

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 17 June 2014 14:30
To: PI
Subject: Planning Comment for 140730

Comment for Planning Application 140730

Name : Sandy Hutchison
Address : Bogskeathy House
Countesswells Road
Aberdeen
AB15 9BX

[REDACTED]
type :

Comment : I object to the application for the following reasons:

1. This is part of the overall Countesswells development and it is inappropriate to provide for any ad hoc approval for this until the entire development has been considered fully and the many issues with it resolved.
2. The transport impact assessment needs to be done to reflect the reality of what is a dangerous and hazardous journey between Kingswells and Cults and this needs to be addressed as part of an overall comprehensive plan.
3. The intent as I understand it is that the development appears to be funded in part by a UK Government bond. In the event of a "Yes" vote in the Referendum in September how do we know there will be sufficient funding in place to develop such a project given the financial limitations of the Scottish Government? and (ii) has any funding from the UK Government been approved yet? If the answer to either of these questions is No I am not clear how any planning application can take place let alone provide consideration to the development viability.
4. What process was adopted to select the Countesswells Development by Aberdeen City Council for UK Government funding ahead of any other development in the Aberdeen area?
5. Is there sufficient funding in place to build out such a material development and how will developer financial risk short/medium and long term given the time period associated with any development.
6. Major developments such as this are in part driven by forward economic projections. If the oil price was to drop significantly what considerations have been given to the economics of the development? How do we avoid a situation in Spain and Ireland where the building of some housing estates have been incompleted because of a financial downturn?
7. I had previously understood than any development for Countesswells was subject to the Western Peripheral Route being implemented and being in operation – is that the case?
8. The road pressures on Countesswells Road and on the road across to the Kingswells roundabout are hugely significant already. It is not clear to me how any development will fit given the existing road pressures and any major development appears to create a "bust" at the Kingswells Roundabout and in other areas.
9. The site in Countesswells is an environmentally sensitive area. There are several areas of protected land and rare species which needs to be protected as part of any development and it is not clear to me if this is taken into consideration.

10. There are several badger sets throughout the proposed development and given these are protected species will need to be addressed before any development can take place.
11. Many of the trees on the site and around surrounding houses has been there for many years and to ensure the look and feel of the development of this area is not adversely affected I would recommend that a detailed plan is put in place to protect these trees including the residents trees.
12. The current school catchment area for Countesswells is Cults Primary and Secondary. If any development gets approved what assurance will there be that the schooling to be provided will be of at least as good a standard as that which is currently available.
13. It is not clear the specific timing for any build phase if it was to get approval.
14. What consideration is going to be given to existing residents and the land and housing that they currently enjoy - they need to enjoy a quality of life and how will this be protected for and compensated for during the build out phase.
15. Will school catchment zones need to be re-set given this development and all the other developments that are happening - Oldfold at Milltimber, CALA at Friarsfield and DANDARA at Countesswells? - would these developments all be schooled at Counstesswells if schooling is going to be provided and how to we ensuring a cohesive education policy in the area given several large developments currently in flight?
17. The Process adopted by Aberdeen City Council seems a little out of step-here in that we are being asked to review planning applications before approval of the Development Framework. What is the reason for this and is this not contrary to planning policy and legislation?
18. In looking at the applications I will be a neighbour directly affected by the Phase 1 development. As an existing resident it would be clearly beneficial if I was able to ensure that any development was able to benefit the setting of my property, eg. be able to provide input to the design and development of the site to ensure that me and my family are not adversely affected - to that end it would be beneficial to ensure that any road design was done sympathetically like some of the road designs in Bielside and Cults but in addition to ensure that my house was going to be located on a corner site or close to open space to ensure that my plot is maintained as a good site. To that end I would welcome early engagement with the development team should things move forward.
19. In addition in reviewing the application I note that construction works could take place between 7am and 7pm at night - this would be most inconvenient given that impacts "social" time that we would have in the house and surrounding forest area. We would expect that any building time be limited to a time period between 9am and 5pm so to avoid any building outwith normal working hours.
20. There are several other questions and issues I have with the proposal but in the first instance it would be helpful to have responses to the above questions

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Application Number: 140730	
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By: PAUL	No.:
Date: 20-6-14	Time: