

GEE

PI

From: Mark Duffy [REDACTED]
Sent: 06 July 2015 14:37
To: PI
Cc: [REDACTED] SHEILA YOUNG
Subject: AR-151034 LAR 000123924-001

Dear Planners.

PA 151034 - East Woodcroft

Our members attended all the consultation events held in regard to this development, we've had a member of the planning team attend one of our community council meetings, and it was clear over and over again that the problem with this development is the access point. But yet again any consultation was a waste of time as someone knows better than those that live in the area.

Anyone who lives in or near the area knows the traffic statement is a wonderful piece of fiction, as for example:-

3.1 Access by Car

"Parking laybys are provided and two-way traffic is generally able to pass unimpeded"

Just have a look at google maps, which was taken during the work day and I could point to 3 situations where cars sitting diagonally opposite each other? Why, if there is enough room for two-way?

"At times, some vehicles may park within the carriageway, as typical for developments of this nature, however the low levels of traffic mean that this is not a significant issue."

For whom is this not a significant issue, this is an issue that has been brought to the community council MANY times before this development was put forward. So what it means its not a significant issue for you, but those that live there have plenty of issues with the situation as it is presently!

"Both Ashwood Circle and the site have been tested for accessibility by a refuse collection vehicle to ensure that service vehicles could be accommodated. The swept path analysis is shown in Appendix A." Please look at Appendix A and imagine ONE car parked on the road side! Or do you expect there to be no cars on the road? Have a look at the roads around this development and there are many cars on the road, add 1 car onto this sweep analysis and it starts to have problems, have TWO cars sitting diagonally from each other, and your rubbish trucks will need to learn to fly.

"The area is subject to an advisory 20mph speed limit." Please note the word ADVISORY! The entrance to the new development is 525 metres (directly) to the junction beyond Jesmond Gardens on Jesmond drive, but is 840 metres by road (down ashwood road).

Time and time we've asked why this development could not be joined to Jesmond drive, to be told there is a hostage strip in the way, and time and time again we've asked ACC to find out how much that hostage strip would cost, and time and time again they haven't! Why not? Why was the possibility of this entrance not looked at in more detail, we know that ACC did not contact the strip owner by the last consultation, has that change?

" alternative access, to be used by emergency vehicles, it is to be located immediately off the B997; this is expected to be used infrequently by emergency vehicles. Visibility of 120m (from 2.4m setback) is

available from the proposed emergency access. The nature of these vehicles will make other road users aware of their presence, and are unlikely to experience difficulty in using the emergency vehicle access." Why, if its okay for the residents to drive all the way through upper bridge of don is there a need for an emergency vehicle access road?

4. Baseline Traffic

It was nice that someone counted the cars at whitestipes and parkway and jesmond with scotstown road, but it doesn't count those cars that are used on the "School Run" or those that go down Whitestripe Road, few would drive to the bottom of Jesmond to take a left to Dyce when the can go through Whitestripe Road! Taking the present zoning for schools, or even if the development is zoned to Forehill parents take the cars in the morning. Sit outside any primary school and look at the traffic, now it may be 0.25 kids per house, that still means there is more cars on the road. Why was there not a traffic assessment taken outside of the schools during peak times? There is, just this week, a crack down on drivers overtaking buses on Jesmond, people are not breaking the law because the roads are perfect and there is no trouble with traffic!

Dyce, you may have heard there is a lot of people work in Dyce? A lot of people who live in Bridge of Don work in Dyce, yet the two routes to Dyce and already jammed, yet your traffic report puts zero residents who will live in the new development will head to Dyce, I highly doubt it.

Public Transport

Have you tried to get to the major locations of employment from the major location of residence in Aberdeen? Bridge of Don to Altens or Dyce? Have you tried by BUS? I personally have lived in BoD for 20+ years, and worked in BoD about 2 years in that time. I worked in Portlethen, no chance on public transport, I've worked in Altens, 2 Buses and a 1 mile walk and I've worked in Dyce, 2 Buses approx 90 minutes + 10-20 minute transfer + 30 minute walk from where the bus drops you off. Before you can encourage people to use public transport the council have to supply a public transport system that is useful. The present system is designed for the centre of the city, and even that isn't great. Unless the council supply public transport you shouldn't be encouraging private businesses to fleece your residents, a 12 month season ticket from first bus is £660 or over £2 a day (work days), its cheaper to take my car, its quicker to take my car, its more reliable to take my car and the only option is to take my car.

" Assessment of the estimated increase of traffic flows has predicted that the impacts of the additional traffic on the surrounding road network will be insignificant."

So the problems we have now are not going to be added greatly by this development, how about the council actually try and improve the problems BEFORE building development, and maybe build the infrastructure before the developments, or at least use the development gain for the residents of the area. We don't need new trees we need better transport infrastructure!

Conclulsion

We do not object to this development or its location, we do however object, verdantly, to the entrance of the development. It is the least cost option and the degradation of the lives of those who already live there. Anyone who knows the area and the streets around it know this road is already causing problems to those that live there, add another 50 cars a day up and down is not something anyone with a mind can see sense upon.

We beseech the councilors, who have already gifted us with developments at Dubford, Granhome, Ellon Road, Balgownie Road and possible future development of the AECC, that they say to their officers that the price of a ransom strip is a price worth paying, or to even find out what the price would be before discounting it, surely! That with all the developments in Bridge of Don they sit down and look at the whole picture of these developments en masse and not just them individually, funny all the transport

assessments say their development will only impact transport minimally, at which point does minimally added together become massive!?

Regards

Mark Duffy

Planning

Bridge of Don Community Council

PI

From: Linda Winton [REDACTED]
Sent: 14 July 2015 00:55
To: PI
Subject: Reference no. 151034 housing development East Woodcroft.

Sent from my iPad

I would like to object to the plans for a housing development on the above land. My main concern is the volume and speed of traffic that will have to travel on Ashwood road to gain entrance to Ashwood Circle, previous 20 mph markings on the road have worn away and were ignored by the majority of travelers anyway. I also feel the traffic in the Bridge of Don is so bad at times that more housing will only add to travel delays. I realise the council hope the new bridge once completed and opened will help ease these delays but with the amount of housing planned for this area surely this will only create more traffic making things just as bad.

Regards

Linda Winton.

46, Ashwood Road
Ab22 8xr.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 14 July 2015 16:57
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : suril shah

Address : 14 ashwood parade, aberdeen AB22 8PS

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the application. This is part of continuous Woodland area to the south of the site. The site used regularly by wildlife e.g. fox deer etc. Due to continuous pressure from the housing development around and pets such wildlife does not have anywhere to go. This has resulted in the recent past wildlife having to cross the roads and causing accidents and death of deer. there are plenty of other sites which do not have any such problems where this can be located.

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George Milne

From: webmaster@aberdeencity.gov.uk
Sent: 10 July 2015 21:35
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : Mr Mark Anderson
Address : 60 Ashwood Road.

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Me and my family have lived here for over 18years and over that time we have seen many developments built around the bridge of don are with no improvements on the existing infrastructure. The roads already around the bridge of don are constantly congested with many motorists speeding through side streets to gain some advantage in getting to there destination earlier. Our family strongly object to the new planning development in Ashwood area as the access route would greatly increase the traffic in this area that is already full and the increased risk of children being injured due to cars coming and going in small roads with tight bends. Why do we need houses in this area surely there are areas that could be considered that would not use existing small roads with lots of small children already playing happily and safely. Please reconsider this planning development for the safety of our children and future young families living here.

Many thanks
Mark

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 07 July 2015 06:33
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : Mrs anne scott
Address : 4 Ashwood road
Bridge of Don
Aberdeen
Ab22 8xr

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Ashwood road was never meant to be a main road and with the amount of extra cars using it, should building go ahead, this is what it will become. Too much traffic on it now and with so many small children in the area opening this up to more traffic is an accident waiting to happen. There are many cars currently parked on the road due to volume at the moment and again more through traffic may cause damage. I have lived in this house since it was built in 1991 and have seen the traffic increase over the years please don't let it increase any further. This is my clear objection to the proposal.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 06 July 2015 23:16
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : Anna Muras-Wrozyna

Address : 27 Ashwood Circle, AB22 8XU

Telephone :

Email : [REDACTED]

type :

Comment : I live at 27 Ashwood Circle, in direct proximity to the new proposed housing development in East Woodcroft.

As discussed at the meetings you organised for this development, I have no questions in regards to the new housing development itself, it is the access road and the increased traffic that will result if this development proceeds under the proposed plans.

The current proposed access road via Ashwood Circle will increase the traffic considerably. With the plans to build 55 new homes it potentially means that around a 100 new cars will use Ashwood Road (to get to Ashwood Circle). Even now with the current amount of cars to get from the beginning of Ashwood Road to Ashwood Circle takes time. Due to the existing traffic, you need to stop frequently and give way to oncoming vehicles. Many children are playing beside Ashwood Circle and cycling, which will be more hazardous with the potential increased traffic.

Therefore, I suggest the access road could be situated past the Oldmachar Church.

The cars for the new houses would go to the end of Jesmond Drive, turn left before the church and go via the small roundabout and the current small play park. The current play park is too small with few facilities for young children to use.

A more ideal and convenient location for a play park could be the field where the access is planned.

Also for the new residents it would mean much less time spent driving to their new homes. The existing traffic problems will only get worse.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 06 July 2015 20:31
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : Marie Moore

Address : 127 Simpson Road, Bridge of Don, Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am all for this scheme. we need more housing!!

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 16 July 2015 21:15
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : Bryan Beaton
Address : 33 Ashwood Circle
Bridge of Don
Aberdeen
AB22 8XU

Telephone :

Email : [REDACTED]

type :

Comment : I would like to object to the access road for Land at Home Farm, Scotstown (East Woodcroft). I am all for the new houses being built but I am concerned about the safety of the children in Ashwood Road & Ashwood Circle due to the amount of extra traffic East Woodcroft would bring. There are already 9 Cul de Sacs that come off of Ashwood Road. That's a total of 231 houses which doesn't include the properties in Woodcroft that are accessed off of Ashwood Road. The most obvious route for the access to East Woodcroft would be via the bus terminus on Jesmond Drive, this would be the safest option & wouldn't affect the safety of the children & residents in Ashwood Road & Ashwood Circle. I was told at the 1st consultation meeting held in Oldmachar Church that Wimpey own a small triangle of land beside the bus terminus. Why can't the Council buy the land off of Wimpey, it is too small a piece for them to do anything with. Alternatively why can't the access to the new development be via Ashwood Park where there is already a roundabout? What were the Council's plans when they built the roundabout in Ashwood Park? A few years ago I was told the access route to the new houses would go through the park. This route would affect a lot less people as there are only 39 houses in this street. The play park could be upgraded & relocated to another area, i.e. on the grass area between Ashwood Circle & Ashwood Parade. I was also told at the 1st consultation meeting that Wimpey own a small piece of land beside the play park & church car park, this piece of land is also too small for Wimpey to do anything with. Why don't the Council buy the land & make use of the roundabout already there? The Council / Developer could add a few more thousand pounds to each house & that would cover the cost of the land. I hope the Council think very hard before giving permission to allow the access road to go through an already busy road.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 21 July 2015 21:40
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : jackie Gray
Address : 54 Ashwood Road
Bridge Of Don
Aberdeen
AB22 8QX

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : what about road infrastructure i take it that there is no change on the roads 56 houses means at least 100 cars without 4000 houses on WHITESTripES = 6000 cars mugiemoss 8000 houses being built = 10,000 cars on roads , all i want is to get from my house Ashwood rd to Northfeild Academy 10 minute Journey which in school term takes me 40 minutes HOW much longer is this going to take thats , with out who the hell would want to buy our'e house if we wish to sell it. nobody would come to Bridge of Don for this nightmare , so we are at a loss trying to sell our house our houses are being de valued.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 07 July 2015 18:59
To: PI
Subject: Planning Comment for 151034

Comment for Planning Application 151034

Name : Paul Elliot
Address: 4 Ashwood Circle
Bridge of Don
Aberdeen
Ab22 8xu

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to the development of these houses on the premise that the infrastructure around this area simply won't support it. The proposed Road through Ashwood is already overburdened, children play on the road through lack of amenities (playing parks etc) and to add 56 houses worth of vehicles plus construction vehicles is not only ill-advised but also dangerous. Proposing to put the suds system on a slope in front of resident houses will also threaten damage to these houses in the event that the suds system overfills (which at time of writing is happening all over Aberdeen).

I have a moral issue objecting to housing as people need places to live (myself included, struggling to get onto the property ladder) however the proposed site is not the correct place to do this and will only serve to add onto an already overburdened neighbourhood. The only way to get into Ashwood is to drive past several schools (which are at capacity) and to add additional vehicles on the road is dangerous.

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