.aberdeencity.gov.uk/planningapplications<http://www.aberdeencity.gov.uk/planningapplications>

>>> Marianne McGowan [redacted] <mailto:[redacted]> 18/04/2013 18:04 >>>
Tommy

I have seen that Dandara have lodged their planning application and would make the following points

- 1) Dandara have shown a cul-de-sac from their access point to the south of the site. This is not in the spirit of the masterplan which requires a connection through to the SMH portion of the site. I trust you will be seeking Dandara to amend this to take their road to the property boundary.
- 2) I note Dandara have not lodged a flood risk assessment for their part of the site. We have concluded ours and as a result I suspect that Dandara could not construct some of the houses south of their access road as it in the flood plain.

Happy to discuss.

Marianne

Marianne McGowan BA(Hons) MSc MRTPI | Area Director - Strategic Land Division
Stewart Milne Group
Osprey House, Mosscroft Avenue, Westhill, Aberdeen AB32 6JQ
Switchboard - [redacted]
Direct - [redacted]
Mobile - [redacted]
www.[redacted] blocked: [redacted]

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